City of Ramsey
Agenda
Regular Planning Commission
Thursday, June 1, 2017
7:00 pm
Council Chambers, 7550 Sunwood Drive NW

1. Call to Order

2. Citizen Input

3. Approve Agenda

4. Approve Minutes

1. Approve the May 4, 2017 Planning Commission Meeting Minutes

5. Public Hearing/Commission Business

1. PUBLIC HEARING: Consider Request for Conditional Use Permit and Site Plan for Danner's Cabinet Shop, Inc. on the Property Located at 16735 Quicksilver St NW (Project No. 16-37): Case of Danner's Cabinet Shop, Inc.

2. PUBLIC HEARING: Consider Request for Preliminary Plat and Final Plat for COR StoneBrook Academy, and Site Plan for StoneBrook Academy (Project #17-101); Case of Michael and Kristen Johnson

3. Review Sketch Plan for Pearson Place (Project No. 16-31a); Case of John Dobbs

4. Review Sketch Plan for Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of Marcel Eibensteiner

5. Review Concept Plan for Bunker Lake Industrial Park; Case of PSD, LLC

6. Adopt Resolution #17-06-130 Finding Compliance with the City's Comprehensive Plan Compliance for Proposed Tax Increment Finance District No. 16 Creation

7. Review Concept Plan for Redevelopment Plan at 6021, 6043, and 6101 Highway 10 NW; Case of 13120 Sunset Trail LLC

8. Receive Update on Riverstone Addition Preliminary Plat; Case of Capstone Homes

9. Receive Update on The COR Interim Development Plan

6. Comprehensive Plan Update Items

7. Commission/Staff Input

1. Zoning Bulletins

8. Adjournment

Regular Planning Commission **4. 1.**

Meeting Date: 06/01/2017

By: JoAnn Shaw, Community Development

Information

Title:

Approve the May 4, 2017 Planning Commission Meeting Minutes

Purpose/Background:

n/a

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

May 4, 2017 Planning Commission Minutes

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/26/2017 08:09 AM
Form Started By: JoAnn Shaw		Started On: 05/25/2017 02:30 PM
Final Approval Date: 05/26/2017		

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 4, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated April 6, 2017

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated April 6, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: PUBLIC HEARING: Consider Approvals Related to a Request from Trott Brook Hall to Facilitate a Building Expansion at 17301 Nowthen Boulevard NW (Project #17-03), Case of Trott Brook Hall.

1. **Conditional Use Permit**
2. **Site Plan**
3. **Minor Plat**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application from representatives of Trott Brook Hall (the "Applicant") for a Conditional Use Permit, Minor Plat and Site Plan to facilitate an expansion to their existing building located at 17301 Nowthen Blvd NW. The Minor Plat will consolidate the existing church parcel (17301 Nowthen Blvd NW), the adjacent parcel (17325 Nowthen Blvd NW), and a portion of 17455 Nowthen Blvd NW into one parcel to accommodate the proposed building expansion (together known as the "Subject Property"). The Conditional Use Permit addresses the religious institution in the R-1 Residential District. Staff recommends approving the requested CUP, Minor Plat, and Site Plan.

Citizen Input

Commissioner VanScoy questioned if staff had Findings of Fact for this Planning Case.

City Planner Anderson stated the “Whereas” statements within the Resolution were serving as the Findings of Fact for this Planning Case.

Rick Keillor, Trott Brook Hall representative, discussed the amazing growth Trott Brook has had in recent years. He noted additional space was needed for worship, classrooms and fellowship space. He explained an activity center was being proposed for the future.

Commissioner VanScoy asked if Mr. Keillor had any concerns with staff’s recommendations.

Mr. Keillor had not concerns with the recommendations being made by staff.

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

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

Chairperson Bauer closed the public hearing closed at 7:13 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-05-101 approving a CUP, Minor Plat and Site Plan associated with a proposed expansion of Trott Brook Hall, subject to approval as to legal form by the City Attorney.

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

5.02: Adopt Amended Resolution #16-12-217 and #16-12-218 Relating to an Approved Variance to Low Depth in Woodlands (Project #16-102); Case of Lennar Corporation

Presentation

City Planner Anderson presented the staff report stating in December of 2016, the Planning Commission adopted Resolutions #16-12-217 and #16-12-218 approving Findings of Fact favorable to Lennar Corporation (the "Applicant") and granting a Variance to the lot depth standard for a lot in the Woodlands subdivision. The Applicant is acquiring land from an adjacent property owner and that land was subject to the Preliminary Plat process as it had not previously been reviewed as part of the overall Woodlands site. Thus, the lot and block numbering sequence as part of the preliminary plat did not match the numbering sequence of the final plat. The purpose of this case is strictly administrative in nature as the specified legal description for the lot that was granted a variance has changed with the proposed final plat. Both the Findings of Fact and Variance reference Lot 2, Block 1 Woodlands 4th Addition; with the submittal of the final plat application, the lot is now legally described as Lot 15, Block 3. There are no changes to the terms of the documents themselves. Staff recommends approving the amended resolutions to update the legal description of the lot in question to match the final plat.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend the City Council approve the amendment to Resolutions #16-12-217 and #16-12-218 to correct the legal description to Lot 15, Block 3 Woodlands 4th Addition to match the final plat.

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

5.03: PUBLIC HEARING: Consider Recommendations for Riverstone Addition Located near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

1. **Adopt Ordinance #17-06 Approving Zoning Amendment to Planned Unit Development (PUD)**
2. **Adopt Resolution #17-05-102 Approving Preliminary Plat**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a Preliminary Plat for a 293-lot subdivision (245 detached single-family and 48 townhomes). The Preliminary Plat also requires the approval of a Planned Unit Development (PUD). Staff reviewed the request in further detail and recommended approval of Ordinance #17-06 and Resolution #17-05-102.

Citizen Input

Steve Bona, Vice President of Land Development for Capstone Homes, presented further details to the Commission regarding his proposed development. He stated he was proud of the final Master Plan and commented on the details that were added to the proposed neighborhood. He described how the additional rooftops would assist in supporting The COR. He described the price point for the homes within this neighborhood and noted there was strong demand for this product. He reported the site would have several ponds and a trail corridor that would connect to the Lake Itasca Greenway. Mr. Bona then reviewed several housing styles and home variations with the Commission.

Commissioner Anderson suggested the developer consider adding porches to several of the housing styles.

Mr. Bona stated several of the models do have porch options.

Commissioner Anderson asked if the proposed houses would sit at the same elevation as the railroad tracks.

Mr. Bona discussed the housing topography and anticipated the housing would be slightly lower.

Chairperson Bauer questioned what type of material would be used to construct the berm.

Mr. Bona explained he would be using natural and organic material from the site for the berm.

Commissioner VanScoy asked if the applicant supported staff's recommendations.

Mr. Bona stated the recommendations had been discussed at length with staff.

Community Development Director Gladhill commented on the recommendations further and believed any of the outstanding issues could be resolved with the applicant prior to Final Plat approval. He stated staff was seeking policy direction regarding the street width and neighborhood design.

Chairperson Bauer stated his concern with the narrow streets was for the safety of the children that would be living in the neighborhood.

Community Development Director Gladhill noted that narrower streets do assist in calming traffic and stated on-street parking would be limited.

Mr. Bona commented he felt strongly about allowing the neighborhood to have narrow roadways (28 feet wide). He discussed five different neighborhoods that he recently developed with 28-foot-wide roadways. He reported these neighborhoods are properly served by all City services such as plows, Police and Fire vehicles. He understood the concern for safety but noted he also did not want to put down unnecessary pavement.

Commissioner Anderson stated he would like to 29-foot restricted roadway pursued by the developer.

Commissioner Nosan requested further information from staff on what would be allowed on a 29-foot restricted roadway.

Community Development Director Gladhill reported parking would only be allowed on one side of the street.

Commissioner Nosan questioned if the HOA would manage the garbage pickup.

Mr. Bona reported the garbage pickup would be managed by the HOA.

Commissioner Brauer believed drivers would drive more carefully if the roadway were narrowed.

Commissioner VanScoy requested further information on the sidewalk plan.

Mr. Bona reviewed the sidewalk plan with the Commission.

Commissioner VanScoy expressed concern with the safety of the children living in the neighborhood given the size of the stormwater retention ponds.

Further discussion ensued regarding the stormwater retention ponds.

Trevor Little, 14330 201st Avenue in Elk River, commented on the proposed park and trails within the development and asked if it would be public or private.

Community Development Director Gladhill stated the trails throughout the development would be public. He anticipated there would be more discussions regarding the recreation space.

Mr. Little asked if the houses adjacent to the berm would have a reduced price.

Mr. Bona anticipated the homes along the berm would be in high demand.

Commissioner VanScoy asked if Pearson Park would have parking.

Mr. Bona stated this park was planned to be a public park and noted it would have bump out parking.

Dennis _____, North Fork Company, 49431 Alpine Avenue North, explained he supported the proposed project. He asked what the future was for the existing Itasca Park.

Community Development Director Gladhill stated the City did not have an adopted Master Plan for Itasca Park. He anticipated the park would remain a trailhead and would be recreational and passive in nature.

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

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

Chairperson Bauer closed the public hearing closed at 8:11 p.m.

Commission Business

Chairperson Bauer requested the approvals for the Ordinance and Resolution be granted separately.

Commissioner Brauer appreciated the great work that had been done between the developer and City staff on this development.

Motion by Commissioner Nosan, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #17-06 approving the Zoning Amendment for Riverstone Addition.

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

Community Development Director Gladhill commented on the architecture of the homes, roadway width, sidewalk plan and stormwater retention pond concerns that were raised by the Commission. He requested the Commission reach a consensus on these matters prior to approving the Preliminary Plat.

There was Commission consensus to support a 29-foot restricted roadway width.

Chairperson Bauer understood the development would have sidewalks on one side of the road throughout the entire development.

Commissioner VanScoy questioned why the developer had not considered sidewalks for both sides of the street.

Community Development Director Gladhill reported the developer was offered some flexibility though the PUD and for this reason, sidewalks were being proposed for only one side of the street.

Mr. Bona discussed how the lots would be impacted if sidewalks were required. He did not believe it was standard for developments to have sidewalks on both sides of the street and requested that sidewalks only be required on one side of the street. It was his opinion the development would be adequately serving pedestrians through by the sidewalks and trails in the neighborhood.

There was Commission consensus to support the proposed sidewalk plan.

There was Commission consensus to support the stormwater retention ponds as proposed.

Community Development Director Gladhill provided the Commission with several more housing options for the neighborhood, noting several homes would allow for front porches. He requested feedback from the Commission regarding the housing architecture.

Chairperson Bauer understood the developer had additional housing options that would allow for porches.

Commissioner Nosan believed the housing styles looked great.

Commissioner Brauer was pleased the developer had a large number of housing options for this neighborhood.

Commissioner Surma asked if the developer had any single level housing options.

Mr. Bona stated he did have a single level housing option available.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-05-102 approving the Preliminary Plat for Riverstone Addition subject to the Staff Review Letter.

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

5.04: Review Architectural Design for Stonebrook Academy

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review the architectural design for Stonebrook Academy. It was noted the full site plan would be in front of the Planning Commission on June 1.

Commission Business

Chairperson Bauer asked what type of materials were being used on the backside of the building.

Community Development Director Gladhill commented on the amount if EIFS that would be used on the building. It was his hope a fiber panel could be used in lieu of the EIFS.

Commissioner VanScoy believed from a safety perspective the site would benefit from having a second exit. It was also his opinion the northeast corner of the building as not very attractive.

Commissioner Nosan stated she was very disappointed when she reviewed these plans and would like to see the plans improved given the fact this building would be located in The COR. She believed the roof should be higher and wanted to see more architectural style brought into the building façade.

Commissioner Anderson agreed the building exterior needed enhancing. He stated the building would be in a high visibility area and encouraged the developer to reconsider the building elevations to more closely match the existing buildings within The COR.

Commissioner Gengler recommended the building exterior be elevated to more closely match the existing buildings within The COR. For safety purposes, she stated she did not want to see a second entrance onto Sunwood Drive.

Chairperson Bauer supported Commissioner Gengler and believed a second entrance point was not wise.

Commissioner Brauer stated he was insulted by the proposed project plans. He explained that the Planning Commission had bent over backwards to get Stonebrook Academy into The COR. He recommended staff speak with the applicant on ways to dramatically enhance the exterior of the proposed building.

Commissioner Surma recommended the applicant consider returning to their original plans for the site.

Community Development Director Gladhill thanked the Commission for their input and stated he would bring the concerns expressed to the applicant.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to not approve the architectural design for Stonebrook Academy and to direct staff to discuss new plans with the applicant that were more architecturally consistent with The COR.

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

5.05: Review Concept Plan for Sharp Industrial Building at 14251 Jaspar Street NW; Case of Sharp & Associates

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to consider a concept plan for a new industrial development near the City's Public Work Campus. The Planning Commission previously reviewed this project under a different developer known as Platinum Properties. The main tenant of the current project remains Adrenaline Sports Center. The project is proposed on City-Owned land, so the Planning Commission is asked to review the concept prior to approval of a Purchase Agreement. The intended use appears to be generally in line with the Comprehensive Plan and Zoning Code. Staff recommends that the City approve the concept plan for purposes of entering into a Purchase Agreement.

Commission Business

Commissioner Surma stated he appreciated the great design provided by the applicant and indicated he fully supported the project.

Commissioner Brauer agreed.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council approve the concept plan for purposes of entering into a Purchase Agreement.

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

6. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill updated the Planning Commission on the Comprehensive Plan.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 8:54 p.m.

Respectfully submitted,

_____

Tim Gladhill
Development Services Manager

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission **5. 1.**

Meeting Date: 06/01/2017

By: Chris Anderson, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for Conditional Use Permit and Site Plan for Danner's Cabinet Shop, Inc. on the Property Located at 16735 Quicksilver St NW (Project No. 16-37): Case of Danner's Cabinet Shop, Inc.

Purpose/Background:

The City has received an application for a Conditional Use Permit to expand a lawful, nonconforming use on the property located at 16735 Quicksilver St NW (the "Subject Property") along with a Site Plan for a building expansion. Danner's Cabinet Shop, Inc. (the "Applicant") is proposing a small building expansion on the Subject Property to provide additional office space for their operation.

Notification:

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

Observations/Alternatives:

The Subject Property is located in the B-1 General Business District. The surrounding properties are zoned R-1 Residential (Rural Developing) and B-1 General Business. The operation of the cabinet shop on the Subject Property predates the City's Zoning Code and is considered a lawful, nonconforming use (primary use is manufacturing). Expansion of a lawful nonconforming use requires a Conditional Use Permit in this zoning district.

The Applicant is proposing a twenty foot by twenty-five foot (20' x 25') expansion off the west wall of the building to provide additional office space. The proposed expansion appears to meet all minimum building setbacks (thirty-five [35] feet front and rear, and side [when adjacent to residential]) and appears to comply with the thirty-five percent (35%) maximum building coverage for a site as well. However, a Certificate of Survey, prepared by a licensed surveyor, will be necessary to confirm compliance with these standards.

The submitted plans indicate that the exterior finish of the building addition will consist of materials matching the existing building. This includes a manufactured stone veneer, EFIS, and a pre-finished standing seam metal roof. The exterior finish is acceptable; however, the existing exterior finish of the wall consists entirely of a manufactured stone veneer. This discrepancy between existing and proposed conditions will need to be clarified.

The Subject Property is dominated with impervious surfacing currently. However, the proposed building addition would be on an area already paved and thus, there should not be any change in the impervious surface coverage. The lack of pervious area though does present challenges for required landscaping (1 tree per 1,000 square foot of building addition). But, there is sufficient planting space in the right-of-way along Quicksilver Street. Staff would recommend that this area be improved with plantings to provide some screening/buffering for the residential lots across the street, as long as the plantings do not conflict with the Vision Clearance Triangle (intended to keep site lines clear near intersections).

While there is a lot of impervious surface coverage on the Subject Property, parking is somewhat limited. Per the Site Plan, there are twelve (12) parking stalls available. There may also be additional parking available adjacent to the two (2) detached accessory structures on the property. The proposed addition of 500 square feet of office space requires an additional two (2) parking spaces be provided. It appears that this would be possible but does need to be

reflected on the Site Plan for verification.

Presently, the dumpster is positioned in clear view from Quicksilver Street and from the residential properties across the street. With the building expansion, this seems like an opportune time to provide screening for the dumpster so that it is not so evident from the public road or residential homes across the street. This could be in the form of a constructed enclosure or with some evergreen trees in the right-of-way.

Alternatives

Alternative 1. Motion to recommend approval of Resolution #17-06-126 granting approval of the Site Plan and Conditional Use Permit for the expansion of a lawful, nonconforming use on the Subject Property. The cabinet shop has been operating in this location for over forty (40) years. While it is tight in terms of expansion, it appears that all minimum setbacks are being met and it also appears that the additional two (2) parking stalls required can fit on site. As long as the Applicant provides a Certificate of Survey from a licensed surveyor that confirms this information and revises the plans as outlined in the Staff Review Letter, Staff supports this option.

Alternative 2. Do not recommend approval of Resolution #17-06-126. If the building expansion is not authorized, it may result in the business looking at alternative locations. It seems to have coexisted with the adjacent residential properties fairly well over the decades. The proposed expansion would provide additional office space, which is a permitted use in this zoning district, and thus, as long as the Applicant complies with the Staff Review Letter, Staff would not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approving Resolution #17-06-126 granting Site Plan and Conditional Use Permit approval for an expansion of a lawful nonconforming use at 16735 Quicksilver Street NW.

Action:

Motion to recommend City Council approve Resolution #17-06-126 granting Site Plan and Conditional Use Permit approval for an expansion of a lawful nonconforming use at 16735 Quicksilver Street NW.

Attachments

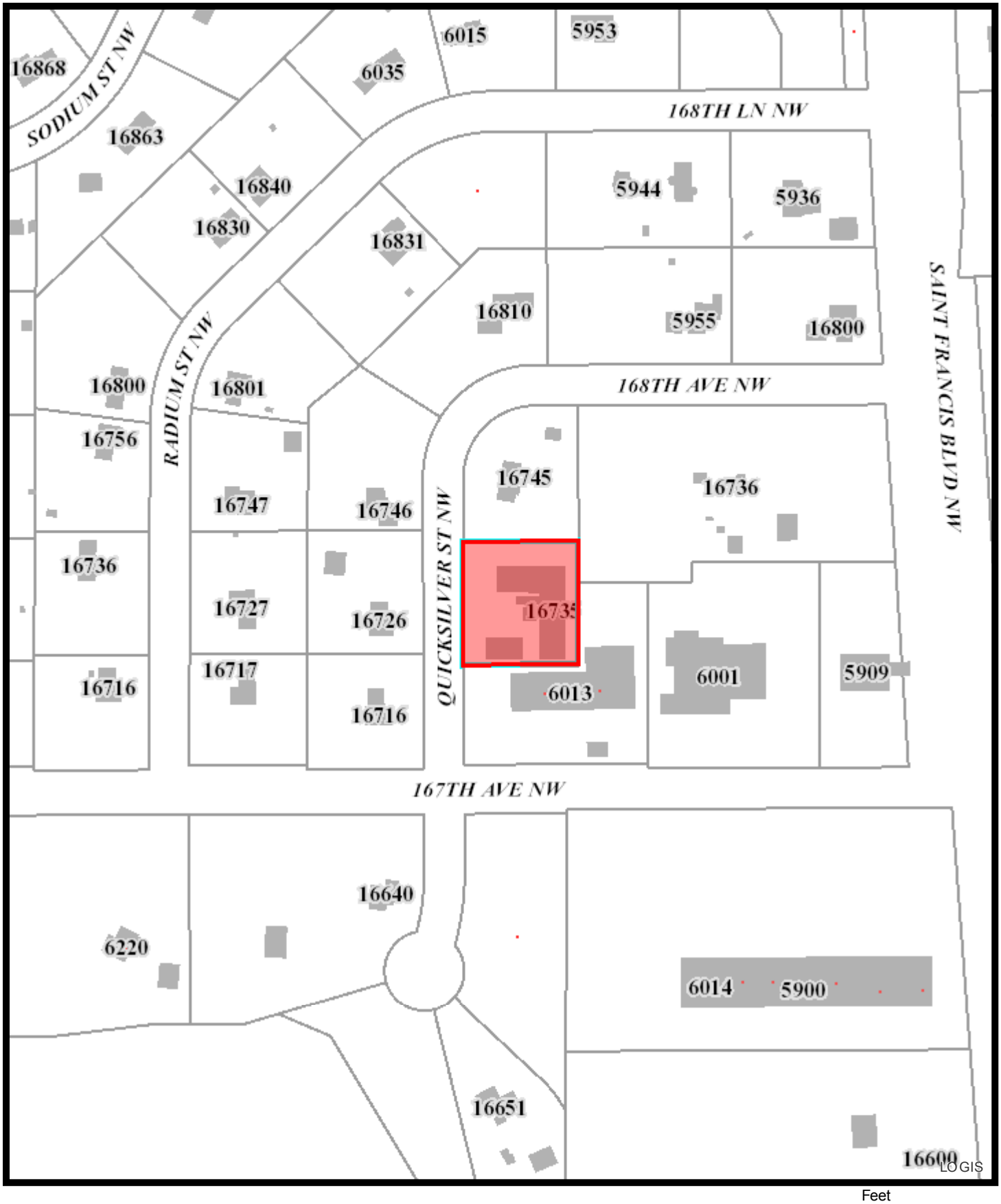
Site Location Map
Site Plan
Building Elevations
Photoes of Existing Building
Staff Review Letter
DRAFT Resolution #17-06-126: Site Plan and CUP

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Chris Anderson	05/24/2017 09:50 AM
Chris Anderson (Originator)	Chris Anderson	05/25/2017 12:25 PM
Tim Gladhill	Tim Gladhill	05/25/2017 12:46 PM
Form Started By: Chris Anderson		Started On: 05/23/2017 11:52 AM
Final Approval Date: 05/25/2017		

Site Location Map

11-32-25-31-0037
16735 QUICKSILVER ST NW



Feet
0 50 100 200 300 400

Print Date: April 28, 2017

ADDRESS:
16735 Quicksilver Street NW
Ramsey, MN 55303-0000

PROPERTY ID:
11-32-25-31-0037

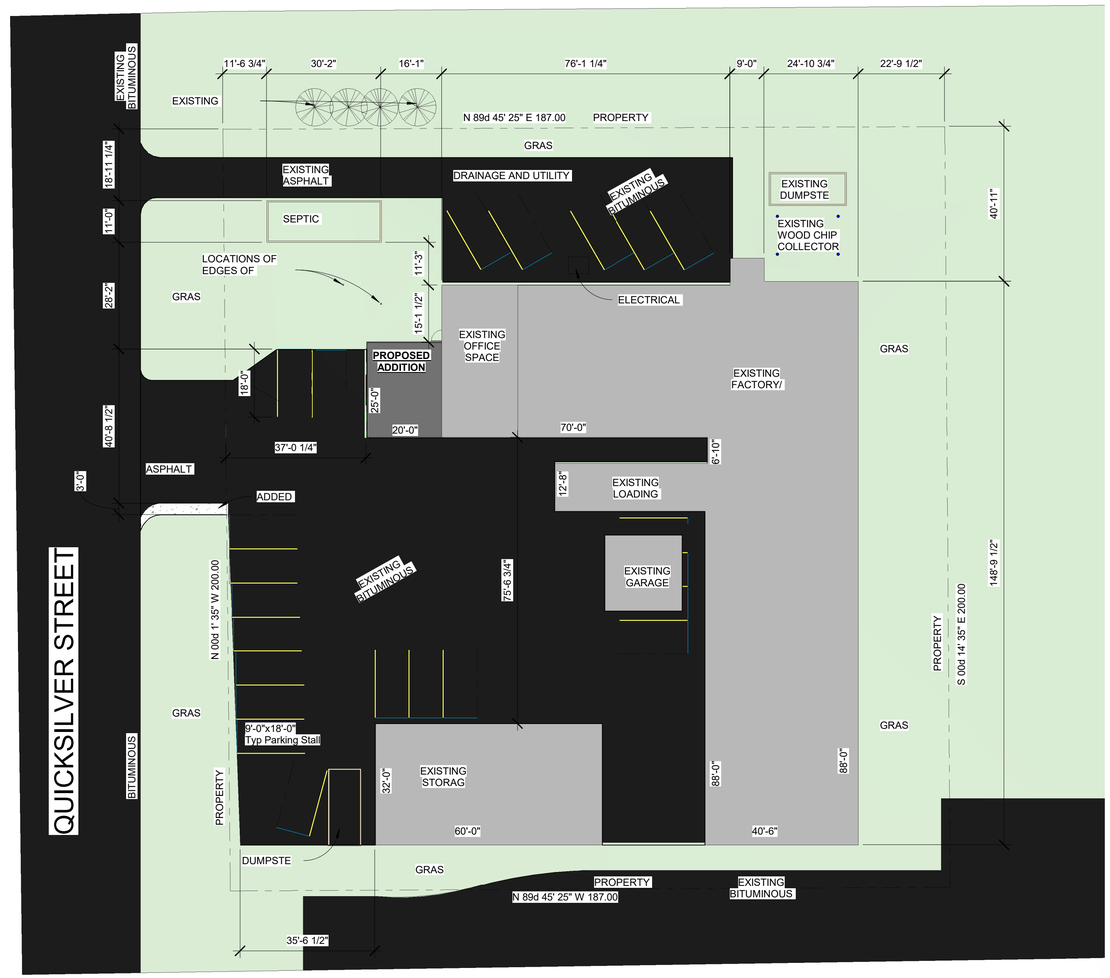
LEGAL DESCRIPTION:
The N 200 Ft of the West 187 Ft of
Lot 3 Block 7 Klemish Addition Subj
to East of Rec

DRAWING INDEX

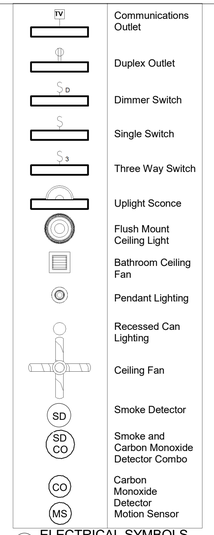
A000 SITE/ INFORMATION
A100 FLOOR PLANS
A101 FLOOR PLANS
A200 REFLECTED CEILING PLANS
A300 ELEVATIONS
A301 ELEVATIONS

Project Description					
20'-0"x25'-0" Addition to existing Office/ Factory/ Warehouse for Display and Office Purposes					
Construction Type		Type V B Combustible, Unprotected, Non-Sprinklered			
Building Elements Fire Resistance Rating- Table 601		# Hours			
Primary Structural Frame		0			
Bearing Walls-	Exterior	0			
	Interior	0			
Non-bearing Walls	Exterior (Table 602) 10<X<30	0			
	Interior	0			
Floor Construction- Secondary Members		0			
Roof Construction- Secondary Members		0			
Occupancy Group		I4 Institutional Child Care Center (Day Care)			
Business, F-1, Storage					
Building Heights and Areas (Table 503)	Area	Floors	Sprinkler Increase	Total	
Allowable (F-1)	14,500 sf	2	0x	8,500 sf	
Actual	10,473 sf (out to out)	1		10,473sf	
Out Building	1,920 sf	1		1,920 sf	
				12,393	
Occupant Loads		Table 1004.1.2 Day Care)			
Maximum Floor Area Allowances per Occupant Space Function	Ratio Area:Occupant	Area	Occupants		
Office	1:100	1,331	14		
Storage	1:500	11,062	23		
Total		12,393	37		
In the 30 Years of Occupants					
Egress Travel- Distances					
Common Path of Egress Travel Distance- (Table 1014.3)		75'-0"	(See Plan For Actual)		
Spaces with 1 Exit Access -(Table 1015.1) Maximum Occupant Laod=		30	(See Plan For Actual)		
Exit Access Travel Distance (Table 1016.2)(2 Exits)		200'-0"	(See Plan For Actual)		
Fire Protection- Sprinklers					
The Existing Building does not have a Sprinkler system.					
Security					
Security and Sound- submit shop drawings and bid as a separate project cordinated by Owner.					
Accessibility					
Minnesota Accessibility Code 2015					
Building Conservation					
Minnesota Energy Code 2015 Table 5.5-6 Building Envelope Requirements for Southern Minnesota Climate Zone 6					
Roof- Wood Trusses	U- 0.043	R-23.0 ci			
Walls Above Grade- Wood Frame	U- 0.064	R-13 ci + R-3.8 ci			
Walls Below Grade	C- 0.085	R-10 ci			
Slab on Grade Heated	U- 0.038	R-10 to footing			
Opaque Doors Swinging	U- 0.7				
	% Glazed	U Fixed	SHGC		
Vertical Glazing North Wall	%	0.57	0.49		
East Wall	%	0.57	0.39		
South	%	0.57	0.39		
West	%	0.57	0.39		
Building Program Requirements					

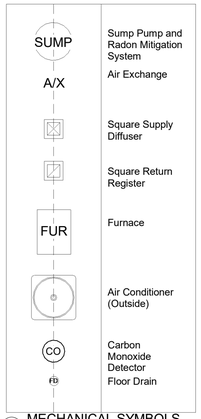
Project Description
1/2" = 1'-0"



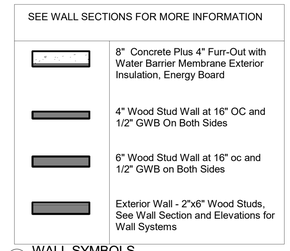
1 Site Plan
1" = 20'-0"



ELECTRICAL SYMBOLS
1/4" = 1'-0"



MECHANICAL SYMBOLS
1/4" = 1'-0"



WALL SYMBOLS
1/4" = 1'-0"

REVISIONS	date

INSPIRE ARCHITECTS
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Jeff@ArchitectMN.com
763-807-1044
WWW.ARCHITECTMN.COM

The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

I hereby certify that this plan,specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signiture:
Jeffrey R. Hafferman
4/26/2017 12:25:37 AM
License # 44333

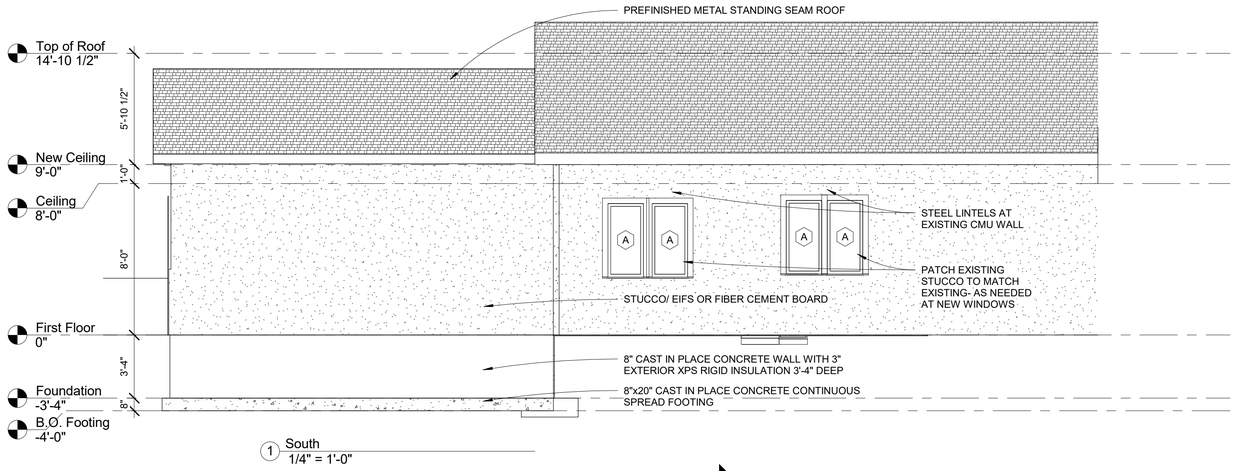
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16735 Quicksilver St NW Ramsey MN 55303

Project number 2014-047
Date 4/26/2017 12:25:37 AM
Drawn by jrh
Checked by jrh

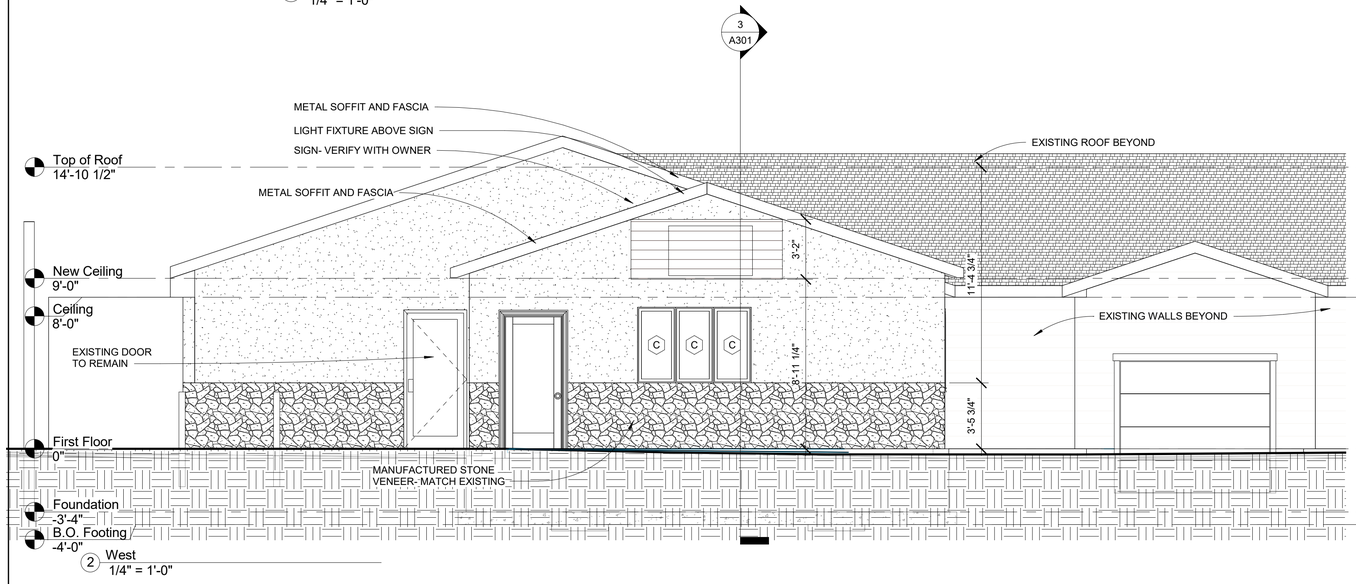
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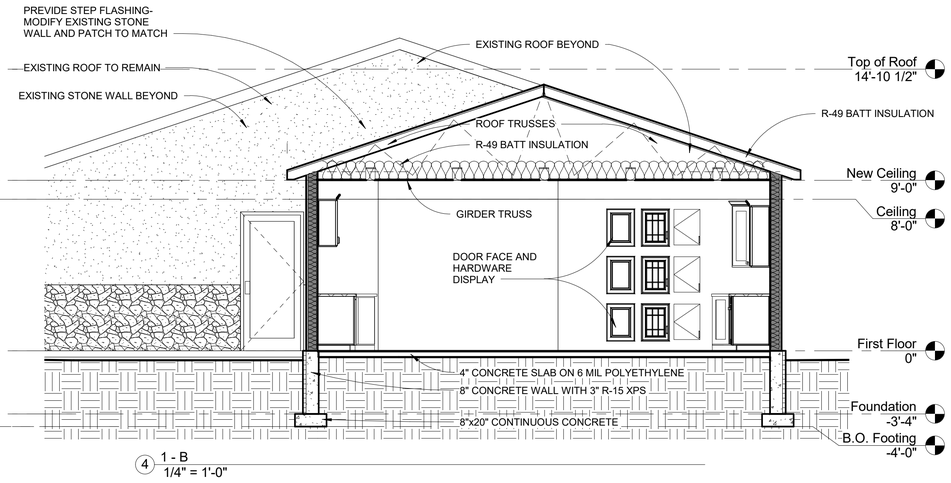
SIDING AND MANUFACTURER AS SELECTED BY OWNER/ CONTRACTOR



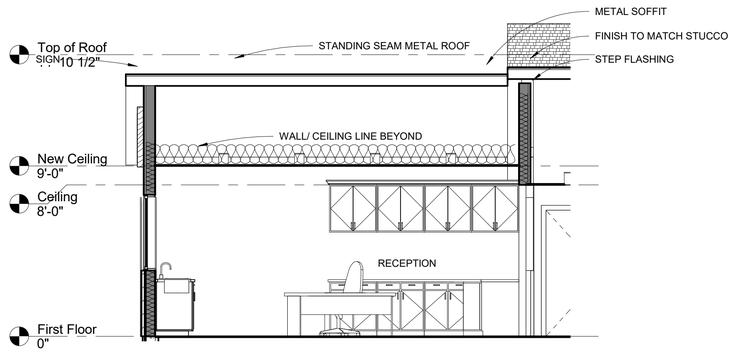
1 South
1/4" = 1'-0"



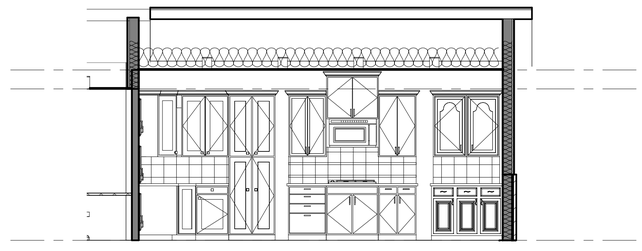
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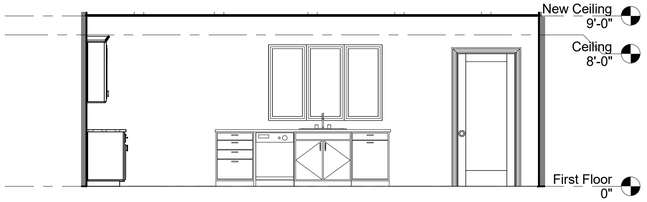
4 1 - B
1/4" = 1'-0"



3 1 - A
1/4" = 1'-0"



5 1-C
1/4" = 1'-0"



6 1 - D
1/4" = 1'-0"

REVISIONS	date
6 FOUNDATION HEIGHT	
11 LEDGER BOARD	
14B EGRESS WINDOW	

INSPIRE ARCHITECTS
465 148TH AVENUE NE
HAM LAKE MN 55304
Jeff@ArchitectMN.com
763-807-1044
WWW.ARCHITECTMN.COM

The information contained herein may not be used or copied in any manner without the written permission of InSpire Architects.

I hereby certify that this plan,specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Architect under the laws of the State of Minnesota
Print Name: Jeffrey Hafferman AIA NCARB
Signiture: Jeffrey R. Hafferman
4/26/2017 12:25:40 AM
License # 44333

Sheet Title: ELEVATIONS

Project Name: Danners Cabinet Shop
16735 Quicksilver St NW Ramsey MN 55303

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Project number	2014-047
Date	4/26/2017 12:25:40 AM
Drawn by	Author
Checked by	Checker

A300


DANNERS


DANNERS





CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 26, 2017	**PROJECT ADDRESS**	16735 QUICKSILVER ST NW
PROJECT. TITLE	DANNER'S CABINET SHOP, INC.: CUP AND SITE PLAN		
ESCROW #	115687		
DEPARTMENT:	Community Development: Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson Phone: 763-433-9817 Email: canderson@cityoframsey.com		

Conditional Use Permit and Site Plan Review

We offer the following comments regarding the Conditional Use Permit (CUP) and Site Plan submittal for Danner's Cabinet Shop, Inc. as it relates to the City's Zoning Code. The plan set consists of six (6) sheets (A000, A100, A101, A200, A300 and A301) prepared by Inspire Architects and dated April 26, 2017.

Staff provides the following comments on the Plan Set that require revision:

Sheet A000:

1. Add a calculations table to specify total existing square footage of building coverage, proposed square footage of new building, and total percentage of building coverage on the site.
2. Add background info on existing uses in building. More specifically, identify how much square footage of the building is for manufacturing/storage versus square footage for office type uses. This info is necessary to determine whether there is sufficient parking available on site per City Code.
3. General clean up is needed on the labels (misspellings), the line work and data is not legible with the black background. Change the background color and/or fill type.
4. Plan sheet has a label stating "Location of Edges of". What is that referring to? Clarify on plan sheet.
5. Two (2) additional parking spaces are required based on the proposed 500 square feet of new office space. This can be accomplished via 'proof of parking' but must be shown on the Site Plan.

Sheet A300:

1. The exterior finish of the existing front façade is all stone veneer. Update the plan set to correctly reflect this (currently shows a combination of stone veneer and EFIS). Alternatively, add note to plan set that states that exterior finish will be updated as shown on the west elevation on this plan sheet.

2. Septic location must be protected throughout construction. Add that note (and barrier) to plan set.
3. Septic system must be evaluated to ensure sufficient capacity to accommodate the proposed building expansion.
4. The building expansion may require fire suppression. Coordinate with the Building Official for this determination.

Staff provides the following comments for general review of applications:

Conditional Use Permit

In accordance with the B-1 General Business District standards, the submittal includes an application for a Conditional Use Permit for (CUP) for the expansion of a lawful, nonconforming use (manufacturing) for additional office space. The cabinet shop has been in operation on the site prior to the adoption of the City's Zoning Code and is considered lawful, nonconforming. Based on aerial imagery, the majority of the site already consists of impervious surfaces (asphalt and rooftops). There appears to be very little room left for further improvements. However, the proposed expansion is relatively minor and does not appear to be adding any additional impervious area (the expansion area is already paved). Furthermore, the expansion appears to be for additional office space, a use that is permitted in the B-1 General Business District. If it can be demonstrated that off-street parking standards can still be met, Staff does not object to the proposed expansion or the Conditional Use Permit.

Site Plan

General. The project proposes an expansion of approximately 500 square feet (20' x 25') off the western wall of the existing building. The expansion appears to be for additional office space. The plan submittal indicates that the exterior finish of the building addition would consist of EFIS and manufactured stone veneer to match the exterior finish of the existing building.

Exterior Finish. City Code Section 117-114 (B-1 General Business District) outlines acceptable exterior wall finishes, which include face brick, stucco, glass, wood, natural stone, specifically designed pre-cast concrete units whose surfaces have been integrally treated with an applied decorative material or texture, or other materials as approved by the City. The proposed exterior finish of EFIS and manufactured stone veneer would be acceptable. However, the existing exterior finish of the front façade consists entirely of stone veneer. This discrepancy needs to be corrected on the plan set or a note needs to be added stating that existing finish on the western building face that will remain visible from the street will be updated to match the proposed finish of the addition.

Building, Parking, and Maneuvering Setbacks. The proposed building expansion appears to be meet or exceed all required setbacks. ***However, a Certificate of Survey, prepared by a licensed surveyor, must be completed and submitted for review to verify compliance with setbacks, building coverage, and other bulk standards per City Code Section 117-54. – Site Plan Review (b) (1) c.***

No new surfacing or expansion of parking areas is proposed.

Landscaping. One (1) tree per 1,000 square feet of additional building footprint is required. Staff acknowledges that there are limited planting locations available on site. However, there is space in the public road right-of-way to accommodate some plantings. This is an opportunity to provide a bit of buffer or screening for the residential lots across the street and Staff would recommend that several trees be planted in this greenspace. Trees shall be a minimum of two and a half inches (2.5") in diameter (deciduous) or six (6) feet in height (coniferous). **A landscaping plan, including planting details, shall be provided.**

Off-Street Parking.
Off-street parking requirements are based on the uses within a building. More detailed information is required (as was noted under the specific sheet revisions) to determine whether the minimum standards are being met. Note that for every 300 square feet of office space, one (1) parking stall is required and for each 1,000 square feet of industrial (manufacturing and storage), one (1) parking stall is required. The proposed building addition appears to be for office space, which would result in the need to provide for two (2) additional parking spaces in accordance with City Code Section 117-356 (b). This could be accomplished through proof of parking but must be illustrated on the Site Plan.

Septic Compliance. The Applicant will need to coordinate with the Building Division to verify that the existing septic system has sufficient capacity to accommodate the additional building square footage. If not, the septic system will need to be expanded to remain compliant with local and state rules.

Fire Suppression. The Applicant shall coordinate with the Building Division to determine whether the building expansion will require fire suppression. If so, that shall be addressed at the time of Building Permit application.

Miscellaneous. Staff would like to recommend that in conjunction with this Site Plan that the Applicant explore enclosing or screening the garbage dumpster(s) from view from the public road and adjacent residential properties. Presently, there is a dumpster in full view from Quicksilver Street. A constructed enclosure or planting some evergreen would aid in screening the dumpster from the residential properties and from view from the public road.

Other Permits. It does not appear that this project will trigger review by the Lower Rum River Watershed Management Organization, as it will disturb less than one (1) acre.

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

RESOLUTION #17-06-126

A RESOLUTION APPROVING A SITE PLAN AND A CONDITIONAL USE PERMIT FOR THE EXPANSION OF A LAWFUL NONCONFORMING USE IN THE B-1 GENERAL BUSINESS DISTRICT FOR DANNER'S CABINET SHOP, INC.

RECITALS

1. Danner's Cabinet Shop, Inc. (the "Permittee") has properly applied for approval of a Site Plan and Conditional Use Permit for the expansion of a lawful, nonconforming use (manufacturing) in the B-1 General Business District on the property legally described as:

   The north 200 feet of the west 187 feet of Lot 3, Block 7, Klemish Addition,
   Subject to Easement of Record, Anoka County, Minnesota

   (the "Subject Property"); and

2. The City of Ramsey received an application for Site Plan and Conditional Use Permit review on April 26, 2017.

3. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on June 1, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

4. That the Subject Property is currently located in the B-1 General Business District.

5. That the surrounding parcels to the south and southeast are also zoned B-1 General Business and the parcels to the west, north, and northwest are zoned R-1 Residential (Rural Developing).

6. That the Subject Property is presently approximately 0.85 acres in size.

7. That a Site Plan is also being processed concurrently with the conditional use permit.

8. That the cabinet manufacturing business exists on the Subject Property currently and is considered lawful, non-conforming as it predates the City's Zoning Code and zoning districts.

9. That per MN Stat. 462-357 Subd. 1 (e), lawful, non-conforming uses cannot be expanded unless otherwise provided under applicable laws and ordinances.

10. That City Code Section 117-114 (B-1 General Business District) (c) (Conditional Uses) includes: Expansion or enlargement of lawful nonconforming uses.

11. That the proposed building addition appears to comply with the bulk standards outlined in City Code Section 117-114 (B-1 General Business District).

12. That the Planning Commission met on June 1, 2017, conducted a public hearing, and recommended City Council approve/deny the request.

FINDINGS OF FACT

1. That the expansion of the lawful, nonconforming use will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfare.

2. That the expansion of the lawful nonconforming use will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.

3. That the expansion of the lawful nonconforming use on the Subject Property will/will not be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.

4. That the expansion of the lawful nonconforming use will/will not be hazardous to existing or future neighboring uses.

5. That the expansion of the lawful nonconforming use will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.

6. That the expansion of the lawful nonconforming use will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.

7. That the expansion of the lawful nonconforming use will/will not involve uses, activities and equipment that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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

That the Ramsey City Council hereby grants approval the Site Plan and Conditional Use Permit (the "Permit") for the expansion of a lawful nonconforming use with the following conditions:

CONDITIONS

1. That this **Permit** shall be perpetual in its duration so long as the conditions imposed herein are complied with.

2. That the **Permit** is explicitly for the expansion of a lawful nonconforming use on the **Subject Property**.

3. That the **Permittee** shall provide a Certificate of Survey of the **Subject Property** prior to issuance of a Building Permit to verify that all setbacks, parking, landscaping, and building coverage standards are in accordance with City Code.

4. That this **Permit** shall remain in effect for all of the **Subject Property**. The **Permittee** may not expand the building footprint beyond what is depicted in Exhibit A without amending this **Permit**.

5. That the **Permittee** shall be responsible for all City of Ramsey (the "City") costs incurred in administering and enforcing this **Permit**.

6. The **City** shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request. In the event the **Permittee** is determined to be in violation of any of the conditions set forth herein, the **City** shall give the **Permittee** written notice of the violation. The **Permittee** shall be given 30 days to correct the violation and submit a written response to the notice.

7. The Permittee shall amend the Site Plan to comply with the **City** Staff Review Letter dated May 22, 2017.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council, this the 13th day of June, 2017.

Danner Properties LLC hereby acknowledges receipt of this **Permit** and that they have reviewed the conditions of this **Permit** and have agreed that they will comply with the terms of this **Permit**.

By:_____

Its:_____

STATE OF MINNESOTA)
) SS.
COUNTY OF _____)

The foregoing was acknowledged before me this _____ day of _____, _____by _____ the _____ of Danner Properties LLC, a Limited Liability Company (Domestic), on behalf of the corporation.

_____
Notary Public

CITY OF RAMSEY:

By:_____ By:_____
Mayor City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

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

_____
Notary Public

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

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

Exhibit A
Insert Site Plan

Regular Planning Commission **5. 2.**

Meeting Date: 06/01/2017

Submitted For: Tim Gladhill, Community Development

By: Eric Maass, Community Development

Information

Title:

PUBLIC HEARING: Consider Request for Preliminary Plat and Final Plat for COR StoneBrook Academy, and Site Plan for StoneBrook Academy (Project #17-101); Case of Michael and Kristen Johnson

Purpose/Background:

The City has received an application for Preliminary Plat, Final Plat and Site Plan for StoneBrook Academy, a proposed 9,132 square foot building for a new child care center to be located west of Sunwood Village between Sunwood Drive and Veterans Drive.

Note: the City's Zoning Code classifies this a day care'. State of Minnesota uses the term 'child care'. For purposes of zoning code compliance, these terms can be used interchangeably.

Notification:

City Staff attempted to notify all property owners within 700 feet of the Subject Property of the request via U.S. mail and published a notice of public hearing in the Anoka Union Herald, the City's official newspaper.

Observations/Alternatives:

The proposed project appears consistent with the Zoning and Future Land Use maps.

The Preliminary Plat and Final Plat appear to meet the minimum bulk standards for the COR 2 sub-district. The Plat shows the creation of one (1) commercial lot and two (2) outlots to be developed at a later time. The one (1) commercial lot meets the bulk standards for the COR2 subdistrict for lot width and lot depth. Any necessary revisions are outlined in the Staff Review Letter.

The Environmental Policy Board (EPB) reviewed the proposed Site Plan at its meeting on May 15, 2017 and recommended approval of the site plan with corrections as noted in the Staff Review Letter.

The Site Plan shows a proposed daycare facility of 9,132 square feet in size with an auxiliary playground space of 2,346 square feet, all of which is located on the 36,925 square foot parcel. The Applicant has refined the proposed building elevations per the discussions held at the May Planning Commission meeting. The revised elevations incorporate more brick and window treatments, as well as a flat roof fronting Sunwood Drive in an attempt to better match other nearby buildings. Additional required revisions are detailed in the Staff Review Letter. Most required revisions seem to be relatively minor. However, Staff needs policy direction about a lack of entrance along Sunwood Drive. The City has found flexibility in other sub-districts (retail/office); however, this is the first time the City has encountered this topic this close to the Downtown District. Final note - there are no current restrictions on the use of pitched roofs in any sub-district of The COR.

In refining the Site Plan and elevations, the Applicant has achieved a Floor Area Ratio (FAR) of .25. and a variance is no longer necessary or being sought at this time. The Applicant is showing a total of thirty-six (36) parking stalls, which includes two (2) handicap stalls. While a daycare is not specifically outlined in the City's Zoning Code with regard to the number of stalls required, Staff believes that the number of stalls shown is adequate. This is based on the expectation of up to twenty-four (24) employees and that the nature of the business as a daycare facility will result in a high amount of pick up and drop off traffic of the anticipated 120 students and that dedicated stalls for

these students is not necessary. The Site Plan shows two (2) downcast lighting fixtures located in the center medians of the parking lot which adheres to the City's Zoning Code.

Alternatives

Alternative 1: Recommend approval of the requested Preliminary Plat, Final Plat, and Site Plan requests. 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. Staff is supportive of this alternative contingent upon compliance with the Staff Review Letter.

Alternative 2: Recommend approval of the requested Preliminary Plat, Final Plat and Site Plan with additional modifications to the building elevations and/or other elements of the project other than what is currently outlined in the Staff Review Letter. The Applicant made attempts to improve the architecture of the building while still maintaining their desired look and feel of it. If the Planning Commission still feels that it is not sufficient, it should provide specific direction as to what additional elements or features should be incorporated.

Alternative 3: Recommend denial of the Preliminary Plat, Final Plat, and Site Plan as currently requested. If the Planning Commission desires to recommend denial it should clearly state its findings for the recommended denial and direct staff to prepare a resolution outlining those findings of fact. As previously noted, the proposed project appears consistent with the provisions of City Code and The COR Design Framework. Staff does not support this alternative.

Funding Source:

The Applicant is responsible for all costs associated with this request.

Recommendation:

Staff recommend approval of the project, contingent on revisions outlined in the Staff Review Letter (including architectural corrections).

Action:

Motion to recommend City Council adopt Resolution #17-06-127 approving the Plat for COR Stone Brook Academy and approving Site Plan for StoneBrook Academy, contingent upon revisions outlined in the Staff Review Letter).

(Action Note: action contingent on the Staff Review Letter already includes direction to revise the current architectural plans)

Attachments

Site Location Map
Application Document
Building Elevations
Civil Plans
Preliminary Plat Sheet 1 of 2
Preliminary Plat Sheet 2 of 2
Final Plat
Yolilte Street Plans
Staff Review Letter
Resolution 17-06-127 Preliminary Plat, Final Plat, Site Plan
DRAFT: EPB Meeting Minutes May 2017

DRAFT: Planning Commission Meeting Minutes May 2017

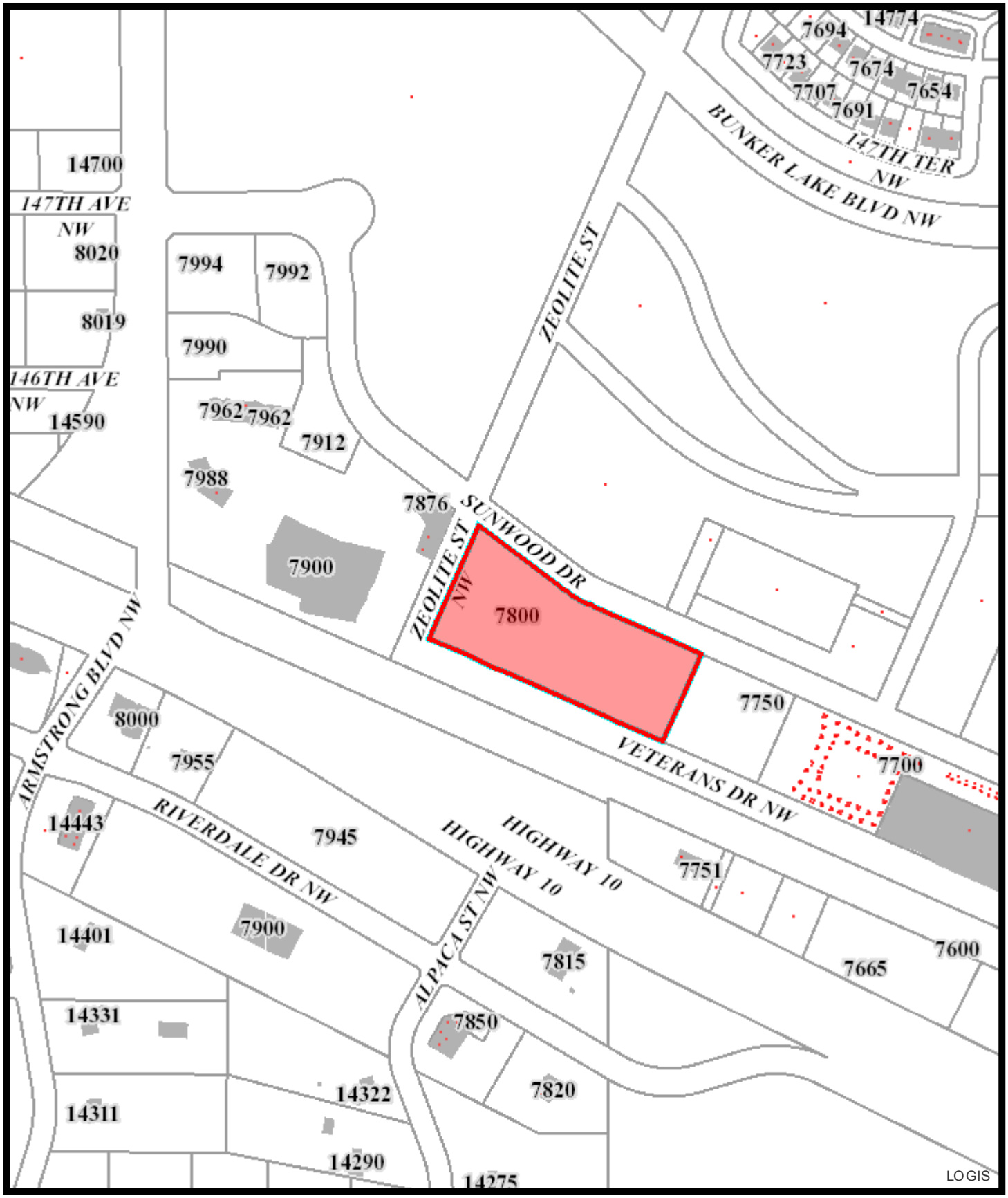
Comments from Commissioner Brauer

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	05/25/2017 02:50 PM
Tim Gladhill	Tim Gladhill	05/25/2017 03:32 PM
Form Started By: Eric Maass		Started On: 05/23/2017 09:58 AM
Final Approval Date: 05/25/2017		

28-32-25-23-0010
7800 SUNWOOD DR NW

Site Location Map



Feet
0 95 190 380 570 760

Print Date: May 17, 2017

10-101

City of RAMSEY

RECEIVED
MAY 04 2017
BY:

Land Use Application

☐ Plat – Sketch Plan	☐ Plat – Preliminary Plat	■ Plat – Final Plat
☐ Administrative Plat	■ Site Plan Review	☐ Easement/ROW Vacation
☐ Conditional Use Permit	☐ Interim Use Permit	☐ Comprehensive Plan Amendment
☐ Zoning Amendment	☐ Home Occupation Permit	■ Variance
☐ Dwelling Moving Permit	☐ Environmental Permit	☐ Registered Land Survey
☐ Non-Traditional Animal License	☐ Beekeeping License	☐ Private Kennel License

Applicant Contact Information

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

Name:	Michael D. Johnson, Kristen L. Johnson		
Street Address:	2505 153rd Lane NW		
City, State, ZIP:	Andover, MN 55304		
Home Phone:	763-228-0705	Work Phone:	
Email:	johnson.md08@gmail.com	Fax Number:	
Name of Business (if applicable):			
Business Address (if applicable)	7800 Sunwood Dr NW		
Business City, State, ZIP	Ramsey Mn 55303		
Business Phone:		Business Fax:	

Subject Property Information

(Location of Application)

Address	7800 Sunwood Dr NW
PIN	28-32-25-0010
Legal Description	Outlot B, COR ONE
Zoning District	COR-2

Contact the Planning Division at 763-433-9824 or planning@cityoframsey.com to request a Zoning Verification

Property Owner Information

(If different than Applicant)

Name:	City of Ramsey Attn: Patrick Brama		
Street Address:	7550 Sundwood Dr NW		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	763-433-9868	Work Phone:	
Email:	pbrama@cityoframsey.com	Fax Number:	

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

See attached

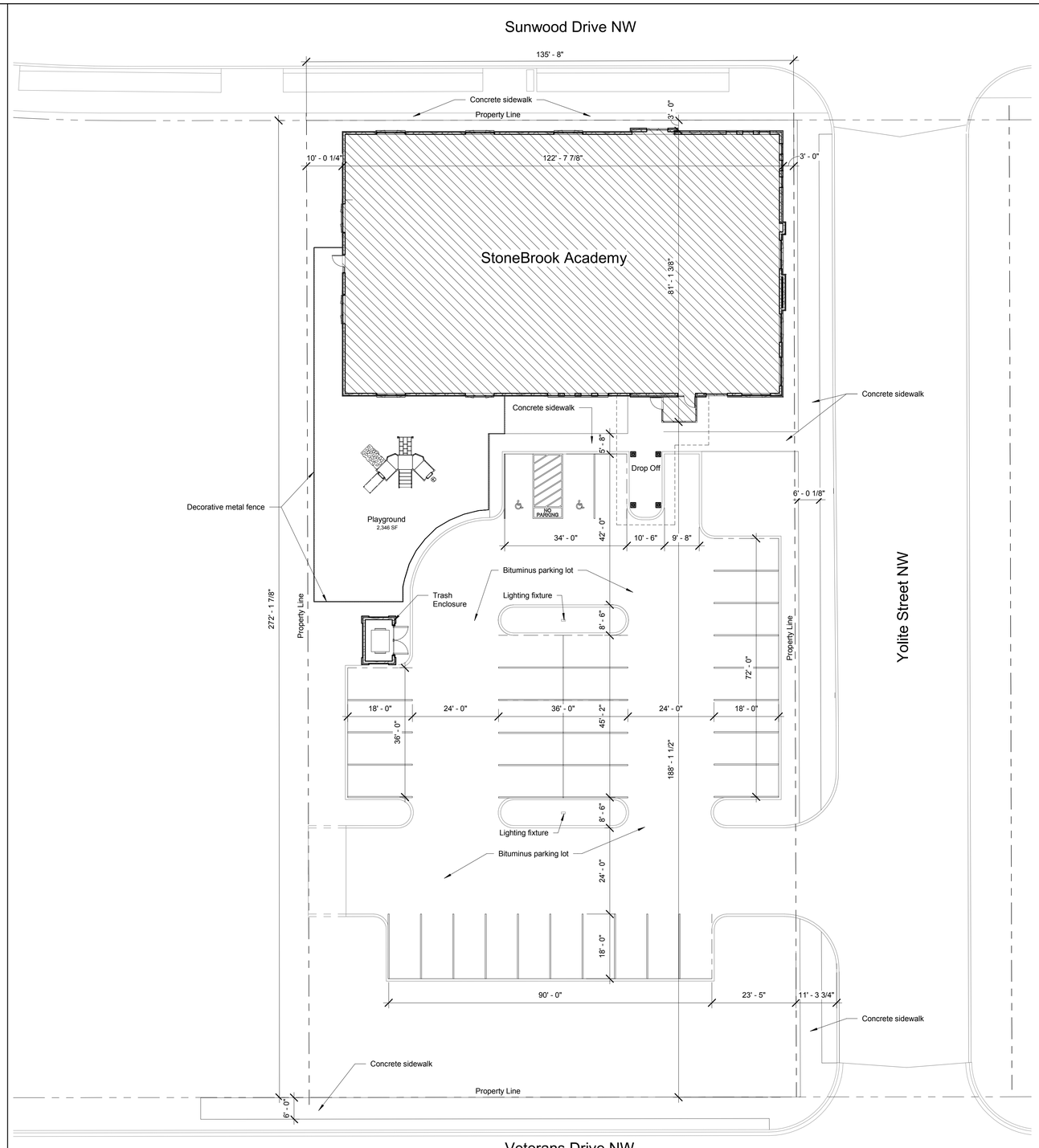
A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

Applicant Signature		Co-Applicant Signature	
Printed Name	Michael Johnson	Printed Name	Kristen Johnson
Title	owner	Title	owner
Date	5/3/17	Date	5/3/17

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

Property Owner Signature		Property Owner Signature	
Printed Name	Patrick Brama	Printed Name	
Title	Assistant City Administrator/Economic Development Manager	Title	
Date		Date	

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



A1 / CS01 Site Plan
1/16" = 1'-0"

Building Statistics	
Proposed Name	StoneBrook Academy
Type of Use	Daycare
Expected Number of Employees	22-24
Zoning	COR-2
Site Statistics	
Site Square Footage	36,925 SF
Site Acreage	.85 Acres
Building Square Footage/ Percentage	9,132 SF / 25%
Impervious Surface Square Footage / Percentage	24,482 SF / 66%
Green Space Square Footage / Percentage	12,443 SF / 33%
Parking Spaces	36 (Including 2 Handicap)
F.A.R.	.25

CNH ARCHITECTS
7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124-7680 (952) 431-4433
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CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

StoneBrook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Site Plan

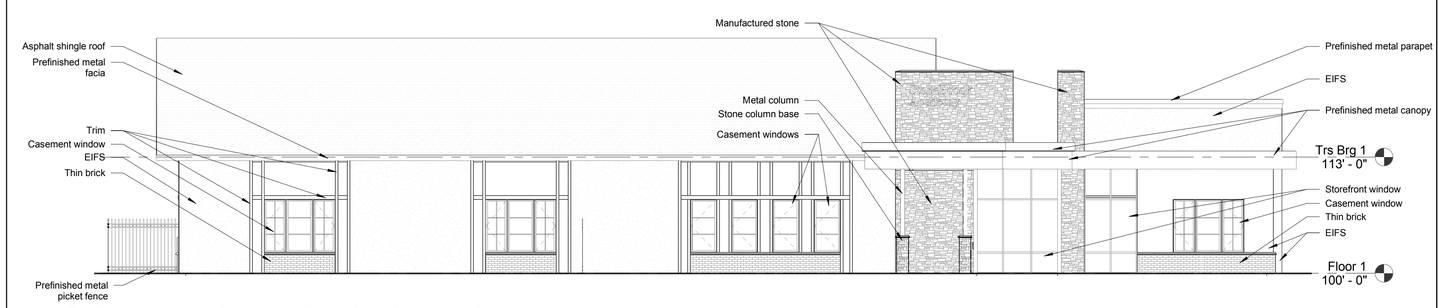
CS01

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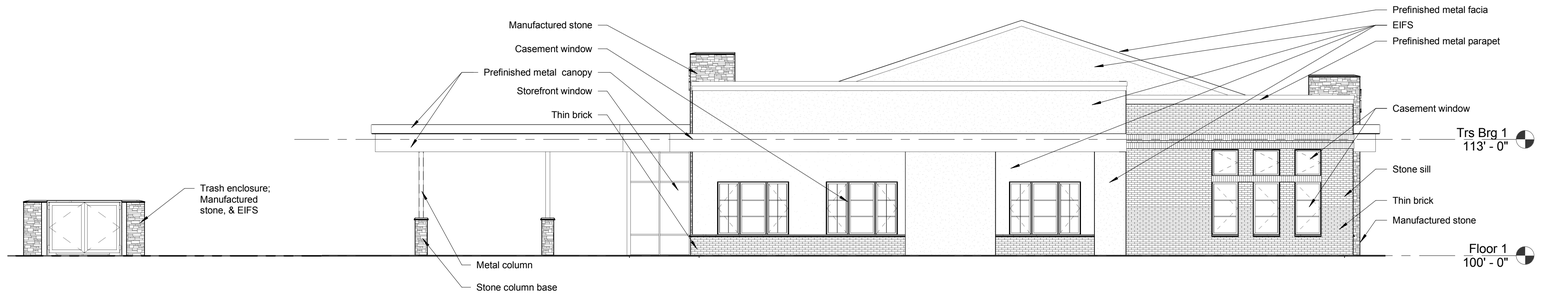
NOT FOR CONSTRUCTION



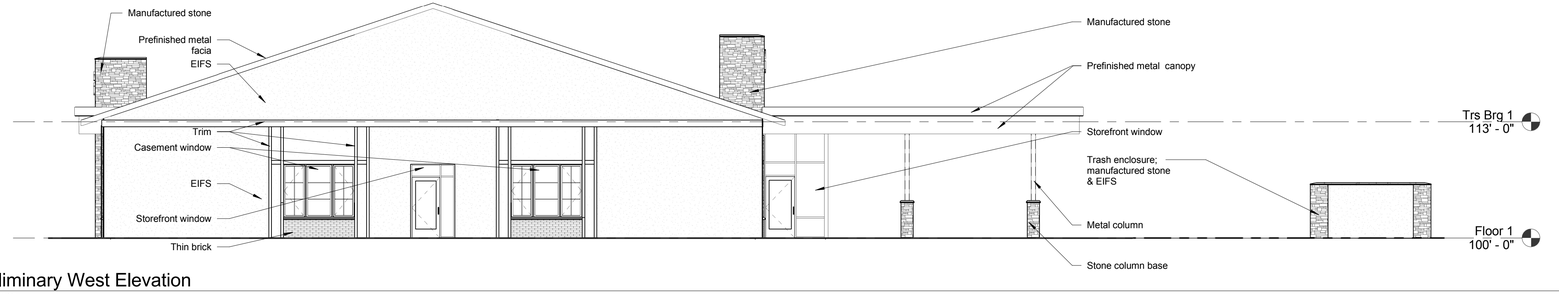
K6 / CS02 Preliminary North Elevation (View from Sunwood Drive)
1/8" = 1'-0"



G6 / CS02 Preliminary South Elevation (View from Veterans Drive)
1/8" = 1'-0"



D4 / CS02 Preliminary East Elevation (View from Yolite Street)
1/8" = 1'-0"



A4 / CS02 Preliminary West Elevation
1/8" = 1'-0"

CNH ARCHITECTS
7300 WEST 147TH STREET SUITE 504 APPLE VALLEY, MN 55124-7580 (952) 431-1433
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CNH NO.: 17018
DATE: 05/23/17
REVISIONS:

StoneBrook Academy
7800 Sunwood Drive
Ramsey, MN 55303

Elevations

CS02

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StoneBrook Academy - Preliminary Southeast Perspective

Comm. No.: 17018
Date: 05/23/17

CNH ARCHITECTS



StoneBrook Academy - Preliminary North Perspective

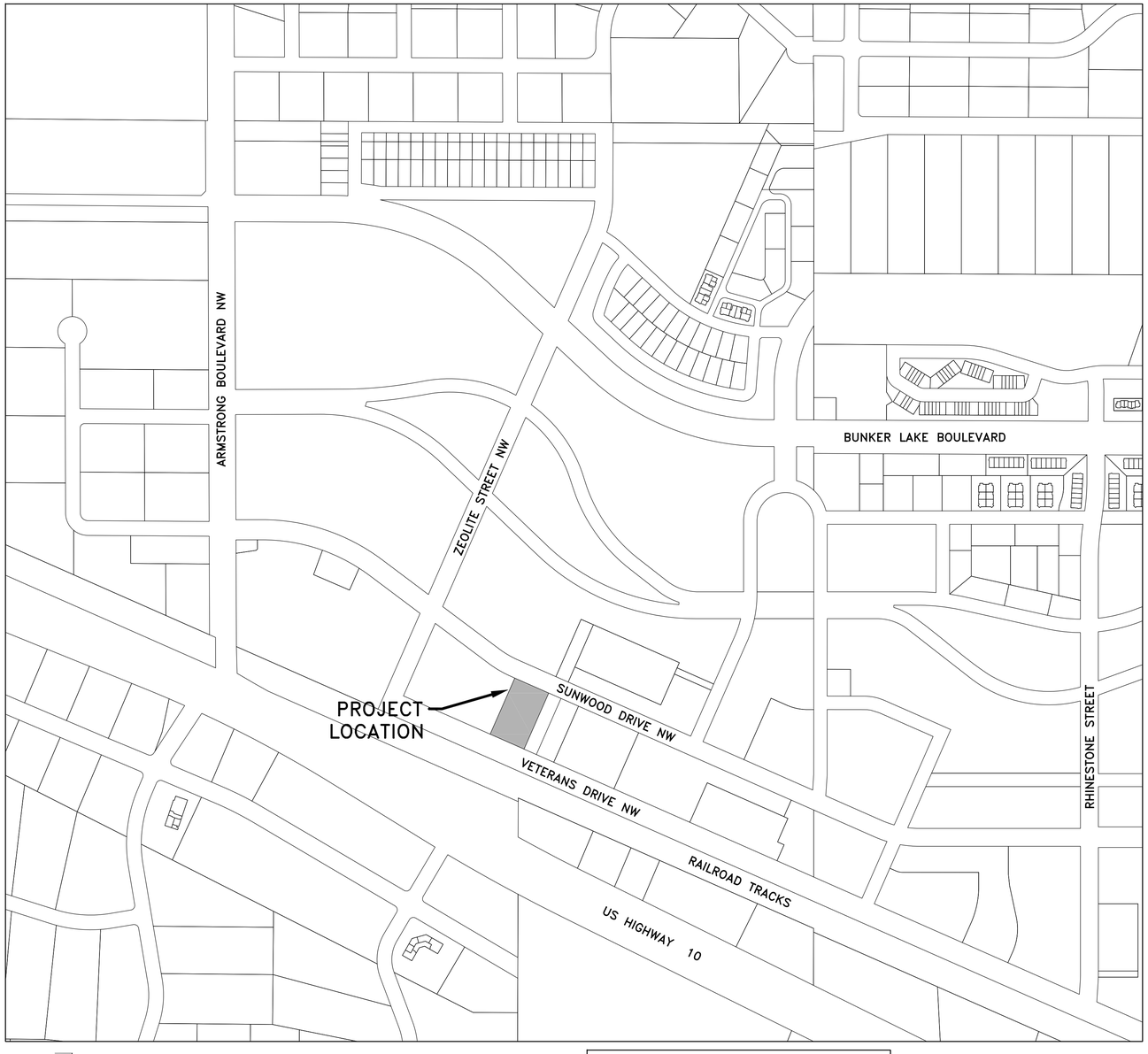
Comm. No.: 17018
Date: 05/23/17

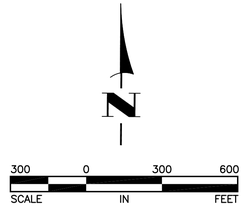
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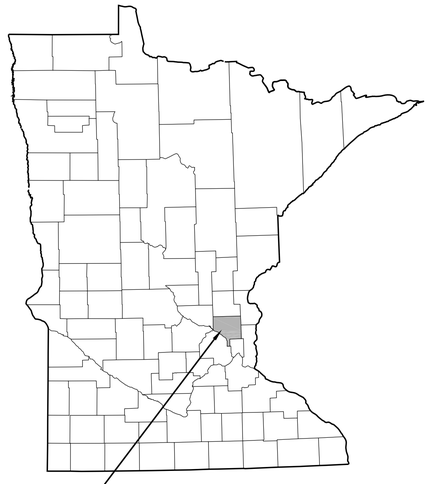
SITE WORK FOR STONE BROOK ACADEMY

CONSTRUCTION PLANS FOR AGGREGATE BASE, BITUMINOUS SURFACING, CURB & GUTTER, GRADING, SEWER AND WATER SERVICES, STORM SEWER AND MISCELLANEOUS CONSTRUCTION

CITY OF RAMSEY







GOVERNING SPECIFICATIONS

THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2013 ADDITION OF THE CEAM STANDARD SPECIFICATIONS SHALL APPLY.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

SHEET INDEX

THIS PLAN CONTAINS 6 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE SHEET
2	EXISTING TOPOGRAPHY AND REMOVALS PLAN
3	GRADING, DRAINAGE AND EROSION CONTROL PLAN
4	UTILITY AND PAVING PLAN
5	GENERAL CONSTRUCTION NOTES AND DETAILS
6	DETAILS

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CRAIG J. JOCHUM, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

23461 LIC. NO.

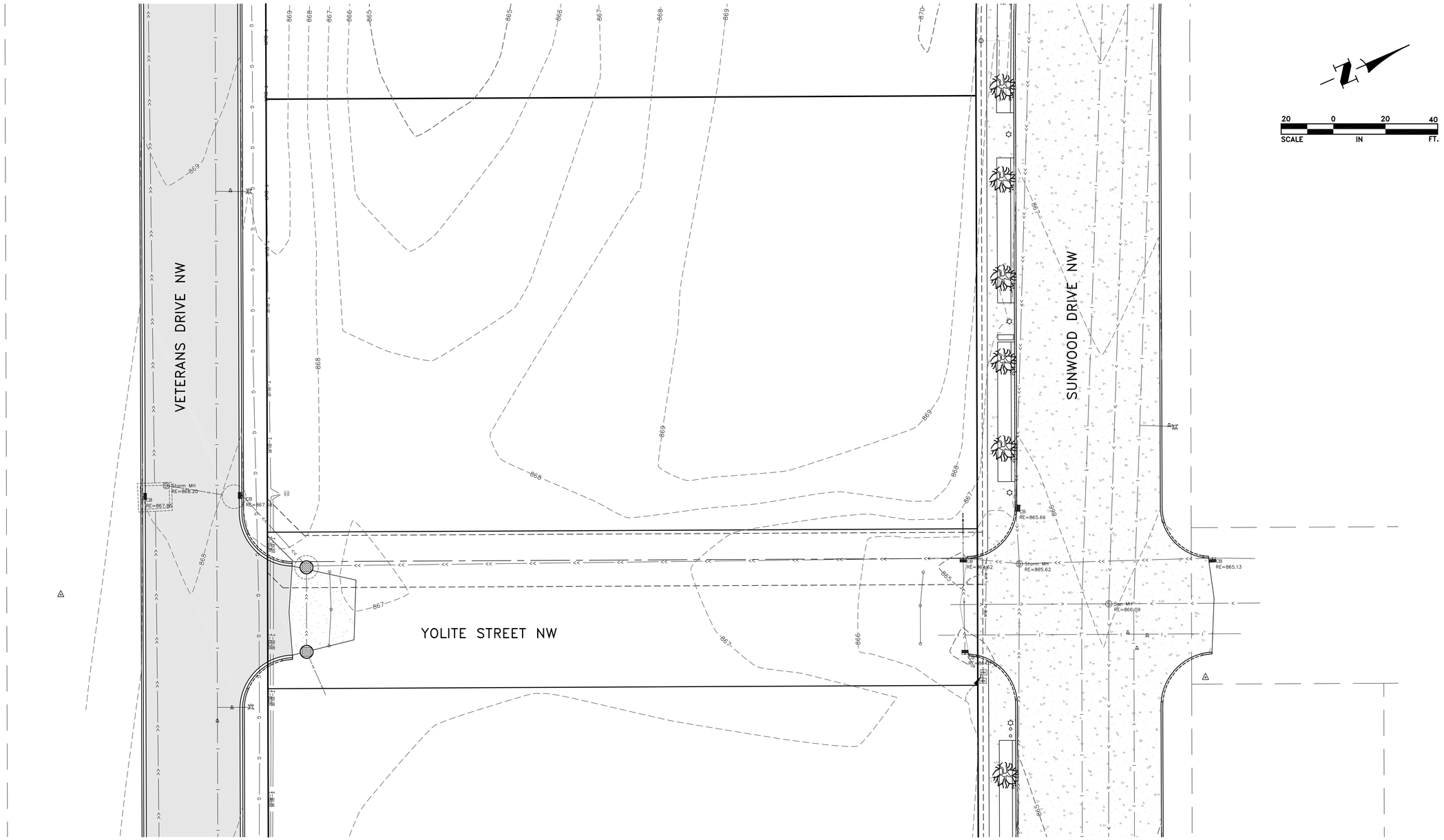
DATE 5/4/17

DATE	REVISION

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38-2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

May 04, 2017 - 2:41pm
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SCALE IN FT.

DATE	REVISION

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CRAIG J. JOCHUM, P.E.
Date 5-4-17 Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: MSS
CHECKED BY: CJJ

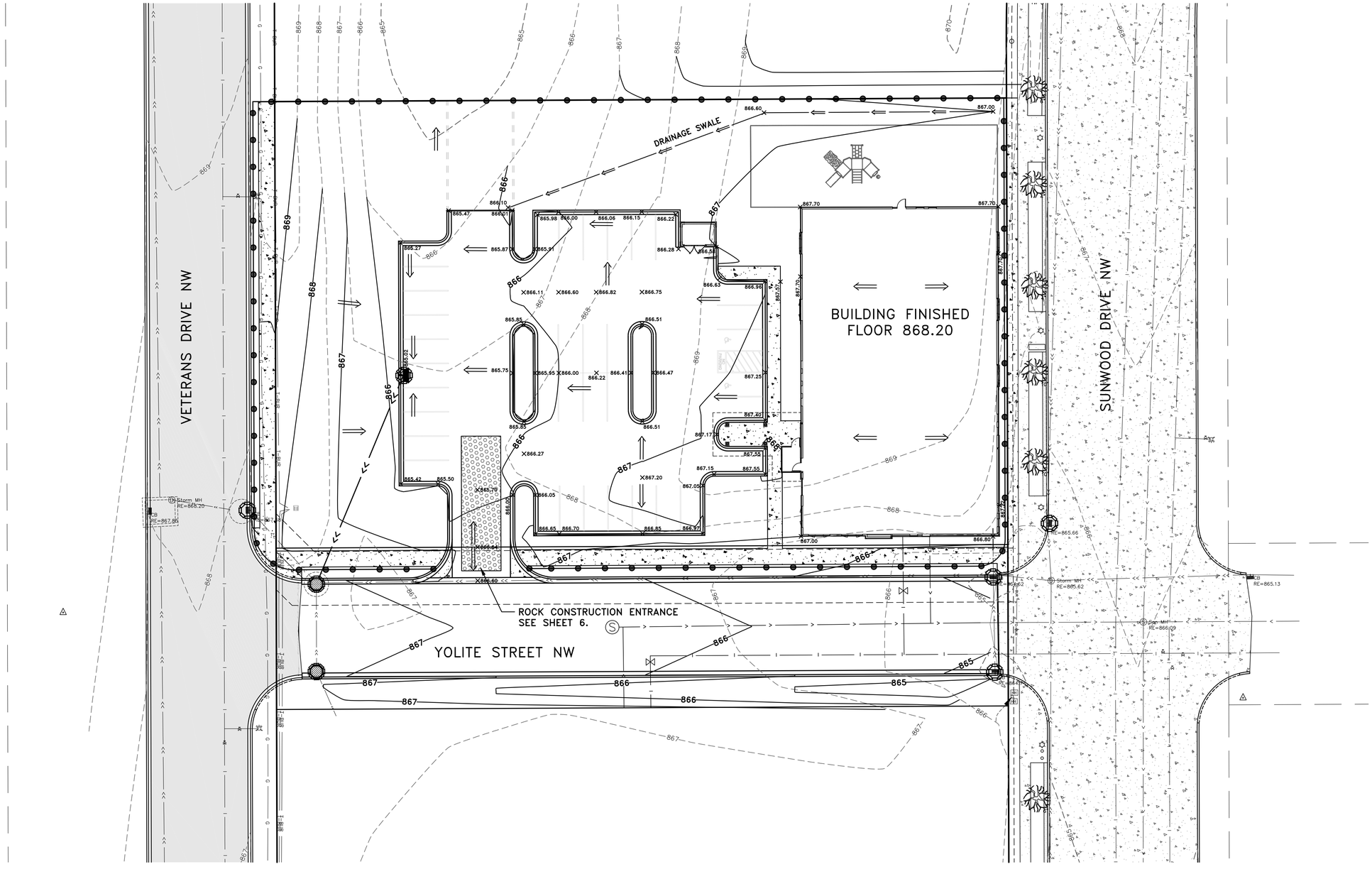
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3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
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STONE BROOK ACADEMY SITE
CONSTRUCTION PLANS

EXISTING TOPOGRAPHY AND REMOVALS PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 6 SHEETS

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SCALE IN FT.

LEGEND

- EXISTING CONTOUR
- PROPOSED CONTOUR
- DRAINAGE AND UTILITY EASEMENT
- PROPERTY LINE
- OVERHEAD ELECTRIC
- UNDERGROUND ELECTRIC
- UNDERGROUND TELEPHONE
- UNDERGROUND GAS LINE
- POWER POLE
- GUY WIRE
- LIGHT POLE
- EXISTING STORM SEWER
- EXISTING STORM SEWER APRON
- EXISTING CATCH BASIN
- EXISTING STORM MANHOLE
- EXISTING CONCRETE CURB
- DECIDUOUS AND CONIFEROUS TREES
- EXISTING CHAIN LINK FENCE
- PROPOSED STORM SEWER
- PROPOSED CATCH BASIN
- PROPOSED STORM MANHOLE
- PROPOSED CONCRETE CURB & GUTTER
- DETAIL NUMBER
- SHEET NUMBER
- INLET PROTECTION DEVICE SEE SHEET 6
- SILT FENCE PER (2/5)
- X= 908.55 PROPOSED FINISHED ELEVATION
- DRAINAGE ARROW

GENERAL NOTES:

1. VERIFY BUILDING DIMENSIONS WITH ARCHITECTURAL PLANS.
2. SEE THE UTILITY AND PAVING PLAN FOR STORM SEWER AND SEWER AND WATER SERVICE INFORMATION.
3. SEE THE STORM WATER POLLUTION PREVENTION PLAN FOR ADDITIONAL REQUIREMENTS.

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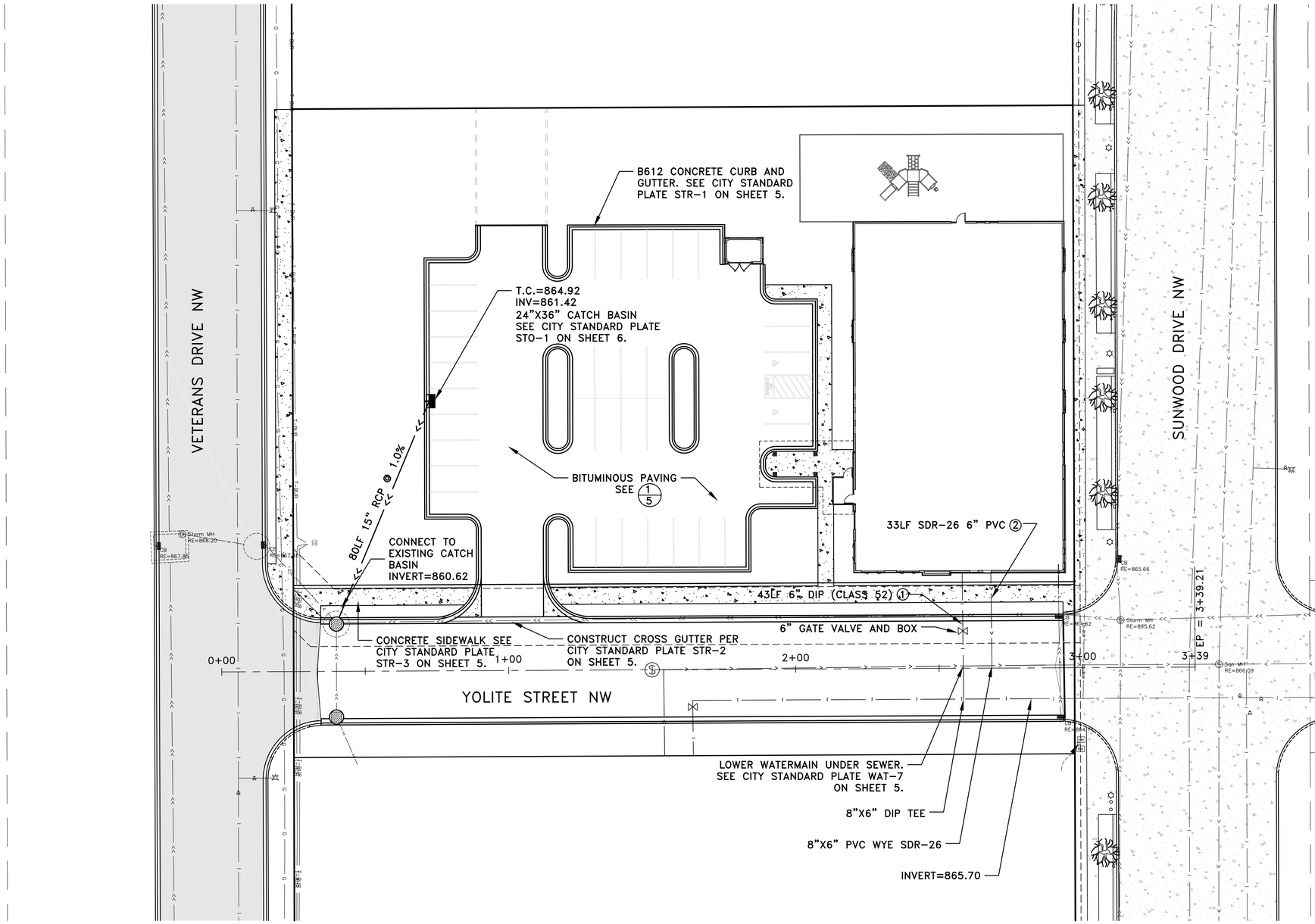
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STONE BROOK ACADEMY SITE CONSTRUCTION PLANS

GRADING, DRAINAGE AND EROSION CONTROL PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 6 SHEETS

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SCALE IN FT.

REFERENCE NOTES

① SEE CITY STANDARD PLATE WAT-5 ON SHEET 6 FOR WATER SERVICE INSTALLATION.

② SEE CITY STANDARD PLATE SEW-3 ON SHEET 6 FOR SEWER SERVICE INSTALLATION.

GENERAL NOTES

1. WATER SERVICE SHALL HAVE A MINIMUM BURY OF 7.5 FEET.

DATE	REVISION

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Date 5-4-17 CRAIG J. JOCHUM, P.E. Lic. No. 23461

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STONE BROOK ACADEMY SITE CONSTRUCTION PLANS

UTILITY AND PAVING PLAN

CITY OF RAMSEY, MINNESOTA

SHEET 4 OF 6 SHEETS

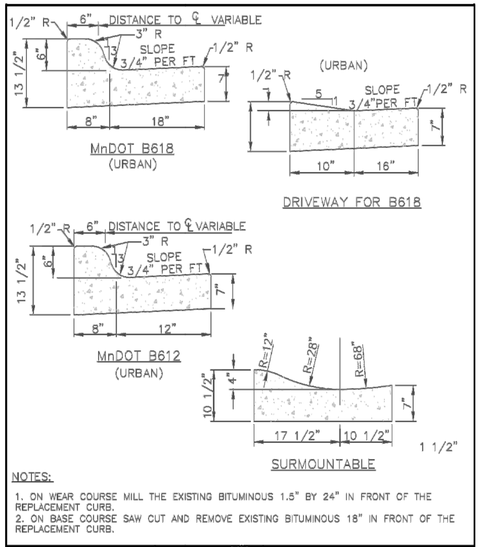
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GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH Mn/DOT SPEC. 2104.3.
6. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.05 GAL/SY TO 0.07 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
7. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEE CITY STANDARD PLATE ERO-6 ON SHEET 6 FOR TOPSOIL REQUIREMENTS.

GENERAL EROSION CONTROL NOTES:

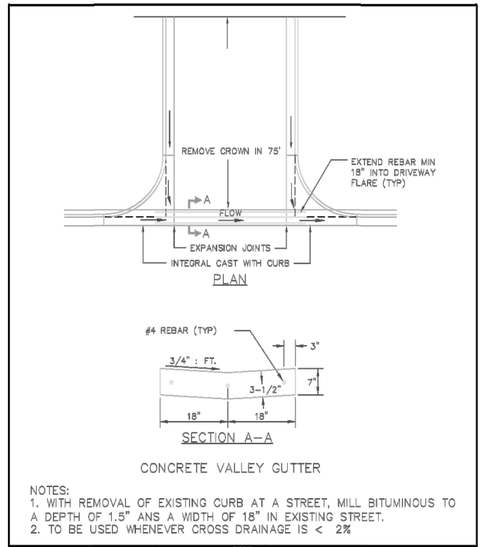
1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

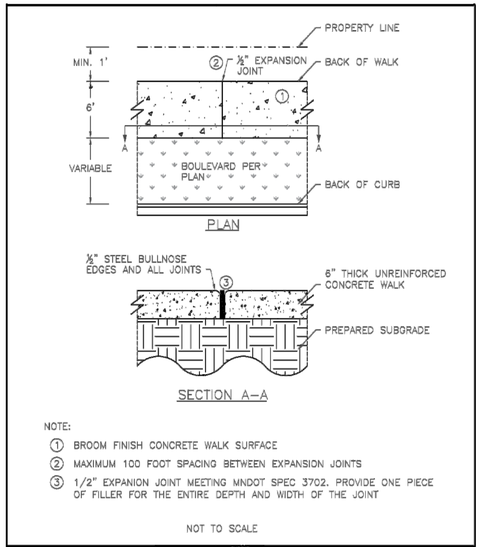


CONCRETE VALLEY GUTTER

NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" ANS A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%

APPROVED: 4 - 2007	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2

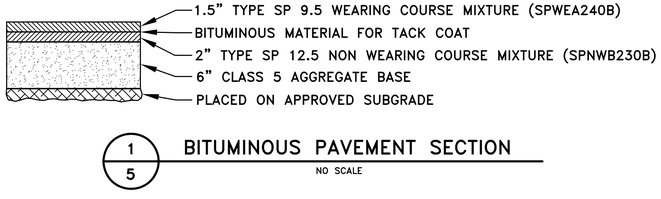


NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

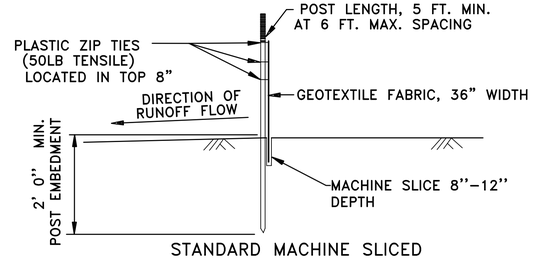
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APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3



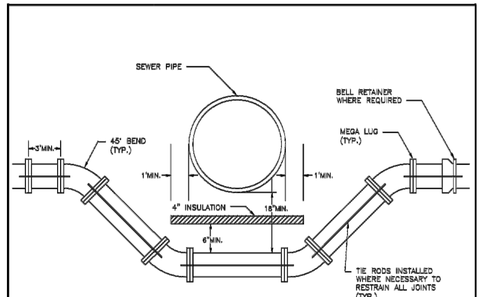
1/5 BITUMINOUS PAVEMENT SECTION

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2/5 SILT FENCE DETAILS

TO PROTECT AREAS FROM SHEET FLOW (SEE SPEC. 3886)



NOTE:

1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT-7

DATE	REVISION

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CRAIG J. JOCHUM, P.E.
Date 5-4-17 Lic. No. 23461

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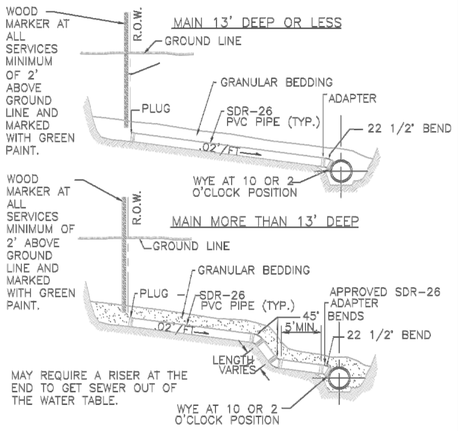
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STONE BROOK ACADEMY SITE CONSTRUCTION PLANS

GENERAL CONSTRUCTION NOTES AND DETAILS
CITY OF RAMSEY, MINNESOTA

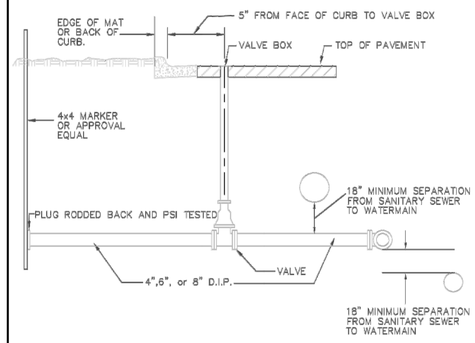
SHEET 5 OF 6 SHEETS

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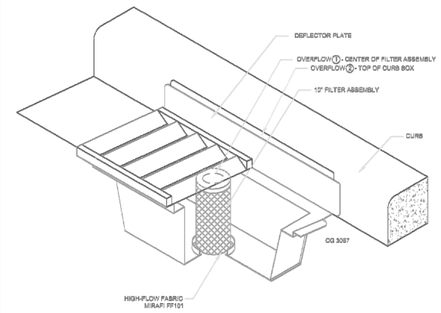
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: SANITARY SEWER SERVICE
		CITY PLATE No. SEW–3



NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: COMMERCIAL SERVICE
		CITY PLATE No. WAT–5

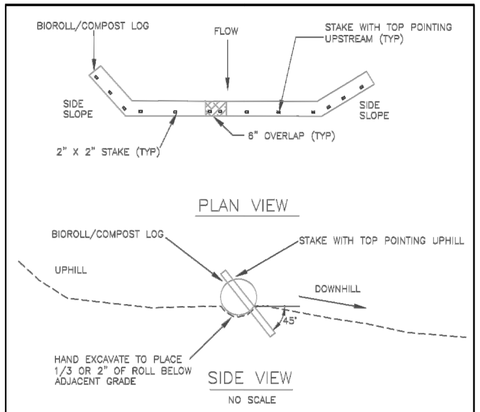


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

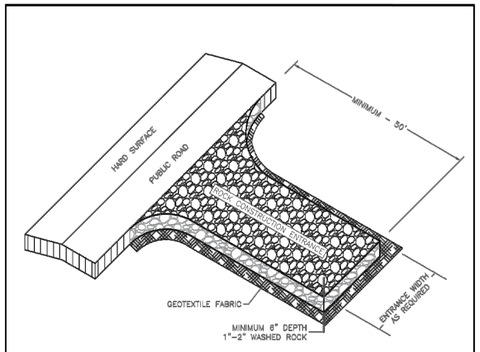
NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: INLET PROTECTION
		CITY PLATE No. ERO–2



NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 8" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 18" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 6" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

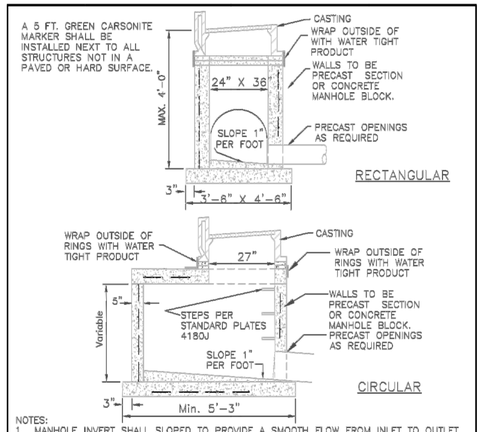
APPROVED: 3 – 2016	City of RAMSEY	STANDARD DETAILS: BIO ROLL (COMPOST LOG)
		CITY PLATE No. ERO–4



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

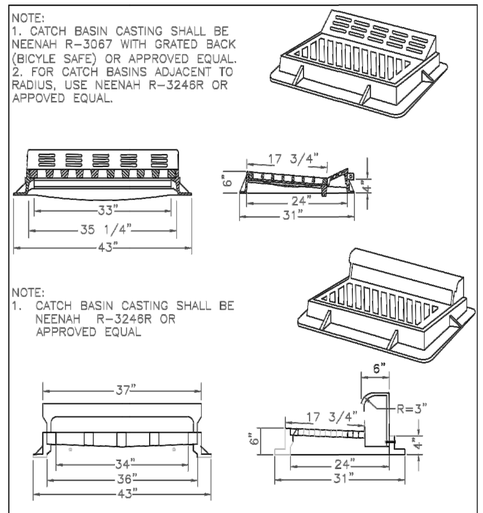
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APPROVED: 1 – 2016	City of RAMSEY	STANDARD DETAILS: ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 8" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN
		CITY PLATE No. STO–1



STANDARD CATCHBASIN CASTING

APPROVED: 6 – 2016	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING
		CITY PLATE No. STO–4

MNDOT 2016 SPEC

MNDOT 2016 SPEC TABLE 3877–1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	–
CLAY	5% –35%	ASTM D 422
SILT	5% – 70%	ASTM D 422
SAND	10% – 75%	ASTM D 422
ORGANIC MATTER	3% – 15%	ASTM D 2974
pH	6.1–7.8	ASTM G 51

NOTE:
1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 – 2016	City of RAMSEY	CITY PLATE No. ERO–6	STANDARD DETAILS: TOPSOIL REQUIREMENTS

DATE	REVISION

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STONE BROOK ACADEMY SITE CONSTRUCTION PLANS

DETAILS

CITY OF RAMSEY, MINNESOTA

SHEET 6 OF 6 SHEETS

4163.02

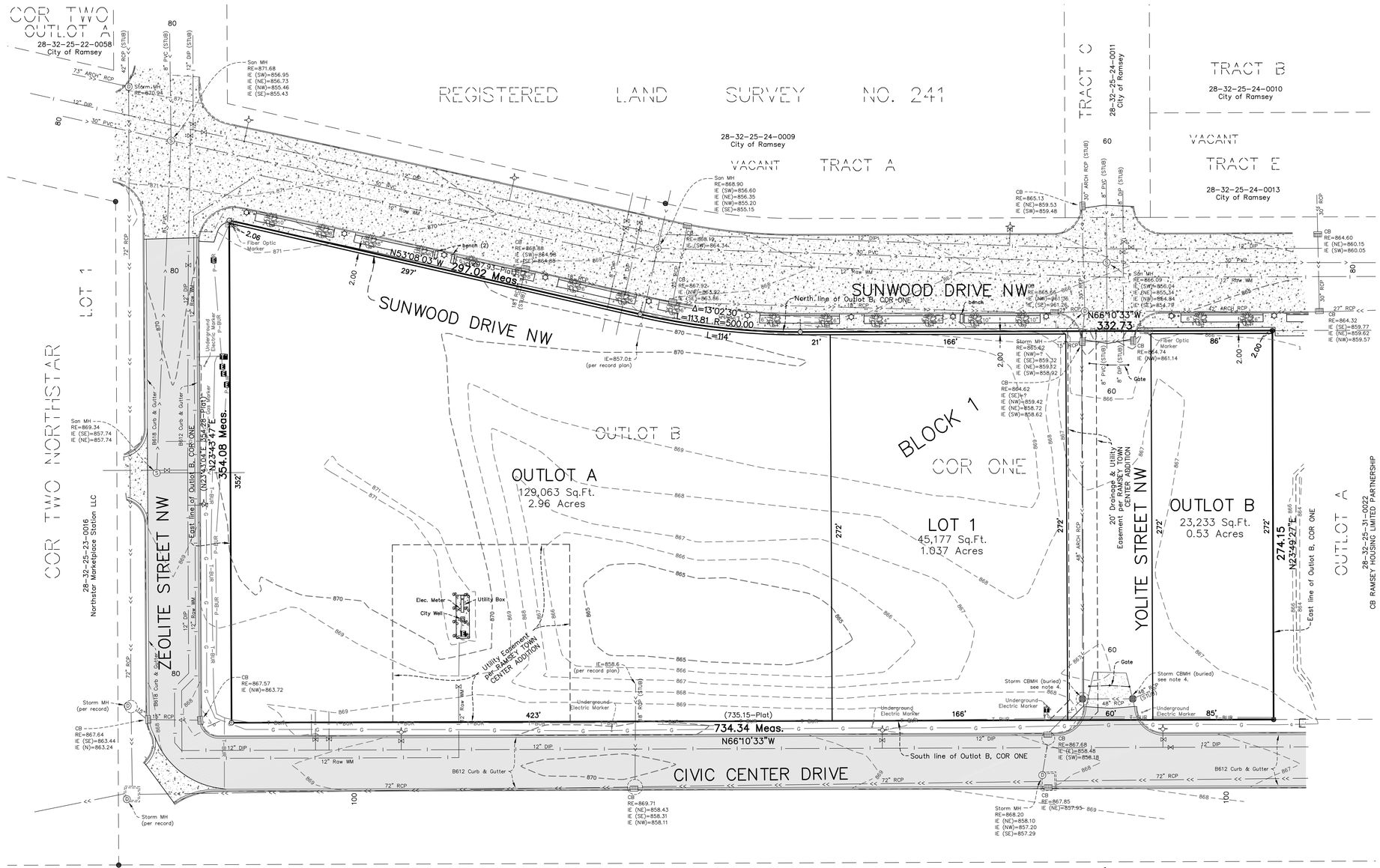
Preliminary Plat

~ of ~

COR STONE BROOK ACADEMY

~ for ~

CITY OF RAMSEY



DESCRIPTION OF PROPERTY TO BE PLATTED:
(PER COMMITMENT NO. 52695 ISSUED BY COMMERCIAL PARTNERS TITLE , LLC. DATED FEBRUARY 28, 2017)

Outlot B, COR ONE, Anoka County, Minnesota.

NOTES:

1. The professional surveyor has made no investigation or independent search for easements of record, encumbrance, restrictive covenants, ownership title evidence, or any other facts that an accurate and current title search may disclose.
2. The underground utilities shown have been located from field survey information per Gopher State One Call Ticket No. 170831372 and available records. The surveyor makes no guarantees that the underground utilities shown comprise all such utilities in the area, either in service or abandoned. The surveyor further does not warrant that the underground utilities shown are in the exact location indicated although he does certify that they are located as accurately as possible from information available. The surveyor has not physically located the underground utilities. Prior to any excavation, contact Gopher State One Call for an on-site location (651-454-0002). The subsurface utility information on this survey is utility quality level D. This quality level was determined according to the guidelines of CI/ASCE 38-2, entitled "Standard Guidelines for the Collection and Depiction of Existing Subsurface Utility Data.
3. Project benchmark; MnDOT Hyatt, Elevation=878.61 (NGVD 1929)

Municipality:	City of Ramsey
Existing Zoning:	COR
Proposed Zoning:	COR
Proposed Use:	Mixed Use
Road Mileage:	274 LF or 0.05 Miles
Street Lighting	as required
Proposed Utilities:	
	Sewer: Municipal (available)
	Water: Municipal (available)
Plat Area:	
	Total Area: 215,290 sq. ft. = 4.94 acres
	Proposed ROW: 17,816 sq. ft. = 0.41 acres
	Park Area: 0 sq. ft. = 0.00 acres

Building Setbacks:	Front yard: 15 feet Rear yard: no req. Side yard: no req.
Lot Summary:	1 Lot, 2 Outlots
Owner	City of Ramsey 7550 Sunwood Drive NW Ramsey, MN 55303
Subdivider	Michael & Kristen Johnson 2505 153rd Lane NW Andover, MN 55304
Designer/Surveyor	Hakanson Anderson Assoc. 3601 Thurston Avenue Anoka, MN 55303 (763) 427-5860
PID No.	28-32-25-23-0010

LEGEND

- ● = DENOTES IRON MONUMENT FOUND
- ○ = IRON MONUMENT SET AND MARKED WITH LICENSE NO. 18420

N

SCALE 40 0 40 80 IN FEET

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Land Surveyor under the laws of the State of Minnesota.

CHARLES R. CHRISTOPHERSON, LS
Date 05/04/17 Lic. No. 18420

DESIGNED BY: CRC
DRAWN BY: MSS
CHECKED BY: CRC

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.haa-inc.com

COR STONE BROOK ACADEMY

CITY OF RAMSEY

PRELIMINARY PLAT

CITY OF RAMSEY, MINNESOTA

SHEET 1 OF 2 SHEETS

4163.01

May 04, 2017 - 10:20am
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Preliminary Plat

~ of ~

COR STONE
BROOK ACADEMY

~ for ~

CITY OF RAMSEY



N

50 0 50 100
SCALE IN FEET

DATE	REVISION

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COR STONE BROOK ACADEMY

CITY OF RAMSEY

PRELIMINARY PLAT

CITY OF RAMSEY, MINNESOTA

SHEET 2 OF 2 SHEETS

4163.01

May 04, 2017 – 10:23am
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COR STONE BROOK ACADEMY

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 28, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That the City of Ramsey, a Minnesota Municipal Corporation under the laws of the State of Minnesota, owner of the following described property:

Outlot B, COR ONE, Anoka County, Minnesota.

Have caused the same to be surveyed and platted as COR STONE BROOK ACADEMY and do hereby dedicate to the public for public use the public way as shown on this plat.

In witness whereof said City of Ramsey, a Minnesota Municipal Corporation under the laws of the State of Minnesota, has caused these presents to be signed by its proper officers this ___ day of _____ , 20___ .

CITY OF RAMSEY

_____ _____
Sarah Strommen, as Mayor Jo Ann Thieling, as City Clerk

STATE OF _____

COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____ , 20___ by Sarah Strommen, as Mayor, and Jo Ann Thieling, as City Clerk, of the City of Ramsey, a Minnesota Municipal corporation under the laws of the State of Minnesota, on behalf of the corportion.

_____

_____

Notary Public, _____

My commission expires _____

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

Dated this _____ day of _____ , 20___ .

_____
Charles R. Christopherson, Licensed Land Surveyor
Minnesota License No. 18420

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 20 by Charles R. Christopherson.

_____

_____

Notary Public, Minnesota.

My commission expires _____

City Council, City of Ramsey, Minnesota

This plat of COR STONE BROOK ACADEMY was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____ , 20___ , and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By : _____ , Mayor

By : _____ , Clerk

ANOKA COUNTY SURVEYOR

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

_____
Larry D. Holum,
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

_____
Property Tax Administrator

By _____ , Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES

County of Anoka, State of Minnesota

I hereby certify that this plat of COR STONE BROOK ACADEMY was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____ , 20___ , at _____ o'clock _ .M. and was duly recorded in Book _____ Page _____ , as Document Number _____ _____ .

_____
County Recorder/Registrar of Titles

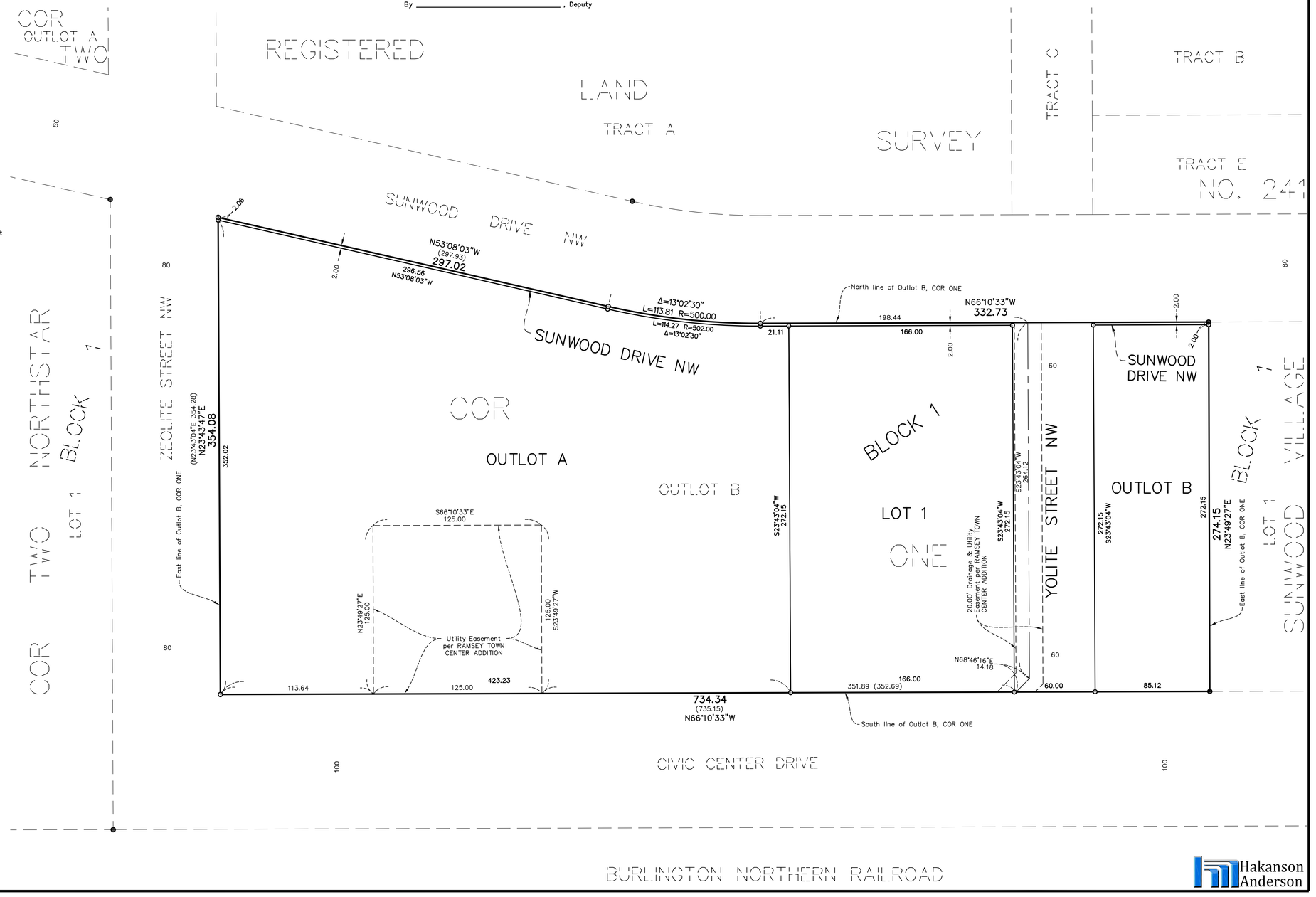
By _____ , Deputy

40 0 40 80
SCALE IN FEET

1 INCH = 40 FEET

- ⊗ Denotes set concrete nail
- ○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 18420.
- ● Denotes found iron monument
- (100.00) Denotes record distance

For the purposes of this plat the East line of Outlot B, COR ONE is assumed to bear N23°49'27"E.

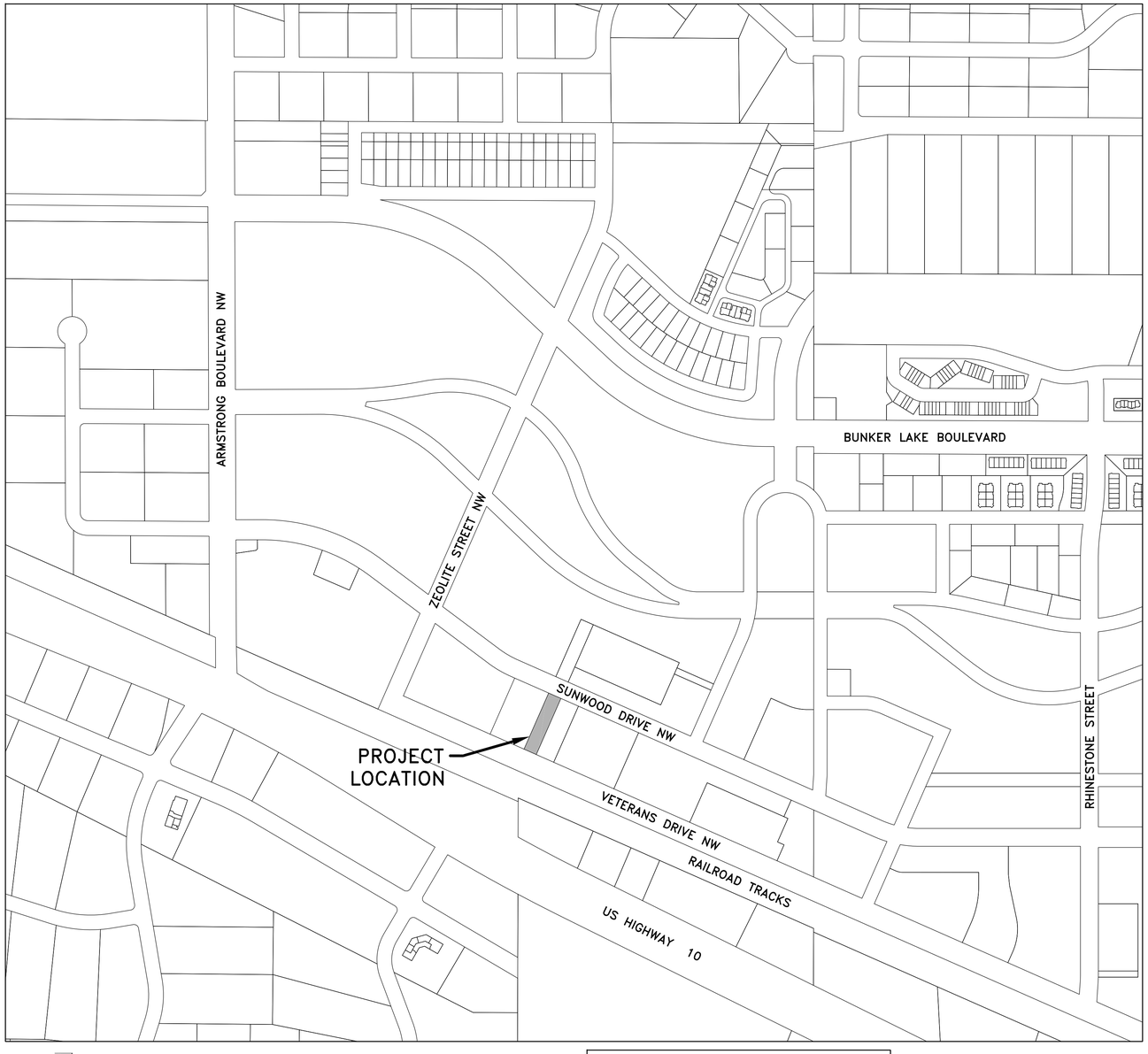


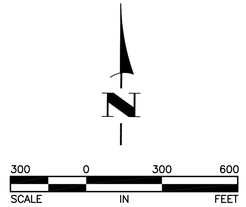
Hakanson Anderson

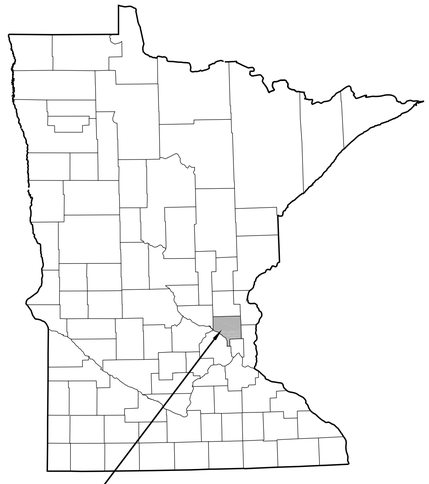
YOLITE STREET

CONSTRUCTION PLANS FOR BITUMINOUS SURFACING, CURB & GUTTER, DRAINAGE IMPROVEMENTS, SANITARY SEWER, WATERMAIN AND MISCELLANEOUS CONSTRUCTION

CITY OF RAMSEY







CITY OF RAMSEY,
ANOKA COUNTY,
MINNESOTA

GOVERNING SPECIFICATIONS

THE 2016 EDITION OF THE MINNESOTA DEPARTMENT OF TRANSPORTATION STANDARD SPECIFICATIONS FOR CONSTRUCTION AND THE 2013 CEAM STANDARD SPECIFICATIONS SHALL APPLY.

ALL FEDERAL, STATE AND LOCAL LAWS, REGULATIONS, AND ORDINANCES SHALL BE COMPLIED WITH IN THE CONSTRUCTION OF THIS PROJECT.

ALL TRAFFIC CONTROL DEVICES AND SIGNING SHALL CONFORM TO THE LATEST EDITION OF THE MINNESOTA MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES, INCLUDING THE LATEST FIELD MANUAL FOR TEMPORARY TRAFFIC CONTROL ZONE LAYOUTS.

ALL REQUIREMENTS OF THE PROJECT MANUAL FOR THE YOLITE STREET PROJECT.

SHEET INDEX

THIS PLAN CONTAINS 22 SHEETS

SHEET NO.	DESCRIPTION
1	TITLE
2	GENERAL CONSTRUCTION NOTES AND DETAILS
3	DETAILS & LEGEND
4–8	DETAILS
9–10	TYPICAL SECTIONS
11	EXISTING CONDITIONS AND REMOVALS
12	STREET PLAN AND PROFILE
13	SANITARY SEWER AND WATERMAIN PLAN
14	GRADING AND EROSION CONTROL
15–16	STRIPING LEGEND AND NOTES
17	STRIPING & SIGNAGE PLAN
18–20	SIGNAGE DETAILS
21	TRAFFIC CONTROL PLANS
X1	CROSS SECTIONS

APPROVED: _____ DATE: _____

BRUCE WESTBY, P.E.
CITY ENGINEER

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

_____ 23461 DATE 5/4/17

CRAIG J. JOCHUM, P.E.
HAKANSON ANDERSON
DESIGN ENGINEER

LIC. NO.

DATE	REVISION

SHEET 1 OF 21 SHEETS

4163.01

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763–427–5860 FAX 763–427–0520

THE SUBSURFACE UTILITY INFORMATION IN THIS PLAN IS UTILITY QUALITY LEVEL D. THIS QUALITY LEVEL WAS DETERMINED ACCORDING TO THE GUIDELINES OF CI/ASCE 38–2, ENTITLED "STANDARD GUIDELINES FOR THE COLLECTION AND DEPICTION OF EXISTING SUBSURFACE UTILITY DATA."

May 04, 2017 – 1:46pm
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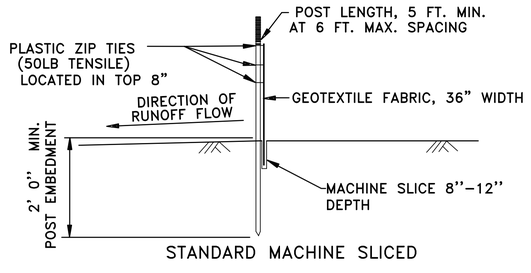
GENERAL CONSTRUCTION AND SOILS NOTES:

1. STRIP ALL INPLACE TOPSOIL IN AREAS TO BE DISTURBED BY CONSTRUCTION AND REUSE AS SLOPE DRESSING. IN AREAS OF PARKING LOT AND BUILDING CONSTRUCTION, THE EXPOSED SAND SHALL BE SURFACE COMPACTED TO AT LEAST 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY, ASTM D698, IN AT LEAST THE UPPER 3 FEET.
2. UNLESS OTHERWISE RECOMMENDED IN THESE PLANS, THE GRADING SUBGRADE SHALL BE CONSTRUCTED OF SUITABLE GRADING MATERIAL. THE FILL SHALL BE PLACED IN 8'' TO 10'' LOOSE LIFTS, AND COMPACTED TO 100% OF THE STANDARD PROCTOR MAXIMUM DRY DENSITY.
3. SUITABLE GRADING MATERIAL FOR THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILT, DEBRIS, ORGANIC MATERIAL AND OTHER UNSTABLE MATERIAL.
4. PROVIDE A SAW CUT WHEN PLACING NEW PAVEMENT ADJACENT TO INPLACE PAVEMENT AND AT TERMINI OF CONSTRUCTION TO ENSURE A UNIFORM JOINT.
5. BITUMINOUS AND CONCRETE ITEMS DISTURBED BY CONSTRUCTION SHALL BECOME THE PROPERTY OF THE CONTRACTOR AND SHALL BE DISPOSED OF IN ACCORDANCE WITH Mn/DOT SPEC. 2104.3.
6. USE TACK COAT BETWEEN ALL BITUMINOUS MIXTURES. THE BITUMINOUS TACK COAT MATERIAL SHALL BE APPLIED AT A UNIFORM RATE OF 0.05 GAL/SY TO 0.07 GAL/SY BETWEEN BITUMINOUS LAYERS. THE APPLICATION RATES ARE FOR UNDILUTED EMULSIONS (AS SUPPLIED FROM THE REFINERY) OR MC AND RC LIQUID ASPHALTS.
7. PERFORMANCE GRADED (PG) ASPHALT BINDER PG 58-28, SPEC. 3151, SHALL BE USED FOR ALL BITUMINOUS MIXES ON THIS PROJECT. SPECIFIC PG GRADES SHALL BE LISTED AT THE END OF THE MIX DESIGNATION NUMBER SHOWN ON THE TYPICAL SECTION.
8. THE BITUMINOUS MIXTURES SHALL MEET THE REQUIREMENTS OF SPECIFICATIONS 2360 AND 3139.
9. ALL DISTURBED AREAS SHALL BE RESTORED WITH 4" OF TOPSOIL AND SOD. SEE CITY STANDARD PLATE ERO-6 ON SHEET 6 FOR TOPSOIL REQUIREMENTS.

GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
2. PRIOR TO ANY CONSTRUCTION ACTIVITIES, THE CONTRACTOR SHALL ACQUIRE THE NECESSARY MPCA NPDES STORMWATER PERMIT.
3. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
4. THE CONTRACTOR SHALL SCHEDULE HIS OPERATION TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
5. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
6. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
7. THE CONTRACTOR SHALL FILE A NOTICE OF TERMINATION WITH THE MPCA AFTER FINAL STABILIZATION HAS BEEN APPROVED.

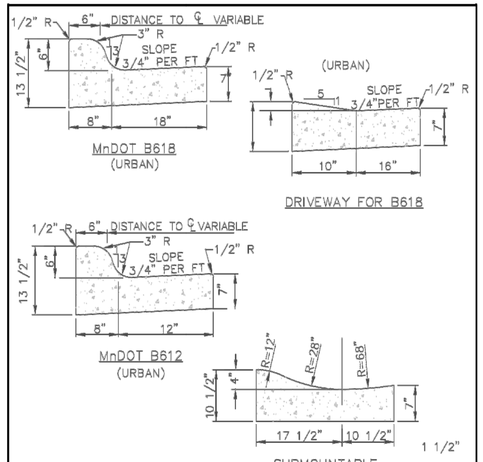
BASIS OF ESTIMATED QUANTITIES	
Bituminous Pavement	110lbs/yd^2/in
Bituminous Material for Tack Coat	0.07 Gal/yd^2
Seed Mixture 25-121	120 lbs/acre
Seed Mixture 25-151	120 lbs/acre
Type Hydraulic Mulch	2100 lbs/acre
Fertilizer Type 3 22-5-10	300 lbs/acre



STANDARD MACHINE SLICED

1/2 SILT FENCE DETAILS

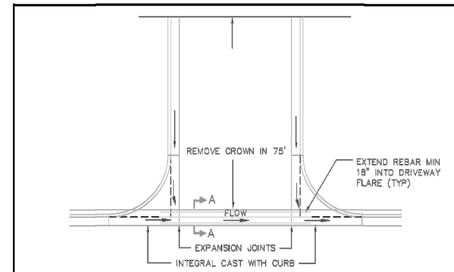
TO PROTECT AREAS FROM SHEET FLOW (SEE SPEC. 3886)



NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER
		CITY PLATE No. STR-1

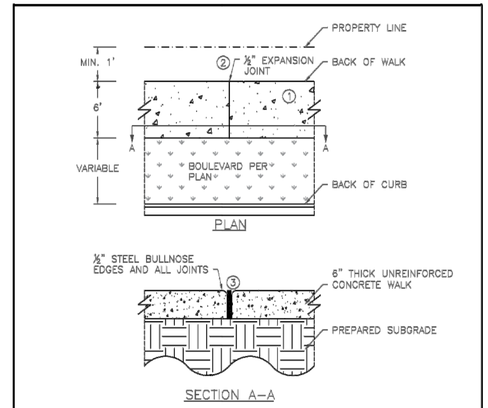


CONCRETE VALLEY GUTTER

NOTES:

1. WITH REMOVAL OF EXISTING CURB AT A STREET, MILL BITUMINOUS TO A DEPTH OF 1.5" ANS A WIDTH OF 18" IN EXISTING STREET.
2. TO BE USED WHENEVER CROSS DRAINAGE IS < 2%

APPROVED: 4 - 2007	City of RAMSEY	STANDARD DETAILS: CROSS GUTTER
		CITY PLATE No. STR-2



NOTE:

1. BROOM FINISH CONCRETE WALK SURFACE
2. MAXIMUM 100 FOOT SPACING BETWEEN EXPANSION JOINTS
3. 1/2" EXPANION JOINT MEETING MNDOT SPEC 3702. PROVIDE ONE PIECE OF FILLER FOR THE ENTIRE DEPTH AND WIDTH OF THE JOINT

NOT TO SCALE

APPROVED: 10 - 2015	City of RAMSEY	STANDARD DETAILS: CONCRETE SIDEWALK
		CITY PLATE No. STR-3

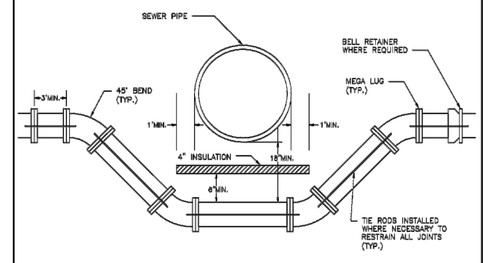
MNDOT 2016 SPEC

MNDOT 2016 SPEC TABLE 3877-1 COMMON TOPSOIL BORROW		
REQUIREMENT	RANGE	TEST METHOD
MATERIAL PASSING THE 3/4 IN [19MM]	100%	ASTM D 422
MATERIAL PASSING NO. 4 [4.75MM]	>85%	-
CLAY	5% -35%	ASTM D 422
SILT	5% - 70%	ASTM D 422
SAND	10% - 75%	ASTM D 422
ORGANIC MATTER	3% - 15%	ASTM D 2974
pH	6.1-7.8	ASTM G 51

NOTE:

1. INSTALLATION OF 4" OF TOPSOIL MEETING MNDOT SPECIFICATION 3877A COMMON TOPSOIL BORROW, MAY BE REQUIRED ACROSS ALL DISTURBED AREAS.
2. A SOIL CERTIFICATION FROM A GEOTECHNICAL FIRM MUST BE PROVIDED VERIFYING THE TOPSOIL MEETS SPECIFICATION ALONG WITH LOAD TICKETS TO VERIFY THE SOURCE OF MATERIAL AND QUANTITY.
3. TOPSOIL MUST COME FROM A CITY APPROVED SOURCE.

APPROVED: 1 - 2016	City of RAMSEY	CITY PLATE No. ERO-6	STANDARD DETAILS: TOPSOIL REQUIREMENTS



NOTE:

1. PROVIDE MEGA LUGS OR APPROVED EQUAL AT ALL JOINT'S ON BENDS AND AS SHOWN ON THIS STANDARD PLATE.
2. USE 2 - 3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION.
3. PROVIDE SAND CUSHION BETWEEN TOP OF WATERMAIN AND BOTTOM OF INSULATION, MIN. DIMENSIONS AS SHOWN ON THIS STANDARD PLATE.

NOTE: SEE STANDARD PLATE WAT-5 FOR UTILITY INSULATION REQUIREMENTS.

APPROVED: 6 - 2015	City of RAMSEY	STANDARD DETAILS: WATERMAIN LOWERING
		CITY PLATE No. WAT-7

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date 5-4-17 CRAIG J. JOCHUM, P.E. Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: MSS
CHECKED BY: CJJ

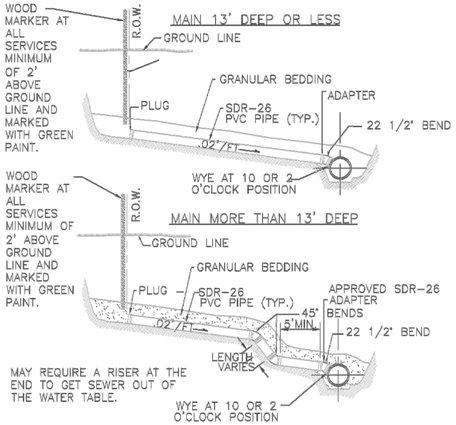
Hakanson Anderson
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www.hakanson-anderson.com

YOLITE STREET

GENERAL CONSTRUCTION NOTES AND DETAILS
CITY OF RAMSEY, MINNESOTA

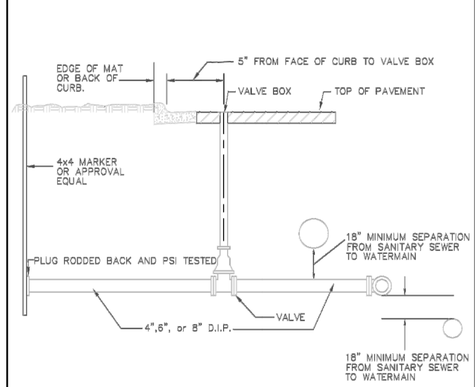
SHEET 2 OF 21 SHEETS

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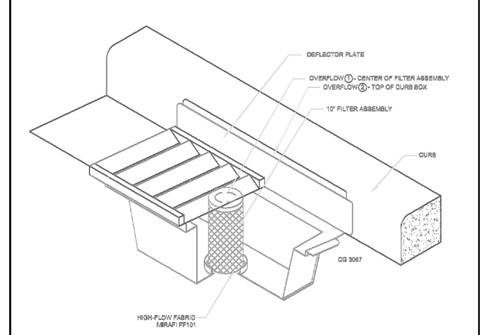
NOTES:
1. 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRE ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.

APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	SANITARY SEWER SERVICE
	CITY PLATE No.	SEW-3



NOTES:
1.SHALL BE BLOCKED OR TIED TO THE MAIN WITH 2-3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	COMMERCIAL SERVICE
	CITY PLATE No.	WAT-5

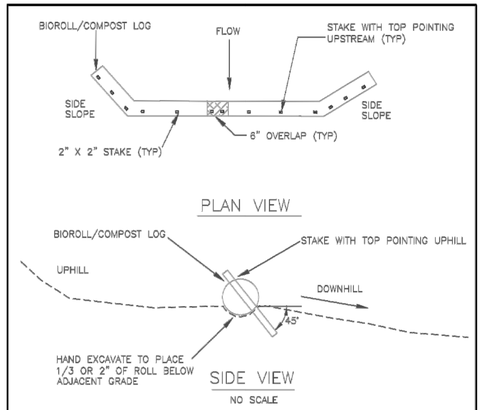


INLET PROTECTION – WIMCO OR EQUAL

N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	INLET PROTECTION
	CITY PLATE No.	ERO-2

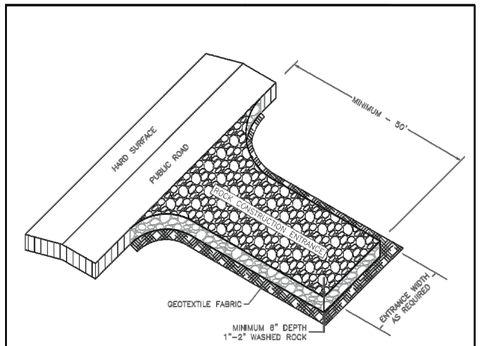


NOTE:
STAKE INTO GROUND WITH WOOD STAKES DRIVING STAKE 8" INTO GROUND AND PROTRUDING 2" ABOVE LOG
WOOD STAKES ARE A MINIMUM 0.5" X 2" X 16" AND PLACED EVERY 1' UNLESS PRECLUDED BY A ROCK
WHEN MORE THAN 1 BIOROLL/COMPOST LOG IS NEEDED, OVERLAP ENDS A MINIMUM OF 8" AND STAKE
WOOD STAKES ARE DRIVEN THROUGH BACK HALF OF BIOROLL OR COMPOST LOG AT 45° ANGLE WITH TOP OF STAKE POINTING UPHILL

APPROVED:		STANDARD DETAILS:
3 – 2016	City of RAMSEY	BIO ROLL (COMPOST LOG)
	CITY PLATE No.	ERO-4

CONSTRUCTION PLAN LEGEND

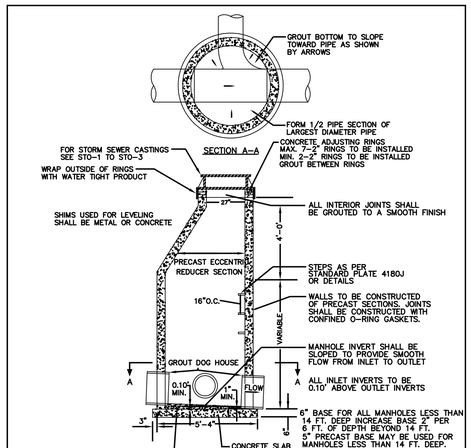
- EXISTING FENCE
- SALVAGE FENCE
- INSTALL SALVAGED FENCE
- EXISTING GRAVEL EDGE
- EXISTING RIGHT-OF-WAY
- PROPOSED RIGHT-OF-WAY
- PROPOSED CENTERLINE
- 800 EXISTING CONTOUR
- 800 PROPOSED CONTOUR
- 877.0 SPOT ELEVATION
- DRAINAGE ARROW
- PROPERTY BOUNDARY
- EXISTING WATERMAIN
- PROPOSED WATERMAIN
- EXISTING SANITARY
- PROPOSED SANITARY
- SAWCUT CONCRETE PAVEMENT (FULL DEPTH)
- SAWCUT BITUMINOUS (FULL DEPTH)
- EXISTING TREE LINE
- CLEAR AND GRUB TREES
- EXISTING STORM SEWER
- PROPOSED STORM SEWER
- P-OH OVERHEAD POWER
- G GAS LINE
- T-BUR BURIED TELEPHONE LINE
- P-BUR BURIED ELECTRIC LINE
- FO-BUR BURIED FIBER OPTIC
- E EXISTING ELECTRIC PEDESTAL
- EXISTING CATCH BASIN
- PROPOSED CATCH BASIN
- EXISTING STORM MANHOLE
- PROPOSED STORM MANHOLE
- EXISTING HYDRANT
- PROPOSED HYDRANT
- GV EXISTING GATE VALVE
- GV PROPOSED GATE VALVE
- S EXISTING SANITARY MANHOLE
- EXISTING CONCRETE
- PROPOSED CONCRETE
- EXISTING GRAVEL



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

NOT TO SCALE

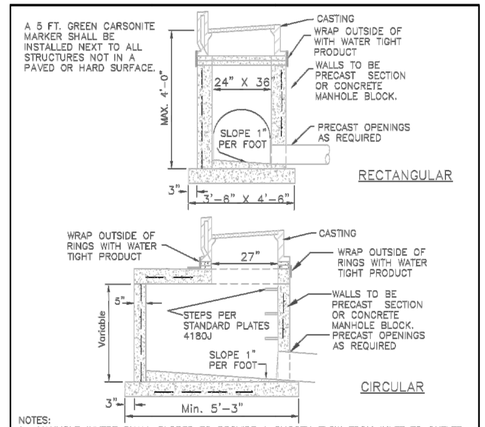
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
	CITY PLATE No.	ERO-5



STANDARD DETAIL

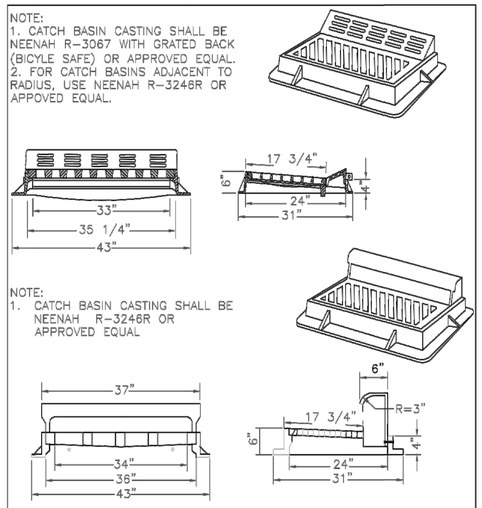
NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED		STANDARD DETAILS
DATE 1-2006	City of RAMSEY	STORM MANHOLE / CATCH BASIN
	CITY PLATE No.	STO-4



NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7-2" RINGS, MIN 2-2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED:		STANDARD DETAILS:
4 – 2007	City of RAMSEY	CATCH BASIN
	CITY PLATE No.	STO-1



STANDARD CATCHBASIN CASTING

APPROVED:		STANDARD DETAILS:
6 – 2016	City of RAMSEY	STORMWATER CASTING
	CITY PLATE No.	STO-4

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CRAIG J. JOCHUM, P.E.
Date 5-4-17 Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: MSS
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
763-427-5860 FAX 763-427-0520
www.hakanson-anderson.com

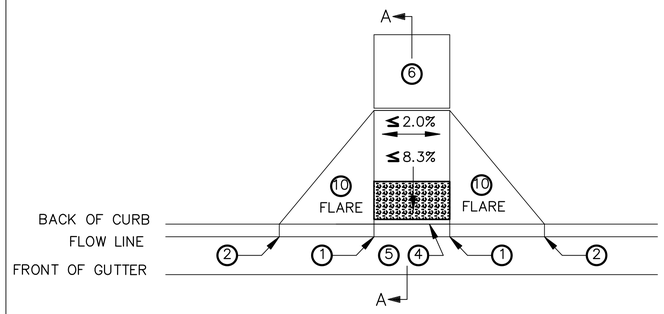
YOLITE STREET

DETAILS & LEGEND

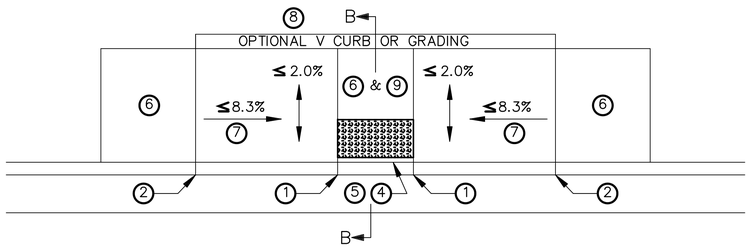
CITY OF RAMSEY, MINNESOTA

SHEET 3 OF 21 SHEETS

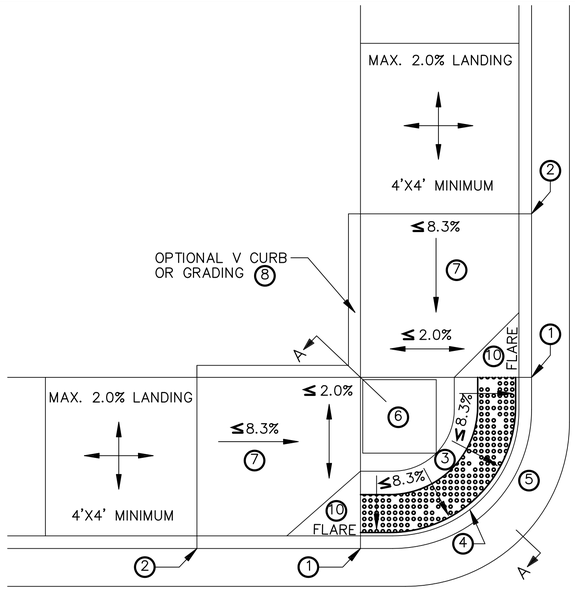
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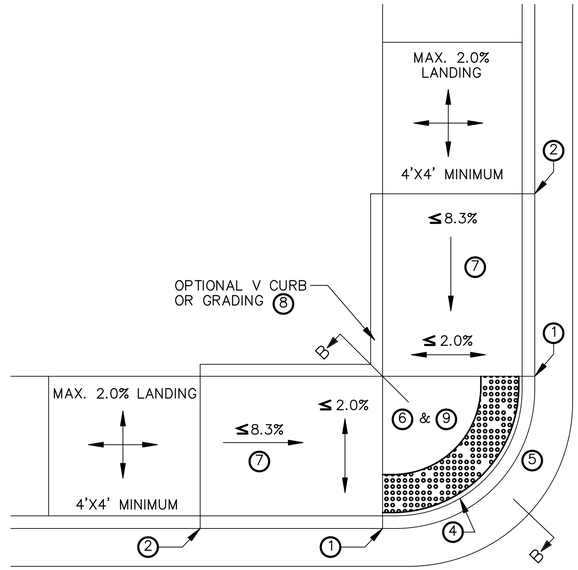
PERPENDICULAR



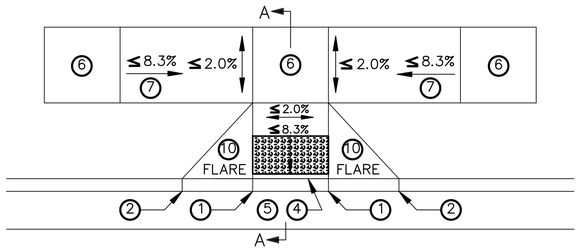
PARALLEL



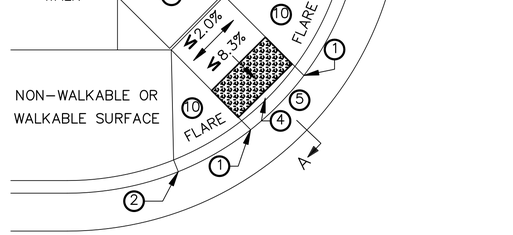
FAN



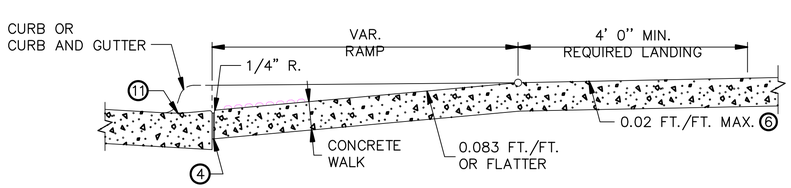
DEPRESSED CORNER



TIERED PERPENDICULAR

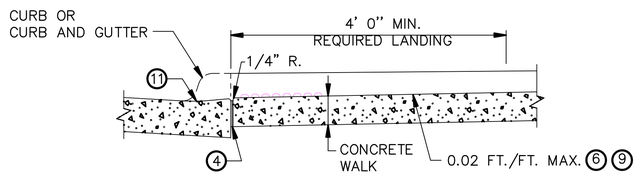


DIAGONAL (12)



SECTION A–A

PERPENDICULAR/TIERED/DIAGONAL/FAN



SECTION B–B

PARALLEL/DEPRESSED CORNER

NOTES:

SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.

SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN. (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AND AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.

CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

USE 6" CONCRETE FOR ALL INITIAL RAMP AND LANDING AREAS.

CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.

ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.

4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

(1) 0" CURB HEIGHT.

(2) FULL CURB HEIGHT.

(3) LESS THAN 5% PREFERRED. 5–8.3% SHOULD ONLY BE USED AFTER ALL OTHER SLOPES HAVE BEEN CONSIDERED AND DEEMED IMPRACTICAL.

(4) 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SET BACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 3"–6" FROM THE BACK OF CURB.

(5) SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.

(6) 4' BY 4' MIN. LANDING WITH MAX. 2% SLOPE IN ALL DIRECTIONS.

(7) IF RUNNING SLOPE IS LESS THAN 5.0% NO SECONDARY LANDING IS REQUIRED.

(8) V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS. SEE SHEET 5 OF 5.

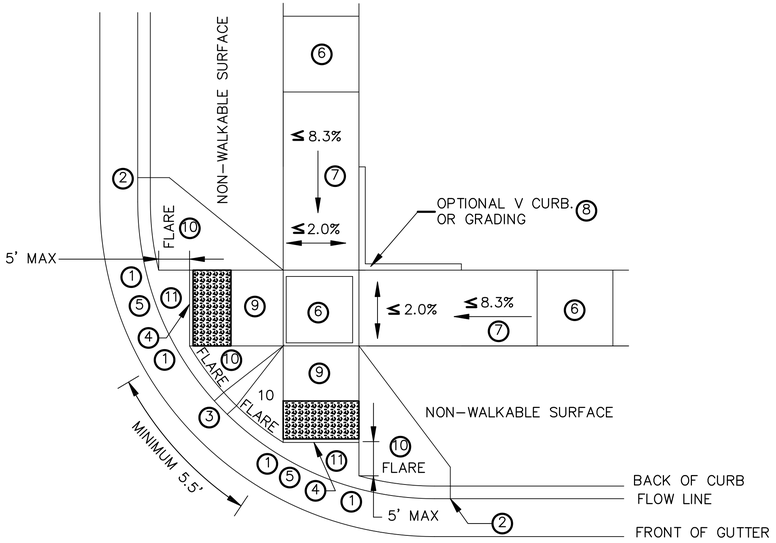
(9) DETECTABLE WARNINGS MAY BE PART OF 4' X 4' LANDING AREA IF IT IS NOT FEASIBLE TO CONSTRUCT THE LANDING OUTSIDE OF THE DETECTABLE WARNING AREA.

(10) SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.

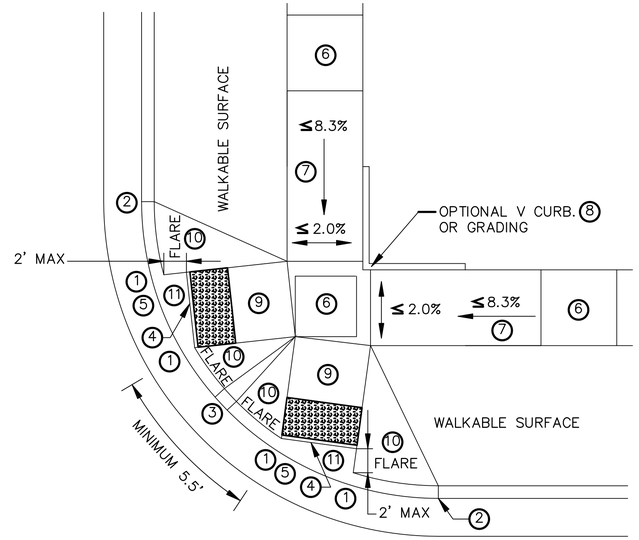
(11) SEE SHEET 3 OF 5 FOR FURTHER DETAIL.

(12) DIAGONAL RAMPS SHOULD ONLY BE USED AFTER ALL OTHER CURB RAMP TYPES HAVE BEEN CONSIDERED AND DEEMED IMPRACTICAL.

STANDARD PLAN SHEET NO. 5–297.250 (1 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
YOLITE STREET, CITY OF RAMSEY	SHEET NO. 4 OF 21 SHEETS

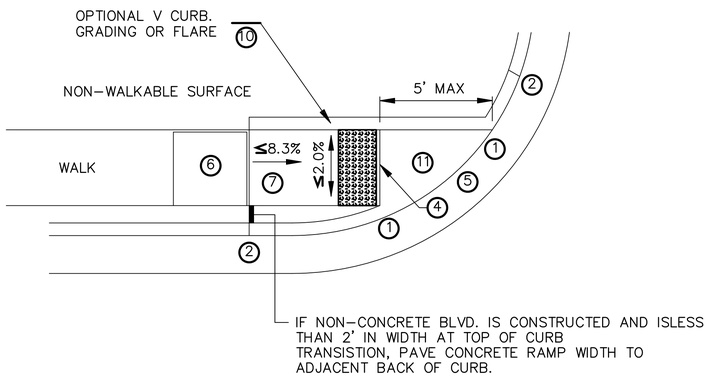


ADJACENT TO NON-WALKABLE SURFACE

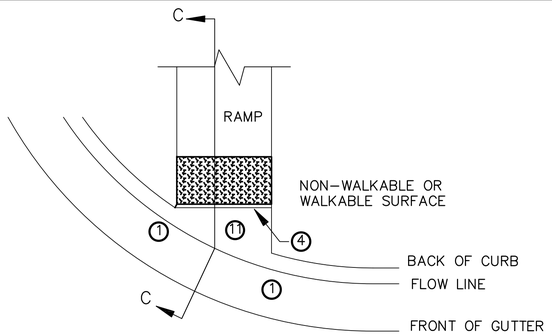


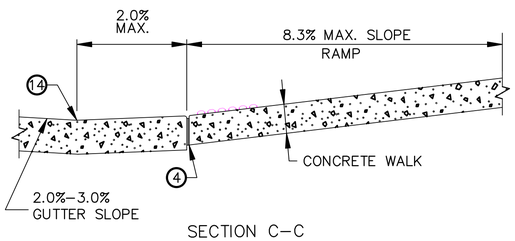
ADJACENT TO WALKABLE SURFACE

COMBINED DIRECTIONAL



ONE-WAY DIRECTIONAL





SECTION C-C

CURB FOR DIRECTIONAL RAMPS (12)

NOTES:

SEE STANDARD PLATE 7038 AND SHEET 4 OF 5 FOR DETAILS ON DETECTABLE WARNING.

SLOPES ARE DEFINED AS ABSOLUTE ELEVATION DIFFERENCE PER LENGTH OF RUN. (AS OPPOSED TO A RELATIVE SLOPE WITH RESPECT TO A CURB LINE OR CURB HEIGHT.)

LANDINGS SHALL BE LOCATED ANYWHERE THE PEDESTRIAN ACCESS ROUTE CHANGES DIRECTION, AND AT THE TOP OF RAMPS THAT HAVE RUNNING SLOPES GREATER THAN 5%.

INITIAL CURB RAMP LANDINGS SHALL BE CONSTRUCTED WITHIN 15' FROM THE BACK OF CURB, WITH 6' FROM THE BACK OF CURB BEING THE PREFERRED DISTANCE.

SECONDARY CURB RAMP LANDINGS ARE REQUIRED FOR EVERY 30" OF VERTICAL RISE WHEN THE LONGITUDINAL SLOPE IS 5% OR GREATER.

CONTRACTION JOINTS SHALL BE CONSTRUCTED AT ALL GRADE BREAKS.

TOP OF CURB SHALL MATCH PROPOSED ADJACENT WALK GRADE.

USE 6" CONCRETE WALK FOR ALL INITIAL RAMP AND LANDING AREAS.

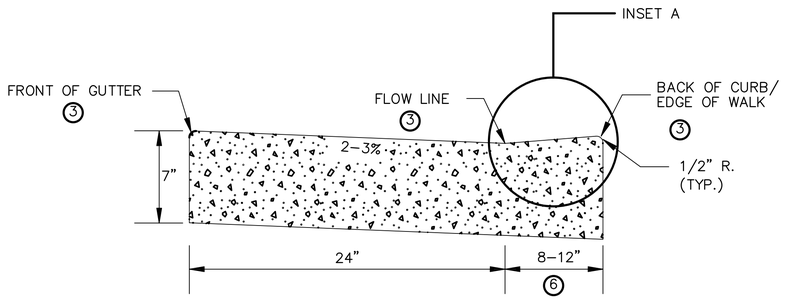
CONTRACTOR SHALL EMPLOY APPROPRIATE METHODS FOR INTERMEDIATE GRADE CONTROL TO ENSURE ALL GRADE BREAKS ARE CONSTRUCTED PROPERLY.

ALL GRADE BREAKS SHALL BE PERPENDICULAR TO THE DIRECTION OF TRAVEL/PEDESTRIAN ACCESS ROUTE.

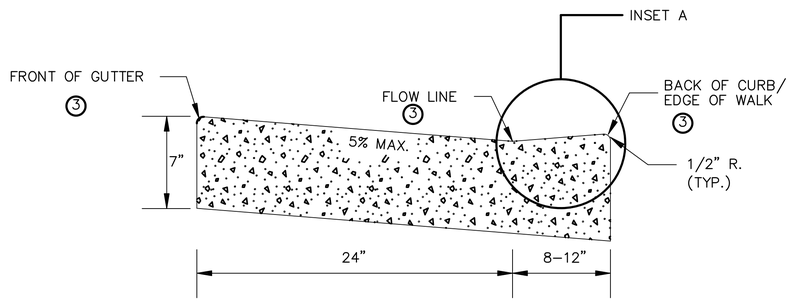
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

(1) 0" CURB HEIGHT.
(2) FULL CURB HEIGHT.
(3) 3" MINIMUM CURB HEIGHT.
(4) 1/2" PREFORMED JOINT FILLER MATERIAL AASHTO M 213. JOINT FILLER SHALL BE PLACED FLUSH WITH THE BACK OF CURB AND ADJACENT SIDEWALK. JOINT SHALL BE FREE OF DEBRIS. RECTANGULAR DETECTABLE WARNINGS SHALL BE SET BACK 3" FROM THE BACK OF CURB. RADIAL DETECTABLE WARNINGS SHALL BE SET BACK 3"-6" FROM THE BACK OF CURB.
(5) SEE PEDESTRIAN ACCESS ROUTE CURB AND GUTTER DETAIL FOR INFORMATION ON CONSTRUCTING CURB AND GUTTER AT CURB OPENINGS. SEE SHEET NO. 3 OF 5.
(6) 4' BY 4' MIN. LANDING WITH MAX. 2% SLOPE IN ALL DIRECTIONS.
(7) IF RAMP SLOPE IS LESS THAN 5% NO SECONDARY LANDING IS REQUIRED.
(8) V CURB, IF USED, SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.
(9) RUNNING SLOPE LESS THAN OR EQUAL TO 8.3% & CROSS SLOPE LESS THAN OR EQUAL TO 2%.
(10) SEE SHEET 4 OF 5, TYPICAL SIDE TREATMENT OPTIONS, FOR DETAILS ON FLARES AND RETURNED CURBS.
(11) MAX. 2% SLOPE IN ALL DIRECTIONS IN FRONT OF GRADE BREAK AND DRAIN TO FLOW LINE. SHALL BE CONSTRUCTED INTEGRAL WITH CURB AND GUTTER.
(12) TO BE USED FOR ALL DIRECTIONAL RAMPS.
(13) DOMES PLACED AT THE BACK OF CURB WHEN ALLOWABLE SETBACK CRITERIA IS EXCEEDED.
(14) ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

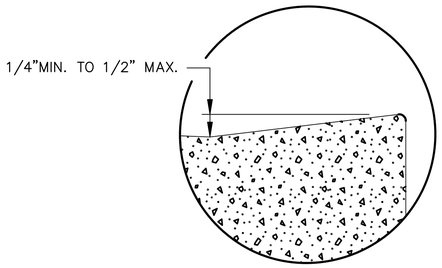
STANDARD PLAN SHEET NO. 5-297.250 (2 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
YOLITE STREET, CITY OF RAMSEY	SHEET NO. 5 OF 21 SHEETS



NON PERPENDICULAR ①

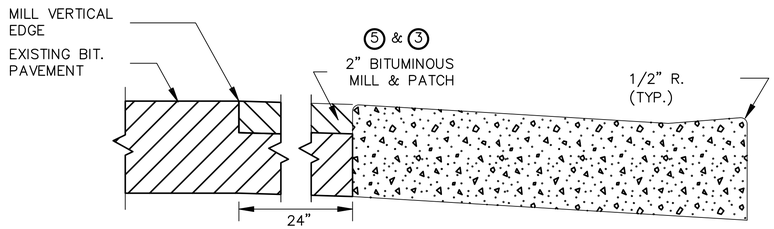


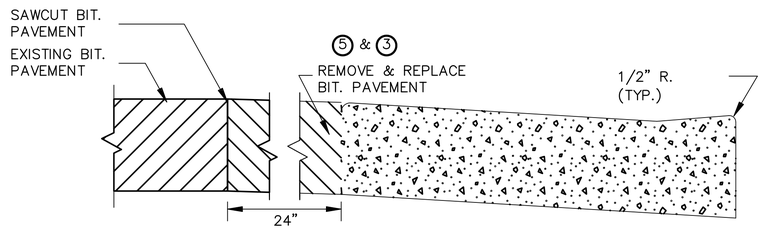
PERPENDICULAR ②

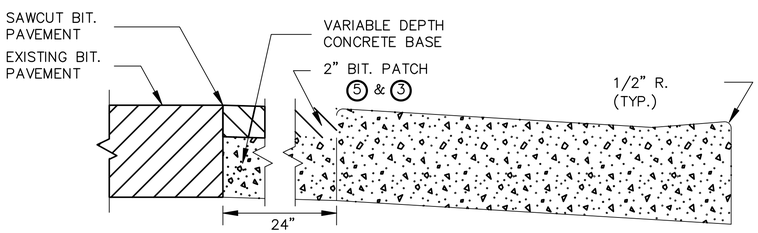


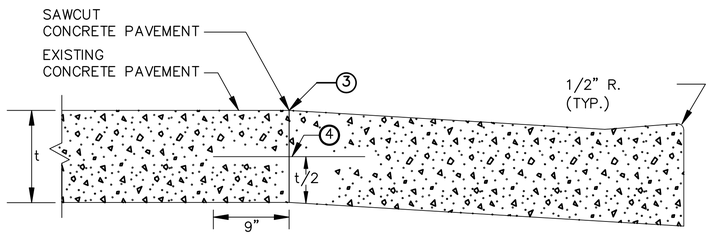
INSET A

PEDESTRIAN ACCESS ROUTE CURB & GUTTER DETAIL









PAVEMENT TREATMENT OPTIONS IN FRONT OF CURB & GUTTER

FOR USE ON CURB RAMP RETROFITS

NOTES:

ADEQUATE DRAINAGE SHALL BE MAINTAINED THROUGHOUT THE PEDESTRIAN ACCESS ROUTE (PAR) AT A 2% ABSOLUTE MAXIMUM.

NO PONDING SHALL BE PRESENT IN THE PAR.

ANY VERTICAL LIP THAT OCCURS AT THE FLOW LINE MAY NOT BE GREATER THAN 1/4 INCH.

① FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED NON PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: FANS, DEPRESSED CORNERS, & ONE WAY AND COMBINED DIRECTIONALS.

② FOR USE AT CURB CUTS WHERE THE PEDESTRIAN'S PATH OF TRAVEL IS ASSUMED PERPENDICULAR TO THE GUTTER FLOW LINE. RAMP TYPES INCLUDE: PERPENDICULAR, TIERED PERPENDICULAR, PARALLEL, AND DIAGONAL RAMPS.

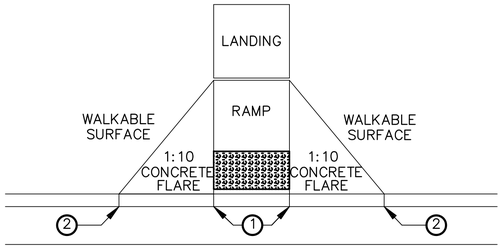
③ THERE SHALL BE NO VERTICAL DISCONTINUITIES GREATER THAN 1/4".

④ DRILL AND GROUT NO. 13 EPOXY–COATED 18" LONG BARS AT 2' CENTER TO CENTER INTO EXISTING CONCRETE PAVEMENT.

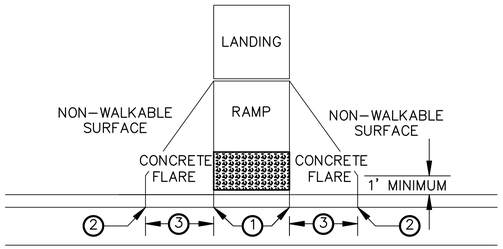
⑤ ELEVATION CHANGE TAKES PLACE FROM THE EXISTING TO NEW FRONT OF GUTTER. PATCH IS USED TO MATCH THE NEW GUTTER FACE INTO THE EXISTING ROADWAY.

⑥ VARIABLE WIDTH FOR DIRECTIONAL CURB APPLICATIONS.

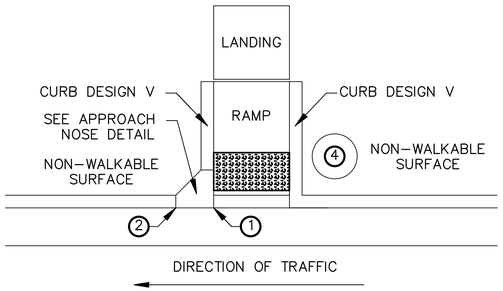
STANDARD PLAN SHEET NO. 5–297.250 (3 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
YOLITE STREET, CITY OF RAMSEY	SHEET NO. 6 OF 21 SHEETS



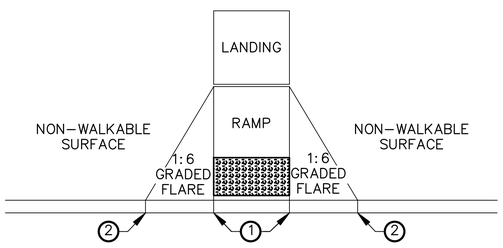
PAVED FLARES
ADJACENT TO WALKABLE SURFACE



PAVED FLARES
ADJACENT TO NON-WALKABLE SURFACE

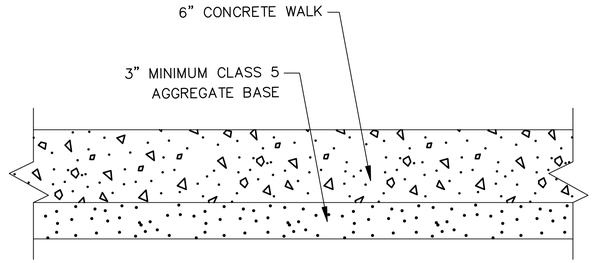


RETURNED CURB

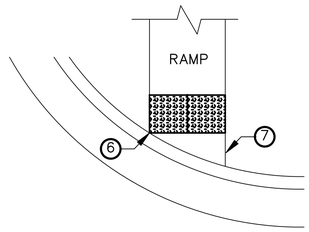


GRADED FLARES

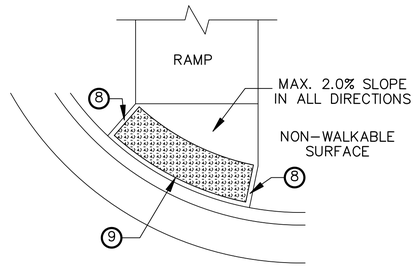
TYPICAL SIDE TREATMENT OPTIONS ⑤



TYPICAL SIDEWALK SECTION
WITHIN INTERSECTION CORNER

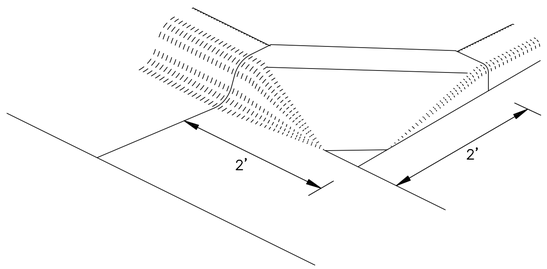


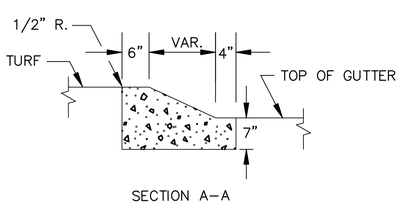
DETECTABLE WARNING
SETBACK CRITERIA



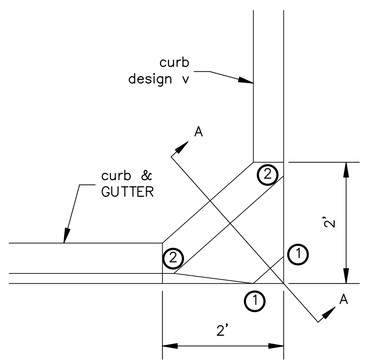
RADIAL DETECTABLE
WARNING AT RADIUS

DETECTABLE WARNING PLACEMENT





SECTION A-A



APPROACH NOSE DETAIL
FOR DOWNSTREAM SIDE OF TRAFFIC

NOTES:

SEE STANDARD PLATE 7038 AND THIS SHEET FOR DETAILS ON DETECTABLE WARNING.

USE 6" CONCRETE WALK UP TO EXISTING SIDEWALK GRADES FOR ALL RAMP AND LANDING AREAS.

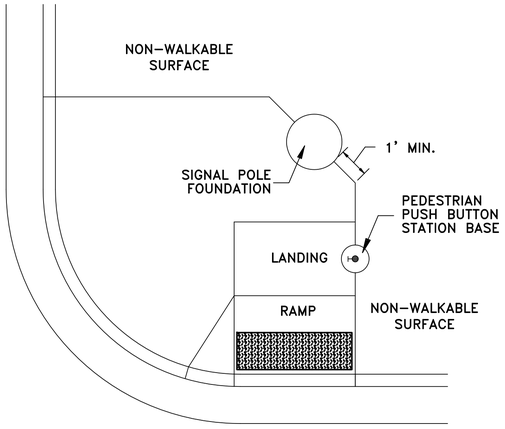
WHETHER A SURFACE IS WALKABLE OR NOT SHALL BE DETERMINED BY THE ENGINEER.

FLARE LENGTHS SHOULD BE LESS THAN 8' LONG MEASURED ALONG THE RAMPS FROM THE BACK OF CURB.

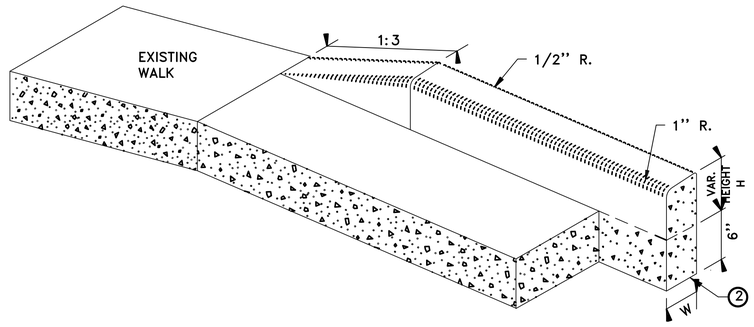
4' MINIMUM WIDTH OF DETECTABLE WARNING IS REQUIRED FOR ALL RAMPS. SHARED USE PATHS SHALL HAVE DETECTABLE WARNING ACROSS THE ENTIRE WIDTH OF PATH WHEN THE PATH CROSSES A ROAD.

① 0" CURB HEIGHT.
② FULL CURB HEIGHT.
③ 2' – 3' CONCRETE FLARE.
④ IMMOVABLE OBJECT OR OBSTRUCTION.
⑤ SIDE TREATMENTS ARE APPLICABLE TO ALL RAMP TYPES AND SHOULD BE IMPLEMENTED AS NEEDED ON ALL RAMPS AS FIELD CONDITIONS DICTATE. THE ENGINEER SHALL DETERMINE THE RAMP SIDE TREATMENTS BASED ON MAINTENANCE OF BOTH ROADWAY AND SIDEWALK, ADJACENT PROPERTY CONSIDERATIONS, AND MITIGATING CONSTRUCTION IMPACTS.
⑥ DETECTABLE WARNING SHALL HAVE ONE CORNER 3" FROM THE BACK OF CURB.
⑦ SHALL BE 2' MAXIMUM OFFSET WHEN ADJACENT TO WALKABLE SURFACE AND 5' MAXIMUM OFFSET WHEN ADJACENT TO NON-WALKABLE SURFACE.
⑧ WHEN NO FLARES ARE PROPOSED, THE CONCRETE WALK SHALL BE FORMED AND CONSTRUCTED PERPENDICULAR TO THE BACK OF CURB. MAINTAIN 3" BETWEEN EDGE OF DOMES AND EDGE OF CONCRETE.
⑨ DETECTABLE WARNING TO BE PLACED AT A UNIFORM OFFSET DISTANCE FROM 3" TO 6" FROM THE BACK OF CURB. IF NO CURB AND GUTTER IS PLACED IN RURAL SECTIONS, DETECTABLE WARNING SHALL BE PLACED 1' FROM THE EDGE OF ROADWAY TO PROVIDE CONCRETE BORDER.

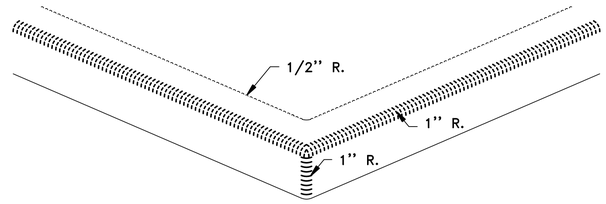
STANDARD PLAN SHEET NO. 5-297.250 (4 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
YOLITE STREET, CITY OF RAMSEY	SHEET NO. 7 OF 21 SHEETS



CONCRETE WALK EDGES ADJACENT TO CONCRETE STRUCTURES

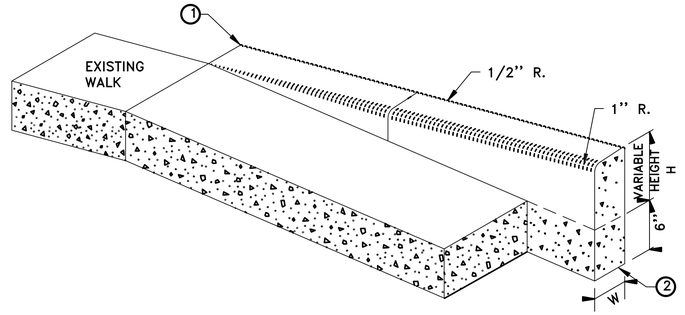


V CURB ADJACENT TO LANDSCAPE
CURB WITHIN SIDEWALK LIMITS

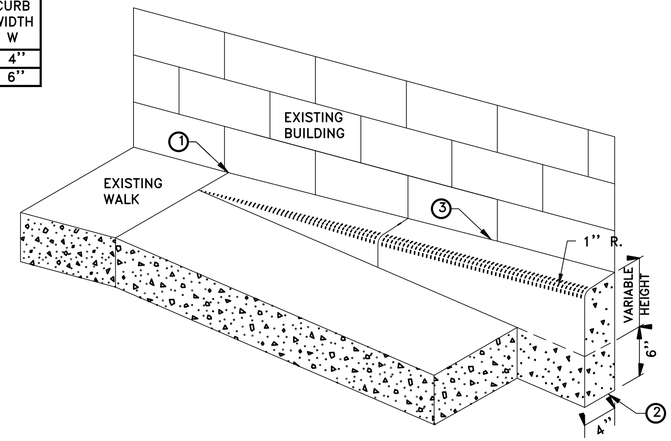


V CURB INTERSECTION

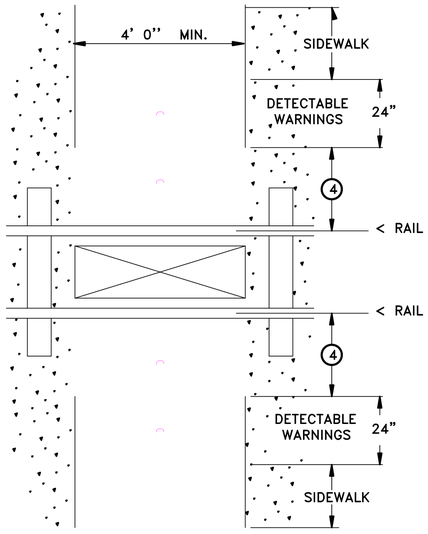
CONCRETE CURB DESIGN V	
CURB HEIGHT H	CURB WIDTH W
< 6"	4"
≥ 6"	6"



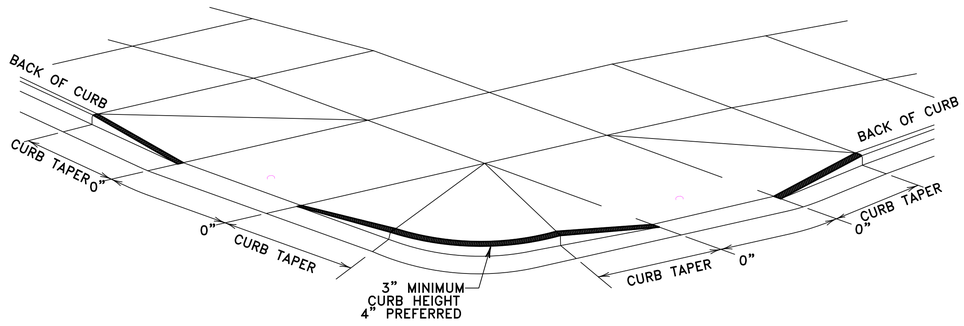
V CURB ADJACENT TO LANDSCAPE
CURB OUTSIDE SIDEWALK LIMITS



V CURB ADJACENT TO BUILDING



RAILROAD CROSSING
PLAN VIEW



DETECTABLE EDGE AT QUADRANT ⑤

NOTES:

ALL V–CURB CONTRACTION JOINTS SHALL MATCH CONCRETE WALK JOINTS.

V CURB SHALL BE PLACED OUTSIDE THE SIDEWALK LIMITS WHEN RIGHT OF WAY ALLOWS.

V CURB NEXT TO BUILDING SHALL BE A 4" WIDTH AND SHALL MATCH PREVIOUS TOP OF SIDEWALK ELEVATIONS.

(1) END TAPERS AT TRANSITION SECTION SHALL MATCH INPLACE SIDEWALK GRADES.

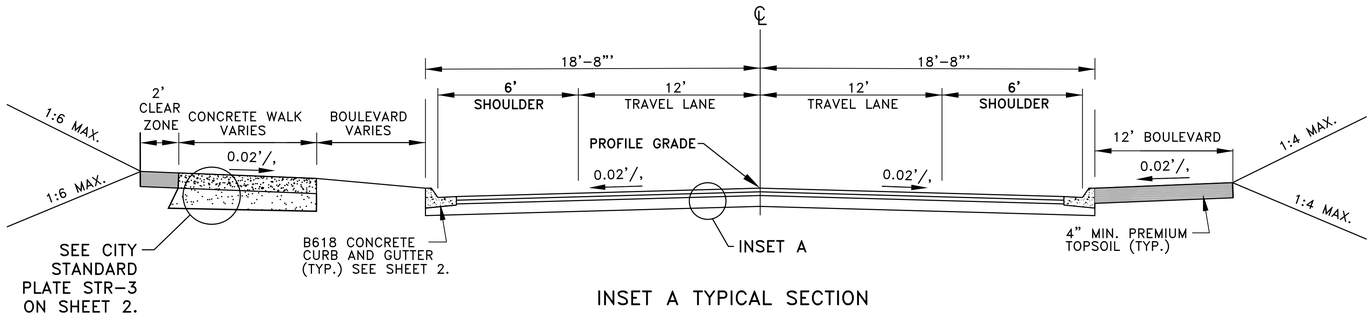
(2) ALL V CURB SHALL MATCH BOTTOM OF ADJACENT WALK.

(3) EDGE BETWEEN NEW V CURB AND INPLACE STRUCTURE SHALL BE SEALED AND BOND BREAKER SHALL BE USED BETWEEN EXISTING STRUCTURE AND PLACED V–CURB.

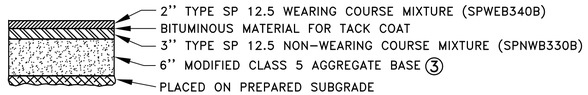
(4) EDGE OF DETECTABLE WARNING SURFACES SHALL BE PLACED 6' MINIMUM TO 15' MAXIMUM FROM THE CENTERLINE OF THE NEAREST RAIL. WHEN PEDESTRIAN GATES ARE PROVIDED, DETECTABLE WARNING SURFACES SHALL BE PLACED ON THE SIDE OF THE GATES OPPOSITE THE RAIL.

(5) ALL CONSTRUCTED CURBS MUST HAVE A CONTINUOUS DETECTABLE EDGE FOR THE VISUALLY IMPAIRED. THIS DETECTABLE EDGE REQUIRES TRUNCATED DOMES WHEREVER THERE IS ZERO–INCH HIGH CURB. CURB TRANSITIONS ARE CONSIDERED A DETECTABLE EDGE WHEN THE TAPER STARTS IMMEDIATELY AT THE EDGE OF THE TRUNCATED DOMES AND UNIFORMLY RISES TO A 3–INCH MINIMUM CURB HEIGHT. ANY CURB NOT PART OF A CURB TRANSITION AND LESS THAN 3 INCHES IN HEIGHT IS NOT CONSIDERED A DETECTABLE EDGE AND THEREFORE IS NOT COMPLIANT WITH ACCESSIBILTY GUIDELINES.

STANDARD PLAN SHEET NO. 5–297.250 (5 OF 5)	PEDESTRIAN CURB RAMP DETAILS
STANDARD APPROVED: MAY 10, 2012	
YOLITE STREET, CITY OF RAMSEY	SHEET NO. 8 OF 21 SHEETS



INSET A TYPICAL SECTION



1/9 TYPICAL SECTION – YOLITE STREET ①②

N.T.S.

TABLE A MODIFIED CLASS 5 SPECIFICATIONS	
	% PASSING
1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

2/9 MODIFIED CLASS 5 SPECIFICATIONS

N.T.S.

REFERENCE NOTES:

① SEE SHEET 10 FOR TYPICAL FILL AND EXCAVATION SECTIONS.

② CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.

③ SEE 2/15 .

DATE	REVISION

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CRAIG J. JOCHUM, P.E.
Date 5-4-17 Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: MSS
CHECKED BY: CJJ

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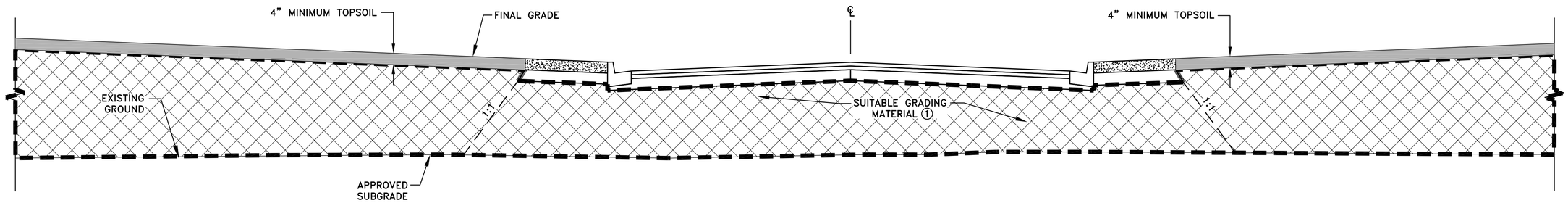
YOLITE STREET

TYPICAL SECTIONS

CITY OF RAMSEY, MINNESOTA

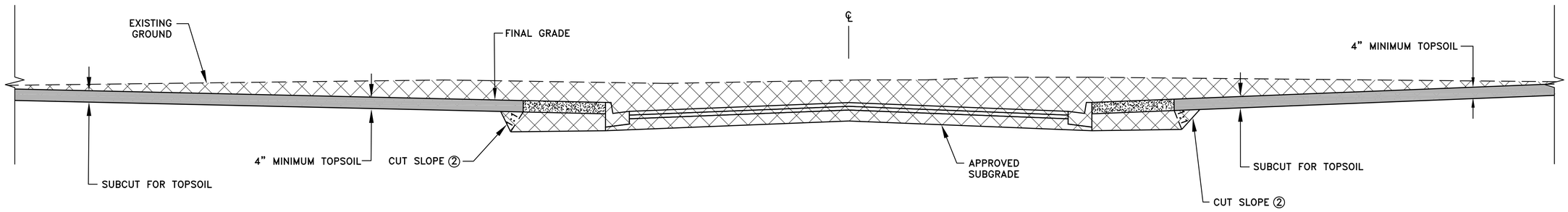
SHEET 9 OF 21 SHEETS

4163.01



1/10 TYPICAL FILL SECTION (EMBANKMENT)

N.T.S.



2/10 TYPICAL EXCAVATION SECTION

N.T.S.

REFERENCE NOTES:

① SUITABLE GRADING MATERIAL ON THIS PROJECT SHALL CONSIST OF ALL SOILS ENCOUNTERED WITH THE EXCEPTION OF TOPSOIL, SILTS, DEBRIS, ORGANIC MATERIAL, AND OTHER UNSTABLE MATERIAL.

② CONTRACTOR SHALL PROVIDE A SAFE CUT SLOPE PER OSHA REQUIREMENTS.

③ ALL DISTURBED AREAS REQUIRE A MINIMUM OF 4 INCHES OF TOPSOIL. SEE CITY STANDARD PLATE ERO-6 ON SHEET 2.

LEGEND

TOPSOIL ③

COMMON EXCAVATION

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YOLITE STREET

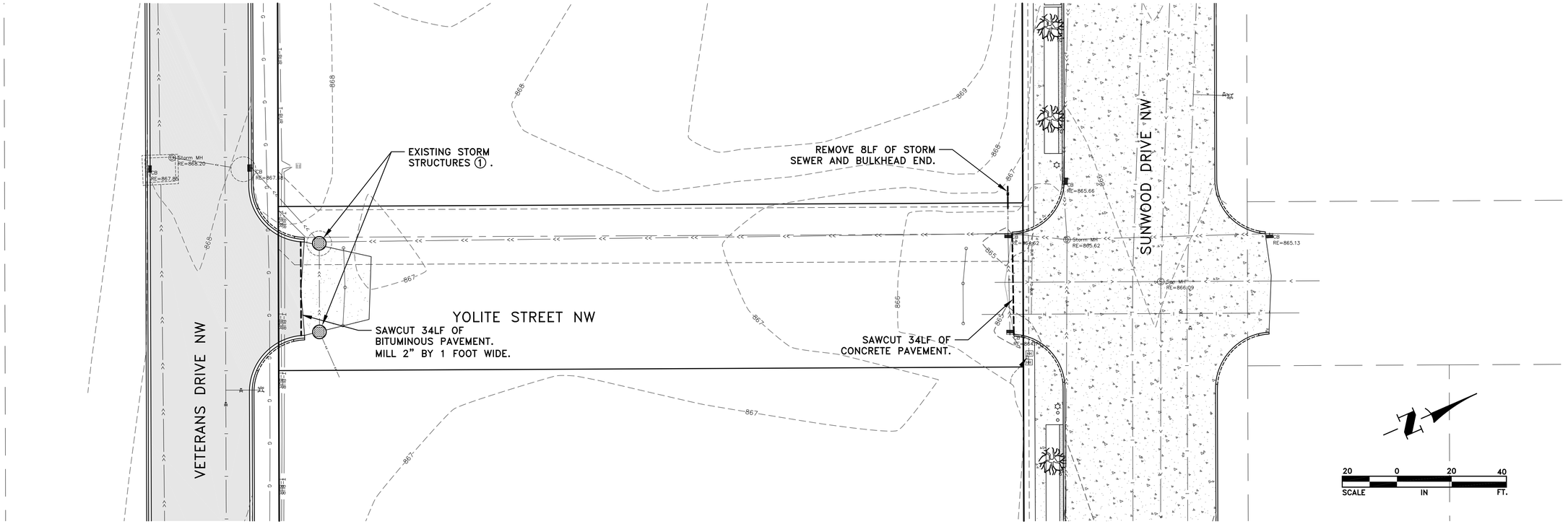
TYPICAL SECTIONS

CITY OF RAMSEY, MINNESOTA

SHEET 10 OF 21 SHEETS

4163.01

REFERENCE NOTES:
① THE EXISTING STORM STRUCTURES ARE BURIED BELOW GRADE.



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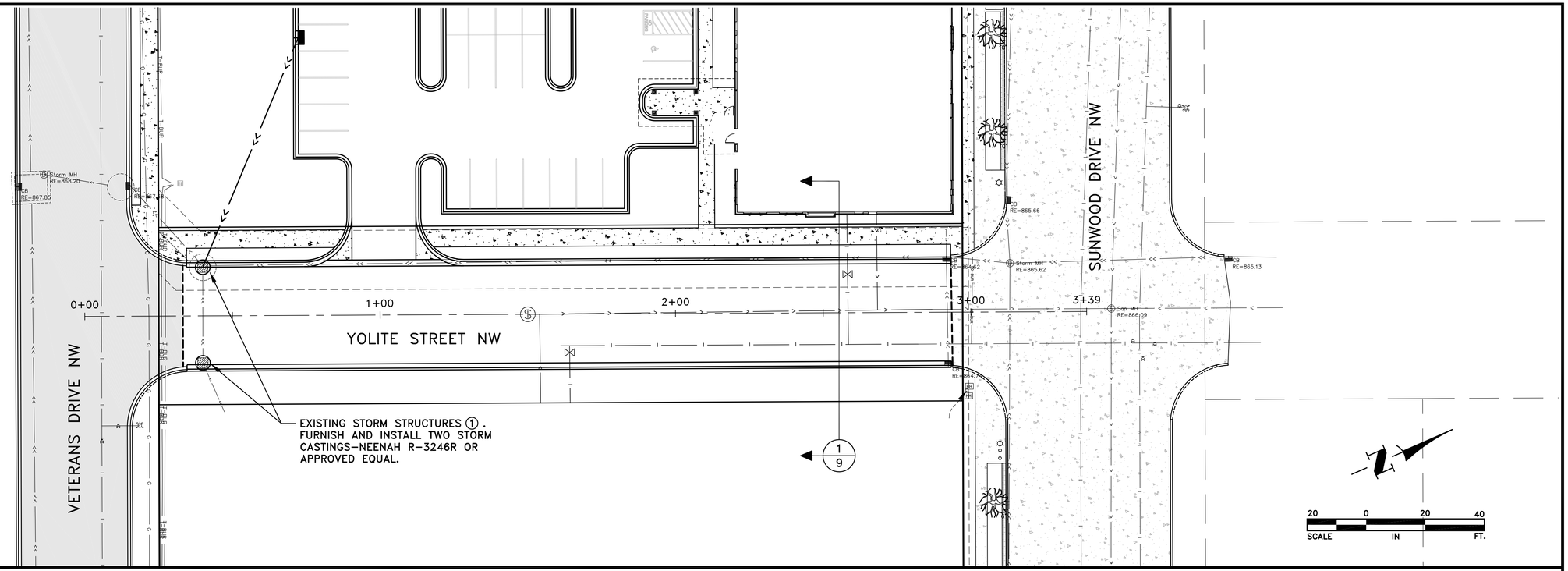
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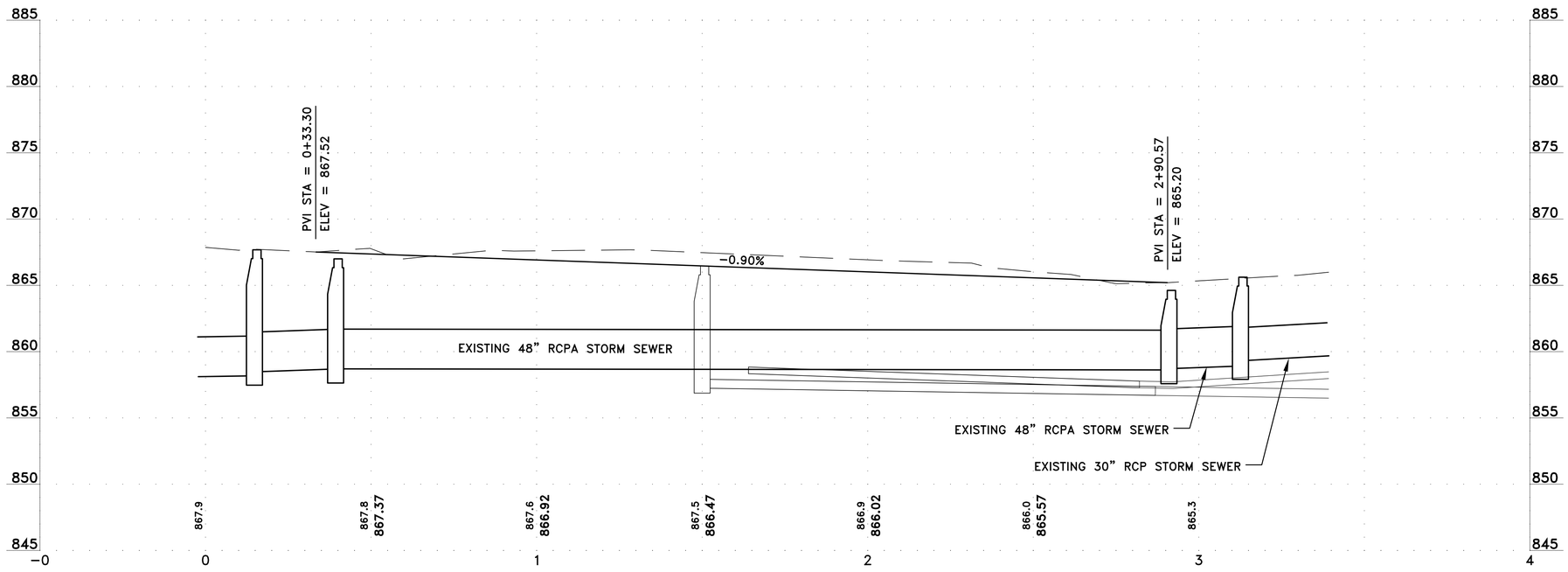
YOLITE STREET

EXISTING CONDITIONS AND REMOVALS
CITY OF RAMSEY, MINNESOTA

SHEET 11 OF 21 SHEETS

4163.01





REFERENCE NOTES:
(1) THE EXISTING STORM STRUCTURES ARE BURIED BELOW GRADE.

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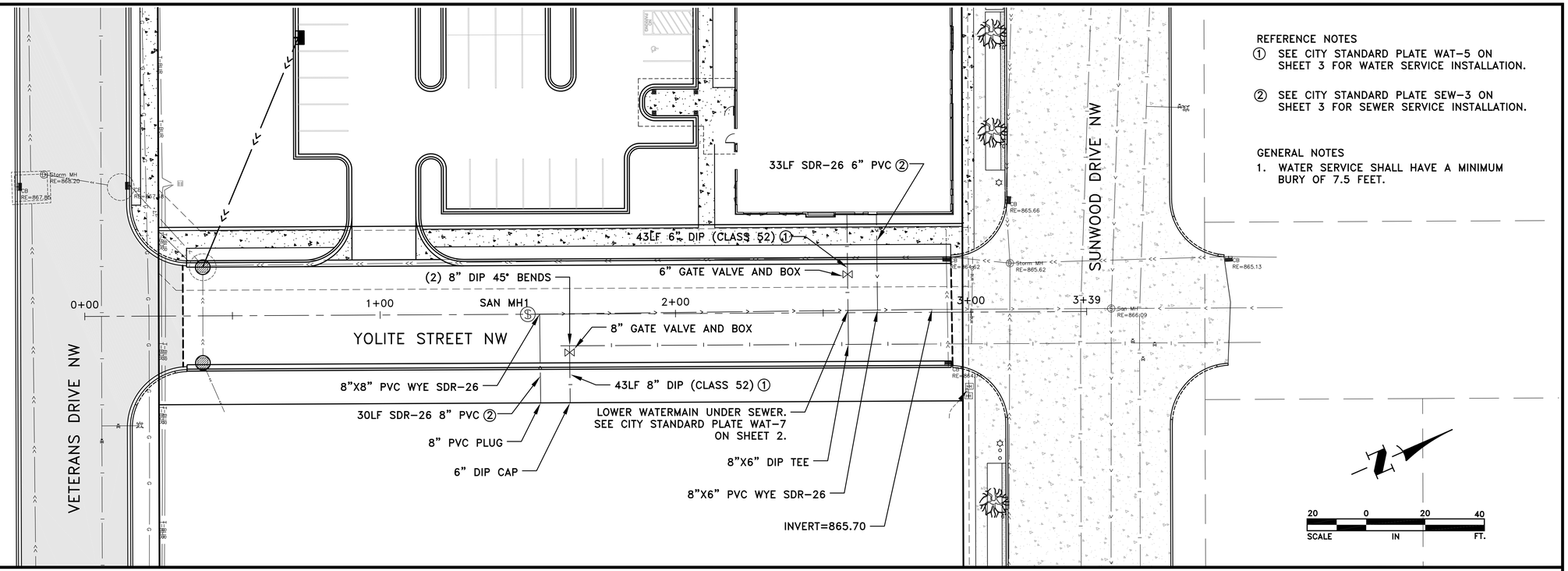
YOLITE STREET

STREET PLAN AND PROFILE

CITY OF RAMSEY, MINNESOTA

SHEET 12 OF 21 SHEETS

4163.01



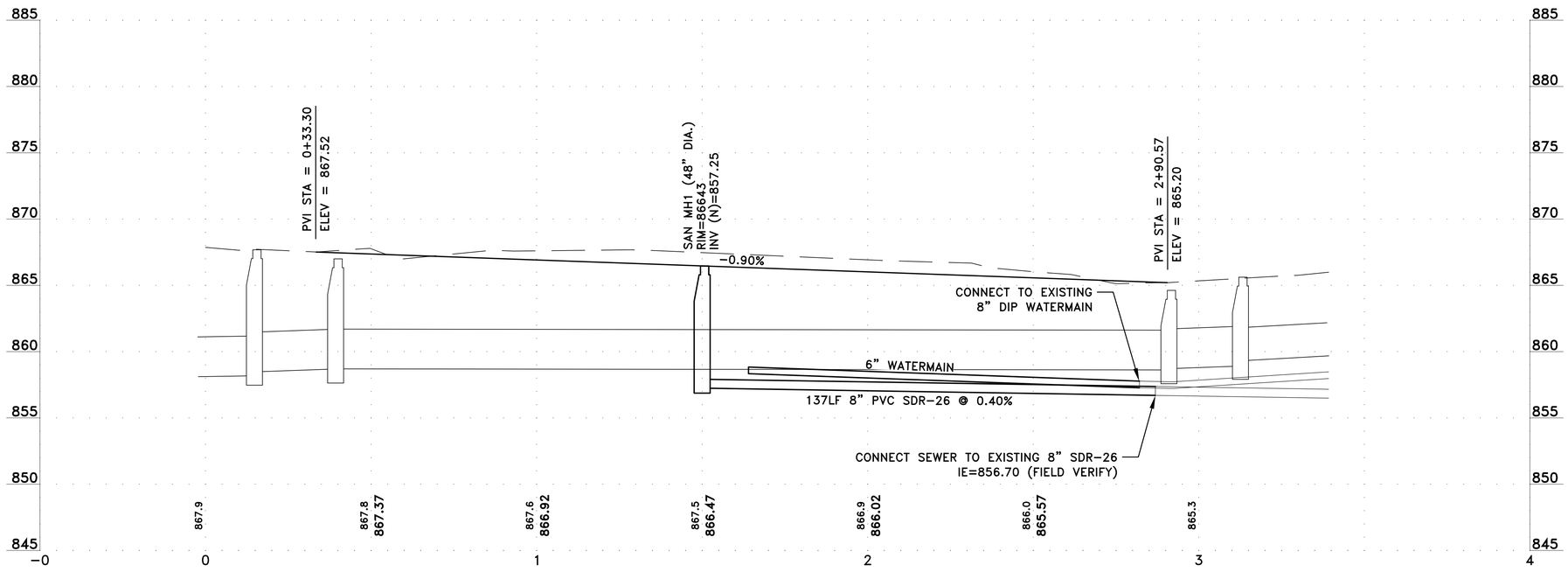
REFERENCE NOTES

① SEE CITY STANDARD PLATE WAT-5 ON SHEET 3 FOR WATER SERVICE INSTALLATION.

② SEE CITY STANDARD PLATE SEW-3 ON SHEET 3 FOR SEWER SERVICE INSTALLATION.

GENERAL NOTES

1. WATER SERVICE SHALL HAVE A MINIMUM BURY OF 7.5 FEET.



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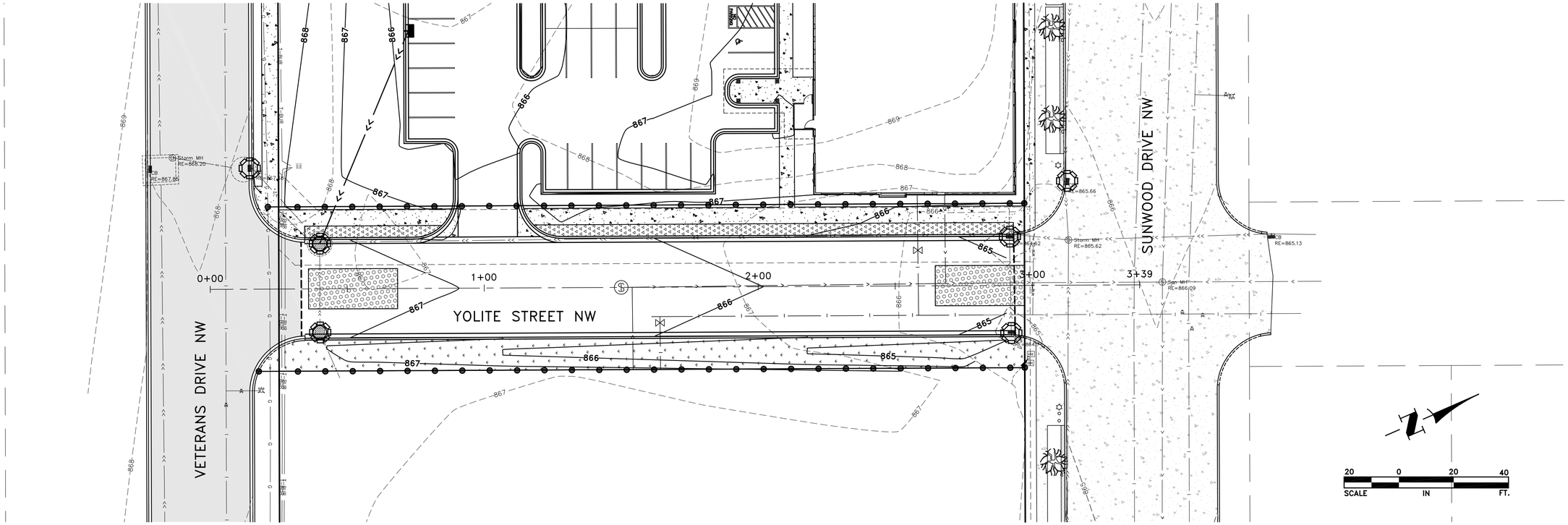
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YOLITE STREET

SANITARY SEWER AND WATERMAIN PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 13 OF 21 SHEETS

4163.01



GENERAL EROSION CONTROL NOTES:

1. EROSION CONTROL SHALL CONFORM TO THE Mn/DOT EROSION CONTROL HANDBOOK.
2. THE CONTRACTOR SHALL INSTALL EROSION AND SEDIMENT CONTROL FACILITIES (BMP'S) PRIOR TO GRADING AND REMOVAL ACTIVITIES. BMP'S SHALL BE MAINTAINED FOR THE DURATION OF CONSTRUCTION ACTIVITIES AND POTENTIAL FOR EROSION HAS PASSED.
3. THE CONTRACTOR SHALL SCHEDULE OPERATIONS TO MINIMIZE THE AMOUNT OF DISTURBED AREA AT ANY GIVEN TIME.
4. BMP'S SHALL BE INSPECTED DAILY BY THE CONTRACTOR. OBSERVATIONS SHALL BE RECORDED IN THE INSPECTION LOG.
5. ALL EROSION AND SEDIMENT CONTROL MEASURES SHALL BE PROPERLY REMOVED AND DISPOSED OF WITHIN THIRTY (30) DAYS AFTER FINAL SITE STABILIZATION.
6. SITE STABILIZATION SHALL OCCUR WITHIN 7 DAYS OF FINAL GRADING, OR PRIOR TO FINAL GRADING IF LOOSE SOIL IS UNWORKED FOR MORE THAN 7 DAYS.

EROSION AND SEDIMENT CONTROL LEGEND

- SILT FENCE SEE (1/2)
- INLET PROTECTION SEE SHEET 3.
- ROCK CONSTRUCTION ENTRANCE SEE SHEET 3.
- MNDOT SEED MIX 25–121
- MNDOT SEED MIX 25–121 WITH TYPE 1 DISK ANCHORED MULCH AND FERTILIZER SEE SHEET 2 FOR APPLICATION RATES.

DATE	REVISION

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YOLITE STREET

GRADING AND EROSION CONTROL PLAN
CITY OF RAMSEY, MINNESOTA

SHEET 14 OF 21 SHEETS

4163.01

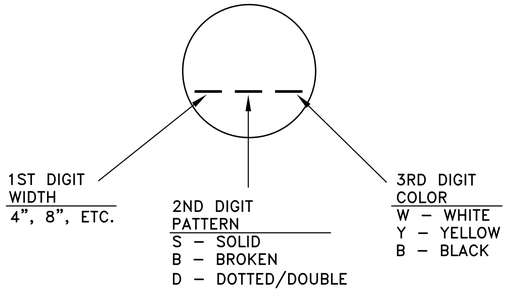
PERMANENT PAVEMENT MARKING GENERAL NOTES AND GUIDELINES:

1. THE ENGINEER'S INVOLVEMENT IN THE APPLICATION OF THE MATERIAL SHALL BE LIMITED TO FIELD CONSULTATION AND INSPECTION. THE CONTRACTOR WILL PLACE NECESSARY "SPOTTING" AT APPROPRIATE POINTS TO PROVIDE HORIZONTAL CONTROL FOR STRIPING TO DETERMINE NECESSARY STARTING AND CUTOFF POINTS. LONGITUDINAL JOINTS, PAVEMENT EDGES AND EXISTING MARKINGS MAY SERVE AS HORIZONTAL CONTROL WHEN SO DIRECTED.
2. EDGE LINES AND LANE LINES ARE TO BE BROKEN ONLY AT INTERSECTIONS WITH PUBLIC ROADS AND AT PRIVATE ENTRANCES IF THEY ARE CONTROLLED BY A YIELD SIGN, STOP SIGN OR TRAFFIC SIGNAL. THE BREAK POINT IS TO BE AT THE START OF THE RADIUS FOR THE INTERSECTION OR AT MARKED STOP LINES OR CROSSWALKS.
3. A TOLERANCE OF 1/4 INCH UNDER OR 1/4 OVER THE SPECIFIED WIDTH WILL BE ALLOWED FOR STRIPING PROVIDED THE VARIATION IS GRADUAL AND DOES NOT DETRACT FROM THE GENERAL APPEARANCE. BROKEN LINE SEGMENTS MAY VARY UP TO 1/2 FOOT FROM THE SPECIFIED LENGTHS PROVIDED THE OVER AND UNDER VARIATIONS ARE REASONABLY COMPENSATORY. ALIGNMENT DEVIATIONS FROM THE CONTROL GUIDE SHALL NOT EXCEED 1 INCH. MATERIAL SHALL NOT BE APPLIED OVER LONGITUDINAL JOINTS. ESTABLISHMENT OF APPLICATION TOLERANCES SHALL NOT RELIEVE THE CONTRACTOR OF THEIR RESPONSIBILITY TO COMPLY AS CLOSELY AS PRACTICABLE WITH THE PLANNED DIMENSIONS.
4. THE ROAD SURFACE SHALL BE CLEANED AT THE DIRECTION OF THE ENGINEER JUST PRIOR TO APPLICATION. PAVEMENT CLEANING SHALL CONSIST OF AT LEAST BRUSHING WITH A ROTARY BROOM (NON-METALLIC) OR AS RECOMMENDED BY THE MATERIAL MANUFACTURER AND ACCEPTABLE TO THE ENGINEER.
5. THE EPOXY MARKING APPLICATION SHALL IMMEDIATELY FOLLOW THE PAVEMENT CLEANING. GLASS BEADS SHALL BE APPLIED IMMEDIATELY AFTER APPLICATION OF THE EPOXY RESIN LINE TO PROVIDE AN IMMEDIATE NO-TRACK SYSTEM.
6. FOR 15 MIL APPLICATIONS, GLASS BEADS SHALL BE APPLIED AT A RATE OF AT LEAST 25 LB/GAL. THE "NO-TRACKING" CONDITION SHALL BE DETERMINED ON AN APPLICATION OF SPECIFIED THICKNESS TO THE PAVEMENT AND COVERED WITH GLASS BEADS AT THE RATE OF AT LEAST 25 LB/GAL.
7. OPERATIONS SHALL BE CONDUCTED ONLY WHEN THE ROAD PAVEMENT SURFACE TEMPERATURES ARE 50 DEGREES °F OR GREATER.
8. PERMANENT PAVEMENT MARKINGS SHALL NOT BE PLACED OVER TEMPORARY TAPE MARKINGS.

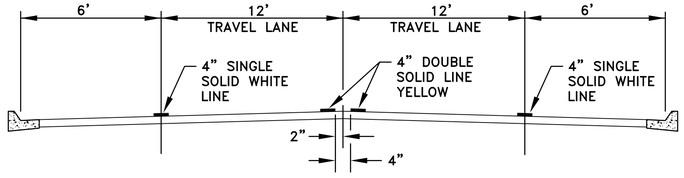
STRIPING KEY & LEGEND

CIRCLE – EPOXY

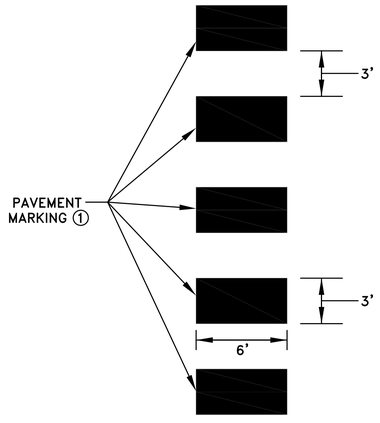
SQUARE – PREFORMED THERMOPLASTIC



EXAMPLE: (4SW) = 4" SOLID LINE WHITE-EPOXY



1/15 YOLITE STREET



2/15 CROSSWALK DETAIL

DATE	REVISION

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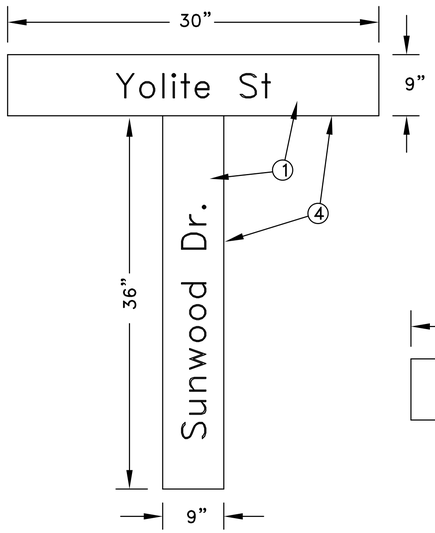
YOLITE STREET

STRIPING LEGEND AND NOTES

CITY OF RAMSEY, MINNESOTA

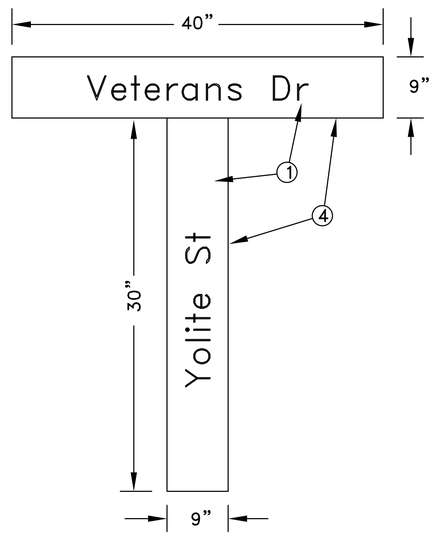
SHEET 15 OF 21 SHEETS

4163.01



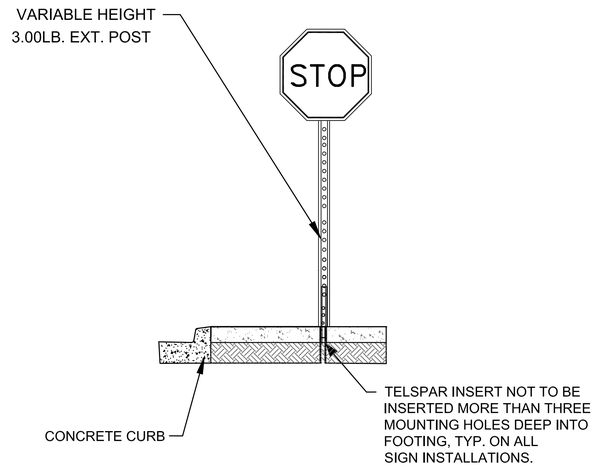
SIGN 1 DETAIL

NO SCALE



SIGN 2 DETAIL

NO SCALE



1/16 SIDEWALK MOUNT BREAK–AWAY SIGN INSTALLATION

SIGN LEGEND	SIGN NUMBER	SIGN SIZE	SIGN MESSAGE	SIGN COLOR ⑤	POSTS			REMARKS	ESTIMATED QUANTITY
					NUMBER AND TYPE	NUMBER OF KNEE BRACES	LENGTH (FEET)		
STOP	R1–1	30”X30”	STOP	WHITE ON RED	2–U		13.5		2
1		30”X9” 36”X9”	YOLITE STREET ① SUNWOOD DRIVE ⑥	WHITE ON GREEN		②③		SEE DETAIL ON THIS SHEET	1
2		30”X9” 40”X9”	YOLITE STREET ① VETERANS DR ⑥	WHITE ON GREEN		②③		SEE DETAIL ON THIS SHEET	1

GENERAL NOTES:

1. ALL SIGNS SHALL HAVE TYPE IX SHEETING UNLESS NOTED.
2. SIGNS CONSTRUCTED IN THE SIDEWALK SHALL BE CONSTRUCTED PER 1/16.

REFERENCE NOTES:

① ALL STREET NAME SIGNS SHALL HAVE 6” AND 4 ½” LETTERING FOR UPPERCASE AND LOWERCASE LETTERS, RESPECTIVELY. SERIES ”B” LETTERING AND NUMBERING SHALL BE USED WITH 75% SPACING.

② MOUNTING BRACKETS SHALL BE E–450 FOURWAY BRACKET OR EQUAL.

③ MOUNTING POSTS SHALL BE 2.5” O.D. BY 10’ GALVANIZED TUBE. POSTS SHALL BE IMBEDDED IN A 12” DIAMETER BY 24” DEEP CONCRETE FOOTING. CONCRETE MIX 3Y43 SHALL BE USED FOR THE FOOTING.

④ SIGN PLATES SHALL BE SINGLE FACED CONSTRUCTED OF 0.100 ALUMINUM TYPE IX SHEETING.

⑤ SIGN COLOR SHALL BE AS SHOWN IN THE MnDOT STANDARD SIGNS MANUAL, UNLESS NOTED.

⑥ ALL STREET NAME SIGNS SHALL BE NOTCHED AND PUNCHED AND HAVE A ⅜” WHITE BORDER.

DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Date 5–4–17 CRAIG J. JOCHUM, P.E. Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: MSS
CHECKED BY: CJJ

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Civil Engineers and Land Surveyors
3601 Thurston Ave., Anoka, Minnesota 55303
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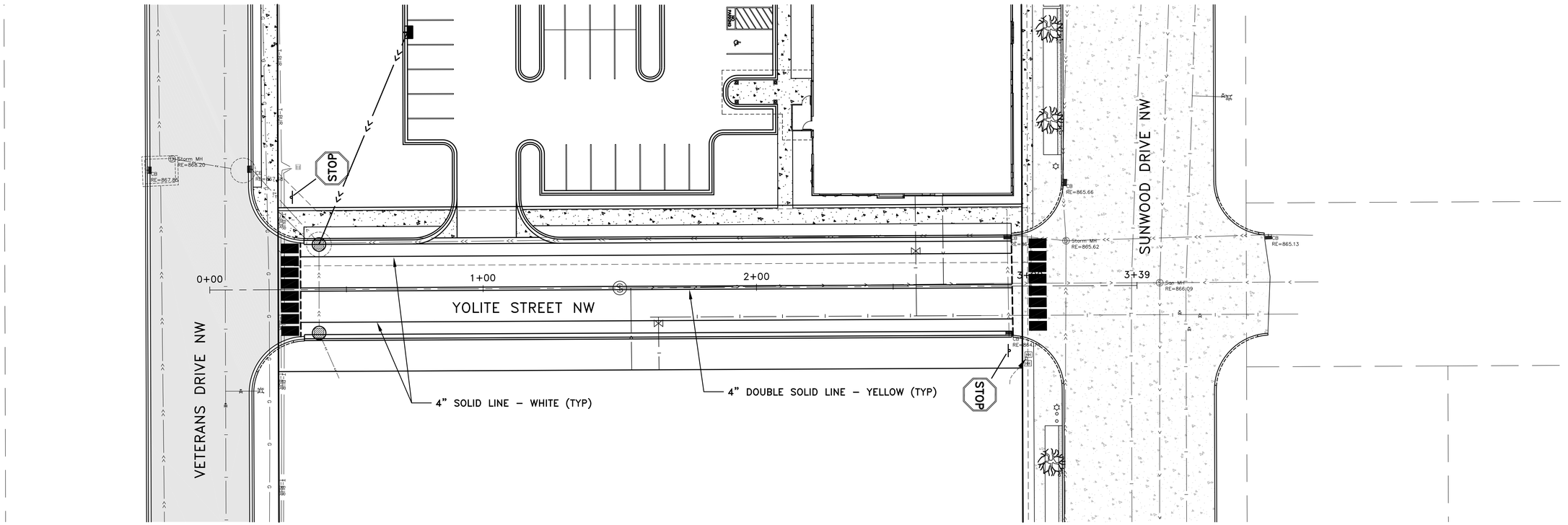
YOLITE STREET

SIGNAGE LEGEND AND NOTES

CITY OF RAMSEY, MINNESOTA

SHEET 16 OF 21 SHEETS

4163.01



DATE	REVISION

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YOLITE STREET

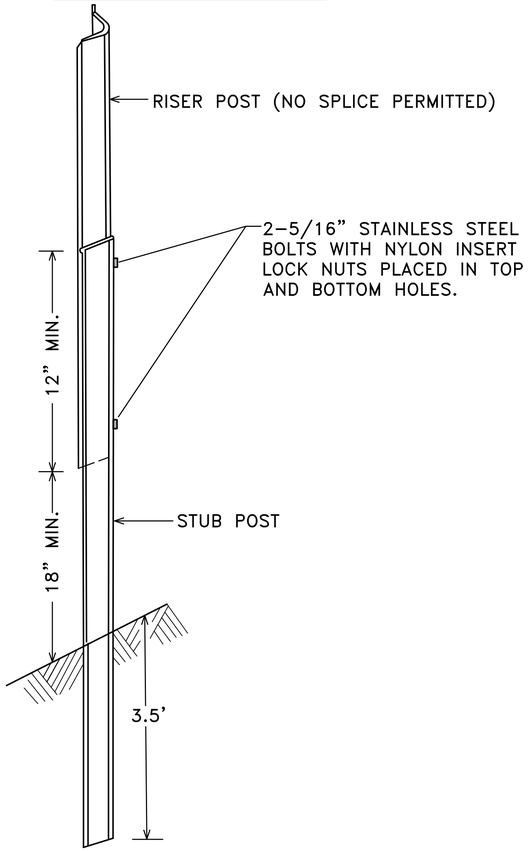
STRIPING & SIGNAGE PLAN

CITY OF RAMSEY, MINNESOTA

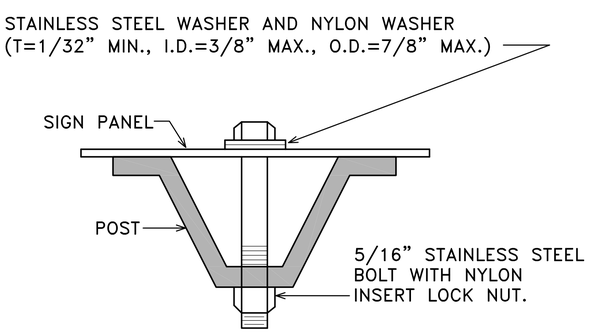
SHEET 17 OF 21 SHEETS

4163.01

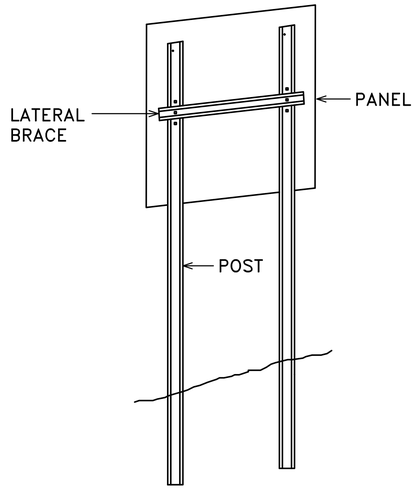
TYPE C & D POST



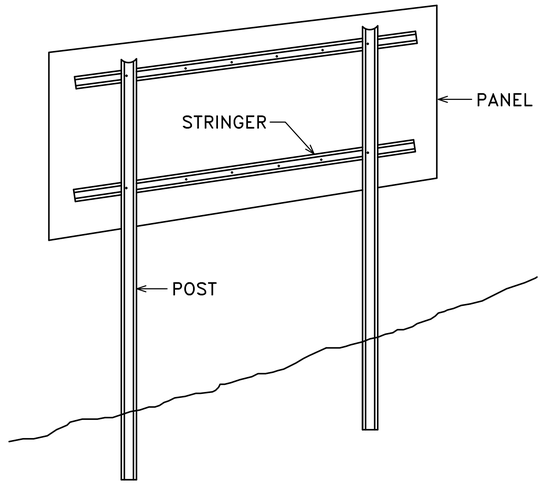
U POST SPLICE



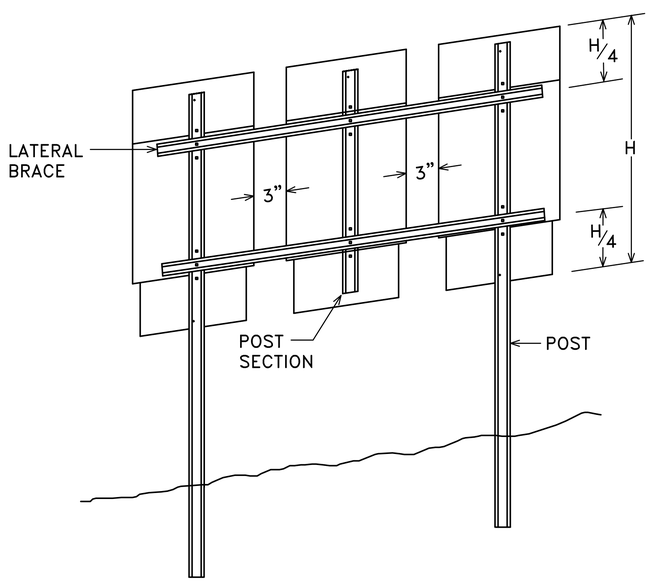
U POST MOUNTING
TYPE C SIGNS



TYPICAL TYPE C INSTALLATION



TYPICAL TYPE D INSTALLATION



MODIFIED TYPE C INSTALLATION

NOTES:

1. USE 3 LB/FT STUB POSTS, RISER POSTS, STRINGERS, KNEE BRACES, LATERAL BRACES AND KNEE BRACE STUB POSTS. ALL SHALL CONFORM TO MN/DOT 3401.
2. SEE TYPE D SIGN POSTS LENGTHS AND SPACINGS, SEE SIGN DATA SHEET.
3. TYPE D SIGN PANELS SHALL BE BOLTED TO STRINGERS AT 24" MAXIMUM INTERVALS IN ACCORDANCE WITH THE TYPE D STRINGER AND PANEL–JOINT DETAIL (SEE STANDARD SIGNS MANUAL).
4. MOUNTING (PUNCH CODE) FOR TYPE C SIGN PANELS SHALL BE AS INDICATED IN THE STANDARD SIGNS MANUAL UNLESS OTHERWISE SPECIFIED.
5. ALL RISER (VERTICAL) U POSTS SHALL BE SPLICED. DRIVEN STUB POSTS SHALL BE AT LEAST 7' LONG.
6. USE STAINLESS STEEL 5/16" BOLTS, WASHERS AND NYLON INSERT LOCK NUTS AS SHOWN FOR ALL GROUND MOUNTED AND OVERHEAD MOUNTED SIGNS.
7. STAINLESS STEEL WASHER WITH SAME DIMENSIONS SHALL BE PROVIDED BETWEEN ALL NYLON WASHERS AND BOLT HEADS.
8. BRACING STUBS SHALL BE NO MORE THAN 4" ABOVE GROUND AND EMBEDDED AT LEAST 3 1/2'.
9. A–FRAME BRACKET SHALL BE STEEL CONFORMING TO MN/DOT 3306 AND GALVANIZED IN ACCORDANCE WITH MN/DOT 3394.
10. COLLARS SHALL BE USED TO SHIM OVERLAYS AND DEMOUNTABLE LEGEND AWAY FROM PANEL WHERE INTERFERENCE WITH BOLT HEADS IS ENCOUNTERED. MN/DOT 3352.2A5.
11. 2 POST TYPE C SIGNS SHALL BE REINFORCED WITH AT LEAST ONE LATERAL BRACE. INSTALLATIONS WHERE THE TOTAL PANEL HEIGHT IS 60" OR MORE SHALL HAVE TWO LATERAL BRACES LOCATED APPROXIMATELY AT THE QUARTER POINTS.
12. WHERE 2 SINGLE POST TYPE C SIGNS ARE INSTALLED SIDE BY SIDE, THEY SHALL BE REINFORCED LATERALLY BY AT LEAST 2 BRACES, BOLTED AT EACH POST AND LOCATED APPROXIMATELY AT THE QUARTER POINTS.
13. WHERE 3 OR MORE TYPE C SIGNS ARE INSTALLED SIDE BY SIDE, THEY SHALL BE REINFORCED LATERALLY BY AT LEAST 2 BRACES, BOLTED AT EACH POST AND POST SECTION AND LOCATED APPROXIMATELY AT THE QUARTER POINTS AS SHOWN IN MODIFIED TYPE C INSTALLATION.

TYPE C & D SIGN
STRUCTURAL DETAILS

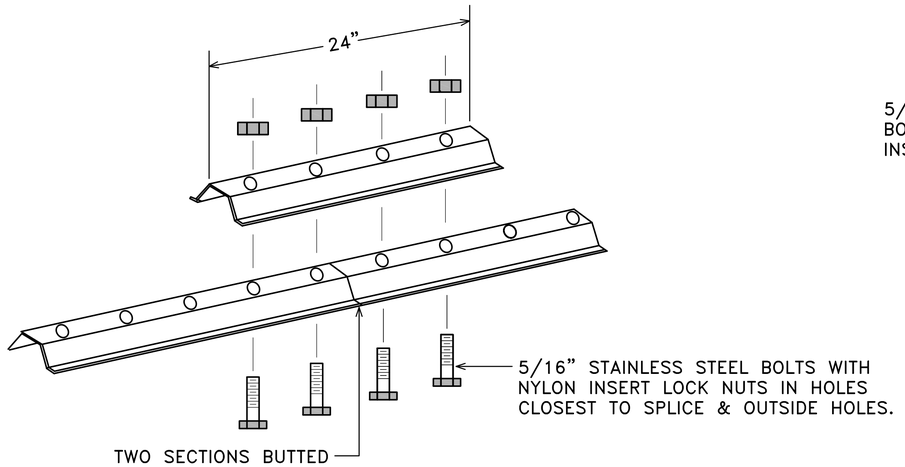
Sheet 1 of 3

REVISED: 1–7–08

YOLITE STREET
RAMSEY, MINNESOTA

Sheet No. 18 of 21 Sheets

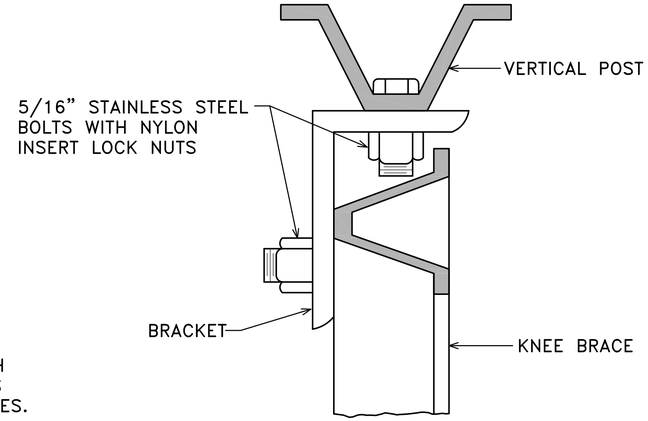
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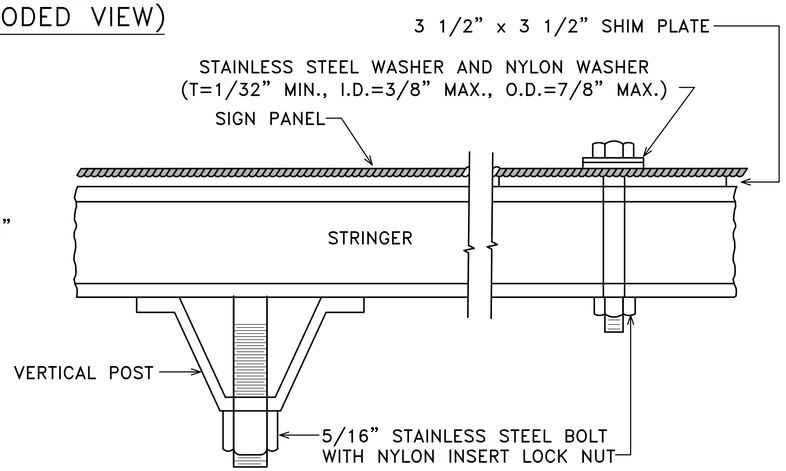
LATERAL BRACE OR STRINGER SPLICE DETAIL (EXPLODED VIEW)

A–FRAME BRACKET

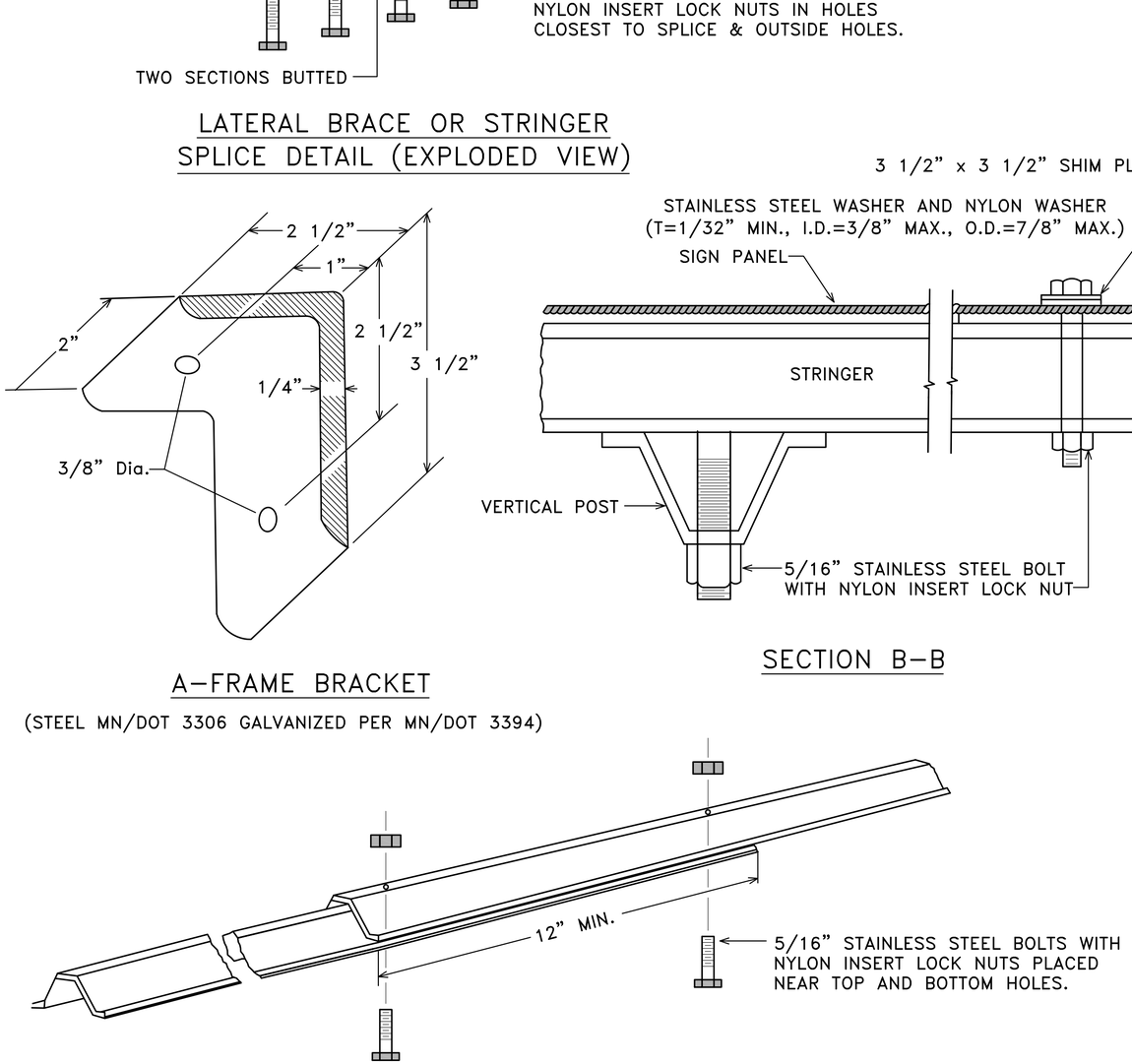
(STEEL MN/DOT 3306 GALVANIZED PER MN/DOT 3394)



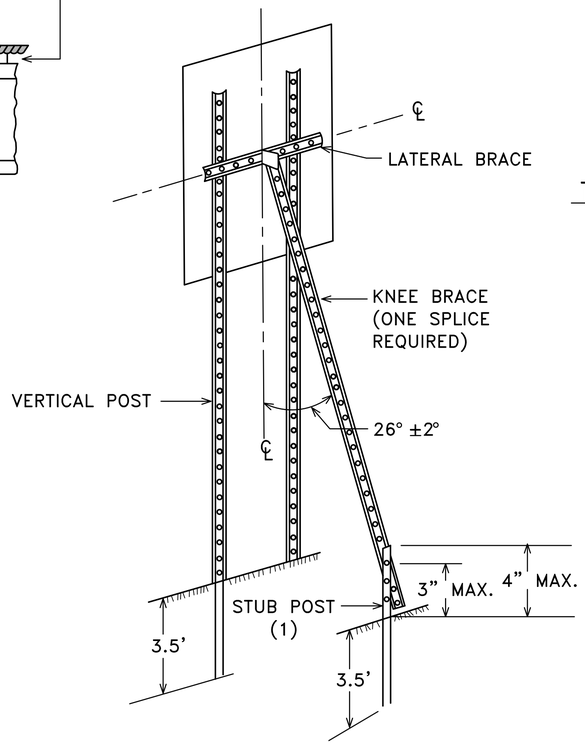
SECTION A–A



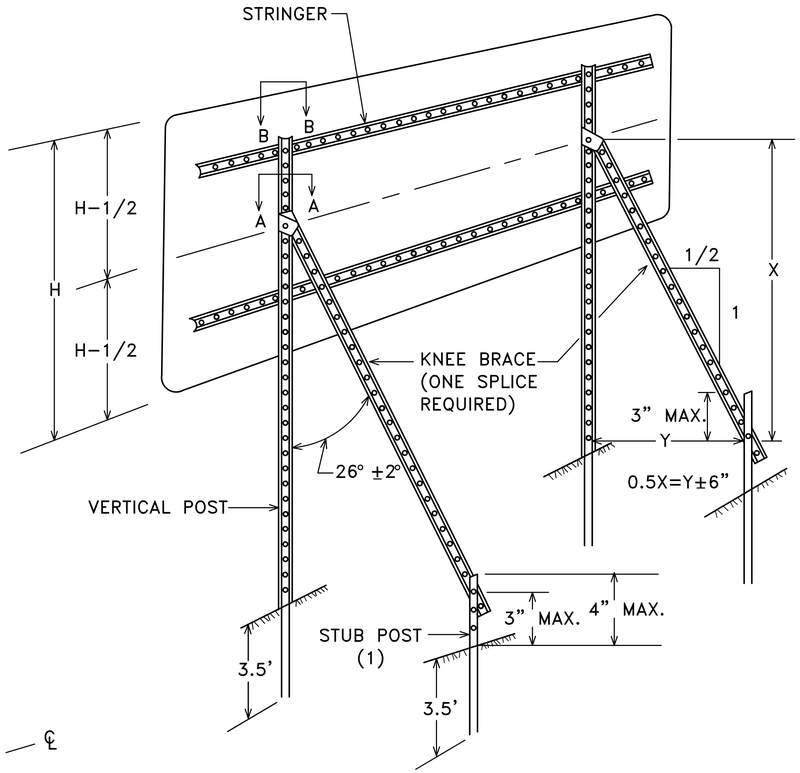
SECTION B–B



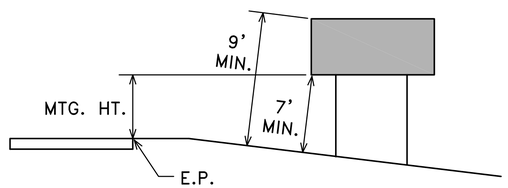
KNEE BRACE SPLICE



TYPICAL "A–FRAME" INSTALLATION TYPE "C" SIGNS



TYPICAL "A–FRAME" INSTALLATION TYPE "D" SIGNS



TYPICAL MOUNTING

(1) OFFSET STUB POST 1' TOWARD ROADWAY RELATIVE TO VERTICAL POST. ATTACH STUB POST AND KNEE BRACE BACK TO BACK.

TYPE C & D SIGN

STRUCTURAL DETAILS

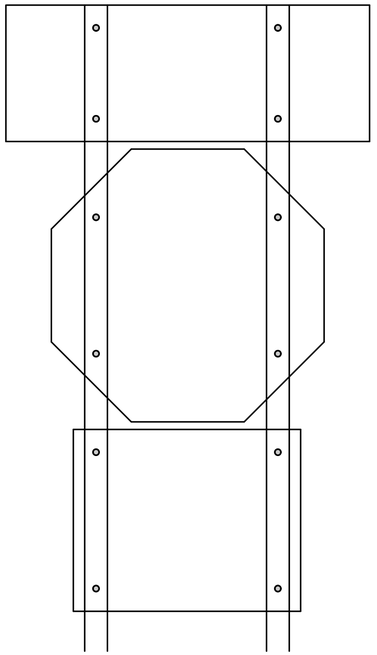
Sheet 2 of 3

REVISED: 1–7–08

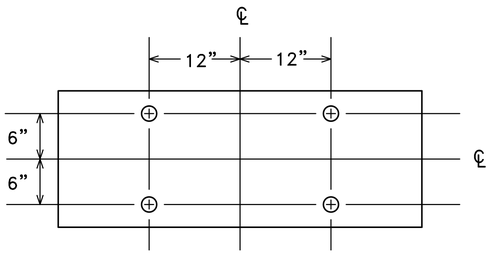
YOLITE STREET
RAMSEY, MINNESOTA

Sheet No. 19 of 21 Sheets

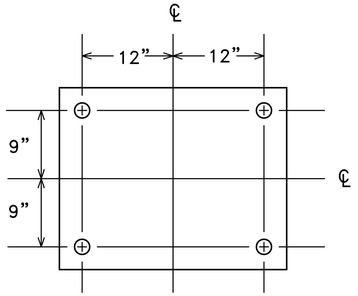
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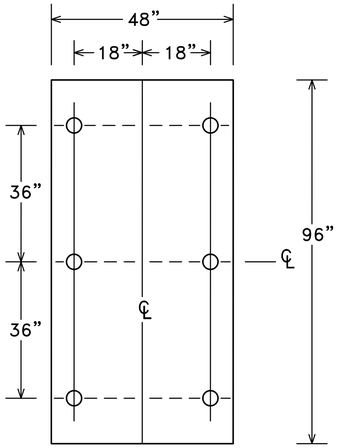
R6-1, R1-1 & (R6-3 OR R6-3a)
MOUNTING



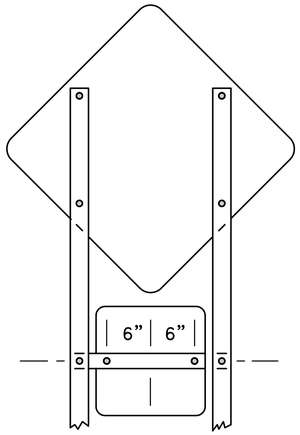
PUNCHING FOR R6-1(48"x18")



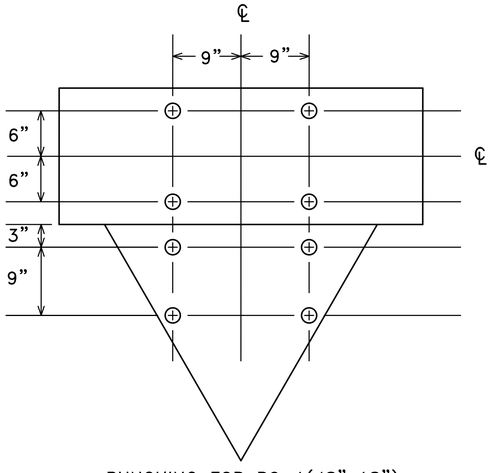
PUNCHING FOR R6-3 OR R6-3a(30"x24")



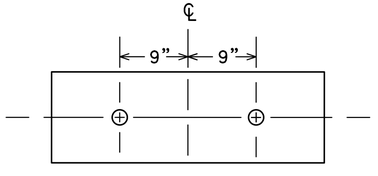
PUNCHING FOR R2-4b
SPEED LIMIT



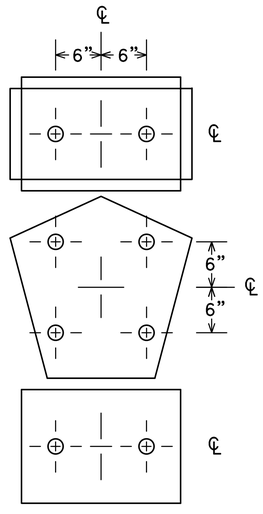
(W1-1, W1-2, W1-3, W1-4 OR W1-5) & W13-1
MOUNTING



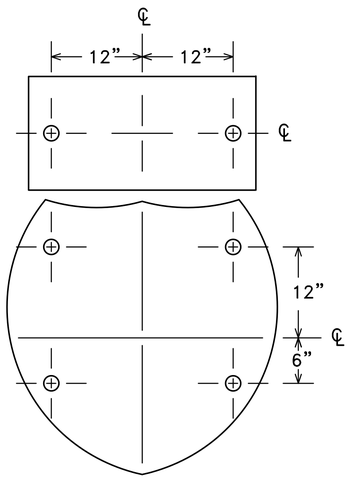
PUNCHING FOR R6-1(48"x18")
& R1-2(36"x36"x36")



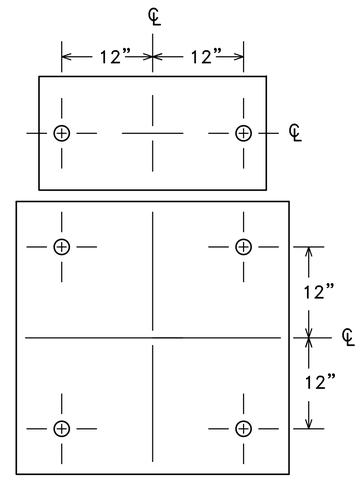
PUNCHING FOR R6-1(36"x12")



M2-1A [21"x15"] OR
(M3-1A, M3-2A, M3-3A OR M3-4A) [24"x12"] AND
M1-6 [24"x24"] AND
(M5-1A, M5-2A, M6-1A, M6-2A, M6-3A M6-4A, M6-5A OR M6-6A) [21"x15"]
PUNCHING



(M3-1A, M3-2A, M3-3A OR M3-4A) [30"x15"] AND
M1-1 [45"x36" OR 36"x36"]
PUNCHING



(M3-1, M3-1A, M3-2, M3-2A, M3-3, M3-3A M3-4 OR
M3-4A) [30"x15"] AND (M1-4 OR M1-5A) [36"x36"]
PUNCHING

TYPE C & D SIGN

STRUCTURAL DETAILS

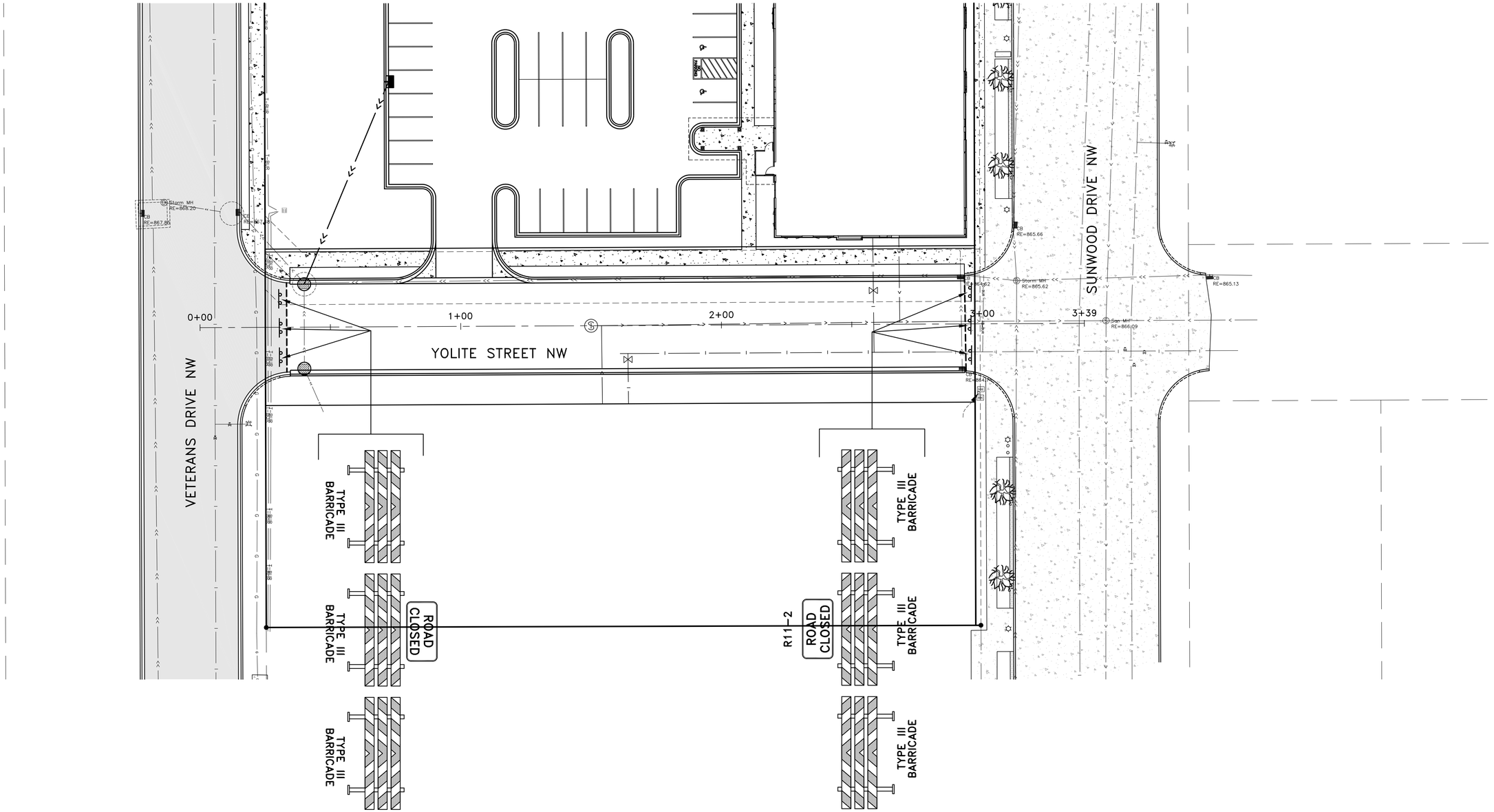
Sheet 3 of 3

REVISED: 10-28-08

YOLITE STREET
RAMSEY, MINNESOTA

Sheet No. 20 of 21 Sheets

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DATE	REVISION

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YOLITE STREET

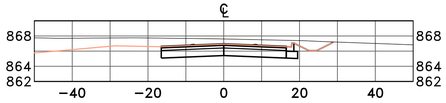
TRAFFIC CONTROL PLAN

CITY OF RAMSEY, MINNESOTA

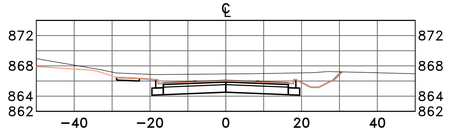
SHEET 21 OF 21 SHEETS

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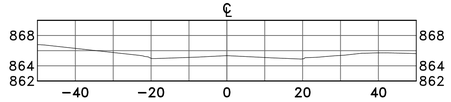
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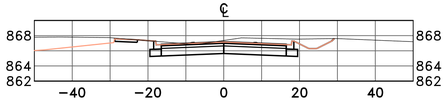
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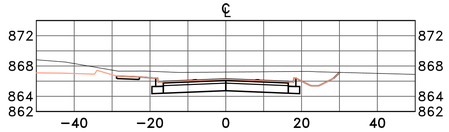
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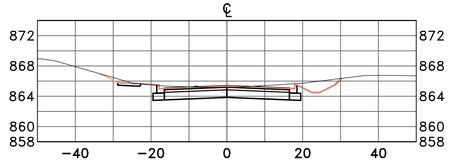
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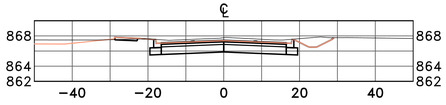
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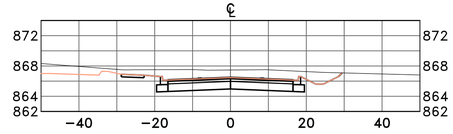
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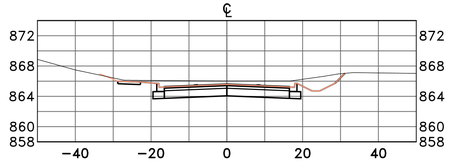
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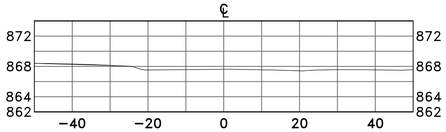
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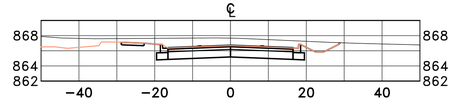
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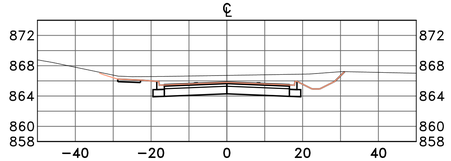
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2+25



DATE	REVISION

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

CRAIG J. JOCHUM, P.E.
Date 5-4-17 Lic. No. 23461

DESIGNED BY: CJJ
DRAWN BY: MSS
CHECKED BY: CJJ

Hakanson Anderson
Civil Engineers and Land Surveyors
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763-427-5860 FAX 763-427-0520
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YOLITE STREET

TYPICAL SECTIONS

CITY OF RAMSEY, MINNESOTA

SHEET X1 OF 21 SHEETS

4163.01

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 26, 2017	**PROJECT ADDRESS**	7800 SUNWOOD DR NW
PROJECT. TITLE	STONEBROOK ACADEMY FINAL PLAT, PRELIMINARY PLAT, SITE PLAN REVIEW		
ESCROW #	115699		
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Eric Maass, Consultant Planner Phone: 763-433-4302 Email: EMaass@wsbeng.com		

Preliminary and Final Plat Review



General. The purpose of this file is to review the official Preliminary Plat, Final Plat, and Site Plan applications made by Stonebrook Academy. The associated plans were prepared by Hakanson Anderson and are dated May 4, 2017. The applicant is requesting approval for one (1) commercial lot and two (2) outlots.

This case is being reviewed per City Code Section 117-118 entitled The COR, and Chapter 117, Article III entitled Subdivisions.

Staff provides the following comments for general review of applications:

Land Use and Zoning. The Property is guided as Mixed Use in the Comprehensive Plan and is zoned The COR. The intent of the Mixed Use land use designation is to allow for the construction of a variety of uses including retail, commercial, entertainment, office, institutional, high density residential, transit hubs and park and recreation uses with access to municipal sewer and water. The proposed use is consistent with this land use guidance. The project is located within the COR 2 Commercial subdistrict. This subdistrict is intended to provide space for commercial operations with a mix of large and small floor plates accommodating auto-oriented uses.

Lot Dimensions. There is no minimum lot size in The COR 2 Commercial subdistrict. The minimum lot width is 80 feet, measured at the building setback line, and the minimum lot depth is 100 feet.

Setbacks and Dimensional Standards.

The COR2 Subdistrict	
Required	**Proposed**
Minimum Lot Width: 80 feet	135 feet
Minimum Lot Depth: 100 feet	272 feet
Build to Line: 30 feet (located on a local street)	3 feet
Building Height: 1-4 stories	1 story

Landscaping. A tech report regarding landscaping requirements was produced and presented to the City's Environmental Policy Board (EPB). Alterations to the plan set required from that review are provided in the landscaping and streetscape review tech report dated May 12, 2017.

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

Streets and Access. The Preliminary and Final Plat indicate the dedication of sixty (60) feet of right-of-way for the construction of Yolite Street NW. The project would have access off of Yolite Street NW.

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

Development Agreement: An executed Development Agreement for the site improvements will be required prior to releasing the plat for recording. A separate Development Agreement for the construction of Yolite Street will be required prior to releasing of a building permit. Staff will review the engineering estimates once submitted by the Applicant.

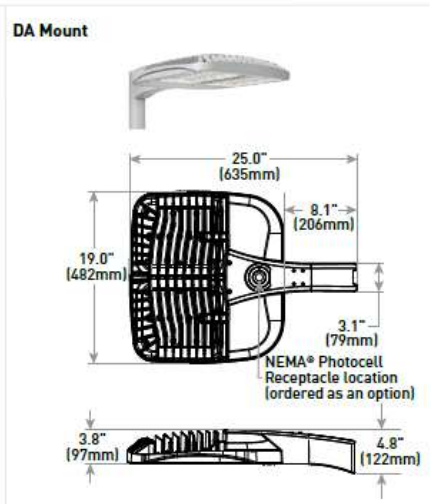
Site Plan Review

General. The purpose of this portion of the review is to assess the submitted site plan application for Stonebrook Academy. The associated plans were prepared by CNH Architects and are dated May 4, 2017 and updated May 23, 2017.

Surfacing: The Applicant is proposing a completely bituminous parking lot which is an acceptable material within The COR. The current plan set shows the bituminous drive lane stopping short of the western property boundary. The drive aisle will need to be extended to the edge of the property line for access for future development. This will also require a cross-access easement recorded against the properties.

Waste Storage: Elevations provided show the trash enclosure to have an exterior finish of manufactured stone and EIFS that would match the primary structure as is required by the Design Framework, and Ramsey City Code.

Fencing: The Applicant is proposing a six (6) foot tall prefinished metal picket fence. The height as well as the material are in compliance with the City's Zoning Code.



Lighting: The plan set provided by CNH Architects shows two (2) lighting fixtures, one each in the center of the center parking medians. City Code requires that lighting used to illuminate an off-street parking area be arranged to deflect light away from adjacent residential districts or public streets. The photometric plan indicates that no illumination will spread beyond the bounds of the site which is in compliance with City Code. The Applicant has provided shop drawings (shown to the left) of the proposed lighting fixtures which show that they are downcast in design and adhere to the City Code requirements for lighting fixture design.

Parking: City Code Section 117-356 addresses commercial development off-street parking requirements. That code indicates that for 90 degree parking stalls, that the stall widths be a minimum of 9 feet wide, that the stall depth be a minimum of 18 feet deep, and that the drive aisle between stalls be a minimum of 24 feet deep. The plans provided show parking stalls and drive aisles which adhere to those dimensional requirements. The plans provided show a total of 36 parking spaces including 2 handicap parking spaces. The City's Zoning Ordinance does not specifically identify daycares in its parking space allocation table; however, Staff's opinion is that the 36 spaces is adequate to fit the proposed use as the expected number of full time employees is anticipated to be 15 total, with an additional 7 part time employees. After employee parking that would still provide an additional 14 spaces for customers.

Sidewalks: Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets. Sidewalks shall also be six (6) feet in width and be clearly labeled on plan sheets.

Landscaping: Please refer to the landscaping and streetscape improvements technical memo dated May 12th, 2017.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 26, 2017	**PROJECT ADDRESS**	7800 SUNWOOD DR NW
PROJECT. TITLE	STONEBROOK ACADEMY FINAL PLAT, PRELIMINARY PLAT, SITE PLAN REVIEW		
ESCROW #	115699		
DEPARTMENT:	Community Development: Planning Division (Architectural)		
TECHNICAL REVIEWER:	Name: Tim Gladhill, Community Development Director Phone: 763-433-9826 Email: tgladhill@cityoframsey.com		

Architectural Review

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

The Applicant provided updated building elevations following feedback from the City's Planning Commission that the elevations submitted did not meet the City's Design Framework for buildings constructed within The COR. Additional revisions are outlined below.

Current Revisions. The revised elevations include a change in material for the corner of the building, which would be located at the corner of Sunwood Drive and Yolite Street from EIFS to brick. In addition to the material change, the Applicant is also now showing additional windows along the north and east elevations which border Sunwood Drive and Yolite Street. In addition, the revised elevations now show the introduction of additional natural stone covering a parapet wall located along Sunwood Drive. Lastly, a change in the EIFS color is being proposed to complement the brick and natural stone colors being proposed.

Please make the following revisions to the plan set.

- Please revise any materials that are not glass, stone, brick, windows, or canvas awnings, except as a complimentary material (less than 25% of the façade).
- Use clear or lightly tinted glass for all windows and doors – reflective or highly tinted glass is not acceptable.

- Subject to Planning Commission Approval – make further modifications to draw attention/direction from patrons parking on Sunwood Drive to the main entrance on the south façade.
- The Planning Commission must specifically approve any trash enclosure that is not designed internal to the building.
- At least 50% of the ground level façade along Sunwood Drive must demonstrate 'great design' consisting of window openings, brick, stone, or other comparable material.
- A minimum of 40% of the Sunwood Drive façade must be real window openings.
- The Developer is responsible for compliance with all provisions of design from the Design Framework including, but not limited to the following pages.
    - Pages 26-29
    - Pages 49-53
    - Pages 57-59

Overall Framework – Building Design

Overview

The COR Development Plan 5.03 identifies the preferred mix and approximate location of a variety of land use types. Together with the Zoning Code, this Design Framework focuses on the following overall objectives:

- Promote vertical and horizontal mixed use (within a building, within a block, within a district)
- Provide a variety of housing types, styles, pricing
- Encourage increased density in and around the central core area
- Promote an interesting mix of building styles, scales and massing for each sub-district
- Support creative, innovative, high quality design solutions as the benchmark for success
- Integrate mix of uses with public green space within each district
- Provide a variety of commercial types
- Mix residential and commercial uses to promote street-level activity throughout the day

Guideline Recommendations

The mix of land uses in The COR will encourage activity during the day and into the evening and nighttime hours. As a focus of commerce, employment, recreation and housing, The COR resembles a small to medium size Midwestern downtown in scale and character. Land uses are intentionally mixed, to bring shoppers and workers into the area during the day and attract new residents and visitors to entertainment venues in the evening.

The civic component of The COR, anchored by City Hall, Police Station and variety of public spaces and squares, adds an important element to the land use mix and brings a level of authenticity to the district.

Objectives

- Encourage vertical mixed-use in the core with housing and office space over retail uses along the street, particularly in the center of the district.
- In residential districts, particularly closer to the core, a limited amount of retail uses will be encouraged to service residents and provide nearby places to gather.
- Promote innovative models for housing that include a mix of townhomes, flats and lofts within single buildings or on the same block.
- Accommodate larger, 'big box' retailing and auto-oriented uses within the COR2 sub-district only if innovative design approaches are used including two story buildings, use of liner stores facing the street, minimal blank walls, creative parking strategies, etc.
- Where similar uses create a 'family' or campus of buildings (e.g. medical campus), buildings should reinforce the street edge and parking should be set within the core of the block.
- Uses shall promote pedestrian friendly streets, contributing to street level activities and overall visual character of each district.
- All uses should reinforce the street edge.





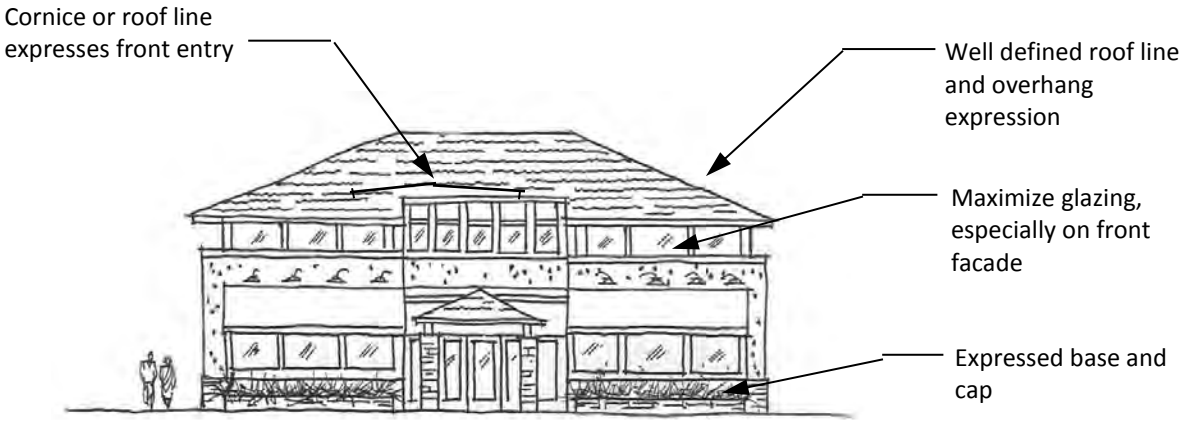
Architectural Overview

High quality architecture is an essential component in fulfilling the objectives of the Design Framework. Rather than prescribing a particular style, these architectural guidelines are intended to encourage an integration of both traditional and contemporary design. Architectural designs should provide a consistent quality, measured, to a great degree, by the pedestrian experience along the street and by an architectural expression that provides character without being thematic, obtrusive, or artificial. Architectural character should strive to be authentic and varied, but not 'thematic'.

Architecture Recommendations

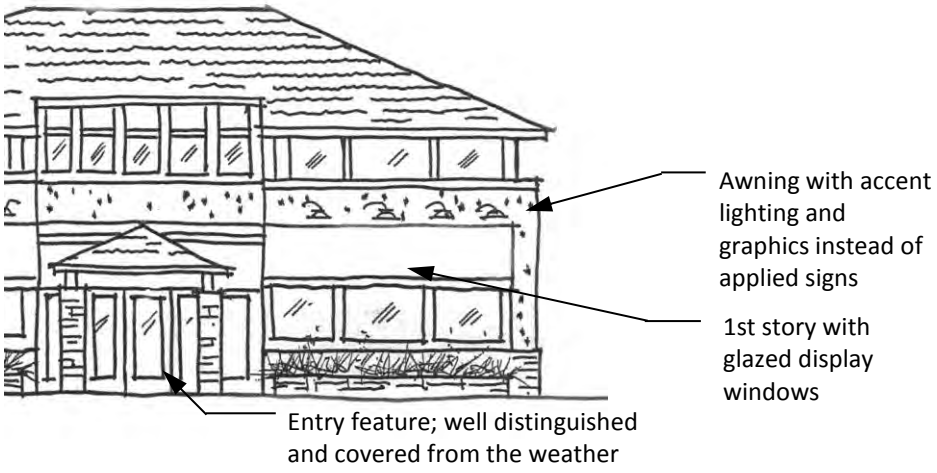
Of all the layers that combine to form The COR Development Plan, architecture will typically be the most prominent development component. Both visually and physically, architecture will play a major role in defining the overall design character and mix of uses for The COR. It is crucial that the design and location of buildings address these architectural guidelines, with specific emphasis on the following:

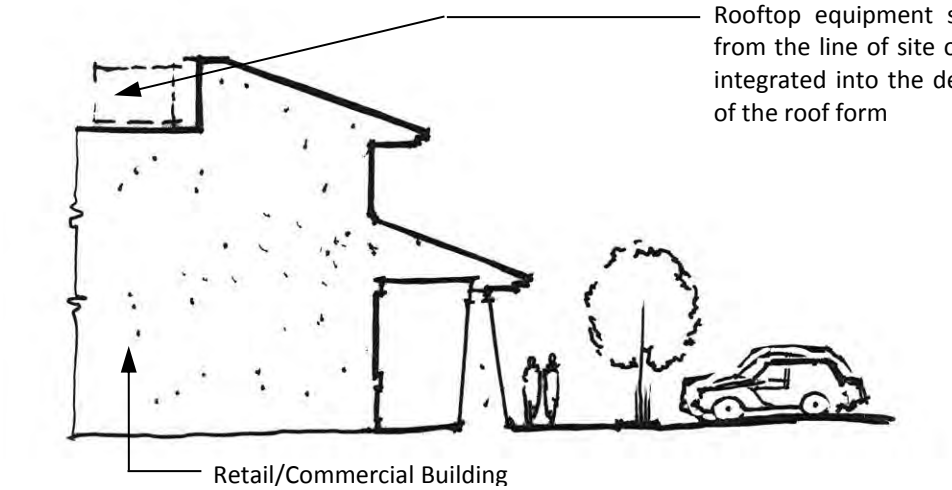
- An animated street presence with a mix of street-level uses, interesting building façades, many doors and windows on the street, careful design of lighting, awnings, signage and other elements that animate the pedestrian experience



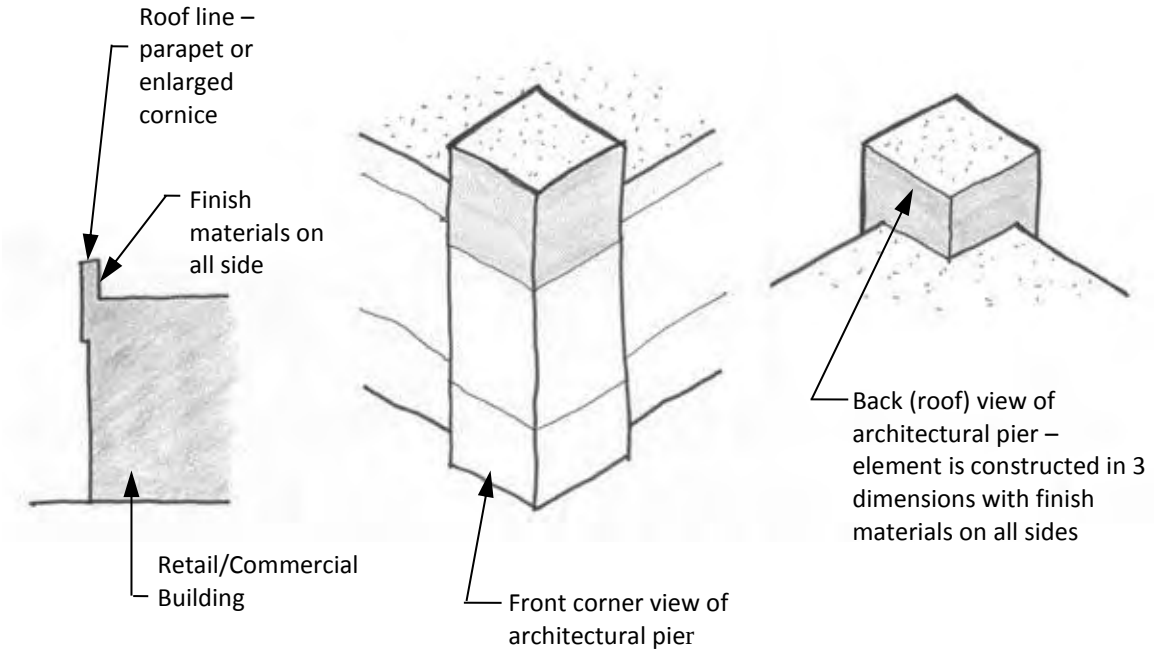
- Variety in building design, character and expression; not one theme or building style, but a thoughtful integration of many design solutions
- Variety of building types including a range of height, scale and proportion, that support an integrated mix of housing options, shopping destinations, entertainment venues, civic structures and other COR uses
- Use of high quality materials, suggesting a preference toward native materials and masonry elements, with respect for local building techniques
- Building location is as important as building style; special architectural elements, character, transparency and a higher level of materials and detailing should be used to highlight key streets and important crossroads throughout The COR
- Buildings should always be located at all four corners of intersections.
    - In the COR2 sub-district, if the City finds that there are unique circumstances where buildings cannot be located on the corner, the City may approve the use of fences, walls or other design elements to create that "street edge"

- Buildings will be located at the street right-of-way line (zero setback), but also allow recessed space for outdoor dining and other street level activities providing some minor deviation for variety
- Greater emphasis should be given to architectural elements, materials and other design features for buildings located at primary intersections, or where streets intersect with parks, such as the streets that front on or end near the Municipal Plaza. These locations can often be seen from several directions, perhaps terminate a view from a distance down the street or sit at a prominent node; They will likely become future landmarks or helpful orientation/wayfinding icons as The COR develops
- Encourage both vertical mixed use (within each building) and horizontal mixed use (within each block) throughout this district
- Include a mix of housing, civic, retail, restaurant, entertainment, performance and other uses that encourage a variety of activities throughout the day.
- Minimize openings between buildings, although limited driveway access and some provision for pedestrian connections through blocks are encouraged – gaps between buildings to accommodate surface parking lots, greater building setbacks or other purposes are discouraged
- Use recessed entries and windows to create street-level interest, variety and enhance pedestrian scale along street frontage





- Equipment, mechanical systems, transformers, etc. must be screened from view in a way that is integral to the architecture of the building. Screening should be accomplished with materials similar to or compatible with materials used on the main structure; metal fencing or mechanical vent screens alone are not sufficient.
- Roof lines and cornice details shall be completed in a 3-dimensional manner so that the back of roof features or similar unfinished areas are not visible.



Part Two: Sub-district Framework

Overview

The Master Plan and Zoning Ordinance identify five (5) distinct sub-districts within The COR. Each of these sub-districts is defined by a unique mix of uses, specific site development patterns and perhaps a distinctive character or image. The sub-districts complement one another as part of the overall plan. The sub-districts are shown the attached Sub-district Map (**Error! Reference source not found.**). They include:

- **COR1 Mixed Use Core** – provides the broadest variety, highest density and greatest intensity of development, encouraging both vertical and horizontal mixed use
- **COR2 Commercial** – provides a location for larger scale retail and other auto-orientated commercial uses
- **COR3 Workplace** – provides a location for uses with high concentrations of employees, such as medical/technology related office, and other corporate or institutional uses
- **COR4 Neighborhood** – provides opportunities for a range of housing types from small lot single family to townhouse, to high density senior or rental apartment
- **COR5 Park and Open Space** – preserves environmental features and provides neighborhood/community amenities throughout The COR

Development plans must respond to the overall COR Design Framework described in Part One of this document, but also must address the following detailed framework standards for each sub-district. To further clarify and illustrate proposed features in the Master Plan, these sub-district guidelines are organized under the following categories:

- Public Realm / Streetscape Framework
- Site Design Framework
- Architectural Framework

In all cases, the sub-district framework must be applied in harmony with the overall COR framework and with other existing city, county, state codes, design criteria, plans and studies that support broader goals for regional growth and development. However, within each district, development standards shall be based, in part, on the street hierarchy established in The COR.

Public Realm/Streetscape

A. The developer shall be responsible for construction of all streetscape improvements along adjacent streets. These improvements include all hardscape improvements, such as trails, sidewalks, benches, bike racks, etc., as well as street trees and other greenscape.

B. The landowner shall be responsible for maintenance of the streetscape improvements along adjacent streets. Such maintenance may be managed as part of a Special Service District (SSD) or similar.

Plazas

A. All properties with principal buildings in excess of 30,000 square feet shall be required to have a public plaza space.

B. The public plaza space shall include benches, bike racks trash receptacles, lighting fixtures and other amenities to create a welcoming space for tenants of the building and members of the public.

C. These plaza spaces should be visible from the public street.

Architecture

These architectural framework standards provide an important balance between design continuity, desirable variety and the notion that buildings should complement, and perhaps contrast, but not compete with one another. The lasting appeal of the final outcome must be grounded in the authenticity of the design and the acceptable level of 'messiness' that comes with creating a real downtown over time; 'faux' second floors, stage set or themed solutions, and large faceless buildings are not acceptable.



Auto Versus Human Design: Providing rear alleys or side loaded garages enables the home to present itself to the street, which promotes sociability and walkability.

Minimum Standards

Definitions

Build to line: The line at which construction of a building facade is to occur on a lot. The build to line provides a maximum setback for all building facades from the right-of-way or inside edge of the sidewalk, whichever is greater. The build to line applies to all facades abutting a street right of way. Build to line standards are based on the sub-district the parcel is located and the street in which the building is located upon.

Setback: The minimum required distance between a parking lot or the vertical wall of a building and a lot line. Setbacks are typically more flexible than build to lines and allow a building to be set further back from the lot line and street right-of-way.

Requirements:

A. Additional development standards shall be defined within each sub-district.

B. Provide a diverse mix of materials, applied in a variety of proportions, exposures and detailing within a block, or along a street.

C. Buildings should be articulated to break up the mass of the building façade on all elevations. Large blank exterior walls shall be prohibited. Windows are encouraged to be used to break up the mass of the building. Rooflines and building elevations should be articulated to break up the mass of buildings. Buildings must be broken at a minimum of every fifty (50) feet. This variation can be accomplished through one (1) or more of the following:

1. Wall face variations (minimum depth of two (2) feet)
2. Pilasters or columns (minimum depth of two (2) feet)
3. Upper wall break in color and/or materials (minimum of 2/3 up the height of the wall)
4. Wainscot (minimum of four (4) feet high)
5. Canopies (minimum four (4) foot width)
6. Corner and demising wall or building separations



More Desirable

D. Each development application must list building materials, roofing materials and building colors on the plans. Building articulation, mechanical screening by architectural elements and design elements on all building elevations must be identified on the plans. The plans shall be subject to City review and approval to ensure that the design intent of the Framework has been met.



Less Desirable

E. Building materials shall be high-quality durable materials, such as glass, stone, brick, windows, canvas awnings, etc.

1. Use local sources if available
2. Siding is not allowed (vinyl, metal, wood) except as a complimentary use
3. Use clear or lightly tinted glass for all windows and doors – mirrored, reflective or highly tinted glazing is not acceptable
4. Metal and wood components are acceptable as a complimentary, not primary, building material
5. COR1 sub-district buildings shall be primarily brick or a comparable alternative and shall comprise a minimum of fifty (50%) percent of the non-glazed wall area

F. Residential development should provide variety within the subdivision to avoid monotony. Developers will include front porches and windows that face all streets. Corner units shall have more than one (1) window per side of building to help create a sense of place in the community and promote safety on the street.

G. Garage forward or “snout houses” are highly discouraged on all residential development as they dominate the view from the street and sidewalk.

H. All sides of buildings shall have an equal finish in terms of materials and general design.

I. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.



J. Building massing shall be oriented parallel to the street frontage of the lot.



K. Trash and recycling areas shall be designed internal to the building.

L. Provide recessed entries wherever possible.

M. Buildings shall have a base and top to the architecture.

N. Multi-story buildings are preferred in the COR1 sub-district, but occasional single story buildings are acceptable; single story buildings should not dominate any street frontage and should be a minimum of twenty (20) feet to the roofline.

O. Maximize glass openings for all ground level, street front façades – especially for retail, restaurant and other commercial uses – fifty (50%) minimum of total ground level façade, or demonstrate great design through other means.

P. Provide real window openings for all street facing façades above ground level in all districts–a minimum of forty (40%) percent of total façade.

Residential uses in COR4 and COR5 must also comply with the following:

A. Location of main entrance

1. A building must include a front porch or covered balcony/patio at all main entrances that face a street. The porch or stoop shall adjoin the main entrance and the main entrance shall be accessible from the porch.
2. The main entrance of each principal building must face the street. On corner lots, the main entrance may face either of the streets or be oriented to the corner. With buildings that have more than one (1) main entrance, only one (1) entrance must meet this requirement.



B. *Porches*: Porches used to satisfy the design criteria shall comply with the following:

1. Porches shall be covered by a solid roof. The roof shall not

be located more than 12 feet above the floor of the porch. If the roof of a required porch is developed as a deck or balcony, it may be flat.

2. The porch shall have minimum dimensions of 6 feet by 6 feet. (6' x 6'). For single-family detached dwelling units, the covered area provided by the porch must be at least forty-eight (48) square feet and a minimum of eight (8) feet wide. If the main entrance is for more than one (1) dwelling unit, the covered area provided by the porch must be at least sixty-three (63) square feet and a minimum of nine (9) feet wide.



C. *Covered balconies/patio:* The covered area must be at least forty-eight (48) square feet, a minimum of eight (8) feet wide, and no more than fifteen (15) feet above grade. The covered area must be accessible from the interior living space of the house.

D. *Openings between porch floor and ground:* Openings of more than one (1) foot between the porch floor and the ground must be covered with a solid material or lattice.



E. Roofs

1. *Slope:* Principal structures must have a roof that is sloped, with a pitch that is no flatter than six (6) units of horizontal run to twelve (12) units of horizontal rise.
2. *Architectural features:* The roof of a principal structure shall include the following architectural details:
   a. At least one (1) dormer facing the street. If only one (1) dormer is included, it shall be at least five (5) feet wide and shall be centered horizontally between each end of the front elevation. If more than one (1) dormer is provided, a dormer at least four (4) feet wide must be provided on each side of the front elevation; or
   b. A gabled end, or a gabled end of a roof projection, facing the street.
3. *Roof eaves:* Roof eaves must project from the building wall at least twelve (12) inches, measured horizontally, on at least the front and side elevations.

Sub-District Framework - COR2 Commercial

Public Realm / Streetscape

While the Commercial Sub-district encourages a mix of large and small floor plates accommodating auto-oriented uses, this suggests even greater attention be paid to public realm and streetscape improvements that not only accommodate vehicles, but also invite bicycle and pedestrian traffic. Surface parking lots provide convenient access to storefronts, but present an additional challenge to the overall visual character and aesthetic appeal of this area. While no large public parks are identified for this sub-district, small pocket parks, squares or other gathering spaces are encouraged. A consistent, attractive streetscape is also essential.

Site Development

Site Design Framework for this sub-district focus on a unique opportunity to recast typical commercial development patterns into a contemporary and innovative strategy that responds to overall objectives for The COR. Specifically, this suggests that the majority of buildings front on the primary through streets, with parking and service areas on the side or in the back, away from view. However, the market realities suggest that the types of auto-oriented users in this district will have the potential for larger parking fields and drive-throughs that will make a true urban model challenging. The City will hold all users to this design vision while modifying the COR2 standards slightly to accommodate these types of more typical suburban land uses. A mix of uses within individual blocks, including retail, restaurant and residential, further enhances this model, addresses design character/aesthetics and promotes activity throughout much of the day and evening hours.

Architecture

Buildings in the Commercial Sub-district make a significant contribution to first impressions of The COR. Buildings form gateways at the major entries into the site, architectural elements and choice of materials convey a certain character and the scale or massing of structures begins to define the feel or experience of this place. These are not just 'commodity' buildings, but instead should raise the bar in terms of overall design and specific details that make The COR unique, inviting and memorable. Architecture to be '4-sided' at all locations visible to public areas. Emphasis will be on great design along public street frontage.

Table 4

COR2 Development Standards	Arterial Street	Destination Street	Parkway	Connector Street	Downtown Street	Local Street
Minimum lot size	None	None	None	None	None	None
Minimum lot width	80 feet	80 feet	80 feet	80 feet	80 feet	80 feet
Minimum lot depth	100 feet	100 feet	100 feet	100 feet	100 feet	100 feet
Allowable residential density in dwelling units per acre [1]	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC	>15 DU/AC
Build to Line						
Front yard[4]	30 feet as measured from building front to right-of-way[2][3] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	30 feet as measured from building front to right-of-way[2][3] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)	15 feet as measured from building front to right-of-way[2] (40% of front facade w/in max.)
Side yard	no req.	no req.	no req.	no req.	no req.	no req.
Rear yard	no req.	no req.	no req.	no req.	no req.	no req.
Driveway length (minimum)	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units	25 feet for residential units
Building height (min. - max.)	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.	1-4 stories.
Planter Style	N/A	Boulevard Sod	Boulevard Sod	Boulevard Sod	N/A	Boulevard Sod
Tree Spacing (on center)	N/A	35 feet	35 feet	35 feet	35 feet	35 feet
Boulevard Width	N/A	6 feet	6 feet	6 feet	N/A	6 feet
Sidewalk Width	10 feet	6 feet	6 feet	10 feet	10 feet	10 feet

1. Residential density is based on the net area of the parcel in question for parcels. In the event that public open space that is not dedicated to the City is developed independently of any particular residential project, the land area of the open space shall be divided equally among those abutting projects for purposes of density calculations.
2. Build to line shall be measured from building front to edge of right-of-way, or edge of sidewalk easement as defined by the City and said sidewalk must be encumbered by a sidewalk easement recorded with the office of the Anoka County Recorder.
3. The City may approve up to a 60-foot setback if it finds that topography or other factors require that a building be set back further to achieve acceptable grades or buffer between the street, the site entrance and the building.
4. In order to address vision clearance standards on higher speed roadways, parcels that are located at an intersection with an arterial roadway are allowed a build-to line of 35 feet from both streets.

A. At least forty (40%) percent of street frontage of any lot shall be occupied by building facades meeting this build-to-line. On lots with more than one (1) street frontage, the build to line shall apply only to one (1) street frontage.
   1. An enclosed open area plaza space or outdoor seating with a decorative wall with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.
   2. The City may approve a variation from the required build to line if the applicant provides a street edge consisting of fencing, decorative wall and/or landscaping with a minimum height of three feet (3') and a maximum of four and one-half feet (4 ½') can be used to meet the forty (40%) percent street frontage requirement.

B. Screening Of Parking Areas: Wherever a surface parking area faces a street frontage, such frontage shall be screened with a decorative wall, railing, hedge, or a combination of these elements, to a minimum height of three feet (3') and a maximum height of four and one-half feet ($4^1/_2$') above the

level of the parking lot, at the build-to line. This screening may be broken into sections along the street edge provided it meets the forty (40%) percent required on all street frontages.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 23, 2017	**PROJECT ADDRESS**	SOUTH OF SUNWOOD DRIVE, WEST OF FUTURE YOLITE STREET
PROJECT. TITLE	STONEBROOK ACADEMY		
ESCROW #	115699		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Final Site Plan and Plat Submittal Exhibits for Stonebrook Academy. The submittal consists of 6 Site Plan sheets and 21 Yolite Street Plan sheets prepared by Hakanson Anderson Associates, and 4 Site Plan Sheets prepared by CNH Architects. All sheets are dated May 4, 2017. A new set of plans was received on May 24, 2017. This report does not address the changes in the revised plan set. We offer the following general comments on these plans:

1. A legend showing all symbols used on that sheet must be added to **each** sheet.
2. Ramsey City Details must be included in the plans for all applicable items that will be installed on the project. The details are available on the City website in .dwg and .pdf format.
3. All sidewalks in public right-of-way must be shown as 6 feet wide and 6 inches thick.
4. Class 5 shall meet the Ramsey modified gradation. This gradation must be included in the details.
5. Add note: "All DIP 6" and smaller shall be Class 53."
6. Specify that construction of Yolite Street is in a separate plan set.
7. A note must be added to "Protect the existing planters and plant material along Sunwood Drive" to each sheet where there is work adjacent to Sunwood Drive.
8. A SWPPP must be prepared for this project. It must include the training certifications for the designer and installers of the BMP's.

Sheet specific comments follow:

Site Plan Sheets 1 - 6

Sheet 2

1. Each line and symbol on this sheet must be added to the sheet legend.
2. The title states this is a Removals plan. Removals must be shown or the title changed.

Sheet 3

1. Grading is showing extending onto the lot to the west. A right-of-entry agreement must be provided to the City prior to commencing construction.
2. The driveway must be extended to the west lot line as noted below. The drainage must accommodate the driveway extension.
3. The spot elevation at the new catch basin does not match the utility plan rim elevation. This information must be coordinated on both sheets.
4. Review the drainage on the north side the driveway adjacent to the east property line.

Sheet 4

1. The curb and paving must be extended to the west lot line.
2. The pavement section in the drive from the Yolite Street to the west property line must meet City street design standards.
3. Dimensions must be provided for all of the work proposed on this page including parking striping.
4. Add stationing and invert information for the Utility Stubs.

Sheet 5

1. Add note "Streets shall be cleaned within 3 hours after notification by City that sweeping is required".
2. Add the following under termination of coverage "The City must approve the Notice of Termination prior to submittal. All Erosion Control inspection logs must be submitted to the City prior issuance of the Certificate of Occupancy."

Site Plan Sheets 1 – 4 prepared by CNH Architects

CS01

1. The sidewalk along Sunwood Drive is existing and must be labeled as such.
2. A new strip of sidewalk must be added along Sunwood drive between the back of existing walk and the property line.

Street Plan Sheets 1 - 21

Sheet 3

1. Add detail STR-25.

Sheet 4

2. The current MNDOT Pedestrian ramp details have 6 sheets.

Sheet 9

1. Show the ROW width on the typical section.
2. The City standard street section is 1 ½" Bituminous Wear, 2" Bituminous Base and 4" Class 5.
3. The clear zone between the sidewalk and ROW is 1'.

Sheet 11

1. Add note to storm sewer removal "Remove pipe to structure and bulkhead."
2. Reference Detail STR25 at the pavement removal area.
3. Callout quantity of bituminous pavement to remove and quantity of concrete pavement to remove.

Sheet 12

1. The castings shall be R-3267 with grated back.
2. Label all pipes in profile view.
3. Specify rim elevations.
4. Call out pipe outside of ROW "by others" or show length, slope, invert elevation and rim elevation.

Sheet 13

1. The sewer and water lines must be darker on this sheet, the storm sewer lines must be lighter on this sheet.
2. Provide stationing for proposed services and structures. The watermain parallel to the street must be 8" DIP.
3. Specify the invert elevations for the sanitary sewer services.

Sheet 14

1. Add note "Streets shall be cleaned within 3 hours after notification by City that sweeping is required".
2. A custom detail is required for each pedestrian ramp. Three pedestrian ramps are required, 2 at the new driveway entrance and 1 at the southwest corner of Yolite Street and Veterans Drive.

Sheet 16

1. The City makes and installs the signs.

Stormwater Calculations

A stormwater summary report was submitted and reviewed. The report must be updated to include the 2 year event. Infiltration mitigation calculations were submitted. The City has developed a standardized model for calculating the contribution to the infiltration mitigation fund and proposes that the contribution be $ 6,355. Our calculations are shown below. We included importing 1 foot of growing medium between the native soils and the bottom of the basin.

Stonebrook Academy

Infiltration Needed		3,049	CF
(MIDS Calculator)			
Max Depth		1.8	Ft
Surface Area		1,865	SF
Infiltration Basin Construction		5,222	CF
(1.8 ft +1 ft)		193	CY
Excavation and removal of soil	$	15	CY
Grading cost	$	2,901	
Liner 1 ft thick		1,975	CF
		73	CY
Liner import	$	30	CY
Liner Cost	$	2,194	
Seeding	$	400	
Total	$	5,526	
Contingency 15%	$	828.83	
Total with Contingency	$	6,354.39	

The pipe sizing calculations must be submitted.

A project manual which includes the bid form, contract and specifications must be submitted for the project. Shop Drawings must be submitted for City Review.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	STONEBROOK ACADEMY		
ESCROW #	115699		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located within The COR, which has specific design standards relating to streetscape improvements, including sidewalk widths, boulevard widths, and boulevard plantings, which are outlined in Table 4 of the Sub-District Framework – COR2 Commercial in The COR Design Framework. Furthermore, the Design Framework also addresses street furniture, which outlined in the Master Streetscape Plan.

We offer the following comments regarding the Landscape Plan, prepared by CNH Architects and dated May 4, 2017, and the Yolite St design plans, prepared by Hakason Anderson and dated May 4, 2017, as it relates to The COR Design Framework:

Sheet L1:

- Update irrigation notes to specify that the irrigation system shall include one or more water efficient technologies, such as a smart controller, soil moisture sensors, ET sensors, etc.
- Add Landscape Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- Boulevard area along both Veterans Drive and Yolite St shall be improved with topsoil and sod and this must be reflected on the plan set.
- The driveway surface must be extended to connect with the western property boundary for access for future development (this will also require a cross-access easement recorded against the properties).
- Update the Tree Installation Detail to specify that the first set of primary roots shall be at finished grade.
- Boulevard trees shall have branching beginning no lower than six (6) feet above grade.
- Add a Landscape Note that states the City requires a pre-planting meeting to review expectations for all street tree installations.

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.
- Add details of how the existing streetscape along Sunwood Drive will be protected throughout construction (scaffolding with tunnel works best as it also allows for pedestrian movement along sidewalk throughout construction).
- Update Plant Schedule to indicate that shrubs shall be at least twenty-four (24) inches in height or width, depending on species characteristics, at the time of planting.
- The proposed shrubs between the parking lot and Yolite Street must be of a columnar nature to avoid conflicts with pedestrians utilizing the sidewalk.

Sheet CS01

- Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall have alternating brush strokes per panel (see City specification).
- The driveway surface must be extended to connect with the western property boundary for access for future development (this will also require a cross-access easement recorded against the properties).
- Add details of how the existing streetscape along Sunwood Drive will be protected throughout construction (scaffolding with tunnel works best as it also allows for pedestrian movement along sidewalk throughout construction).

Sheet 12

- Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall have alternating brush strokes per panel (see City specification).

Sheet 13

- Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall have alternating brush strokes per panel (see City specification).

Sheet 14

- Boulevards shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall be six (6) feet in width and shall be clearly labeled on plan sheets.
- Sidewalks shall have alternating brush strokes per panel (see City specification).

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

RESOLUTION # 17-06-127

RESOLUTION GRANTING PRELIMINARY PLAT AND FINAL PLAT APPROVAL OF COR STONE BROOK ACADEMY AND GRANTING SITE PLAN APPROVAL FOR STONEBROOK ACADEMY.

WHEREAS, Michael and Kristen Johnson, hereafter referred to as "Developer", properly applied for Preliminary and Final Plat approval of the following described property located in the City of Ramsey:

Outlot B, COR ONE, Anoka County, Minnesota;

(the 'Subject Property');

WHEREAS, the City of Ramsey received a preliminary plat and final plat for COR Stone Brook Academy, and Site Plan for StoneBrook Academy from the Developer; and

WHEREAS, the Planning Commission reviewed the Architectural Design of the proposed building on May 4, 2017; and;

WHEREAS, the Ramsey Environmental Policy Board (EPB) considered the landscaping and streetscaping plan on May 15, 2017; and

WHEREAS, the Planning Commission reviewed the preliminary plat, final plat, and site plan applications on June 1, 2017; and;

WHEREAS, on June 1, 2017, the Ramsey Planning Commission conducted a public hearing regarding the proposed preliminary plat; and

WHEREAS, on June 13, 2016, the City Council reviewed the preliminary plat, final plat, and site plan applications.

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

1) That the Ramsey City Council hereby grants preliminary and final plat approval of Cor Stone Brook Academy in accordance with relevant City Codes, subject to the following conditions:

    a) Compliance with landscaping and streetscape City Staff review letter dated May 12, 2017
    b) Compliance with planning and engineering City Staff review letter dated May 25, 2017.
    c) The Developer entering into a Development Agreement with the City for the property improvements and Yolite Street.

2) That the Ramsey City Council hereby grants site plan approval of StoneBrook Academy in accordance with relevant City Codes, subject to the following conditions:

a) Compliance with landscaping and streetscape City Staff review letter dated May 12, 2017
b) Compliance with planning and engineering City Staff review letter dated May 25, 2017.
c) The Developer entering into a Development Agreement with the City for the property improvements and Yolite Street.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this __th day of June, 2017

_____
Mayor

ATTEST:

_____
City Clerk

ENVIRONMENTAL POLICY BOARD
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

On Monday, May 15, 2017, the Environmental Policy Board (EPB) met in the COR Conference Room at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present:	Chairperson Thomas Stodola Board Member Jane Covart Board Member Michael Hiatt Board Member Lucas Trossen Board Member Michael Valentine
Members Absent:	Board Member Colleen Anderson Board Member Reid Bernard
Also Present:	City Planner Chris Anderson

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

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

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated April 17, 2017

Motion by Board Member Covart and seconded by Board Member Hiatt to approve the regular meeting minutes dated April 17, 2017.

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

5. POLICY BOARD BUSINESS

5.01: Appoint Chairperson and Vice Chairperson

Chairperson Stodola opened the floor for nominations for the position of Chairperson

Motion by Board Member Hiatt and seconded by Board Member Valentine to nominate and appoint Thomas Stodola as Chairperson of the Environmental Policy Board through March 2018.

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

Chairperson Stodola opened the floor for nominations for the position of Vice Chairperson.

Motion by Board Member Hiatt and seconded by Chairperson Stodola to nominate and appoint Michael Valentine as Vice Chairperson of the Environmental Policy Board through March 2018.

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

5.02: Consider Landscape Plan for Stonebrook Academy

City Planner Anderson presented the staff report. He stated that the City has received an application for Final Plat and Site Plan for Stonebrook Academy, a proposed 8,800 square foot building for a new child care center to be located west of Sunwood Village between Sunwood Drive and Veterans Drive. The purpose of this case is to review the proposed Landscape Plan for the project. He stated that The COR Design Framework emphasizes landscape improvements for the "streetscape" and is less prescriptive for the private property. He stated that streetscape elements would include sidewalks, boulevards, and boulevard plantings.

Chairperson Stodola stated that the staff review letter seemed to be very detailed and thorough and did not notice any additional items that would be needed.

Board Member Stodola stated that he was pleased to see the water efficient technologies mentioned.

City Planner Anderson stated that the previous week the City Council adopted an ordinance that repealed the language that required irrigation and included language regarding the water efficient technologies.

Motion by Board Member Hiatt and seconded by Board Member Valentine to recommend approval of the Landscape Plan contingent on compliance with the Staff Review Letter.

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

5.03: Consider Tree Preservation Plan related to Sketch Plan for Estates of Silver Oaks 2nd Addition

City Planner Anderson presented the staff report. He reported that the City has received a Sketch Plan for a proposed eight lot subdivision to be known as the Estates of Silver Oaks 2nd Addition.

He stated that the site is located east of TH 47 and north of 162nd Lane. He noted that normally a Sketch Plan includes a simple layout of lot configuration for initial review and feedback from the Planning Commission, however this submittal was more detailed in nature and did include a Tree Preservation Plan. He stated that the site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a zoning amendment and Comprehensive Plan amendment would also be needed. He reviewed the adjacent land uses, noting that the land surrounding the property is mostly developed. He confirmed that the site is serviced by City utilities for water and sewer.

Chairperson Stodola asked for more information on the building currently located on the large lot.

City Planner Anderson stated that there is an existing foundation but was unsure if there was at one time a home that has been removed.

Board Member Covart stated that it seems that there is a barn on the site that has not been well maintained.

City Planner Anderson stated that more detailed information will be provided as the process moves forward and he simply wanted to bring the Board up to speed on the potential development. He stated that this would be an opportunity for the Board to provide input.

Board Member Hiatt stated that there are some high-quality Oak trees in that area and it would be nice to see as many of those remain as possible.

City Planner Anderson confirmed the consensus of the Board that the high quality continuous Oak trees should be preserved to the extent possible.

Chairperson Stodola asked the timeline for this project.

City Planner Anderson stated that this would depend on the feedback that is received throughout this review. He noted that the project would require a Comprehensive Plan amendment and therefore the process will take longer because of the approval that would be needed from the Metropolitan Council. He provided examples of other projects in Ramsey that the developer has been a part of.

5.04: Update on Mayors for Monarchs Pledge and Kick-Off Planting

City Planner Anderson presented the staff report. He stated that staff continues to work on a Mayors for Monarchs Mayoral Pledge Signing event to "kick-off" the City's pollinator initiative. He stated that staff has met with representatives from the U.S. Fish and Wildlife Service on a potential partnership to complete a pollinator planting project in Lake Itasca Park. The City is aiming for an early June planting event that would lead into a larger, broader project along the Itasca Trail. He stated that while details of the project are still being worked through, staff wanted to provide the Board with a brief update on the Monarch Trail Action Plan prepared by the U.S. Fish and Wildlife Service, since it is likely that the initial planting event will be completed prior to the next EPB meeting. He stated that the communications staff is working with the elementary school and Ramsey Rangers program to organize a coloring contest as an outreach opportunity.

6. BOARD / STAFF INPUT

City Planner Anderson reported that the spring recycling event was held about a week ago and seemed to be well attended. He provided an update but noted that he did not have an exact count of vehicles. He stated that he did receive positive feedback from those that did come to the event.

7. ADJOURNMENT

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

The meeting adjourned at 7:07 p.m.

Respectfully submitted,

_____

Chris Anderson
City Planner

ATTEST:

_____

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

PLANNING COMMISSION
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey Planning Commission conducted a regular meeting on Thursday, May 4, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present:	Chairperson Randy Bauer Commissioner Bruce Anderson Commissioner Ralph Brauer Commissioner Cheri Gengler Commissioner Cindy Nosan Commissioner Patrick Surma Commissioner Gary VanScoy
Members Absent:	None
Also Present:	Community Development Director Timothy Gladhill City Planner Chris Anderson

1. CALL TO ORDER

Chairperson Bauer called the regular meeting to order at 7:00 p.m.

2. CITIZEN INPUT

None.

3. APPROVAL OF AGENDA

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to approve the agenda as presented.

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated April 6, 2017

Motion by Commissioner Anderson, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated April 6, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: PUBLIC HEARING: Consider Approvals Related to a Request from Trott Brook Hall to Facilitate a Building Expansion at 17301 Nowthen Boulevard NW (Project #17-03), Case of Trott Brook Hall.

1. **Conditional Use Permit**
2. **Site Plan**
3. **Minor Plat**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:02 p.m.

Presentation

City Planner Anderson presented the staff report stating the City has received an application from representatives of Trott Brook Hall (the "Applicant") for a Conditional Use Permit, Minor Plat and Site Plan to facilitate an expansion to their existing building located at 17301 Nowthen Blvd NW. The Minor Plat will consolidate the existing church parcel (17301 Nowthen Blvd NW), the adjacent parcel (17325 Nowthen Blvd NW), and a portion of 17455 Nowthen Blvd NW into one parcel to accommodate the proposed building expansion (together known as the "Subject Property"). The Conditional Use Permit addresses the religious institution in the R-1 Residential District. Staff recommends approving the requested CUP, Minor Plat, and Site Plan.

Citizen Input

Commissioner VanScoy questioned if staff had Findings of Fact for this Planning Case.

City Planner Anderson stated the “Whereas” statements within the Resolution were serving as the Findings of Fact for this Planning Case.

Rick Keillor, Trott Brook Hall representative, discussed the amazing growth Trott Brook has had in recent years. He noted additional space was needed for worship, classrooms and fellowship space. He explained an activity center was being proposed for the future.

Commissioner VanScoy asked if Mr. Keillor had any concerns with staff’s recommendations.

Mr. Keillor had not concerns with the recommendations being made by staff.

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

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

Chairperson Bauer closed the public hearing closed at 7:13 p.m.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Anderson, to recommend that City Council adopt Resolution #17-05-101 approving a CUP, Minor Plat and Site Plan associated with a proposed expansion of Trott Brook Hall, subject to approval as to legal form by the City Attorney.

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

5.02: Adopt Amended Resolution #16-12-217 and #16-12-218 Relating to an Approved Variance to Low Depth in Woodlands (Project #16-102); Case of Lennar Corporation

Presentation

City Planner Anderson presented the staff report stating in December of 2016, the Planning Commission adopted Resolutions #16-12-217 and #16-12-218 approving Findings of Fact favorable to Lennar Corporation (the "Applicant") and granting a Variance to the lot depth standard for a lot in the Woodlands subdivision. The Applicant is acquiring land from an adjacent property owner and that land was subject to the Preliminary Plat process as it had not previously been reviewed as part of the overall Woodlands site. Thus, the lot and block numbering sequence as part of the preliminary plat did not match the numbering sequence of the final plat. The purpose of this case is strictly administrative in nature as the specified legal description for the lot that was granted a variance has changed with the proposed final plat. Both the Findings of Fact and Variance reference Lot 2, Block 1 Woodlands 4th Addition; with the submittal of the final plat application, the lot is now legally described as Lot 15, Block 3. There are no changes to the terms of the documents themselves. Staff recommends approving the amended resolutions to update the legal description of the lot in question to match the final plat.

Commission Business

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend the City Council approve the amendment to Resolutions #16-12-217 and #16-12-218 to correct the legal description to Lot 15, Block 3 Woodlands 4th Addition to match the final plat.

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

5.03: PUBLIC HEARING: Consider Recommendations for Riverstone Addition Located near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

1. **Adopt Ordinance #17-06 Approving Zoning Amendment to Planned Unit Development (PUD)**
2. **Adopt Resolution #17-05-102 Approving Preliminary Plat**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:19 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review a Preliminary Plat for a 293-lot subdivision (245 detached single-family and 48 townhomes). The Preliminary Plat also requires the approval of a Planned Unit Development (PUD). Staff reviewed the request in further detail and recommended approval of Ordinance #17-06 and Resolution #17-05-102.

Citizen Input

Steve Bona, Vice President of Land Development for Capstone Homes, presented further details to the Commission regarding his proposed development. He stated he was proud of the final Master Plan and commented on the details that were added to the proposed neighborhood. He described how the additional rooftops would assist in supporting The COR. He described the price point for the homes within this neighborhood and noted there was strong demand for this product. He reported the site would have several ponds and a trail corridor that would connect to the Lake Itasca Greenway. Mr. Bona then reviewed several housing styles and home variations with the Commission.

Commissioner Anderson suggested the developer consider adding porches to several of the housing styles.

Mr. Bona stated several of the models do have porch options.

Commissioner Anderson asked if the proposed houses would sit at the same elevation as the railroad tracks.

Mr. Bona discussed the housing topography and anticipated the housing would be slightly lower.

Chairperson Bauer questioned what type of material would be used to construct the berm.

Mr. Bona explained he would be using natural and organic material from the site for the berm.

Commissioner VanScoy asked if the applicant supported staff's recommendations.

Mr. Bona stated the recommendations had been discussed at length with staff.

Community Development Director Gladhill commented on the recommendations further and believed any of the outstanding issues could be resolved with the applicant prior to Final Plat approval. He stated staff was seeking policy direction regarding the street width and neighborhood design.

Chairperson Bauer stated his concern with the narrow streets was for the safety of the children that would be living in the neighborhood.

Community Development Director Gladhill noted that narrower streets do assist in calming traffic and stated on-street parking would be limited.

Mr. Bona commented he felt strongly about allowing the neighborhood to have narrow roadways (28 feet wide). He discussed five different neighborhoods that he recently developed with 28-foot-wide roadways. He reported these neighborhoods are properly served by all City services such as plows, Police and Fire vehicles. He understood the concern for safety but noted he also did not want to put down unnecessary pavement.

Commissioner Anderson stated he would like to 29-foot restricted roadway pursued by the developer.

Commissioner Nosan requested further information from staff on what would be allowed on a 29-foot restricted roadway.

Community Development Director Gladhill reported parking would only be allowed on one side of the street.

Commissioner Nosan questioned if the HOA would manage the garbage pickup.

Mr. Bona reported the garbage pickup would be managed by the HOA.

Commissioner Brauer believed drivers would drive more carefully if the roadway were narrowed.

Commissioner VanScoy requested further information on the sidewalk plan.

Mr. Bona reviewed the sidewalk plan with the Commission.

Commissioner VanScoy expressed concern with the safety of the children living in the neighborhood given the size of the stormwater retention ponds.

Further discussion ensued regarding the stormwater retention ponds.

Trevor Little, 14330 201st Avenue in Elk River, commented on the proposed park and trails within the development and asked if it would be public or private.

Community Development Director Gladhill stated the trails throughout the development would be public. He anticipated there would be more discussions regarding the recreation space.

Mr. Little asked if the houses adjacent to the berm would have a reduced price.

Mr. Bona anticipated the homes along the berm would be in high demand.

Commissioner VanScoy asked if Pearson Park would have parking.

Mr. Bona stated this park was planned to be a public park and noted it would have bump out parking.

Dennis _____, North Fork Company, 49431 Alpine Avenue North, explained he supported the proposed project. He asked what the future was for the existing Itasca Park.

Community Development Director Gladhill stated the City did not have an adopted Master Plan for Itasca Park. He anticipated the park would remain a trailhead and would be recreational and passive in nature.

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

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

Chairperson Bauer closed the public hearing closed at 8:11 p.m.

Commission Business

Chairperson Bauer requested the approvals for the Ordinance and Resolution be granted separately.

Commissioner Brauer appreciated the great work that had been done between the developer and City staff on this development.

Motion by Commissioner Nosan, seconded by Commissioner Anderson, to recommend that City Council adopt Ordinance #17-06 approving the Zoning Amendment for Riverstone Addition.

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

Community Development Director Gladhill commented on the architecture of the homes, roadway width, sidewalk plan and stormwater retention pond concerns that were raised by the Commission. He requested the Commission reach a consensus on these matters prior to approving the Preliminary Plat.

There was Commission consensus to support a 29-foot restricted roadway width.

Chairperson Bauer understood the development would have sidewalks on one side of the road throughout the entire development.

Commissioner VanScoy questioned why the developer had not considered sidewalks for both sides of the street.

Community Development Director Gladhill reported the developer was offered some flexibility though the PUD and for this reason, sidewalks were being proposed for only one side of the street.

Mr. Bona discussed how the lots would be impacted if sidewalks were required. He did not believe it was standard for developments to have sidewalks on both sides of the street and requested that sidewalks only be required on one side of the street. It was his opinion the development would be adequately serving pedestrians through by the sidewalks and trails in the neighborhood.

There was Commission consensus to support the proposed sidewalk plan.

There was Commission consensus to support the stormwater retention ponds as proposed.

Community Development Director Gladhill provided the Commission with several more housing options for the neighborhood, noting several homes would allow for front porches. He requested feedback from the Commission regarding the housing architecture.

Chairperson Bauer understood the developer had additional housing options that would allow for porches.

Commissioner Nosan believed the housing styles looked great.

Commissioner Brauer was pleased the developer had a large number of housing options for this neighborhood.

Commissioner Surma asked if the developer had any single level housing options.

Mr. Bona stated he did have a single level housing option available.

Motion by Commissioner Nosan, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-05-102 approving the Preliminary Plat for Riverstone Addition subject to the Staff Review Letter.

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

5.04: Review Architectural Design for Stonebrook Academy

Presentation

Community Development Director Gladhill presented the staff report stating the purpose of this case is to review the architectural design for Stonebrook Academy. It was noted the full site plan would be in front of the Planning Commission on June 1.

Commission Business

Chairperson Bauer asked what type of materials were being used on the backside of the building.

Community Development Director Gladhill commented on the amount if EIFS that would be used on the building. It was his hope a fiber panel could be used in lieu of the EIFS.

Commissioner VanScoy believed from a safety perspective the site would benefit from having a second exit. It was also his opinion the northeast corner of the building as not very attractive.

Commissioner Nosan stated she was very disappointed when she reviewed these plans and would like to see the plans improved given the fact this building would be located in The COR. She believed the roof should be higher and wanted to see more architectural style brought into the building façade.

Commissioner Anderson agreed the building exterior needed enhancing. He stated the building would be in a high visibility area and encouraged the developer to reconsider the building elevations to more closely match the existing buildings within The COR.

Commissioner Gengler recommended the building exterior be elevated to more closely match the existing buildings within The COR. For safety purposes, she stated she did not want to see a second entrance onto Sunwood Drive.

Chairperson Bauer supported Commissioner Gengler and believed a second entrance point was not wise.

Commissioner Brauer stated he was insulted by the proposed project plans. He explained that the Planning Commission had bent over backwards to get Stonebrook Academy into The COR. He recommended staff speak with the applicant on ways to dramatically enhance the exterior of the proposed building.

Commissioner Surma recommended the applicant consider returning to their original plans for the site.

Community Development Director Gladhill thanked the Commission for their input and stated he would bring the concerns expressed to the applicant.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to not approve the architectural design for Stonebrook Academy and to direct staff to discuss new plans with the applicant that were more architecturally consistent with The COR.

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

5.05: Review Concept Plan for Sharp Industrial Building at 14251 Jaspar Street NW; Case of Sharp & Associates

Presentation

Community Development Director Gladhill presented the Staff Report stating the purpose of this case is to consider a concept plan for a new industrial development near the City's Public Work Campus. The Planning Commission previously reviewed this project under a different developer known as Platinum Properties. The main tenant of the current project remains Adrenaline Sports Center. The project is proposed on City-Owned land, so the Planning Commission is asked to review the concept prior to approval of a Purchase Agreement. The intended use appears to be generally in line with the Comprehensive Plan and Zoning Code. Staff recommends that the City approve the concept plan for purposes of entering into a Purchase Agreement.

Commission Business

Commissioner Surma stated he appreciated the great design provided by the applicant and indicated he fully supported the project.

Commissioner Brauer agreed.

Motion by Commissioner Anderson, seconded by Commissioner Surma, to recommend that City Council approve the concept plan for purposes of entering into a Purchase Agreement.

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

6. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill updated the Planning Commission on the Comprehensive Plan.

7. COMMISSION / STAFF INPUT

7.01: Receive Staff Update

The Staff Update was noted.

7.02: Zoning Bulletins

Zoning Bulletins were noted.

8. ADJOURNMENT

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to adjourn the meeting.

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

The regular meeting of the Planning Commission adjourned at 8:54 p.m.

Respectfully submitted,

_____

Tim Gladhill
Development Services Manager

ATTEST:

_____

JoAnn Shaw
Planning Division Secretary

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

StoneBrook Academy – Architectural Review
Comments from Commissioner Brauer

Tim & Patrick,

I will not be there for the meeting on June 1, so these comments probably do not matter. This is still not there. For such a prime site in the COR, visible from the road, we want something that will attract attention. This sketch reminds me of the old saying, “You can put lipstick on a pig, but it is still a pig.” “Think outside the box” may be the most overused phrase we have, but in this case. it fits. It also brings up a point I made many years ago about the architecture in the COR. Every building should strive to be an architectural award winner and if they win an award—or are even good enough to be nominated for one—we should reward them. It is time we stopped settling for second best and good enough. Let us take pride in our city.

FYI, just Google “daycare design” and you will see some great buildings that are boxes, but well done. Also, GSA publishes a neat pamphlet on designing daycare centers. It is mostly about interiors, but has some nice illustrations of what can be done. The saying in education has always been that daycare centers should not “warehouse” kids. This is a warehouse and does not send a positive message to potential clients or the city.

Regular Planning Commission **5. 3.**

Meeting Date: 06/01/2017

By: Chris Anderson, Community Development

Information

Title:

Review Sketch Plan for Pearson Place (Project No. 16-31a); Case of John Dobbs

Purpose/Background:

The purpose of this case is to review the official Sketch Plan, prepared by Otto Associates and dated May 4, 2017, for a proposed twelve (12) lot residential subdivision near the southern/eastern end of Bowers Drive. The Sketch Plan Review process affords the Planning Commission to opportunity to provide early direction on the layout of the proposed plat, before the Developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan.

The City did host two (2) public workshops regarding a concept plan for this project in 2016. Comments from attendees of those workshops are attached for reference. Furthermore, the Planning Commission did review a Concept Plan for this project in March of 2016 and the minutes from that discussion are also attached.

Notification:

Although a public hearing is not required, a notice of Sketch Plan was sent to surrounding property owners (including all of Bowers Drive). The project site is located within the Mississippi River Critical Corridor Area (MRCCA) and so Staff also notified the MN DNR.

Observations/Alternatives:

The development site is located near the southern/eastern end of Bowers Drive, a cul-de-sac that is slightly over a mile long. The Sketch Plan proposes to establish twelve (12) lots on the north side of the road where there is a gap of approximately 1,400 feet between existing homes.

The project area is currently guided as Low Density Residential (LDR) in the Comprehensive Plan, is zoned R-1 Residential (MUSA), and is located in the MRCCA Overlay District. Also, the MN DNR just recently completed a rulemaking process that created new districts in the MRCCA and, for non-riparian lots, primarily defers to the underlying zoning district for dimensional standards. However, the City has yet to receive the necessary guidance from the MN DNR to proceed with updating our Zoning Code and Comprehensive Plan and thus, are caught in a transitional time.

As a result, the Applicant has indicated that their intention would be to also apply for a Zoning Amendment to rezone the land to a Planned Unit Development, which, if approved, is a legal instrument that would allow deviations from certain standards (setbacks, use of private utilities rather than municipal services, etc.). The proposed lot size, lot width, and density all appear to conform to the R-1 Residential (MUSA) bulk standards, as outlined in the Staff Review Letter. Furthermore, the MN DNR has previously commented that they would be generally supportive of that approach as the proposed lots would comply with the new MRCCA rules. The public benefit would be a fifty (50) foot wide outlot along the rear boundary of the existing homes on the north side of the road to serve as a buffer to future development. This area is heavily wooded and would provide both visual and noise buffering from future uses. This idea came out of the public workshops held last year.

At the public workshops last year, the primary concerns raised by attendees focused on concerns with construction

traffic on Bowers Drive and the lot sizes proposed. As previously noted, per the new MRCCA rules, one (1) acre lots would be acceptable. They also seem to be compatible with many of the other lots along Bowers Drive, with the exception of four or five lots directly across the street. These lots were platted as part of Bowers Mississippi Acres 3rd Addition and are each approximately 200 feet in width. When measured at the building setback line, the proposed lots range from approximately eighty (80) feet in width up to 130 feet in width. While narrower than those directly across the street, the lots are very similar to the majority of existing lots on Bowers Drive. Additionally, the proposed lots range in size from 1 acre up to approximately 1.89 acres in size, which is consistent with the existing lots (ranging from about 0.44 acres to 1.84 acres in size).

As noted previously, Bowers Drive is a long cul-de-sac with no other access point. While many of the residents noted at the workshops that they enjoy this setting, it is also a major factor in their concern about construction traffic and potential road damage due to heavy equipment. Staff is open to exploring options to mitigate these concerns but does not have any possible solutions at this time. At the direction of the City, the Sketch Plan does reserve a sixty (60) foot wide outlot that could serve as a future access if/when the vacant land north and east of this site develops in the future, even if only reserved for emergency access. The City's Public Works and Public Safety Teams very much prefer improved access abilities to this neighborhood for a variety of reasons.

The proposal includes serving each lot with a private well and septic system, similar to all the existing homes on Bowers Drive. The Sketch Plan does identify both a primary and secondary site for the septic system, a requirement that was not in place when this neighborhood was originally platted. Questions/concerns were raised at the public workshops about the potential impact new wells would have on groundwater levels in the area. If this is identified as a concern of the Planning Commission, part of the direction to the Applicant could include further study to determine if there would be any impact on groundwater. Minnesota Rules 7080 provide baseline protections from contamination due to septic systems. In addition, MRCCA rules continue to provide protections to surface water.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant. There are no City funds proposed to be utilized for the construction of this project.

Recommendation:

Staff recommends that the Applicant to proceed with preparing a Preliminary Plat.

Action:

Provide the applicant with feedback, and recommend any changes to the Sketch Plan prior to submission of Preliminary Plat. No formal action is required.

Attachments

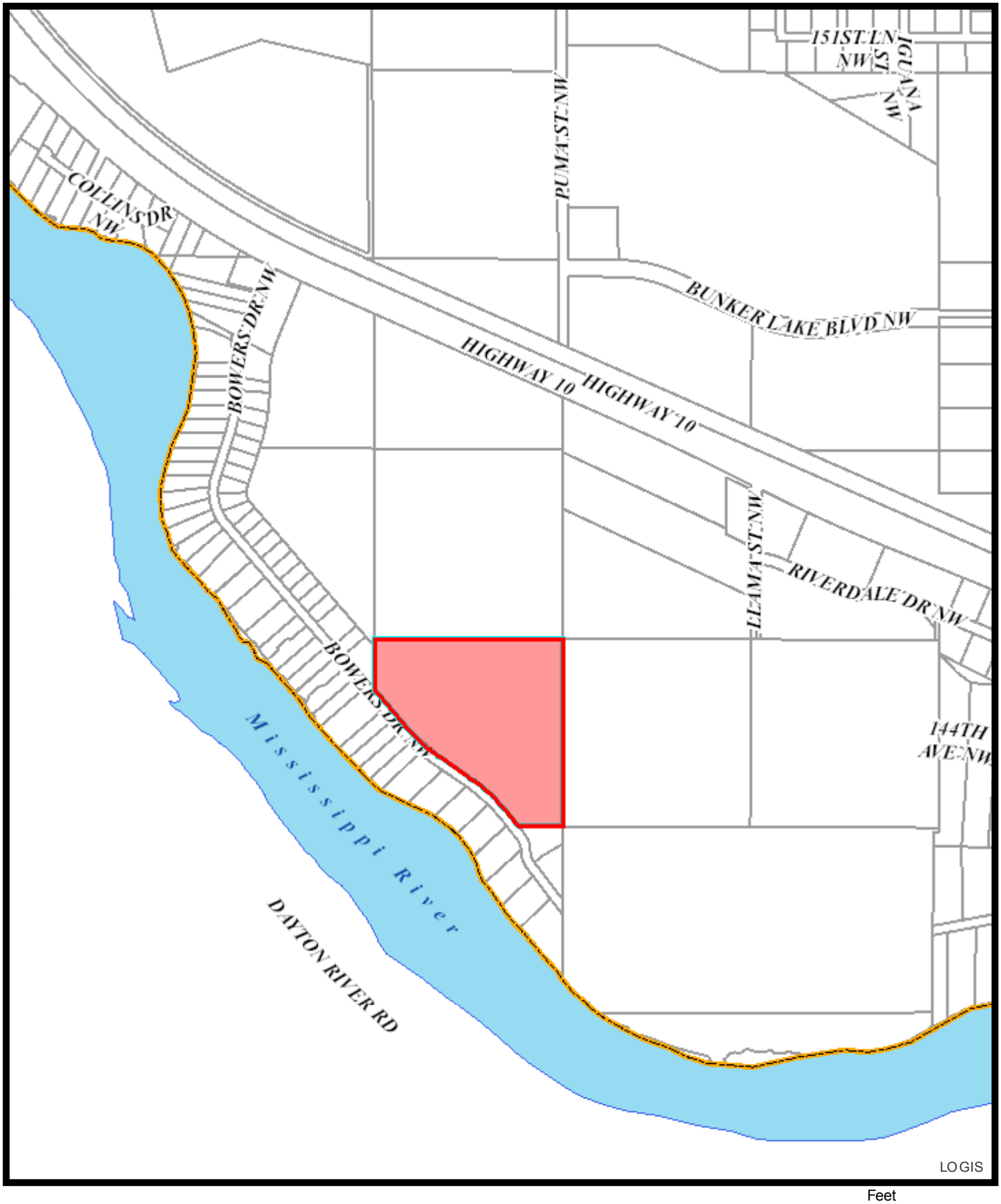
Site Location Map
Planning Commission Meeting Minutes Dated March 3, 2016
Public Comments from March 10, 2016 Workshop
Public Comments from April 7, 2016 Workshop
Sketch Plan
Staff Review Letter

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/25/2017 02:04 PM
Form Started By: Chris Anderson		Started On: 05/25/2017 12:27 PM
Final Approval Date: 05/25/2017		

29-32-25-32-0008

Site Location Map



Feet
0 230460 920 1,380 1,840

Print Date: May 15, 2017

5.02: Review Concept Plan for Pearsons Bowers Drive Addition; Case of Pearson Properties, LLC

Presentation

Community Development Director Gladhill presented the staff report stating the City has been approached by Mr. John Dobbs of Development Consultant Services representing Pearson Properties, LLC from a land use planning perspective. Pearson Properties, LLC would like the Planning Commission's feedback on the attached concept plan consisting of thirteen (13) rural, single-family lots along an undeveloped portion of Bowers Drive. The site is located in the R-1 Residential (MUSA) District as well as the Mississippi River Corridor Critical Area. The proposed development pattern is inconsistent with these district regulations, but Staff would support a further discussion about appropriate tools to deviate from these standards in order to better blend with the actual built environment of the surrounding area (Bowers Drive) and locking in density transitioning to this neighborhood for future development. It was noted a public workshop has also been scheduled for Thursday, March 10 at 5:30 p.m. at the Ramsey Municipal Center. Staff requested input from the Commission regarding the Concept Plan.

Commission Business

John Dobbs, Pearson Properties, LLC, introduced himself to the Commission. He discussed the proposed development along Bowers Drive and thanked staff for their assistance. He requested comments or questions from the Planning Commission.

Chairperson Levine asked if there were other developed lots against the river.

Community Development Director Gladhill reported this was the case.

Commissioner Andrusko questioned what type of homes would be built.

Mr. Dobbs explained he was hoping to receive feedback from the neighbors on this topic. He anticipated the lots and homes would be market rate.

Commissioner VanScoy asked what size the lots would be.

Community Development Director Gladhill estimated the lots would be 90 to 100 feet wide. He reported the developer may go through the PUD process for this development. He reported the MUSA boundary would have to be investigated further before a recommended course of action could be provided by staff.

Commissioner Nosan wanted to see the lot sizes within the new development be consistent with the existing properties.

Chairperson Levine inquired if the development would have a community septic system or individual septic systems.

Community Development Director Gladhill indicated the septic approach has not been discussed. He anticipated that individual septic systems would be pursued.

Commissioner VanScoy asked if the size of the lots were consistent with the R-1 MUSA zoning district.

Community Development Director Gladhill commented these lots met the minimum size requirements for the R-1 zoning district. However, the critical area overlay was the concern.

Commissioner Brauer believed the new development should mirror the homes across the street.

Commissioner Andrusko appreciated the fact that the developer was proposing similar size lots and he supported the developer moving forward with his concept plan.

Commissioner VanScoy favored the development as well. He asked who would make the final determination that the Pearson Bowers Drive Addition fit into the critical area overlay district.

Community Development Director Gladhill reported the DNR set the minimum standards and noted the City was responsible for administering the critical area overlay district. He believed the proposed development met the rules and intent of the critical area overlay district due to the proposed development pattern.

Commissioner Brauer indicated the lots on the other side of Bowers Drive were similar in size and scale to the proposed lots. For this reason, he supported the new development.

Commissioner Bauer asked if the City sent out notices to adjacent homeowners regarding the proposed development.

Community Development Director Gladhill commented the City sent out notices via U.S. Mail regarding the public hearing that would be held on Thursday, March 10th at 5:30 p.m. to all property owners on Bowers Drive.

Chairperson Levine stated the consensus of the Planning Commission was for this development to move forward.

COMMENTS
March 10, 2016 Workshop

- Safety concerns with 13 homes being built in a short timeframe (machinery/construction traffic). Would ask the City to restrict building permits to mas of 2 per year unless there is an access road from the farm side used.
- Would like to wait to develop these until the Pearson's additional parcels are sold and plans for Riverdale are solidified.

- No commercial property.
- Riverdale does not connect to Bowers.
- Use farm roads for construction. I shouldn't be assessed for road projects so someone else can make money.
- Tree buffer behind all of Bowers.

- Concern about additional ground water use with 13 more houses.
- Prefer single family homes, but larger lots (200' wide).

- Future development – single family residential only south of Highway 10, not multi family or commercial.

- Are you doing a water study on how this will affect the well water level?
- Who is responsible for road damage with all heavy equipment going up and down road?
- Is the electric co. going to update wiring so we don't have blow-outs?
- Are these lots sold or are they going to be a mud hole with heavy equipment sitting there for two years.

- Buffer zone behind new lots.
- New access road through farmland to connect either to Armstrong or Highway 10.
    - Keeps construction vehicles off Bowers.
    - Keeps traffic lower at current Bowers/Highway 10 if another road exiting Bowers.
- Keep new lots equal to river lot size.
    - Reduces number of new lots to 8 or 9.

- Can ground water support 13 additional wells with 2,000,000 gallon a year additional usage?
- Thirteen sceptics and effect on the wells downstream of ground water flow.
- Aquifer depletion?
- Larger lots would be preferred if plan goes forward (200' wide).

- I would like to see the new lots mirror the lots directly across from them in their width.

- No connecting of Riverdale to Bowers Drive.
- Problem with added bike & foot traffic to Bowers with no street lights which Bowers residents oppose.

- Want to keep the quiet and personal feeling – lesser homes is better.
- Would like a buffer on the non-river side so that homes & lots don't go in right behind us.
- Keeping it quieter with less traffic.
- Want to keep commercial businesses out if possible.
- I understand it will be built on & that's OK – would like to maintain integrity.
- Want Riverdale Drive not to intersect with Bowers.

- Buffer on the back side.
- Seven lots.
- Traffic from the construction kept off Bowers.

- I do not like people putting houses in front of ours.

COMMENTS
April 7, 2016 Workshop

- Thank you for your time to let residents provide input into the process. It helps just to look at options and know how decisions were made.

- Regarding the development, road traffic and Dobbs counter argument that they can't bring trucks from the back because it would compact the soil, which would make septic unfeasible:
    - You could still have a road and just have all trucks/construction traffic come in thru the one spot versus coming all the way down Bowers Drive. So not the back of each lot, but in thru one access point and that would get them on the road to access the lots from the front.

Notes to bring to the next City of Ramsey meeting set for Thursday, April 7th

Do I want 3 1/2 Homes in front of my one lot?

Who is Pearson properties and do they have the experience to build and maintain this so-called covenant. What are the Covenant details?

What is Pearson's properties track record with homebuilding?

Who will maintain and finance the water and septic systems? Where will they go as they are not shown on the plan?

Will the covenant or shared septic be a mound system and if so, what about the constant power outages? Do you think 39 people will know not to use water and flush toilets during a power outage? If not, where will the sewer overflow go? (Average household size in Ramsey 3 x 13 = 39)

Where will the storm runoff and drainage go? Will there be a run off pond? What will this do to the environment and to the existing neighbor's water and sewer systems? Has anyone approached the Coon Creek Watershed on whether they will even allow this without creating a building area retention pond or water storage system?

If you have 13 homes most likely you will have 26 drivers at a minimum, going to and from work daily. That is 52 trips down Bowers Drive each day, then add their children's cars and truck deliveries.

Code stats, construction dirt and debris on roadways needs to be kept clean and open excavation areas needs to be watered down from blowing sand. Who will maintain a road free clean environment? Will the city enforce these laws to keep this clean and in control and do we have the cities word they will enforce this?

Will there be a cost to us homeowners that appears on our electric bill for the storm drainage utility ordinance?

Can the Electric co-op guarantee the existing home owners enough power in the coming years to not dig up Bowers Drive and replace the existing Power?

The minimum lot size in Ramsey is 2.5 acres. Why do we make standards for the lot sizes if we change them for a favor?

13 lots 100 X 200 = 20,000 Sq. Ft or .45 Acres totaling 5.85 Acres.
This equates to 2 Legal lots

My 1.65 Acre lot = 71,873 Sq. Ft. Which means I can fit 3.5 Lots on my property. Will the city of Ramsey grant me a permit to tear down my home and build 3.5 houses much less two on my property?
(Reference, 1 Acre = 43,559 Sq. Ft, 2.5 Acre lot = 108,899 Sq. Ft)

There should be no development on Bowers Drive until the future Riverdale Drive is completely intact.

The Developer should pay for improvements to Bowers Drive to handle additional traffic burdens without assessments to existing Bowers Drive residents.

I started this out with, do I want 3 1/2 Homes in front of my one lot? No I do not.

I don't normally get involved in these antics because I know who usually wins in the long run.

The City of Ramsey 2030 Comprehensive Plan, Chapter 5: Land use under Future Land Use 2. The General plan b. Low Density Residential reads:

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.

The City of Ramsey 2030 Comprehensive Plan, Chapter 5: Land use under 4. Future Land Use Categories, c) Urban Residential reads:

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.

The City of Ramsey 2030 Comprehensive Plan, Chapter 5: Land use under 4. Future Land Use Categories, Low Density Residential Performance Criteria reads:

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.

6. Where possible and practical, traffic generated by new development shall be routed to collector streets rather than through adjacent local neighborhood streets.

8. New development that is adjacent to existing single- family detached development shall be compatible in density and type with existing and planned development.

References:

http://www.city-data.com/city/Ramsey-Minnesota.html

http://www.cityoframsey.com/sites/default/files/documents/Planning/ComPlan/Chapter%2005%20-%20Land%20Use%20FINAL.pdf

Sketch Plan - PEARSON PLACE



PROPERTY DESCRIPTION:

The Southwest Quarter of the Northwest Quarter of Section 29, Township 32 North, Range 25 West, Anoka County, Minnesota.

AND

That part of Government Lot 1, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 1, 863.8 feet West of the Northeast corner thereof, said point being at the intersection of said North line and the Southerly right of way line of State Trunk Highway Number 10, the same as now located and established; thence Southeasterly along the said Southerly right of way line, same being on a 00 degrees 58 minutes 15 seconds curve, for 185.5 feet; thence run Southwesterly at an angle of 87 degrees 13 minutes with the tangent of said curve at said point, for 460.9 feet; thence deflect to the left on a 955.37 feet radius curve, delta angle 22 degrees 16 minutes, for 371.1 feet; thence on tangent to said curve for 76.3 feet; thence deflect to the right on a 1031.25 feet radius curve, delta angle 17 degrees 40 minutes, for 318.0 feet; thence on tangent to said curve for 96.5 feet to a point on the South line of Government Lot 1, said point being 1022.3 feet West of the Southeast corner thereof, and there terminating; said line being the Easterly baundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County; excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line and which lies Southerly of the Easterly extension of the South boundary line of Lot 4 of said plat, BOWERS MISSISSIPPI ACRES; and also excepting the right of way of the Northern Pacific and Great Northern Railway Companies and the right of way of State Trunk Highway Number 10.

AND

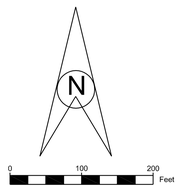
That part of Government Lot 2, Section 30, Township 32 North, Range 25 West, lying Easterly of the following described line:

Beginning at a point on the North line of said Government Lot 2, 1022.3 feet West of the Northeast corner thereof; thence at an angle of 107 degrees 29 minutes as measured from East to South for a distance of 226.1 feet; thence deflect to the left on a 310.36 feet radius curve, delta angle 58 degrees 36 minutes for 317.4 feet; thence on tangent to said curve for 1579.2 feet to a point on the East line of said Government Lot 2, said point being 362.5 feet South of the East one-quarter corner of Section 30 and there terminating; said line being the Easterly boundary of BOWERS MISSISSIPPI ACRES, a plat on file and of record in the office of the Register of Deeds in and for Anoka County, excepting therefrom all of that portion of the above-described tract which lies Westerly of a line run parallel to and distant 200 feet Easterly of the above-described line.

AND

That part of Government lot 1, Section 29, Township 32 North, Range 25 West, lying Northerly and Easterly of the following described line:

Beginning at a point on the West line of said Government Lot 1, 362.5 feet South of the Northwest corner thereof; thence at an angle of 139 degrees 7 minutes measured from North to East for a distance of 339.0 feet; thence deflect to the left on a 1232.6 feet radius curve, delta angle 15 degrees 21 minutes, for 330.2 feet; thence on tangent to said curve for 200.0 feet; thence deflect to the right on a 1483.48 feet radius curve, delta angle 18 degrees 26 minutes, for 477.3 feet; thence on tangent to said curve for 057.1 feet to a point on the South line of said Government Lot 1, said point being 311.9 feet West of the Southeast corner thereof, and there terminating.



TOTAL AREA = 105.33 ACRES

SUBDIVIDER: *JOHN DOBBS*
ADDRESS: *604 BIELENBERG DRIVE WOODBURY, MN 55125*

OWNER: *PEARSON PROPERTIES*
ADDRESS: *14821 BOWERS DRIVE NW RAMSEY, MN 55303*

● denotes iron monument found
○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

Project No. 17-0145

SHEET 1 OF 2 SHEETS

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Requested By: John Dobbs

Date: 5-4-17

Drawn By: T.J.B.

Scale: 1"=100'

Checked By: C.S.O.

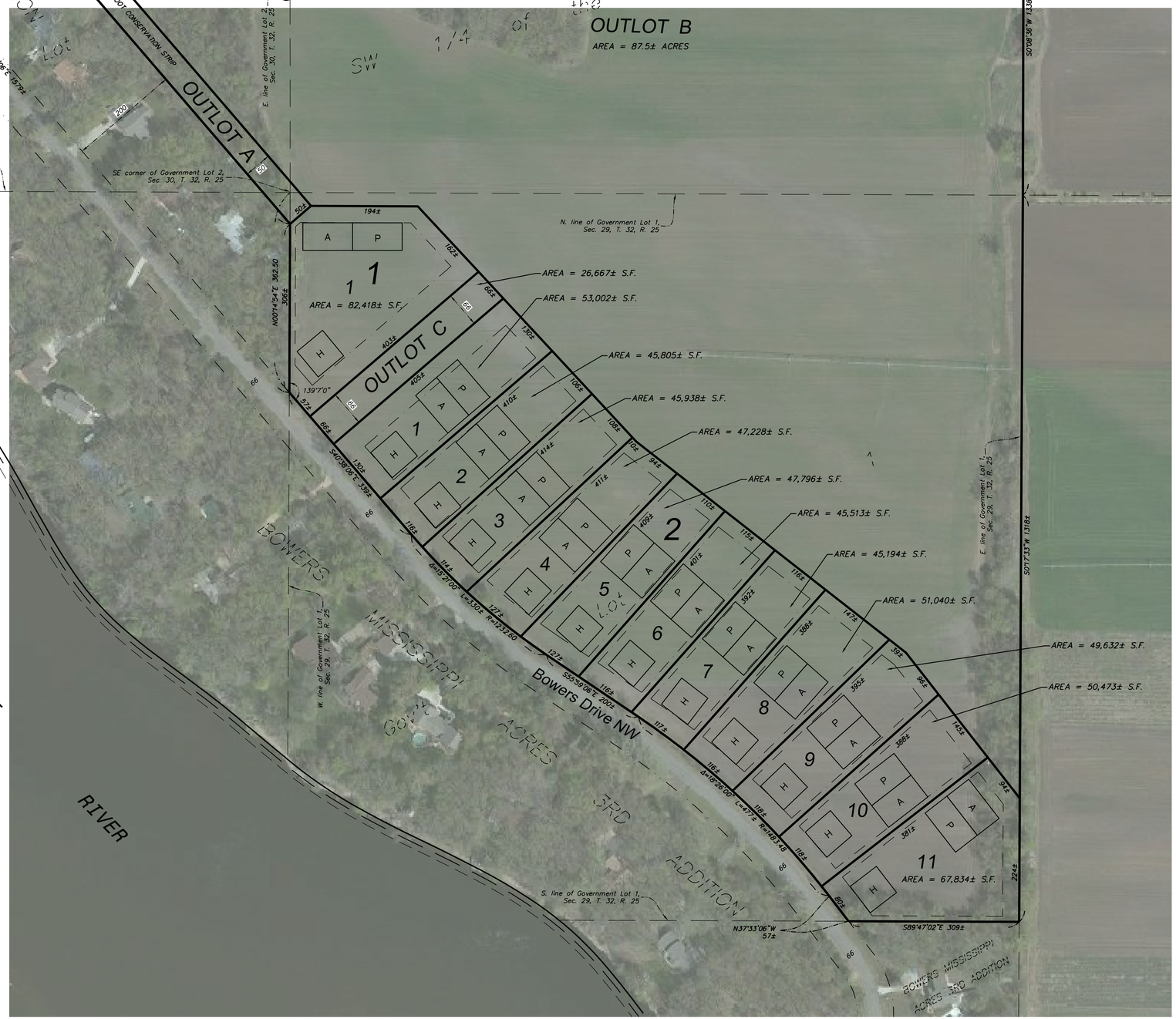
I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.
Cara M. Schwahn Otto
License # 40433 Date: 5-4-17

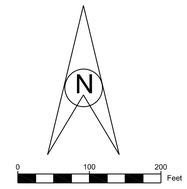
Concept Plan on part of the NW 1/4 of the SW 1/4 of Section 29, Township 32, Range 25, Anoka County, Minnesota.

Revised:

Sketch Plan - PEARSON PLACE

MATCHLINE (SEE SHEET 1 OF 2 SHEETS)





TOTAL AREA = 105.33 ACRES
PROPOSED ZONING = P.U.D.
MIN. LOT AREA = 1 ACRE
12 UNITS
NET DENSITY OF DEVELOPED AREA = 1.3 UNITS/ACRE

LEGEND

denotes Building Setback Line
Front = 40'
Side = 10'
Rear = 30'

H — denotes Proposed 60' x 60' House Pad

P — denotes Proposed Primary Septic Area

A — denotes Proposed Alternate Septic Area

denotes iron monument found

○ denotes 1/2 inch by 14 inch iron pipe set and marked by License #40062

www.ottoassociates.com
9 West Division Street
Buffalo, MN 55313
(763)682-4727
Fax: (763)682-3522

OTTO ASSOCIATES
Engineers & Land Surveyors, Inc.

Project No. 17-0145

SHEET 2 OF 2 SHEETS

Concept Plan on part of the NW 1/4 of the SW 1/4 of Section 29, Township 32, Range 25, Anoka County, Minnesota.

Revised:

Requested By: John Dobbs

Date: 5-4-17

Drawn By: T.J.B.

Scale: 1"=100'

Checked By: C.S.O.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Professional Engineer under the laws of the State of Minnesota.

Cara M. Schwahn Otto
License # 40433 Date: 5-4-17

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	5/26/17	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	PEARSON PLACE (SKETCH PLAN)		
PROJECT #	17-106		
DEPARTMENT:	Community Development – Planning Division		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

We offer the following comments regarding your Sketch Plan application, which consists of two (2) sheets prepared by Otto Associates and dated May 4, 2017. This sketch plan phase is a conceptual review that focuses on layout and general development standards, but not detailed grading, stormwater, and utility review, which will occur with future steps (Preliminary Plat and Final Plat).

General Information

The project site is located in the R-1 Residential (MUSA) zoning district, as well as the Mississippi River Critical Corridor Area (MRCCA) Overlay District. The MN DNR just recently completed a rulemaking process that amended various standards in the MRRCA. However, they have yet to provide the necessary guidance to municipalities as to how to proceed with updating local Zoning Codes. Until that guidance is received, municipalities are 'stuck' with outdated MRCCA standards. Staff has had discussions with the MN DNR and they have indicated that a Planned Unit Development (PUD) would be an appropriate zoning tool to utilize to address deviations from the current MRCCA standards as they appear to actually comply with the new MRRCA standards.

Comprehensive Plan

The development site is guided as Low Density Residential in the Comprehensive Plan. The Comprehensive Plan defines Low Density Residential as areas that are within the MUSA and would average three (3) units per acre. The development site is within the MUSA and the proposed average density will be 1.3 units per acre [Zoning Code allows for up to 3 units per acre].

The Low Density Residential designation requires that urban services be available for development. However, the entire Bower's Drive neighborhood, while also guided as Low Density Residential, is served by private septic systems and individual wells. The Sketch Plan proposes that the twelve (12) new lots also have private services. The proposal also indicates there will be a request for a Zoning Amendment to process this development as a Planned Unit Development. That designation, if approved by City Council, would allow for certain deviations from the underlying Zoning District standards, including the use of private utilities, with a defined public benefit.

The Sketch Plan is providing a fifty (50) foot wide outlot behind the existing lots on the north side of Bowers Drive to serve as a buffer from future development of the agricultural land. This was a result of comments received from the neighborhood during multiple workshops last year and is being proposed as that public benefit.

Mississippi River Critical Corridor Area Overlay District

The development site is located within the Mississippi River Critical Corridor Area (MRCCA) Overlay District. This statutory designation applies to the entire stretch of the Mississippi River through the City of Ramsey. The MN DNR has recently completed a rulemaking process in which revisions to the existing standards have been completed and approved by an Administrative Law Judge. Regarding lot size and other bulk standards, the updated MRCCA rules for non-riparian lots no longer contain more restrictive standards. In fact, they simply defer to the underlying zoning district standards per the local zoning code.

While the rulemaking process is complete, the MN DNR has not yet provided municipalities with the required guidance on how to update our local zoning code. Until guidance is received, the City cannot move forward with updating our zoning code. Furthermore, it is our desire, if feasible, to address those updates as part of the City's broader Comprehensive Plan Update process and implementation.

Zoning Designation

Action Item: *Zoning Amendment required for consideration as a Planned Unit Development. Staff recommends utilizing a Planned Unit Development (PUD) to bridge the gap between the new MRCCA rules and updating the City's zoning code.*

The project is being generally reviewed under the standards of the existing MRCCA Overlay District and the R-1 Residential District (this district implements the Low Density Residential (LDR) designation of the Comprehensive Plan). The intent of the R-1 Residential District is to accommodate single-family dwellings at a density up to three (3) dwelling units per acre. Through a PUD, deviation from certain standards is possible, including the use of private utilities rather than municipal services. This is consistent and compatible with the existing Bowers Drive neighborhood.

R-1 Residential (MUSA) Bulk Standards

Miscellaneous Standards	Existing MRRCA Standards	New MRRCA Standards	MUSA	Proposed (via PUD)
Lot size	2.5 acres	Underlying Zoning District	10,800 square feet	43,560 square feet (1 acre)
Density (net)	Not Addressed	Not Addressed	Up to 3.0 units per acre	1.3 units per acre

Lot width	200 feet	Underlying Zoning District	80 feet (measured at front yard setback)	80 feet*
Front yard setback	40 feet	Underlying Zoning District	30 feet	40 feet
Side yard setback (uninhabitable)	10 feet	Underlying Zoning District	6 feet	10 feet
Side yard setback (habitable)	10 feet	Underlying Zoning District	10 feet	10 feet
Side yard setback for corner lots**	Not Addressed	Underlying Zoning District	30 feet	Not shown
Rear yard setback	35 feet	Underlying Zoning District	30 feet	30 feet
Maximum lot coverage	30%	Underlying Zoning District	35%	Not shown
Maximum building height (measured from mean ground level to mean gable)	35 feet	Underlying Zoning District	35 feet	Not shown

* Lot 1 Block 1 shows 57 feet at the front lot line, but it appears that it *may* meet the minimum standard of 80 feet at the building setback line.
** Will apply to Lot 1 Block 1 and Lot 1 Block 2 as the intent of Outlot C is for a future road.

As has been noted already, the development site is located within the 2020 MUSA boundary and thus, is required to be serviced with municipal sewer and water. However, the requested Zoning Amendment to designate the site as a PUD is a legal zoning tool that allows for the deviation to utilize private utilities (if approved by City Council).

The only potential deficiency to the above table is lot width for Lot 1 Block 1 and Lot 11 Block 2. It appears that at the building setback line there is sufficient width to comply with this standard.

Action Item: Include the lot width measurement at the front yard setback for Lot 1 Block 1 and Lot 11 Block 2.

Wetlands and Floodplains

The project site does not appear to contain any floodplain areas or wetlands.

Grading and Drainage

The project will be subject to the Lower Rum River Watershed Management Organization standards for managing stormwater, including both quantity and quality. In discussions with the Applicant, it is our understanding that ponding will be provided along the rear boundary of the proposed lots. At the time of preliminary plat submittal, grading and drainage plans, along with stormwater calculations, must be provided.

Streets and Access

The new lots will be accessed via Bowers Drive. The Sketch Plan does include a sixty (60) foot wide outlot that can provide future access to the land north/east of the development site. This will eventually create a second point of access to Bowers Drive, which will assist with public safety response in the future.

Residents along Bowers Drive raised concerns about construction traffic and possible damage to the existing street at a public workshop in 2016. This is a topic that will require continued discussions and exploration of how to mitigate these concerns.

Tree Preservation and Landscaping

At the time of preliminary plat submittal, a Tree Inventory and Preservation Plan will be required along with a Landscape Plan. All significant trees, defined as oaks and evergreens with a Diameter at Breast Height (DBH) of four (4) inches and all other deciduous trees with a DBH of eight (8) inches or greater, must be identified on the Tree Inventory and Preservation Plan. That plan should include a table that identifies each significant tree, the species, DBH, condition, status (preserved or removed), and reason for removal (e.g. stormwater pond, note that certain removals do not count toward the allowable removal threshold, which is why we ask for this information).

Each lot is required to have two (2) front yard trees planted. Being within the MRCCA, Staff would strongly encourage the use of native trees to satisfy this requirement. Note that existing trees in the front yard(s), if included in the Tree Inventory and Preservation Plan and are identified in the Ramsey Tree Book as being either Acceptable or Preferred, can be used to satisfy the landscape requirements.

Development Fees and Agreement

Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, and Stormwater Management. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the plat is recorded. An executed Development Agreement will also be required prior to releasing the plat for recording.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 24, 2017	**PROJECT ADDRESS**	SOUTH END OF BOWERS DRIVE
PROJECT. TITLE	PEARSON PLACE		
ESCROW #	115701		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Sketch Plan submittal for Pearson Place. The submittal consists of 2 sheets prepared by Otto Associates dated May 4, 2017.

We offer the following comments on these sheets:

Sheet 1:

1. No comments.

Sheet 2:

1. Soil borings will be needed for each of the primary and alternate septic areas. The septic areas should be laid out to allow access to the back yards without driving over the primary or alternate areas.
2. Soil borings will be needed for the house pad areas and proposed infiltration areas to document groundwater levels.
3. Proposed infiltration areas will need to be in drainage and utility easements.
4. This project is adjacent to a plat that was approved in 1949, prior to any stormwater regulations. Runoff from the project must be attenuated prior to reaching the existing street. This project will need to meet the Lower Rum River Watershed Management Organization requirements for volume control, water quality and rate control. The volume reduction requirement is infiltration of the first 1 inch of runoff from new impervious surfaces. Rated control is limiting developed runoff rates to the existing rates for the 2, 10 and 100 year storms. Water quality standards are met by providing wet detention equal to the 2.5 inch storm and removing 60% total phosphorus and 90% total suspended solids from the discharge.

Regular Planning Commission **5. 4.**

Meeting Date: 06/01/2017

Submitted For: Alec Henderson, Community Development

By: Alec Henderson, Community Development

Information

Title:

Review Sketch Plan for Estates of Silver Oaks 2nd Addition (Project No. 17-119); Case of Marcel Eibensteiner

Purpose/Background:

The purpose of this file is to review the official Sketch Plan prepared by E.G. Rud & Sons, Inc., Roshell Engineering, and Royal Oaks Realty for the purpose of an eight (8) lot subdivision located on Lithium Street NW. The Sketch Plan submitted includes nine (9) sheets. The Sketch Plan Review process affords the Planning Commission the opportunity to provide early direction on the layout of the proposed plat, before the Developer prepares detailed Preliminary Plat plans. A key decision will occur at Preliminary Plat, in which the layout will be approved, subject to approving final construction plans and Final Plat documents. At that time, the City will review items including, but not limited to, Grading Plan, Utility Plan, Landscape Plan, and Street Light Plan.

Notification:

Staff attempted to notify the owners of property within 700 feet of the proposed development about the proposed Sketch Plan review.

Observations/Alternatives:

Sketch Plan Review is the first of several steps in reviewing a Major Plat, which includes Sketch Plan Review, Preliminary Plat, and Final Plat. This case is being reviewed per City Code Section 117-111 entitled R-1 Residential District and Chapter 117, Article III entitled Subdivisions. **Comprehensive Plan:**

The Property is currently guided as Rural Developing in the Comprehensive Plan. The intent of the Rural Developing land use designation is to allow for the construction of single-family dwellings without access to municipal sewer and water. The eight (8) lots in the Sketch Plan are proposed to be served by municipal sewer and water. This will require a Comprehensive Plan Amendment to re-guide the property as Low Density Residential (LDR). The adjacent property to the south, which was platted as Estates of Silver Oaks, is guided as LDR as a result of a previous Comprehensive Plan Amendment. **Zoning:**

The Property is currently zoned as R-1 Residential (Rural Developing). This allows for the development of single family, detached dwellings with a density of one (1) unit per 2.5 acres. As proposed, the Sketch Plan will require a Zoning Amendment to rezone the Property to R-1 Residential (MUSA), which would allow a net density of up to three (3) units per acre and a minimum of lot size of 10,800 square feet. The proposed density of the Sketch Plan is 0.67 units per acre and it appears to meet the minimum lot size and width standards of the R-1 Residential (MUSA) district. **Dimensional/Bulk Standards:**

When preparing the Preliminary Plat, the Developer must demonstrate compliance with the bulk standards of the R-1 Residential (MUSA) district. It appears that the Sketch Plan does comply with the standards specified for this zoning district. Specifics are outlined in the Staff Review File. **Wetlands:**

There are wetlands on the property that will need to be delineated and encumbered with drainage and utility easements on the Preliminary and Final Plats. There are also wetland and stormwater pond setbacks that are applicable. The Applicant must ensure that all wetland setback areas are encumbered with drainage and utility easements. **Density Transitioning:**

As proposed, the development is subject to the density transitioning standards found in City Code Section 117-110. Density transitioning applies to Lots 1-3 Block 1 and Lots 4-5 Block 2. If landscaping is proposed to satisfy this standard, it must be shown on the landscape plan and should be located in a separate, commonly owned parcel to avoid removals by future homeowners. **Streets and Access:**

Seven of the eight lots will gain access from an extension of the Lithium Street cul-de-sac. The eighth lot will retain access from Trunk Highway 47; however, the remainder of the boundary with TH 47 must be shown as restricted access on the Preliminary Plat and Final Plat. It appears that the proposed extension the Lithium Street cul-de-sac does comply with the maximum allowable length and right-of-way width. **Sidewalks:**
There is an existing sidewalk along Lithium Street that presently terminates at the edge of the temporary cul-de-sac. Rather than have a sidewalk terminate mid-block, Staff would recommend that the sidewalk be extended to the northern boundary of the plat, which would allow for future connectivity should the land to the north develop.
Grading and Drainage:
The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both wetlands and stomrwater. A LRRWMO permit will be required.

Tree Preservation/Natural Areas
The Sketch Plan was reviewed by the Environmental Policy Board at their May 15, 2017 meeting. The City's Natural Resources Inventory indicates there is a moderate quality oak forest across most of the eastern portion of the site that is part of a larger, contiguous natural corridor. The EPB has recommended that conservation design principles and best management practices be incorporated into the project to protect this natural area to the extent possible.

Funding Source:

All costs associated with processing the Application are the responsibility of the Applicant. There are no City funds proposed to be utilized for the construction of this project.

Recommendation:

City Staff is recommending that the Planning Commission approve the Sketch Plan and direct the Developer to proceed to preparing a Preliminary Plat, with the considerations listed in the staff report.

Action:

Provide the Applicant with feedback, and recommend any changes to the Sketch Plan prior to submission of Preliminary Plat. No formal action is required.

Attachments

Site Location
Sketch Plan Set
DRAFT EPB Meeting Minutes Dated May 15, 2017
Staff Review Letter

Form Review

Inbox	Reviewed By	Date
Chris Anderson	Chris Anderson	05/25/2017 04:43 PM
Tim Gladhill	Tim Gladhill	05/26/2017 08:15 AM
Form Started By: Alec Henderson		Started On: 05/25/2017 03:22 PM
Final Approval Date: 05/26/2017		

Levin Property

Oakwood Development Concept



Aerial Photo: Flown Spring of 2014

SHEET INDEX

C0 COVER SHEET

UTILITY AND STREET CONSTRUCTION

C1 LITHIUM ST NW
C2 DETAILS
C3 DETAILS

EROSION CONTROL, LANDSCAPING AND DETAILS

C4 STORMWATER POLLUTION PREVENTION PLAN
C5 STORMWATER POLLUTION PREVENTION PLAN
G1 GRADING PLAN
T1 TREE PLAN

LINE TYPE & SYMBOL LEGEND

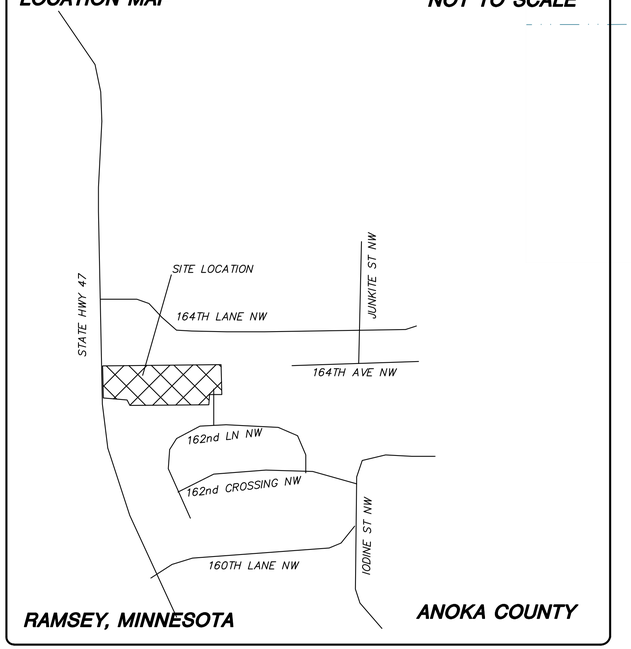
SB-5 DENOTES SOIL BORING

SETBACK
EASEMENT
LOT LINE
R/W
EDGE OF BITUMINOUS
CENTERLINE

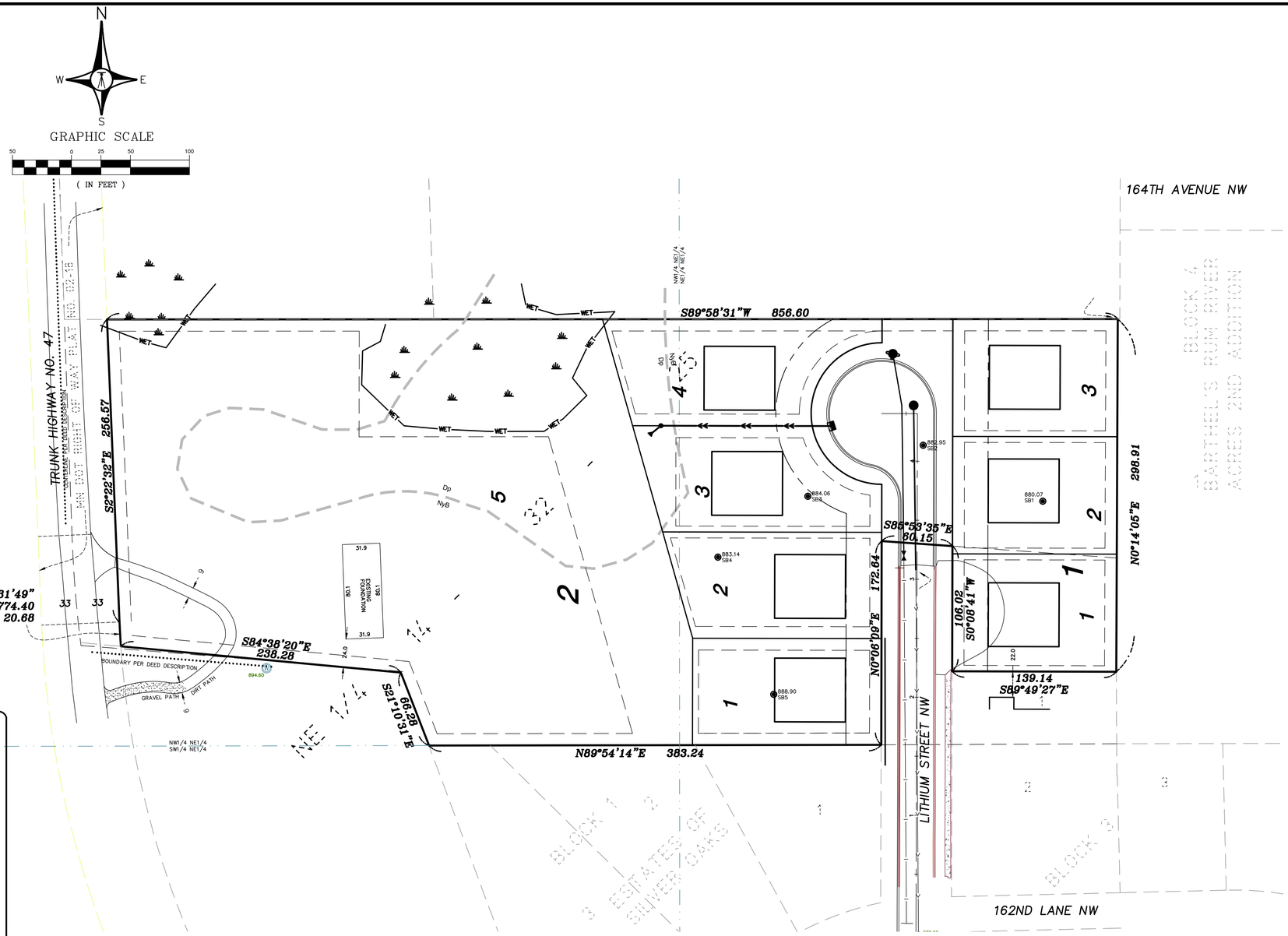
OWNER:

ROYAL OAKS REALTY
1000 Co Rd E, Ste 150
Shoreview, Minnesota 55123
Phone: (651) 483-5518

LOCATION MAP "NOT TO SCALE"



RAMSEY, MINNESOTA ANOKA COUNTY



BY | DATE | REVISIONS | RECORD DRAWING

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

SILVER OAKS 2ND ADDITION

COVER SHEET

RAMSEY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/2017 REG. NO. 24019

BRENT ROSHELL

DRAWN	BR	PROJECT	RE16-17
DATE	5/2/17	CHECKED	BTR
SCALE	AS SHOWN	APPROVED	BTR

C0

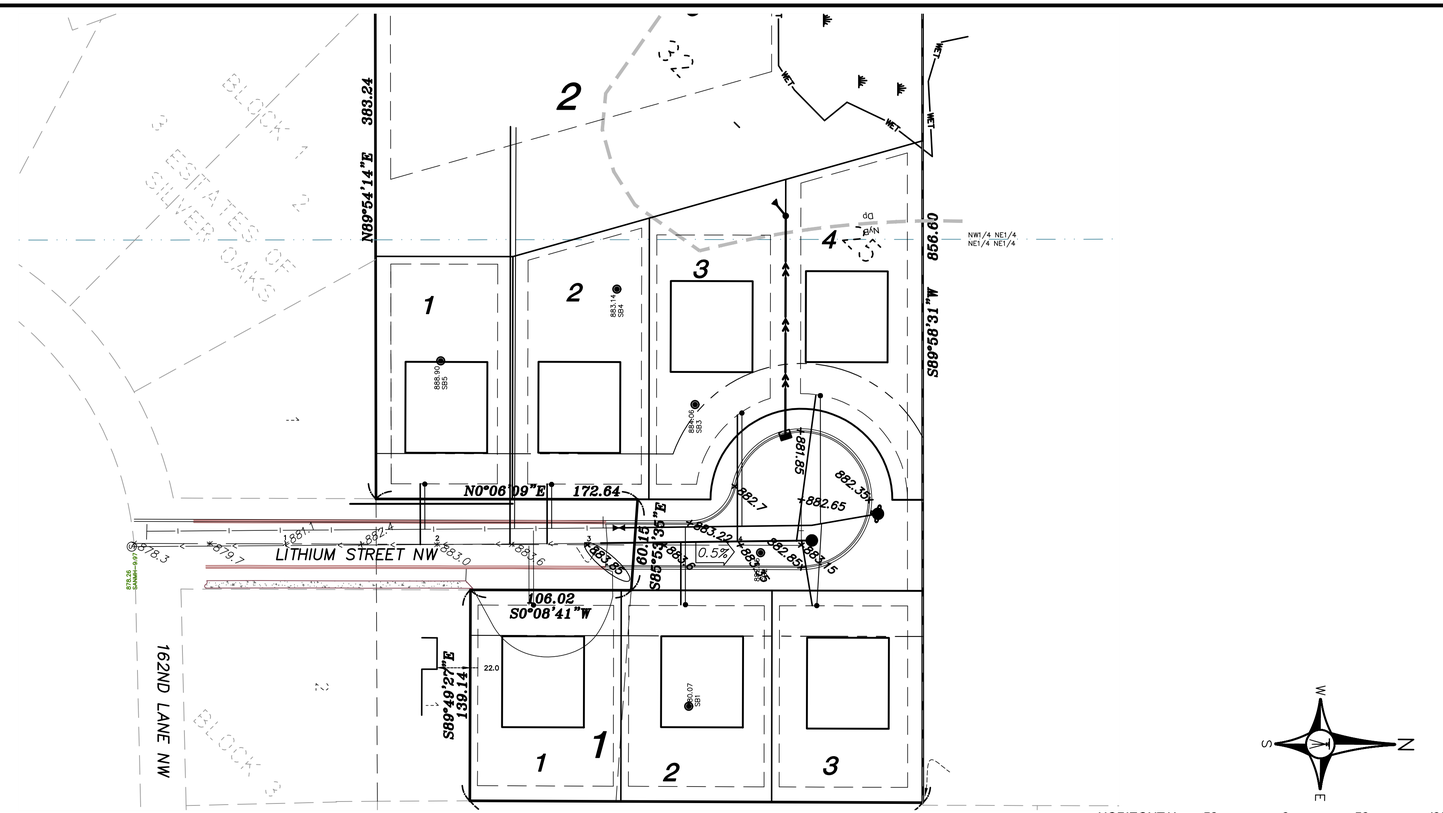
SYMBOL LEGEND

- DENOTES SERVICE LOCATION
- DENOTES GATE VALVE
- DENOTES EXISTING HYDRANT
- DENOTES PROPOSED HYDRANT
- DENOTES CATCH BASIN
- DENOTES STORM SEWER MANHOLE
- DENOTES SANITARY MANHOLE

LINE TYPE LEGEND

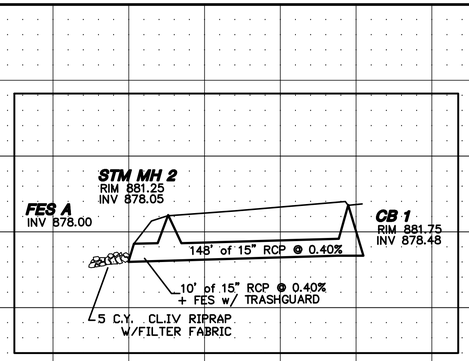
- SETBACK
- EASEMENT
- LOT LINE
- R/W
- SANITARY SEWER
- STORM SEWER
- WATERMAIN
- SIDEWALK
- CENTERLINE
- CURB & GUTTER

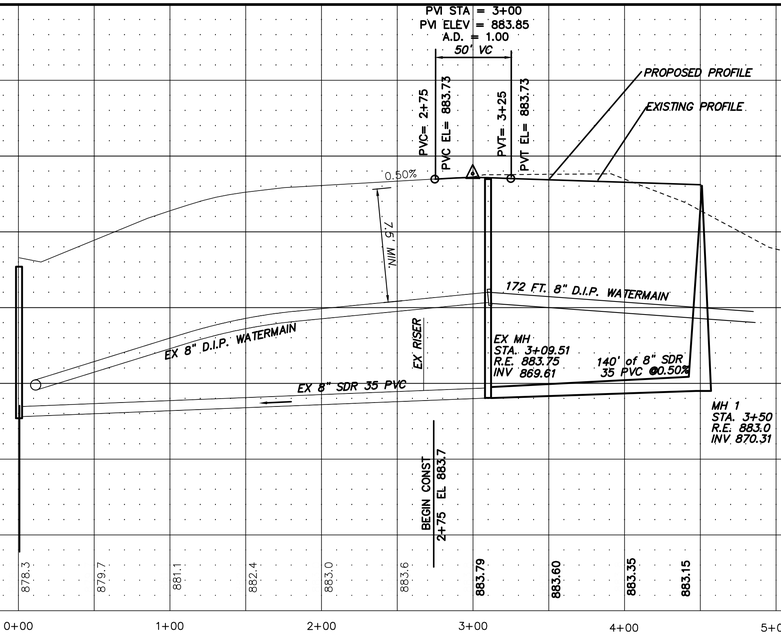
(S) X+XX — STATION FROM DOWNSTREAM MANHOLE
(S) XXX.XX — ELEVATION @ END STUB
(W) XXX.XX — CURB STOP SURFACE ELEVATION



LITHIUM STREET

HORIZONTAL 50 0 50 100
VERTICAL 5 0 5 10





BY	DATE	REVISIONS
		RECORD DRAWING

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

SILVER OAKS 2ND ADDITION
STREET & UTILITY CONSTRUCTION
LITHIUM ST NW
RAMSEY, MINNESOTA

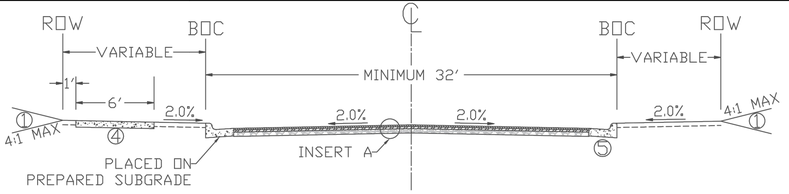
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/17 REG. NO. 24619

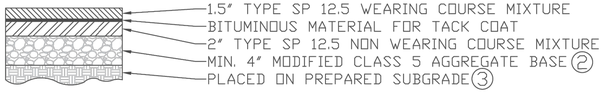
BRENT ROSHELL

DRAWN	BR
DATE	5-2-17
SCALE	1"=50'
PROJECT	RE10-17
CHECKED	BTR
APPROVED	BTR

C1



INSERT A:



REFERENCE NOTES:

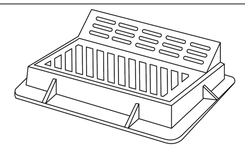
1. GRADE TO MATCH EXISTING SURFACE MINIMUM 4" COMMON TOPSOIL BORROW IN BOULEVARDS. SEE CITY PLATE No. ERO-6
2. CLASS 5 GRADATION IS MODIFIED PER CITY PLATE No. STR-26
3. CONTRACTOR SHALL SCARIFY AND COMPACT, ACCORDING TO THE SPECIFIED DENSITY METHOD, THE TOP 12 INCHES OF MATERIAL PRIOR TO PLACING ANY FILL MATERIALS OR CLASS 5 AGGREGATE BASE.
4. ALL SIDEWALKS SHALL BE 6" THICK, 6' WIDE, PLACED ON PREPARED SUBGRADE.
5. CONCRETE CURB AND GUTTER PER PLAN. SEE CITY PLATE No. STR-1.

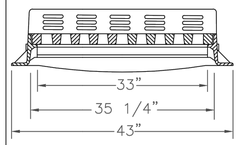
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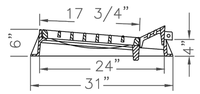
APPROVED: 4 - 2016	City of RAMSEY	CITY PLATE No. STR-5	STANDARD DETAILS: 32' - URBAN STREET

BITUMINOUS BASE – LV3NW 35030BR–BASE
BITUMINOUS WEAR – LV4WE 45030B–WEAR

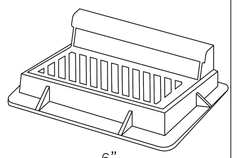
NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R-3067 WITH GRATED BACK (BICYLE SAFE) OR APPROVED EQUAL.
2. FOR CATCH BASINS ADJACENT TO RADIUS, USE NEENAH R-3246R OR APPOVED EQUAL.

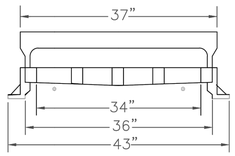


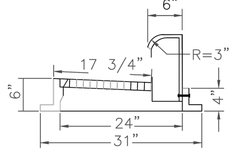




NOTE:
1. CATCH BASIN CASTING SHALL BE NEENAH R-3246R OR APPROVED EQUAL



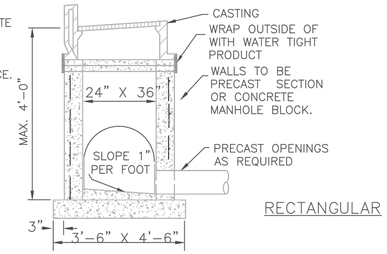




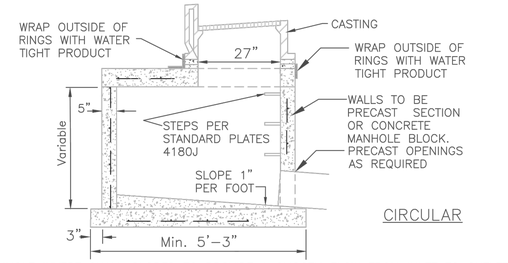
STANDARD CATCHBASIN CASTING

APPROVED: 6 - 2016	City of RAMSEY	STANDARD DETAILS: STORMWATER CASTING CITY PLATE No. STO-4

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



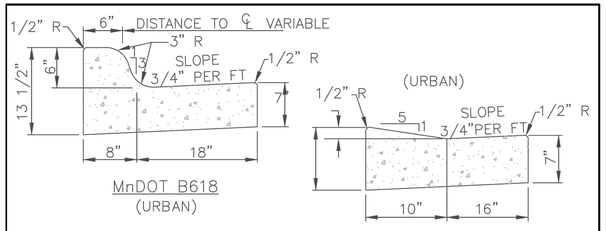
RECTANGULAR



CIRCULAR

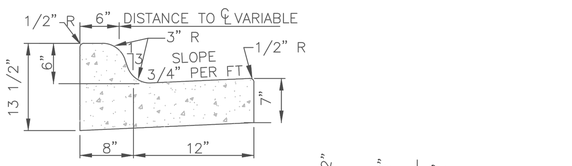
NOTES:
1. MANHOLE INVERT SHALL SLOPED TO PROVIDE A SMOOTH FLOW FROM INLET TO OUTLET
2. CONCRETE BASE SHALL BE 6" POURED IN PLACE OR 5" PRECAST SLAB.
3. CONCRETE ADJUSTING RINGS TO BE INSTALLED MAX.7–2" RINGS, MIN 2–2" RINGS
4. GROUT BETWEEN RINGS,SHIMS SHALL BE METAL, CONCRETE OR PLASTIC
5. INSPECTION OF MANHOLE REQUIRED BEFORE BACKFILLING
6. A 10 GAUGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL STORM LINES.
7. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE
8. STEPS ARE REQUIRED IF STRUCTURE FROM THE CASTING TO THE INVERT IS GREATER THAN 4 FEET
9. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS

APPROVED: 4 – 2007	City of RAMSEY	STANDARD DETAILS: CATCH BASIN CITY PLATE No. STO–1

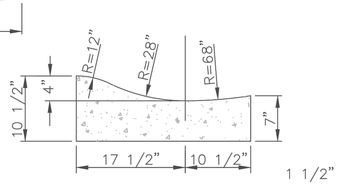


MnDOT B618
(URBAN)

DRIVEWAY FOR B618



MnDOT B612
(URBAN)



SURMOUNTABLE

NOTES:

1. ON WEAR COURSE MILL THE EXISTING BITUMINOUS 1.5" BY 24" IN FRONT OF THE REPLACEMENT CURB.
2. ON BASE COURSE SAW CUT AND REMOVE EXISTING BITUMINOUS 18" IN FRONT OF THE REPLACEMENT CURB.

APPROVED: 1 - 2016	City of RAMSEY	STANDARD DETAILS: CURB AND GUTTER CITY PLATE No. STR-1

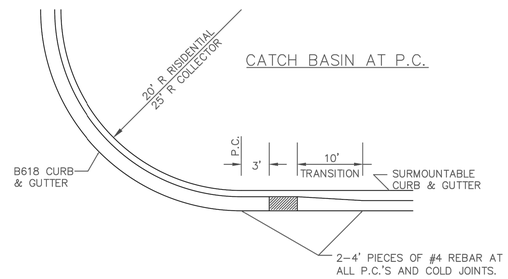
TABLE A
MODIFIED CLASS 5 SPECIFICATIONS
% PASSING

1"	100
3/4"	90 – 100
3/8"	50 – 80
No.4	35 – 70
No.10	20 – 60
No.40	10 – 35
No.200	5 – 10

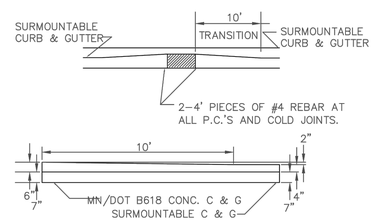
NOTES:
1. THE AGGREGATE BASE CONSTRUCTION WILL BE ACCEPTED FOR PAYMENT IN ACCORDANCE WITH THE PROVISIONS IN TABLE A.
2. IF THE AGGREGATE BASE FAILS TO MEET THE REQUIREMENTS OF TABLE A THE MATERIAL CAN BE CORRECTED IN PLACE OR REMOVED AND REPLACED WITH MATERIAL THAT MEET THE REQUIREMENTS OF TABLE A.
3. IN THE EVENT THAT RECYCLED MATERIAL IS USE IT MUST MEET MNDOT REQUIREMENTS FOR RECYCLED BASE.

APPROVED: 2 - 2003	City of RAMSEY	STANDARD DETAILS: MODIFIED CLASS 5 SPECIFICATIONS CITY PLATE No. STR-26

CATCH BASIN AT P.C.



INLINE CATCH BASIN



10' TRANSITION

APPROVED: 4 – 2016	City of RAMSEY	STANDARD DETAILS: CATCHBASIN PLACEMENT – SURMOUNTABLE CURB CITY PLATE No. STR–27

RECORD DRAWING

NO.	REVISIONS	DATE
B'		

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

SILVER OAKS 2ND ADDITION
DETAILS
RAMSEY, MINNESOTA

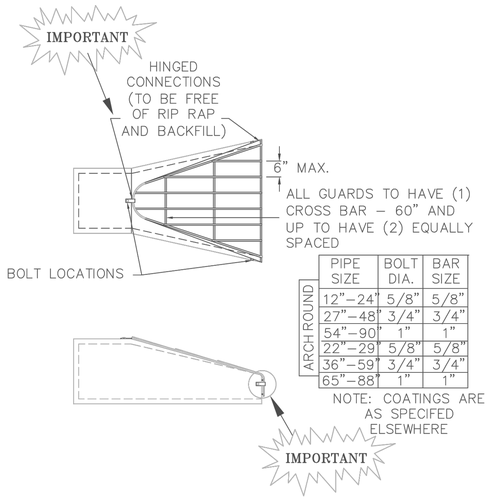
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/17 REG. NO. 24028
BRENT ROSHELL

DRAWN	BR
DATE	5/2/17
SCALE	1"=50'
PROJECT	RE'16-17
CHECKED	BTR
APPROVED	BTR

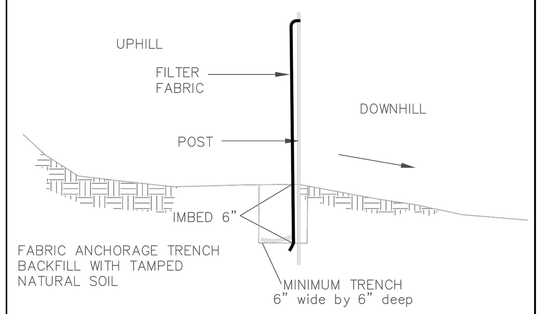
C2

NOTE:
GUARDS MUST BE INCORPORATED ON ALL INSTALLATIONS EXCEPT WHERE SPECIFICALLY ALLOWED OTHERWISE BY THE CITY ENGINEER.



	PIPE SIZE	BOLT DIA.	BAR SIZE
ARCH/ROUND	12"–24"	5/8"	5/8"
	27"–48"	3/4"	3/4"
	54"–90"	1"	1"
	22"–29"	5/8"	5/8"
	36"–59"	3/4"	3/4"
	65"–88"	1"	1"

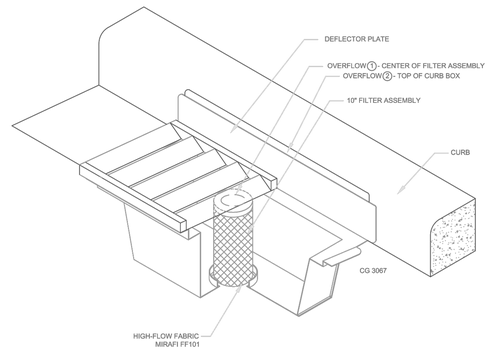
APPROVED:		STANDARD DETAILS:
2 – 2006	City of RAMSEY	TRASH GUARD
		CITY PLATE No. STO–8



INSTALL AS PER FILTER FABRIC MANUFACTURER'S RECOMMENDATIONS

SILT FENCE DETAIL
NO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SILT FENCE
		CITY PLATE No. ERO–1

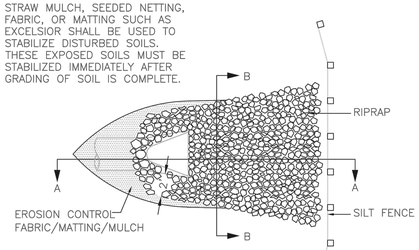


INLET PROTECTION – WIMCO OR EQUAL
N.T.S.

NOTE:
THIS INLET PROTECTION SHALL BE USED IMMEDIATELY FOLLOWING CURB & GUTTER CONSTRUCTION. INLET PROTECTION SHALL REMAIN INSTALLED AND MAINTAINTED UNTIL ALL HOME CONSTRUCTION IS COMPLETE.

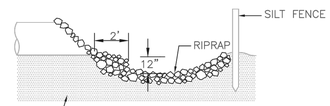
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	INLET PROTECTION
		CITY PLATE No. ERO–2

ON SLOPES 4:1 OR GREATER, ANCHOR OR STRAIGHT DISKED STRAW MULCH, SEEDED NETTING, FABRIC, OR MATTING SUCH AS EXCELSIOR SHALL BE USED TO STABILIZE DISTURBED SOILS. THESE EXPOSED SOILS MUST BE STABILIZED IMMEDIATELY AFTER GRADING OF SOIL IS COMPLETE.



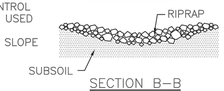
PLAN

CLASS 3 RIPRAP REQUIREMENTS /DIAMETER OF PIPE
12" TO 24" 4 CUBIC YARDS
27" TO 33" 8 CUBIC YARDS
36" TO 48" 12 CUBIC YARDS
54" AND UP 16 CUBIC YARDS
(ONE CUBIC YARD IS APPROX. 2,800 LBS.)



SECTION A–A

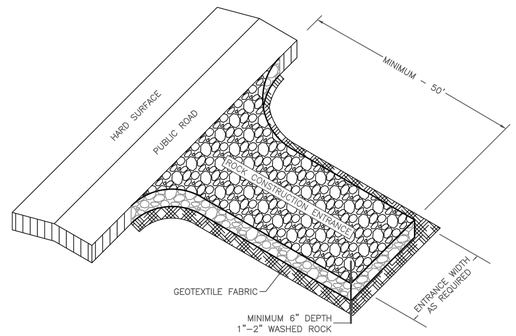
A SKIRTING OF EROSION CONTROL FABRIC OR MULCH MUST BE USED TO PROTECT OUTLETS AS ILLUSTRATED REGARDLESS OF SLOPE



SECTION B–B

RIP–RAP AT R.C.P. OUTLET
NO SCALE

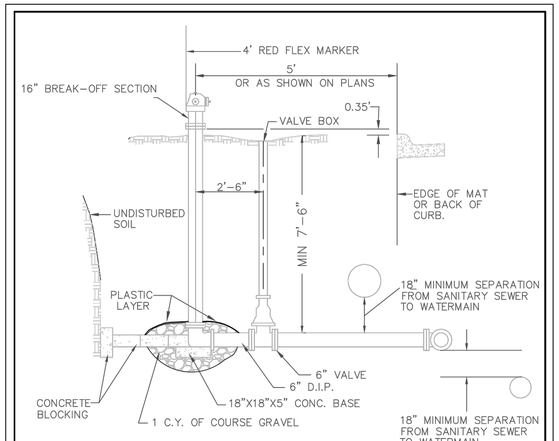
APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	RIP–RAP
		CITY PLATE No. ERO–3



NOTE:
1. MINIMUM CONSTRUCTION ENTRANCE WIDTH EQUAL TO PROPOSED ROADWAY WIDTH.
2. WIDTH OF RADIUS AS REQUIRED TO ENSURE VEHICLES DO NOT TRACK ONTO PUBLIC ROAD.
3. MAINTAINENCE AS REQUIRED TO PREVENT TRACKING ONTO PUBLIC ROADS. THIS MAY REQUIRE TOP DRESSING WITH ADDITIONAL ROCK OR REMOVAL AND REINSTALLATION OF THE ENTRANCE AS NEEDED.

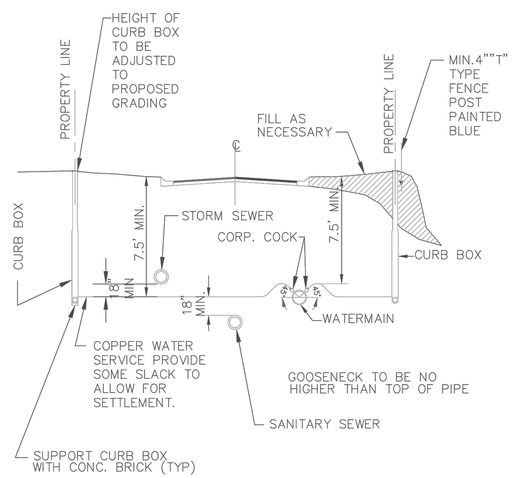
NOT TO SCALE

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	ROCK CONSTRUCTION ENTRANCE
		CITY PLATE No. ERO–5



NOTES:
1. HYDRANTS TO BE ORDERED FOR 8'–0" BURY. IN AREAS OF EXTRA DEPTH ON THE WATERMAIN, HYDRANTS EXTENSIONS MAY BE REQUIRED.
2. HYDRANTS SHALL BE BLOCKED OR TIED TO THE TEE AT MAIN WITH 2–3/4" DIAMETER TIE RODS. ALL TIE RODS TO BE COAL TAR COATED AFTER INSTALLATION. RESTRAINED JOINT PIPE AND RETAINING GLANDS MAY BE USED.
3. TOP NUT OF HYDRANT 2.5' ABOVE TOP BACK OF CURB OR BITUMINOUS SURFACE.
4. HYDRANTS BURIED BELOW WATER TABLE, DRAIN HOLES NEED TO BE PLUGGED AND HYDRANT MARKED BY PAINTING 5" CAP YELLOW.
5. BRUSH PAINT ALL HYDRANTS AFTER INSTALLATION IS COMPLETE.

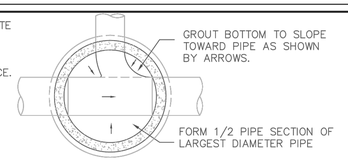
APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	HYDRANT
		CITY PLATE No. WAT–1



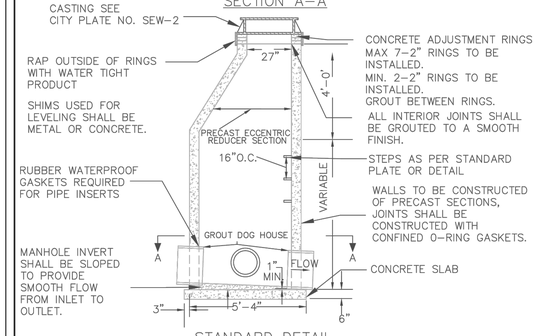
WATER SERVICE
NTS

APPROVED:		STANDARD DETAILS:
4 – 2016	City of RAMSEY	WATER SERVICE
		CITY PLATE No. WAT–2

A 5 FT. GREEN CARSONITE MARKER SHALL BE INSTALLED NEXT TO ALL STRUCTURES NOT IN A PAVED OR HARD SURFACE.



SECTION A–A



STANDARD DETAIL

NOTES:
1. A 10 GAGE SOLID COPPER TRACER WIRE IS REQUIRED WITH ALL SEWER LINES.
2. CONDUCTIVITY IS REQUIRED ON ALL TRACER WIRE.
3. TRACER WIRES ARE TO END IN STRUCTURES, AT FINISHED GRADE ON ALL SERVICES AND STUBS.
4. 6" BASE FOR ALL MANHOLES LESS THAN 14 FT. OF DEPTH, INCREASE BASE THICKNESS 2" PER 6 FT. OF DEPTH BEYOND 14 FT.
5. 5" PRECAST BASE MAY BE USED FOR MANHOLES LESS THAN 14 FT. DEEP.
6. ALL INVERTS TO BE 0.10' ABOVE OUTLET,

APPROVED:		STANDARD DETAILS:
1 – 2016	City of RAMSEY	SANITARY MANHOLE
		CITY PLATE No. SEW–1

BY	DATE	REVISIONS

RECORD DRAWING

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

SILVER OAKS 2ND ADDITION

DETAILS

RAMSEY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/17 REG. NO. 24028

BRENT ROSHELL

DRAWN	DATE	SCALE	PROJECT	CHECKED	APPROVED
BR	5/2/17	1"=50'	RE'16-17	BTR	BTR

C3

STORMWATER POLLUTION PREVENTION PLAN (SWPPP) NARRATIVE

PROJECT SITE EVALUATION, ASSESSMENT, AND PLANNING

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

PROJECT LOCATION/DESCRIPTION

PROJECT/SITE NAME: SILVER OAKS ADDITION

PROJECT NUMBERS: RE 10-17 PROJECT LOCATION: STREET: 162ND LANE & LITHIUM CITY/TOWNSHIP: RAMSEY

COUNTY: ANOKA

STATE: MINNESOTA ZIP: 55303

LATITUDE/LONGITUDE: 45.2761/-93.4510 SECTION: 1 TOWNSHIP: 30N RANGE: 23W

CONTACT INFORMATION/RESPONSIBLE PARTIES

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

OWNER/PERMITTEE: ROYAL OAKS REALTY
1000 COUNTY ROAD E EAST
STE 150
SHOREVIEW, MN 55123
651-483-5518

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

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

SWPPP INSTALLER	SWPPP INSPECTOR
NAME	NAME
CERT #	CERT #

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

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

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

SWPPP DEVELOPER & WATER RESOURCE ENGINEER:	SWPPP CERTIFICATION
ROSHELL ENGINEERING (BRENT ROSHELL)	UNIVERSITY OF MINNESOTA
6192 267TH CT	INSTRUCTOR : SHRI RAMASWAMY
WYOMING, MN 55092	EXPIRES MAY 31, 2018
763-286-0521/ROSHELLENGINEERING@GMAIL.COM	

AGENCY CONTACTS

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

PROJECT DESCRIPTION & SCHEDULE

SILVER OAKS 2ND ADDITION IS A RESIDENTIAL SUBDIVISION COMPRISED OF 7 LOTS TO BE CONSTRUCTED IN 1 PHASE. THE CONSTRUCTION ACTIVITIES WILL INCLUDE GRADING OPERATIONS OF STREETS, HOUSEPADS, SURFACE DRAINAGE, AND A LARGE INFILTRATION BASIN. UTILITY CONSTRUCTION, EXPOSED SOIL STABILIZATION, AND PAVING WILL OCCUR AFTER GRADING OPERATIONS.

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

CONSTRUCTION ACTIVITIES:

CLEARING & GRUBBING OPERATIONS, GRADING, TEMP POND	JULY 2017
CULVERT REMOVAL AND REPLACEMENT	N/A
CURB & GUTTER/SIDEWALK	JULY-AUGUST 2017
SMALL UTILITIES	AUGUST 2017
PAVING	AUGUST 2017
INITIAL TURF, BRIDGE RAILING/LIGHTING	JULY 2017
LANDSCAPING, FINAL TURF, MISC.	AUGUST 2017 - MAY 2018

PRE-CONSTRUCTION IMPERVIOUS SURFACE AND DISTURBED AREA CALCULATIONS

TOTAL AREA TO BE DISTURBED - 3.1 ACRES

IMPERVIOUS AREA: PRE-CONSTRUCTION = 0.11/POST-CONSTRUCTION = 1.03 ACRES

NET INCREASE OF IMPERVIOUS AREA = 0.92 ACRES

PERMANENT STORMWATER MANAGEMENT SYSTEMS

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

LOCATION OF SWPPP COMPONENTS

DESCRIPTION	TITLE	LOCATION
SWPPP NARRATIVE	STORM WATER POLLUTION PREVENTION PLAN NARRATIVE	SHEET C4 & C5
SITE CONDITIONS	STORM WATER POLLUTION PREVENTION PLAN NARRATIVE	SHEET C4 & C5
SITE MAP (SOILS, WATER RESOURCES, POTENTIAL POLLUTANT GENERATING ACTIVITIES)	SWPPP WATER RESOURCES & SOILS MAP, SWPPP NARRATIVE	SHEET C4 & C5
CONSTRUCTION PHASING/STAGING, BUFFERS & AREAS NOT TO BE DISTURBED	SWPPP NARRATIVE	
DIRECTION OF FLOW (PRE- & POST-CONSTRUCTION	DRAINAGE PLAN	SHEET G1
IMPERVIOUS SURFACES	CONSTRUCTION PLAN & PROFILE	SHEET C1
TEMPORARY EROSION & SEDIMENT CONTROL BMPS/STEEP SLOPES (3:1), DNR FISH EXCLUSION "WORK IN WATER RESTRICTIONS - REFER TO SWPPP", PERMANENT EROSION CONTROL BMPS	TEMPORARY EROSION AND SEDIMENT CONTROL PLAN, SWPPP NARRATIVE	SHEET G1
STORM SEWER	TURF ESTABLISHMENT PLAN, SWPPP NARRATIVE	SHEET G1
GRADING	DRAINAGE PLAN	SHEET C1
ESTIMATED BMP QUANTITIES	GRADING PLAN	SHEET G1
BMP DETAILS/SPECIFICATIONS	ESTIMATED QUANTITIES	SHEET G1& SW2
HYDROLOGIC/WATER QUALITY MODELING	MISC. DETAILS, SWPPP NARRATIVE	SHEET G1, C2, C3
		AVAILABLE UPON REQUEST

EXISTING SITE CONDITIONS, SOILS, & WATER RESOURCES

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

DESCRIPTION OF RECEIVING WATERS (LOCATED WITHIN 1-MILE): STORMWATER FROM THIS PROJECT WILL BE CONVEYED INTO STORM SEWER PIPES AND AN INFILTRATION POND. POND WILL CONTAIN THE 100 YR VOLUME WITHOUT OUTLETTING. THE NPDES PERMANENT WATER QUALITY VOLUME (PART III.D) FROM THE NET NEW IMPERVIOUS SURFACES OF THE PROJECT IS PROVIDED IN THE CONSTRUCTED PONDS. HYDROLOGIC AND WATER QUALITY MODELING DATA IS AVAILABLE UPON REQUEST.

DESCRIPTION OF IMPAIRED WATERS OR WATER SUBJECT TO TMDLS: A SPECIAL AND IMPAIRED WATERS SEARCH WAS COMPLETED USING THE MPCA SEARCH ENGINE (HTTP://PCA-GIS02.PCA.STATE.MN.US/CSW/INDEX.HTML) ON 5/1/2017. BASED ON THIS REVIEW, THE FOLLOWING SPECIAL OR IMPAIRED WATERS (WITH CONSTRUCTION RELATED IMPAIRMENTS) ARE LOCATED WITHIN ONE MILE OF, AND DOWNSTREAM OF ANY PROJECT DISCHARGE POINTS: NONE

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

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

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

C.3 BUFFER ZONE: AN UNDISTURBED BUFFER ZONE OF NOT LESS THAN 50 LINEAR FEET FROM THE SPECIAL WATER (NOT INCLUDING TRIBUTARIES) SHALL BE MAINTAINED AT ALL TIMES. EXCEPTIONS FROM THIS REQUIREMENT FOR AREAS, SUCH AS WATER CROSSINGS, LIMITED WATER ACCESS AND RESTORATION OF THE BUFFER ARE ALLOWED IF THE PERMITTEE FULLY DOCUMENTS IN THE SWPPP THE CIRCUMSTANCES AND REASONS THAT THE BUFFER ENCROACHMENT IS NECESSARY. REPLACEMENT OF EXISTING IMPERVIOUS SURFACE WITHIN THE BUFFER IS ALLOWED UNDER THIS PERMIT. ALL POTENTIAL WATER QUALITY, SCENIC AND OTHER ENVIRONMENTAL IMPACTS OF THESE EXCEPTIONS MUST BE MINIMIZED BY THE USE OF ADDITIONAL OR REDUNDANT BMPS AND DOCUMENTED IN THE SWPPP FOR THE PROJECT.

C.4 ENHANCED RUNOFF CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGNED SUCH THAT THE PRE- AND POST-PROJECT RUNOFF RATE AND VOLUME FROM THE 1 AND 2-YEAR 24-HOUR PRECIPITATION EVENTS REMAIN THE SAME OR ARE REDUCED.

C.5 TEMPERATURE CONTROLS: THE PERMANENT STORMWATER MANAGEMENT SYSTEM MUST BE DESIGN SUCH THAT THE DISCHARGE FROM THE PROJECT WILL MINIMIZE ANY INCREASE IN THE TEMPERATURE OF TROUT STREAM RECEIVING WATERS RESULTING FROM THE 1-AND 2-YEAR 24-HOUR PRECIPITATION EVENTS. THIS INCLUDES ALL TRIBUTARIES OF DESIGNATED TROUT STREAMS WITHIN THE SECTION THAT THE TROUT STREAM IS LOCATED. PROJECTS THAT DISCHARGE TO TROUT STREAMS MUST MINIMIZE THE IMPACT USING ONE OR MORE OF THE FOLLOWING MEASURES, IN ORDER OF PREFERENCE:

A. MINIMIZE NEW IMPERVIOUS SURFACES.

B. MINIMIZE THE DISCHARGE FROM THE CONNECTED IMPERVIOUS SURFACES BY DISCHARGING TO VEGETATED AREAS, OR GRASS SWALES, AND THROUGH THE USE OF OTHER NON-STRUCTURAL CONTROLS.

C. INFILTRATION OR EVAPO-TRANSPIRATION OF RUNOFF IN EXCESS OF PRE-PROJECT CONDITIONS (UP TO THE 2-YEAR 24-HOUR PRECIPITATION EVENT.

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

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

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

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

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

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

ENVIRONMENTALLY SENSITIVE AREAS

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

CONTAMINATED PROPERTIES: THE MPCA'S "WHAT'S IN MY NEIGHBORHOOD" DATABASE (PCA-GIS02.PCA.STATE.MN.US/WIMN2/INDEX.HTML) WAS REVIEWED ON 5/1/17. THE RESULTS OF THIS REVIEW SHOW NO KNOWN CONTAMINATED PROPERTIES OR LEAK SOURCES LOCATED WITHIN AND ADJACENT TO THE PROJECT LIMITS. NO PRE-EXISTING HAZARDOUS MATERIALS OR WASTES ARE ANTICIPATED TO BE IMPACTED BY THE PROJECT.

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

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

SITE PLAN REQUIRED AREAS: NO AREAS OF "HIGH ENVIRONMENTAL RISKS" ARE KNOWN TO BE LOCATED WITHIN OR IMMEDIATELY ADJACENT TO THE PROJECT LIMITS.
EACH SITE PLANS MUST DETAIL PROPOSED ACTIVITIES, CORRESPONDING SCHEDULING, STAGING, TEMPORARY EROSION AND SEDIMENT CONTROLS, AND BMP DETAILS PER SECTION 1717 OF THE MNDOT STANDARD SPECIFICATIONS FOR CONSTRUCTION. SITE PLANS MUST BE APPROVED BY PROJECT ENGINEER PRIOR TO INITIATING THE SPECIFIED WORK WITHIN EACH SITE PLAN AREA.

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

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

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

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

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

BY	DATE	REVISIONS

RECORD DRAWING

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

SILVER OAKS 2ND ADDITION

SWPPP

RAMSEY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/17 REG. NO. 24012

BRENT ROSHELL

DRAWN	BR
DATE	5/2/17
SCALE	1"=50'
PROJECT	RE10-17
CHECKED	BTR
APPROVED	BTR

C4

SEQUENCE OF CONSTRUCTION/TIMING OF BMP INSTALLATION
NO CONSTRUCTION OPERATIONS, INCLUDING REMOVALS, THAT REQUIRE EROSION & SEDIMENT CONTROL PER THE SWPPP CAN COMMENCE UNTIL THE OPERATOR'S EROSION CONTROL SUPERVISOR CERTIFIES THE PROPER INSTALLATION OF BMP'S AND A CHAIN OF RESPONSIBILITY FOR SWPPP IMPLEMENTATION IS CREATED FOR ALL OPERATORS ON THE SITE. PERIMETER SEDIMENT CONTROLS (SILT FENCE, INLET PROTECTION, CONSTRUCTION ENTRANCES, ETC.) SHALL BE INSTALLED PRIOR TO THE START OF CONSTRUCTION. THESE PRACTICES SHALL REMAIN IN PLACE UNTIL FINAL STABILIZATION IS ACHIEVED. OPERATOR SHALL IMPLEMENT THE NECESSARY ON SITE BMP'S IN ACCORDANCE WITH THE NPDES PERMIT REQUIREMENTS TO PREVENT NUISANCE CONDITIONS (MN RULES 7050.2010) FROM ANY DISCHARGES UNDER COVERAGE OF THE NPDES PERMIT. IN SOME CASES, MULTIPLE OR REDUNDANT APPLICATIONS OF SOME BMP'S MAY BE NEEDED TO MEET THESE REQUIREMENTS.

INSPECTION, SWPPP AMENDMENTS, RECORD KEEPING, & TRAINING
1. THE SWPPP CHAIN OF RESPONSIBILITY MUST BE AMENDED BY THE OPERATOR WHEN THE IDENTITY OF RESPONSIBLE SITE OPERATORS (EROSION CONTROL SUPERVISOR, SUB-CONTRACTORS, ETC.) ARE KNOWN.
2. THE OPERATOR MUST INSPECT THE ENTIRE CONSTRUCTION SITE AT LEAST ONCE EVERY SEVEN (7) DAYS DURING ACTIVE CONSTRUCTION AND WITHIN 24 HOURS AFTER A RAINFALL EVENT GREATER THAN 0.5 INCHES IN 24 HOURS. THE OPERATOR SHALL PROVIDE A RAINFALL GAUGE ON-SITE, WITHIN ONE MILE OF THE SITE, OR SOURCE OF THE WEATHER REPORTING SYSTEM THAT USES SITE SPECIFIC RAINFALL DATA FROM RADAR SUMMARIES. THE LOCATION AND SOURCE OF THE RAINFALL GAUGE OR REPORTING SYSTEM MUST BE DOCUMENTED IN THE FIRST SWPPP INSPECTION REPORT. THE INSPECTION FREQUENCY MAY BE REDUCED TO ONCE PER MONTH, IF SITE CONDITIONS MEET PART IV.E3 OF THE NPDES PERMIT. ALL INSPECTIONS AND MAINTENANCE CONDUCTED MUST BE RECORDED IN WRITING BY THE OPERATOR AND RETAINED WITH THE SWPPP. RECORDS OF EACH INSPECTION AND MAINTENANCE ACTIVITY SHALL INCLUDE:
   A. DATE, TIME AND NAME OF PERSON(S) CONDUCTING INSPECTIONS;
   B. FINDINGS OF INSPECTIONS, INCLUDING RECOMMENDATIONS FOR CORRECTIVE ACTIONS;
   C. CORRECTIVE ACTIONS TAKEN (INCLUDING DATES, TIMES AND PARTY COMPLETING MAINTENANCE ACTIVITIES); INCLUDING DOCUMENTATION/PHOTOS OF IMPLEMENTED BMPS INTENDED TO CORRECT A PROBLEM BUT FAILED.
   D. DATE AND AMOUNT OF ALL RAINFALL EVENTS GREATER THAN ½ INCH (0.5 INCHES) IN 24 HOURS;
   E. DOCUMENTATION OF CHANGES MADE TO THE SWPPP.
3. SWPPP AMENDMENTS AND SITE PLANS WILL BE PREPARED BY THE OPERATOR AND SUBMITTED TO THE OWNER FOR REVIEW AND WRITTEN APPROVAL BY THE PROJECT OWNER (OR DESIGNATED REPRESENTATIVE). ALL OWNER ACCEPTED AND DENIED SWPPP AMENDMENTS AND SITE PLANS MUST BE RECORDED IN WRITING RETAINED WITH THE SWPPP.
4. THE SWPPP SHALL BE AMENDED TO INCLUDE ADDITIONAL OR MODIFIED BMPS, DESIGNED TO CORRECT IDENTIFIED PROBLEMS OR ADDRESS SITUATIONS (UNDER PART III.B OF THE NPDES PERMIT), PRIOR TO CONDUCTING SPECIFIC STAGES/PHASES OF THE PROJECT, AS REQUIRED BY THE OWNER AND DEFINED IN THIS PROJECT SWPPP.

SUMMARY OF OPERATOR PREPARED	SWPPP AMENDMENTS (REQUIREDBY OWNER)	
SWPPP AMENDMENT NAME	SWPPP AMENDMENT DETAILS	SUBMITTAL TIMEFRAME
OPERATOR CHAIN OF RESPONSIBILITY	REFER TO "CONTACT INFORMATION/ RESPONSIBLE PARTIES' SECTION	7 DAYS PRIOR TO INITIATING WORK
BMP AMENDMENTS	SUBSTITUTED, ADDITIONAL, OR REDUNDANT BMPS TO COMPENSATE FOR FAILING/FAILED BMPS	DURING/AFTER CONSTRUCTION ACTIVITIES
METHODS TO MINIMIZE SOIL COMPACTION	REFER TO "EXISTING SITE CONDITIONS, SOILS AND WATER RESOURCES" SECTION	7 DAYS PRIOR TO WORK WITHIN INFILTRATION BASINS AND PRESERVED TREE AREAS
STEEP SLOPES PHASING PLAN	REFER TO "ENVIRONMENTALLY SENSITIVE AREAS" SECTION	
SPILL PREVENTION & RESPONSE PLAN	REFER TO "POLLUTION PREVENTION MEASURES"	7 DAYS PRIOR TO INITIATING WORK
DEWATERING PLAN	REFER TO "DEWATERING" SECTION	7 DAYS PRIOR TO ACTIVITY

1. THE SWPPP (ORIGINAL OR COPIES), ALL CHANGES TO THE SWPPP, PROJECT MANUAL, AND INSPECTIONS/MAINTENANCE RECORDS MUST BE KEPT AT THE SITE DURING CONSTRUCTION BY THE OPERATOR WHO HAS OPERATIONAL CONTROL OF THAT PORTION OF THE SITE. THE SWPPP CAN BE KEPT IN THE FIELD OFFICE OR ON SITE VEHICLE DURING NORMAL WORKING HOURS.
2. THE OPERATOR MUST ASSIGN A TRAINED INDIVIDUAL (S) (PURSUANT TO PARTS III.A.3 & III.F) TO OVERSEE THE IMPLEMENTATION, MAINTENANCE, AND REPAIR OF BMPS. THIS INDIVIDUAL (S) SHALL ALSO PERFORM INSPECTIONS, REVISE/AMEND THE SWPPP (DOCUMENT IN SWPPP AS NECESSARY), AND BE AVAILABLE FOR AN ONSITE INSPECTION WITHIN 72 HOURS UPON REQUEST BY THE PERMITTED OWNER FOR ITS DESIGNEE), LOCAL GOVERNMENT UNITS, OR MPCA.

POLLUTION PREVENTION MANAGEMENT MEASURES
POTENTIAL SOURCES OF POLLUTANTS FROM CONSTRUCTION ACTIVITIES INCLUDE:
- SEDIMENT AND FUGITIVE DUST GENERATED FROM CLEARING AND GRUBBING, IMPORT/EXPORT OPERATIONS, REMOVALS/COMPACTION, MASS/FINE GRADING, EXCAVATIONS, TRENCHING, TOPSOIL STRIPING STOCKPILING, WET/DRY PAVEMENT CUTTING, STREET CONSTRUCTION.
- BASIC/ACIDIC PH LEVELS FROM CURB AND GUTTER, MANHOLE STRUCTURES, SIDEWALKS, DRIVEWAY APRONS, FOUNDATIONS, BRIDGE ABUTMENTS, WET/DRY PAVEMENT CUTTING, MASONRY WASHOUT/CLEANOUT.
- EXCESS NUTRIENTS FROM LANDSCAPING INSTALLATIONS, SOIL ADDITIVES, FERTILIZATION, MULCHING.
- HYDROCARBONS FROM STREET CONSTRUCTION, DEMOLITION/REMOVALS, WET/DRY PAVEMENT CUTTING.

OPERATOR WILL COMPLY WITH ALL OF THE POLLUTION PREVENTION AND MANAGEMENT MEASURES IDENTIFIED IN THE NPDES-CSW PERMIT. OPERATOR WILL SUBMIT A SPILL PREVENTION AND RESPONSE PLAN (SPRP) TO THE ENGINEER PRIOR TO ANY CONSTRUCTION ACTIVITY. THE SPRP MUST SATISFACTORILY ADDRESS (AT A MINIMUM) THE FOLLOWING NPDES REQUIREMENTS BY THE PROPOSED IMPLEMENTATION AND MAINTENANCE OF APPROPRIATE BMPS:

NO-EXPOSURE: CONSTRUCTION AND BUILDING PRODUCTS (THAT HAVE THE POTENTIAL TO LEACH POLLUTANTS), PESTICIDES, HERBICIDES, INSECTSIDES, FERTILIZERS, TREATMENT CHEMICALS, AND LANDSCAPING MATERIALS MUST BE UNDER COVER (PLASTIC SHEETING OR TEMPORARY ROOFS) TO MINIMIZE CONTACT WITH STORMWATER AND PRECIPITATION.

SOLID WASTE: (SEDIMENT, ASPHALT, CONCRETE MILLINGS, CONSTRUCTION, AND DEMOLITION DEBRIS) AND OTHER WASTES MUST BE DISPOSED OF PROPERLY AND SHALL COMPLY WITH MPCA DISPOSAL REQUIREMENTS (CH. 7035).

HAZARDOUS MATERIALS: (E.G. GAS, DIESEL, OIL, ANTIFREEZE, PAINT SOLVENTS, SOAPS, DETERGENTS, WOOD PRESERVATIVES, CLEANING SOLVENTS, CURING COMPOUNDS, ACIDS, ETC.) MUST BE STORED IN SEALED CONTAINERS (WITH SECONDARY SPILL CONTAINMENT) IN RESTRICTED ACCESS AREAS TO PREVENT VANDALISM. STORAGE AND DISPOSAL OF HAZARDOUS WASTE AND MATERIALS MUST BE IN COMPLIANCE WITH MPCA REGULATIONS (CH. 7045) INCLUDING SECONDARY CONTAINMENT.

PORTABLE TOILETS: MUST BE POSITIONED AND SECURED SO THEY ARE NOT TIPPED OR KNOCKED OVER. WASTE MUST BE DISPOSED OF PROPERLY IN ACCORDANCE WITH MPCA GUIDELINES (CH. 7041).

EQUIPMENT/VEHICLE FUELING, EXTERNAL WASHING, AND MAINTENANCE PRACTICES: WHEN VEHICLE FUELING, MAINTENANCE, OR EXTERNAL WASHING MUST OCCUR ON-SITE, THE ACTIVITY IS LIMITED TO A CONTAINED PORTION OF THE STAGING AREA, UNLESS INFEASIBLE THROUGH A SWPPP AMENDMENT. PROCEDURES FOR SPILL RESPONSE AND MATERIALS FOR CONTAINMENT AND CLEAN UP (DRIP PANS, DRY ABSORBENTS, AND SPILL KITS) WILL BE AVAILABLE AT ALL TIMES ON-SITE. ENGINE DEGREASING IS PROHIBITED ON-SITE.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

CONCRETE, STUCCO, PAINT, CURING COMPOUNDS, SOLVENTS, AND OTHER WASHOUT WASTES: TEMPORARY OR LONG-TERM STORAGE OF WASHOUT WASTE IS PROHIBITED ON-SITE (SLURRY MUST BE HAULED IMMEDIATELY OFF-SITE). OPERATOR MUST SUBMIT A CONCRETE WASHOUT PLAN TO THE PROJECT ENGINEER FOR APPROVAL OF ALL ON-SITE WASHOUT LOCATIONS. ON-SITE WASHOUT LOCATIONS MUST BE LOCATED 200 FEET FROM AN ENVIRONMENTALLY SENSITIVE AREA AND SURFACE WATERS, HAVE "CONCRETE WASHOUT AREA" SIGNAGE, AND BE CONTAINED IN A LEAK PROOF CONTAINER OR IMPERMEABLE LINER. LIQUID AND SOLID WASTES SHOULD NOT CONTACT THE GROUND (UNLESS PERMITTED IN THE CONCRETE WASHOUT PLAN), BE CONTAINED TO PREVENT RUNOFF FROM THE WASHOUT LOCATION, AND MUST BE DISPOSED OF PROPERLY AND IN COMPLIANCE WITH MPCA REGULATIONS.

BURNING: BURNING OF GARBAGE, CONSTRUCTION DEBRIS, TREES, BRUSH, OR OTHER VEGETATIVE MATERIAL IS NOT ALLOWED ON-SITE, UNLESS PRIOR APPROVAL IS GRANTED BY THE OWNER.

EROSION CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS
THE OPERATOR IS RESPONSIBLE FOR THE INSTALLATION, OPERATION, AND CONTINUED MAINTENANCE OF ALL TEMPORARY AND PERMANENT WATER QUALITY MANAGEMENT BMPS, AS WELL AS ALL EROSION PREVENTION AND SEDIMENT CONTROL BMPS, FOR THE DURATION OF THE CONSTRUCTION WORK AT TH SITE, UNTIL FINAL STABILIZATION IS ACHIEVED. ALL BMPS MUST BE ADEQUATELY LOCATED, DESIGNED, INSTALLED, AND MAINTAINED TO PREVENT EROSION FROM A MINIMUM 0.5 INCH TOTAL RAINFALL EVENT WITHIN 24 HOURS.

ALL NONFUNCTIONAL BMPS MUST BE REPAIRED, REPLACED, OR SUPPLEMENTED WITH FUNCTIONAL BMPS BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS UNLESS ANOTHER TIME FRAME IS SPECIFIED IN THE SWPPP. ALL ERODED MATERIAL THAT LEAVES THE SITE SHALL BE COLLECTED BY THE OPERATOR AND RETURNED TO THE SITE AT THE OPERATOR'S EXPENSE AND INCIDENTAL TO THE PROJECT COST.

TEMPORARY OR PERMANENT STABILIZATION SHALL BE INITIATED AS SOON AS POSSIBLE, BUT NO LATER THAN THE END OF THE NEXT WORK DAY FOLLOWING THE DAY EARTH-DISTURBING ACTIVITIES IN THAT PORTION OF THE SITE HAS TEMPORARILY OF PERMANENTLY CEASED. ALL EXPOSED SOIL AREAS SHALL BE STABILIZED WITHIN 14 DAYS AFTER THE CONSTRUCTION ACTIVITY IN THAT PORTION OF THE SITE HAS TEMPORARILY OR PERMANENTLY CEASED. INITIATED STABILIZATION IS DEFINED AS COMPLETING ONE (OR MORE) OF THE FOLLOWING: SOIL PREPARATION FOR VEGETATION, MULCHING (OR OTHER TEMPORARY NONOVEGETATIVE BMP), SEEDING/PLANTING, OR SCHEDULING STABILIZATION MEASURES TO BE FULLY INSTALLED AND COMPLETED WITHIN THE 14 DAY TIMEFRAME.

ALL EXPOSED SOILS WITHIN 200 FEET AND DRAINING TO A DNR PUBLIC WATERS MUST BE STABILIZED WITHIN 24 HOURS OF TEMPORARILY OR PERMANENTLY CEASING WORK, DURING THE FISH SPAWNING PERIOD. TEMPORARY STOCKPILES WITHOUT SIGNIFICANT SILT, CLAY OR ORGANIC COMPONENTS (E. G., CLEAN AGGREGATE STOCKPILES, DEMOLITION CONCRETE STOCKPILES, SAND STOCKPILES) AND THE CONSTRUCTED BASE COMPONENTS OF ROADS, PARKING LOTS AND SIMILAR SURFACES ARE EXEMPT FROM THIS REQUIREMENT, BUT MUST BE IN COMPLIANCE WITH PART IV.C.5.

TEMPORARY STABILIZATION BMPS SHALL ONLY BE IMPLEMENTED WHEN PERMANENT STABILIZATION BMPS CANNOT BE IMPLEMENTED WITHIN THE 14 DAY TIMEFRAME FOR EXPOSED SOILS.

TEMPORARY/PERMANENT DRAINAGE DITCHES & SWALES: THE NORMAL WETTED PERIMETER (2-YEAR, 24-HOUR PRECIPITATION EVENT) OF ANY TEMPORARY OR PERMANENT DRAINAGE DITCH, CHANNEL, OR SWALE THAT DRAINS WATER FROM ANY PORTION OF THE CONSTRUCTION SITE, OR DIVERTS WATER AROUND THE SITE, MUST BE STABILIZED WITHIN THE LAST 200 LINEAL FEET FROM THE PROPERTY EDGE, OR FROM THE POINT OF DISCHARGE INTO ANY SURFACE WATER WITHIN 24 HOURS OF CONNECTION. STABILIZATION REMAINING OF THE REMAINING PORTIONS OF THE CHANNEL MUST BE STABILIZED WITHIN 14 DAYS. ALL STORMWATER CONVEYANCE CHANNELS MUST USE EROSION CONTROL AND VELOCITY DISSIPATION DEVICES WITHIN AND ALONG THE LENGTH OF THE CHANNEL AND AT ANY OUTLETS. TEMPORARY OR PERMANENT DITCHES OR SWALES THAT ARE BEING USED AS A TEMPORARY SEDIMENT CONTAINMENT SYSTEM (WITH PROPERLY DESIGNED ROCK DITCH CHECKS, BIO ROLLS, SILT DIKES ETC.) DO NO NEED TO BE STABILIZED. THESE AREAS MUST BE STABILIZED WITHIN 24 HOURS AFTER NO LONGER BEING USED AS A SEDIMENT CONTAINMENT SYSTEM. MULCH, HYDROMULCH, TACKIFIER, OR POLYARCRYLAMIDE BELOW THE WETTED PERIMETER OF A DITCH, SWALE, OR OTHER SURFACE WATER CONVEYANCE IS NOT ACCEPTABLE STABILIZATION.

EROSION CONTROL BLANKETS/MATS: OPERATOR SHALL VERIFY DURING REGULAR INSPECTIONS THAT NO GULLIES, RILLS, OR SCOUR HOLES HAVE FORMED UNDER EROSION CONTROL BLANKETS AND MATS. ALL REPAIRS MUST BE COMPLETED WITHIN 24 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS.

MULCH: OPERATOR MUST APPLY MULCH IN A UNIFORM PATTERN OVER THE DISTURBED SOILS, TO ACHIEVE A MINIMUM OF 90% GROUND COVER.

DUST CONTROL: DUST FROM THE SITE WILL BE CONTROLLED BY INCREASED STREET SWEEPING AND/OR USING A MOBILE PRESSURE-TYPE DISTRIBUTOR TRUCK TO APPLY POTABLE WATER TO DISTURBED AREAS. THE MOBILE UNIT WILL APPLY WATER AT A RATE NECESSARY TO PREVENT RUNOFF AND PONDING.

STORM SEWER OUTLETS: PIPE OUTLETS MUST HAVE TEMPORARY OR PERMANENT ENERGY DISSIPATION WITHIN 24 HOURS AFTER HYDRAULIC CONNECTION TO A RECEIVING SURFACE WATER.

TEMPORARY & PERMANENT EROSION CONTROL BMPS
TYPE 1 MULCH: APPLY TO DISTURBED SLOPES LESS THAN 1:3 WITH BLOWER EQUIPMENT OR CONCURRENTLY WITH HYDROMULCH AT 2 TONS/ACRE. IMMEDIATELY OVERSPRAY (IF NOT HYDROMULCHED) WITH TACKIFIER (PER MANUFACTURES RECOMMENDED RATES) OR DISC-ANCHORED.

RAPID STABILIZATION METHOD #3: THIS WORK SHALL CONSIST OF OPERATIONS NECESSARY TO RAPIDLY STABILIZE SMALL CRITICAL AREAS WITHIN 200 FT OF SURFACE WATERS, TO PREVENT OFF SITE SEDIMENTATION AND OR TO COMPLY WITH PERMIT REQUIREMENTS. INSTALL PER MNDOT SPECIFICATIONS 2575.3N.

RAPID STABILIZATION METHOD #4: (W00D FIBER, NATURAL NET ONLY) IS AN ACCEPTABLE BMP FOR DISTURBED AREAS ADJACENT TO ENVIRONMENTALLY SENSITIVE AREAS, SURFACE WATERS, AND WITHIN THE LAST 200 FEET OF DITCH BOTTOMS.

TEMPORARY WINTER COVER: AREAS OF EXPOSED SOILS THAT ARE NOT COMPLETED BEFORE THE WINTER WILL BE STABILIZED WITH TYPE #3 (CERTIFIED AS WEED FREE) ADJACENT TO WETLAND OR STORMWATER PONDS. ALL OTHER DISTURBED AREAS SHALL BE STABILIZED WITH TYPE #1 MULCH, UNLESS ALTERNATIVE MORE PROTECTIVE BMPS ARE SPECIFIC WITHIN THE SWPPP. ALL EXPOSED SOILS SHALL BE STABILIZED BEFORE CONSTRUCTION IS COMPLETED FOR THE SEASON.

HYDRO-MULCH TYPE #5: HYDRAULIC SOIL STABILIZER IN COMBINATION WITH A TACKIFIER WILL BE INSTALLED PER MANUFACTURES SPECIFICATIONS TO EXPOSED SOILS AREAS TO PROVIDE TEMPORARY LONG-TERM OR PERMANENT COVER FOR VEGETATION ESTABLISHMENT.

SEDIMENT CONTROL PRACTICES, PROCEDURES, & MAINTENANCE STANDARDS

DOWN GRADIENT SYSTEMS: IF THE DOWN GRADIENT TREATMENT SYSTEM IS OVERLOADED, ADDITIONAL UP GRADIENT SEDIMENT CONTROL PRACTICES OR REDUNDANT BMPS MUST BE INSTALLED TO ELIMINATE THE OVERLOADING, AND THE SWPPP MUST BE AMENDED TO IDENTIFY THESE ADDITIONAL PRACTICES.

PERIMETER CONTROL BMPS (SILT FENCES, CHIP/SLASH MULCH SACKS, BIOROLLS, FLOATING SILT CURTAIN, ETC.): PERIMETER CONTROL BMPS SHALL BE INSTALLED ON ALL DOWN GRADIENT PERIMETERS AND UPGRADIENT OF ANY BUFFER AREAS, PRIOR TO INITIATING UPGRADIENT LAND DISTURBANCE ACTIVITIES. UPLAND PERIMETER CONTROLS BMPS SHALL BE PLACED AS CLOSE AS POSSIBLE TO FOLLOW A SINGLE CONTOUR ELEVATION. ALL SILT FENCES MUST BE REPAIRED, REPLACED, OR MAINTAINED WHEN THEY BECOME NONFUNCTIONAL OR THE SEDIMENT REACHES ½ OF THE HEIGHT OF THE FENCE. ALL REPAIRS MUST BE COMPLETED BY THE END OF THE NEXT BUSINESS DAY AFTER DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. FLOATING SILT CURTAIN SHALL BE INSTALLED AS CLOSE TO THE SHORELINE AS POSSIBLE FOR SHORELAND/IN-WATER SHORT-TERM CONSTRUCTION ACTIVITIES. AFTER THE SHORT-TERM ACTIVITY IS COMPLETE, AN UPLAND PERIMETER CONTROL MUST BE INSTALLED IF EXPOSED SOILS CONTINUE TO DRAIN TO THE SURFACE WATER.

TEMPORARY & PERMANENT SEDIMENT CONTROL BMPS

50 FOOT NATURAL BUFFER (S): REFER TO "CONSTRUCTION PHASING/STAGING, BUFFERS, & AREAS NOT TO BE DISTURBED" SECTION OF THIS SWPPP.

TEMPORARY SEDIMENTATION BASINS: WHERE TEN (10) OR MORE ACRES OF DISTURBED SOIL DRAIN TO A COMMON LOCATION, A TEMPORARY SEDIMENT BASIN MUST BE PROVIDED PRIOR TO RUNOFF LEAVING THE CONSTRUCTION SITE OR ENTERING SURFACE WATERS. ALL TEMPORARY BASINS SHALL BE CONSTRUCTED AND OPERATIONAL PRIOR TO GRADING TEN (10) OR MORE ACRES. BASINS MUST PROVIDE A LIVE STORAGE VOLUME FROM A TWO YEAR 24-HOUR STORM EVENT FROM EACH ACRE (DISTURBED AND UNDISTURBED) DRAINING TO THE BASIN. AT A MINIMUM, IF CALCULATIONS ARE NOT PERFORMED THE BASIN SHALL PROVIDE 3,600 CUBIC FEET OF LIVE STORAGE FROM EACH ACRE. THE BASIN INTAKE MUST BE DESIGNED TO WITHDRAW WATER FROM THE SURFACE, PREVENT SHORT CIRCUITING AND THE DISCHARGE OF FLOATING DEBRIS, INCLUDE AN EMERGENCY OVERFLOW ABOVE THE LIVE STORAGE ELEVATION, AND PROVIDE ENERGY DISSIPATION AT THE BASIN OUTLET. BASINS MUST BE DRAINED AND SEDIMENT REMOVED WHEN THE DEPTH OF COLLECTED SEDIMENT IN THE BASIN REACHES ½ THE LIVE STORAGE VOLUME. DRAINAGE AND REMOVAL MUST BE COMPLETED WITHIN 72 HOURS OF DISCOVERY, OR AS SOON AS FIELD CONDITIONS ALLOW ACCESS. IF A BASIN IS INFEASIBLE WITHIN THE PROJECT LIMITS, EQUIVALENT SEDIMENT CONTROL BMPS MUST BE IMPLEMENTED AND DOCUMENTED IN THE SWPPP OR SWPPP AMENDMENT.

SEDIMENT TRAPS: WHERE A TEMPORARY SEDIMENT BASIN MEETING THE REQUIREMENTS OF THIS PART IS INFEASIBLE, EQUIVALENT SEDIMENT CONTROLS SUCH AS SMALLER SEDIMENT BASINS, AND/OR SEDIMENT TRAPS, SILT FENCES, VEGETATIVE BUFFER STRIPS, OR ANY APPROPRIATE COMBINATION OF MEASURES ARE REQUIRED FOR ALL DOWN-SLOPE BOUNDARIES OF THE CONSTRUCTION AREA AND FOR SIDE-SLOPE BOUNDARIES AS DICTATED BY INDIVIDUAL SITE CONDITIONS. IN DETERMINING WHETHER INSTALLING A SEDIMENT BASIN INS INFEASIBLE, THE PERMITTEE(S) MUST CONSIDER PUBLIC SAFETY AND MAY CONSIDER FACTORS SUCH AS SITE SOILS, SLOPE, AND AVAILABLE AREA ON SITE. THIS DETERMINATION OF INFEASIBILITY MUST BE DOCUMENTED IN THE SWPPP PER PART III.A.5.m.

TEMPORARY STOCKPILES: ALL STOCKPILES MUST HAVE SILT FENCE OR EQUIVALENT PERIMETER SEDIMENT CONTROLS IMPLEMENTED AND MAINTAINED AT ALL TIMES. PILES CANNOT BE PLACED IN BUFFER AREAS OR SURFACE WATERS, INCLUDING STORMWATER CONVEYANCES SUCH AS CURB AND GUTTER SYSTEMS, OR CONDUITS AND DITCHES UNLESS THERE IS A BYPASS IN PLACE TO PREVENT STORMWATER RUN-ON INTO THE STOCKPILE.

CONSTRUCTION SITE ENTRANCE/VEHICLE TRACKING: OPERATOR MUST MINIMIZE SEDIMENT FROM LEAVING THE CONSTRUCTION SITE (OR ONTO STREETS WITH THE SITE) BY IMPLEMENTING BMPS SUCH AS ROCK PADS, SLASH MULCH, CONCRETE OR STEEL WASH RACKS, OR EQUIVALENT SYSTEMS. STREET SWEEPING MUST BE USED DAILY DURING CONSTRUCTION OPERATIONS IF SUCH BMPS ARE NOT ADEQUATE TO PREVENT SEDIMENT FROM BEING TRACKED ONTO THE STREET. TRACKED SEDIMENT MUST BE REMOVED FROM ALL PAVED SURFACES (ON AND OFF-SITE) WITHIN 24 HOURS OF DISCOVERY, OR SOONER AS DIRECTED BY THE PROJECT OWNER. MULTIPLE STREET SWEEPINGS AT THE OPERATOR'S EXPENSE MAY BE REQUIRED ON ALL ENTRY/EXIT POINTS TO THE SITE AT THE DISCRETION OF THE PROJECT OWNER.

SURFACE WATERS: INCLUDING OFF-SITE AND DOWNSTREAM DRAINAGE DITCHES, CATCH BASINS, AND CONVEYANCE SYSTEMS, MUST BE INSPECTED FOR EVIDENCE OF EROSION AND SEDIMENT DEPOSITION. THE REMOVAL AND STABILIZATION OF EXPOSED SOILS MUST TAKE PLACE WITHIN SEVEN (7) DAYS OF DISCOVERY UNLESS PRECLUDED BY LEGAL, REGULATORY, OR PHYSICAL ACCESS CONSTRAINTS. IF PRECLUDED, REMOVAL AND STABILIZATION MUST TAKE PLACE WITHIN SEVEN (7) CALENDAR DAYS OF OBTAINING ACCESS. THE PERMITTEES ARE RESPONSIBLE FOR CONTACTING ALL LOCAL, REGIONAL, STATE AND FEDERAL AGENCIES AND RECEIVING ANY APPLICABLE PERMITS, PRIOR TO CONDUCTING ANY WORK.

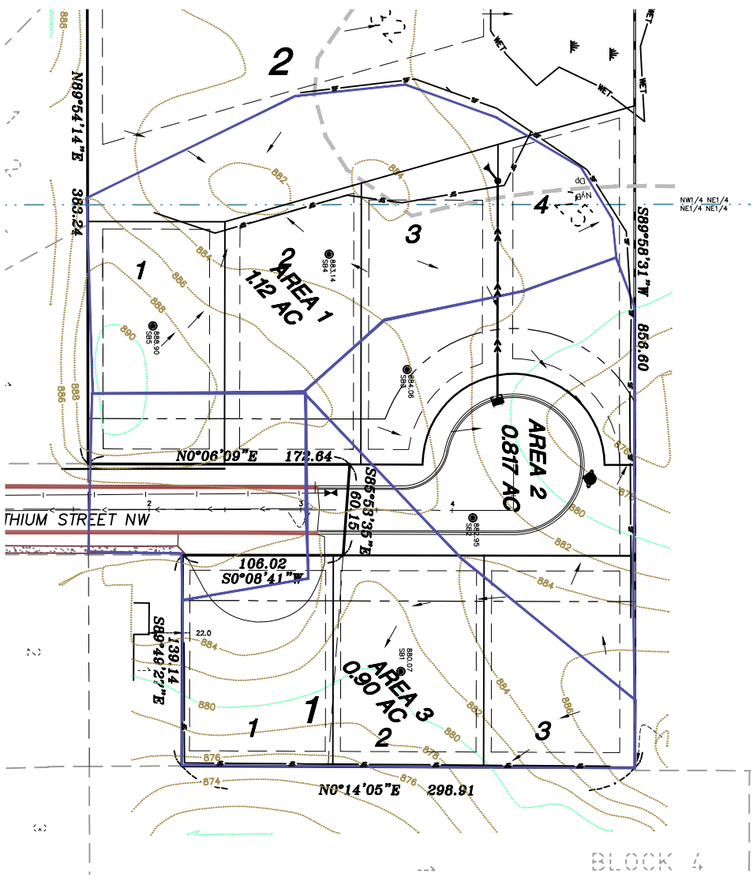
INLET PROTECTION: ALL STORM DRAIN INLETS (INCLUDING DOWN GRADIENT, OFF-SITE) MUST BE PROTECTED BY APPROPRIATE BMPS DURING CONSTRUCTION UNTIL ALL SOURCES WITH POTENTIAL FOR DISCHARGING TO THE INLET HAVE BEEN STABILIZED. SILT FENCE IS NOT AN ACCEPTABLE CATCH BASIN INLET PROTECTION BMP. CONTRACTOR SHALL CLEAN, REMOVE AND DISPOSE OF SEDIMENT, AND/OR REPLACE STORM DRAIN INLET PROTECTION ON A ROUTINE BASIS TO ENSURE THE DEVICE IS FULLY FUNCTIONAL PRIOR TO THE NEXT FORECASTED PRECIPITATION EVENT (30% OR GREATER) INLET PROTECTION MAY BE REMOVED FOR A PARTICULAR INLET IF A SPECIFIC SAFETY CONCERN (STREET FLOODING/FREEZING) HAS BEEN IDENTIFIED AND THE PERMITTEE(S) HAVE RECEIVED WRITTEN CORRESPONDENCE FROM THE JURISDICTIONAL AUTHORITY (E.G. CITY/COUNTY/TOWNSHIP/MNDOT ENGINEER) VERIFYING THE NEED FOR REMOVAL. WRITTEN CORRESPONDENCE MUST BE DOCUMENTED IN THE SWPPP AND AVAILABLE WITHIN 72 HOURS UPON REQUEST. PERMISSION TO REMOVE INLET PROTECTION BASED ON A SPECIFIC SAFETY CONCERN MUST STILL BE OBTAINED FROM THE LOCAL JURISDICTIONAL AUTHORITY WITHIN 30 DAYS OF REMOVAL.

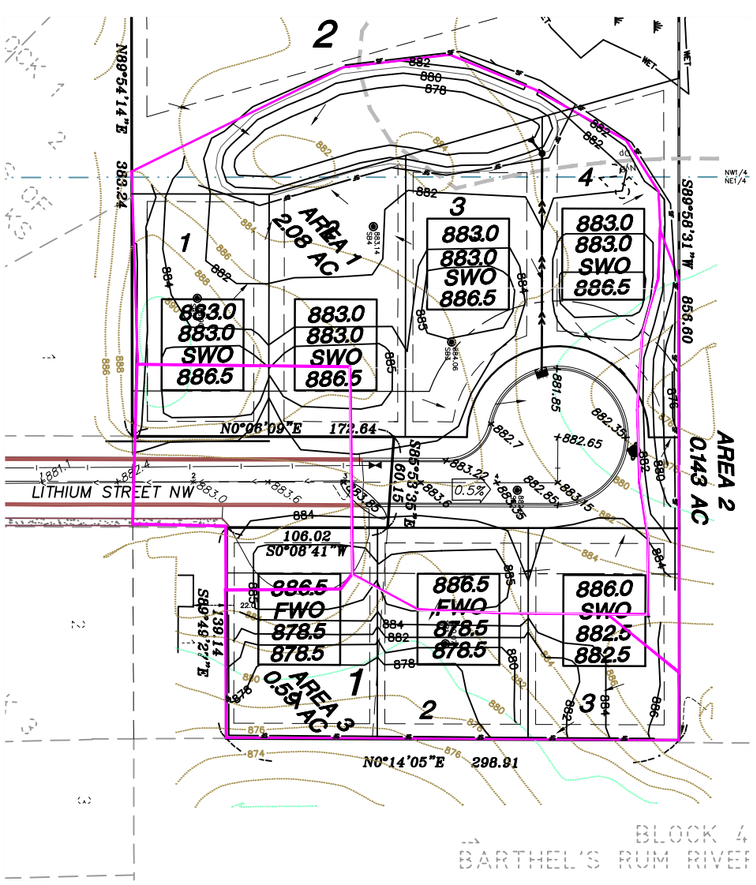
CHEMICAL TREATMENTS: OPERATOR MUST AMEND THE SWPPP TO INCLUDE THE INTENDED USES AND LOCATIONS OF FLOCCULANTS, POLYMERS, AND OTHER SEDIMENTATION TREATMENT CHEMICALS. CHEMICAL TREATMENTS MAY ONLY BE APPLIED IN AREAS WHERE TREATED STORMWATER IS DIRECTED TO A RECEIVING SEDIMENT CONTROL SYSTEM (NOT DIRECTLY DISCHARGED TO NATURAL WATER BODIES). THIS INCLUDES DOCUMENTING THE EXPECTED SOIL TYPES, MANUFACTURER'S RECOMMENDED DOSING, APPLICATION RATES/QUANTITIES, AND MONITORING RESULTS (TURBIDITY, PH).

DEWATERING, STREAM DIVERSION, AND BASIN DRAINING
DEWATERING, STREAM DIVERSION, OR BASIN DRAINING IS ANTICIPATED DURING CONSTRUCTION OF THIS PROJECT. DITCH REALIGNMENT, CULVERT CONSTRUCTION, AND NEW POND GRADING WILL REQUIRE SITE DEWATERING. WHEN DEWATERING OR BASIN DRAINING IS REQUIRED, THE CONTRACTOR SHALL SUBMIT A DEWATERING PLAN AND NARRATIVE TO THE PROJECT ENGINEER FOR APPROVAL PRIOR TO UNDERTAKING THESE ACTIVITIES. DEWATERING PLAN MUST INCLUDE BMP'S TO PREVENT SEDIMENT TRANSPORT, EROSION, AND ADVERSE IMPACTS TO DOWNSTREAM RECEIVING WATERS. THE DEWATERING PLAN MUST ALSO INCLUDE ANY SPECIFIC CHEMICAL TREATMENTS (FLOC, POLYMERS, ETC.) THAT WILL BE USED. IF AN APPROVED TMDL WASTE LOAD ALLOCATION IS ESTABLISHED FOR CONSTRUCTION ACTIVITIES ON A RECEIVING WATERBODY, THE OPERATOR MUST IMPLEMENT ALL NECESSARY BMP'S TO MEET THE ASSIGNED WLA. THE DEWATERING PLAN AND DNR APPROPRIATIONS PERMIT WILL BECOME PART OF THE SWPPP. WATER THAT IS TURBID OR HAS SEDIMENT MUST BE DISCHARGED TO A TEMPORARY OR PERMANENT SEDIMENTATION BASIN (AND/OR OTHER APPROPRIATE BMPS) ON THE PROJECT SITE WHENEVER POSSIBLE. DISCHARGE FROM THE TEMPORARY OR PERMANENT SEDIMENTATION BASIN MUST BE VISUALLY CHECKED TO ENSURE ADEQUATE TREATMENT IS OBTAINED IN THE BASIN AND THAT NUISANCE CONDITIONS (SEE MINN. R. 7050.0210, SUBP. 2), IMPACTS TO WETLANDS, AND EROSION IN RECEIVING CHANNELS OR ON DOWNSLOPE PROPERTIES WILL NOT RESULT FROM THE DISCHARGE. THE DISCHARGE MUST BE DISPERSED OVER NATURAL ROCK RIPRAP, SAND BAGS, PLASTIC SHEETING, OR OTHER ACCEPTED ENERGY DISSIPATION MEASURES. ADEQUATE SEDIMENTATION CONTROL MEASURES AND ADDITIONAL FILTRATION BMPS ARE REQUIRED FOR DISCHARGE WATER THAT CONTAINS SUSPENDED SOLIDS, OIL, OR GREASE.

FINAL STABILIZATION
FINAL STABILIZATION IS ACHIEVED WHEN THE FOLLOWING FOUR PARAMETERS ARE COMPLETED, PRIOR TO SUBMISSION OF THE NOTICE OF TERMINATION TO MPCA. SEE PERMANENT EROSION CONTROL PRACTICES FOR SPECIFIC METHODS AND APPLICATIONS.

1. 70% VEGETATIVE COVER: ALL SOIL DISTURBING ACTIVITIES AT THE SITE HAVE BEEN COMPLETED AND ALL EXPOSED SOILS ARE STABILIZED BY A UNIFORM, LIVE PERENNIAL VEGETATIVE COVER WITH A DENSITY OF 70% OVER THE ENTIRE PERVIOUS SURFACE AREA, OR OTHER EQUIVALENT MEANS NECESSARY TO PREVENT SOIL FAILURE UNDER EROSIVE CONDITIONS. REFER TO PART IV.G.5 IF THE PROJECT IS ON AGRICULTURAL LAND.
2. FINAL CLEAN OUT OF PERMANENT STORMWATER MANAGEMENT SYSTEMS & CONVEYANCE SYSTEMS: ALL SEDIMENT MUST BE REMOVED FROM PERMANENT STORMWATER MANAGEMENT SYSTEMS, CONVEYANCE SYSTEMS, AND DITCHES MUST BE STABILIZED WITH PERMANENT COVER.
3. REMOVAL OF ALL TEMPORARY SYNTHETIC BMPS: ALL





DRAWN BR DATE SCALE AS SHOWN PROJECT CHECKED BTR APPROVED BTR	I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA. DATE _____ REG. NO. 24019 BRENT ROSHELL	ROSHELL ENGINEERING, LLC 6192 267 TH CT WYOMING, MN 55092 PHONE: 763.286.0521	DATE / REVISIONS / BY RECORD DRAWING

N

W E

S

GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

LINE TYPE & SYMBOL LEGEND

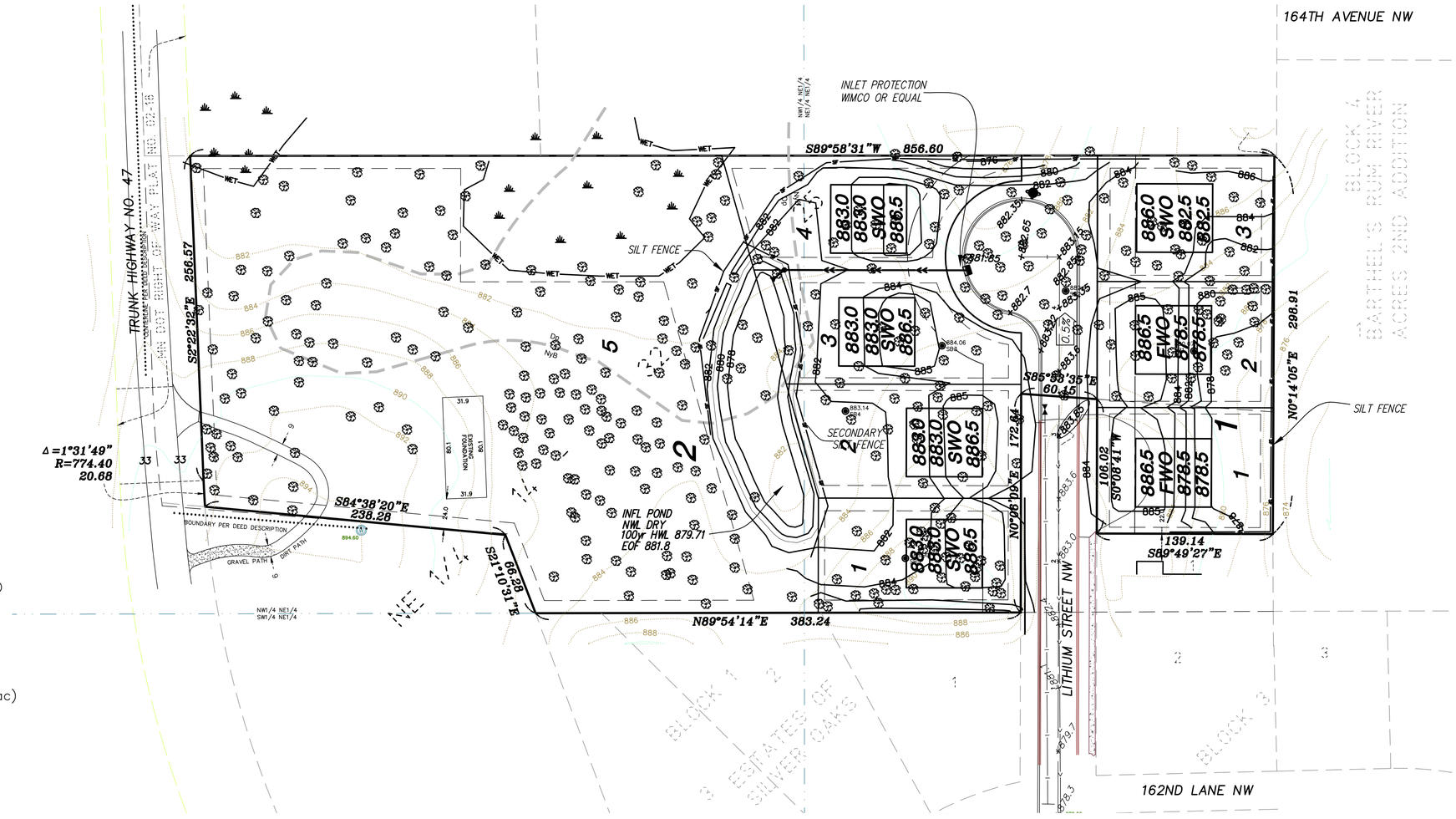
- FLARED END SECTION
- STORM SEWER
- SB-5 — DENOTES SOIL BORING
- EXIST TREE LINE
- TF — TREE FENCE
- SF — SILT FENCE
- PROPOSED CONTOUR
- EXIST CONTOUR
- SETBACK
- EASEMENT
- LOT LINE
- R/W
- EDGE OF BITUMINOUS
- CENTERLINE

BUILDING PAD LEGEND

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

BUILDING TYPE LEGEND

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



TREE PROTECTION FENCE SHALL BE INSTALLED AND THE LOCATION APPROVED BY THE CITY BEFORE COMMENCEMENT OF OTHER WORK, INCLUDING SILT FENCE INSTALLATION.

AN ARBORIST SHALL BE CONSULTED TO DEVELOP A PLAN TO PROTECT EXISTING OAK TREES FROM OAK WILT.

ANY CLEARING OF OAK TREES SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH TO MINIMIZE EXPOSURE OR INTRODUCTION OF OAK WILT.

POND NOTES

INFILTRATION PONDS SHALL BE EXCAVATED BY USE OF BACKHOE WITH A TOOTHED BUCKET.

NE POND AND SE POND WILL REQUIRE OVER-EXCAVATION TO REMOVE A CLAY LAYER OF 4 FEET IN THICKNESS

BOTTOM OF POND SHALL NOT BE COMPACTED

NO TOPSOIL TO BE PLACED IN PONDS

PONDS TO BE SEED WITH MnDOT SEED MIX 33-262 (44 lb/ac)

PLACE SILT FENCE (SECONDARY) IMMEDIATELY AFTER GRADING COMPLETION. THIS FENCING TO REMAIN IN PLACE UNTIL VEGETATION IS ESTABLISHED IN THE PONDS.

ACCESS TO PONDS VIA EASEMENTS ABUTTING PUBLIC ROADS

NE POND AND SE POND SHALL BE EXCAVATED DOWN TO THE EXISTING SAND LAYER. ON SITE SANDS TO BE PLACED IN LOOSE LIFTS OF 12 INCHES TO BRING POND BOTTOM UP TO GRADE. NO COMPACTION OF SOILS SHALL OCCUR.

NOTE: STREETS TO BE SWEPT DAILY OR AS DIRECTED BY THE CITY ENGINEER.

NOTE: NO ACTIVITY, OTHER THAN THE CONSTRUCTION OF, SHALL BE ALLOWED IN INFILTRATION POND AREAS.

NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD. TREE FENCING TO BE PLACED BY HAND AND PRIOR TO SILT FENCE PLACEMENT.

BY	DATE	REVISIONS

RECORD DRAWING

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

SILVER OAKS 2ND ADDITION

PRELIMINARY GRADING PLAN

RAMSEY, MINNESOTA

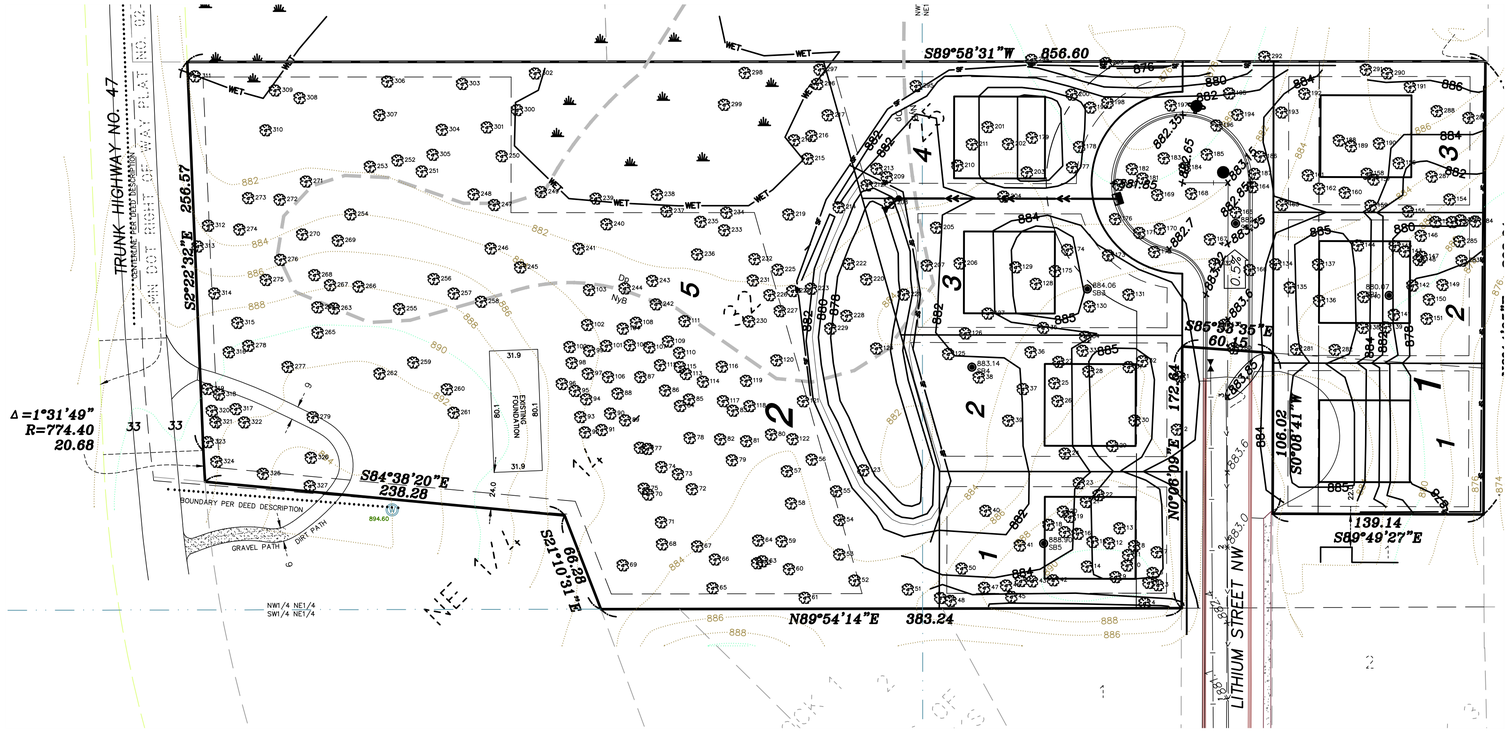
I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME, OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/2017 REG. NO. 24029

BRENT ROSHELL

DRAWN	BR
DATE	5/2/17
SCALE	AS SHOWN
PROJECT	RE10-17
CHECKED	BTR
APPROVED	BTR

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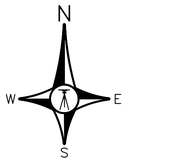
NOTE: TREES TO REMAIN SHALL BE PROTECTED FROM CONSTRUCTION ACTIVITY BY MEANS OF FENCING OR OTHER APPROVED METHOD.

TREES SAVED (174)

50	Boxelder	17
51	Ash, Green	11
53	Elm, Siberian	10
54	Boxelder	9
55	Boxelder	8
56	Boxelder	10
57	Ash, Green	14
58	Cherry, Black	9
59	Boxelder	13
60	Boxelder	14
61	Elm, American	20
62	Boxelder	13
63	Elm, American	8
64	Boxelder	14
65	Elm, Siberian	9
66	Elm, American	9
67	Elm, American	9
68	Boxelder	12
69	Boxelder	17
70	Elm, American	9
71	Boxelder	12
72	Elm, Siberian	9
73	Boxelder	8
74	Boxelder	9
75	Boxelder	10
76	Boxelder	13
77	Boxelder	9
78	Elm, Siberian	12
79	Oak, Red	24
80	Boxelder	21
81	Boxelder	15
82	Boxelder	16
83	Elm, Siberian	10
84	Elm, Siberian	12
85	Elm, Siberian	11
86	Elm, Siberian	8
87	Elm, Siberian	8
88	Elm, Siberian	8
89	Elm, Siberian	9
90	Elm, Siberian	13
91	Elm, Siberian	13
92	Elm, Siberian	13
93	Elm, Siberian	10
94	Elm, Siberian	18
95	Elm, Siberian	11
96	Elm, Siberian	8
97	Elm, Siberian	8
98	Elm, Siberian	9
99	Elm, Siberian	9
100	Elm, Siberian	15
101	Elm, Siberian	9
102	Elm, Siberian	14
103	Elm, Siberian	17
104	Elm, Siberian	8
105	Elm, Siberian	8
106	Elm, Siberian	10
107	Elm, Siberian	10
108	Elm, Siberian	9
109	Elm, Siberian	9
110	Elm, Siberian	9
111	Elm, Siberian	15
112	Elm, Siberian	10
113	Elm, Siberian	10
114	Elm, Siberian	9
115	Elm, Siberian	8
116	Elm, Siberian	11
117	Elm, Siberian	8
118	Elm, Siberian	12
119	Elm, Siberian	11
120	Elm, Siberian	9
121	Boxelder	9
122	Boxelder	10
215	Oak, Red	10
216	Cedar, Red	7
217	Cedar, Red	11
218	Oak, Red	7
219	Oak, Red	7
224	Elm, American	9
225	Oak, Red	13
226	Boxelder	8
227	Boxelder	8
230	Elm, Siberian	12
231	Elm, American	11
232	Boxelder	11
233	Elm, Siberian	16
234	Elm, American	10
235	Elm, Siberian	10
236	Elm, American	8
237	Elm, Siberian	10
238	Boxelder	10
239	Oak, Bur	6
240	Elm, Siberian	13
241	Elm, Siberian	19
242	Elm, Siberian	8
243	Elm, Siberian	12
244	Elm, Siberian	9
245	Elm, Siberian	20
246	Elm, Siberian	19
247	Boxelder	11
248	Boxelder	8
249	Aspen	12
250	Ash, Green	8
251	Elm, American	13
252	Elm, American	8
253	Oak, Bur	33
254	Elm, Siberian	25
255	Boxelder	19
256	Ash, Green	10
257	Boxelder	12
258	Elm, Siberian	18
259	Boxelder	12
260	Elm, American	9
261	Boxelder	8
262	Boxelder	10
263	Hackberry	10
264	Elm, Siberian	13
265	Ash, Green	12
266	Elm, Siberian	19
267	Elm, Siberian	8
268	Elm, Siberian	8
269	Elm, Siberian	12
270	Elm, American	16
271	Elm, Siberian	12
272	Elm, Siberian	11
273	Oak, Bur	32
274	Elm, American	10
275	Elm, Siberian	17
276	Elm, Siberian	9
277	Pine, Ponderosa	17
278	Oak, Bur	33
279	Elm, Siberian	10
280	Oak, Red	12
281	Maple, Red	12
282	Oak, Red	12
290	Oak, Bur	10
291	Boxelder	8
292	Oak, Bur	12
293	Elm, Siberian	10
294	Hackberry	8
295	Oak, Bur	26
296	Aspen	8
297	Aspen	9
298	Aspen	14
299	Aspen	8
300	Ash, Green	9
301	Ash, Green	8
302	Oak, Bur	7
303	Ash, Green	9
304	Oak, Bur	36
305	Elm, American	8
306	Oak, Bur	30
307	Elm, American	9
308	Oak, Bur	35
309	Ash, Green	9
310	Oak, Bur	27
311	Aspen	9
312	Oak, Bur	28
313	Oak, Bur	29
314	Oak, Red	8
315	Oak, Red	10
316	Cedar, Red	7
317	Cedar, Red	7
318	Cedar, Red	6
319	Cedar, Red	10
320	Cedar, Red	8
321	Cedar, Red	9
322	Oak, Bur	12
323	Oak, Bur	39
324	Oak, Bur	15
325	Oak, Bur	25
326	Maple, Silver	36
327	Pine, Ponderosa	13

TREES REMOVED (153)

1	Boxelder	12
2	Cherry, Black	11
3	Oak, Red	6
4	Oak, Red	16
5	Oak, Red	10
6	Oak, Red	4
7	Oak, Red	7
8	Oak, Red	5
9	Oak, Red	10
10	Oak, Red	7
11	Oak, Red	12
12	Oak, Red	11
13	Oak, Red	6
14	Oak, Red	22
15	Oak, Red	22
16	Oak, Red	8
17	Oak, Red	11
18	Oak, Red	19
19	Oak, Red	17
20	Oak, Red	14
21	Oak, Red	17
22	Cedar, Red	6
23	Oak, Red	14
24	Oak, Red	20
25	Oak, Bur	21
26	Oak, Bur	10
27	Oak, Bur	12
28	Oak, Bur	16
29	Oak, Bur	28
30	Ash, Green	9
31	Oak, Bur	20
32	Boxelder	13
33	Boxelder	11
34	Oak, Bur	20
35	Oak, Bur	14
36	Ash, Green	14
37	Oak, Bur	15
38	Oak, Bur	18
39	Oak, Red	12
40	Oak, Red	11
41	Oak, Red	17
42	Oak, Red	5
43	Cedar, Red	8
44	Oak, Red	4
45	Oak, Bur	5
46	Oak, Red	4
47	Oak, Red	6
50	Boxelder	17
123	Boxelder	8
124	Oak, Bur	23
125	Ash, Green	9
126	Oak, Bur	17
127	Boxelder	9
128	Hackberry	14
129	Cherry, Black	10
130	Oak, Bur	16
131	Oak, Bur	12
132	Oak, Bur	16
133	Boxelder	10
134	Boxelder	9
135	Cherry, Black	10
136	Elm, American	8
137	Boxelder	13
138	Cherry, Black	11
139	Boxelder	12
140	Boxelder	9
141	Boxelder	9
142	Cedar, Red	14
143	Boxelder	15
144	Oak, Bur	19
145	Ash, Green	10
146	Boxelder	8
147	Boxelder	9
148	Boxelder	8
149	Oak, Red	30
150	Boxelder	13
151	Boxelder	8
152	Boxelder	9
153	Maple, Red	9
154	Boxelder	8
155	Boxelder	8
156	Oak, Bur	21
157	Cedar, Red	9
158	Ash, Green	9
159	Cedar, Red	13
160	Oak, Red	14
161	Boxelder	18
162	Cedar, Red	7
163	Oak, Bur	17
164	Boxelder	13
165	Boxelder	8
166	Boxelder	8
167	Boxelder	8
168	Oak, Bur	21
169	Oak, Bur	17
170	Oak, Bur	11
171	Ash, Green	9
172	Elm, American	9
173	Cherry, Black	8
174	Oak, Bur	27
175	Elm, American	12
176	Boxelder	8
177	Boxelder	10
178	Boxelder	8
179	Boxelder	9
180	Oak, Red	7
181	Oak, Red	10
182	Oak, Red	16
183	Elm, American	10
184	Oak, Bur	16
185	Oak, Bur	23
186	Boxelder	9
187	Boxelder	13
188	Boxelder	8
189	Cedar, Red	4
190	Boxelder	11
191	Oak, Bur	23
192	Oak, Bur	23
193	Oak, Bur	18
194	Oak, Bur	15
195	Oak, Bur	18
196	Oak, Bur	20
197	Oak, Bur	18
198	Oak, Red	6
199	Oak, Red	8
200	Boxelder	10
201	Boxelder	10
202	Boxelder	9
203	Ash, Green	13
204	Oak, Bur	27
205	Oak, Bur	20
206	Ash, Green	8
207	Elm, American	15
208	Oak, Bur	30
209	Elm, American	12
210	Ash, Green	8
211	Oak, Red	7
212	Aspen	14
213	Ash, Green	8
214	Oak, Red	10
220	Oak, Bur	28
221	Oak, Bur	20
222	Boxelder	8
223	Oak, Red	20
228	Cherry, Black	11
229	Oak, Red	12
283	Cherry, Black	8
284	Boxelder	10
285	Boxelder	9
286	Elm, American	10
287	Boxelder	8
288	Boxelder	8
289	Boxelder	9



GRAPHIC SCALE

50 0 25 50 100

(IN FEET)

LINE TYPE & SYMBOL LEGEND

- FLARED END SECTION
- STORM SEWER
- SB-5 — DENOTES SOIL BORING
- W — PROPOSED WELL LOC.
- EXIST TREE LINE
- TF — TREE FENCE
- SF — SILT FENCE
- PROPOSED CONTOUR
- EXIST CONTOUR
- SETBACK
- EASEMENT
- LOT LINE
- R/W
- EDGE OF BITUMINOUS
- CENTERLINE

TREE PROTECTION FENCE SHALL BE INSTALLED AND THE LOCATION APPROVED BY THE CITY BEFORE COMMENCEMENT OF OTHER WORK, INCLUDING SILT FENCE INSTALLATION.

AN ARBORIST SHALL BE CONSULTED TO DEVELOP A PLAN TO PROTECT EXISTING OAK TREES FROM OAK WILT.

ANY CLEARING OF OAK TREES SHALL BE PERFORMED PRIOR TO APRIL 15TH OR AFTER JULY 15TH TO MINIMIZE EXPOSURE OR INTRODUCTION OF OAK WILT.

BY | DATE | REVISIONS | RECORD DRAWING

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

SILVER OAKS 2ND ADDITION

TREE PLAN

RAMSEY, MINNESOTA

I HEREBY CERTIFY THAT THIS PLAN, SPECIFICATION, OR REPORT WAS PREPARED BY ME OR UNDER MY DIRECT SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF MINNESOTA.

DATE 5/4/17 REG. NO. 24013

BRENT ROSHELL

DRAWN	BR
DATE	5/2/17
SCALE	1"=50'
PROJECT	RE10-17
CHECKED	BTR
APPROVED	BTR

T1

5.03: Consider Tree Preservation Plan related to Sketch Plan for Estates of Silver Oaks 2nd Addition

City Planner Anderson presented the staff report. He reported that the City has received a Sketch Plan for a proposed eight lot subdivision to be known as the Estates of Silver Oaks 2nd Addition. He stated that the site is located east of TH 47 and north of 162nd Lane. He noted that normally a Sketch Plan includes a simple layout of lot configuration for initial review and feedback from the Planning Commission, however this submittal was more detailed in nature and did include a Tree Preservation Plan. He stated that the site is currently zoned R-1 Residential (Rural Developing) and thus, as proposed, a zoning amendment and Comprehensive Plan amendment would also be needed. He reviewed the adjacent land uses, noting that the land surrounding the property is mostly developed. He confirmed that the site is serviced by City utilities for water and sewer.

Chairperson Stodola asked for more information on the building currently located on the large lot.

City Planner Anderson stated that there is an existing foundation but was unsure if there was at one time a home that has been removed.

Board Member Covart stated that it seems that there is a barn on the site that has not been well maintained.

City Planner Anderson stated that more detailed information will be provided as the process moves forward and he simply wanted to bring the Board up to speed on the potential development. He stated that this would be an opportunity for the Board to provide input.

Board Member Hiatt stated that there are some high-quality Oak trees in that area and it would be nice to see as many of those remain as possible.

City Planner Anderson confirmed the consensus of the Board that the high quality continuous Oak trees should be preserved to the extent possible.

Chairperson Stodola asked the timeline for this project.

City Planner Anderson stated that this would depend on the feedback that is received throughout this review. He noted that the project would require a Comprehensive Plan amendment and therefore the process will take longer because of the approval that would be needed from the Metropolitan Council. He provided examples of other projects in Ramsey that the developer has been a part of.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	5/26/17	**PROJECT ADDRESS**	14-32-25-12-0011
PROJECT. TITLE	ESTATES OF SILVER OAKS 2ND ADDITION, SKETCH PLAN REVIEW		
ESCROW #			
DEPARTMENT:	Community Development: Planning Division (Zoning Code)		
TECHNICAL REVIEWER:	Name: Alec Henderson, Planning Intern Phone: (763) 576-4314 Email: AHenderson@ci.ramsey.mn.us		

Sketch Plan Review

We offer the following comments regarding the Sketch Plan submittal for Estates of Silver Oaks 2nd Addition as it relates to the City's Zoning Code. The Sketch plan submittal consists of nine (9) sheets, prepared by E.G. Rud & Sons, Inc., Roshell Engineering, and Royal Oaks Realty dated May 4, 2017. The proposal includes a request for a zoning change.

Staff provides the following comments that require revision for the Preliminary Plat:

Revisions of Sketch Plan Needed for Preliminary Plat

1. The Plat must include restricted access along TH 47 with the exception of the location of the driveway serving Lot 5 Block 2.
2. The right-of-way along TH 47 must be expanded to be sixty (60) feet from the centerline of the existing right-of-way.
3. Amend area computations to reflect changed right of way. Only exclude wetland areas and major right of ways from area computation. The local road, Lithium Street NW, should be included in the site area.
4. Existing zoning classification for tract of land in *and* abutting the project area.
5. Adjust drainage and utility easement to include all parts of wetland and stormwater pond setbacks.

Sheet C0

1. Reflect right of way change mentioned above.
2. Note all symbols and line types used on the page within the key (e.g. soils types line).

Sheet C1

1. Match line types to key. Easement line in key is different from map. Storm sewer line thickness is different from key.

Sheet C2/C3

1. Connections to city utilities must constructed of ductile iron piping with a gate valve in the street for operation.

Sheet G1

1. Need to show tree save fencing and should differentiate line type from silt fence.
2. Add tree symbols to grading plan legend.
3. Differentiate symbols of saved trees and removed trees.

Sheet T1

1. Need to show tree save fencing and should be different line type than silt fence.
2. Show the total Diameter at Breast Height (DBH) of trees, condition (healthy, dead, or diseased), and species, total DBH off trees removed and trees saved.
3. Use a different symbol for trees removed for ease of reading.
4. Add headers for tree table. Add column to indicate reason for removal.
5. Soil conditions.
6. Existing contour data extending for a distance of at least fifty (50) feet beyond the limits of the proposed plat. Elevations may be based on U.S. Geological Survey Data.
7. Proposed tree removal limits. Any clearing of oak stands shall be performed prior to april 15 or after July 15 of each season.
8. Proposed number, species, and size of trees and shrubs to be planted.
9. All irrigation systems (if proposed) must have an approved backflow device installed in the irrigation enclosure. Irrigation enclosure location and construction materials are subject to the approval of the City Engineer. Further, all new systems must include a rain sensor device to stop irrigation during rain events and some form of water efficient technology such as a smart controller.

Staff provides the following comments for general review of applications:

General. The Sketch Plan proposes to re-plat the following legally described land into eight (8) lots:

> That part of the North Half of the Northeast Quarter of Section 14, Township 32, Range 25, lying Easterly of the East right of way line of Trunk Highway No. 47 described as follows:
>
> Commencing at the intersection with the North line of said Northeast Quarter and the centerline of Trunk Highway No. 47; thence South 3 degrees 05 minutes East 540.55 feet; thence South 01 degree 52 minutes East along said centerline 602.85 feet to the point of beginning of land to be described; thence continuing along said centerline on a tangential curve to the left whose radius is 1038.81 feet 93.85 feet; thence South East to the intersection with the South line of the North Half of the Northeast Quarter, thence East along said south line to the intersection with the southwest corner of lot 1 Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West line of said Lot 1 Block 4 360.10 feet; thence Highway No. 47 thence South along said centerline to the point of beginning;
>
> EXCEPT
> The following described tract:
>
> Commencing at the southwest corner of Lot 1 Block 4 BARTHEL'S RUM RIVER ACRES 2ND ADDITION; thence North along the West Line of said lot, 157.48 feet; thence North 85 degrees 38 minutes 25 second West 200 feet; thence South 0 degrees 19 minutes West to the South line of the North half of the Northeast Quarter, thence Easterly along said South Line to the southwest corner of Lot 1, Block 4 of said plat, Anoka County Minnesota.
>
> TOGETHER WITH
> Outlot A, BARTHEL'S RUM RIVER ACRES 2ND ADDITION, Anoka County, Minnesota.

The Sketch Plan is being reviewed under the R-1 Residential (MUSA) standards. *However, a Zoning Amendment and Comprehensive Plan Amendment will be required as the property is currently guided as Rural Developing and zoned R-1 Residential (Rural Developing). These would be considered at the time of Preliminary Plat.*

Lot Sizes. The minimum lot size in the R-1 Residential (MUSA) District is 10,800 square feet with a minimum lot width of 80 feet (90 feet for corner lots), measured at the building setback line. City ordinance now also requires that each lot have an area sixty (60) feet wide by one hundred (100) feet deep not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas. Note that lot width is measured at the property line abutting a street at the minimum setback line of the applicable zoning district.

Setbacks and Dimensional Standards.

MUSA	
Required	**Proposed**
Front yard: 30 feet	30 feet
Side yard uninhabitable: 6 feet	6 feet
Side yard habitable: 10 feet	10 feet
Side yard corner lot: 30 feet	N/A
Rear yard: 30 feet	30 feet
Minimum lot width*: 80 feet/corner lot 90 feet	80 feet
Lot depth**: 100 feet with a minimum width of 60 feet	100 feet
Wetland: 16.5 feet	16.5 feet

**Note: Minimum Lot Width is measured at front yard setback line, property must abut built street.*
*** Lot depth required is 100 feet for a width of 60 feet that is not encumbered by wetland, wetland setback area, floodway, or other unbuildable areas.*

Density. The R-1 Residential regulations for the MUSA area allows a net density of up to 3 units per acre (excluding wetlands and major road rights-of-way). The proposed density is calculated to be 0.67 units per acre. *A new area calculation shall be created to include the revised trunk highway right of way revision.*

Floodplains. There are no floodplains in the project area.

Wetlands. There are wetlands on the property that will need to be delineated and encumbered with drainage and utility easements on the Preliminary and Final Plats. The project will be subject to review by the Lower Rum River Watershed Management Organization (LRRWMO) regarding both the wetland delineation as well as storm water calculations. Note that City Code now requires a sixteen and a half foot (16.5') setback from a wetland edge and that the setback area is to be encumbered with drainage and utility easement. *Ensure that all wetland setback areas are entirely within proposed drainage and utility easements.*

Landscaping. Each lot is required to have two (2) front yard trees installed. The plan currently does not show new proposed trees. Deciduous trees shall be at least one (1) inch in diameter and coniferous trees shall be at least five (5) feet in height. Each lot is subject to the City's topsoil requirement.

The Tree Inventory and Protection Plan will need to show the total number of (DBH) inches removed and total number of (DHB) inches saved. Currently the Plan only indicates the total number of trees, but not the total number of DBH inches for each category. This information should be included with the preliminary plat can be reviewed for compliance with the Tree Preservation Ordinance.

Due to the presence of larger stands of oak trees, tree clearing activities shall occur prior to April 15 or after July 15 to minimize the potential introduction of Oak Wilt to the site and this note must be added to both the Grading, Drainage, and Erosion Control Plan as well as the Tree Inventory and Protection Plan. Additionally,

please consult with the Certified Arborist that prepared the Tree Inventory and Protection Plan to prepare a plan that identifies the precautionary steps to be taken on site to protect oak trees from Oak Wilt.

Density Transitioning: As proposed, the development is subject to the density transitioning standards found in City Code Section 117-110. Density transitioning applies to Lots 1-3 Block 1 and Lots 4-5 Block 2. If landscaping is proposed, it must be shown on the landscape plan and should be located in a separate parcel commonly owned to avoid potential removals from future homeowners.

Streets and Access: Seven (7) of the eight (8) lots will gain access from an extension of Lithium Street. The eighth lot will retain access to TH 47 (note the remainder of the plat adjacent to TH 47 must have restricted access). Cul-de-sac length is limited to a maximum of 600 feet; the proposed length of the cul-de-sac is an additional 400 feet onto the existing 900 foot existing cul-de-sac. It appears that the proposed cul-de-sac meets the standards.

Sidewalks: There is an existing sidewalk that currently terminates at the edge of the temporary cul-de-sac. Rather than have a sidewalk ending mid-block, Staff recommends that it be extended to the northern boundary of the plat, which will also allow for future connectivity should the land to the north develop.

Grading and Drainage Plans. A permit from the LRRWMO will be required.

Development Fees. Development Fees will be due with the Plat including, but not limited to, Park Dedication, Trail Development, Storm water Management, Trunk Water and Trunk Sanitary Sewer. These fees are collected at the time the Final Plat is recorded and at the rate in effect when the final plat is recorded.

Development Agreement: An executed Development Agreement will be required prior to releasing the plat for recording. An engineer's estimate for public improvements will be required with the submitted final plat

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 12, 2017	**PROJECT ADDRESS**	TBD
PROJECT. TITLE	ESTATES OF SILVER OAKS 2ND ADDITION		
ESCROW #	115698		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The project is located east of St. Francis Blvd (TH 47) and north of 162nd Lane. The property is approximately 5.86 acres in size, with a majority of that area dominated by moderate quality oak forest per the City's Natural Resources Inventory (NRI). Based on the cover type and it's connection to a larger natural corridor (along with a pedestrian tunnel under the Highway that wildlife can also access), this site seems to be an ideal candidate for the City to work with the Developer to incorporate best management practices and/or conservation design principles, where feasible.



As noted, there is a large population of oak trees on the site and precautions need to be taken to minimize the potential of introducing oak wilt. Even outside the high risk timeframe for oak wilt, an Oak Wilt Management Plan should be prepare to outline what steps will be taken to control and/or limit the spread or introduction of oak wilt.

While the Tree Preservation Plan indicates that 174 trees will be preserved and 153 trees would be removed, there is no calculation as to the total Diameter at Breast Height (DBH) inches on site. The City's Tree Preservation Ordinance requires at least forty percent (40%) of the DBH inches be retained on site. Based on the information submitted, it cannot be determined if the proposed removals comply with City Code.

We offer the following comments regarding the Tree Preservation Plan, prepared by Roshell Engineering, LLC and dated May 4, 2017:

General Comments

- Plan set is deficient of a Landscape Plan. Each lot shall have two (2) front yard trees installed. Trees shall be at least one (1) inch in diameter (deciduous trees) or five (5) feet in height (coniferous trees). Staff would like to work with the developer to have at least one tree installed in the boulevard area in front of each home.

- Note that each lot, including boulevards, shall be improved with four (4) inches of topsoil meeting the City's topsoil specification across all areas not covered with impervious surfacing. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.

Sheet G1:

- Add Tree Save Fencing to this sheet. Tree save fencing shall be installed at the dripline (not the trunk) of trees or around groups of trees.

Sheet T1

- Add column headers to the Trees Saved and Trees Removed tables.
- Add calculation of total DBH inches on site.
- Add calculation of DBH inches to be removed.
- Add calculation of DHB inches to be preserved.
- Add a column to the table to identify the purpose of removing each tree (credit is granted for trees removed for improvements such as stormwater ponds and trails).
- Utilize different symbols for the trees being removed and the trees being preserved.
- Add Tree Save Fencing to this sheet. Tree save fencing shall be installed at the dripline (not the trunk) of trees or around groups of trees.
- Identify on the plan sheet who conducted their inventory and their credentials.

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	MAY 23, 2017	**PROJECT ADDRESS**	LITHIUM STREET, NORTH OF 162ND LANE
PROJECT. TITLE	ESTATES OF SILVER OAKS 2ND ADDITION		
ESCROW #	115698		
DEPARTMENT:	Engineering		
TECHNICAL REVIEWER:	Name: Leonard Linton Phone: 763 433-9834 Email: llinton@ci.ramsey.mn.us		

We offer the following comments regarding the Preliminary Plat submittal for Estates of Silver Oaks 2nd Addition. The submittal consists of 1 sheet prepared by E.G. Rud and Sons, Inc., May 4, 2017 and 8 sheets prepared by Roshell Engineering, LLC dated May 2, 2017.

We offer the following comments on these sheets:

Preliminary Plat:

1. The 16.5ft buffer around the wetland must be dedicated as a drainage easement.

C0:

1. The plans need a legend on every sheet showing every line type and symbol used on that sheet. The Symbols have not been added to the legend. The scale of the symbols in the legend must match the plan view.
2. The lines under text must be broken to make the text legible.
3. Add more information to the trail on Lot 5. This appears to be an extension of the driveway from the property to the south. It will need to be removed and blocked.
4. Lot 5, Block 2 is proposing a new driveway onto TH 47. Approval for a new driveway is required from MNDOT.
5. Location map must show 1 mile radius and information required for SWPPP or a map must be added to C4 showing the required information.

C1:

1. Extend the sidewalk to the end of the street. Add a pedestrian ramp at in the northeast quadrant of the cul-de-sac.
2. Specify the connection type for connecting to existing utilities.
3. Identify the extra lines on the lot line between Lots 1 and 2, Block 2.
4. Add the soil boring symbol to the legend.
5. Verify grades/ elevations in storm sewer profile.
6. Move overlapping text to be legible.

7. Add sawcut lines for removing existing pavement. Identify quantity of bituminous to remove.
8. Specify joint type for connecting to existing pavement, reference detail STR-25 and add it to plan set.

G1: The title must be changed to include Erosion Control

1. City Code requires that existing topography be shown for 100 feet beyond the boundary of the plat. Topography is shown; however, it does not extend the required 100 feet.
2. The minimum grade on all lots in all directions shall be 2.0% or greater.
3. Turn off all of the tree symbols on this page that are shown to be removed on sheet T1
4. Add tree protection fence to show limits of clearing.
5. Provide horizontal separation between pond inlet and outlet.
6. The notes refer to a different project and must be updated.
7. Show proposed elevations at all lot corners.
8. Silt fence must be added along the front lot lines.
9. The base map area must be expanded to show the existing catch basins on 162nd lane. Inlet protection devices must be installed in the nearest existing catch basins because Lot 1, Block 1 and Lots 1 and 2, Block 2 drain onto existing paved streets.

Stormwater Calculations

1. The stormwater summary indicates the basin in Block 3 provides adequate infiltration volume for the impervious areas on this site.
2. The stormwater summary must state the total impervious area created, the infiltration volume required, the depth of the infiltration basin and the time for the basin to empty. The infiltration volume calculation must be shown, it can be from a formula or from the MIDS Calculator. The 1 inch rainfall from HYDROCAD is not an acceptable method.
3. The infiltration area and the stormwater detention area are the same. The detention area must be totally dry 48 hours after the 100 year event. If this cannot be achieved then the infiltration and detention areas must be separated.
4. The summary table of runoff rates must be expanded to list the existing and proposed rates for each subcatchment. The summary must address potential impacts to the adjacent properties from increased runoff leaving the site.

Soil boring locations are shown on the plans. A geotechnical report must be submitted for this project.

Regular Planning Commission **5. 5.**

Meeting Date: 06/01/2017

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for Bunker Lake Industrial Park; Case of PSD, LLC

Purpose/Background:

The purpose of this case is to review a concept plan in design stages for Bunker Lake Industrial Park by PSD, LLC. This is not yet a formal application. The intent is to get preliminary feedback to the Developer before a formal land use application is submitted.

Notification:

Notification is not required for this stage, but will be required for future steps.

Observations/Alternatives:

Generally speaking, the proposed development meets the intent of the Comprehensive Plan and Zoning District, once approved amendments to both are completed. The Planning Commission may recall that the City Council previously approved a Comprehensive Plan Amendment to Business Park for this area, which is now entering the Metropolitan Council review process.

Staff has not completed a detailed site plan review at this stage. It is the responsibility of the Developer to ensure compliance with all Zoning Code standards related to the E-1 Employment District (assumed zoning district).

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

No action being requested.

Action:

No action being requested.

Attachments

Concept Plan

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/25/2017 10:03 AM
Form Started By: Tim Gladhill		Started On: 05/22/2017 02:04 PM
Final Approval Date: 05/25/2017		

BUNKER LAKE INDUSTRIAL PARK
SKETCH PLAN

PUMA ST NW

BUNKER LAKE BLVD

PARCEL LINE

OUTLOT C
25.66 AC

OUTLOT B
5.69 AC

ANOKA ELECTRIC EASEMENT

60'

60'

PROPOSED
CITY ROW

HIGHWAY 10 NW

OUTLOT A
3.18 AC

LOT 1
4.41 AC

60,000 S.F.

LOT 2
4.64 AC

63,000 S.F.

ANOKA ELECTRIC EASEMENT

N

HORZ. SCALE 0 100 200 FEET

PSD, LLC

H:\PSDLLC_PR\R16113129\CAD\C3D\preliminary\108432 ROW lots 1&2.dwg 5/25/2017 7:45 AM

Regular Planning Commission **5. 6.**

Meeting Date: 06/01/2017

By: Tim Gladhill, Community Development

Information

Title:

Adopt Resolution #17-06-130 Finding Compliance with the City's Comprehensive Plan Compliance for Proposed Tax Increment Finance District No. 16 Creation

Purpose/Background:

The City has received a request from PSD LLC to create Tax Increment Financing (TIF) District No. 16 to facilitate the development of the new Ramsey Business Park located south of Bunker Lake Boulevard and just east of Puma Street. As part of the creation of the district, the TIF Plan must be found to be in compliance with the City's land use plans (Comprehensive Plan). The District will be created to capture new increment created by future development within the District. The use of said funds is outlined in the attached TIF Plan.

When a TIF District is created or modified, the Planning Commission shall review the plan or modification to determine if they are in compliance with the City's Comprehensive Plan. The City Council recently amended the Comprehensive Plan for this parcel to allow for industrial/warehouse users after recommendation of the same from the Planning Commission.

A more detailed background of Tax Increment Financing can be found in the attached memo from the League of Minnesota Cities.

Notification:

No notification is required.

Observations/Alternatives:

Alternative #1 – Adopt resolution as presented. The proposed TIF Modification appears to be in line with the City's Comprehensive Plan (after final approval by the Metropolitan Council) as it relates to land use. This TIF District will allow new increment created by a new 60,000 square foot speculative industrial building, to be used by PSD, to reimburse various public improvements costs for this project. This project will help kick off Ramsey's new business park.

Alternative #2 – Do not adopt the resolution. As the proposed redevelopment appears to be in compliance with the Comprehensive Plan, Staff does not recommend this alternative.

Alternative #3 – Adopt the resolution with amendments. Staff does not see a need to amend the proposed resolution as presented.

Funding Source:

Preparation of the resolution is being handled as part of normal Staff duties.

Recommendation:

Staff recommends that the Planning Commission adopt Resolution #17-06-130 finding that the creation of Tax Increment Finance District No. 16 and it's associated TIF Plan to conform to the general plans for the development and redevelopment of the City.

Action:

Motion to adopt Resolution #17-06-130 finding that the creation of Tax Increment Finance District No. 16 and it's associated TIF Plan to conform to the general plans for the development and redevelopment of the City, contingent upon final approval of the Comprehensive Plan Amendment by the Metropolitan Council.

Attachments

PC Resolution TIF 16
League of Minnesota Cities - TIF Background
TIF Plan
TIF Plan Summary
PSD Project Overview

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/26/2017 08:11 AM
Form Started By: Patrick Brama		Started On: 05/25/2017 03:12 PM
Final Approval Date: 05/26/2017		

PLANNING COMMISSION
CITY OF RAMSEY, MINNESOTA

RESOLUTION NO. #17-06-130

RESOLUTION OF THE CITY OF RAMSEY PLANNING COMMISSION FINDING THAT A MODIFICATION TO THE DEVELOPMENT PROGRAM FOR DEVELOPMENT DISTRICT NO. 1 AND A TAX INCREMENT FINANCING PLAN FOR TAX INCREMENT FINANCING DISTRICT NO. 16 (PSD BUSINESS PARK A) CONFORM TO THE GENERAL PLANS FOR THE DEVELOPMENT AND REDEVELOPMENT OF THE CITY.

WHEREAS, the City of Ramsey (the "City") has proposed to adopt a Modification to the Development Program for Development District No. 1 (the "Development Program Modification") and a Tax Increment Financing Plan for Tax Increment Financing District No. 16 (PSD Business Park A) (the "TIF Plan") therefor (the Development Program Modification and the TIF Plan are referred to collectively herein as the "Program and Plan") and has submitted the Program and Plan to the City Planning Commission (the "Commission") pursuant to Minnesota Statutes, Section 469.175, Subd. 3, and

WHEREAS, the Commission has reviewed the Program and Plan to determine their conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.

NOW, THEREFORE, BE IT RESOLVED by the Commission that the Program and Plan conform to the general plans for the development and redevelopment of the City as a whole.

Dated: June 1, 2017

_____
Chair

ATTEST:

_____
Secretary

C. Industrial revenue bonds

Minn. Stat. §§ 469.152 to 469.1651.

The municipal industrial development laws help cities attract new commercial and industrial development, and keep existing businesses in the city. The law authorizes the council to issue revenue bonds, and use the proceeds to acquire and construct industrial sites and facilities. The city then leases these facilities to private industry and uses the rental fee proceeds to retire the bonds.

A city may issue industrial revenue bonds, also known as municipal revenue bonds, without public referendum. It cannot pledge the full faith and credit of a community as security for these bonds. Thus, the city may not tax property owners to pay principal and interest on the bonds.

For more information, contact DEED 651.259.7114, 800.657.3858.. Main Office: 1st National Bank Building 332 Minnesota Street, Suite E200 Saint Paul, MN 55101-1351.

If a city decides to investigate the use of industrial bond financing, it should contact the Department of Employment and Economic Development. The department provides the city with information, advice, and technical assistance. This assistance is important, due to the adoption of federal and state laws allocating issuance authority among the states and their political subdivisions. The commissioner of Securities must approve the project.

D. Commercial rehabilitation

Minn. Stat. § 469.184.

Cities have authority to carry out programs for the rehabilitation of small- and medium-sized commercial buildings. The city must adopt a program ordinance that provides for the adoption of program regulations, including a definition of small- and medium-sized commercial buildings. Loans under the program may be for amounts up to $200,000. The city may finance the program through the sale of revenue bonds.

E. Tax increment financing (TIF)



Minn. Stat. §§ 469.174 to 469.1794.

Tax increment financing authority is available to most cities. Cities with housing and redevelopment authorities, economic development authorities, port authorities, redevelopment agencies, those cities administering development districts or development projects, or cities exercising port authority powers under a general or special law may use tax increment financing. Amendments to the law, however, may make the use of this development tool more complicated.

Tax increment financing is a funding technique that takes advantage of the increases in tax capacity and property taxes from development or redevelopment to pay upfront public development or redevelopment costs. The difference in the tax capacity and the tax revenues the property generates after new construction has occurred, compared with the tax capacity and tax revenues it generated before the construction, is the captured value. The taxes paid on the captured value are called "increments." Unlike property taxes, increments are not used to pay for the general costs of cities, counties, and schools. Instead, increments go to the development authority and are used to repay public indebtedness or current costs the city incurred in acquiring the property, removing existing structures or installing public services.

Thus, the property owner in a TIF district continues to pay the full amount of property taxes. TIF involves only the increased property taxes generated within the district. It does not change the amount of property taxes currently derived from the redevelopment area, nor does it directly affect the amount or rate of general ad valorem taxes the city levies. The result of a TIF project is an increased tax base that will benefit all local taxing jurisdictions. Additionally, TIF districts usually spur economic development and redevelopment through creating job, removing blight, and providing more affordable housing.

Minn. Stat. § 469.177, subd. 1

Amendments to TIF law in 2012, address changes caused by the market value exclusion program. If the market value of a homestead property within a TIF district reduces of the homestead market value in the district, the original tax capacity of the TIF district will be reduced by the same amount. Thus, the tax increment collected by the city will remain the same. If your city has a TIF district with townhouses or condominiums, you may want to verify that valuations are properly adjusted by the county auditor.

State v. Wicklund, 589 N.W.2d 793 (Minn. 1999).

TIF is used to encourage four general types of private development: redevelopment, renovation and renewal, growth in low- to moderate-income housing, and economic development. Public financing using TIF funding for a privately owned facility does not make public space in the facility a public forum for free speech purposes.

A TIF district may involve compact development. Two major conditions must be satisfied:

Minn. Stat. § 469.174. Minn. Stat. § 469.175 subd. 2a. Minn. Stat. § 469.176, subd. 1b. Minn. Stat. § 469.176, subd. 1i. Minn. Stat. § 469.176, subd. 4c. Minn. Stat § 273.13, subd. 24.

- Parcels consisting of 70 percent of the area of the district are occupied by buildings or similar structures that are classified as class 3a property under state law. and
- The planned redevelopment or development of the district, when completed, will increase the total square footage of buildings, classified as class 3a under state law, occupying the district by three times or more relative to the square footage of similar buildings occupying the district when the resolution is approved.

Minn. Stat. § 469.176, subd. 7.

In some specific situations, a TIF authority may request inclusion in a tax increment financing district and the county auditor may certify the original tax capacity of a parcel or a part of the following property types:

- Agricultural.
- Private outdoor recreational, open space and park land.
- Rural preserve property.
- Metropolitan agricultural preserves.

The authority to establish or approve a compact development district expired on June 30, 2012.

Minn. Stat. § 469.176, subd. 4c.

TIF economic development districts must:

- Request certification of the district no later than June 30, 2012.
- Must begin construction before Jan. 1, 2012, for development of housing.

Minn. Stat. § 469.1761, subd. 2 or 3.

These districts may not be used to assist housing that is developed to qualify for owner-occupied or rental housing, or similar requirements of other law, if construction of the project begins later than July 1, 2011.

Minn. Stat. § 469.176, subd. 4m.

Cities have temporary authority to spend TIF funds to stimulate construction using economic development districts for any type of project if three conditions are met:

- The municipality funds projects that will create new jobs in the state, including construction jobs, and the project otherwise would not have begun before July 1, 2012, without assistance.
- Construction of the project begins no later than July 1, 2012.
- The request for certification is made by June 30, 2012.

Minn. Stat. § 469.176, subd. 4m (d).

For a development consisting of housing, the authority to spend tax increments expires Dec. 31, 2011, and construction must commence before July 1, 2011, except the authority to spend tax increments on market rate housing developments expires July 31, 2012, and construction must commence before Jan. 1, 2012. This temporary authority to spend the tax increment expires Dec. 31, 2012.

Minn. Stat. § 469.175, subd. 5.

The city using TIF must report annually to the county board, the county auditor, the school board, and the state auditor as to the status of the TIF district or districts and publish the report. The state auditor has established a uniform system of accounting and financial reporting for TIF districts. The city must annually submit to the state auditor a financial report in compliance with these standards.

Minn. Stat. § 469.1771, subds. 1, 2b.

The state auditor may audit TIF districts. If the state auditor notifies a TIF authority of an alleged violation, a copy of the notice is also forwarded to the county attorney. If no corrective action is brought within one year, the county attorney must notify the state auditor, who then notifies the attorney general. If the attorney general finds a substantial violation, the attorney general will petition the state tax court to suspend the authority's power to use TIF for a period of up to five years.

Minn. Stat. § 469.177, subd. 8. *Lake Superior Paper Indus. v. State*, 624 N.W.2d 254 (Minn. 2001). *Brookfield Trade Center, Inc. v. County of Ramsey*, 609 N.W.2d 868 (Minn. 1998).

The TIF agreement with the developer is a complex document. Assistance from a financial advisor and the city attorney is necessary in order to anticipate the many potential problems. An agreement can establish a minimum market value for tax increment assessment purposes, as well as provide that the developer pay a certain level of taxes regardless of any classification rate changes or levy decreases. The agreement should be entered into before the assembly and acquisition of the land on which the completed improvements are to be located.

See Minn. Stat. §§ 469.177, subds. 1b, 11, Minn. Stat. § 469.1771, subd. 1. Minn. Stat. § 469.1793. Minn. Stat. § 469.1814.

The 2001 tax reform legislation, which reduced class rates and provided for the state takeover of the general education levy, resulted in several changes to various statutes to accommodate the changes. These changes considerably reduce the continued viability of TIF in the future.

Minn. Stat. § 469.174.

The law imposes a 180-day statute of limitations on actions to challenge the creation or modification of a TIF district. The law is complex including a "but-for" finding before a city approves a TIF plan and the creation of a TIF district. Cities must follow statutory requirements including but not limited to administrative expenses, plan modifications, reporting requirements, use of increment in pre-1979 districts, excess increments, pooling, decertification, and use of funds outside the district.

Minn. Stat. § 469.175.

Before a district can be created, the law requires a detailed estimate of the impact of a proposed district on city-provided services, such as police and fire protection, public infrastructure, and borrowing costs attributable to the district, in addition to other complex estimations must be prepared.

Walser Auto Sales, Inc. v. City of Richfield, 635 N.W.2d 391 (Minn. Ct. App. 2001); *aff'd*, 644 N.W.2d 425 (Minn. 2002)

Cities should use extreme care in establishing a TIF district and should follow all procedural requirements; otherwise, a court may find the district was not properly established. In one case, a TIF district was not properly established where minimal effort was made to ensure the thorough inspection of the properties, inaccurate methodology was used to establish the condition of the buildings, and the buildings found structurally substandard were not reasonably distributed throughout the district.

Chenoweth v. City of New Brighton, 655 N.W.2d 821 (Minn. Ct. App. 2003).

In another case, a cause of action for inverse condemnation does not arise where a city's involvement with an adjacent property owner's development consists of establishing a TIF district, entering into a contract with a private developer specifying the size and value of structures to be built, and providing for substantial city assistance to facilitate development.

Given the complexity of the laws governing the use of TIF, cities or HRAs should not undertake this method of financing community development projects without the advice of an attorney and professional consultants.

As of May 24, 2017
Draft for Planning Commission

Modification to the Development Program for Development District No. 1

and the

Tax Increment Financing Plan

for the establishment of

Tax Increment Financing District No. 16 (PSD Business Park A) (an economic development district)

within

Development District No. 1

City of Ramsey
Anoka County
State of Minnesota

Public Hearing: June 27, 2017
Adopted:

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Section 1 - Modification to the Development Program for Development District No. 1

Foreword

The following text represents a Modification to the Development Program for Development District No. 1. This modification represents a continuation of the goals and objectives set forth in the Development Program for Development District No. 1. Generally, the substantive changes include the establishment of Tax Increment Financing District No. 16 (PSD Business Park A).

For further information, a review of the Development Program for Development District No. 1 is recommended. It is available from the City Administrator at the City of Ramsey. Other relevant information is contained in the Tax Increment Financing Plans for the Tax Increment Financing Districts located within Development District No. 1.

Section 2 - Tax Increment Financing Plan for Tax Increment Financing District No. 16 (PSD Business Park A)

Subsection 2-1. Foreword

The City of Ramsey (the "City"), staff and consultants have prepared the following information to expedite the establishment of Tax Increment Financing District No. 16 (PSD Business Park A) (the "District"), an economic development tax increment financing district, located in Development District No. 1.

Subsection 2-2. Statutory Authority

Within the City, there exist areas where public involvement is necessary to cause development or redevelopment to occur. To this end, the City has certain statutory powers pursuant to *Minnesota Statutes ("M.S."), Sections 469.124 to 469.133*, inclusive, as amended, and *M.S., Sections 469.174 to 469.1794*, inclusive, as amended (the "Tax Increment Financing Act" or "TIF Act"), to assist in financing public costs related to this project.

This section contains the Tax Increment Financing Plan (the "TIF Plan") for the District. Other relevant information is contained in the Modification to the Development Program for Development District No. 1.

Subsection 2-3. Statement of Objectives

The District currently consists of one parcel of land and adjacent and internal rights-of-way. The District is being created to facilitate the construction of an approximately 60,000 square foot industrial facility in the City. Please see Appendix A for further District information. The City intends to enter into an agreement with PSD, LLC as the developer. This TIF Plan is expected to achieve many of the objectives outlined in the Development Program for Development District No. 1.

The activities contemplated in the Modification to the Development Program and the TIF Plan do not preclude the undertaking of other qualified development or redevelopment activities. These activities are anticipated to occur over the life of Development District No. 1 and the District.

Subsection 2-4. Development Program Overview

1. Property to be Acquired - Selected property located within the District may be acquired by the City and is further described in this TIF Plan.

2. Relocation - Relocation services, to the extent required by law, are available pursuant to *M.S., Chapter 117* and other relevant state and federal laws.

3. Upon approval of a developer's plan relating to the project and completion of the necessary legal requirements, the City may sell to a developer selected properties that it may acquire within the District or may lease land or facilities to a developer.

4. The City may perform or provide for some or all necessary acquisition, construction, relocation, demolition, and required utilities and public street work within the District.

5. The City proposes both public and private infrastructure within the District. The proposed reuse of private property within the District will be for a manufacturing facility, and there will be continued operation of Development District No. 1 after the capital improvements

within Development District No. 1 have been completed.

Subsection 2-5. Description of Property in the District and Property To Be Acquired

The District encompasses all property and adjacent rights-of-way and abutting roadways identified by the parcels listed in Appendix C of this TIF Plan. Please also see the map in Appendix B for further information on the location of the District.

The City may acquire any parcel within the District including interior and adjacent street rights of way. Any properties identified for acquisition will be acquired by the City only in order to accomplish one or more of the following: storm sewer improvements; provide land for needed public streets, utilities and facilities; carry out land acquisition, site improvements, clearance and/or development to accomplish the uses and objectives set forth in this plan. The City may acquire property by gift, dedication, condemnation or direct purchase from willing sellers in order to achieve the objectives of this TIF Plan. Such acquisitions will be undertaken only when there is assurance of funding to finance the acquisition and related costs. The City does not currently intend to acquire the parcel comprising the District.

Subsection 2-6. Classification of the District

The City, in determining the need to create a tax increment financing district in accordance with *M.S., Sections 469.174 to 469.1794*, as amended, inclusive, finds that the District, to be established, is an economic development district pursuant to *M.S., Section 469.174, Subd. 12* as defined below:

> *"Economic development district" means a type of tax increment financing district which consists of any project, or portions of a project, which the authority finds to be in the public interest because:*
>
> *(1) it will discourage commerce, industry, or manufacturing from moving their operations to another state or municipality; or*
> *(2) it will result in increased employment in the state; or*
> *(3) it will result in preservation and enhancement of the tax base of the state.*

The District is in the public interest because it will meet the statutory requirement from clauses 2 and 3.

Pursuant to *M.S., Section 469.176, Subd. 4c,* revenue derived from tax increment from an economic development district may not be used to provide improvements, loans, subsidies, grants, interest rate subsidies, or assistance in any form to developments consisting of buildings and ancillary facilities, if more than 15 percent of the buildings and facilities (determined on the basis of square footage) are used for a purpose other than:

(1) The manufacturing or production of tangible personal property, including processing resulting in the change in condition of the property;
(2) Warehousing, storage, and distribution of tangible personal property, excluding retail sales;
(3) Research and development related to the activities listed in items (1) or (2);
(4) Telemarketing if that activity is the exclusive use of the property; or
(5) Tourism facilities;
(6) Space necessary for and related to the activities listed in items (1) to (5)

In meeting the statutory criteria the City relies on the following facts and findings:

The facilities in the District meet the conditions of Purposes 1, 2, and 6.

The District is being created to assist in the construction of a speculative industrial facility. The proposed facility will be used for manufacturing, warehousing and related activities.

Pursuant to *M.S., Section 469.176, Subd. 7*, the District does not contain any parcel or part of a parcel that qualified under the provisions of *M.S., Sections 273.111*, *273.112, or 273.114* or *Chapter 473H* for taxes payable in any of the five calendar years before the filing of the request for certification of the District.

Subsection 2-7. Duration and First Year of Tax Increment of the District

Pursuant to *M.S., Section 469.175, Subd. 1, and M.S., Section 469.176, Subd. 1*, the duration of the District must be indicated within the TIF Plan. Pursuant to *M.S., Section 469.176, Subd. 1b.*, the duration of the District will be 8 years after receipt of the first increment by the City. The date of receipt by the City of the first tax increment is expected to be 2019. Thus, it is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after 2027, or when the TIF Plan is satisfied. If increment is received in 2020, the term of the District will be 2028. The City reserves the right to decertify the District prior to the legally required date.

Subsection 2-8. Original Tax Capacity, Tax Rate and Estimated Captured Net Tax Capacity Value/Increment and Notification of Prior Planned Improvements

Pursuant to *M.S., Section 469.174, Subd. 7 and M.S., Section 469.177, Subd. 1*, the Original Net Tax Capacity (ONTC) as certified for the District will be based on the market values placed on the property by the assessor in 2017 for taxes payable 2018.

Pursuant to *M.S., Section 469.177, Subds. 1 and 2*, the County Auditor shall certify in each year (beginning in the payment year 2019) the amount by which the original value has increased or decreased as a result of:

1. Change in tax exempt status of property;
2. Reduction or enlargement of the geographic boundaries of the district;
3. Change due to adjustments, negotiated or court-ordered abatements;
4. Change in the use of the property and classification;
5. Change in state law governing class rates; or
6. Change in previously issued building permits.

In any year in which the current Net Tax Capacity (NTC) value of the District declines below the ONTC, no value will be captured and no tax increment will be payable to the City.

The original local tax rate for the District will be the local tax rate for taxes payable 2018, assuming the request for certification is made before June 30, 2018. The ONTC and the Original Local Tax Rate for the District appear in the table below.

Pursuant to *M.S., Section 469.174 Subd. 4 and M.S., Section 469.177, Subd. 1, 2, and 4*, the estimated Captured Net Tax Capacity (CTC) of the District, within Development District No. 1, upon completion of the projects within the District, will annually approximate tax increment revenues as shown in the table below. The City requests 100 percent of the available increase in tax capacity for repayment of its obligations and current expenditures, beginning in the tax year payable 2019. The Project Tax Capacity (PTC) listed is an estimate of values when the projects within the District are completed.

Project Estimated Tax Capacity upon Completion (PTC)	**$80,249**	
Original Estimated Net Tax Capacity (ONTC)	**$1,311**	
Fiscal Disparities Contribution	**$29,863**	
Estimated Captured Tax Capacity (CTC)	**$49,075**	
Original Local Tax Rate	**1.03404**	Pay 2017
Estimated Annual Tax Increment (CTC x Local Tax Rate)	**$50,746**	
Percent Retained by the City	**100%**	

Tax capacity includes a 3% inflation factor for the duration of the District. The tax capacity included in this chart is the estimated tax capacity of the District in year 9. The tax capacity of the District in year one is estimated to be $16,313.

Pursuant to *M.S., Section 469.177, Subd. 4*, the City shall, after a due and diligent search, accompany its request for certification to the County Auditor or its notice of the District enlargement pursuant to *M.S., Section 469.175, Subd. 4*, with a listing of all properties within the District or area of enlargement for which building permits have been issued during the eighteen (18) months immediately preceding approval of the TIF Plan by the municipality pursuant to *M.S., Section 469.175, Subd. 3.* The County Auditor shall increase the original net tax capacity of the District by the net tax capacity of improvements for which a building permit was issued.

The City has reviewed the area to be included in the District and found no parcels for which building permits have been issued during the 18 months immediately preceding approval of the TIF Plan by the City.

Subsection 2-9. Sources of Revenue/Bonds to be Issued

The costs outlined in the Uses of Funds will be financed primarily through the annual collection of tax increments. The City reserves the right to incur bonds or other indebtedness as a result of the TIF Plan. As presently proposed, the projects within the District will be financed by a pay-as-you-go note/interfund loan. Any refunding amounts will be deemed a budgeted cost without a formal TIF Plan Modification. This provision does not obligate the City to incur debt. The City will issue bonds or incur other debt only upon the determination that such action is in the best interest of the City.

The total estimated tax increment revenues for the District are shown in the table below:

SOURCES OF FUNDS	**TOTAL**
Tax Increment	$374,547
Interest	$37,455
TOTAL	**$412,002**

The City may issue bonds (as defined in the TIF Act) secured in whole or in part with tax increments from the District in a maximum principal amount of $344,147. Such bonds may be in the form of pay-as-you-go notes, revenue bonds or notes, general obligation bonds, or interfund loans. This estimate of total bonded indebtedness is a cumulative statement of authority under this TIF Plan as of the date of approval.

Subsection 2-10. Uses of Funds

Currently under consideration for the District is a proposal to facilitate the construction of an approximately 60,000 square foot industrial facility in the City. The City has determined that it will be necessary to provide assistance to the project(s) for certain District costs, as described. The City has studied the feasibility of the development or redevelopment of property in and around the District. To facilitate the establishment and development or redevelopment of the District, this TIF Plan authorizes the use of tax increment financing to pay for the cost of certain eligible expenses. The estimate of public costs and uses of funds associated with the District is outlined in the following table.

USES OF TAX INCREMENT FUNDS	TOTAL
Land/Building Acquisition	$175,000
Site Improvements/Preparation	$75,000
Utilities	$56,692
Administrative Costs (up to 10%)	$37,455
PROJECT COST TOTAL	$344,147
Interest	$67,855
PROJECT AND INTEREST COSTS TOTAL	**$412,002**

The total project cost, including financing costs (interest) listed in the table above does not exceed the total projected tax increments for the District as shown in Subsection 2-9.

Estimated capital and administrative costs listed above are subject to change among categories by modification of the TIF Plan without hearings and notices as required for approval of the initial TIF Plan, so long as the total capital and administrative costs combined do not exceed the total listed above. Further, the City may spend up to 20 percent of the tax increments from the District for activities (described in the table above) located outside the boundaries of the District but within the boundaries of the Project (including administrative costs, which are considered to be spend outside the District), subject to all other terms and conditions of this TIF Plan.

Subsection 2-11. Fiscal Disparities Election

Pursuant to *M.S., Section 469.177, Subd. 3*, the City may elect one of two methods to calculate fiscal disparities. If the calculations pursuant to *M.S., Section 469.177, Subd. 3, clause b*, (within the District) are followed, the following method of computation shall apply:

(1) The original net tax capacity shall be determined before the application of the fiscal disparity provisions of Chapter 276A or 473F. The current net tax capacity shall exclude any fiscal disparity commercial-industrial net tax capacity increase between the original year and the current year multiplied by the fiscal disparity ratio determined pursuant to M.S., Section 276A.06, subdivision 7 or M.S., Section 473F.08, subdivision 6. Where the original net tax capacity is equal to or greater than the current net tax capacity, there is no captured tax capacity and no tax increment determination. Where the original tax capacity is less than the current tax capacity, the difference between the original net tax capacity and the current net tax capacity is the captured net tax capacity. This amount less any portion thereof which the authority has

designated, in its tax increment financing plan, to share with the local taxing districts is the retained captured net tax capacity of the authority.

(2) The county auditor shall exclude the retained captured net tax capacity of the authority from the net tax capacity of the local taxing districts in determining local taxing district tax rates. The local tax rates so determined are to be extended against the retained captured net tax capacity of the authority as well as the net tax capacity of the local taxing districts. The tax generated by the extension of the less of (A) the local taxing district tax rates or (B) the original local tax rate to the retained captured net tax capacity of the authority is the tax increment of the authority.

The City will choose to calculate fiscal disparities by clause b.

According to *M.S., Section 469.177, Subd. 3:*

(c) The method of computation of tax increment applied to a district pursuant to paragraph (a) or (b) shall remain the same for the duration of the district, except that the governing body may elect to change its election from the method of computation in paragraph (a) to the method in paragraph (b).

Subsection 2-12. Business Subsidies

Pursuant to *M.S., Section 116J.993, Subd. 3*, the following forms of financial assistance are not considered a business subsidy:

(1) A business subsidy of less than $150,000;
(2) Assistance that is generally available to all businesses or to a general class of similar businesses, such as a line of business, size, location, or similar general criteria;
(3) Public improvements to buildings or lands owned by the state or local government that serve a public purpose and do not principally benefit a single business or defined group of businesses at the time the improvements are made;
(4) Redevelopment property polluted by contaminants as defined in *M.S., Section 116J.552, Subd. 3;*
(5) Assistance provided for the sole purpose of renovating old or decaying building stock or bringing it up to code and assistance provided for designated historic preservation districts, provided that the assistance is equal to or less than 50% of the total cost;
(6) Assistance to provide job readiness and training services if the sole purpose of the assistance is to provide those services;
(7) Assistance for housing;
(8) Assistance for pollution control or abatement, including assistance for a tax increment financing hazardous substance subdistrict as defined under *M.S., Section 469.174, Subd. 23*;
(9) Assistance for energy conservation;
(10) Tax reductions resulting from conformity with federal tax law;
(11) Workers' compensation and unemployment compensation;
(12) Benefits derived from regulation;
(13) Indirect benefits derived from assistance to educational institutions;
(14) Funds from bonds allocated under chapter 474A, bonds issued to refund outstanding bonds, and bonds issued for the benefit of an organization described in section 501 (c) (3) of the Internal Revenue Code of 1986, as amended through December 31, 1999;
(15) Assistance for a collaboration between a Minnesota higher education institution and a business;
(16) Assistance for a tax increment financing soils condition district as defined under *M.S., Section 469.174, Subd. 19*;

(17) Redevelopment when the recipient's investment in the purchase of the site and in site preparation is 70 percent or more of the assessor's current year's estimated market value;
(18) General changes in tax increment financing law and other general tax law changes of a principally technical nature;
(19) Federal assistance until the assistance has been repaid to, and reinvested by, the state or local government agency;
(20) Funds from dock and wharf bonds issued by a seaway port authority;
(21) Business loans and loan guarantees of $150,000 or less;
(22) Federal loan funds provided through the United States Department of Commerce, Economic Development Administration; and
(23) Property tax abatements granted under *M.S., Section 469.1813* to property that is subject to valuation under Minnesota Rules, chapter 8100.

The City will comply with *M.S., Sections 116J.993 to 116J.995* to the extent the tax increment assistance under this TIF Plan does not fall under any of the above exemptions.

Subsection 2-13. County Road Costs

Pursuant to *M.S., Section 469.175, Subd. 1a*, the county board may require the City to pay for all or part of the cost of county road improvements if the proposed development to be assisted by tax increment will, in the judgment of the county, substantially increase the use of county roads requiring construction of road improvements or other road costs and if the road improvements are not scheduled within the next five years under a capital improvement plan or within five years under another county plan.

If the county elects to use increments to improve county roads, it must notify the City within forty-five days of receipt of this TIF Plan. In the opinion of the City and consultants, the proposed development outlined in this TIF Plan will have little or no impact upon county roads, therefore the TIF Plan was not forwarded to the county 45 days prior to the public hearing. The City is aware that the county could claim that tax increment should be used for county roads, even after the public hearing.

Subsection 2-14. Estimated Impact on Other Taxing Jurisdictions

The estimated impact on other taxing jurisdictions assumes that the redevelopment contemplated by the TIF Plan would occur without the creation of the District. However, the City has determined that such development or redevelopment would not occur "but for" tax increment financing and that, therefore, the fiscal impact on other taxing jurisdictions is $0. The estimated fiscal impact of the District would be as follows if the "but for" test was not met:

IMPACT ON TAX BASE

	2016/Pay 2017 Total Net Tax Capacity	Estimated Captured Tax Capacity (CTC) Upon Completion	Percent of CTC to Entity Total
Anoka County	283,489,432	49,075	**0.0173%**
City of Ramsey	20,779,674	49,075	**0.2362%**
Anoka Hennepin ISD No. 11	148,772,334	49,075	**0.0330%**

IMPACT ON TAX RATES

	Pay 2017 Extension Rates	Percent of Total	CTC	Potential Taxes
Anoka County	0.368410	35.63%	49,075	**18,080**
City of Ramsey	0.424540	41.06%	49,075	**20,834**
Anoka Hennepin ISD No. 11	0.185900	17.98%	49,075	**9,123**
Other	0.055190	5.34%	49,075	**2,708**
Total	1.034040	100.00%		**50,746**

The estimates listed above display the captured tax capacity when all construction is completed. The tax rate used for calculations is the actual Pay 2017 rate. The total net capacity for the entities listed above are based on actual Pay 2017 figures. The District will be certified under the actual Pay 2018 rates, which were unavailable at the time this TIF Plan was prepared.

Pursuant to *M.S. Section 469.175 Subd. 2(b)*:

(1) Estimate of total tax increment. It is estimated that the total amount of tax increment that will be generated over the life of the District is $374,547;

(2) Probable impact of the District on city provided services and ability to issue debt. An impact of the District on police protection is not expected. The City does track all calls for service including property-type calls and crimes. With any addition of new residents or businesses, police calls for service will be increased. However, the City believes any new calls generated from the development will be negligible. New developments add an increase in traffic, and additional overall demands to the call load. The City does not expect that the proposed development, in and of itself, will necessitate new capital investment.

The probable impact of the District on fire protection is not expected to be significant. Typically new buildings generate few calls, if any, and are of superior construction.

The impact of the District on public infrastructure is expected to be minimal. The development will require the construction of an internal public roadway for internal circulation and to maximize the are that can be developed with buildings. The City anticipates construction of this internal public roadway at the time of development. The current infrastructure for sanitary sewer, storm sewer and water will be able to handle the additional volume generated from the proposed development. Based on the development plans, there are minor additional costs associated with street maintenance, sweeping, plowing, lighting and sidewalks. The development in the District is expected to contribute to sanitary sewer (SAC) and water (WAC) connection fees, though costs are yet to be determined.

The probable impact of any District general obligation tax increment bonds on the ability to issue debt for general fund purposes is expected to be minimal. It is not anticipated that there will be any general obligation debt issued in relation to this project, therefore there will be no impact on the City's ability to issue future debt or on the City's debt limit.

(3) Estimated amount of tax increment attributable to school district levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to school district levies, assuming the school district's share of the total local tax rate for all taxing jurisdictions

remained the same, is $67,344;

(4) Estimated amount of tax increment attributable to county levies. It is estimated that the amount of tax increments over the life of the District that would be attributable to county levies, assuming the county's share of the total local tax rate for all taxing jurisdictions remained the same, is $133,451;

(5) Additional information requested by the county or school district. The City is not aware of any standard questions in a county or school district written policy regarding tax increment districts and impact on county or school district services. The county or school district must request additional information pursuant to *M.S. Section 469.175 Subd. 2(b)* within 15 days after receipt of the tax increment financing plan.

No requests for additional information from the county or school district regarding the proposed development for the District have been received.

Subsection 2-15. Supporting Documentation

Pursuant to *M.S. Section 469.175, Subd. 1 (a), clause 7* the TIF Plan must contain identification and description of studies and analyses used to make the determination set forth in *M.S. Section 469.175, Subd. 3, clause (b)(2)* and the findings are required in the resolution approving the District. Following is a list of reports and studies on file at the City that support the City's findings:

- Future Business Park Economic Development Analysis: City of Ramsey, February 2016.

Subsection 2-16. Definition of Tax Increment Revenues

Pursuant to *M.S., Section 469.174, Subd. 25*, tax increment revenues derived from a tax increment financing district include all of the following potential revenue sources:

1. Taxes paid by the captured net tax capacity, but excluding any excess taxes, as computed under *M.S., Section 469.177*;
2. The proceeds from the sale or lease of property, tangible or intangible, to the extent the property was purchased by the authority with tax increments;
3. Principal and interest received on loans or other advances made by the authority with tax increments;
4. Interest or other investment earnings on or from tax increments;
5. Repayments or return of tax increments made to the Authority under agreements for districts for which the request for certification was made after August 1, 1993; and
6. The market value homestead credit paid to the Authority under *M.S., Section 273.1384*.

Subsection 2-17. Modifications to the District

In accordance with *M.S., Section 469.175, Subd. 4*, any:

1. Reduction or enlargement of the geographic area of the District, if the reduction does not meet the requirements of *M.S., Section 469.175, Subd. 4(e)*;
2. Increase in amount of bonded indebtedness to be incurred;
3. A determination to capitalize interest on debt if that determination was not a part of the original TIF Plan;
4. Increase in the portion of the captured net tax capacity to be retained by the City;
5. Increase in the estimate of the cost of the District, including administrative expenses, that will be paid

or financed with tax increment from the District; or

6. Designation of additional property to be acquired by the City,

shall be approved upon the notice and after the discussion, public hearing and findings required for approval of the original TIF Plan.

Pursuant to *M.S., Section 469.175 Subd. 4(f)*, the geographic area of the District may be reduced, but shall not be enlarged after five years following the date of certification of the original net tax capacity by the county auditor. If an economic development district is enlarged, the reasons and supporting facts for the determination that the addition to the district meets the criteria of *M.S., Section 469.174, Subd. 12* must be documented in writing and retained. The requirements of this paragraph do not apply if (1) the only modification is elimination of parcel(s) from the District and (2) (A) the current net tax capacity of the parcel(s) eliminated from the District equals or exceeds the net tax capacity of those parcel(s) in the District's original net tax capacity or (B) the City agrees that, notwithstanding *M.S., Section 469.177, Subd. 1*, the original net tax capacity will be reduced by no more than the current net tax capacity of the parcel(s) eliminated from the District.

The City must notify the County Auditor of any modification to the District. Modifications to the District in the form of a budget modification or an expansion of the boundaries will be recorded in the TIF Plan.

Subsection 2-18. Administrative Expenses

In accordance with *M.S., Section 469.174, Subd. 14,* administrative expenses means all expenditures of the City, *other than*:

1. Amounts paid for the purchase of land;
2. Amounts paid to contractors or others providing materials and services, including architectural and engineering services, directly connected with the physical development of the real property in the District;
3. Relocation benefits paid to or services provided for persons residing or businesses located in the District;
4. Amounts used to pay principal or interest on, fund a reserve for, or sell at a discount bonds issued pursuant to *M.S., Section 469.178*; or
5. Amounts used to pay other financial obligations to the extent those obligations were used to finance costs described in clauses (1) to (3).

For districts for which the request for certification were made before August 1, 1979, or after June 30, 1982, and before August 1, 2001, administrative expenses also include amounts paid for services provided by bond counsel, fiscal consultants, and planning or economic development consultants. Pursuant to *M.S., Section 469.176, Subd. 3*, tax increment may be used to pay any **authorized and documented** administrative expenses for the District up to but not to exceed 10 percent of the total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined by *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

For districts for which certification was requested after July 31, 2001, no tax increment may be used to pay any administrative expenses for District costs which exceed ten percent of total estimated tax increment expenditures authorized by the TIF Plan or the total tax increments, as defined in *M.S., Section 469.174, Subd. 25, clause (1)*, from the District, whichever is less.

Pursuant to *M.S., Section 469.176, Subd. 4h*, tax increments may be used to pay for the County's actual

administrative expenses incurred in connection with the District and are not subject to the percentage limits of *M.S., Section 469.176, Subd. 3*. The county may require payment of those expenses by February 15 of the year following the year the expenses were incurred.

Pursuant to *M.S., Section 469. 177, Subd. 11*, the County Treasurer shall deduct an amount (currently .36 percent) of any increment distributed to the City and the County Treasurer shall pay the amount deducted to the State Commissioner of Management and Budget for deposit in the state general fund to be appropriated to the State Auditor for the cost of financial reporting of tax increment financing information and the cost of examining and auditing authorities' use of tax increment financing. This amount may be adjusted annually by the Commissioner of Revenue.

Subsection 2-19. Limitation of Increment

The tax increment pledged to the payment of bonds and interest thereon may be discharged and the District may be terminated if sufficient funds have been irrevocably deposited in the debt service fund or other escrow account held in trust for all outstanding bonds to provide for the payment of the bonds at maturity or redemption date.

Pursuant to *M.S., Section 469.176, Subd. 6*:

> *if, after four years from the date of certification of the original net tax capacity of the tax increment financing district pursuant to M.S., Section 469.177, no demolition, rehabilitation or renovation of property or other site preparation, including qualified improvement of a street adjacent to a parcel but not installation of utility service including sewer or water systems, has been commenced on a parcel located within a tax increment financing district by the authority or by the owner of the parcel in accordance with the tax increment financing plan, no additional tax increment may be taken from that parcel, and the original net tax capacity of that parcel shall be excluded from the original net tax capacity of the tax increment financing district. If the authority or the owner of the parcel subsequently commences demolition, rehabilitation or renovation or other site preparation on that parcel including qualified improvement of a street adjacent to that parcel, in accordance with the tax increment financing plan, the authority shall certify to the county auditor that the activity has commenced and the county auditor shall certify the net tax capacity thereof as most recently certified by the commissioner of revenue and add it to the original net tax capacity of the tax increment financing district. The county auditor must enforce the provisions of this subdivision. The authority must submit to the county auditor evidence that the required activity has taken place for each parcel in the district. The evidence for a parcel must be submitted by February 1 of the fifth year following the year in which the parcel was certified as included in the district. For purposes of this subdivision, qualified improvements of a street are limited to (1) construction or opening of a new street, (2) relocation of a street, and (3) substantial reconstruction or rebuilding of an existing street.*

The City or a property owner must improve parcels within the District by approximately June 2021 and report such actions to the County Auditor.

Subsection 2-20. Use of Tax Increment

The City hereby determines that it will use 100 percent of the captured net tax capacity of taxable property located in the District for the following purposes:

1. To pay the principal of and interest on bonds issued to finance a project;
2. To finance, or otherwise pay the capital and administration costs of Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.133*;
3. To pay for project costs as identified in the budget set forth in the TIF Plan;
4. To finance, or otherwise pay for other purposes as provided in *M.S., Section 469.176, Subd. 4*;
5. To pay principal and interest on any loans, advances or other payments made to or on behalf of the City or for the benefit of Development District No. 1 by a developer;
6. To finance or otherwise pay premiums and other costs for insurance or other security guaranteeing the payment when due of principal of and interest on bonds pursuant to the TIF Plan or pursuant to *M.S., Chapter 462C. M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*; and
7. To accumulate or maintain a reserve securing the payment when due of the principal and interest on the tax increment bonds or bonds issued pursuant to *M.S., Chapter 462C, M.S., Sections 469.152 through 469.165*, and/or *M.S., Sections 469.178*.

These revenues shall not be used to circumvent any levy limitations applicable to the City nor for other purposes prohibited by *M.S., Section 469.176, Subd. 4.*

Tax increments generated in the District will be paid by Anoka County to the City for the Tax Increment Fund of said District. The City will pay to the developer(s) annually an amount not to exceed an amount as specified in a developer's agreement to reimburse the costs of land acquisition, public improvements, demolition and relocation, site preparation, and administration. Remaining increment funds will be used for City administration (up to 10 percent) and for the costs of public improvement activities outside the District.

Subsection 2-21. Excess Increments

Excess increments, as defined in *M.S., Section 469.176, Subd. 2*, shall be used only to do one or more of the following:

1. Prepay any outstanding bonds;
2. Discharge the pledge of tax increment for any outstanding bonds;
3. Pay into an escrow account dedicated to the payment of any outstanding bonds; or
4. Return the excess to the County Auditor for redistribution to the respective taxing jurisdictions in proportion to their local tax rates.

The City must spend or return the excess increments under paragraph (c) within nine months after the end of the year. In addition, the City may, subject to the limitations set forth herein, choose to modify the TIF Plan in order to finance additional public costs in Development District No. 1 or the District.

Subsection 2-22. Requirements for Agreements with the Developer

The City will review any proposal for private development to determine its conformance with the Development Program and with applicable municipal ordinances and codes. To facilitate this effort, the following documents may be requested for review and approval: site plan, construction, mechanical, and electrical system drawings, landscaping plan, grading and storm drainage plan, signage system plan, and any other drawings or narrative deemed necessary by the City to demonstrate the conformance of the development with City plans and ordinances. The City may also use the Agreements to address other issues related to the development.

Pursuant to *M.S., Section 469.176, Subd. 5*, no more than 10 percent, by acreage, of the property to be acquired in the District as set forth in the TIF Plan shall at any time be owned by the City as a result of

acquisition with the proceeds of bonds issued pursuant to *M.S., Section 469.178* to which tax increments from property acquired is pledged, unless prior to acquisition in excess of 10 percent of the acreage, the City concluded an agreement for the development of the property acquired and which provides recourse for the City should the development not be completed.

Subsection 2-23. Assessment Agreements

Pursuant to *M.S., Section 469.177, Subd. 8*, the City may enter into a written assessment agreement in recordable form with the developer of property within the District which establishes a minimum market value of the land and completed improvements for the duration of the District. The assessment agreement shall be presented to the County Assessor who shall review the plans and specifications for the improvements to be constructed, review the market value previously assigned to the land upon which the improvements are to be constructed and, so long as the minimum market value contained in the assessment agreement appears, in the judgment of the assessor, to be a reasonable estimate, the County Assessor shall also certify the minimum market value agreement.

Subsection 2-24. Administration of the District

Administration of the District will be handled by the City Administrator.

Subsection 2-25. Annual Disclosure Requirements

Pursuant to *M.S., Section 469.175, Subds. 5, 6, and 6b* the City must undertake financial reporting for all tax increment financing districts to the Office of the State Auditor, County Board and County Auditor on or before August 1 of each year. *M.S., Section 469.175, Subd. 5* also provides that an annual statement shall be published in a newspaper of general circulation in the City on or before August 15.

If the City fails to make a disclosure or submit a report containing the information required by *M.S., Section 469.175 Subd. 5 and Subd. 6,* the Office of the State Auditor will direct the County Auditor to withhold the distribution of tax increment from the District.

Subsection 2-26. Reasonable Expectations

As required by the TIF Act, in establishing the District, the determination has been made that the anticipated development would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the District permitted by the TIF Plan. In making said determination, reliance has been placed upon written representation made by the developer to such effects and upon City staff awareness of the feasibility of developing the project site(s) within the District. A comparative analysis of estimated market values both with and without establishment of the District and the use of tax increments has been performed as described above. Such analysis is included with the cashflow in Appendix D, and indicates that the increase in estimated market value of the proposed development (less the indicated subtractions) exceeds the estimated market value of the site absent the establishment of the District and the use of tax increments.

Subsection 2-27. Other Limitations on the Use of Tax Increment

1. General Limitations. All revenue derived from tax increment shall be used in accordance with the TIF

Plan. The revenues shall be used to finance, or otherwise pay the capital and administration costs of Development District No. 1 pursuant to *M.S., Sections 469.124 to 469.133*. Tax increments may not be used to circumvent existing levy limit law. No tax increment may be used for the acquisition, construction, renovation, operation, or maintenance of a building to be used primarily and regularly for conducting the business of a municipality, county, school district, or any other local unit of government or the state or federal government. This provision does not prohibit the use of revenues derived from tax increments for the construction or renovation of a parking structure.

2. Pooling Limitations. At least 80 percent of tax increments from the District must be expended on activities in the District or to pay bonds, to the extent that the proceeds of the bonds were used to finance activities within said district or to pay, or secure payment of, debt service on credit enhanced bonds. Not more than 20 percent of said tax increments may be expended, through a development fund or otherwise, on activities outside of the District except to pay, or secure payment of, debt service on credit enhanced bonds. For purposes of applying this restriction, all administrative expenses must be treated as if they were solely for activities outside of the District.

3. Five Year Limitation on Commitment of Tax Increments. Tax increments derived from the District shall be deemed to have satisfied the 80 percent test set forth in paragraph (2) above only if the five year rule set forth in *M.S., Section 469.1763, Subd. 3*, has been satisfied; and beginning with the sixth year following certification of the District, 80 percent of said tax increments that remain after expenditures permitted under said five year rule must be used only to pay previously committed expenditures or credit enhanced bonds as more fully set forth in *M.S., Section 469.1763, Subd. 5*.

Subsection 2-28. Summary

The City of Ramsey is establishing the District to preserve and enhance the tax base, and provide employment opportunities in the City. The TIF Plan for the District was prepared by Ehlers & Associates, Inc., 3060 Centre Pointe Drive, Roseville, Minnesota 55113-1105, telephone (651) 697-8500.

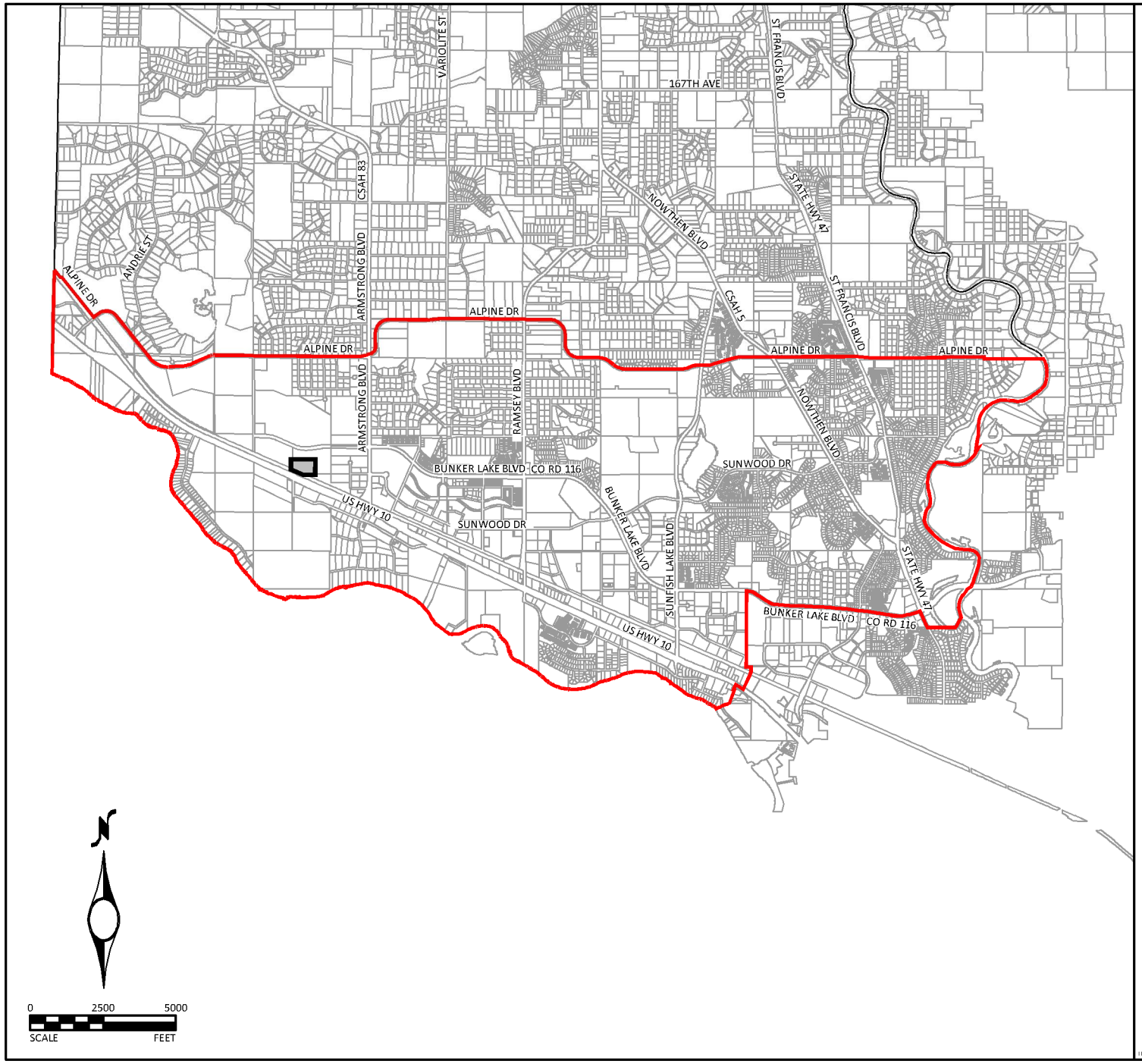
Appendix A

Project Description

PSD, LLC intends to construct a speculative 60,000 square foot, high quality, industrial building with 24 foot clear heights facing Highway 10. The building will include enhanced architectural features such as color variations and raised parapet walls to denote building entrances, as well as glass curtain wall, or similar feature visible from Highway 10.

Appendix B

Map of Development District No. 1 and the District



City of RAMSEY

TIF DISTRICT NO. 16

TAX INCREMENT FINANCING DISTRICT NO. 16

DEVELOPMENT DISTRICT NO. 1

CITY OF RAMSEY

ANOKA COUNTY, MINNESOTA

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PUMA STREET

BUNKER LAKE BOULEVARD

OUTLOT C

OUTLOT B

OUTLOT A

Proposed First Phase of Development

LOT 1, BLOCK 1, BUNKER LAKE
BUSINESS PARK
4.80 ACRES

HORZ. SCALE 0 100 200 FEET

BOLTON & MENK

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Appendix C

Description of Property to be Included in the District

The District encompasses approximately 3 acres of the parcel identified below along with adjacent rights-of-way and abutting roadways. A new Property Identification Number for the parcel to be included in the District will be provided prior to certification.

Parcel Numbers	Address	Owner
29-32-25-12-0003	UNASSIGNED	HAGEMAN HOLDINGS LLC

Appendix D

Estimated Cash Flow for the District

EHLERS
LEADERS IN PUBLIC FINANCE

Bunker Lake Industrial Park

City of Ramsey

60,000 sq. ft. Industrial

ASSUMPTIONS AND RATES

DistrictType:	**Economic Development**	
District Name/Number:		
County District #:		
First Year Construction or Inflation on Value	**2017**	
Existing District - Specify No. Years Remaining		
Inflation Rate - Every Year:	**3.00%**	
Interest Rate:	**4.00%**	
Present Value Date:	**1-Aug-18**	
First Period Ending	1-Feb-19	
Tax Year District was Certified:	**Pay 2018**	
Cashflow Assumes First Tax Increment For Development:	2019	
Years of Tax Increment	9	
Assumes Last Year of Tax Increment	2027	
Fiscal Disparities Election [Outside (A), Inside (B), or NA]	**Inside(B)**	
Incremental or Total Fiscal Disparities	**Incremental**	
Fiscal Disparities Contribution Ratio	37.8305%	Pay 2017
Fiscal Disparities Metro-Wide Tax Rate	150.0490%	Pay 2017
Maximum/Frozen Local Tax Rate:	103.404%	Pay 2017
Current Local Tax Rate: (Use lesser of Current or Max.)	103.404%	Pay 2017
State-wide Tax Rate (Comm./Ind. only used for total taxes)	45.8020%	Pay 2017
Market Value Tax Rate (Used for total taxes)	0.21561%	Pay 2017

Tax Rates

Exempt Class Rate (Exempt)		0.00%
Commercial Industrial Preferred Class Rate (C/I Pref.)		
First	$150,000	1.50%
Over	$150,000	2.00%
Commercial Industrial Class Rate (C/I)		2.00%
Rental Housing Class Rate (Rental)		1.25%
Affordable Rental Housing Class Rate (Aff. Rental)		
First	$115,000	0.75%
Over	$115,000	0.25%
Non-Homestead Residential (Non-H Res. 1 Unit)		
First	$500,000	1.00%
Over	$500,000	1.25%
Homestead Residential Class Rate (Hmstd. Res.)		
First	$500,000	1.00%
Over	$500,000	1.25%
Agricultural Non-Homestead		1.00%

BASE VALUE INFORMATION (Original Tax Capacity)

Map #	PID	Owner	Address	Land Market Value	Building Market Value	Total Market Value	Percentage Of Value Used for District	Original Market Value	Tax Year Original Market Value	Property Tax Class	Current Original Tax Capacity	Class After Conversion	After Conversion Orig. Tax Cap.	Area/ Phase
1	29-32-25-12-0003	Hageman	Unassigned	728,600	0	728,600	12%	87,432	Pay 2018	C/I Pref.	1,311	C/I Pref.	1,311	
				728,600	0	728,600		**87,432**			**1,311**		**1,311**	

Note:

1. **Base values are for pay 2018 based upon review of County website on 4-5-2017. This building is expected to occupy 3 acres. The existing parcel is 24.8 acres according to the County website. Therefore 12% of the value is used for the district**

Bunker Lake Industrial Park

City of Ramsey
60,000 sq. ft. Industrial

PROJECT INFORMATION (Project Tax Capacity)

Area/Phase	New Use	Estimated Market Value Per Sq. Ft./Unit	Taxable Market Value Per Sq. Ft./Unit	Total Sq. Ft./Units	Total Taxable Market Value	Property Tax Class	Project Tax Capacity	Project Tax Capacity/Unit	Percentage Completed 2017	Percentage Completed 2018	Percentage Completed 2019	Percentage Completed 2020	First Year Full Taxes Payable
	Industrial	55	55	60,000	3,300,000	C/I Pref.	65,250	1	25%	100%	100%	100%	2020
TOTAL					**3,300,000**		**65,250**						
Subtotal Residential				**0**	**0**		**0**						
Subtotal Commercial/Ind.				**60,000**	**3,300,000**		**65,250**						

Note:

1. Market values are based upon estimates from the county assessor.

TAX CALCULATIONS

New Use	Total Tax Capacity	Fiscal Disparities Tax Capacity	Local Tax Capacity	Local Property Taxes	Fiscal Disparities Taxes	State-wide Property Taxes	Market Value Taxes	Total Taxes	Taxes Per Sq. Ft./Unit
Industrial	**65,250**	**24,684**	**40,566**	**41,946**	**37,039**	**29,886**	**7,115**	**115,986**	**1.93**
TOTAL	**65,250**	**24,684**	**40,566**	**41,946**	**37,039**	**29,886**	**7,115**	**115,986**	

Note:

1. Taxes and tax increment will vary significantly from year to year depending upon values, rates, state law, fiscal disparities and other factors which cannot be predicted.
2. If tax increment in received in 2018, then the district will be one year shorter.

WHAT IS EXCLUDED FROM TIF?

Total Property Taxes	**115,986**
less State-wide Taxes	**(29,886)**
less Fiscal Disp. Adj.	**(37,039)**
less Market Value Taxes	**(7,115)**
less Base Value Taxes	**(843)**
Annual Gross TIF	**41,103**

MARKET VALUE BUT / FOR ANALYSIS

Current Market Value - Est.	87,432
New Market Value - Est.	3,300,000
Difference	3,212,568
Present Value of Tax Increment	300,234
Difference	2,912,334
Value likely to occur without Tax Increment is less than:	**2,912,334**

EHLERS
LEADERS IN PUBLIC FINANCE

Bunker Lake Industrial Park
City of Ramsey
60,000 sq. ft. Industrial

TAX INCREMENT CASH FLOW

% of OTC	Project Tax Capacity	Original Tax Capacity	Fiscal Disparities Incremental	Captured Tax Capacity	Local Tax Rate	Annual Gross Tax Increment	Semi-Annual Gross Tax Increment	State Auditor 0.36%	Admin. at 10%	Semi-Annual Net Tax Increment	Semi-Annual Present Value	PERIOD ENDING Yrs.	Tax Year	Payment Date
							-	-	-	-				02/01/19
100%	16,313	(1,311)	(5,675)	9,326	103.404%	9,644	4,822	(17)	(480)	4,324	4,156	0.5	2019	08/01/19
							4,822	(17)	(480)	4,324	8,231	1	2019	02/01/20
100%	65,250	(1,311)	(24,188)	39,750	103.404%	41,103	20,552	(74)	(2,048)	18,430	25,257	1.5	2020	08/01/20
							20,552	(74)	(2,048)	18,430	41,950	2	2020	02/01/21
100%	67,208	(1,311)	(24,929)	40,967	103.404%	42,362	21,181	(76)	(2,110)	18,994	58,816	2.5	2021	08/01/21
							21,181	(76)	(2,110)	18,994	75,351	3	2021	02/01/22
100%	69,224	(1,311)	(25,692)	42,221	103.404%	43,658	21,829	(79)	(2,175)	19,575	92,059	3.5	2022	08/01/22
							21,829	(79)	(2,175)	19,575	108,439	4	2022	02/01/23
100%	71,300	(1,311)	(26,477)	43,512	103.404%	44,993	22,496	(81)	(2,242)	20,174	124,988	4.5	2023	08/01/23
							22,496	(81)	(2,242)	20,174	141,213	5	2023	02/01/24
100%	73,439	(1,311)	(27,286)	44,842	103.404%	46,368	23,184	(83)	(2,310)	20,790	157,606	5.5	2024	08/01/24
							23,184	(83)	(2,310)	20,790	173,678	6	2024	02/01/25
100%	75,643	(1,311)	(28,120)	46,211	103.404%	47,784	23,892	(86)	(2,381)	21,426	189,916	6.5	2025	08/01/25
							23,892	(86)	(2,381)	21,426	205,836	7	2025	02/01/26
100%	77,912	(1,311)	(28,978)	47,622	103.404%	49,243	24,622	(89)	(2,453)	22,080	221,919	7.5	2026	08/01/26
							24,622	(89)	(2,453)	22,080	237,688	8	2026	02/01/27
100%	80,249	(1,311)	(29,863)	49,075	103.404%	50,746	25,373	(91)	(2,528)	22,753	253,619	8.5	2027	08/01/27
							25,373	(91)	(2,528)	22,753	269,237	9	2027	02/01/28
	Total						**375,901**	**(1,353)**	**(37,455)**	**337,093**				
	Present Value From 08/01/2018			**Present Value Rate**	**4.00%**		**300,234**	**(1,081)**	**(29,915)**	**269,237**				

Appendix E

Minnesota Business Assistance Form
(Minnesota Department of Employment and Economic Development)

A Minnesota Business Assistance Form (MBAF) should be used to report and/or update each calendar year's activity by April 1 of the following year.

Please see the Minnesota Department of Employment and Economic Development (DEED) website at http://www.deed.state.mn.us/Community/subsidies/MBAFForm.htm for information and forms.

Appendix F

Findings Including But/For Qualifications

The reasons and facts supporting the findings for the adoption of the Tax Increment Financing Plan for Tax Increment Financing District No. 16 (PSD Business Park A) as required pursuant to *M.S., Section 469.175, Subd. 3* are as follows:

1. *Finding that the Tax Increment Financing District No. 16 (PSD Business Park A) is an economic development district as defined in M.S., Section 469.174, Subd. 12.*

   Tax Increment Financing District No. 16 (PSD Business Park A) is a contiguous geographic area within the City's Development District No. 1, delineated in the TIF Plan, for the purpose of financing economic development in the City through the use of tax increment. The District is in the public interest because it will facilitate the construction of an approximately 60,000 square foot industrial facility in the City which will increase employment in the state as well as preserve and enhance the tax base of the state.

2. *Finding that the proposed development, in the opinion of the City Council, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future and that the increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in the market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of Tax Increment Financing District No. 16 (PSD Business Park A) permitted by the TIF Plan.*

   The proposed development, in the opinion of the City, would not reasonably be expected to occur solely through private investment within the reasonably foreseeable future: This finding is supported by the fact that the development proposed in this plan is a industrial facility that meets the City's objectives for economic development. The cost of land acquisition, site and public improvements and utilities in conjunction with achievable lease rates in the market, makes development of the facility infeasible without City assistance. The added costs for a proposed internal roadway will lead to a more efficient layout of buildings and maximize the amount of value created on the site. The developer was asked for and provided a letter and a pro forma as justification that the developer would not have gone forward without tax increment assistance.

   The increased market value of the site that could reasonably be expected to occur without the use of tax increment financing would be less than the increase in market value estimated to result from the proposed development after subtracting the present value of the projected tax increments for the maximum duration of the TIF District permitted by the TIF Plan: The City supported this finding on the grounds that the cost of land acquisition, site and public improvements and utilities, and construction of a high quality building add to the total development cost. The proposed project includes the construction of internal infrastructure on the site to maximize future development potential, further adding to the total cost. The City reasonably determines that no other development of similar scope is anticipated on this site without substantially similar assistance being provided to the development.

   Therefore, the City concludes as follows:

   a. The City's estimate of the amount by which the market value of the entire District will increase without the use of tax increment financing is $0.

   b. If the proposed development occurs, the total increase in market value will be $3,212,568.

c. The present value of tax increments from the District for the maximum duration of the district permitted by the TIF Plan is estimated to be $321,242.

d. Even if some development other than the proposed development were to occur, the Council finds that no alternative would occur that would produce a market value increase greater than $2,891,326 (the amount in clause b less the amount in clause c) without tax increment assistance.

3. *Finding that the TIF Plan for Tax Increment Financing District No. 16 (PSD Business Park A) conforms to the general plan for the development or redevelopment of the municipality as a whole.*

The Planning Commission reviewed the TIF Plan and found that the TIF Plan conforms to the general development plan of the City.

4. *Finding that the Tax Increment Financing Plan for Tax Increment Financing District No. 16 (PSD Business Park A) will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the development of Development District No. 1 by private enterprise.*

The project to be assisted by the District will result in increased employment in the City and the State of Minnesota, increased tax base of the State, and add a high quality development to the City.

But-For Analysis	
Current Market Value	87,432
New Market Value - Estimate	3,300,000
Difference	3,212,568
Present Value of Tax Increment	300,234
Difference	2,912,334
Value Likely to Occur Without TIF is Less Than:	**2,912,334**

Tax Increment Financing District Overview

City of Ramsey

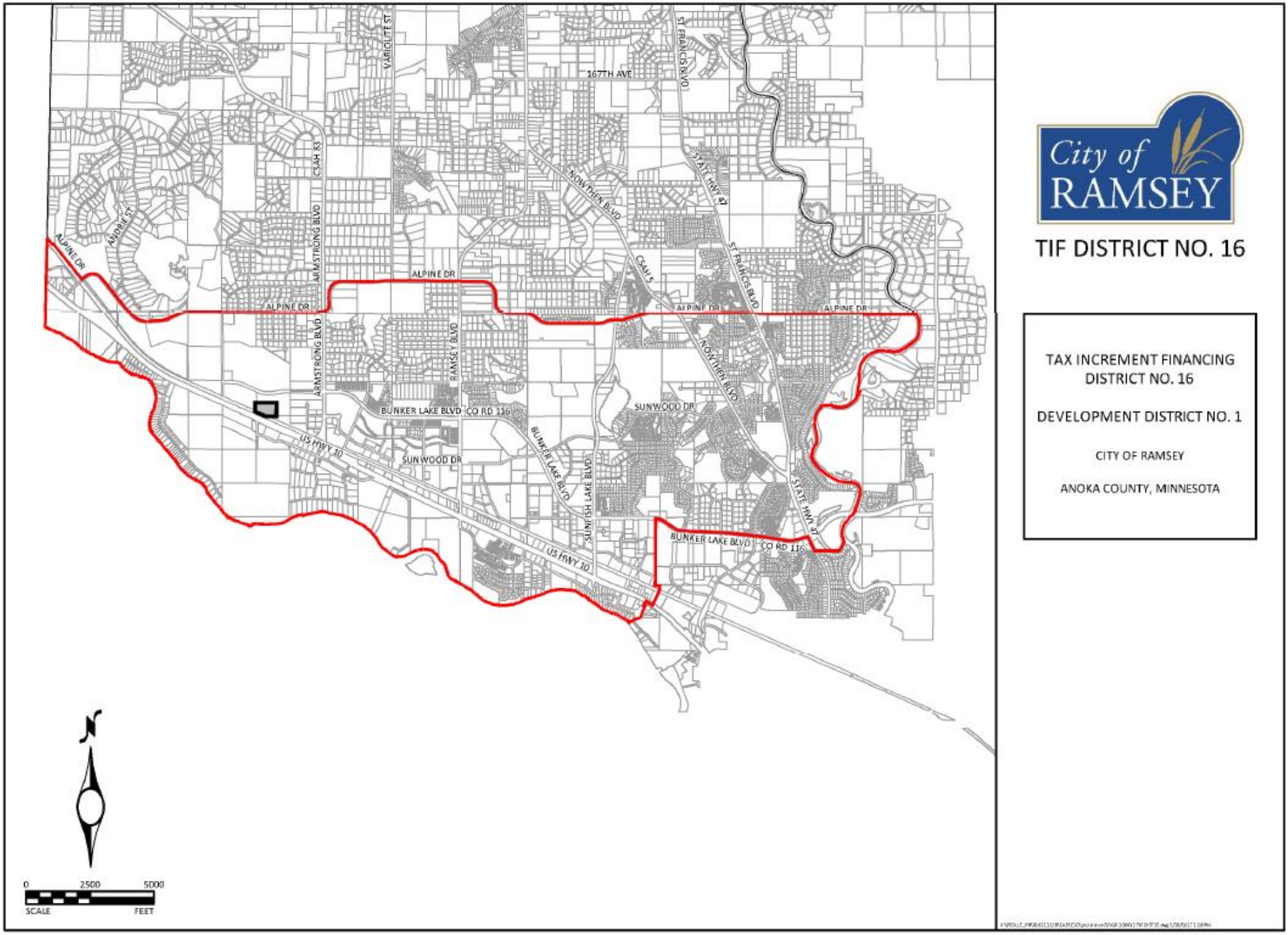
Tax Increment Financing District No. 16 – PSD Business Park A

The following summary contains an overview of the basic elements of the Tax Increment Financing Plan for Tax Increment Financing District No. 16 – PSD Business Park A. More detailed information on each of these topics can be found in the complete Tax Increment Financing Plan.

Proposed action:	➢ Review the establishment of Tax Increment Financing District No. 16 – PSD Business Park A (District) within Development District No. 1 to determine conformity with the general plans for the development and redevelopment of the City as described in the comprehensive plan for the City.
Type of TIF District:	An economic development district
Parcel Numbers:	29-32-25-12-0003* The District encompasses approximately 3 acres of the parcel identified along with adjacent rights-of-way and abutting roadways. A new property identification number for the parcel to be included in the District will be provided prior to certification.
Proposed Development:	The District is being created to facilitate the construction of an approximately 60,000 square foot industrial facility in the City. Please see Appendix A of the TIF Plan for a more detailed project description.
Maximum duration:	The duration of the District will be 8 years from the date of receipt of the first increment (9 years of increment). The City expects to receive the first tax increment in 2019. It is estimated that the District, including any modifications of the TIF Plan for subsequent phases or other changes, would terminate after December 31, 2027, or when the TIF Plan is satisfied.
Estimated annual tax increment:	Up to $54,296

Authorized uses:	The TIF Plan contains a budget that authorizes the maximum amount that may be expended: Land/Building Acquisition.....$200,000 Site Improvements/Preparation.....$75,000 Public Utilities .....$53,153 Administrative Costs (up to 10%).....$40,076 PROJECT COSTS TOTAL .....$368,229 Interest .....$72,603 **PROJECT COSTS TOTAL**.....**$440,832** See Subsection 2-10, on page 2-5 of the TIF Plan for the full budget authorization.
Form of financing:	The project is proposed to be financed by a pay-as-you-go note and/or interfund loan.
Administrative fee:	Up to 10% of annual increment, if costs are justified.
Interfund Loan Requirement:	If the City wants to pay for administrative expenditures from a tax increment fund, it is recommended that a resolution authorizing a loan from another fund be passed *PRIOR* to the issuance of the check.
4 Year Activity Rule *(§ 469.176 Subd. 6)*	After four years from the date of certification of the District one of the following activities must have been commenced on each parcel in the District: • Demolition • Rehabilitation • Renovation • Other site preparation (not including utility services such as sewer and water) If the activity has not been started by approximately June 2021, no additional tax increment may be taken from that parcel until the commencement of a qualifying activity.
5 Year Rule *(§ 469.1763 Subd. 3)*	Within 5 years of certification revenues derived from tax increments must be expended or obligated to be expended. Any obligations in the District made after approximately June 2022, will not be eligible for repayment from tax increments.

The reasons and facts supporting the findings for the adoption of the TIF Plan for the District, as required pursuant to *M.S., Section 469.175, Subd. 3,* are included in Exhibit A of the City resolution.



City of RAMSEY

TIF DISTRICT NO. 16

TAX INCREMENT FINANCING DISTRICT NO. 16

DEVELOPMENT DISTRICT NO. 1

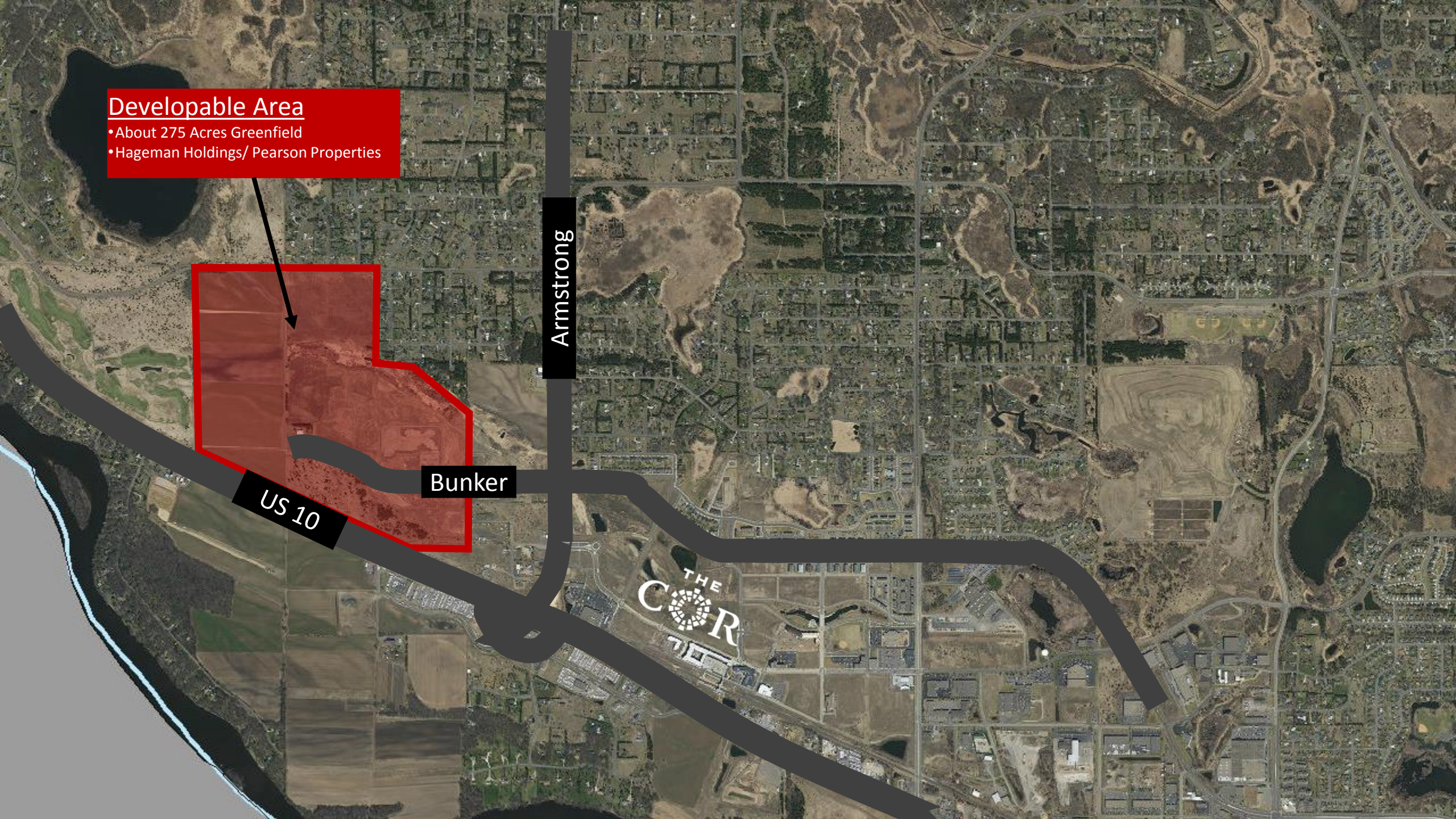
CITY OF RAMSEY

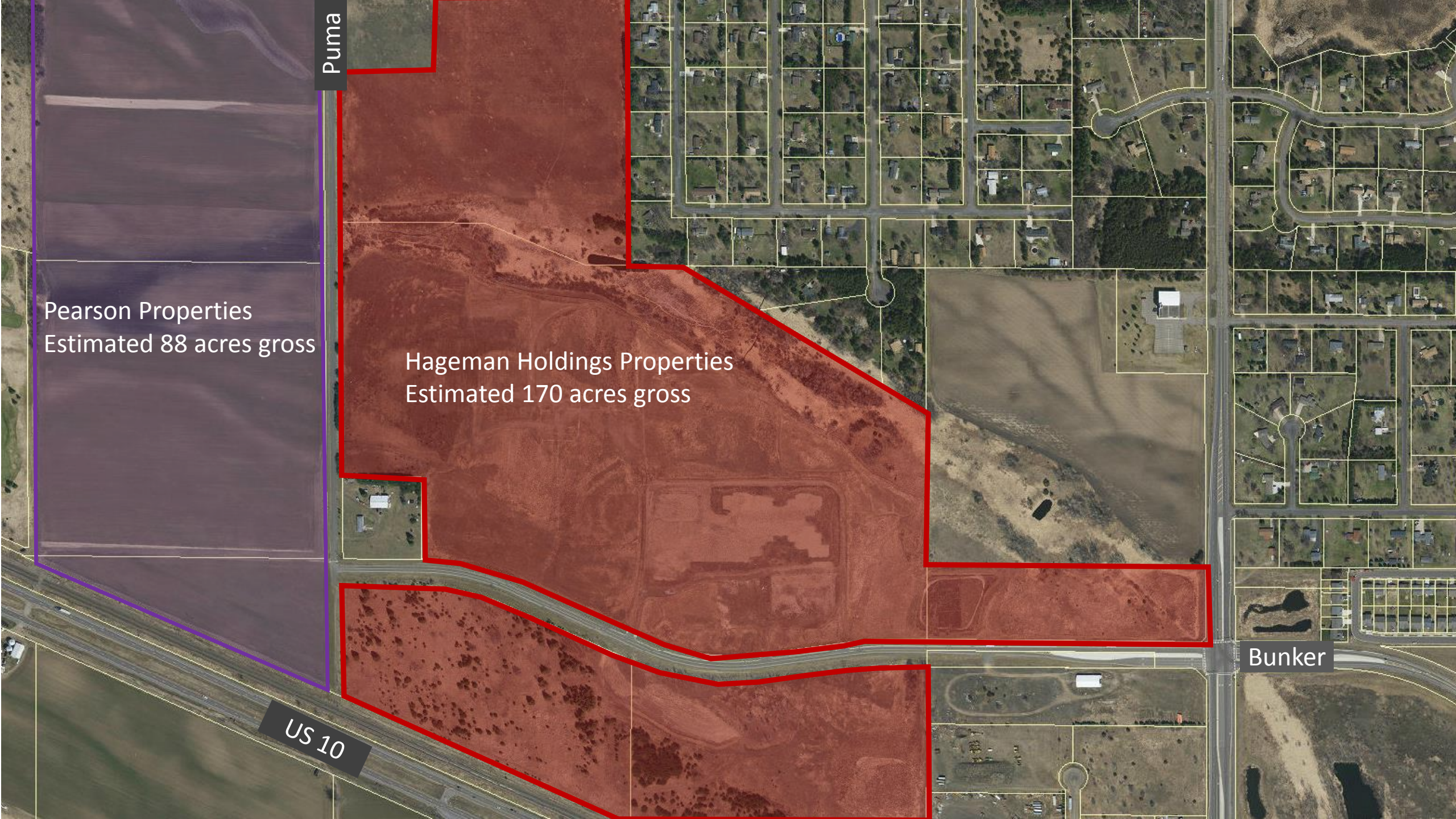
ANOKA COUNTY, MINNESOTA

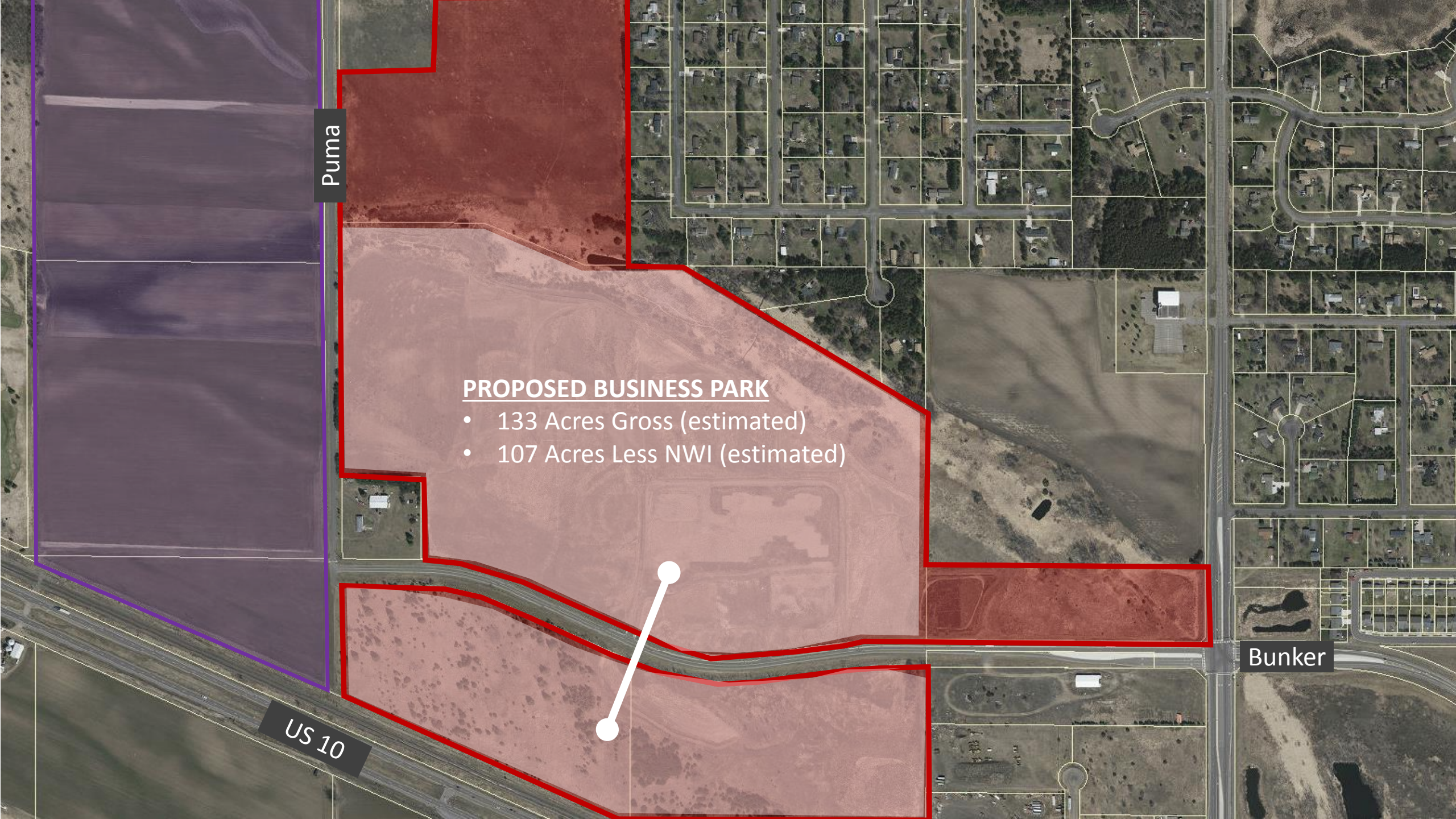
PSD LLC

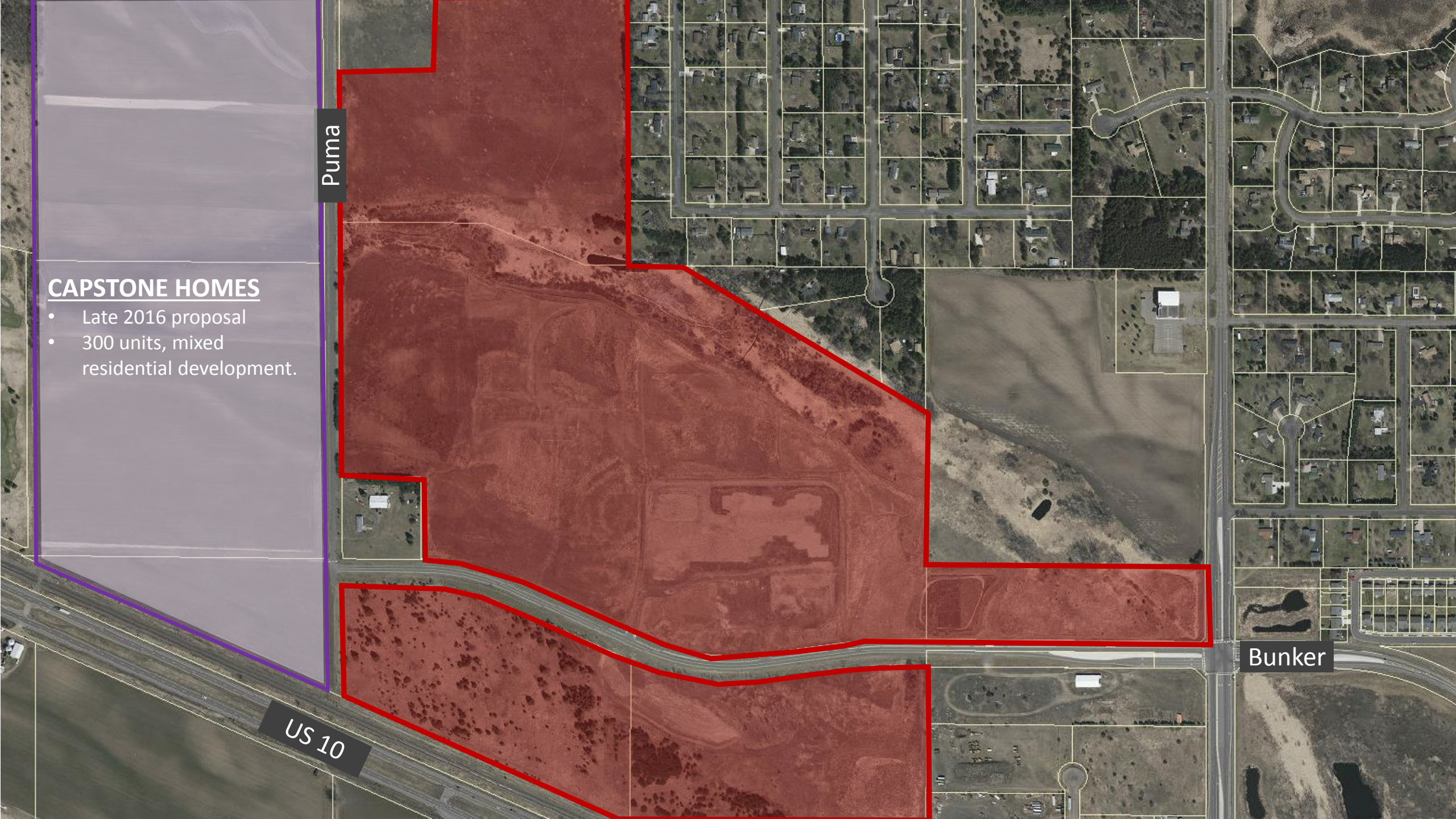
Business Park Proposal & Request for City Assistance




Developable Area
•About 275 Acres Greenfield
•Hageman Holdings/ Pearson Properties
Armstrong
Bunker
US 10
THE COR


Puma
Pearson Properties
Estimated 88 acres gross
Hageman Holdings Properties
Estimated 170 acres gross
US 10
Bunker


Puma
PROPOSED BUSINESS PARK
• 133 Acres Gross (estimated)
• 107 Acres Less NWI (estimated)
Bunker
US 10


Puma
CAPSTONE HOMES
• Late 2016 proposal
• 300 units, mixed residential development.
US 10
Bunker


Capstone
US 10
Bunker
PSD LLC Proposal
•Purchase 45 acres of the business park
•Everything south of Bunker
•7 buildings shown in master plan
•In 2017, want to construct 60K sf spec building, 24’ clear, and complete mass site improvements.

PSD LLC Major Improvement Projects

1: Mass Site Preparation Improvements
(master business park developer)

-$3.45M acquisition
-$90K move berm
-$100K mass grading
-$200K regional pond
-$50K grubbing and debris clean up
-$250K internal public road
-$100K signage
Total: $4.24M

2: 60,000 SF Spec Industrial Building
(individual project)

-$5.4M total costs (construction and soft costs)

PSD Improvements #1: Mass Site Preparation



PSD Improvements #1: Mass Site Preparation



A

-Mass Grading (entire site)

-Remove unbuildable soils

-Creation of berm (west)

PSD Improvements #1: Mass Site Preparation



B

-Grubbing and clearing of shrubs and trees
-cleaning of debris

PSD Improvements #1: Mass Site Preparation



C

-Creation of regional storm water system

PSD Improvements #1: Mass Site Preparation



D

-1st phase of internal public roadway system (could be all that's needed)

PSD Improvements #1: Mass Site Preparation



Other

-land acquisition

-soft costs, permitting, platting

-signage

PSD Improvements #1: Mass Site Preparation

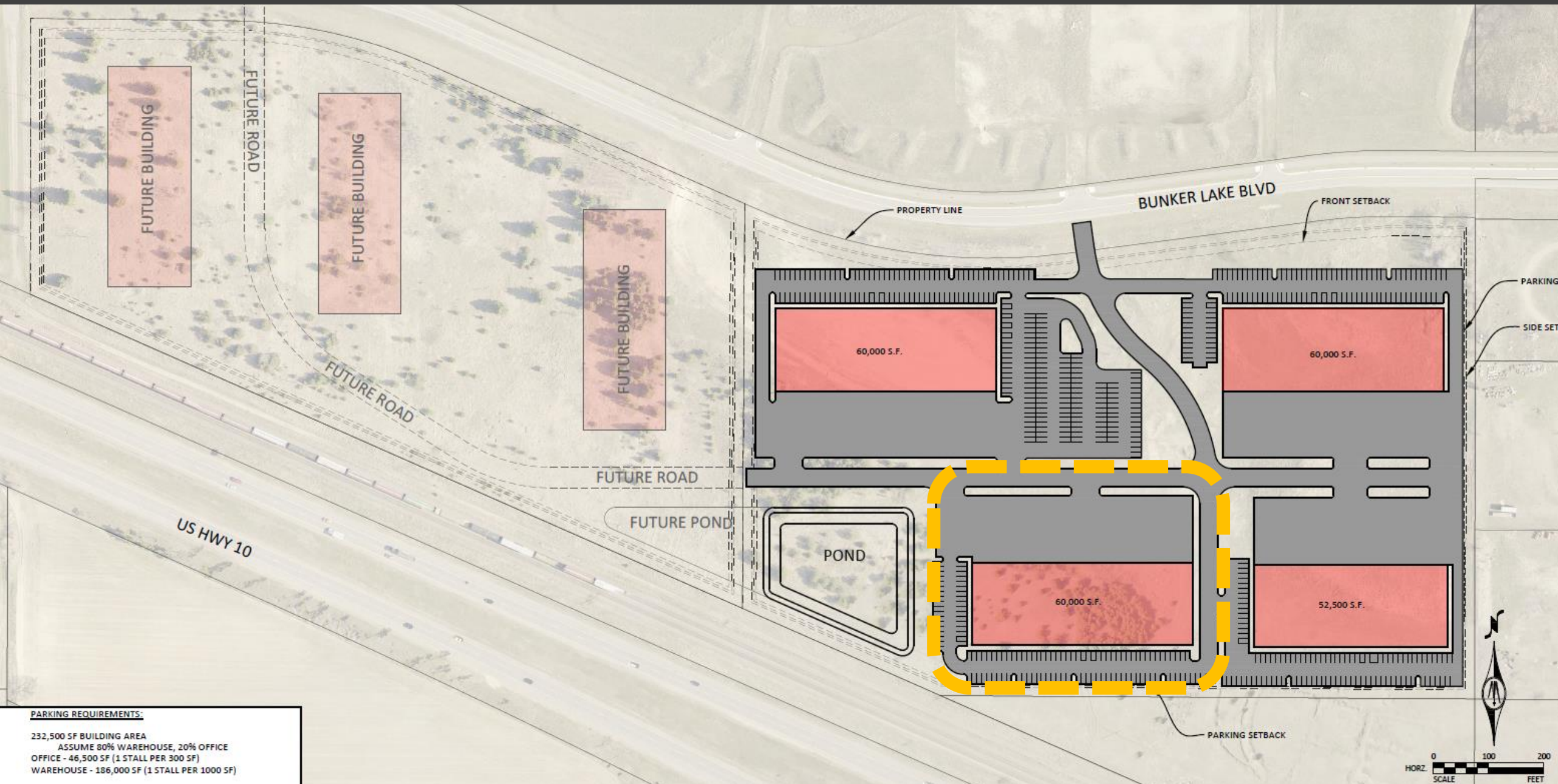


PSD Request to City (A)

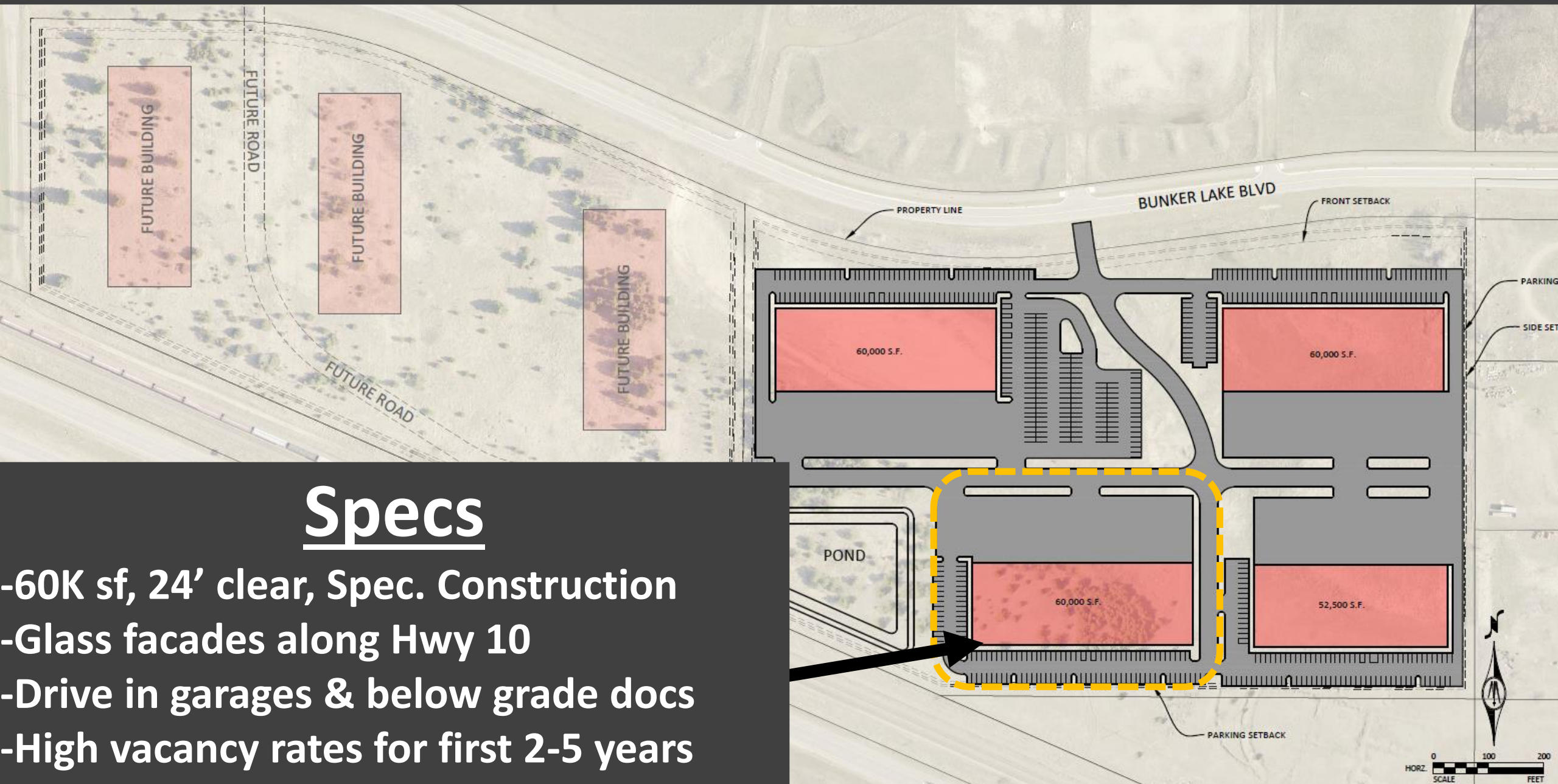
City to pay for phase 1 of the internal public roadway (225K-250K)—partnership on the new business park

-PSD is open to the idea of making it a private road

PSD Improvements #2: 60K SF Spec Building



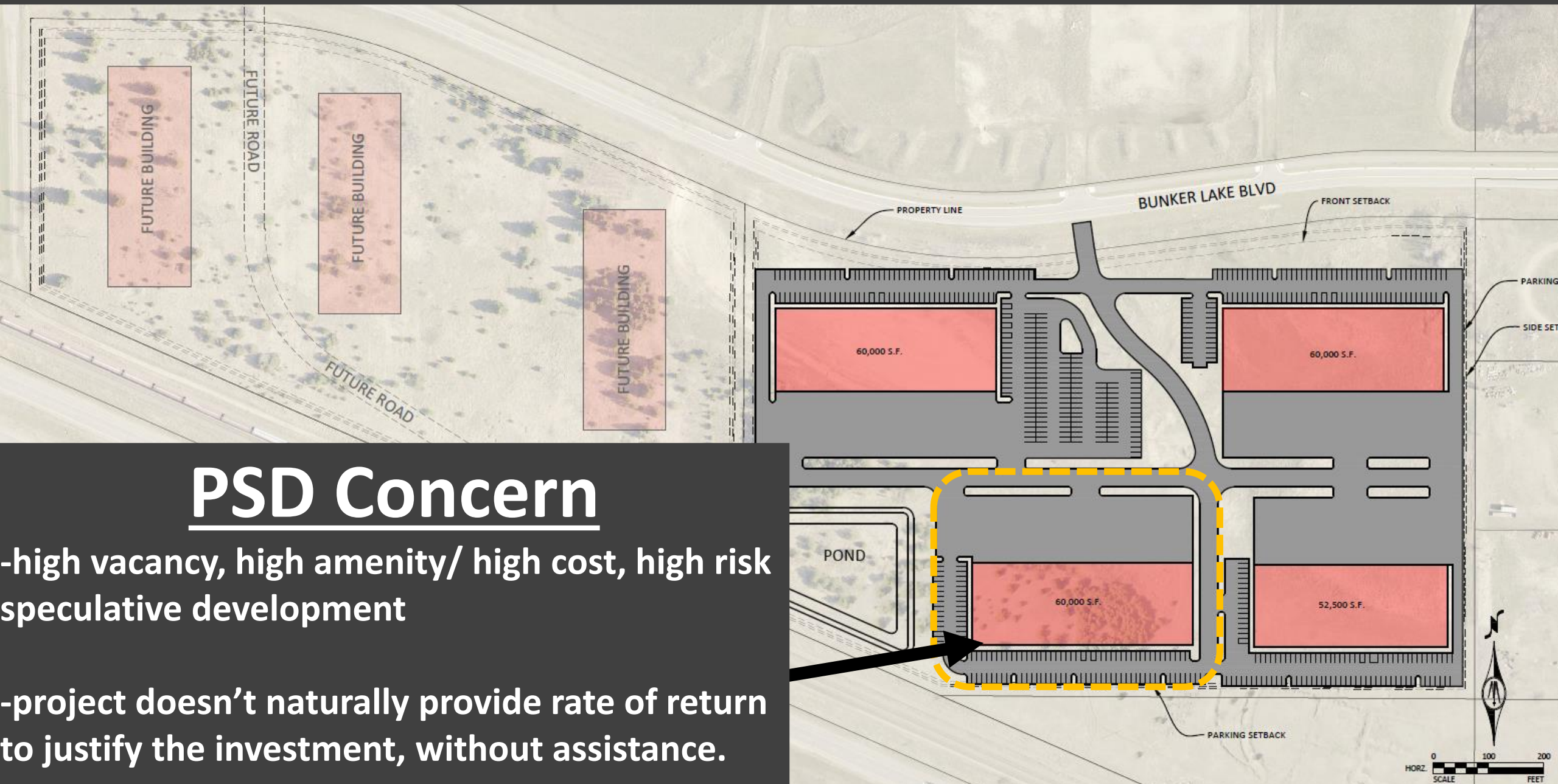
PSD Improvements #2: 60K SF Spec Building



Specs

-60K sf, 24’ clear, Spec. Construction
-Glass facades along Hwy 10
-Drive in garages & below grade docs
-High vacancy rates for first 2-5 years

PSD Improvements #2: 60K SF Spec Building

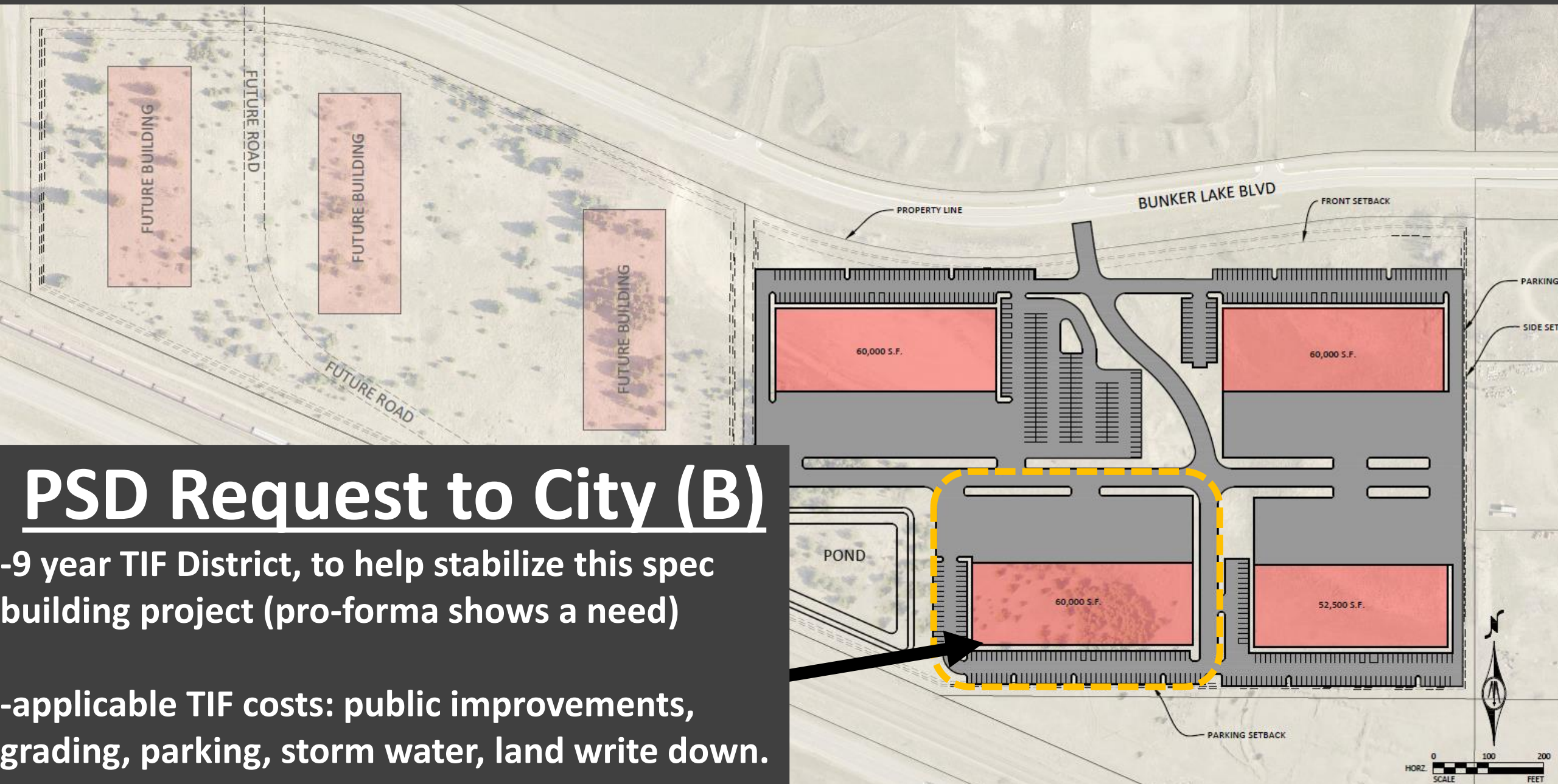


PSD Concern

-high vacancy, high amenity/ high cost, high risk speculative development

-project doesn't naturally provide rate of return to justify the investment, without assistance.

PSD Improvements #2: 60K SF Spec Building



PSD Request to City (B)

-9 year TIF District, to help stabilize this spec building project (pro-forma shows a need)

-applicable TIF costs: public improvements, grading, parking, storm water, land write down.

Summary of Requests from PSD to the City

1: Mass Site Preparation Improvements
(master business park developer)

(A) City funding of Internal Public Roadway: 200-250K
[4.7% to 5.9% of total, $4.24M]

2: 60,000 SF Spec Industrial Building
(individual project)

(B) City funding to stabilize speculative building: 9 yr TIF, 277K PV

[5.0% of total, $5.49M]

Regular Planning Commission **5. 7.**

Meeting Date: 06/01/2017

By: Tim Gladhill, Community Development

Information

Title:

Review Concept Plan for Redevelopment Plan at 6021, 6043, and 6101 Highway 10 NW; Case of 13120 Sunset Trail LLC

Purpose/Background:

The purpose of this case is to review a concept plan submitted by 13120 Sunset Trail LLC for a small redevelopment project at the addresses listed above. The Developer currently owns 6043 Highway 10 NW, and has a purchase agreement for 6021 Highway 10 NW (former ICO gas station). The Developer is also interested in purchasing 6101 Highway 10 NW (City-Owned, former Ralph's Gun and Pawn).

This is not an official application.

Notification:

Notification is not required at this stage. If the project moves forward, appropriate/required notification will be provided.

Observations/Alternatives:

Of key importance on this review is the Highway 10 Access Planning Study. This parcel is located in an Official Map, which does provide some restriction on expansions and improvements that would be detrimental to executing plans for Highway 10 expansion. However, there is some flexibility built in the process to allow improvements that will not prevent planned improvements to Highway 10. For more information on the Highway 10 Access Planning Study, please visithttp://www.dot.state.mn.us/metro/projects/hwy10study. A hard-copy of the study is available upon request.

The City previously purchased 6101 Highway 10 for right-of-way and Highway 10 improvement purposes. With the current plan, this entire site may not be needed for public purpose. However, no actual design of Highway 10 improvements have been completed in this area, only study-level data. Factors that may influence final design and right-of-way needs are stormwater management and actual right-of-way width changes. The next step in the process, if the Planning Commission is comfortable taking next steps, is to discuss the concept with the Minnesota Department of Transportation (Mn/DOT). Staff wanted to check in with the Planning Commission before taking this step.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

No action being requested.

Action:

No action being requested.

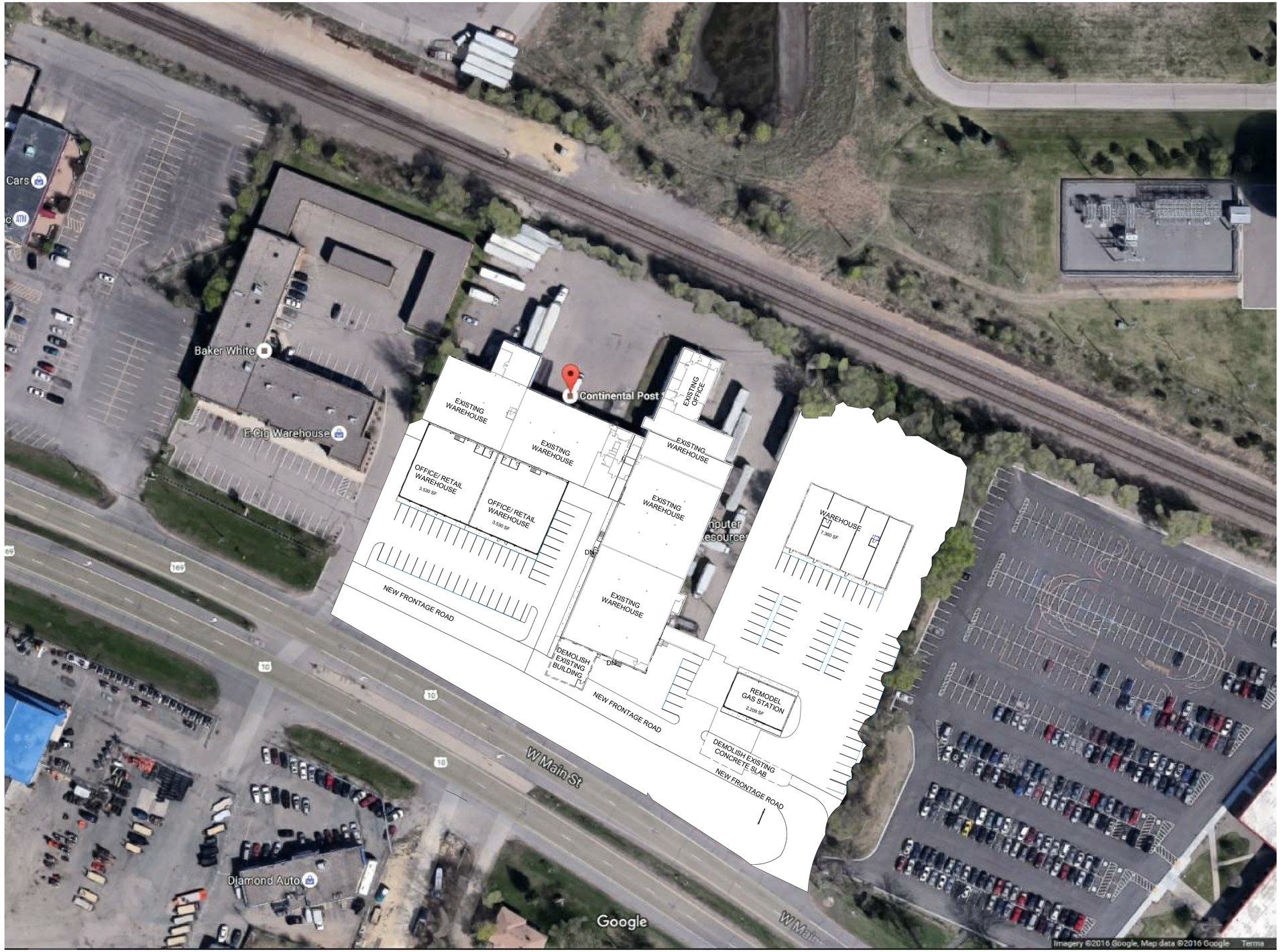
Attachments

Concept Plans

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/25/2017 10:16 AM

Form Started By: Tim Gladhill
Started On: 05/25/2017 10:06 AM
Final Approval Date: 05/25/2017



1 Site Plan- Long Term Growth Plan 1 to 50
1" = 50'-0"

ARCHITECT

Inspire Architects
465 148th Avenue NE
Ham Lake, MN 55304

Contact: Jeff Hafferman
Phone: 763-807-1044
Email: jeff@architectmn.com
Web: www.ArchitectMN.com

REVISIONS	date
1	5/20/16

InSpire Architects
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Ham Lake MN 55304
763-807-1044
Jeff@ArchitectMN.com

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NOT FOR CONSTRUCTION

Sheet Title: Site Plan and Information

Project Name: INDUSTRIAL BUILDING
6043 HWY 10
Ramsey, MN 55303

Project number	2016-041
Date	5/15/2017 12:01:28 PM
Drawn by	BF
Checked by	JH
Construction Documents	

A000

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1 Site Plan- Long Term Growth Plan 1 to 30
1" = 30'-0"

REVISIONS	date

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Sheet Title: Site Plans

Project Name: INDUSTRIAL BUILDING

6043 HWY 10
Ramsey, MN 55303

Project number	2016-041
Date	5/15/2017 12:01:30 PM
Drawn by	Author
Checked by	Checker
Construction Documents	

A001

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1 Site Plan- Long Term Growth Plan- Gas Statopm
1" = 20'-0"

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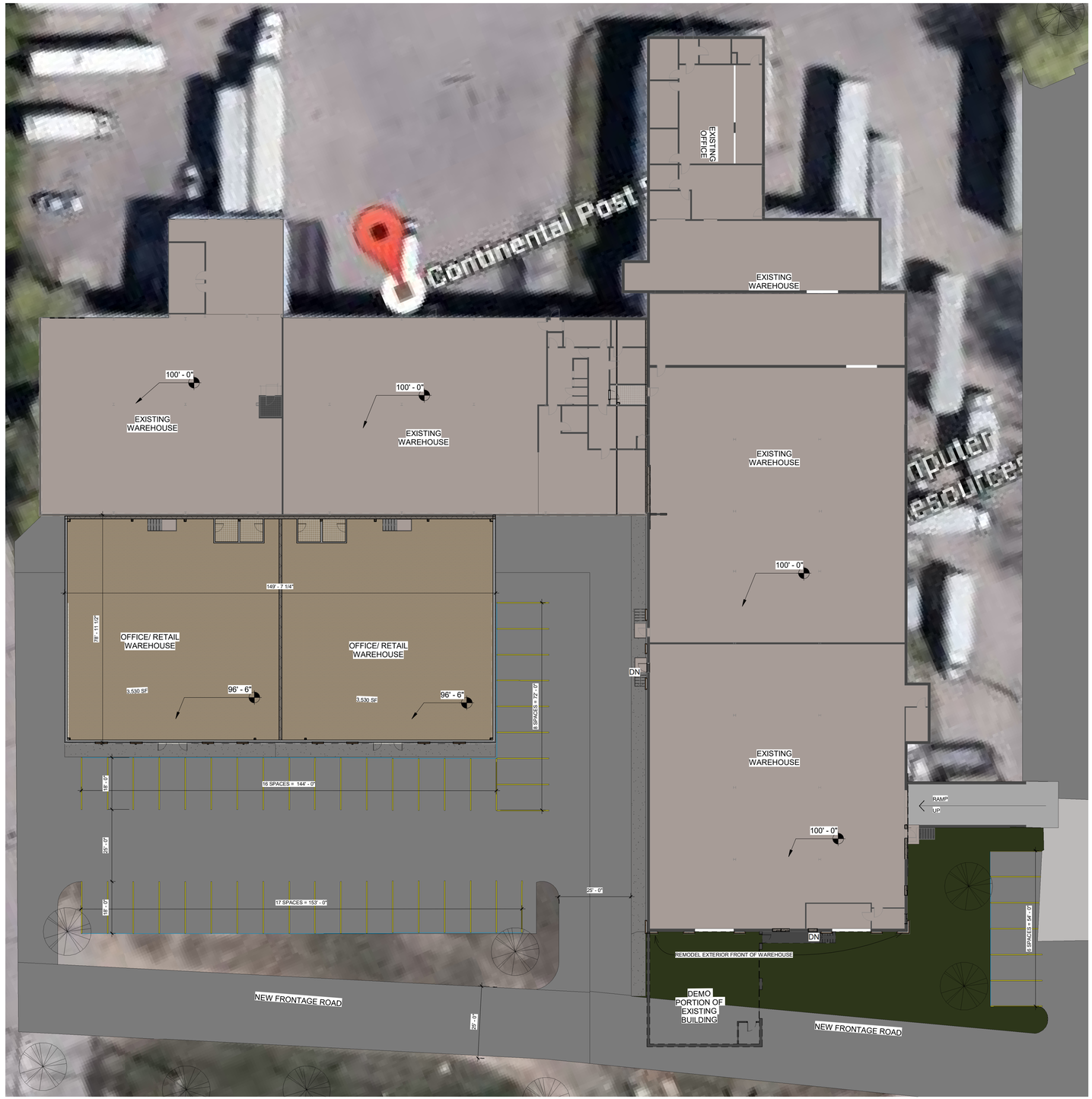
NOT FOR CONSTRUCTION

Sheet Title: Site Plans

Project Name: INDUSTRIAL BUILDING
6043 HWY 10
Ramsey, MN 55303

Project number	2016-041
Date	5/15/2017 12:01:32 PM
Drawn by	Author
Checked by	Checker
Construction Documents	

A002



1 Site Plan- Long Term Growth Plan-Warehouse
1" = 20'-0"

REVISIONS	date

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5/15/2017 12:01:35 PM
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Sheet Title: Site Plans

Project Name: INDUSTRIAL BUILDING
6043 HWY 10
Ramsey, MN 55303

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Project number	2016-041
Date	5/15/2017 12:01:35 PM
Drawn by	Author
Checked by	Checker
Construction Documents	

A003

Regular Planning Commission **5. 8.**

Meeting Date: 06/01/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on Riverstone Addition Preliminary Plat; Case of Capstone Homes

Purpose/Background:

The purpose of this case is to receive an update on the Preliminary Plat for Riverstone Addition reviewed by the Planning Commission at the May 4, 2017 Regular Meeting. The Preliminary Plat is expected to be considered by the City Council on Tuesday, June 13. The following items have been discussed in more detail since Planning Commission Review.

1. Park Dedication and Trail Development
2. Vacation of Roadway Easement for former section of Puma Street south of Bunker Lake Boulevard
3. EAW Public Comment Period

Notification:

Notification is not required for this update.

Observations/Alternatives:

See attached materials for detailed information. The City Council directed Staff to allow a partial credit to Park Dedication for the area to be known as Pearson Park (neighborhood/mini-park) through an interim parks policy deviation, capped at $275,000. Full credit for the Lake Itasca Greenway was directed as well. Details will be finalized in the Preliminary and Final Plat stages. Framework for Park Dedication and Trail Development Fee credit is estimated at $455,000. More detail is included in the attached case; do not rely solely on this topic summary for full context.

Funding Source:

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

Recommendation:

No action being requested.

Action:

No action being requested.

Attachments

Parks and Recreation Commission Case dated May 11, 2017

Parks and Recreation Commission Minutes dated May 11, 2017

City Council Cases dated May 23, 2017

City Council Minutes dated May 23, 2017

EAW Comments

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/25/2017 09:58 AM
Form Started By: Tim Gladhill		Started On: 05/24/2017 04:11 PM
Final Approval Date: 05/25/2017		

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

Park and Recreation Commission **5. 1.**

Meeting Date: 05/11/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Recommend Park Dedication for Riverstone Addition; Case of Capstone Home

Purpose/Background:

The purpose of this case is to recommend Park Dedication for the proposed Riverstone Subdivision.

Observations/Alternatives:

Following the policy discussion between City Council and the Park and Recreation Commission, Staff has developed two alternatives to address Park Dedication for the proposed Riverstone Subdivision.

While the Commission has twice supported the existing policy and Park Plan for this area when reviewing the proposed Riverstone plat, Staff's recommendation is now more so in the middle of what had been the plan, and what the developer has requested.

Note: That, if more time is needed for the Commission to provide a recommendation to City Council on the matter, this can also occur at the June 8th regular Parm and Recreation Commission meeting—which precedes City Council action on the preliminary Plat on June 13th. Another alternative is to have a Special meeting later in May.

Funding Source:

.

Recommendation:

Please see the attached Park Dedication alternatives for consideration, which includes Staff's May 11th, 2017 recommendation.

Action:

Based upon discussion, recommend to City Council, Park Dedication due on the proposed Riverstone plat.

Attachments

Outlot C location

Capstone Park Ded proposal

Park Ded Alternatives

Site Location Map

Plan Set

Staff Review Letter

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	MaryJo Warner	05/11/2017 04:02 PM

Form Started By: Mark Riverblood Started On: 05/11/2017 03:49 PM

Final Approval Date: 05/11/2017


CAPSTONE HOMES
TO LAKE ITASCA PARK
ALPINE DRIVE N.W.
FUTURE "COR" ACCESS
PUMA STREET N.W.
Outlot C
Outlot D
POND
POND
POND
WETLAND
PLAY AREA
NEIGHBORHOOD GREEN AREA
U.S. HIGHWAY 10 / U.S. HIGHWAY 169
N
LINKS AT NORTHFORK GOLF COURSE
LEGEND
65' LOT
50' VILLA LOT
50' LOT
Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
ramsey, mn
pearson farm

April 28, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

As a part of the Riverstone preliminary plat submittal, the following lists the basic details of the park dedication proposal.

A portion of the park dedication fees to be paid by the developer, as a part of each phase of the community, is proposed to be credited back to the developer, in return for park improvements to be made by the developer within Riverstone. We request this proposal be presented to the Planning Commission and City Council for review and further discussion. There are a few points of clarity which are important to note, due to the previous discussions that have taken place with city staff and during the recent Council workshop.

- Riverstone will be unlike any residential neighborhood previously developed in the city of Ramsey, due to the mid-density style homes and the overall size of the community. With this in mind, the park dedication credit will not be setting a precedent. The majority of the lots have an area in range of 6,500 SF as compared to a standard single family lot, in the range of 10,000 SF. With much less yard space in each lot, park land can be easily justified at Riverstone. This neighborhood does not compare to single family neighborhoods with larger lots.
- The future Lake Itasca park will be a great nearby amenity to Riverstone. The concern is the unknown schedule of those park improvements and the distance the park will be away from the majority of homes to be built in Riverstone. From the center of the Riverstone neighborhood, Lake Itasca is approximately ½ mile away (as the crow flies). At this distance, families typically prepare for a walk to the park together, and it will take about 10 minutes to get there. The compact lots and significant size of the Riverstone community will demand park and open space that is a quick walk down the street. With the high number of children anticipated to live at Riverstone, they will want a neighborhood park they can run to close to home. The children can play on the playground or they can run around in the open space. It is anticipated that over 1,000 residents will live in Riverstone, with many being children.
- The city is not being asked to contribute outside funds to this park. The funding will come from the Riverstone community itself, as each phase develops. Upfront funding to build the park will be the responsibility of the developer. The park dedication fees will be credited to the developer until the total amount is reached. The credit is planned to take multiple years.
- The developer's original park credit proposal included park credits to fund the park located on Outlot D. The improvements to Park D are estimated to cost $203,000. In an effort to meet concerns of city staff and make the proposal more desirable to the city, the developer has since revised the proposal to remove these improvements on

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Ramsey, MN 55303
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Park D from the park credit request. Instead, the developer will now be responsible to fund all improvement costs for Park D. This area will be privately owned and maintained by the homeowners' association.

- Developer's financial obligations:
  - The total cost to develop the trail and Park C is estimated at $665,410, of which city park dedication credits will be $482,910, and the remaining balance of $182,500 will be funded by the developer.
  - In addition to the cash funds above, the developer will forego revenue from 5 potential homes sales in the area of Park C, totaling $1,500,000.
  - The offsite financial obligations by the developer for infrastructure on Puma and Bunker Lake Road are substantial, totaling over $1,000,000. This reduces the ability of the developer to increase project funding.

PROPOSAL

Outlot C is proposed to be a public park (owned by the city) with standard park improvements including a playground or play structures, pavilion, and benches. The lawn maintenance of this park is proposed to be completed by the HOA. The estimated capital budget for this park is listed below. This budget includes the cost of the regional trail corridor and neighborhood trail.

PARK C - PUBLIC	
PLAYGROUND	$ 100,000.00
LANDSCAPING	$ 100,000.00
LAND, 40,729 SF	$ 23,375.23
PAVILLION	$ 50,000.00
SIGN MONUMENT	$ 15,000.00
PARKING	$ 4,620.00
BENCHES (4)	$ 7,680.00
TOTAL	$ 300,675.23
TRAIL - PUBLIC	
LAND 42,924 SF	$ 24,634.99
LANDSCAPING	$ 37,500.00
CONSTRUCTION COST	$ 83,375.00
RETAINING WALL	$ 27,125.00
BENCHES (5)	$ 9,600.00
TOTAL	$ 182,234.99
GRAND TOTAL PUBLIC PARKS	$ 482,910.22

Should the city determine it will only provide park credit for the trail corridors and not the park, the developer will be unable to proceed with the park option. The developer's plan would then be modified to add residential lots to the previous park location. If this is the ultimate direction from the city, the developer will continue to move forward with development, without Park C as a feature for the residents of Riverstone.

It is the hope of the developer, that the park proposal is accepted, so the Riverstone neighborhood is created to its maximum potential, to be a model neighborhood in the City of Ramsey for years to come.

City of RAMSEY

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Park Dedication equations/considerations for Outlot C, Riverstone Subdivision

Below are two (2) alternatives to Park Dedication *relating* to Outlot C.

Staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in this table provided by Capstone (the numbers have not been verified as yet). The first item, *Land shall not be identified as a cash amount for this 14' foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

TRAIL - PUBLIC	
LAND 42,924 SF	$ ~~24,634.99~~
LANDSCAPING	$ 37,500.00
CONSTRUCTION COST	$ 83,375.00
RETAINING WALL	$ 27,125.00
BENCHES (5)	$ 9,600.00
TOTAL	$ 182,234.99

1. Outlot C —Not Credit Eligible – Matches Existing Parks and Trail Plan and Park Development Policy — Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City's General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowners association, the public may be excluded. There can be a tangible benefit to a 'recreational node' alongside the future Lake Itasca Greenway.

a. $0 Credit

b. O & M impacts begin 2 + years (for Lake Itasca Park)

c. Lake Itasca Park *(development initiated in 1 – 5 years)*
   i. Parking lot (and potential one-leg of round-a-bout)
   ii. Canoe/Kayak kiosk
   iii. Pier with seating at lake (existing CIP project)
   iv. Playground Equipment
   v. Pavilion
   vi. Athletic Fields (future)
   vii. Other

d. Splash Pad and Park Improvements in The COR *(development 2 – 5 years)*

e. Lake Itasca Greenway Improvements—east of Puma Street *(2 – 5 years)*

2. Outlot C or Park C —Primarily Credit Eligible – May 11, 2017 Staff Recommendation—<u>provided</u> the mini-park development 'unique' (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre), is thoroughly consistent with the requirements of a Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

Park C or Outlot C	Park Ded.
Nature Based Playground	$100,000
Landscaping, irrigation (with H^2O feature for play area)	$100,000
Pavilion	$50,000
Parking (parallel to street)	$4,620
Pedestrian safety treatments (50% Park Ded. 50% developer)	$5,000
Benches(4)	$7,680
Drinking fountain and mister w pet attachment	$8,000
Water and sewer services/stubs (developers expense)	
Sidewalk(s) along Park C (developers expense)	
Total not-to-exceed Park Dedication credit amount	**$275,300**

a. Max Credit = $275,300 (if other improvements are desired by the developer E.g. monument/sign, these shall be at the developers expense).

   The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1st 2018. Additionally, all improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted—for a total not-to-exceed amount of $275,300.

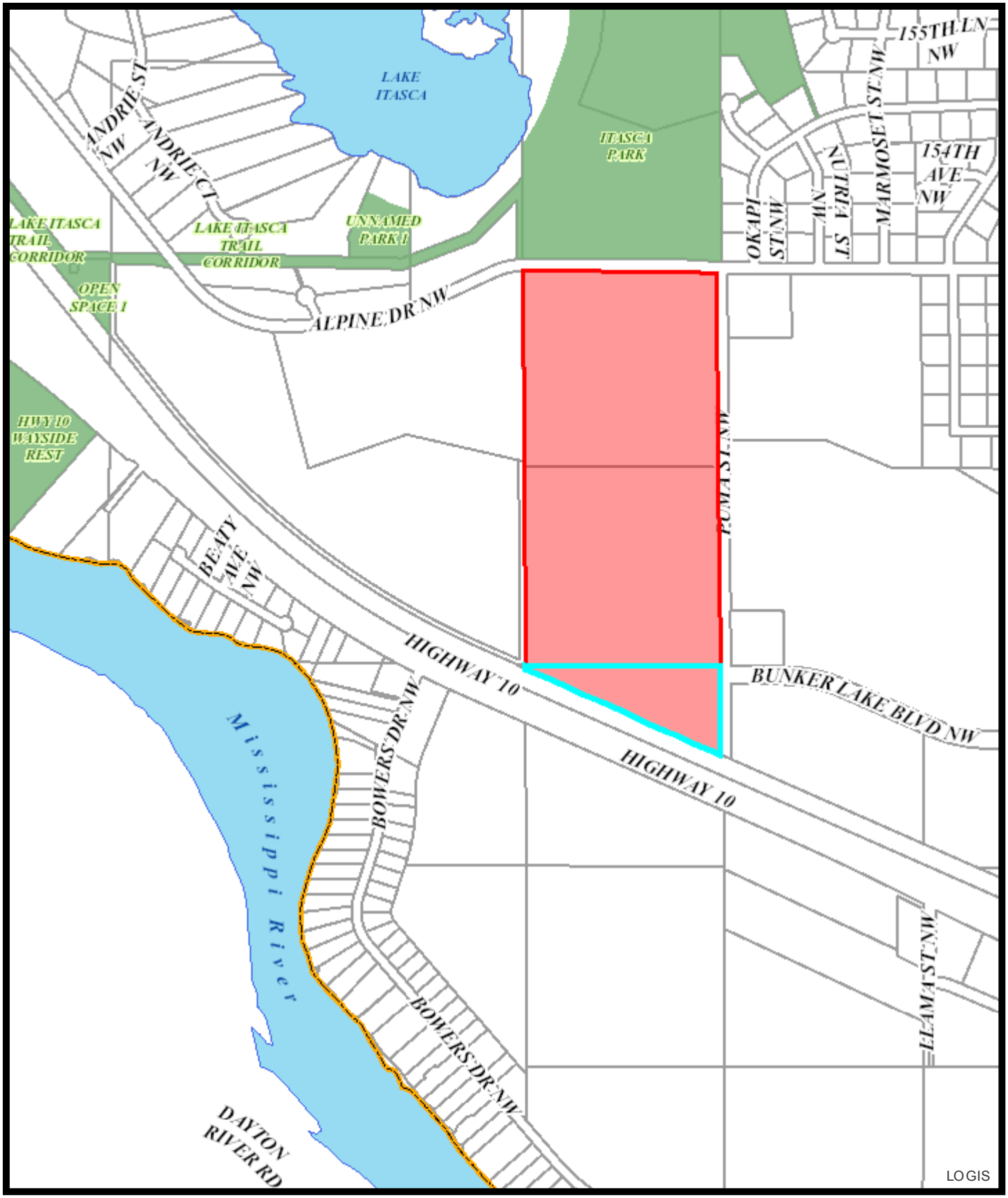
b. O & M impacts: Development Agreement specifies homeowners association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide <u>all</u> other maintenance.

c. Lake Itasca Park *(development initiated in 3 – 10 years)*
   i. Parking lot (and potential one-leg of round-a-bout)
   ii. Canoe/Kayak kiosk
   iii. Pier with seating at lake (existing CIP project)

29-32-25-22-0004

Site Location Map

Riverstone



Feet

0 215430 860 1,290 1,720

Print Date: March 10, 2017

PARK AND RECREATION COMMISSION

CITY OF RAMSEY

ANOKA COUNTY

STATE OF MINNESOTA

The Ramsey Park and Recreation Commission conducted a regular meeting on May 11, 2017 at MnDOT Wayside Rest – 9220 Highway 10 NW.

Commission Members Present: Acting Chair Brandon Sis
Commissioner Russell Bayer
Commissioner Andrew Fyten
Commissioner Jennifer Leistico
Commissioner Charles Tchuinkwa (arrived at 6:40 p.m.)
Commissioner Jon Trappen

Commission Members Absent: Chair Shane Bennett

Also Present: Parks & Assistant Public Works Superintendent Mark Riverblood
Steve Bona, Capstone Homes

1. CALL TO ORDER

Acting Chair Sis called the Park and Recreation Commission meeting to order at 6:32 p.m.

2. CITIZEN INPUT

Mr. Nathan Barton, _____, stated he came to the meeting regarding the landfill on Alpine. He asked about the feasibility of turning it into a park. He has seen a similar park in Virginia Beach. He was directed by Mr. Riverblood to attend the meeting. He looked at a report from the MPCA which rates all

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similar facilities with risk scores. There are 112 landfills on the most recent list. The overall risk score of this area is low compared to others.

Mr. Riverblood noted in the early years when the area was capped a sliding or ski hill was considered. At that time, the MPCA took over management of the area. There was significant ground water contamination, there is three feet of sand above the membrane, and gases continue to be emitted from the site. MPCA is very concerned about liability and possibly too concerned about liability. It is worth pursuing for recreational or passive usage. The site has been settling and it may be 50-100 years before the MPCA puts the site back for public use. He suggested Mr. Barton research and Mr. Barton agreed.

3. APPROVE AGENDA

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

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

Commissioner Tchuinkwa arrived at the meeting at 6:40 p.m.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Trappen, seconded by Commissioner Bayer, to approve the following Park and Recreation Commission Regular Meeting Minutes:

1) Park and Recreation Commission Regular Meeting Minutes dated April 13, 2017.

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

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5. COMMISSION BUSINESS

5.01 Park Dedication Recommendation for Riverstone – Capstone's Proposed Subdivision

Mr. Riverblood reviewed staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in this table provided by Capstone (the numbers have not been verified as yet). The first item, *Land shall not be identified as a cash amount for this 14' foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

The options provided are:

1. Outlot C – Not Credit Eligible – Matches Existing Parks and Trail Plan and Park Development Policy – Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City's General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowner's association, the public may be excluded. There can be a tangible benefit to a "recreational node" alongside the future Lake Itasca Greenway.

a. $0 credit

b. O & M impacts begin 2+ years (for lake Itasca park)

c. Lake Itasca Park (development initiated in 1-5 years)

a. Parking lot (and potential one-leg of round-a-bout)

b. Canoe/Kayak kiosk

c. Pier with seating at lake (existing CIP project)

d. Playground Equipment

e. Pavilion

f. Athletic Fields (future)

g. Other

d. Splash Pad and Park Improvements in The COR (development 2-5 years)

e. Lake Itasca Greenway Improvements – east of Puma Street (2-5 years)

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Option 2 – Outlot C or Park C – Primarily Credit Eligible – May 11, 2017 Staff Recommendation provided the mini-park development "unique" (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre) is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

a. Max Credit - $275,300 (if other improvements are desired by the development e.g. monument/sign, these shall be at the developer's expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1, 2018. Additionally, all improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of $275,300,

b. O & M impacts: Development Agreement specifies homeowner's association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide all other maintenance.

c. Lake Itasca Park (development initiated in 3-10 years)

i. Parking lot (and potential one-leg of round-a-bout)

ii. Canoe/Kayak kiosk

iii. Pier with seating at lake (existing CIP project)

Staff is requesting a recommendation from the Commission either this evening or on June 9, 2017. The Community Park should provide the neighborhood park functions as well as the community park functions. Staff is recommending Option 2. Mr. Riverblood reviewed the breakdown of the $275,300 not-to-exceed Park Dedication credit amount. The differences between the original proposal and Option 2 were reviewed. The lots would be 65 feet wide rather than 80 feet wide.

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Mr. Steve Bona reviewed the drawing and provided background information on Capstone Homes. The planning process began many months ago. They are trying to get final plat approval in June-July timeframe and start construction in July. The park would be part of Phase I of the project. The property is zoned R-2 which is meant for the smaller lots. A consultant was used to help plan the development as far as lot sizes, home sizes, pricing, etc. There will be a homeowner's association. These are not standard single family lots. There will be three different project types. Some of the lots are 50 feet wide. Mr. Bona feels there is a need for a park close to the homes. When completed there will be 300 units. The neighborhood was designed with the park in mind. The original proposal made to the City included three greenspace areas/parks. One greenspace was removed from the proposal on the south side of the property. The park will cost $483,000 to build and the developer was requesting park credit for $300,000. The developer will provide the improvements to the park area. The pad will cost $146,000. The credit for the trail was $182,000. $867,000 in total improvement costs and the developer is requesting $483,000 in park credits.

Acting Chair Sis asked what benefit it is for the City to be involved.

Mr. Bona stated the trail cannot be constructed without the credits for park dedication from the City. The developer is paying over $1M to bring in the infrastructure into the property.

Mr. Riverblood asked Mr. Bona to say what the benefit of the private open space/park is to the City. There is no relationship between bringing in sewer and water to the park dedication.

Mr. Bona stated the park cannot be constructed without the street. Residents from outside the neighborhood will be using the park especially when the trail is completed and Lake Itasca is in place.

Acting Chair Sis stated he thought the trail to Lake Itasca would be more of a direct than what was in the original plan.

Mr. Riverblood stated with the development the trail is somewhat out of line. This was a concession made. Mr. Riverblood disagrees when the developer says there cannot be a park without a street or utilities.

Commissioner Trappen is concerned with the HOA.

Mr. Bona stated the park would be City property and maintained by the HOA.

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Commissioner Trappen does not believe people outside the community will go into the park if they do not live in the area.

Mr. Bona stated the park is one acre and to maintain it is not substantial and will be maintained by the HOA.

Acting Chair Sis stated he would be in favor of Option 1 and the City take the park dedication and use it for larger parks.

Mr. Bona stated the park cannot be built if no credits are received.

Mr. Riverblood pointed out there was one precedent prior and no development this size has ever been in Ramsey. The Norfolk PUD has many green space areas and a developed park and maintains it.

Commissioner Leistico stated a compromise would be to have the park along the edge and this plan does not show a direct path to the park. It is a meandering path and not an inviting thoroughfare and no access for wildlife.

Mr. Riverblood stated City Staff supports either Option. Another sketch plan was received for 151 units near Lake Itasca.

Commissioner Trappen believes there is some middle ground.

Mr. Riverblood explained Option 1 and noted that option is not credit eligible. This matches existing Parks and Trail Plan and Park Development Policy. Option 2 would allow for a $275,300 park dedication credit.

Mr. Bona stated one caveat would be the “nature based” playground. They do not know the cost for a nature based playground. Mr. Riverblood clarified Option 2 includes the items listed with no caveat.

Commissioner Trappen asked if the plan is set in stone.

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Mr. Bona said it is for the most part but if agreement cannot be met the park will be removed and a single-family lot being in its place.

Commissioner Trappen asked if the ponds could be relocated and the path be relocated which would make more sense. He believes the children need a place to play.

Acting Chair Sis suggested an Option 3 where the developer would come back with a revised proposal creating more of a corridor passageway.

Mr. Bona asked how wide the trail needs to be and Acting Chair Sis stated a more direct route would appear wider.

Mr. Riverblood stated 35 feet would be appropriate for this location.

Mr. Bona stated there is a lot of information on the small piece of paper containing the drawing.

Commissioner Trappen would like to see a plan more realistic as to what was seen originally.

Mr. Bona stated the pond can be reviewed. The pond will be quite deep because material will need to be removed to fill in the property. The wetlands will not be affected. Mr. Bona stated if the pond was made smaller material would need to be brought onto the site and that is expensive. If basements are to be on the homes the site needs to be raised.

Commissioner Tchuinkwa asked what is wrong with Option 1.

Mr. Bona stated the developer can't give park dedication funds AND build a park on the site.

Acting Chair Sis asked if the park could be just greenspace.

Mr. Bona stated the park is equivalent to 4 home lots. The owner of the company will build 4 homes if there is not the park.

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Commissioner Trappen stated if the plan could be altered he would be supportive.

Mr. Riverblood stated a special meeting could be held to review or June 9 regular meeting. Preliminary Plat approval is scheduled for June 13 with the City Council.

Acting Chair Sis stated if an Option 3 is not acceptable he would be in favor of Option 1. The consensus of the commission. When Mr. Riverblood receives Option 3 it will be sent out to the Commission and a special meeting could be scheduled.

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to table consideration to look at an Option 3 including a modified route of the trail as well as the pond features to locate the trail to be more inviting to those outside the immediate area and providing park dedication credits.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, Lestico, and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

Mr. Bona noted this is to be an affordable development for the residents and the City's help is needed to make this happen.

5.02: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. The review will be helpful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Mr. Riverblood provided a status report on each of the Goals and Strategies and asked the Commission to identify which Goals and Strategies remain germane for the Comp Plan update and other Goals and Strategies as may be envisioned.

Mr. Riverblood suggested this be tabled to the June meeting when Chair Bennett will be present

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Motion by Commissioner Lestico, seconded by Commissioner Fyten, to table review of goals and strategies within Ramsey's Chapter 10 of the Comprehensive Plan until the June Commission Meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Lestico, Fyten, Bayer, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided updates on the following:

Update on the Comprehensive Plan – Mr. Riverblood stated there was a Steering Committee meeting on Monday to summarize what was heard from the community. More has been heard on trails and trail connections and pedestrian safety. The Committee will be present at the July 13 concert to further interact with the residents.

Update on Master Parks Plan – Mr. Riverblood stated work is beginning on the master parks plan. The Athletic Association will be involved for their input.

Rec Programming Report – Programs are continuing to be planned. There were 90 attendees at Movie Night. Commissioner Bayer stated he heard people were interested in more Movie Night events.

Inspect the Mississippi River Trail (following discussion and adjournment)

7. ADJOURNMENT

Motion by Commissioner Fyten, seconded by Commissioner Bauer, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Bayer, Lestico, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

The Park and Recreation Commission meeting adjourned at 7:45 p.m.

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Respectfully submitted,

_____

Mark Riverblood

Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe

TimeSaver off Site Secretarial, Inc.

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

CC Regular Session **7. 1.**

Meeting Date: 05/23/2017

By: Mark Riverblood, Engineering/Public Works

Information

Title:

Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

Purpose/Background:

For the last several months, the specifics of Park Dedication (land, cash or improvements to the proposed mini-park) for the proposed Riverstone Subdivision has been discussed between Capstone Homes and the City. There is strong consensus on providing credit for the land needed for the greenway trail and the associated improvements. There remains to be clear consensus on aspects of Capstone's proposed mini-park, commonly known as Outlot C.

Due to no agreement on the matter of Outlot C, Staff brought the matter to the Council work session on April 25th, 2017 in light of the long-standing policy *"...to favor larger, accessible neighborhood and community public parks with quality amenities and improvements, and provide trail connections between them, over smaller, pocket parks with few to no 'destination' improvements."* This discussion was intended to address whether the City should consider full, partial, or no Park Dedication credit for Outlot C proposed by the Developer. (Please see case 2.2 of the April 25th work session for additional information). The outcome of the above work session topic was to address the policy itself. This occurred as part of a joint meeting between Council and the Park and Recreation Commission meeting on May 9th, 2017.

The aforementioned joint meeting and policy review was conducted using examples of past precedent relating to Planned Unit Developments and private park spaces. Additionally, Outlot C was the subject of much discussion on whether it was necessary (as a park—public or private), and if so, to what degree might Park Dedication credit be offered. The consensus reached was *"to create an interim exception* [to the policy] *that would allow for negotiations on this development case for a trail system and trail wayside park area that would be accessible and inviting."*

Following the joint meeting, Staff prepared alternatives for Park Dedication relating to Outlot C which was the subject of considerable discussion at the Park and Recreation Commission meeting on May 11th, 2017. These alternatives are now synthesized as the 3 alternatives relating to Outlot C below. (Please see the draft May 11th meeting minutes for important details from the Commission's discussion.)

Note: Following Council direction on which alternative should be the basis for crafting the Park Dedication for the Riverstone Subdivision, Staff and Capstone Homes will come into agreement on the remaining details within a draft Development Agreement. This Development Agreement will be appurtenant to the Preliminary Plat that the Park and Recreation Commission will recommend at their regular meeting on June 9th, 2017. (City Council is anticipated to consider the Preliminary Plat on June 13th, 2017.)

Observations/Alternatives:

The alternatives below relate to the Park Dedication consideration for Outlot C. Outlot D will be developed as a landscaped and irrigated park-like area for the residents of the Riverstone Subdivision—the Developer is NOT requesting park Dedication for Outlot D. Additionally, the Development Agreement will provide full credit for the 14' foot greenway trail easement and the associated construction costs.

Alternative 1. Outlot C — Not Credit Eligible
Matches Existing Parks and Trail Plan and Park Development Policy — Staff can continue to support this alternative, as it is believed that Capstone *may* develop the mini-park without Park Dedication credit, thus serving their development, and accordingly not impact the City's General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowners association, the public may be excluded. There can be a tangible benefit to a 'recreational node' near the future Lake Itasca Greenway.

(The Park and Recreation Commission generally supports this alternative)

Alternative 2. Outlot C — Primarily Credit Eligible
This is the May 11, 2017 Staff Recommendation—provided the mini-park development 'unique'(nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this alternative, as the Developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre), is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which the Riverstone Subdivision is to be developed.

Outlot C 'park'	**Park Ded. credit**
Nature Based Playground	$100,000
Landscaping, irrigation (with H_2O feature for play area)	$100,000
Pavilion	$50,000
Parking (parallel to street)	$4,620
On-street pedestrian safety treatments (50% Park Ded. 50% Developer	$5,000
Benches (4)	$7,680
Drinking fountain and mister w pet attachment	$8,000
Water and sewer services/stubs (Developer expense)	
Sidewalk(s) parallel to street (Developer expense)	
Total not-to-exceed Park Dedication credit amount	**$275,300**

Max Credit = $275,300 (if other improvements are desired by the developer E.g. monument/sign, these shall be at the developers expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1st 2018. Additionally, all improvements and specifications shall be pre-approved by the City, with the Developer bearing all costs of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (specified within the DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted—for a total not-to-exceed amount of $275,300.

(Staff supports this alternative. The Park and Recreation Commission may support this alternative)

Alternative 3. Outlot C — Full Park Dedication credit consistent with Capstone's April Park Dedication memo (attached).

(The Park and Recreation Commission does not support this alternative. Staff does not support this alternative)

Funding Source:

This case determines the disposition of Park Dedication as a development fee.

Recommendation:

Staff recommends that Alternative 1 or 2 be selected as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

Action:

Motion to direct staff to proceed with alternative _____ as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

---

Attachments

May Park Comm minutes
Outlot C location map
DRAFT CCws/joint mtg w P & R
Capstone proposal April 2017
Area Parks Plan (synopsis)
Example Nature Based Play Area

Form Review

Inbox	Reviewed By	Date
Grant Riemer	Grant Riemer	05/18/2017 03:26 PM
Tim Gladhill	Tim Gladhill	05/18/2017 03:53 PM
Mark Riverblood (Originator)	Mark Riverblood	05/18/2017 04:02 PM
Patrick Brama	Patrick Brama	05/18/2017 04:25 PM
Kurt Ulrich	Jo Thieling	05/18/2017 04:38 PM
Mark Riverblood (Originator)	Mark Riverblood	05/19/2017 09:44 AM
Tim Gladhill	Kathy Schmitz	05/19/2017 10:28 AM
Patrick Brama	Patrick Brama	05/19/2017 10:51 AM
Form Started By: Mark Riverblood		Started On: 05/17/2017 11:54 AM
Final Approval Date: 05/19/2017		

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

The Ramsey Park and Recreation Commission conducted a regular meeting on May 11, 2017 at MnDOT Wayside Rest – 9220 Highway 10 NW.

Commission Members Present:	Acting Chair Brandon Sis Commissioner Russell Bayer Commissioner Andrew Fyten Commissioner Jennifer Leistico Commissioner Charles Tchuinkwa (arrived at 6:40 p.m.) Commissioner Jon Trappen
Commission Members Absent:	Chair Shane Bennett (excused)
Also Present:	Parks & Assistant Public Works Superintendent Mark Riverblood Steve Bona, Capstone Homes

1. CALL TO ORDER

Acting Chair Sis called the Park and Recreation Commission meeting to order at 6:32 p.m.

2. CITIZEN INPUT

Mr. Nathan Barton, a Ramsey resident, stated he came to the meeting regarding the landfill on Alpine. He asked about the feasibility of turning it into a park. He has seen a similar park in Virginia Beach. He was invited by Mr. Riverblood to attend the meeting. He looked at a report from the Minnesota Pollution Control Agency (MPCA) which rates all similar facilities with risk scores. There are 112 landfills on the most recent list. The overall risk score of this area is low compared to others.

Mr. Riverblood noted in the early years, before the landfill was capped a sliding or ski hill was considered. Thereafter, the MPCA took over management of the area as a Superfund Site. There was significant ground water contamination, there is three feet of sand above the membrane, and gases continue to be emitted at the site. MPCA is very concerned about liability and possibly too concerned about liability. It is however, worth pursuing for recreational or passive usage, perhaps even if for a massive wildflower planting. The site has been settling and it may be 50-100 years before the MPCA puts the site into some productive use. He suggested Mr. Barton continue to research the potential for public use and report back to the Commission—Mr. Barton agreed.

3. APPROVE AGENDA

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

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

Commissioner Tchuinkwa arrived at the meeting at 6:40 p.m.

4. APPROVE MINUTES

4.01: Approve Park and Recreation Commission Meeting Minutes

Motion by Commissioner Trappen, seconded by Commissioner Bayer, to approve the following Park and Recreation Commission Regular Meeting Minutes:

1) Park and Recreation Commission Regular Meeting Minutes dated April 13, 2017.

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

5. COMMISSION BUSINESS

5.01 Park Dedication Recommendation for Riverstone – Capstone's Proposed Subdivision

Mr. Riverblood reviewed that staff continues to support Park Dedication for the trail corridor which shall become a part of the future Lake Itasca Greenway between the Lake Itasca Community Park and The COR. The calculations are shown in the table provided by Capstone (the numbers have not been verified as yet). The first item, *Land shall not be identified as a cash amount for this 14' foot trail easement. If Capstone wishes Park Dedication credit, the acreage shall be credited, and the associated cash balance will be adjusted by the percentage of land the trail easement fulfils.

The options provided are:

1. Outlot C – Not Credit Eligible – Matches Existing Parks and Trail Plan and Park Development Policy – Staff can continue to support this alternative, as it is believed that Capstone will develop the mini-park as proposed without Park Dedication credit, thus serving their development, and accordingly not impact the City's General Fund budget operational cost for park maintenance. However, if the mini-park is owned by the homeowner's association, the public may be excluded. There can be a tangible benefit to a "recreational node" alongside the future Lake Itasca Greenway.

    a. $0 credit for Outlot C

(Cash Park Dedication credit to be applied for development of the Lake Itasca Park)

b. O & M impacts begin 2+ years (for Lake Itasca park)
c. Lake Itasca Park (development initiated in 1-5 years)
    a. Parking lot (and potential one-leg of round-a-bout)
    b. Canoe/Kayak kiosk
    c. Pier with seating at lake (existing CIP project)
    d. Playground Equipment
    e. Pavilion
    f. Athletic Fields (future)
    g. Other
d. Splash Pad and Park Improvements in The COR (development 2-5 years)
e. Lake Itasca Greenway Improvements – east of Puma Street (2-5 years)

Option 2 – Outlot C or Park C – Primarily Credit Eligible – May 11, 2017 Staff Recommendation *provided* the mini-park development "unique" (nature-based play) and ancillary to greenway trail (either contiguous, or effective and safe pedestrian crossing of adjoining street). No land credit for the mini-park area is calculated under this scenario, as the developer is requesting the mini-park and deviation from the Park Plan and Park Development Policy. The land dedication for the mini-park (approximately one acre) is thoroughly consistent with the requirements of Planned Unit Development (PUD), which is the land use mechanism under which Riverstone is to be developed.

Park C or Outlot C	Park Ded.
Nature Based Playground	$100,000
Landscaping, irrigation (with H^2O feature for play area)	$100,000
Pavilion	$50,000
Parking (parallel to street)	$4,620
Pedestrian safety treatments (50% Park Ded. 50% developer)	$5,000
Benches(4)	$7,680
Drinking fountain and mister w pet attachment	$8,000
Water and sewer services/stubs (developers expense)	
Sidewalk(s) along Park C (developers expense)	
Total not-to-exceed Park Dedication credit amount	**$275,300**

a. Max Credit - $275,300 (if other improvements are desired by the development e.g. monument/sign, these shall be at the developer's expense).

The Development Agreement (DA) shall specify that the park shall be developed as a Stage I improvement and be substantially complete by August 1, 2018. Additionally, all improvements

and specifications shall be pre-approved by the City, with the Developer bearing all costs

of bidding, administration, permitting (if any) as well as construction administration. The park construction agreement (DA) will be a reimbursable project, with the developer paying all cash Park Dedication owed, with the City issuing associated payment for each improvement as they are completed and accepted – for a total not-to-exceed amount of $275,300,

b. O & M impacts: Development Agreement specifies homeowner's association provides all mowing services, fertilization and fall or spring leaf pick-up. City forces provide all other maintenance.

c. Lake Itasca Park (development initiated in 3-10 years)

   i. Parking lot (and potential one-leg of round-a-bout)
   ii. Canoe/Kayak kiosk
   iii. Pier with seating at lake (existing CIP project)

Staff is requesting a recommendation from the Commission either this evening or on June 9, 2017. The Community Park should provide the neighborhood park functions as well as the community park functions. The mini park proposed at Outlot C will be of primary benefit to the Riverstone residents. Staff is recommending Option 2. Mr. Riverblood reviewed the breakdown of the $275,300 not-to-exceed Park Dedication credit amount.

The differences between the original proposal and Option 2 were reviewed. The lots would be 65 feet wide rather than 80 feet wide.

Mr. Steve Bona reviewed the drawing and provided background information on Capstone Homes, and the proposed Riverstone subdivision. The planning process began many months ago. They are trying to get final plat approval in June-July timeframe and start construction in July. The park would be part of Phase I of the project. The property is zoned R-2 which is meant for the smaller lots. A consultant was used to help plan the development as far as lot sizes, home sizes, pricing, etc. There will be a homeowner's association. These are not standard single family lots. There will be three different project types. Some of the lots are 50 feet wide. Mr. Bona feels there is a need for a park close to the homes. When completed there will be 300 units. The neighborhood was designed with the park in mind. The original proposal made to the City included three greenspace areas/parks. One greenspace was removed from the proposal on the south side of the property. The park will cost $483,000 to build and the developer was requesting park credit for $300,000. The developer will provide the improvements to the park area. The pad will cost $146,000. The credit for the trail was $182,000. $867,000 in total improvement costs and the developer is requesting $483,000 in park credits.

Acting Chair Sis asked what benefit it is for the City to be involved in the mini park (Outlot C).

Mr. Bona stated the trail and mini park cannot be constructed without the credits for Park Dedication from the City. The developer is paying over $1M to bring in the infrastructure into the property.

Mr. Riverblood asked Mr. Bona to respond to Chair Sis, and say what the benefit of the private open space/park is to the City. Also, he clarified that there is no relationship between bringing in sewer and water, to the Park Dedication issue.

Mr. Bona stated the park cannot be constructed without the street. Residents from outside the neighborhood will be using the park especially when the trail is completed and Lake Itasca is in place.

Acting Chair Sis stated he thought the trail to Lake Itasca would be more of a direct route, similar to what was in the original plan.

Mr. Riverblood stated with regard to the development the trail it is somewhat out of alignment. This was a concession made. Mr. Riverblood disagrees when the developer says there cannot be a park without a street or utilities—the street and utilities will still be built without respect what occurs with Outlot C.

Commissioner Trappen is concerned with the HOA.

Mr. Bona stated the park would be City property and maintained by the HOA.

Commissioner Trappen does not believe people outside the community will go into the park if they do not live in the area.

Mr. Bona stated the park is one acre and to maintain it is not substantial and will be maintained by the HOA.

Acting Chair Sis stated he would be in favor of Option 1 and the City take the Park Dedication and use it for larger parks.

Mr. Bona stated the park cannot be built if no credits are received.

Mr. Riverblood pointed out there was more than one precedent prior that constructed private parks without Park Dedication credit, and clarified that the developer's statement that 'no development this size has ever been in Ramsey' is not entirely accurate. The 1,200 acre North Fork PUD has many green space areas and a fully developed private park and maintains it.

Commissioner Leistico stated a compromise would be to have the park along the edge of the plat [along Puma] and this plan does not show a direct path to the park. It is an indirect path and not an inviting thoroughfare, and no access for wildlife.

Mr. Riverblood stated City Staff supports either Option presented. Another sketch plan was received for 151 units near Lake Itasca, on the east side of Puma Street, and when platted would provide even more justification for aligning the Capstone Park Dedication monies towards the Community Park.

Commissioner Trappen believes there is some middle ground.

Mr. Riverblood explained Option 1 and noted that option does not credit Park Dedication for what the developer is proposing for Outlot C. This matches existing Parks and Trail Plan and Park Development Policy. Option 2 would allow for a $275,300 Park Dedication credit.

Mr. Bona stated one caveat with respect to Option 2 would be the "nature based" playground—if it costed more than $100,000, they would insist on more credit. They do not know the cost for a nature based playground. Mr. Riverblood clarified Option 2 includes the items listed as a not-to-exceed amount with no caveat.

Commissioner Trappen asked if the plan is set in stone.

Mr. Bona said it is for the most part but if agreement cannot be met, the park will be removed and single-family lots being in its place.

Commissioner Trappen asked if the ponds could be relocated and the path be relocated which would make more sense. He believes the children need a place to play.

Acting Chair Sis suggested an Option 3 where the developer would come back with a revised proposal creating more of a corridor passageway, and shifting the street to allow the mini park to be adjacent to the trail.

Mr. Bona asked how wide the trail needs to be and Acting Chair Sis stated a more direct route would appear wider.

Mr. Riverblood stated 35 feet of greenspace along the trail would be appropriate for this location.

Mr. Bona stated there is a lot of information on the small piece of paper containing the drawing—the trail corridor is wider than it appears.

Commissioner Trappen would like to see a greenway plan more realistic as to what was seen originally.

Mr. Bona stated the pond can be reviewed. The pond will be quite deep because material will need to be removed to fill in the property. The wetlands will not be affected. Mr. Bona stated if the pond was made smaller, material would need to be brought onto the site and that is expensive. If basements are to be on the homes the site needs to be raised.

Commissioner Tchuinkwa asked what is wrong with Option 1.

Mr. Bona stated the developer can't give Park Dedication funds AND build a park on the site.

Acting Chair Sis asked if the park could be just greenspace.

Mr. Bona stated the park is equivalent to 4 home lots. The owner of the company will build 4 homes if there is not the park.

Commissioner Trappen stated if the plan could be altered pursuant to the Commission's suggestions he would be supportive.

Mr. Riverblood stated a special meeting could be held to review, or the June 9 regular Commission meeting precedes the Preliminary Plat approval scheduled for June 13 with the City Council.

Acting Chair Sis stated if an Option 3 is not acceptable he would be in favor of Option 1. The consensus of the Commission was for an Option 3, pursuant to the discussion and suggestions of the Commissioners. Mr. Riverblood stated that, when the City receives Option 3, it will be sent out to the Commission and a special meeting could be scheduled.

Motion by Commissioner Fyten, seconded by Commissioner Trappen, to table consideration to look at an Option 3, including a modified route of the trail as well as the pond features, to locate the mini park and trail to be more inviting to those outside the immediate area and providing some Park Dedication credits as proposed in Option 2.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Trappen, Bayer, Lestico, and Tchuinkwa. Voting No: None. Absent: Chair Bennett.

Mr. Bona noted this is to be an affordable development for the residents and the City's help is needed to make this happen.

5.02: Review Goals and Strategies within Ramsey's Chapter 10 of the Comprehensive Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the purpose of this case is to review the Goals and Strategies within the City's existing Comprehensive Plan, relating to parks, trails and open space. The review will be helpful in the context of the update to the Comprehensive Plan (underway now) and also as the Park and Recreation Commission begins the Master Park Plan endeavor.

Mr. Riverblood suggested this be tabled to the June meeting when Chair Bennett will be present

Motion by Commissioner Lestico, seconded by Commissioner Fyten, to table review of goals and strategies within Ramsey's Chapter 10 of the Comprehensive Plan until the June Commission Meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Lestico, Fyten, Bayer, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

6. COMMISSION/STAFF INPUT

Parks & Assistant Public Works Superintendent Riverblood provided updates on the following:

Update on the Comprehensive Plan – Mr. Riverblood stated there was a Steering Committee meeting on Monday to summarize what was heard from the community. More has been heard on trails and trail connections and pedestrian safety than park development. The Comp Plan Steering Committee will be present at the July 13 concert at The Draw to further interact with the residents.

Update on Master Parks Plan – Mr. Riverblood stated work is beginning on the master parks plan. The Athletic Association will be involved throughout the process for their input.

Rec Programming Report – Programs are continuing to be planned. There were 90 attendees at Movie Night. Commissioner Bayer stated he was there, and heard people were interested in more Movie Night events.

Inspect the Mississippi River Trail (following discussion and adjournment)

7. ADJOURNMENT

Motion by Commissioner Fyten, seconded by Commissioner Bauer, to adjourn the meeting.

Motion carried. Voting Yes: Acting Chair Sis, Commissioners Fyten, Bayer, Lestico, Tchuinkwa and Trappen. Voting No: None. Absent: Chair Bennett.

The Park and Recreation Commission meeting adjourned at 7:45 p.m.

Respectfully submitted,

_____

Mark Riverblood
Parks & Assistant Public Works Superintendent

Drafted by Debbie Wolfe
TimeSaver off Site Secretarial, Inc.

DRAFT


CAPSTONE HOMES
TO LAKE ITASCA PARK
ALPINE DRIVE N.W.
FUTURE "COR" ACCESS
PUMA STREET N.W.
Outlot C
Outlot D
POND
POND
POND
WETLAND
PLAY AREA
NEIGHBORHOOD GREEN AREA
U.S. HIGHWAY 10 / U.S. HIGHWAY 169
N
LINKS AT NORTHFORK GOLF COURSE
LEGEND
65' LOT
50' VILLA LOT
50' LOT
Carlson McCain
ENVIRONMENTAL • ENGINEERING • SURVEYING
ramsey, mn
pearson farm

2.05: Consider Master Parks Plan Guiding Policy on Balance of Community and Neighborhood Parks and Smaller Pocket/Mini Parks

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report. He stated that the City often gets requests for new park equipment but there are limited funds. He provided examples of some smaller parks with limited or outdated park equipment and also of larger community parks that are connected to nearby developments through trail corridors. He stated that the policy question for the Council and Commission would be how to spend the park dedication funds, whether smaller parks should continue or whether focus should be given to larger community parks with connectivity to developments. He also provided examples of developments which have paid park dedication funds and also have greenspace areas and smaller parks within their developments that were fully funded and maintained by the developer/association.

Parks Commissioner Trappen stated that he has lived in Ramsey for six years and really enjoys the trails. He stated that rather than building a small park they could build a trail that would reach a larger park and thus would create a better trail system and less park equipment to maintain.

Parks and Assistant Public Works Superintendent Riverblood stated that it is not just the initial cost for a small playground but also the operating costs which include ongoing maintenance and replacement of damaged equipment.

Councilmember Kuzma stated that he would like to know more about Outlot C on the Capstone project, specifically what the developer is proposed to contribute.

Parks and Assistant Public Works Superintendent Riverblood stated that it is a moving target as discussions continue. He noted that the total development costs including land would be around $300,000. He stated that the total park dedication credit the developer is requesting is $482,000 which would include those development costs as well as the greenway contribution. He stated that the total for park and trail dedication for all the lots would be $1,100,000 in today's dollars.

Councilmember Kuzma stated that once built out there will be over 1,000 people living in that development and they will need a park. He stated that he would support the reduction in park dedication.

Councilmember Shryock stated that the long-term policy on parks planning has been community parks and noted that Itasca Park has been on the radar for a long time. She stated that the community parks are used more and differently than the traditional parks that people grew up with. She noted that people often have some play equipment in their yard and therefore the smaller parks are not often used as much. She stated that she also would not want to set precedent for the future.

Councilmember Johns echoed and agreed with the comments from Councilmember Shryock. She stated that the policy as drafted benefits the community as a whole and therefore the dollars

from development should continue to be focused on community parks and trail connection rather than small pocket parks.

Councilmember Williams stated that Snake Park is the only park accessible to her home and the only way she can access the park is by walking ¼ mile along Highway 47. She stated that it is essential that the entire community has access to the facilities without driving. She stated that there are parks without safe crossings to community parks. She stated that while the far north portion of the community is more developed, the rest of the community should not be left out. She stated that it is time as the community grows to review how traffic patterns have changed and identify areas that can bring the community together as there are large portions of the community that are not being served by the resources today.

Parks Commissioner Sis noted that his development did not receive a pocket park and he felt conflicted as he felt he would value a park in his neighborhood. He stated that now that he has joined the Commission he can see the value in focusing efforts on community parks. He stated that he would not let his children walk alone to nearby parks and therefore he can see the benefit in larger community parks with more amenities.

Councilmember Kuzma stated that he understands the big picture but noted that there are two separate issues. He recognized that there is limited funding on the big picture. He noted that the developer is willing to contribute a third of the funds necessary for a park and this is an opportunity to get this small park built. He believed that each opportunity should be reviewed on its own merits.

Mayor Strommen appreciated the separation of the two issues. She noted that sometimes there are things that do not fit into the mold. She noted that this development is on another magnitude because of its size. She stated that she agreed with the comments of Councilmember Williams that people need to have access to parks and she values that. She stated that there is a balance somewhere because there is a value to the large regional parks but there is also need sometimes for smaller parks.

Councilmember Riley stated that he has received a number of emails asking why a park is not being built in the development near the old municipal center. He agreed that this is a much larger development that needs a park. He stated that he would support a reduction in park dedication but perhaps not a dollar to dollar match. He stated that as Ramsey continues to be developed the needs of the City will change, noting that this development is different than any other development in Ramsey.

Parks Commission Chair Bennett stated that this is a different issue because the developer wants this park in their development because it is an amenity. He questioned whether the overall community would have good access to the park within this development. He stated that he won't argue that this would be a great spot for a park but he was unsure that going against the policy would set the City up for the future. He noted that if these parks need to be maintained by the City there would be additional operations costs as well. He stated that if the funds are used in this manner that takes away from addressing issues at other existing parks in the City that serve other neighborhoods.

Councilmember Shryock asked the density of this development compared to other developments that have constructed and maintain their own playgrounds at their own costs.

Mayor Strommen noted that the market has changed since the older plats were approved and therefore the economics should also be considered.

Parks and Assistant Public Works Superintendent Riverblood stated that there are just a few weeks to sort out this issue with the developer and therefore he was hoping for a strong consensus to help guide this. He asked if the City would be responsible for this in terms of park dedication credit or future maintenance. He stated that if the park was going to be park dedication credit funded then perhaps the park should be made more unique. He stated that if the park is on the greenway corridor that could bring other people in from other neighborhoods. He stated that people are not going to travel to reach a neighborhood park that looks just like theirs.

Parks Commission Chair Bennett stated that he has heard over and over the comment that people want the parks to have every amenity and that cannot occur if the City continues to pursue pocket parks. He stated that while this looks great, the City has to be careful to go against its own policy.

Mayor Strommen stated that the policy is important and maybe if there is a unique opportunity, such as a homeowners' association with a dense development, perhaps there is an opportunity to carve something out that would not give dollar to dollar credit towards park dedication but would give credit for unique options.

Parks and Assistant Public Works Superintendent Riverblood stated that perhaps the City could offer half the development costs of the park with park dedication credit and the homeowners association would provide long-term maintenance for a nature based park. He noted that could be an interim policy until the long-term policy is reviewed.

City Administrator Ulrich noted that the City does give credit for trails and if the park area is open and accessible to trail users, perhaps a credit could be negotiated. He stated that bathrooms would be reserved for large community programs.

Parks Commissioner Trappen stated that he lives in a neighborhood where the lots vary in size from one acre to three acres and therefore it could take a lot of space to service a large number of homes compared to this denser development that would serve a lot of people. He stated that perhaps the idea of density could be considered in a long-term policy discussion.

It was the consensus of the Council to create an interim exception that would allow for negotiations on this development case for a trail system and trail wayside park area that would be accessible and inviting.

DRAFT

April 28, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Dear Tim –

As a part of the Riverstone preliminary plat submittal, the following lists the basic details of the park dedication proposal.

A portion of the park dedication fees to be paid by the developer, as a part of each phase of the community, is proposed to be credited back to the developer, in return for park improvements to be made by the developer within Riverstone. We request this proposal be presented to the Planning Commission and City Council for review and further discussion. There are a few points of clarity which are important to note, due to the previous discussions that have taken place with city staff and during the recent Council workshop.

- Riverstone will be unlike any residential neighborhood previously developed in the city of Ramsey, due to the mid-density style homes and the overall size of the community. With this in mind, the park dedication credit will not be setting a precedent. The majority of the lots have an area in range of 6,500 SF as compared to a standard single family lot, in the range of 10,000 SF. With much less yard space in each lot, park land can be easily justified at Riverstone. This neighborhood does not compare to single family neighborhoods with larger lots.
- The future Lake Itasca park will be a great nearby amenity to Riverstone. The concern is the unknown schedule of those park improvements and the distance the park will be away from the majority of homes to be built in Riverstone. From the center of the Riverstone neighborhood, Lake Itasca is approximately ½ mile away (as the crow flies). At this distance, families typically prepare for a walk to the park together, and it will take about 10 minutes to get there. The compact lots and significant size of the Riverstone community will demand park and open space that is a quick walk down the street. With the high number of children anticipated to live at Riverstone, they will want a neighborhood park they can run to close to home. The children can play on the playground or they can run around in the open space. It is anticipated that over 1,000 residents will live in Riverstone, with many being children.
- The city is not being asked to contribute outside funds to this park. The funding will come from the Riverstone community itself, as each phase develops. Upfront funding to build the park will be the responsibility of the developer. The park dedication fees will be credited to the developer until the total amount is reached. The credit is planned to take multiple years.
- The developer's original park credit proposal included park credits to fund the park located on Outlot D. The improvements to Park D are estimated to cost $203,000. In an effort to meet concerns of city staff and make the proposal more desirable to the city, the developer has since revised the proposal to remove these improvements on

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Ramsey, MN 55303
Office: (763) 427-3090 Fax: (763) 712 -9060

Park D from the park credit request. Instead, the developer will now be responsible to fund all improvement costs for Park D. This area will be privately owned and maintained by the homeowners' association.

- Developer's financial obligations:
  - The total cost to develop the trail and Park C is estimated at $665,410, of which city park dedication credits will be $482,910, and the remaining balance of $182,500 will be funded by the developer.
  - In addition to the cash funds above, the developer will forego revenue from 5 potential homes sales in the area of Park C, totaling $1,500,000.
  - The offsite financial obligations by the developer for infrastructure on Puma and Bunker Lake Road are substantial, totaling over $1,000,000. This reduces the ability of the developer to increase project funding.

PROPOSAL

Outlot C is proposed to be a public park (owned by the city) with standard park improvements including a playground or play structures, pavilion, and benches. The lawn maintenance of this park is proposed to be completed by the HOA. The estimated capital budget for this park is listed below. This budget includes the cost of the regional trail corridor and neighborhood trail.

PARK C - PUBLIC	
PLAYGROUND	$ 100,000.00
LANDSCAPING	$ 100,000.00
LAND, 40,729 SF	$ 23,375.23
PAVILLION	$ 50,000.00
SIGN MONUMENT	$ 15,000.00
PARKING	$ 4,620.00
BENCHES (4)	$ 7,680.00
TOTAL	$ 300,675.23
TRAIL - PUBLIC	
LAND 42,924 SF	$ 24,634.99
LANDSCAPING	$ 37,500.00
CONSTRUCTION COST	$ 83,375.00
RETAINING WALL	$ 27,125.00
BENCHES (5)	$ 9,600.00
TOTAL	$ 182,234.99
GRAND TOTAL PUBLIC PARKS	$ 482,910.22

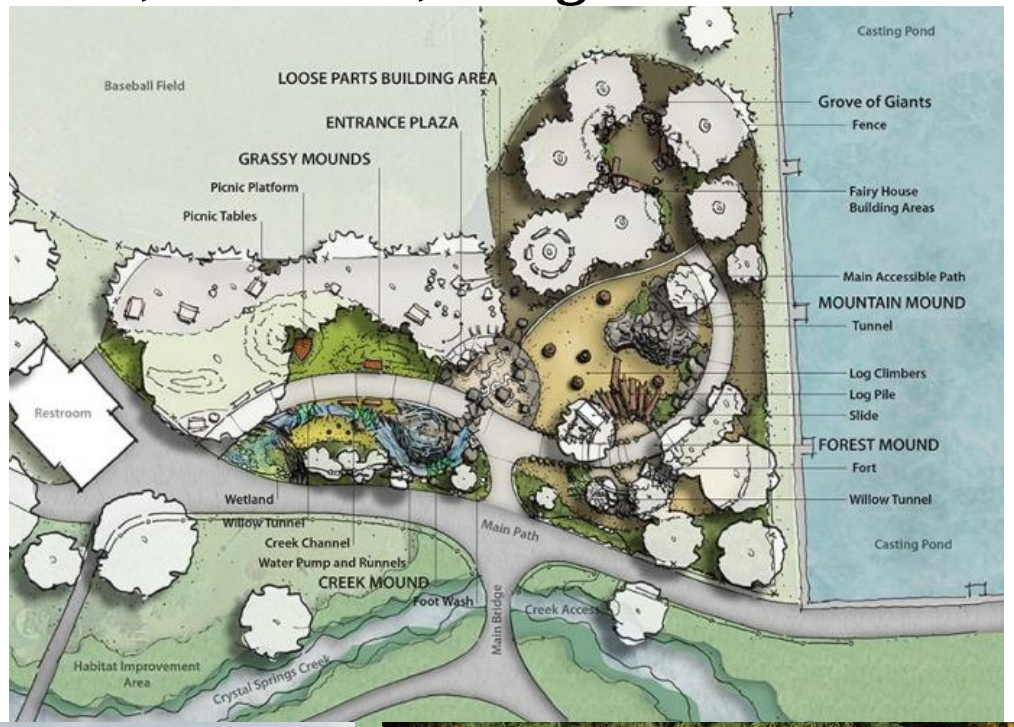
Should the city determine it will only provide park credit for the trail corridors and not the park, the developer will be unable to proceed with the park option. The developer's plan would then be modified to add residential lots to the previous park location. If this is the ultimate direction from the city, the developer will continue to move forward with development, without Park C as a feature for the residents of Riverstone.

It is the hope of the developer, that the park proposal is accepted, so the Riverstone neighborhood is created to its maximum potential, to be a model neighborhood in the City of Ramsey for years to come.


Lake Itasca
Park
Lake Itasca
Greenway
Area Parks Plan
Riverstone Addition

Westermoreland Nature Play Area; Portland, Oregon











http://www.play-scapes.com/play-design/natural-playgrounds/westmoreland-nature-play-area-portland-oregon-2014/

Hartley Nature Preschool; Duluth, Minnesota















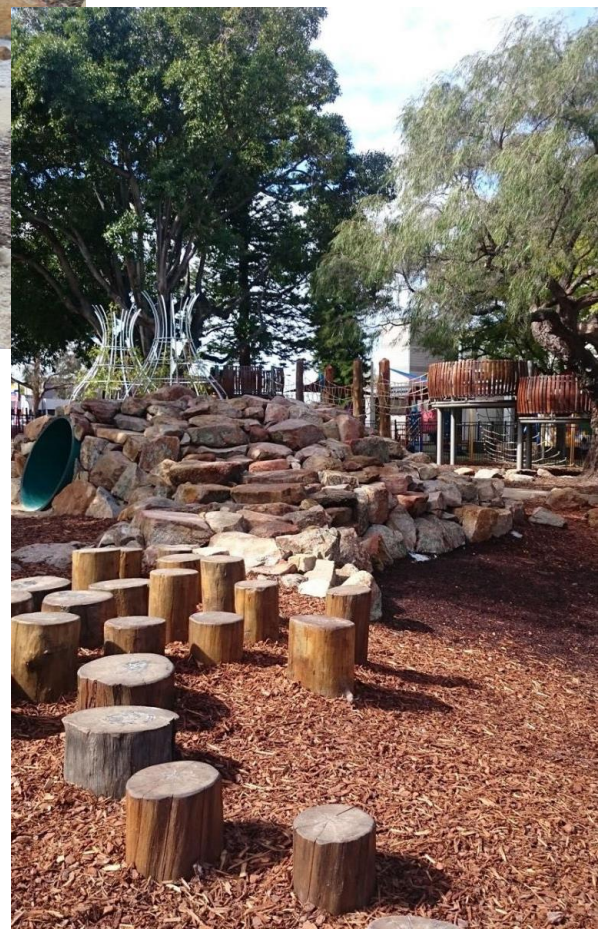
Nature Play in Western Australia











http://www.natureplaywa.org.au/

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

CC Regular Session **7. 2.**

Meeting Date: 05/23/2017

By: Tim Gladhill, Community Development

Information

Title:

Introduce Ordinance Vacating Roadway Easement for Puma Street Related to Riverstone Addition

Purpose/Background:

The purpose of this case is to introduce an ordinance vacating a portion of former roadway easement for a section of Puma Street south of Bunker Lake Boulevard. This easement is no longer being used for this purpose, and according to the City Attorney, the City should vacate this easement. The easement previously had a roadway access that terminated at the rail line, and was retained to access a civil defense siren that has since been relocated.

Regarding the Preliminary Plat for Riverstone Addition, the Planning Commission held a Public Hearing for the Preliminary Plat on May 4, 2017 and recommended approval of this plat.

Introducing an ordinance does not obligate the City Council to provide final approval. In order to accommodate Capstone Homes' desired schedule for Riverstone Addition, it will be important to introduce the ordinance this evening.

Notification:

The City will utilize the introduction phase of the ordinance to call for a Public Hearing at the June 13, 2017 City Council Meeting. Notifications will be sent as required. Staff has also begun to notify potentially impacted utility providers.

Observations/Alternatives:

Purpose of Easement

The purpose of the easement is for road purposes. This road has since been vacated. The roadway easement still exists, and needs to be vacated. The easement in total is 73 feet in width. Capstone's project areas is entitled is 33 feet of that total. The adjacent property owned by Hageman Holdings, proposed to be developed by PSD, LLC is 40 feet. The distribution of the easement is based on how it was originally recorded and has been reviewed by the City Attorney.

Existing Utilities Co-Locating in Easement

Based on the information provided by Capstone Homes, the only other utility with infrastructure in the easement area is Connexus Energy. Connexus Energy has a three-phase transmission line in the 40 corridor to be vacated to the PSD project area. Capstone Homes has offered to relocate this transmission line to their project area to accommodate additional space for density transitioning.

Potential Unresolved Issues in Vacation

Staff does acknowledge that there is potential opposition to the overall easement vacation by PSD, LLC. However, Staff, PSD, and Capstone continue to work on potential solutions that meet the City's obligation to vacate a public easement no longer needed, provide the necessary corridor for the existing Connexus Energy transmission line, and the desire of the two developments to provide adequate density transitioning. At this point, Staff does not believe the City Council should postpone introducing the ordinance, as it is not the final action for approval. Staff believes an appropriate solution can be worked out before the Ordinance is adopted on June 13, 2017 as currently scheduled. Staff notes this topic for transparency purposes.

Funding Source:

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

Recommendation:

Staff recommends that the City Council introduce the Ordinance.

Staff acknowledges that opposition from an adjoining property owner exists. Staff will attempt to resolve this issue prior to the June 13, 2017 City Council Meeting where the City Council is scheduled to take action on adopting this Ordinance along with Preliminary Plat approval for Riverstone Addition. Introducing the Ordinance this evening does not obligate the City Council to approve the request.

Action:

Motion to introduce Ordinance vacating roadway easement for former Puma Street and direct Staff to attempt to resolve the opposition to vacating the easement prior to considering adopting said Ordinance.

Attachments

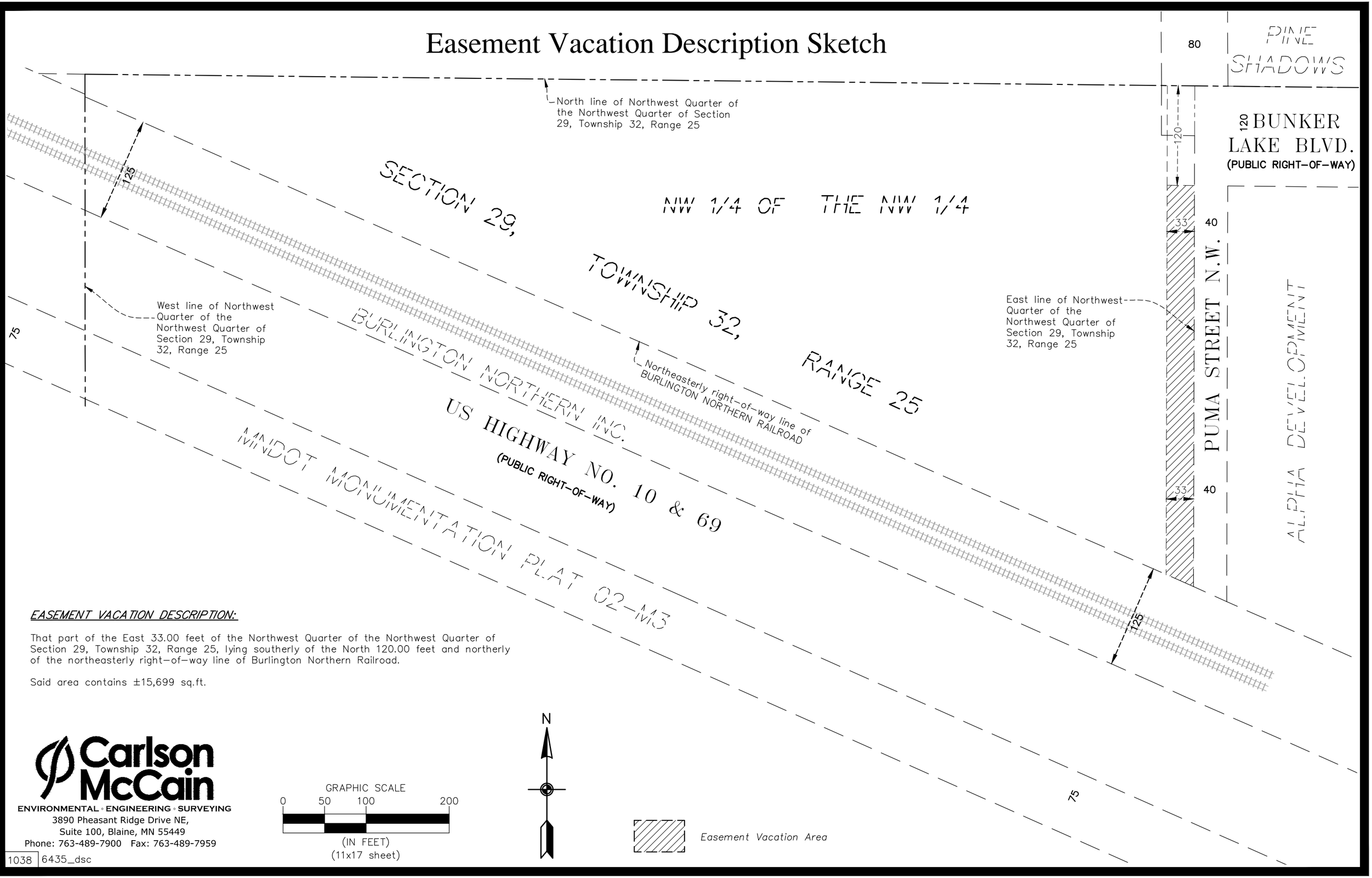
Easement Sketch

Ordinance #17-07

Form Review

Inbox	Reviewed By	Date
Kurt Ulrich	Jo Thieling	05/18/2017 03:22 PM
Patrick Brama	Patrick Brama	05/18/2017 03:32 PM
Form Started By: Tim Gladhill		Started On: 05/18/2017 07:24 AM
Final Approval Date: 05/18/2017		

Easement Vacation Description Sketch



EASEMENT VACATION DESCRIPTION:

That part of the East 33.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, lying southerly of the North 120.00 feet and northerly of the northeasterly right-of-way line of Burlington Northern Railroad.

Said area contains ±15,699 sq.ft.

Carlson McCain
ENVIRONMENTAL ◦ ENGINEERING ◦ SURVEYING
3890 Pheasant Ridge Drive NE,
Suite 100, Blaine, MN 55449
Phone: 763-489-7900 Fax: 763-489-7959

GRAPHIC SCALE
0 50 100 200
(IN FEET)
(11x17 sheet)

N

Easement Vacation Area

1038 | 6435_dsc

Save Date: 02/14/17 f:\jobs\6421 - 6440\6435 - ramsey site\cad c3d\survey\6435_dsc.dwg

ORDINANCE #17-07

CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

AN ORDINANCE VACATING PORTIONS OF ROADWAY EASEMENT FOR PUMA STREET RELATED TO RIVERSTONE ADDITION.

SECTION 1. AUTHORITY

This ordinance is adopted pursuant to and under the authority of the Home Rule Charter of the City of Ramsey, Section 12.06 and Minnesota Statutes 412.851.

SECTION 2. VACATION

The following described dedicated road easements as indicated by Exhibit A attached hereto are hereby vacated, to-wit, contingent upon recording of the Plat entitled RIVERSTONE ADDITION:

> That part of the East 33.00 feet of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, lying southerly of the North 120.00 feet and northerly of the northeasterly right-of-way line of Burlington Northern Railroad.

Said easement vacation becomes null and void if the Plat entitled RIVERSTONE ADDITION is not recorded.

SECTION 3. EFFECTIVE DATE

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

PASSED by the City Council of the City of Ramsey, Minnesota the 23rd day of May, 2017.

_____
Mayor

ATTEST:

_____
City Clerk

Introduction date:
Posting dates:
Adoption date:

Publication date:
Effective date:

Exhibit A
Easement Sketch

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CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA

The Ramsey City Council conducted a regular meeting on Tuesday, May 23, 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 Melody Shryock
Councilmember Kristine Williams

Members Absent: Councilmember Chris Riley

Also Present: Asst. City Administrator/Economic Development Manager Patrick Brama
Parks and Assistant Public Works Superintendent Mark Riverblood
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 7:00 p.m., followed by the Pledge of Allegiance led by Mayor Strommen.

2. PRESENTATION

None.

3. CITIZEN INPUT

None.

4. CONSENT AGENDA

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

4.01: Receive April 2017 Financial Reports – General Fund and Enterprise Funds
4.02: Note the Following Boards and Commissions Meeting Minutes:

- Planning Commission Meeting Minutes dated April 6, 2017
- Economic Development Meeting Minutes dated April 13, 2017
- Park and Recreation Meeting Minutes dated April 13, 2017

DRAFT

- Environmental Policy Board Meeting Minutes dated April 17, 2017

4.03: Approve the following Meeting Minutes:
1) City Council Work Session dated May 9, 2017
2) City Council Regular dated May 9, 2017

4.04: Approve Joint Powers Agreement between the City of Ramsey and County of Anoka for Assessment of Property

4.05: Approve Request to Declare Surplus Property

4.06: Adopt Resolution #17-05-116 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of May 5, 2017 through May 17, 2017

4.07: Adopt Resolution #17-05-114 to Hire Seasonal Public Works Maintenance Workers

4.08: Adopt Resolution #17-05-115 Approving a Beekeeping License for the Property Located at 6768 158th Lane NW (Project #17-122); Case of Lorraine Winsor

4.09: Adopt Resolution #17-05-117 Approving an Easement Encroachment Agreement for a Sport Court at 7496 161t Ave NW

4.10: Adopt Resolution #17-05-123 Authorizing Partial Payment to DRC, Inc. for Ramsey Municipal Complex Site Demolition

4.11: Adopt Resolution #17-05-124 Approving Work Plan and Budget for Trailside Pollinator Habitat Restoration at the Lake Itasca Trail

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

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, and Williams. Voting No: None. Absent: Councilmember Riley.

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

7.01: Consider Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition

Parks and Assistant Public Works Superintendent Riverblood reviewed the staff report and introduced Steve Bona.

Steve Bona, Capstone Homes and Riverstone Development Company, displayed the Master Plan for the development. He stated that he was unsure whether there is question about the need for the park or simply regarding the development credits. He stated that this development is zoned

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R-2 and therefore the lots will be smaller than the typical single-family home lot which will result in smaller lots and higher density. He stated that because of that, this is a unique neighborhood for the City of Ramsey and for the area. He stated that they will take advantage of the high visibility from Highway 10. He noted that they are attempting to provide a park and area for the kids to run within the development, rather than the closest park being a quarter mile from the development. He stated that they would be unable to build the park without the credits towards park dedication and would instead be converted into lots for additional homes. He provided an overview of what would be created in the development including the number of lots, open space, trails, and amenities which will include landscaped open space, berm landscaping, landscaped entrances, water features and surrounding landscaping. He stated that they are attempting to create a crosswalk to the play area from the greenway corridor as well. He stated that at the Park and Recreation Commission meeting he had difficulty describing the area outside of the greenway corridor. He provided a sketch of the proposed greenway corridor trail and the proximity to the proposed park that would include at least one, possibly two, crossings to the park. He stated that the proposed park would have a connection to the Lake Itasca Trail, provide a unique play area, have close proximity to homes in Riverstone, landscaping with irrigation, include a pavilion and would be available for public use. He provided a comparison from the original proposal to the new proposal request for park dedication credits, noting that the land costs had been removed. He stated that there are significant infrastructure off-site costs for utilities and noted that the share of the developer will be over $1,000,000 for utility extension. He stated that is not a typical developer cost and therefore the additional cost for creating the park and open space and paying full park dedication would not financially work. He stated that there has been discussion of setting precedent by allowing this request but noted that he did not believe that this would be precedent setting. He referenced the Villages at Sunfish Lake and noted that situation should not be used as an example of a developer paying park dedication and creating a park in addition because the development went bankrupt. He stated that Northfork has also been mentioned but noted that development has higher home values with larger lots and the attempt in this development is to provide more affordable homes.

Parks and Assistant Public Works Superintendent Riverblood reviewed the recommendation that Alternative 1 or Alternative 2, as outlined in the staff memorandum, be selected as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition. He noted that staff supports recommendation of Alternative 2, which was developed on the direction from the joint worksession between the City Council and Park and Recreation Commission. He stated that regardless of the alternative that the Council directs staff to proceed with, there will still be several hundred dollars in park dedication provided by the developer. He noted that following the direction of the Council, the Park and Recreation Commission will make a formal recommendation at their meeting on June 9th that will come before the Council on June 13th.

Mayor Strommen noted that there was great discussion at the joint worksession meeting with the Park and Recreation Commission. She noted that in this instance the Council should consider the interim topic and not the policy as a whole.

Councilmember Johns stated that in the end there will still be a balance owed for park dedication regardless of the option chosen and asked for more detailed information.

Parks and Assistant Public Works Superintendent Riverblood stated that there is currently a total of $1,100,000 with the combination of park dedication and trail fees for the number of lots proposed. He stated that park dedication and trail fees have a tendency to increase slowly over time and therefore with phasing of the development that figure could increase. He stated that there has been a firm decision on the crosswalk solution, so that is a small item that may change in terms of park dedication.

Councilmember Johns stated that there would then be approximately $460,000 in credits and over $500,000 in cash paid for park dedication.

Councilmember Shryock asked if the park would be a City owned park.

Parks and Assistant Public Works Superintendent Riverblood stated that it would be a City owned park but the mowing, trimming, fertilization and leave blowing would be the responsibility of the Homeowners Association.

Councilmember Kuzma stated that typically the City does not support small pocket parks but this would be a park alongside the greenway corridor that would be accessible to the public.

Parks and Assistant Public Works Superintendent Riverblood confirmed that this would be an amenity along the trail that would provide residents the option to stop and use the park features, such as the water fountain and benches, regardless of whether they use the playground equipment.

Councilmember LeTourneau stated that he was not present at the worksession but does also support the credit for the park because it would be an amenity for the residents not only in the neighborhood but also for those using the corridor.

Motion by Councilmember LeTourneau, seconded by Councilmember Kuzma, to direct staff to proceed with Alterative 2 as the framework to fulfill Park Dedication Obligations and Credit for the Development Agreement for the Riverstone Addition.

Further discussion: Mr. Bona stated that if the land cost is removed with Alternative 2, he would suggest the overall budget for the park be reduced such as the landscaping and pavilion which would offset the cost of the land. Councilmember Shryock asked for clarification; confirming that the developer would be asking the Council to reduce the proposed line item costs to account for the land costs. Mr. Bona confirmed that the overall credits would be the same, he would simply ask for the line items for items such as landscaping to be reduced. Councilmember Johns stated that it would then seem that the Council would be giving credit for $275,000 but only receiving $250,000 in product. Mr. Bona stated that the costs would come down by approximately $23,000 to account for the land costs. Mayor Strommen noted that the line item costs are estimates and therefore would not want to specify. She stated that the motion would include the up to amount with the direction for the developer to work with the Park and Recreation Commission and staff. She stated that perhaps the developer could meet the landscaping requirements at a lesser cost but those details will be worked out with staff and the

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Park and Recreation Commission. Parks and Assistant Public Works Superintendent Riverblood agreed that the details would be developed with staff, the developer, and the Park and Recreation Commission. He believed that Alternative 2 would provide a win/win for everyone involved as the park will increase the value of the homes in the development which will increase the tax base for the City. Councilmember Williams asked if the cost for the land was recommended to be included by the Park and Recreation Commission. Parks and Assistant Public Works Superintendent Riverblood provided additional details but noted that Alternative 2 seems to be a good compromise of what the developer is requesting and the Park and Recreation Commission would like to see. Councilmember Kuzma stated that Alternative 2 is a good compromise between the City and the developer request. He noted that the cost of the land could be easily split between the homes in the development. He stated that if the land is going to be a sticking point, he would not support the credit for park dedication in return for the park. Mayor Strommen noted that there is an expectation of standard but the details of the park are not included in the motion and will be worked out with the developer, staff and the Park and Recreation Commission. Councilmember Shryock stated that she is confident that a solution will be found and that a great product will be developed.

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

Mr. Bona thanked the Council and stated that they do appreciate the efforts of the City.

7.02: Introduce Ordinance Vacating Roadway Easement for Puma Street Related to Riverstone Addition

Community Development Director Gladhill reviewed the staff report and recommendation to introduce the Ordinance vacating roadway easement for Puma Street related to the Riverstone Addition. He noted that staff acknowledges that opposition from an adjoining property owner exists. He noted that staff will attempt to resolve this issue prior to the June 13, 2017 City Council meeting where the Council is scheduled to take action on adopting the Ordinance along with the Preliminary Plat approval for Riverstone Addition. He noted that introducing the Ordinance does not obligate the City Council to approve the request.

Motion by Councilmember Shryock, seconded by Councilmember LeTourneau, to introduce an Ordinance vacating portions of roadway easement for Puma Street related to Riverstone Addition and direct staff to attempt to resolve the issue with the adjoining property owner prior to the next Council meeting.

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

7.03: Consider Adoption of Resolution #17-05-118 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat

DRAFT

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-03, 2017 Crackseal and Sealcoat.

Councilmember Kuzma asked if the Public Works would be able to utilize the overage of bunds budgeted should the bids come in lower than expected.

City Engineer Westby confirmed that if the bids are low and the base elements and additional items are included, Public Works could use the additional funds. He stated that he does not anticipate that occurring as the estimate was done very tightly.

Motion by Councilmember Kuzma, seconded by Councilmember Johns, to Adopt Resolution #17-05-118 Approving Plans and Specifications and Authorizing Advertisements for Bids for Improvement Project #17-00, 2017 Crackseal and Sealcoat Improvements.

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

7.04: Consider Adoption of Resolution #17-05-119 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution approving plans and specifications and authorizing advertisement for bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension to support current and future development within the Future Business Park area.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-05-119 Approving Plans and Specifications and Authorizing Advertisement for Bids for Improvement Project #17-09, Bunker Lake Boulevard Utilities Extension.

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

7.05: Consider Adoption of Resolution #17-05-120 Authorizing Municipal Agreement Program Funding Application for Highway 10 North Frontage Road Improvements – Ramsey Boulevard to Sunfish Lake Boulevard

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution authorizing City staff to submit a grant fund application for the maximum amount of $710,000 from the MnDOT Metro Municipal Agreement Program to construct frontage road improvements north of U.S. Highway 10 and realign westbound U.S. Highway 10 between Ramsey Boulevard and Sunfish Lake Boulevard.

Councilmember Shryock asked if there is a timeline in which the City must use the funds if the funds are awarded.

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City Engineer Westby replied that typically there is a two-year window to use the funds.

Councilmember Kuzma stated that Highway 10 is a priority and therefore this would be a good step forward.

Motion by Councilmember Kuzma, seconded by Councilmember Shryock, to Adopt Resolution #17-05-120 Authorizing Metro Municipal Agreement Program Funding Application for Highway 10 North Frontage Road Improvements Between Ramsey Boulevard and Sunfish Lake Boulevard.

Further discussion: Councilmember LeTourneau agreed that this would be another step in getting the ball rolling for Highway 10. He noted that the project is so large that even the small steps are expensive. He stated that this would position the City in a situation where they will be ready to go forward in both options for Sunfish Lake Boulevard and Ramsey Boulevard.

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

7.06: Consider Adoption of Resolution #17-05-121 Accepting Quotes and Awarding Contract for Improvement Project #17-11, Ground Penetrating Radar Pavement Evaluations – 2018 and 2019 Reconstruction and Overlay Improvements

City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution accepting quotes and awarding a contract for Improvement Project #17-11, Ground Penetrating Radar Pavement Evaluations for 2017-2026 CIP Reconstruction and Overlay Improvements.

Councilmember Johns stated that this is a nice process to remove the surprises from the road improvement projects and therefore she strongly supports this process.

Councilmember LeTourneau agreed that this is an interesting opportunity to learn more about the road conditions and prevent unwanted surprises.

Motion by Councilmember Johns, seconded by Councilmember LeTourneau, to Adopt Resolution #17-05-121 Accepting Quotes and Authorizing Award of Contract for Improvement Project #17-11; Ground Penetrating Radar Pavement Evaluations for 2017-2026 Street Reconstruction and Overlay Improvements.

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

7.07: Consider Adoption of Resolution #17-05-122 Accepting Quotes and Awarding Contract for Improvement Project #17-12, Soil Borings and Geotechnical Reports – 2018 and 2019 Reconstruction and Overlay Improvements

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City Engineer Westby reviewed the staff report and recommendation to adopt the Resolution accepting quotes and awarding a contract for Improvement Project #17-12, Soil Borings and Geotechnical Reports – 2018 and 2019 Reconstruction and Overlay Improvements.

Motion by Councilmember Kuzma, seconded by Councilmember Williams, to Adopt Resolution #17-05-122 Accepting Quotes and Authorizing Award of Contract for Improvement Project #17-12; Soil Borings and Geotechnical Reports for 2018 and 2019 Street Reconstruction and Overlay Improvements.

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

8. MAYOR, COUNCIL AND STAFF INPUT

Asst. City Administrator/Economic Development Manager Brama provide an update on the fund request for the purchase of the gas station on Sunfish Lake Boulevard by the City with the purchase of RALF funds. He noted that the item is moving forward for approval by the necessary agency on their consent agenda. He announced upcoming meetings and events.

Mayor Strommen stated that it is great to see residents utilizing the canoes and kayaks available at the park. She provided an update on the 30th anniversary North Metro Mayors Association meeting that the City of Ramsey hosted at the Fountains of Ramsey which went well.

9. ADJOURNMENT

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

Motion carried.

The regular meeting of the City Council adjourned at 8:24 p.m.

Respectfully submitted,

_____
Kurtis G. Ulrich
City Administrator

ATTEST:

_____
Jo Ann M. Thieling
City Clerk

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

DRAFT

Metropolitan District
1500 County Road B2 West
Roseville, MN 55113

May 18, 2017

Tim Gladhill
City of Ramsey
Community Development Director
7550 Sunwood Dr. NW
Ramsey, MN 55303

SUBJECT: Riverstone Addition
MnDOT Review #EAW17-008
NW quad US10 and Puma St
Ramsey, Anoka County

Dear Mr. Gladhill:

Thank you for the opportunity to review the Riverstone Addition EAW. Please note that MnDOT's review of this EAW does not constitute approval of a regional traffic analysis and is not a specific approval for access or new roadway improvements. As plans are refined, please keep MnDOT's staff informed of any major changes. MnDOT's has reviewed the document and has the following comments:

Permit Required
Any use of or work within or affecting MnDOT right of way requires a permit. Permit forms are available from MnDOT's utility website at http://www.dot.state.mn.us/metro/maintenance/permits.html

Please include one to one set of plans formatted to 11X17 with each permit application. : Please submit/send all permit applications and 11X17plan sets to: metropermitapps.dot@state.mn.us.
Please direct any questions regarding permit requirements to Buck Craig (651-234-7911) of MnDOT's Metro Permits Section.

Review Submittal Options:
MnDOT's goal is to complete the review of plans within 30 days. Submittals sent in electronically can usually be turned around faster. There are four submittal options. Please submit either:

1. One (1) electronic pdf. version of the plans. MnDOT can accept the plans via e-mail at metrodevreviews.dot@state.mn.us provided that each separate e-mail is under 20 megabytes.
2. Three (3) sets of full size plans. Although submitting seven sets of full size plans will expedite the review process. Plans can be sent to:

   MnDOT – Metro District Planning Section
   Development Reviews Coordinator
   1500 West County Road B-2
   Roseville, MN 55113

3. One (1) compact disc.

4. Plans can also be submitted to MnDOT's External FTP Site. Please send files to: ftp://ftp2.dot.state.mn.us/pub/incoming/MetroWatersEdge/Planning Internet Explorer doesn't work using ftp so please use an FTP Client or your Windows Explorer (My Computer). Also, please send a note to metrodevreviews.dot@state.mn.us indicating that the plans have been submitted on the FTP site.

If you have any questions concerning this review please feel free to contact me at (651) 234-7784.

Sincerely,



Karen Scheffing
Principal Planner

Copy sent via E-Mail:
Brian Kelly, Water Resources
Buck Craig, Permits
Gayle Gedstad, Traffic
Ashley Roup, Right-of-Way
Paul Jung, Area Engineer
Nancy Jacobson, Design
Russell Owen, Metropolitan Council

Minnesota Pollution Control Agency

520 Lafayette Road North | St. Paul, Minnesota 55155-4194 | 651-296-6300

800-657-3864 | Use your preferred relay service | info.pca@state.mn.us | Equal Opportunity Employer

May 24, 2017

Mr. Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

Re: Riverstone Addition Environmental Assessment Worksheet

Dear Mr. Gladhill:

Thank you for the opportunity to review and comment on the Environmental Assessment Worksheet (EAW) for the Riverstone Addition project (Project) located in the city of Ramsey, Anoka County, Minnesota. The Project consists of an 89-acre residential development. Regarding matters for which the Minnesota Pollution Control Agency (MPCA) has regulatory responsibility and other interests, the MPCA staff has the following comments for your consideration.

Low Impact Design

The MPCA advocates the use of Low Impact Design (LID) practices to aid in the minimization of stormwater impacts. LID is a stormwater management approach and site-design technique that emphasizes water infiltration, values water as a resource, and promotes the use of natural systems to treat water runoff. Examples include:

- Special ditches, arranged in a series, that soak up more water
- Vegetated filter strips at the edges of paved surfaces
- Trees or swales between rows of cars
- Residential or commercial rain gardens designed to capture and soak in stormwater
- Porous pavers, concrete, and asphalt for sidewalks and parking lots
- Narrower streets
- Rain barrels and cisterns
- Green roofs

LID concepts may be found in the *State of Minnesota Stormwater Manual* dated November 2005 located on the MPCA website at: http://www.pca.state.mn.us/water/stormwater/stormwater-manual.html.

In addition, the MPCA LID webpage provides a description and examples of LID features such as permeable pavement, rain gardens, and green roofs. Links to other resources on LID are available as well. The website is located at: https://www.pca.state.mn.us/water/stormwater-management-low-impact-development-and-green-infrastructure.

We appreciate the opportunity to review this Project. Please provide the notice of decision on the need for an Environmental Impact Statement. Please be aware that this letter does not constitute approval by the MPCA of any or all elements of the Project for the purpose of pending or future permit action(s) by the MPCA. Ultimately, it is the responsibility of the Project proposer to secure any required permits and to comply with any requisite permit conditions. If you have any questions concerning our review of this EAW, please contact me via email at Karen.kromar@state.mn.us or via telephone at 651-757-2508.

Sincerely,

Karen Kromar

Karen Kromar
Planner Principal
Environmental Review Unit
Resource Management and Assistance Division

KK:bt

cc: Dan Card, MPCA, St. Paul
Teresa McDill, MPCA, St. Paul

Minnesota Department of Natural Resources
Ecological and Water Resource
1200 Warner Road
St. Paul, MN 55106

May 16, 2017 Transmitted Electronically

Tim Gladhill
Community Development Director
7550 Sunwood Drive NW
Ramsey, MN 5303

Re: Riverstone Addition EAW

Dear Tim Gladhill,

The Minnesota Department of Natural Resources (DNR) has reviewed the Environmental Assessment Worksheet (EAW) for the Riverstone Addition located in Ramsey, MN. We offer the following comments for your consideration.

Shorelands (page 7)

The EAW acknowledges that a portion of the site is in the Shoreland Overlay District of Lake Itasca, but suggests that the shoreland in the project area is eligible to be reduced because Alpine Drive NW functions as a drainage divide, such that the project area will not drain north to Lake Itasca. Please note that any removal of shoreland district area is subject to review and approval by DNR and it is unlikely that this request would be approved. Shoreland throughout the state contains roads (topographic divides) that have changed the drainage direction of overland sheet flow. Allowing land to be removed from a shoreland because of these human modifications to the landscape would defeat the purpose of the shoreland program. Shoreland is defined as a specific distance from a water body, not by topographic divide. Therefore, the portion of the development within the 1,000 foot shoreland district of Lake Itasca should be designed to comply with the standards in the City's Shoreland ordinance.

Floodplains (page 7)

The EAW indicates that in connection with a previous development, a water level analysis showed that Lake Itasca does not outlet during 100-year snowmelt and rainfall events, but modeled water levels came close to reaching the outlet on the south side of the lake, so the City of Ramsey proposed to install an outlet for the lake. It is not clear from the EAW discussion whether that outlet was previously installed or is being proposed in connection with this development proposal. Please note that any change to the existing outlet characteristics of the lake will likely require a Public Waters Work Permit.

Surface/Groundwater Appropriations (pages 15 - 16)

We recommend that ground water conservation measures, such as stormwater reuse for irrigation and use of drought tolerant native plants for landscaping, be incorporated into the development design.

Fish, Wildlife, Plant Communities and Sensitive Ecological Resources (Rare Features) (pages 20 -22)

As stated in DNR's NHIS letter, the Blanding's turtle flyer and fact sheet should be provided to all contractors working in the area (see Appendix D of EAW). If Blanding's turtles are in imminent danger they should be moved by hand out of harm's way, otherwise they should be left undisturbed. Please remember that state law and rules prohibit the destruction of threatened or endangered species, except under certain prescribed conditions.

Thank you for the consideration of our comments.

Sincerely,

/s/ Rebecca Horton

CC: Kate Drewry, Melissa Doperalski

May 22, 2017

Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Drive NW
Ramsey, MN 55303

RE: City of Ramsey Environmental Assessment Worksheet (EAW) – Riverstone Development
Metropolitan Council Review No. 21716-1
Metropolitan Council District 9

Dear Mr. Gladhill:

The Metropolitan Council received an EAW for the Riverstone Development on April 21, 2017. This EAW reviews a project which will include up to 246 detached single-family homes and 98 attached townhome units on 89.44 acres of land in the City of Ramsey. Site development will include installation of municipal sewer and water, grading, and stormwater features. The project area is bordered on the north by Alpine Drive NW, on the east by Puma Street NW, on the south by the Burlington Northern Railroad and U.S. Highway 10/169, and the west by the Links at Northfork Golf Course.

Council staff has conducted a review of this EAW to determine its adequacy and accuracy in addressing regional concerns and the potential for significant environmental impact. The staff review finds that the EAW is complete and accurate with respect to regional concerns and does not raise issues of consistency with Council policies. The following sections offer comments regarding technical information that should be included in the EAW as well as advisory comments for the City's consideration.

Item 8 – Permits and Approvals Required *(Jim Larsen, 651-602-1159)*
In accordance with Minnesota Statute Section 473.513, at the time the project proposer makes application to the Minnesota Pollution Control Agency (MPCA) for a permit to construct each segment of sanitary sewer for the proposed project, a copy of the plans, design data, and a location map of the project will also need to be submitted to the Metropolitan Council. The Council's Environmental Service Engineering Programs staff will need to review, comment, and issue a nonobjection decision relative to issuance of the construction permit by the MPCA before connection can be made to the City's wastewater disposal system.

Item 11.b.iv.a. – Water Resources – Surface Waters – Wetlands *(Jim Larsen, 651-602-1159)*
The EAW states that the two wetlands to be retained within the project site, when delineated in October of 2016, had dominant vegetation consisting of soybeans, reed canary grass, and stunted corn. It also indicates that Lower Rum River Watershed Management Organization wetland protection standards will require native vegetation to be established within a 16.5-foot wide buffer strip around the wetlands. Council staff encourages the City and Watershed to work with the project proposer to restore wetland habitat within these two degraded wetlands as a part of the overall project, so that they can become an amenity for the proposed development once buffers have been reestablished around them.

Item 13 – Fish, Wildlife, Plant Communities, and Sensitive Ecological Resources (Rare Features) *(Jim Larsen, 651-602-1159)*
The EAW states that Blanding's turtles (*Emydoidea blandingii*), a state threatened reptile species, has been observed in the vicinity of the proposed project. The prevalence of wetlands, stormwater treatment, and infiltration basins on and near this site raises the concern for wildlife impacts following completion of the proposed project. Indigenous fauna will likely attempt to remain in the area, in spite of its gradual conversion from a rural to an urban setting. Council staff recommends that the City specify the utilization of sloping, surmountable curbing throughout the project site. The use of standard, near-vertical B524 or similar curbing can be expected to result in nearly full mortality of the area's turtle population by entrapping them within roadways as they pass between and to nearby water basins for feeding and nesting. The simple change to a more gently sloping curb, consistent with DNR's recommendation and guidance contained in Appendix D will reduce fauna mortality risks in the area without impacts to stormwater flow, driver and pedestrian safety, or maintenance activities. Use of Minnesota Department of Transportation Curb and Gutter Design No. S524 or similar design profile is suggested.

Item 8 – Permits and Approvals Required *(Eric Wojchik, 651-602-1330)*
Table 3 shows that a Comprehensive Plan Amendment has been submitted for the Riverstone project. This detail should be amended to state 'To be applied for' because, as of the date of this letter, no amendment for this development has been submitted to the Metropolitan Council.

Forecasts *(Todd Graham, 651-602-1322)*
TAZ forecasts are not discussed in plan materials, but this would be helpful information. A draft set of TAZ forecasts for 2040 has been prepared by Met Council and is available for local governments to review.

The Riverstone site is within TAZ #61. The zone is currently forecasted to gain +86 households during 2014-40. Council staff recommend adding +260 households and +650 population to the TAZ #61 forecast, to reflect the planned Riverstone development. *Balancing adjustments* can be made to TAZs elsewhere in the community. The City can update the TAZ forecast through correspondence to Metropolitan Council.

Council staff opinion is that the expected development fits within the community total forecast prepared by Metropolitan Council; no change is needed to the community total forecast.

This concludes the Council's review of the EAW. The Council will take no formal action on the EAW. If you have any questions or need further information, please contact Eric Wojchik, Principal Reviewer, at 651-602-1330.

Sincerely,

LisaBeth Barajas, Manager
Local Planning Assistance

CC: Steve O'Brien, MHFA
Tod Sherman, Development Reviews Coordinator, MnDOT - Metro Division
Todd Haas, Board Chair, Lower Rum River WMO
Edward Reynoso, Metropolitan Council District 9
Eric Wojchik, Principal Reviewer/Sector Representative
Raya Esmaeili, Reviews Coordinator

Minnesota Historical Society

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PRESERVING › SHARING › CONNECTING

MINNESOTA HISTORIC PRESERVATION OFFICE

May 23, 2017

Mr. Tim Gladhill
Community Development Director
City of Ramsey
7550 Sunwood Dr NW
Ramsey, MN 55303

RE: EAW – Riverstone Addition
T32 R25 S20 and S29, Ramsey, Anoka County
MnHPO Number: 2017-1792

Dear Mr. Gladhill:

Thank you for providing this office with a copy of the Environmental Assessment Worksheet (EAW) for the above-referenced project.

Based on our review of the project information, we conclude that there are no properties listed in the National or State Registers of Historic Places, and no known or suspected archaeological properties in the area that will be affected by this project.

Please note that this comment letter does not address the requirements of Section 106 of the National Historic Preservation Act of 1966 and 36 CFR § 800. If this project is considered for federal financial assistance, or requires a federal permit or license, then review and consultation with our office will need to be initiated by the lead federal agency. Be advised that comments and recommendations provided by our office for this state-level review may differ from findings and determinations made by the federal agency as part of review and consultation under Section 106.

Please contact our Compliance Section at (651) 259-3455 if you have any questions regarding our review of this project.

Sincerely,

Sarah J. Beimers

Sarah J. Beimers, Manager
Government Programs and Compliance

Regular Planning Commission **5. 9.**

Meeting Date: 06/01/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on The COR Interim Development Plan

Purpose/Background:

The purpose of this case is to review preliminary comments from the EDA on The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the master plan. Details of the recommendations prepared by the Planning Commission over a series of workshops are attached to this case.

Direction from the April 25, 2017 Joint Work Session was to review this draft with advisory boards and commissions. The draft was reviewed by the Economic Development Authority on May 25, 2017. The draft will be reviewed by the Parks and Recreation Commission and Environmental Policy Board at their respective June Meetings. Staff will be seeking authorization for public comment on the draft in July.

Notification:

Observations/Alternatives:

This document is certainly a working document. Ideas on how to better phrase and format this document are appreciated.

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

No action requested.

Action:

No action requested.

Attachments

DRAFT - The COR Interim Development Plan

DRAFT - The COR Parks and Public Realm Plan

Form Review

Inbox	Reviewed By	Date
Tim Gladhill (Originator)	Tim Gladhill	05/25/2017 02:00 PM
Form Started By: Tim Gladhill		Started On: 05/25/2017 01:10 PM
Final Approval Date: 05/25/2017		

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The COR Interim Development Plan

Anticipated Adoption: 2017

City Council	Mayor Sarah Strommen Councilmember At-Large John LeTourneau Councilmember At-Large Kristine Williams Ward 1 Councilmember Jill Johns Ward 2 Councilmember Mark Kuzma Ward 3 Councilmember Melody Shryock Ward 4 Councilmember Chris Riley
Planning Commission	Chairperson Randy Bauer Vice-Chairperson Gary Van Scoy Bruce Anderson Ralph Brauer Cheri Gengler Cindy Nosan Patrick Surma Former Chairperson Gary Levine (in memory)
Economic Development Authority	Chairperson Jim Steffen Vice-Chairperson Wayne Skaff Philip Brundt Brian Burandt Glen Hardin Chris Riley (Council Representative) Kristine Williams (Council Representative)
Parks and Recreation Commission:	Shane Bennett, Chairperson Russell Bayer Andrew Fyten Jennifer Lestico Brandon Sis Charles Tchuinkwa Jon Trappen

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Environmental Policy Board	Thomas Stadola, Chairperson Michael Valentine, Vice-Chairperson Colleen Anderson Reid Bernard Jane Covart Michael Hiatt Lucas Trossen
Staff Team:	Tim Gladhill, Community Development Director Kurt Ulrich, City Administrator Patrick Brama, Asst. City Administrator/Economic Dev. Manager Chris Anderson, City Planner Bruce Westby, City Engineer Mark Riverblood, Parks and Asst. Public Works Superintendent

Version: I:\The Cor\2015 Vision Clarification\Vision Document 2017\Interim Development Plan\The COR Interim Development Plan.Docx 4/3/2017 2:07 PM

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Purpose of Interim Plan

The purpose of this document is to set into motion potential land use policy changes for The COR. In 2015, the City's Planning Commission described a need to evaluate and clarify the vision for The COR in response to several project approvals.

4/25/17 City Council Work Session Comment. This comprehensive/strategic document is important to clarify the City's expectations and vision in order to choose the correct real estate strategy. This document is an interim policy, and can adjust parallel to discussions on master developer/real estate strategy.

Common Terms

The COR Development Plan. This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center Master Plan.

The COR Interim Development Plan. This is the document you are reading now. While the City continues to refine land use recommendations and feasibility analysis for The COR, this document is intended to be a guiding policy document to review quality projects that do not meet the strict adherence to The COR Development Plan. Also referred to as the 'Interim Development Plan'.

The COR Development Plan Amendment. This is a future document. This will be the document that updates the Zoning Code, otherwise known as the official controls, for The COR. This will replace existing Comprehensive Plan, Zoning Code, and Design Framework. Also referred to as the 'Plan Amendment'. This will be considered the 'third generation plan' for The COR.

Using this Document

This land use plan is an interim plan that will guide land use decisions prior to a formal amendment for The COR. Uses currently allowed in The COR Development Plan shall be allowed consistent with applicable law. Projects consistent with options contained within this Interim Development Plan, but conflict with the existing plan, may proceed forward, but shall require a formal Plan Amendment. The policy directives of this document are advisory in nature, and are not binding. If a proposed project meets the minimum requirements of the existing Development Plan, it shall be considered consistent with the Development Plan and Zoning Code and shall be approved.

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Vision

The Vision Statement was created for the purpose of crafting update land use scenarios and is not intended to approve or disapprove individual projects. Projects must be reviewed using the City's Zoning Code as the official land use control. The Vision Statement is not a regulatory tool, yet a visionary tool.

> *The COR will serve as a City Center primarily to bring people of Ramsey together. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-oriented, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.*

4/25/17 City Council Work Session Comment. Recommend the following edits.

- Needs to clarify how this is going to be something other cities do not have and remain market driven.
- Statement on technology should be amended to 'technology accessible' and not 'technology-oriented.
- Does the comment on 'welcoming to all cultures' belong in this statement?
- Is the vision for 'unique 'achievable?
- Is the vision for architecture and historic feel achievable and unique?

5/25/17 EDA Comment. The Vision Statement needs additional refinement. Suggestions include, but are not limited to the following.

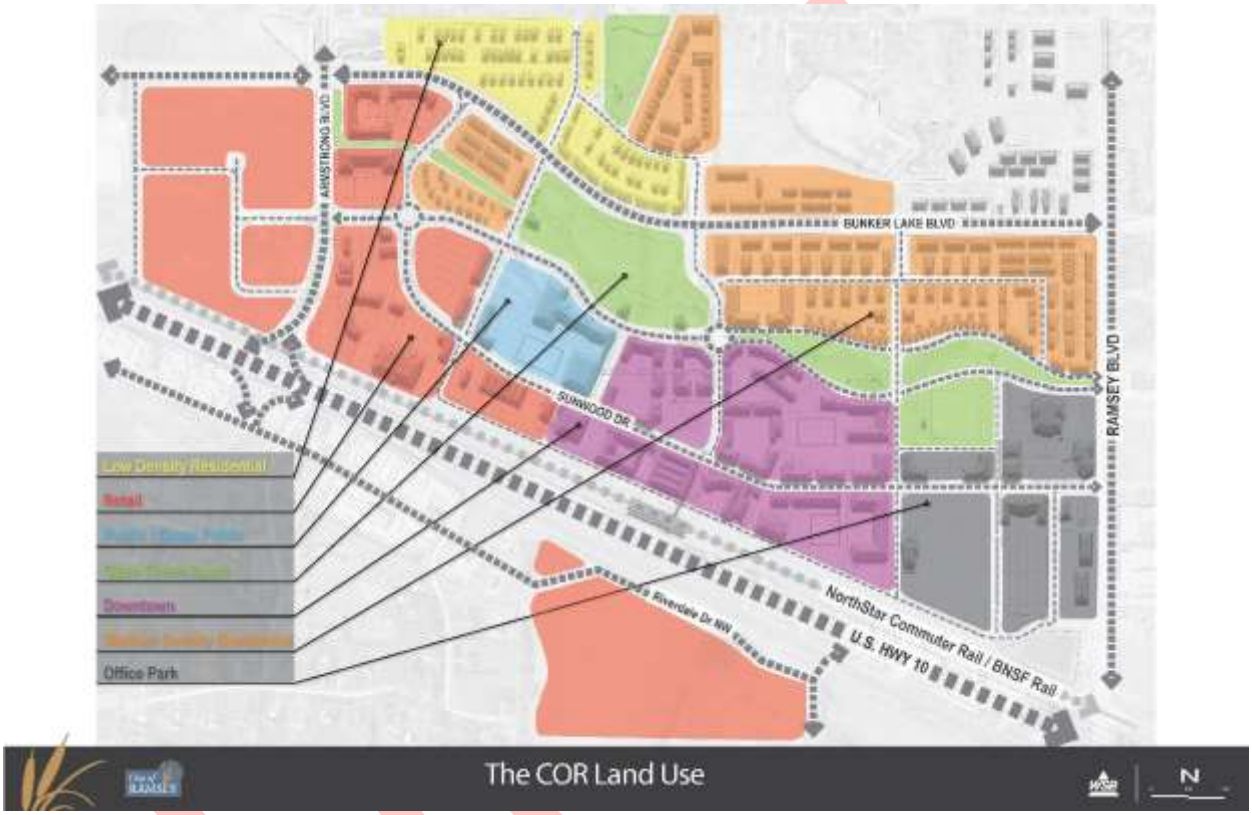
- The development should be market-driven, and not dictated by the City.
- The City should embrace market-driven opportunities as they come.

Development-Wide Assumptions

1. The development is part of a broader **GROWTH MANAGEMENT STRATEGY** that protects the City's primary land use goal to respect the **BALANCE OF RURAL AND URBAN CHARACTER**.
2. The development shall take a **MIX OF USES** within the development, which is also known as **HORIZONTALLY MIXED USE** approach versus a strict adherence to traditional mixed-use definitions to require vertically mixed-use buildings. The mix of land use districts and land use types within the development as a whole shall guide success of mixed use, not strictly mix of uses within a building, block, or individual district. These types of mixes although not required, are encouraged. The 'mix of uses' approach shall not preclude flexible first floor and vertically mixed use buildings.

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3. Our vision includes significant areas guided for a variety of **RETAIL OFFERINGS**. **HOUSING DENSITY** is important to that vision.
   The emphasis of the master plan concepts is to **GUIDE LAND USE**, and is **NOT SPECIFIC SITE PLAN REVIEW**. Future developers shall have the creative freedom to propose other concepts that are generally in line with **OVERALL VISION**.



Land Use District (Sub-District) Descriptions and Requirements

The COR is divided into five (5) distinct land use districts that ensure a mix of uses and guides quality private and public development. These districts are considered sub-districts and can be amended easier than traditional zoning districts. The overall land use mix shall be provided. Amending sub-districts shall be approved by resolution of the City Council after recommendation by the Planning Commission, but shall not require a Public Hearing. Amending sub-district boundaries shall not require a Comprehensive Plan Amendment so long as the over land use balance is preserved.

1. Downtown District (COR-1)

2. Retail District (COR-2)
3. Office District (COR-3)
4. Residential District (COR-4)
5. Parks and Open Space District (COR-5)

The Downtown District (COR-1)

Downtown District Description. The Downtown District shall be a high-density district with a mix of uses. Vertically mixed use buildings are not required, but are encouraged. The Downtown District shall be predominantly high-density residential to support existing transit and City growth-management goals, but is not required. Shared parking districts are an integral part of the success of this district. Urban design shall also emphasize build-to lines and pedestrian interaction. The district shall have the most robust architectural design standards amongst all City land use districts.

This district is the focal point of the development. This quarter-mile radius is key to land use supportive of transit and other City land use goals. The City of Ramsey and its funding partners (Anoka County, CTIB-Counties Transit Improvement Board, and Metropolitan Council) invested nearly $14 Million Dollars on the Northstar Commuter Rail – Ramsey Station, relying on The COR Development Plan. This district is described as predominantly high-density residential, with a number of commercial uses along Sunwood Drive. There should be a **MIX OF USES** within this district.

Planning Commission Recommendation: The City should focus on original visions to better manage parking and maximize land use of individual parcels. This includes reverting back to a **FLOOR AREA RATIO (FAR) OF 0.75** and retaining a strict adherence to **MAXIMUM PARKING** standards and shared **PARKING DISTRICT** requirements. Minimum density shall be fifteen (15) units per acre with no maximum density required.

4/25/17 City Council Work Session Comment. Concern was raised over reverting back to the 0.75 FAR, thus requiring vertical shared parking in the downtown district. Consensus was generally to study cost/benefit further, with acknowledgment of the need for flexibility.

5/25/17 EDA Comment. Open to discussion and reviewing further parking districts and parking ramps. However, the City should not force or require shared parking. Shared parking and parking ramps should be encouraged and strived for, but not required of private development. The City should not revert back to the 0.75 FAR.

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The Retail District (COR-2)

Retail District Description. The Retail District shall be focused on providing retail offerings to support the community and beyond. This district shall focus on smaller, unique shops, while allowing larger format retailers along Highway 10 where visibility and access is best.

Places to eat, shop, and be entertained were a key component of the original development. While other land uses have succeeded in continued growth, retail goals have struggled to keep pace. The City has continued to evaluate our retail marketing strategy, and amendments to this plan represent a broader effort to advance these goals.

Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, it is not likely that the City will be successful in developing this amount of retail within this 20 year planning period, if at all. Additionally, the market for larger retail users is quickly changing with adapting technologies. The City's market experts have encouraged the City to re-evaluate its retail strategies.

EMPHASIS: The City continues to plan for a significant amount of retail growth within The COR and throughout the community. The recommendations below are not intended to de-emphasize our retail goals, yet strengthen said retail goals and focus on more appropriate areas for future growth.

Planning Commission Recommendation: The northwest quadrant of the development (bordered by Armstrong Boulevard, Bunker Lake Boulevard, Zeolite Street, and Sunwood Drive) should be amended to strengthen the **LAKE ITASCA GREENWAY**, create **SMALLER DESTINATION RETAIL USERS**. Half of this quadrant should be re-guided for **an APPROPRIATE RESIDENTIAL USE**, with **DENSITY** appropriate for the type of overall land use plan for The COR.

This is the area of **MOST SIGNIFICANT CHANGE** recommended by the Planning Commission. The Planning Commission collaborated on developing multiple land use scenarios. The overall approach was to divide the northwest quadrant into four (4) smaller sub-quadrants divided by future public roadways and greenways and allocating half the quadrants to smaller, destination retailers and the other half to residential uses. Based on feedback and reconciling multiple angles of consensus, the land use map below represents the primary recommended land use map.

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Primary NW Quadrant Land Use Map – Vertical Split (this will be the model of the actual land use map [focus on polygons per land use, less focus on detailed site planning])



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Continued on next page.

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NW Quadrant Acceptable Alternatives

The alternatives listed below would require a future plan amendment, but are afforded certain policy feedback in advance. These can be viewed as 'pre-screened' alternatives.

NW Quadrant Horizontal Split



Continued on next page.

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NW Quadrant All Retail



The Office District (COR-3)

This district represented the area of highest consensus amongst the Planning Commission.

Planning Commission Recommendation: **NO AMENDMENTS** to this district are recommended. However, the City should look at strategies to encourage parking districts within this land use district as well.

Note. During the January 24, 2017 Joint Work Session between the City Council and Planning Commission, it was noted that an office user may be possible in the northeast quadrant currently guided for retail use. Staff's recommendation, while a potentially positive amendment, would be to consider

this possibility under a separate amendment, as the overall plan currently has a good balance of office planned, and a more comprehensive look would be needed for such an amendment.

The Residential District (COR-4)

The Residential District is further divided into three (3) categories. The descriptions below include recommended adjustments to density ranges.

- 'Low' Density (COR-4a). This is predominantly detached single-family located north of Bunker Lake Boulevard. The minimum density shall be four (4) units per acre and densities up to fifteen (15) units per acre shall be allowed.
- Medium Density (COR-4b). These predominantly include townhomes, both attached and detached. Minimum density shall be eight (8) units per acre with a maximum density of fifteen (15) units per acre. Additional density may be allowed via Conditional Use Permit.
- High Density (COR-4c). These areas are focused immediately north of The Draw Park and Amphitheater and provide a unique opportunity for interaction and transition. The emphasis on mix of uses is muted compared to the Downtown District. The minimum density of this district shall by fifteen (15) units per acre with no cap of maximum density.

Planning Commission Recommendation: The remaining undeveloped area immediately north of The Draw currently owned by K Hovnanian Homes shall be re-guided to High Density Residential. The Planning Commission recognizes the success of high density residential abutting The Draw on the south side (Parkview East) and sees this as an opportunity for consistent design when coupled with the future Aeon Apartment Development (north side).

Parks and Public Spaces (COR-5)

This district is governed by The COR Parks + Public Spaces Plan, and is included by reference as an integral part of The COR Interim Development Plan. Neither document shall be interpreted as a wholly separate document, and neither document shall be adopted or otherwise amended unless coinciding with each other. An amendment to one plan shall be considered an amendment to the other. This document has been adopted as a 'working draft' by consensus of the City Council. The intent is to adopt as a formal plan as part of the overall COR Development Plan Amendment.

Continued on next page.

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Implementation Plan

The Interim Development Plan represents Phase I of a three (3) phase project.

1. Interim Development Plan (this step)
2. System Plans (roads, utilities, parking structures, infrastructure, etc.).
3. Development Pro-Forma (funding and financing options.

Continued on next page.

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City of RAMSEY

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Major Planning COR Planning Efforts

EFFORT #1
COR Re-Visioning

PURPOSE
Update/ amend the vision for The COR.

1. Update COR Master Plan (map that shows vision, how the COR will look, how buildings will be oriented, where infrastructure should be located, etc.)

2. Update zoning district map (underlying land use regulations that will ensure the master plan will be implemented at the time individual projects come forward for review by the City)

3. Direction on outstanding major policy items:

   -Is vertically mixed use development a requirement?
   -appropriate size and location of retail uses?
   -Is there flexibility in location of zoning district borders?
   -Define basic vision and policy for community center.
   -Define basic vision and policy for parking ramps.

RESPONSIBLE BOARD
Planning Commission will draft a recommendation for Council consideration.

TIMING
Anticipated to have draft completed by April 2017. Once a draft is completed, it should be checked against COR System Plans and COR Pro-Forma. May need to be adjusted.

EFFORT #2
COR System Plans

PURPOSE
The City purchased The COR with two goals in mind (a) recover previous public investments, and (b) ensure the vision of The COR is implemented.

As a result, the City of Ramsey has taken the role of master developer for The COR. With the role, various assumed responsibilities are assigned to the City. Developers, businesses, and residents expect the city to have concept plans/ policies in place for the following items:

1. Storm water plan (regional)
2. Road plan (public roads)
3. Sign plan (development signs, way finding sigs, etc.)
4. Park & Trails plans
5. Community Center plan/ policy
6. Parking Ramp(s) plan/ policy
7. Cut/fill basic plan

There are many benefits to having this preliminary information ready—please see system plan dashboard for details. These plans are intended to be preliminary/ concept level only—for the sake of planning and budgeting.

RESPONSIBLE BOARD
Likely, all boards will be involved with this process. However, for the sake of efficiencies, the EDA will lead this effort. Findings will be presented to the Planning Commission and City Council.

TIMING
Upon completion of 1st draft of COR re-vision, staff would like to order this work for completion (i.e. begin May 2017). This work will take 6-9 months. Once draft is completed, it should be checked against COR Master Plan and COR Pro-Forma. May need to be adjusted.

EFFORT #3
COR Pro-Forma

PURPOSE
1. Update COR pro-forma based on updated vision and system plans. COR pro-forma will display the city's financial performance forecast/ project cash-flow over time (expenditures/ obligations versus revenues/ available funding).

2. Update COR TIF plan/ TIF analysis previously completed by Ehlers. This plan plays a major role in the "funding" side of the COR pro-forma. Because actual TIF revenues are based on actual completed projects, it would be helpful to update periodically. NOTE: TIF can only be used for projects completed before 2021.

3. Update COR land proceeds policy. Staff would like to (a) clearly identify what previous expenditures the City wishes to repay itself, (b) consider using land proceeds only for non TIF eligible costs, and (c) update the City's land sale proceeds forecasts.

RESPONSIBLE BOARD
EDA will draft a recommendation for Council consideration.

TIMING
Upon completion of COR re-vision and COR system plans, staff will complete this work (i.e. begin late 2017). This work will take 1-2 months. Once draft is completed, it should be checked against COR Master Plan and COR system plans. May need to be adjusted

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The group then formulated a broad work plan to accomplish the many steps to complete an overall plan amendment and update.



The COR Development Plan Update Plan of Action												
	2017											
	Quarter 1			Quarter 2			Quarter 3			Quarter 4		
	January	February	March	April	May	June	July	August	September	October	November	December
Task 1: Land Use Plan Update (Planning Commission)												
Draft Vision Statement												
Draft Land Use/District Map												
Draft District Descriptions												
Draft Development and Design Standards												
Draft Development Plan Update (Zoning Code)												
Adopt Final Version of Development Plan												
Task 2: System Plan/Infrastructure Study (EDA)												
Stormwater Plan												
Road Plan												
Sign Plan												
Parks and Recreation Plan												
Community Center Plan or Policy Statement												
Parking Ramp/District Plan or Policy Statement												
Cut/Fill Plan (Grading)												
Task 3: Project Pro Forma (EDA)												
Pro-forma												
Tax Increment Financing (TIF) Plan												
COR Land Sale Proceeds Policy												

Public Engagement

A key component of any policy decision is collaboration amongst its residents. These processes are part of natural and organic community conversations around key policy topics. The City will couple this policy discussion with ongoing workshops and community events as part of its overall Comprehensive Plan Update. For more information on this effort, please visit www.cityoframsey.com/ramsey2040.

4/25/17 City Council Work Session Note: All Boards and Commissions should review this document before the City Council considers formal adoption. The City Council should review the final document and approve before distributing to the public and stakeholders/landowners.

Mobile Comprehensive Plan Tour

The City is planning a Mobile Comprehensive Plan Tour for policy makers that will include local examples of plans and policies being discussed in the Comprehensive Plan Update. The tour is planned to include examples discussed in this Interim Development Plan as well.

Market Analysis

The Planning Commission recommends completion of a market analysis to confirm the policy directives of this document as it relates to the planned retail area. The Planning Commission continues to stress the importance of attracting retail uses to the Development, but want to ensure that there is not too much areas guided for retail growth beyond what the community can sustain.

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Community Center

The Planning Commission desires to continue to plan for a Community Center in The COR. The Planning Commission feels that this type of use would benefit the community and be a draw for other users within the development. This analysis will be completed as a separate planning process.

Detailed Vision/Zoning Check List for Future Decision-Making

5/25/17 EDA Comment. Now that the land use map is developed, this detailed checklist should come out of this document (strategic/visionary document). Perhaps it can be re-utilized when the Zoning Code is updated in later stages.

THE COR WILL BE A CITY CENTER THAT WILL SERVE AS A GATHERING PLACE FOR ALL PEOPLE.

CHECKLIST:

- IT WILL ATTRACT A DIVERSE AUDIENCE
- IT WILL HAVE SOMETHING OTHER CITIES DO NOT
- IT WILL STRESS SMALL SHOPS, NOT BIG BOX
- IT WILL BE FAMILY ORIENTED
- IT WILL APPLY MULTIPLE USES
- IT WILL BE TECHNOLOGY-ORIENTED

4/25/17 City Council Work Session Comment. The document should remove the comment about 'not big box).

THE MAIN PURPOSE OF THE COR SHOULD BE TO BRING THE PEOPLE OF RAMSEY TOGETHER.

A SECONDARY PURPOSE WILL BE TO BRING IN PEOPLE FROM OUTSIDE THE CITY.

***THE COR SHOULD SERVE AS A CITY CENTER PRIMARILY* TO BRING THE PEOPLE OF RAMSEY TOGETHER AND, IF POSSIBLE, BRING PEOPLE FROM OUTSIDE.**

TO REALIZE THIS VISION

→ **IT WILL ATTRACT A DIVERSE AUDIENCE BY:**

- ✓ **WELCOMING ALL CULTURES**
- ✓ **BEING OPEN TO ALL TYPES OF BUSINESSES**
- ✓ **ATTRACTING A WIDE AUDIENCE**

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→ **IT WILL BE UNIQUE; A DESTINATION BY:**

- ✓ **HAVING SOMETHING OTHER CITIES DO NOT**
- ✓ **BEING TECHNOLOGY-ORIENTED**
- ✓ **SERVING AS A COMMUNITY CENTER & GATHERING PLACE**
- ✓ **FEATURING UNIQUE ARCHITECTURE (COULD BE "HISTORICAL" AND STRESS FUNCTIONS)**
- ✓ **BEING FAMILY-ORIENTED; NOT BIG BOX**

4/25/17 City Council Work Session Comment. The document should remove the comment about 'not big box).

TEN PRINCIPLES (borrowed from Urban Land Institute)

1. ***GREAT STREETS NEED GREAT CHAMPIONS***
2. ***IT TAKES A VISION***
3. ***THINK RESIDENTIAL***
4. ***HONOR THE PEDESTRIAN***
5. ***PARKING IS POWER***
6. ***MERCHANDISE & LEASE PROACTIVELY***
7. ***MAKE IT HAPPEN***
8. ***BE SAFE, CLEAN, FRIENDLY***
9. ***EXTEND DAY INTO NIGH***
10. ***MANAGE FOR CHANGE***

Architectural Standards

A key component of the policy discussion for The COR has been architectural design standards. The Planning Commission believes several recent projects fell short of community expectations. While originally intended to be part of Phase I of The COR Development Plan Update, the Planning Commission continues to refine these recommendations and will continue throughout Phase II and Phase III to bring a quality recommendation forward with a full Plan Amendment.

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The standards below are not an exhaustive list of current design requirements, yet a focus on key topics that have been raised for future discussion. Upon final amendment, the City will prepare a side-by-side comparison of all existing and proposed design requirements. The final version of this Interim Development Plan will also include drawings/illustrations to illustrate the narrative being discussed.

Planning Commission Recommendation:

In the interim, the Planning Commission shall serve as an ad-hoc architectural review committee. Projects shall complete an architectural review prior to official Site Plan Review. The Planning Commission reserves the right to establish an ad-hoc sub-committee to serve as this Architectural Review Committee. The Planning Commission recommends that the City supplement the Development Review Team with the services of a licensed architect to help develop updated design standards and review development proposals. This will add value to the process, hopefully streamline review, and is in line with other professional services the City employs in development review. The cost of these services are the responsibility of the Developer.

Additional Discussion Points:

* The intent of design requirements is to maintain a consistent development look and acknowledge the pride and planning that went into the vision of this development. The tradeoff of a more densely developed areas was an acknowledgement of the need to 'step up' architectural design.

* All single-family homes in The COR shall include/not include a porch that protrudes from the front of the home, even with the garage, and not a recessed entry in the middle of the home.

* Over the next several months, the Planning Commission will better define front porches and if any additional design requirements or restrictions (i.e. split entry homes) are warranted. .

* Buildings in the Downtown District shall include a minimum of 50% brick. Vinyl siding shall not be allowed.

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Fiber cement panels shall be allowed as a complimentary material.

* Buildings in the Residential District shall have a minimum of 35% brick or stone on the front façade. Vinyl siding is allowed.

5/25/17 EDA Comment. Support a focus on quality architecture. City should continue to focus on four-sided architecture visible from the public realm. Quality signage on all four sides of the building should be allowed. The community should be able to park on public streets and reasonably access the building.

Private Open Space and Stormwater Design

The Planning Commission has expressed a concern over a perceived lack of private open space in medium density development as well as depth and steep slopes of stormwater ponds within the development due to the higher density nature. This concern has not yet been resolved, but will continue to be discussed during Phases II and III of the Plan Amendment. The City shall take into account sidewalks, greenways, and other private and innovative improvements (such as wonerfs).

Site Selection Process

The City is in a unique situation as Property Owner and Regulatory Authority. This presents opportunity, but also requires special attention to remain accountable to the public. In order to balance this approach without creating burdensome processes, the following steps shall be followed when considering a Purchase Agreement with the City in The COR.

Any perspective buyer of City-Owned Property in The COR shall first meet with City Staff to discuss appropriate sites. This is known as the Site Selection Process. The City and Buyer shall review multiple sites before selecting a preferred location. Depending on the complexity of the project, the City reserves the right to take this Site Selection Process to the Planning Commission, EDA, and City Council before reviewing a specific site.

The Buyer shall provide a site concept to be reviewed by the Planning Commission, EDA, and City Council before approving a Purchase Agreement. When a single-user proposes to purchase a portion of an undeveloped block or area, a series of 'site concepts' shall be developed before reviewing with any City board or commission. These site concepts shall demonstrate at least one reasonable concept for the remaining portion of the site that fits the vision and requirements of that area/district.

The Buyer must still complete the official Site Plan Review (and Subdivision) process after the Purchase Agreement Phase.

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History of Policy Discussion

This Interim Development Plan is the result of a Planning Commission initiative dating back to 2015. The City has invested a significant amount of time, energy, and resources in order to ensure a **MARKET RELEVANT PLAN** that balances **COMMUNITY VISION**.

Joint Work Sessions

The City Council and Planning Commission have met on multiple occasions to frame the policy question, discuss strategies, and identify solutions.

- March 26, 2015 = Joint Work Session
- July 12, 2016 = Joint Work Session
- January 24, 2017 = Joint Work Session

Surveys

In 2016, the City surveyed its Board and Commission Members on key topics related to The COR Development Plan.

The key directive coming out of review of these results on July 12, 2016 was to create a forum for policy makers to ask questions and receive direct feedback from developers and market experts, rather than completing another market study.

Market Panel Event

On October 27, 2016, the City hosted several market experts to respond to a wide range of policy topics raised by community policy makers. The output from this event served as an important foundation for land use recommendations developed by the Planning Commission.

Planning Commission Work Sessions

The information gleaned from the steps above were utilized to begin important policy discussions about the future of The COR. Following review of the Market Panel Event, the City Council authorized the Planning Commission to begin formulating land use recommendations for The COR. The Planning Commission met Work Sessions dedicated to The COR on multiple occasions.

- January 5, 2017 (to prepare for the January 24, 2017 Joint Work Session with the City Council)
  - Develop a Vision Statement
- February 2, 2017
  - Refine the Vision Statement
  - Collaborate on a Future Land Use Map
- March 2, 2017

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  - Refine the Vision Statement
  - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 18, 2017
  - Refine the Vision Statement
  - Refine the Future Land Use Map and Alternative Future Land Use Maps
- April 25, 2017
  - Draft document reviewed by City Council and Planning Commission in Joint Session.
  - Authorization to review with internal advisory boards and commissions.
- May 25, 2017
  - Draft document reviewed by EDA. Feedback/comments added to document.
- June 1, 2017
  - EDA comments reviewed by Planning Commission.

The Interim Development Plan is anticipated to be adopted in 2017.

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THE COR

RAMSEY, MINNESOTA

Parks and Public Realm Plan
Working Document



DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- F — FULL INTERSECTION
- 3/4 — NO LEFT OUTBOUND MOVEMENTS
- P — PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES

NORTH 0 300 600

LANDFORM
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DEVELOPMENT PLAN 6.0

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Regular Planning Commission **7. 1.**

Meeting Date: 06/01/2017

By: JoAnn Shaw, Community Development

Information

Title:

Zoning Bulletins

Purpose/Background:

Enclosed are zoning periodicals for your review.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Zoning Bulletins

Form Review

Inbox	Reviewed By	Date
Tim Gladhill	Tim Gladhill	05/25/2017 02:37 PM
Form Started By: JoAnn Shaw		Started On: 05/25/2017 02:23 PM
Final Approval Date: 05/25/2017		

QUINLAN™ May 10, 2017 | Volume 11 | Issue 9

Zoning Bulletin

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Mat #41945590

Signs/First Amendment—State's Billboard Act regulates signs based in part on a distinction between "off-premises" signs and "on-premises" signs

Billboard owner argues Billboard Act is an unconstitutional, content-based regulation of

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POSTMASTER: Send address changes to Zoning Bulletin, 610 Opperman Drive, P.O. Box 64526, St. Paul, MN 55164-0526.

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St. Paul, MN 55164-0526
1-800-229-2084
email: west.customerservice@thomsonreuters.com
ISSN 0514-7905
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speech, in violation of the First Amendment

Citation: *Thomas v. Schroer, 2017 WL 1208672 (W.D. Tenn. 2017)*

TENNESSEE (03/31/17)—This case addressed the issue of whether a state statute, which regulated both commercial and non-commercial speech by banning some forms of both on the basis of content, violated the First Amendment.

The Background/Facts: William H. Thomas ("Thomas") operated a business that involved posting outdoor advertising signs on various tracts of real property Thomas owned throughout Tennessee. Since approximately 2006, the State of Tennessee (the "State") had sought to remove Thomas'signs that did not comply with Tennessee's Billboard Regulation and Control Act of 1972 (the "Billboard Act").

The Tennessee Department of Transportation ("TDOT") promulgates and enforces billboards and outdoor advertising signs under the Billboard Act and the Federal Highway Beautification Act of 1965, as amended. Under the Billboard Act, regulated billboards and signs are subject to location and/or permit and tag restrictions. For example, regulated signs may not be "within six hundred sixty feet (660') of the nearest edge of the right-of-way and visible from the main traveled way of the interstate or primary highway systems . . . without first obtaining from the commissioner a permit and tag." (T. C. A. § 54-21-104(a).) Notably, under the Billboard Act, some signs, may be exempted or qualify as exceptions under the Billboard Act's location and/or permit and tag restrictions. (See T.C.A. §§ 54-21-103(1)-(3) and §§ 54-21-107(a)(1)-(2).) For example, billboards and signs may be exempted from certain regulations if they are advertising something related to the premises on which they are located. (See T.C.A. §§ 54-21-103(1)-(3) and §§ 54-21-107(a)(1)-(2).) In practice, State agents label signs regulated under the Billboard Act as "off-premise" signs and label unregulated signs as "on-premise" signs. (See Rule of Tennessee Department of Transportation Maintenance Division, Control of Outdoor Advertising, 1680-02-03.06).

The State denied permits for Thomas's signs, including a sign located off Interstate-40 West in Memphis (hereinafter the "Crossroads Ford sign") for failure to meet certain distance regulations under the Billboard Act. Thomas' Crossroads Ford sign had displayed various messages over the years, including: in 2012, an American Flag with Olympic rings; and later that year, an American Flag. Over time, the State removed some of Thomas' other outdoor advertising signs.

Eventually, Thomas sued the State, naming multiple Tennessee state officials in their official capacities. Among other things, Thomas alleged that the Billboard Act was unconstitutional in violation of the First Amendment. The First Amendment prohibits laws that regulate or restrict expression based on content, providing greater protection from

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regulation for non-commercial speech. Here, Thomas argued that his Crossroads Ford sign was entitled to First Amendment protection as a display of non-commercial speech. He claimed that removal of his billboards under the Billboard Act violated his First Amendment rights.

DECISION: Order finding Billboard Act an unconstitutional, content-based regulation of speech

The United States District Court, W.D. Tennessee, Western Division, found that the Billboard Act was an unconstitutional, content-based regulation of speech, in violation of the First Amendment.

In so holding, the court first explained that "[c]ontent-based laws—those that target speech based on its communicative content—are presumptively unconstitutional and may be justified only if the government proves that they are narrowly tailored to serve compelling state interests." Content-based laws are those that apply to a particular speech because of "the topic discussed or the idea or message expressed," said the court. Further, explained the court, "[w]hen a content-based regulation affects both commercial and non-commercial speech, the speech's nature determines the appropriate level of scrutiny."

Here, the court found that the Billboard Act was subject to strict scrutiny (i.e., the most stringent review) because it was a content-based regulation that implicated Thomas's non-commercial speech. The State had argued that the Billboard Act was content neutral—entirely based on the location of the signs with on-premises versus off-premises restrictions. The court recognized that it was possible for a restriction that distinguishes between off- and on-premises signs to be content neutral, but not where, as it found here, the off-premises/on-premises distinction hinges on the content of the message. Here, the Billboard Act imposed location, permit, and tag requirements on signs, unless they qualified as an exception or exemption. The language of the Billboard Act required the State to assess the sign's content to determine if it was exempt. Signs that advertised activities conducted or the sale/lease of the property on which they were located were exempted from the location, permit, and tag requirements (as "on-premises" signs). (T.C.A. §§ 54-21-103(1)-(3), 54-21-107(a)(1)-(2).) In practice, noted the court, the State also used a two-step inquiry known as the "premise and purpose test," which required that the sign's content identify an activity/sale/lease on the property where the sign was located before it qualified for exemption. (Rule 1680-02-03-.06(2)). Applied to Thomas, the court found that the State required regulation of Thomas's sign because its non-commercial message did not "speak[ ] up for the things going on there at that premise." "Even 'though [the on-premises/off-premises distinction appeared] facially content neutral, [it ultimately] [could] not be 'justified without reference to the content of the regulated speech,' " and thus [was] a content-based regulation," found the court. Thus, concluded the court, because the Billboard Act was a content-

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based regulation that applied to both commercial and non-commercial speech, and because the nature of the speech at issue (i.e., Thomas's sign) was non-commercial, the Billboard Act had to survive strict scrutiny to be found constitutional.

The Court went on to find that the Billboard Act did not survive strict scrutiny; and thus, the Billboard Act was unconstitutional. The court explained that strict scrutiny "requires the Government to prove that the restriction furthers a compelling interest and is narrowly tailored to achieve that interest." Here, the court found that the State's interests were not compelling, but even if they were, the Court found the Billboard Act was not narrowly tailored to those interests.

The court found that the interests that that the State sought to protect under the Billboard Act were aesthetics and traffic safety. Those interests were not "compelling interests," said the court. While the Sixth Circuit (the appellate court with jurisdiction here) had held that aesthetics and highway safety were "substantial or significant" governmental interests, neither the Sixth Circuit nor the United States Supreme Court had ever held that those interests were "compelling" under strict scrutiny, noted the court. Moreover, the court noted that the government's compelling interest must be related to the speech-based distinctions the regulation makes in order to withstand strict scrutiny. Here, the court found that aesthetics and traffic safety were non only "general and abstract interests generally not considered so compelling as to justify content-based sign restrictions, but also, they [were] unrelated to the distinction between signs with on-premises-related content versus other messages." In fact, in practice, the court found that distinction undermined the State's interests. For example, said the court, a small non-commercial, off-premises sign with muted colors and few words would require a permit and a tag and be restricted to a certain distance from the roadway, while an on-premises, bigger, brighter sign with more words would require no permit or tag and could be placed closer to the roadway.

Despite concluding that the State's interests were not compelling, the court's analysis continued, with the court finding that, even assuming the State's interests were compelling, the Billboard Act was not narrowly tailored to those interests. Arguably, the Billboard Act was "overinclusive," said the court, because in practice, while it could regulate off-premises signs that were highly distracting, it also regulated off-premises signs that were not highly distracting. In any case, the court found the Billboard Act was "underinclusive"—regulating less speech than necessary to advance the State's interests. The State failed to show how instituting permit, tag, and location requirements for signs displaying non-premises-related content was necessary to eliminate threats to traffic safety and aesthetics, "but that [having the same requirements] for other types of signs [was] not,' " found the court.

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Moreover, the court found that "the provisions at issue are not narrowly tailored because they are not the least restrictive means by which the State may further its interests." The court noted there were "multiple effective, less restrictive" alternatives to the on-premises/off-premises distinction of the Billboard Act, which would further the State's compelling interests," such as: a non-commercial/commercial distinction (which could be "less effective but not ineffective"); a size regulation; distance/spacing restrictions; and presentation-related regulations.

In sum, the court found that the State's interests were not compelling, and even if they were compelling, the Billboard Act's exemption and exception provisions were not narrowly tailored to achieve their purpose because they were underinclusive and did not constitute the least restrictive means available. For those reasons, the Court concluded that the Billboard Act was an unconstitutional, content-based regulation of speech.

See also: *Reed v. Town of Gilbert, Ariz., 135 S. Ct. 2218, 2226 192 L. Ed. 2d 236 (2015).*

See also: *Wagner v. City of Garfield Heights, 2017 WL 129034 (6th Cir. 2017).*

Case Note:

The court was not persuaded that the Billboard Act was written in such a way that the unconstitutional on-premises/off-premises distinction was severable from the rest of the Act. Thus, the court declared the entire Act unconstitutional.

Authority—Newly seated county commissioners repeal ordinance passed two weeks prior that had allowed for rezoning of property

Landowner argues commissioners lacked authority to rescind the prior rezoning approval

Citation: *Boomer v. Waterman Family Limited Partnership, 2017 WL 823712 (Md. Ct. Spec. App. 2017)*

MARYLAND (03/02/17)—This case addressed the issue of whether a county had the authority to rescind a previously adopted ordinance, thus reversing its own action.

The Background/Facts: The Waterman Family Limited Partnership

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("Waterman") owned approximately 140 acres of land (the "Wheatlands Farm property" or the "Property") in Queen Anne's County (the "County"). The Property, which was located across from a commercial development, was zoned "Countryside," a designation which permitted agricultural and low density uses. Waterman had a goal of rezoning the property to "Planned Regional Commercial," which permitted commercial and high density uses. As a first step toward that goal, in June 2014, Waterman petitioned the Town of Queenstown (the "Town"), seeking to have the Wheatlands Farm property annexed into the Town. The Town Commissioners voted to annex Property, and later adopted an ordinance rezoning the Property from Countryside to Planned Regional Commercial. The effective date of the rezoning ordinance depended upon a waiver from the County Commissioners because Maryland statutory law—Md. Code § 4-416(b) of the Local Government Article ("LG")— provided that the property could not be rezoned to permit development for uses substantially different from previously authorized uses or uses at a substantially higher density, for a period of five years, unless the County Commissioners granted express approval and waived the five-year period.

On November 25, 2014, the County Commissioners passed Resolution 14-31, which granted the express approval needed to allow for rezoning of the Property to a classification that was substantially different and at a higher density. The approval of Resolution 14-31 allowed development consistent with the "Planned Regional Commercial" classification without having to wait the five-year period referred to in LG § 4-416.

Shortly thereafter, newly elected commissioners took office. On December 9, 2014, the new County Commissioners adopted Resolution 14-33, which rescinded the express approval that previously had been granted under Resolution 14-31.

In response to that action, Waterman and the Town Commissioners filed actions in Circuit Court. They alleged that the County Commissioners lacked authority to rescind Resolution 14-31.

The County Commissioners, along with an interested party which had intervened—the Queen Anne's Conservation Association ("QACA")—contended that under Article XI-F, Section 6 of the Maryland Constitution, the County did have the legal authority to adopt Resolution 14-33, thereby rescinding Resolution 14-31.

Maryland's Constitution provides that "[a] code county may enact, amend, or repeal a public local law of that county by a resolution of the board of county commissioners. . . ." Md. Const. art. XI-F, § 6. The Constitution defines "public local law" as "a law applicable to the incorporation, organization, or government of a code county and contained in the county's code of public laws" (with exceptions).

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Waterman and the Town Commissioners disagreed. They argued that, in this context, the County Commissioners' sole source of authority to act was LG § 4-416, which was a public general law. Thus, they contended, Resolution 14-33 could not be a public local law under the Maryland Constitution. Pointing out that LG § 4-416 did not contain an express right to rescind and relying on language in the statute providing that, once waiver has been granted, the Town Commissioners have "exclusive jurisdiction" over zoning, Waterman and the Town Commissioners argued that the plain language of the statute prohibited the rescission of Resolution 14-31.

The County Commissioners and QACA countered, arguing that both Resolutions were public local laws, not public general laws. They contended that LG § 4-416 could not restrict the County's power under the Maryland Constitution to repeal a public local law like Resolution 14-31. Further, they argued that, even absent an express power to rescind a resolution, the County Commissioners had the inherent power to do so.

Ultimately, the circuit court concluded that the County Commissioners "had no authority to repeal and rescind Resolution 14-31." Finding there were no issues of material fact in dispute, and deciding the matter on the law alone, the circuit court granted summary judgment in favor of Waterman and the Town Commissioners.

The County Commissioners and QACA appealed (though, subsequently, the County Commissioners dismissed their appeal).

DECISION: Judgment of Circuit Court reversed.

Agreeing with QACA, the Court of Special Appeals of Maryland held that Resolutions 14-31 and 14-33 were public local laws (rather than public general laws), adopted pursuant to Article XI-F, Section 6 of the Maryland Constitution, and subject to rescission.

In so holding, the court discussed the process of determining whether a law is general or local. The court explained that "[t]he classification of legislative action as general or local is based on 'subject matter and substance and not merely on form,' . . . and is determined by applying 'settled legal principles to the facts of particular cases.' " "Enactments that apply to a single subdivision of the state regarding a subject of local import are considered local laws," said the court. Comparatively, "[e]ven an enactment that appears local in nature is a general law if it affects the interests of more than one geographical subdivision or the entire state."

Here, the court found that both Resolutions applied to the Wheatlands Farm property that was located "within a single subdivision of the state," and had "no consequence on any land outside of [the County]" and was a "matter of purely local import." Finding the Resolutions were public local laws (and not public general laws), the court agreed with

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QACA that LG § 4-416 could not restrict the County's power under the Maryland Constitution to repeal a public local law like Resolution 14-31. The court found there was "nothing that restricts the power to rescind a local law adopted pursuant to the power granted to the County [under the Constitution]."

Moreover, noted the court, again agreeing with QACA's argument, "even absent an express power to rescind a resolution, the County Commissioners had the inherent power to do so." "It is a general rule . . . that a Municipal Corporation has the right to reconsider its actions and ordinances, and adopt a measure or ordinance that has previously been defeated or rescind one that has been previously adopted before the rights of third parties have vested," said the court. The court acknowledged that rule is limited by the presence of a statute or a rule to the contrary, and subject to limitation such as when rights vest during the interim between enactment of a resolution and its rescission. Here, the court found there was no assertion that any rights vested during the two-week period between the adoption of Resolution 14-31 and the adoption of Resolution 14-33.

Accordingly, the court concluded that the County Commissioner's rescission of the approval previously granted which had allowed for rezoning of Waterman's Property was permitted.

See also: *Kent Island Defense League, LLC v. Queen Anne's County Bd. of Elections, 145 Md. App. 684, 806 A.2d 341 (2002).*

See also: *Dal Maso v. Board of County Com'rs of Prince George's County, 182 Md. 200, 34 A.2d 464 (1943).*

Variance—Zoning board of adjustment grants variance for open-air parking space

Neighbors appeal, arguing variance applicant lacked the prerequisite "unnecessary hardship" for a variance because there was no physical circumstance unique to applicant's property

Citation: *In re Chestnut Hill Community Association, 2017 WL 835411 (Pa. Commw. Ct. 2017)*

PENNSYLVANIA (03/03/17)—This case addressed the issue of whether a zoning board of adjustment erred by finding that denial of a variance would result in unnecessary hardship.

The Background/Facts: Jonathan Bernadino ("Bernadino") owned property (the "Property") in a Residential Single-Family Attached-3 Zoning District ("RSA-3") in the City of Philadelphia (the "City"). The Property consisted of a 126' by 25' lot improved with a semidetached, single-family home. Bernadino wanted to construct a single-car, open-air parking space (i.e., a driveway) in the Property's front yard. The City's Zoning Code (with exceptions not applicable here) prohibited such surface parking spaces in "required front, side, and rear yards." Because the parking space that Bernadino sought was expressly prohibited on his Property, it was necessary that he seek a variance. Bernadino applied to the City's Department of Licenses and Inspections (the "Department") for a zoning/use registration permit (i.e., a variance). The Department refused Bernadino's request. Bernadino appealed to the City's Zoning Board of Adjustment ("ZBA").

The ZBA granted Bernadino's variance request. In doing so, the ZBA determined that Bernadino's proposal "[met] the requirements for grant of the required variance."

Under the City's Zoning Code, an applicant seeking a variance had to prove that "unnecessary hardship" would result if the variance was denied and that the proposed use was "not contrary to the public interest." The ZBA, in addressing variance requests "must also consider the factors set forth in the [Zoning Code]." Essentially, and in summary, "an applicant seeking a variance pursuant to the [Zoning Code] must demonstrate that: (1) the denial of the variance will result in unnecessary hardship unique to the property; (2) the variance will not adversely impact the public interest; and (3) the variance is the minimum variance necessary to afford relief."

Here, the ZBA found that "due to the configuration of the Property and the location of the existing structure, rear[-]access parking [was] not possible at the site." The ZBA also determined that "[t]he proposed parking, because set back from the street and sized to accommodate only one vehicle, require[d] the least variance necessary to afford relief." Further the ZBA concluded that, "based on the evidence of record, that denial of the requested variance would result in unnecessary hardship." The ZBA "additionally conclude[d] that the remaining criteria for grant of a variance [were] satisfied," and that "the proposed use not have a negative impact on the public health, safety or welfare, . . . [as the ZBA found that] the proposed parking space [was] consistent with surrounding uses, [was] supported by the immediately adjacent neighbors, and [would] result in a net gain in the number of parking spaces on the block."

Chestnut Hill Community Association, along with a number of individuals, (collectively, "Chestnut Hill") appealed the ZBA's decision.

The trial court affirmed the ZBA's decision, and Chestnut Hill again appealed.

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DECISION: Judgment of Court of Common Pleas reversed.

The Commonwealth Court of Pennsylvania held that the ZBA erred in granting the variance to Bernadino because the ZBA had "improperly concluded that denying the variance would result in hardship due to physical circumstances or conditions unique to the property"—one of the necessary criteria for the granting of a variance.

The court explained that, pursuant to the City's Zoning Code, to find an unnecessary hardship in the case of a use variance, such as in the case at hand, the ZBA had to make various findings, including that the hardship was due to physical circumstances or conditions unique to the Property, and "not to circumstances or conditions generally created by the provisions of this Zoning Code in the [RSA-3 Zoning District where the Property was located.]" (See Philadelphia Zoning Code § 14-303(8)(e)(.2).) The court emphasized that the hardship "must be unique to the property at issue, not a hardship arising from the impact of the zoning regulations on the entire district."

Here, the court found the evidence showed clearly that every property in Bernadino's neighborhood was "hampered by parking limitations and [was] bound by the same surface parking restrictions set forth [the Zoning Code]." The court found that there was "nothing unique about the Property's physical circumstances or conditions that create[d] an unnecessary hardship" here. Thus, finding that Bernadino failed to satisfy the Zoning Code requirement that the unnecessary hardship not be "[due] to circumstances or conditions generally created by the provisions of [the Zoning Code in the RSA-3 Zoning District]," as mandated by the Zoning Code, the court concluded that there was no evidence before the ZBA of an unnecessary hardship unique or peculiar to the Property. Accordingly, the court concluded that the ZBA had improperly granted the variance to Bernadino.

See also: *Singer v. Philadelphia Zoning Bd. of Adjustment, 29 A.3d 144 (Pa. Commw. Ct. 2011).*

Zoning News from Around the Nation

CONNECTICUT

The state's Department of Housing has "proposed a statewide inclusionary zoning bill requiring a percentage of units in a newly created development to qualify as affordable housing." If House Bill 7298 is adopted, "Connecticut will be the first state in the nation to have statewide inclusionary zoning." Provisions of the proposed bill include: "[r]eserving a set percentage of units in all newly created multifamily

developments, with five or more units, as affordable to person's making below the Area Median Income (AMI). . . . Under the bill, developers must meet one of the following criteria: 15% affordable housing for those who do not exceed 30% AMI, 20% affordable housing for those not exceeding 60% AMI, or 30% for those not exceeding 80% AMI." In early April, the bill had not made it out of the House's Planning & Development Committee.

Source: *Darien Times*; www.darientimes.com

ILLINOIS

In early April, the State Senate passed House Bill 1133, "which would prevent local government from banning the Airbnb-style [short-term rental] businesses, [and] would give municipalities the ability to require short-term rental hosts to pay [up to $200 annually] for a permit in order to host guests." Under the bill, rental sites with three zoning ordinance violations per calendar year would have their permit revoked.

Source: *Indianapolis Business Journal*; www.ibj.com

NEVADA

The State Legislature is considering a bill—Assembly Bill 277—which would, among other things, "freeze existing municipal zoning laws for land within national conservation areas and national recreation areas," as well as within five miles of a national conservation area. In early April, the bill was still in committee.

Source: *Las Vegas Sun*; https://lasvegassun.com

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QUINLAN™ May 25, 2017 | Volume 11 | Issue 10

Zoning Bulletin

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Standing/First Amendment—City zoning ordinances restrict location of tattooing shops and require conditional use permit for shop operation

Tattoo artist challenges zoning ordinances as violating the First Amendment

Contributors

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POSTMASTER: Send address changes to Zoning Bulletin, 610 Opperman Drive, P.O. Box 64526, St. Paul, MN 55164-0526.

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610 Opperman Drive
P.O. Box 64526
St. Paul, MN 55164-0526
1-800-229-2084
email: west.customerservice@thomsonreuters.com
ISSN 0514-7905
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Citation: *Real v. City of Long Beach, 852 F.3d 929 (9th Cir. 2017)*

The Ninth Circuit has jurisdiction over Alaska, Arizona, California, Guam, Hawaii, Idaho, Montana, Nevada, Oregon and Washington.

NINTH CIRCUIT (CALIFORNIA) (03/29/17)—This case addressed the issue of whether a tattoo artist, who needed but had not applied for a conditional use permit to operate a tattoo shop in a city, had standing to bring a facial and/or as-applied First Amendment challenge to the city's zoning ordinance. The case also addressed whether the tattoo artist raised a cognizable claim (i.e., made the allegations necessary to try the claim) that the city's zoning ordinance, which restricted locations of tattoo shops and allowed them only with a conditional use permit, constituted an "unlawful prior restraint on speech" and/or an "unlawful time, place, or manner restriction on speech" in violation of the First Amendment.

The Background/Facts: James Real ("Real") was a tattoo artist who sought to open a tattoo shop in Long Beach, California (the "City"). The City's zoning ordinances disallowed tattoo shops in most locales, required at least 1,000 feet between tattoo shops and taverns or other tattoo shops, and required a conditional use permit ("CUP") to operate. Eventually, Real brought a legal action against the City, arguing that the City's zoning ordinances "unduly restricted his First Amendment right to engage in tattooing by (1) limiting the areas in which tattooing [was] permitted, including by requiring that there be at least 1,000 feet between tattoo shops and taverns or other tattoo shops, and (2) requiring permitting through a CUP process that vest[ed] excessive discretion in city officials and impose[d] excessive fees."

The district court held that Real did not have standing (i.e., the legal right to bring the claim) because he suffered no "injury" since he had never applied for a CUP in order to operate a tattoo shop in the City.

Real appealed. On appeal, he argued that he had standing to bring both facial (i.e., a challenge to the constitutionality of the ordinances, on their face) and as-applied (i.e., a challenge to the constitutionality of the ordinances as applied to Real) First Amendment challenges to the City's relevant zoning ordinances. He also argued that the ordinances operated as both unlawful prior restraints on speech and unreasonable time, place, or manner restrictions on speech in violation of the First Amendment.

DECISION: Judgment of district court reversed, and matter remanded.

The United States Court of Appeals, Ninth Circuit, held that Real had standing to bring both facial and as-applied First Amendment challenges against the City. The court remanded for the district court to try the City's defense that the ordinances were reasonable time, place, and manner restrictions and not unlawful prior restraints on speech.

With regard to the matter of standing, the court explained that "a plaintiff has standing to vindicate his First Amendment rights through a

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facial challenge when he 'argue[s] that an ordinance . . . impermissibly restricts a protected activity." Specifically addressing the fact that Real had brought the challenge to the zoning ordinances without first applying for a CUP, the court explained: "when a licensing statute allegedly vests unbridled discretion in a government official over whether to permit or deny expressive activity, one who is subject to the law may challenge it facially without the necessity of first applying for, and being denied, a license." The court said this was because, without standards to restrict the City's discretion, "the difficulties of proof and the case-by-case nature of 'as applied' challenges" would otherwise render the City's action "in large measure effectively unreviewable."

Here, the court noted that tattooing—including the tattoo, the process of tattooing, and even the business of tattooing—was a "purely expressive activity fully protected by the First Amendment." The court found that Real had "plainly challenged" the City's zoning ordinances on the grounds that they impermissibly restricted an activity protected by the First Amendment (e.g., tattooing) and vested excessive permitting discretion in the City (i.e., through the CUP permit approval process). Thus, the court concluded that Real had standing to bring a facial challenge to the zoning ordinances. "He was not required to first apply for, and then be denied, a CUP to bring [his] claim under a permitting system that allegedly gives City officials unfettered discretion over protected activity."

The court went on to note that facial challenges to zoning ordinances "may be paired with as-applied challenges." The court held that Real also had standing to bring an "as-applied" challenge to the City's zoning ordinances. The court explained that to establish such standing to bring a claim in federal court (i.e., "Article III standing") to challenge a law as applied to him, Real had to allege: (1) "a distinct and palpable injury-in-fact" that is (2) "fairly traceable" to the challenged zoning ordinance and (3) would "likely be redressed by a favorable decision."

The Ninth Circuit concluded that "Real was not required to apply for a CUP to operate anywhere in Long Beach to suffer an injury." Rather, said the court, Real satisfied the injury-in-fact requirement because: "(1) he alleged an intention to open a tattoo shop without a CUP"; (2) "tattooing is purely expressive activity fully protected by the First Amendment"; and (3) "the zoning ordinances proscribe[d] his intended conduct." The court also found that Real "sufficiently alleged a credible threat of prosecution," as he had argued that "the threat of [zoning] enforcement against [him] [was] substantial," because the City "ha[d] vigorously defended its zoning ordinances in this case, and [he] ha[d] been explicitly told that he [would] be subject to zoning enforcement processes if he open[ed] except as permitted by the zoning scheme."

Having found that Real had standing to bring his claims, the Ninth Circuit remanded the matter to the district court to try the claims. In doing so, the Ninth Circuit found that Real's claims were "cognizable" (i.e.,

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made with sufficient allegation to try the claim). With regard to Real's claim that the City's zoning ordinances constituted an unlawful prior restraint on speech, the court explained that, in order for Real to bring the claim, it was not necessary for the City's zoning ordinances to outright prohibit tattooing; rather, "a [licensing] scheme that places unbridled discretion in the hands of a government official or agency constitutes a prior restraint and may result in censorship." Additionally, noted the court, "a prior restraint that fails to place limits on the time within which the decisionmaker must issue [a] license is impermissible," because "a licensing scheme creates the possibility that constitutionally protected speech will be suppressed where there are inadequate procedural safeguards to ensure prompt issuance of the license."

Here, Real had alleged that the City's zoning ordinances: (1) vested excessive permitting discretion with the City to issue or deny a CUP; and (2) did not contain adequate procedural safeguards because no time limits were placed on CUP decisions. The Ninth Circuit agreed with Real that the City's zoning ordinances supported those allegations. The court pointed to the fact that "the criteria to issue a CUP includes the open-ended determination that the use 'will not be detrimental to the surrounding community including public health, safety or general welfare, environmental quality or quality of life.' " The court also noted that the City's zoning ordinances did not include a deadline for City officials to grant or deny a CUP.

Real had also argued that the City unconstitutionally restricted a protected means of expression (e.g., tattooing) through unlawful time, place, or manner restrictions on that speech. The court explained that time, place, or manner restrictions are reasonable if they are: "(1) [ ] justified without reference to the content of the regulated speech; (2) [ ] narrowly tailored to serve a significant governmental interest; and (3) leave[ ] open ample alternative channels for communication of the information." Further, the means of meeting the identified government interests must not be "substantially broader than necessary" and must "promote[ ] a substantial government interest that would be achieved less effectively absent the regulation." The district court had not addressed whether the City's zoning ordinances constituted permissible time, place, or manner restrictions on tattooing, and so the Ninth Circuit now remanded the matter for the district court to try.

See also: *City of Lakewood v. Plain Dealer Pub. Co., 486 U.S. 750, 108 S. Ct. 2138, 100 L. Ed. 2d 771, 15 Media L. Rep. (BNA) 1481 (1988).*

See also: *Susan B. Anthony List v. Driehaus, 134 S. Ct. 2334, 189 L. Ed. 2d 246 (2014).*

See also: *Anderson v. City of Hermosa Beach, 621 F.3d 1051, 67 A.L.R.6th 681 (9th Cir. 2010).*

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Validity of Regulations/Use—County ordinance limits marijuana cultivation to specific zoning districts

County resident challenges ordinance as invalid, arguing it violates county's comprehensive plan and is not a "reasonable regulation" on marijuana as required by state law

Citation: *Diesel v. Jackson County, 284 Or. App. 301, 2017 WL 920353 (2017)*

OREGON (03/08/17)—This case addressed the issue of whether a county zoning ordinance, which established the types of land on which medical and commercial marijuana cultivation would be permitted, and prohibited it on land zoned rural-residential, conflicted with the county's comprehensive plan, which encourage a variety of types of agriculture on land zoned rural-residential. The case also addressed whether a county board of commissioners, in adopting that zoning ordinance, was required to show that it was a "reasonable regulation" of marijuana production by demonstrating a "substantial government interest."

The Background/Facts: In 1998, Oregon voters approved the Oregon Medical Marijuana Act ("OMMA"), legalizing the production and sale of marijuana for medical purposes, under state law. In 2014, Oregon voters approved Ballot Measure 91, legalizing the production and sale of marijuana for recreational use under state law. Oregon statutes govern medical and recreational marijuana. Among those statutes, ORS 475B.370 establishes that marijuana is a "crop." ORS 215.203 authorizes local governments to adopt "exclusive farm use" zones. ORS 475B.340 authorizes local governments to "adopt ordinances that impose reasonable regulations" on businesses licensed to produce or process marijuana or sell marijuana wholesale or retail under Oregon's recreational marijuana scheme.

Following enactment of those statutes, Jackson County (the "County") adopted an ordinance (the "Ordinance") that amended the County's Land Development Ordinance ("LDO"). The LDO regulated land use within the county. The Ordinance amended the LDO to include various regulations on marijuana-related land use. Among other things, the Ordinance established the types of land on which medical and recreational marijuana production would be allowed and on which types it would be prohibited. Stating that, as a result of recent state legislative enactments, "recreational

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and medical marijuana production are considered a 'farm use,' " the Ordinance amended the LDO to allow marijuana production on lands zoned exclusive farm use (EFU), forest, and general and light industrial. Marijuana production was not authorized on lands zoned rural residential, rural use, urban residential, and commercial.

Sandra Diesel ("Diesel"), a resident of the County, opposed the adoption of the Ordinance. She appealed the adoption of the Ordinance to the state Land Use Board of Appeals ("LUBA"). Diesel argued that "[t]o the extent the Ordinance prohibits marijuana production (a farm use) on rural residential lands within the County, the Ordinance conflicts with the County's comprehensive plan," and is therefore invalid. Diesel argued that the County's comprehensive plan "requires that marijuana be allowed to be grown on rural residential lands." In support of her argument, Diesel pointed to a paragraph from the comprehensive plan that discussed the benefits of small-scale agriculture in rural areas where "parcelization and/or residential development" has occurred. That paragraph "encourage[ed] a variety of types of agriculture in the [C]ounty . . . ."

Diesel also argued that the Ordinance was "invalid because the [C]ounty failed to make a finding that identified 'any substantial government interest' advanced by the zoning decision." Diesel pointed to ORS 475B.340, which authorized local governments to adopt ordinances that imposed "reasonable regulations" on marijuana production and sale. Diesel cited case law that had established that "reasonable" regulation that restricts First Amendment rights must advance a "substantial government interest." Diesel maintained that the County therefore was required to show such a "substantial government interest" in order to establish the reasonableness of the Ordinance.

LUBA ultimately rejected Diesel's arguments and affirmed the County's adoption of the Ordinance.

Diesel appealed.

DECISION: Judgment of Land Use Board of Appeals affirmed.

The Court of Appeals of Oregon also rejected Diesel's arguments, and affirmed the County's adoption of the Ordinance.

The court first held that the Ordinance did not, as Diesel had argued, conflict with the County's comprehensive plan, which encouraged a variety of types of agriculture on land zoned rural-residential in the County. Again, Diesel had pointed to a paragraph of the County's comprehensive plan, which touted the benefits of small-scale agriculture in rural areas and "encourag[ed] a variety of types of agriculture in the [C]ounty . . . ." The court held that paragraph was "not language of requirement—neither grammatically or substantively." In other words, the court found that the language of the comprehensive plan did not "require" the County to allow marijuana production on rural residential-zoned land and that the County's decision to prohibit it on those land was not inconsistent

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with the comprehensive plan. Moreover, the court found that even if that paragraph of the County's comprehensive plan did require the County to encourage "a variety of types of agriculture" in areas where "parcelization and/or residential development has already occurred," the County's "decision not to allow marijuana production on rural residential lands—just one type of agricultural use—would not violate that command, because requiring the [C]ounty to encourage 'a variety of types of agriculture' is not the same as requiring the county to permit all types of agriculture."

The court next held that, contrary to Diesel's argument, the County Board of Commissioners was not required to demonstrate a "substantial government interest" to reasonably regulate marijuana production on rural residential lands. The court found Diesel's citation to First Amendment case law was unavailing. LUBA had concluded that Diesel's argument failed because she had not established that marijuana production was a protected interest under the First Amendment. On appeal, the court agreed. Moreover, the court noted that the County zoning Ordinance was authorized, "both generally and specifically, by statutes that [Diesel] [did] not contend were unconstitutional or otherwise invalid." (See ORS 215.050(1) (authorizing county governments to adopt and revise zoning ordinances); ORS 475B.340 (authorizing local governments to "adopt ordinances that impose reasonable regulations" on the production and sale of recreational marijuana, and listing as an example of such regulations "[r]easonable limitations on where a premises for which a license [to produce marijuana] may be located.")

Finally, the court held that the Ordinance was a "reasonable regulation"—under ORS 475B.340—of the production of commercial recreational marijuana cultivation in the County. The court found that Diesel had not argued that the property in the zoning districts where marijuana production was authorized under the Ordinance was unsuitable for marijuana production such that the owners of the land could not engage in that use. Moreover, the court found that the County was "actively encouraging those who [were] growing on rural residential and rural use lands to make application with the county for a 'non-conforming use verification permit' in order to make legal grow operations located on these lands," and that the Ordinance included measures intended to allow marijuana cultivators on rural-residential land an opportunity to come into compliance with the Ordinance.

Case Note:

In its decision, the court made note that it was not deciding what was a "reasonable regulation" of marijuana under ORS 475B.340.

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Vested Rights—After developer seeks to develop property, town rezones property

Property owner sues, claiming vested right in zoning classification

Citation: *McKee Family I, LLC v. City of Fitchburg, 2017 WI 34, 2017 WL 1337663 (Wis. 2017)*

WISCONSIN (04/12/17)—This case addressed the issue of whether a property owner has a vested right in a zoning classification. It also addressed whether a zoning classification creates a contractual expectation upon which a property owner may rely.

The Background/Facts: In 1989, McKee Brothers Partnership ("McKee Brothers") dedicated approximately 60 acres of farmland to the City of Fitchburg (the "City"). The farmland was donated to fulfill a park land dedication requirement for a variety of McKee Brothers' projects, including the property known as "Lots 53 and 54." Credit for the parkland allocation was determined by a settlement agreement, which gave McKee Brothers the right to build 600 dwelling units on a variety of lands it owned.

McKee Brothers later transferred Lots 53 and 54 to MAF Development, Inc. ("MAF"). The lots were zoned residential-medium ("R-M"), but MAF applied for and received approval for rezoning to a planned development district ("PDD") classification.

Pursuant to Wisconsin statutory law, municipalities could use a PDD zoning classification to establish planned mixed-use developments with a higher density than allowed under an R-M classification. (Wis. Stat. § 62.23.) The City's General Ordinances required that a property owner seeking to develop PDD-zoned land first submit a general implementation plan ("GIP"). The General Ordinances further required that if the GIP was approved, the property owner would then need to submit a specific implementation plan ("SIP"), which, if approved, would be followed by the property owner's building permit application.

Here, after receiving the PDD zoning classification, MAF submitted a GIP for a multi-family housing development for "mature adults." The City approved the GIP.

In 2007, MAF deeded Lots 53 and 54 to McKee Family I, LLC ("McKee"). McKee later entered into negotiations for JD McCormick Company, LLC ("McCormick") to purchase Lots 53 and 54. At this point, more than a decade had passed since the PDD zoning classification and the GIP approval. The purchase agreement was contingent on Mc-

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Cormick's ability to obtain approval from the City to build 128 apartment units on the lot.

McCormick prepared a PDD-SIP application for the 128-unit apartment complex. Over 600 City residents opposed the proposed development. The residents' primary concern with the proposal was that it did not comport with the original PDD-GIP to develop senior housing.

While the PDD-SIP application was pending, the City adopted an ordinance (the "Ordinance"), which rezoned Lots 53 and 54 (the "Property") from PDD-GIP to R-M. That rezoning limited McCormick to the potential development of 28 dwelling units, compared to a maximum of 132 dwelling units allowable under the PDD zoning classification.

McKee and McCormick filed a legal action. They asked the court to declare that the rezoning of the lots was unlawful.

Finding no material issues of fact in dispute, and deciding the matter on the law alone, the circuit court issued summary judgment in favor of the City. It concluded that the Property was rezoned in accordance with Wisconsin statutory law.

McKee appealed. On appeal, McKee asserted that it had a vested right in the PDD zoning classification. McKee also asserted that a PDD classification creates a contract that gives rise to expectations on which developers may rely.

The court of appeals determined that McKee did not have a vested right in the PDD zoning classification when the City rezoned the lots. In so holding, the court pointed to the fact that Wisconsin follows the "bright-line building permit rule." Under that rule, a property owner's rights do not vest until the developer has submitted an application for a building permit that conforms to the zoning or building code requirements in effect at the time of the application.

McKee again appealed. On appeal, McKee argued that even though it had not submitted an application for a building permit, it nevertheless had a vested right in developing the land under the PDD zoning classification because it had made substantial expenditures or incurred substantial liability based upon reasonable expectations established by the City's actions. McKee urged the court to drop the bright-line building permit rule, and to instead apply a case-by-case analysis based on whether "significant expenditures" were made in reliance on government action.

McKee further argued that "to the extent the zoning classification is contractual in nature it also creates expectations upon which developers may rely." McKee relied on language in the City Ordinances that referred to a PDD zoning classification as an "agreement [that] is reached between the property owner and the [City]." McKee thus argued that the court should decline to apply the building permit rule because a PDD is a form of negotiated zoning that a developer may rely upon once adopted by the City.

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DECISION: Judgment of Court of Appeals affirmed.

The Supreme Court of Wisconsin rejected McKee's arguments and declined McKee's invitation to approach vested rights cases with a case-by-case analysis.

The court maintained that the bright-line building permit rule was the preferred analysis for vested rights cases because it "creates predictability for land owners, purchasers, developers, municipalities, and the courts." In contrast, the court found that the rule proposed by McKee, which would require a case-by-case analysis of expenditures would "create uncertainty at various stages of the development process."

Here, the court concluded that McKee did not have a vested right in developing the Property under the PDD zoning classification because it did not apply for a building permit. Moreover, the court noted that even if it was to apply a substantial expenditure rule here, as proffered by McKee, McKee's claim "would fail because [McKee had] not introduced evidence supporting its claims of substantial expenditures."

Additionally, the court determined that a PDD zoning classification does not, as McKee had argued, create contractual expectations upon which developers may rely. The court explained that there is "a very strong presumption that legislative enactments do not create contractual or vested rights." Further, said the court, "there must be a clear indication that a legislative body intends to bind itself contractually in order to overcome the presumption." Here, the court concluded that McKee had not overcome the presumption that the City did not intend to enter into a binding contract when it enacted the Ordinance approving the PDD zoning classification.

See also: *Lake Bluff Housing Partners v. City of South Milwaukee*, 197 Wis. 2d 157, 540 N.W.2d 189 (1995).

See also: *National R.R. Passenger Corp. v. Atchison Topeka and Santa Fe Ry. Co., 470 U.S. 451, 105 S. Ct. 1441, 84 L. Ed. 2d 432 (1985).*

Case Note:

McKee had also claimed that the rezoning ordinance—which rezoned the Property from PDD to R-M—constituted a taking under the Fifth Amendment to the United States Constitution. The court did not consider that claim because McKee had conditioned its takings claim on its claim for vested rights, which the court had determined failed. Because McKee has no vested right in a PDD zoning classification, it could not succeed on its asserted contingent takings claim, concluded the court.

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Zoning News from Around the Nation

ILLINOIS

In early April, the Indiana Senate voted "to approve a bill that would prevent local governments from banning Airbnb and similar short-term rental services." House Bill 1133 would also "limit owners from renting their rooms for 30 consecutive days or more than 180 days per year." The state House of Representatives approved a similar version of the legislation in February. Reportedly, the bill will now "go to a House-Senate conference committee to hammer out a final version."

Source: *Indianapolis Star*; www.indystar.com

MARYLAND

Baltimore County is reportedly facing "a pair of federal lawsuits alleging religious discrimination after it denied proposals for two new houses of worship—a Baptist church in Hunt Valley and a synagogue in Pikesville." Each claims that the zoning denials violate their congregations' exercise of freedom of religion.

Source: *Baltimore Sun*; www.baltimoresun.com

WISCONSIN

The state Assembly "has voted to make it easier for towns to withdraw from county zoning, although the change would only apply to Dane County. . . . Currently, towns that want their own zoning can withdraw from the county policy only after its approved in a referendum or at annual town meetings. The bill would also allow those votes to happen at special town meetings, with 30 days notice." The measure now heads to the state Senate for consideration.

Source: *Wisconsin Radio Network*; www.wrn.com

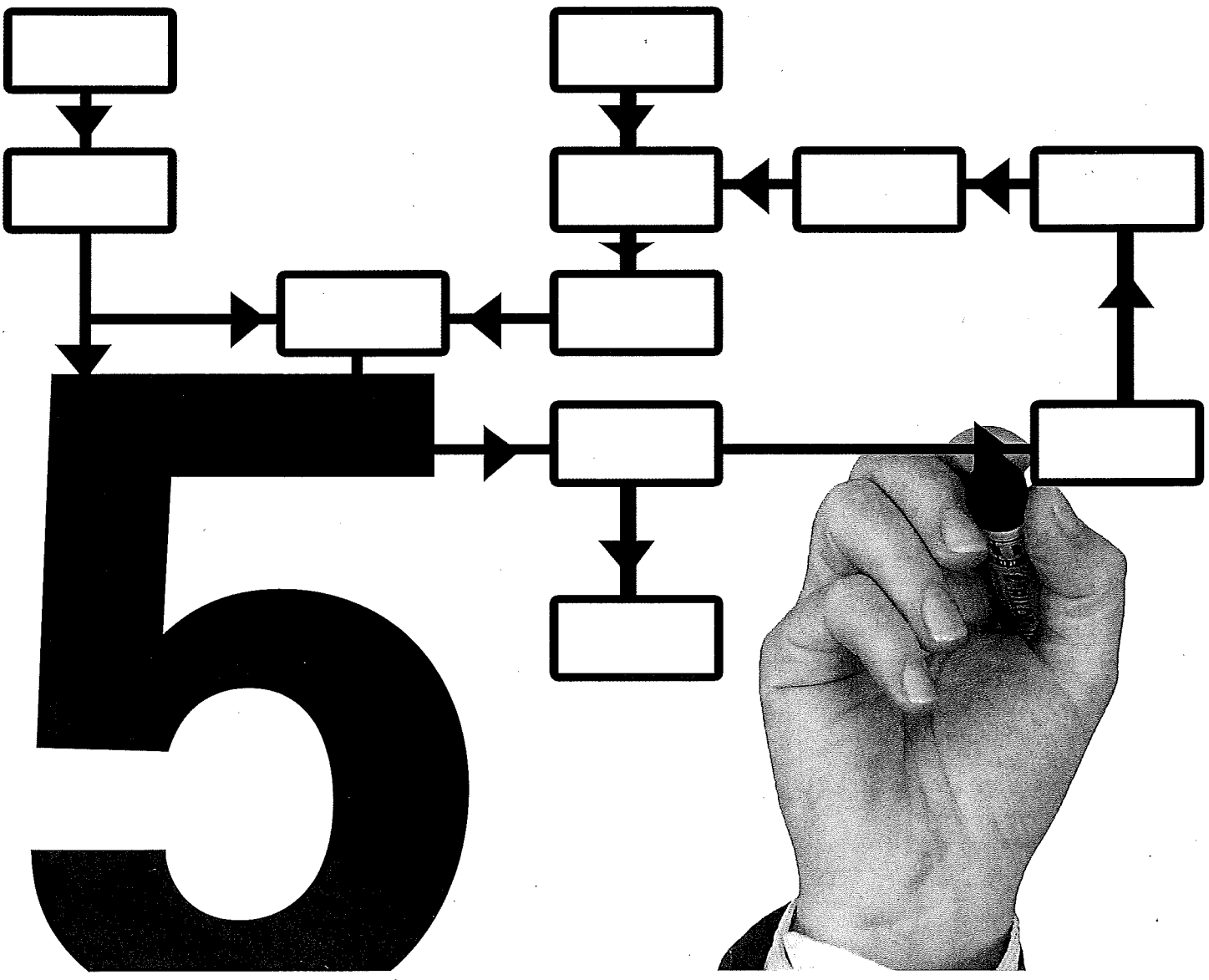
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ZONING PRACTICE MAY 2017

AMERICAN PLANNING ASSOCIATION

ISSUE NUMBER 5

PRACTICE PROCESS IMPROVEMENT



Development Review Process Improvement

By Norman Wright, AICP

Many practitioners have inadvertently found themselves to be part of a development review process that has become cumbersome and frustrating to all.

Imagine a scenario: An applicant comes to city hall seeking a permit to install a new awning above her store's entrance. She discovers that, because the awning's overhang extends over the sidewalk, she needs public works staff to review the request. Also, because the awning is for a building in a historic district, her request must be reviewed by the district's design committee. Additionally, building safety staff must review it for proper construction. Before that review, however, she needs a variance because awnings of this size aren't allowed by the zoning district. But the planning department cannot process a variance application until she has a conceptual review meeting with staff, and the application for a conceptual review meeting requires a building elevation to illustrate the effect of a new awning on the current architectural design. Which the applicant lacks.

These requirements, by themselves, do not bother the applicant. All the same, she soon makes an angry call to the mayor because this simple visit to city hall led to her being sent to five different department offices where each reviewing authority has given her its own process and time line. Combined, all review processes and requirements add up to at least a nine-month total review time in order to potentially receive a permit. The commensurate fees are also more expensive than the awning itself.

Sound familiar? Over the course of decades, the work we do to review projects and issue approvals has grown in complexity, much as our regulations have. The negative effect this has on customer experience is becoming more apparent. But inefficient processes not only cause frustration, they also contribute to greater delay and expense in the construction process, and worsen the economic conditions we planners seek to remedy.

In the current analysis of zoning's impact on the housing market, much work has been done to identify the need for new policies that respond more dynamically to the growing demand for supply. We've explored the potential of "tiny homes," inclusionary zoning, and accessory dwelling units, and have authored a shift to form-based standards in exchange for more flexible density requirements. These and other improvements are designed to allow our zoning practice to be more conducive to the need for housing in a broader set of forms and options.

Such policies move us forward. But this is only half of the challenge. Every great new policy requires an equally responsive implementation process. This was one of the major findings provided by a 2016 report from the Obama administration, which stated two important effects from a lack of focus on process improvement: "Unnecessarily lengthy permitting processes restrict long-run housing supply responsiveness to demand, and also present an inefficiency for city planners and reviewers whose time could be more effectively spent on essential tasks" (The White House 2016, p. 15).

A more efficient process for administering our zoning ordinance is a relief to frustrated applicants and overburdened planners; it is also a key element of our response to the housing affordability crisis seen in many regions of the country. Improving this facet of our work provides tremendous benefit to virtually everyone. This issue will explain how to conduct such an effort in a way that yields immediate results.

THE PRINCIPLES OF PROCESS IMPROVEMENT IN DEVELOPMENT REVIEW

In private-sector industries such as manufacturing, process improvement is a discipline unto itself. Two approaches form the bedrock of this practice: Six Sigma and Lean. Six Sigma focuses on reducing the defect rate of underlying processes associated with producing products. Its name is a reference to a statistical goal: A Six Sigma process is one where there are six standard deviations between the specified acceptable limits for a process and the process's mean result. This translates to one defect for every 3.4 million opportunities (iSixSigma n.d.). Lean is a process improvement approach that focuses on "cutting out unnecessary and wasteful steps in the creation of a product so that only steps that directly add value to the product are taken" (Villanova University n.d.).

Over the years, both approaches have effectively been combined to promote efficient (i.e., "lean") processes that create high-quality deliverables (i.e., meeting the Six Sigma standard). If the term "Lean Six Sigma" sounds familiar, know that it is a neologism for "efficient and high quality." For this article, we incorporate this dual approach. We start with the principles rooted in Lean.

The very first principle one must embrace with process improvement is value. Value in the sense that every process delivers something necessary and desired for those who enter it in the first place, including those who practice the process. In development review, that can be an entitlement (e.g., a rezoning, a conditional use permit, a variance). Consider the ultimate source of value—the one deliverable that allows someone to deliver their own value to the community—the building permit. To see value in the building permit from the applicant's standpoint, and to also see value in the process itself from the practitioner's standpoint, changes our view of the process and allows the next principle to make sense. The applicant gains the ability to construct

their project. The practitioner gains the assurance that the project will meet our regulations and thus promote the proper growth and change we seek to create.

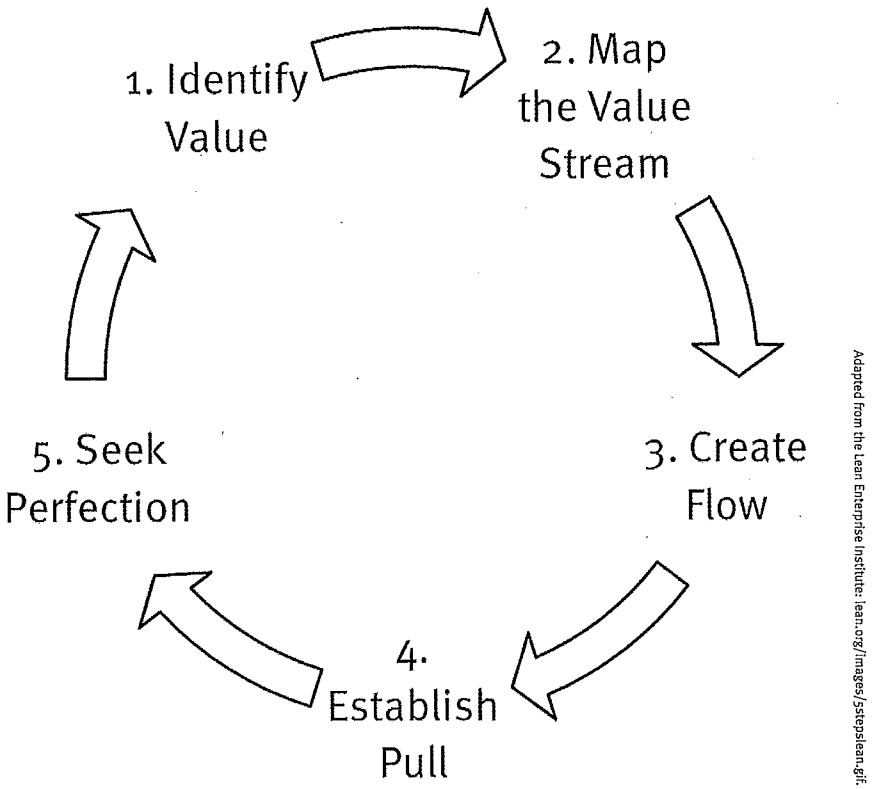
The next principle is mapping the value stream. In our case, it is the sequence of activities that blend together to create and deliver the permit. At minimum, this sequence starts at intake, when an application is received. Every progression through this stream creates a combination of work (people reviewing the permit request) and value (people finalizing the review and delivering their comments).

This progression is signified by the third principle: flow. When the process runs smoothly, it presumably has good flow in that there is no unnecessary delay. When a process is disjointed or bottlenecked in one area, the flow suffers. To even consider the notion of flow is to already think very differently about a review process. In this light, we no longer see the "silos" or "islands" where the planners review one thing, then another, ad infinitum with no care for what happens upstream or down with the engineers or building code reviewers. Instead, flow leads one to see his or her own work as one of the interconnected actions that deliver the overall value to the applicant. This concept of flow is intuitive to all review staff. But it takes a new meaning when considered with the next principle, establishing pull.

"Pull" refers to the value the customer draws from the process. Consider the fact that development review does not operate on its own, producing permits as inventory or stock for others to pick up if they want them. Our work is demand-driven, determined by the number of requests or customer demands we receive. As this relates to development review, the customer makes a request, we do the work, and the customer thus "pulls" value (i.e., a reviewed plan) according to our defined process.

In development review, we are often "pulled" to respond to increased volumes of permit requests in the spring and summer months when construction activity is its highest. The greater volume and demand strains our resources, and it becomes critical to balance quality versus quantity. This inevitably comes down to capacity. As lean as a process can be, it can still only serve so many customers until it either loses its timeliness or its quality. But what is the limit? How much becomes too much? Establishing pull is centrally focused on answering those questions.

The final concept is continuous improvement. When all other principles are applied and you begin improving your process, you do so with a vision in mind. This vision will naturally be specific (e.g., to reduce permitting times by 20 percent) and must be measurable by creating key performance indicators (KPIs) for the team to accomplish. When done right, something marvelous happens to a team. They start to meet their KPIs and fulfill the vision. Spurred by their success, they naturally seek to then improve it further. Every action in process improvement creates greater value, which leads to happier applicants, which leads to happier staff, which leads to even happier applicants, and a virtuous cycle is born.



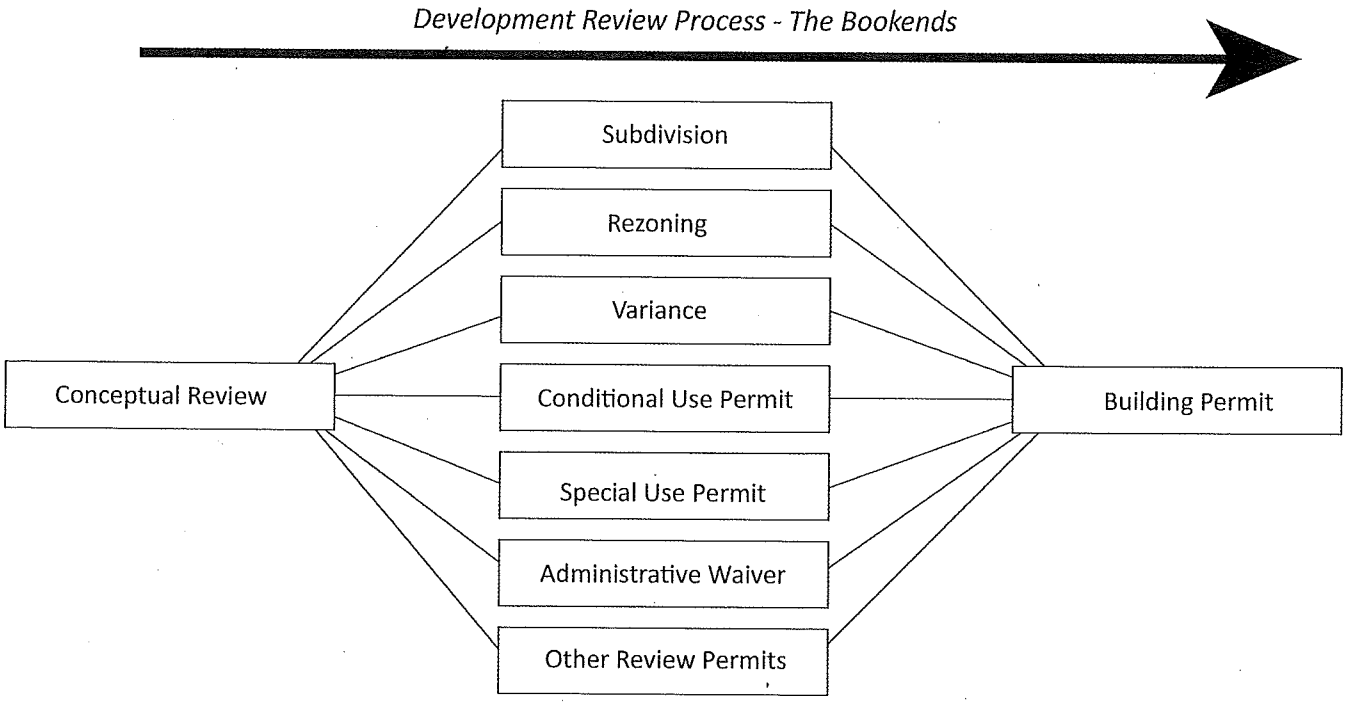
Adapted from the Lean Enterprise Institute: lean.org/images/jstepslean.gif.

The Five Principles of Lean from the Lean Enterprise Institute.

APPLYING THESE PRINCIPLES TO ADAMS COUNTY, COLORADO

To see the real strength of developing this approach, consider the transformation we've experienced in Adams County, Colorado. This is a jurisdiction of 500,000 in the Metro Denver region that is currently experiencing record-breaking volumes for development review. In past years, as recent as 2014, this volume would have crushed the staff. Time lines were not measured, but it wasn't uncommon to have basic plan reviews take six months to complete. Complaints were frequent, and the staff was beleaguered and divided. No elements of the system were consistently implemented using online case management software, and people had to hand off physical plan documents from one person to another like passing a baton in a relay race. Much of the delay in reviews came from an inability to pass the baton successfully. Or to even have to do such a thing at all.

In 2015, we identified our first two processes to improve. This decision required some definite strategy. We couldn't improve all processes at once so, in our case, we chose the two processes that either consumed the most volume or had the greatest ability to create "front-end impact" in a manner that could ensure smoother flow in later stages of development review. The rationale here is



The basic development review process from its origin in conceptual review to its completion with a building permit.

Norman Wright

that our system (and yours, too) has leverage points where relatively small changes can create huge improvement. This leveraging is best identified by the 80/20 rule, a phenomenon where 80 percent of your system's activity is influenced by 20 percent of the total system.

In terms of volume, building permit review consumes the majority of our review activity since it is the back-end process for all projects (nearly 5,000 cases in 2016). In terms of front-end impact, the conceptual review process best ensures a smooth flow with all other functions that operate downstream. Simply put, these are the critical bookends (i.e., the 20 percent).

Finding the Value

With the two processes identified, we applied our principles for improving each. To illustrate, let's consider conceptual review. We start with value: what is the value of this meeting? We define it from our standpoint as well as the client's. In both instances, value is generally defined by the *quality* of what we produce and the *time* in which it is delivered.

In terms of quality, the value of these meetings comes not just from the guidance we provide in the meeting but also, most especially, from the formal comments we provide afterward in document form. These meetings often generate a lot of information for an applicant. It can be hard to follow our message completely in the 30-minute window we provide. So our staff often tried to consolidate the comments into a document that was sent after the meeting—typically via email. That letter then represents the essential recipe for how the applicant can accomplish the project in accordance with our zoning regulations.

So again, the letter is the highest piece of value from this process. For the client and for us. In the past, however, our process didn't ensure that all the proper experts attended the meeting. The idea of "consolidated comments" was often a non-starter since we seldom had a building official, engineer, or code enforcement officer in the meeting. Even when members were in attendance, we didn't always ensure that our comments were consistent, clear, and in chronological order. So quality was often far less than what we knew it could, and should, be.

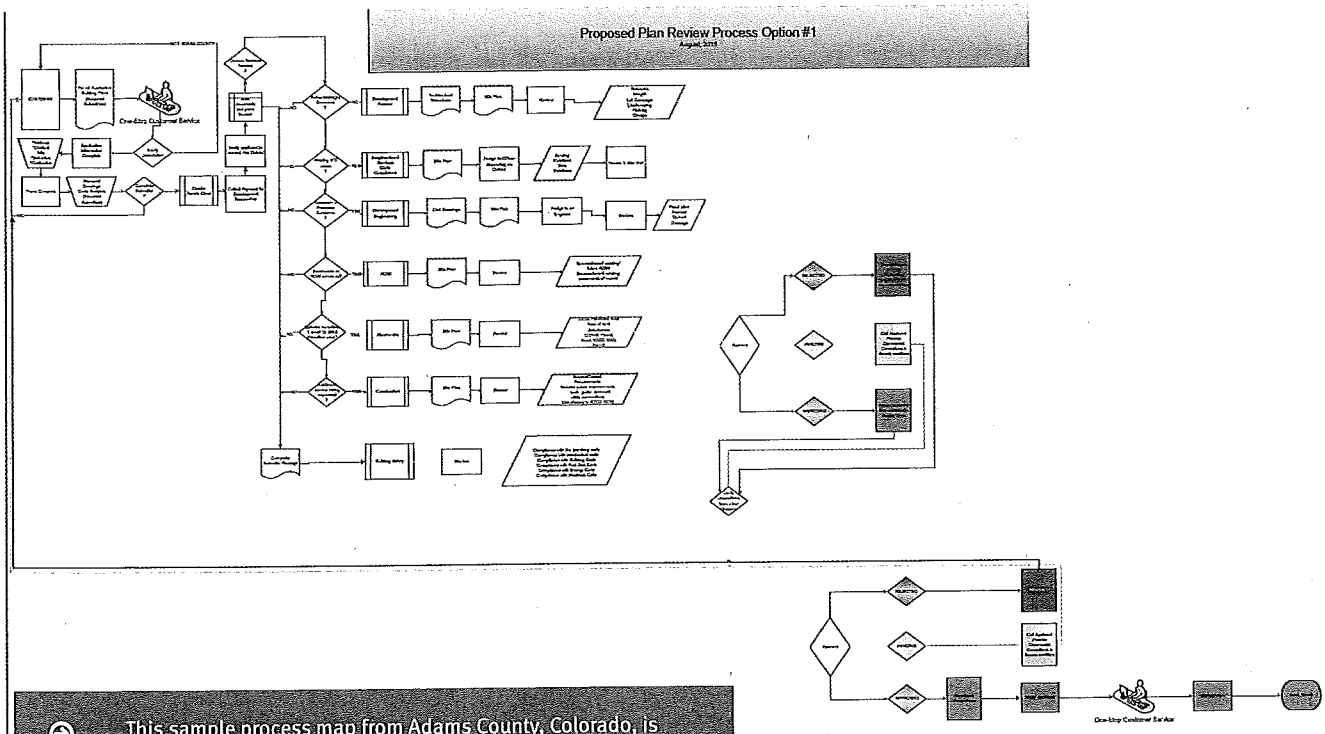
And as mentioned before, the value of these meetings is also built on time. If we failed to send these comments to applicants in a timely fashion, their experiences—and their projects—suffered. Traditionally, we told customers they would receive comments within 14 days. This was the hope but not the internal expectation. Thus the 14 days was seldom met. The time line was more like 70 days on average, which is embarrassing to consider. There were even instances where we didn't send the comments at all!

Mapping the Value

On paper, conceptual review is a small process. But when mapped through the rest of the value chain, it has a tremendous effect on the success of a project. If applicants do not receive a document of consolidated comments in a timely fashion after a conceptual meeting, they often fail to follow the rest of our process effectively. If the applicant does get comments, but they are inaccurate or incomplete or inscrutable, the plight is just as bad.

In every instance, this creates the classic problem of "garbage in, garbage out." Poor guidance leads to poor submittals and poor outcomes. Every planner is keen to this fact, and it makes more work for everyone.

It begs the question: How could something so simple as a conceptual review process be so inconsistent? Was our staff lazy? Irresponsible? Negligent? Like so many facets of work in large organizations, the truth of the



This sample process map from Adams County, Colorado, is significantly more granular than the more common critical path illustration. Each element factors in actions, inputs, conditions for advancing, and decision points. It also contains metadata on how each element is executed.

Adams County, Colorado

matter is that our staff members worked very hard to overcome the poor processes that were not designed to help them succeed. Our process simply didn't make it easy for them to do the right thing. Often, for the sake of delivering value in their jobs, our staff members simply operated outside of the process. They would go out of their way to avoid the process so as to prevent the cascade of bad effects that would follow if they kept to their scripts. This was readily apparent in the third stage of the effort: defining, and improving, our flow.

Achieving Great Flow

The action that best personifies process improvement is the mapping that comes during the flow stage. Symbolized by the flow charts that show the beginning, middle, and end of an effort, most practitioners can easily sketch the basic flow of any process in accordance to the critical path. But a critical path isn't enough to truly understand how your business is operating when it involves multiple people from multiple groups. The real flow from the start to finish of a process is surprisingly complex and full of hidden decisions, conditions, and bottlenecks that no single person can identify on their own. And often, it varies from person to person in the existing condition.

Mapping the flow, especially as it currently exists, requires significant time and effort. It is, essentially, an audit of the team's work: what they do, how they do it, and when they do it. And like any audit, their involvement is critical for success. For a large department such as ours, this meant bringing a staff of more than 20 people to an off-site conference room where they could define every step of the conceptual review process—as it currently exists and as they currently use it—and map the information on a whiteboard for all to see. The work took several hours, and the visual result wasn't pretty. But it painted a very compelling picture.

Within this basic illustration, not only does one find the critical path that serves as the backbone of any process, but also the smaller actions, inputs, and decisions that make it possible. Some of which are inconsistent from one participant to another. It is vital that the exercise of mapping the existing flow highlights these inconsistencies.

For example, the original process for initiating a conceptual review involved a planner receiving the request from an applicant or, more commonly, informing a would-be applicant that it was required. Sometimes, this occurred after a file had already been created in our case management software. If so, the conceptual review meeting was noted in the case file electronically. But not always. Many cases had no record that a conceptual review meeting had ever been conducted since different users acted in different ways without a process to dictate.

Even the simple matter of scheduling the meeting was often different from user to user. Some planners would schedule the meeting themselves in Microsoft Outlook. Others would ask a permit technician to schedule the meeting for them. And again, some would not schedule the meeting at all; they would adhere to the department's standard time for these meetings (Monday afternoons) but hold the meeting in any conference room that was available. In the grand scheme, we've hardly scratched the surface on the rest of the process and already find inconsistencies throughout.

One important note is that this effort can and should be categorized as a "blame-free autopsy." This is process improvement,

Elements of Value	Key Performance Indicators	Benchmark
(Quality) Comprehensive Comments	Percentage of staff participation from all divisions	100% on all documents
(Quality) Clear Language	Percentage of comments that provide citation or definition	100% on all documents
(Quality) Chronological	Percentage of comments completed with template	100% on all documents
Timeliness	Percentage of comments delivered within 14 days	100% of all review cases

not process disparagement. When teams get together to discuss this work, they often feel a sense of guilt at how convoluted the system has become. They think it's their fault. But unveiling all the hidden machinery and small foibles is vital to understanding how everything can work better. So as the staff members work to define their process—as it is, not as it should be—the conference room can start to feel more like a confessional. But again, as a "blame-free autopsy," this is a critical step to everyone's progress as part of a team. Not a time to point fingers.

When the various actions are defined and the map is clear, the next step is a return to the principle of value mapping. Only, in this case, the value mapping is far more fine-grained. Here, the team begins to analyze the dysfunctional process they see before them. They look at every step and consider whether it is worth keeping. Like editors searching for the next unnecessary adjective, the team becomes ruthless, cutting what isn't needed and keeping only that which is truly, deeply valuable.

Value in this much smaller sense goes back to the notion of the critical path. Not the more simplified version of "the big picture" but a version that shows how every step creates an action that gets the client closer to what they want: the final output. In our case, the final output is the timely delivery of a set of complete, consolidated, and chronological comments. If the team agrees that a certain step gets them closer to what the client wants, it is marked with a "Value-Added" designation.

Processes also have steps that are necessary even if they do not get a client closer to what they want. Such steps are marked as "Business Value-Added" in the sense that our work cannot function without certain actions taking place. In the instance of conceptual review, a prime example is the act of inputting one's comments into our case management system (Clayton n.d.). This does nothing for the client (they don't have access), but it is necessary for the business.

Every other remaining action is marked with a "Non Value-Added" (NVA) designation. One of the more satisfying aspects of this work is looking back at the number of NVA actions that are found in every original process map. This is the stuff of red tape bureaucracy and bad customer service. Each NVA item is removed from the future process, liberating staff and clients from things they never wanted to do in the first place.

Altogether, the value-, business value-, and non-value-added items are compiled by percentage so that one can see the overall picture of what often occurs in a process. It's not uncommon to find a development review process that has more than 50 percent of its actions classified as non-value added. Removing those items cuts a job's demands in half—an incredible improvement. In the case of our conceptual review process, we discovered 44 percent of all actions were unnecessary. On our other bookend, building permit review, we eliminated and revised even more steps, reducing our time line by 71 percent.

What's left is the lean, efficient process that the team has defined by simple subtraction. The team is thus a veritable Michelangelo, freeing the sculpture from the surrounding marble. As a result of their collaboration, they can understand the new process in a deep way that compels them to use it together in a consistent manner that imbues great team spirit. People are often excited to go back to work and try it. But a process, no matter how lean, can't be deemed effective until you know what you're trying to accomplish.

Establishing Pull

The old adage is true: What isn't measured isn't managed. And if value is determined by the quality and timeliness of what we deliver, we need to create measures that can help us create maximum value. One such measure should represent the quality element and another measure should represent timeliness. Working with your staff to establish these two measures together, collaboratively, is the key to creating ownership and buy-in.

In our case, we knew that quality was best achieved when we delivered comments that were comprehensive, clear, and chronological. We knew timeliness was best achieved when comments were delivered within 14 days. The table at left illustrates our basic KPIs.

Our new process ensures these benchmarks are met by establishing pull. We've designed a process that can easily ensure we "pull" our product through in a timely fashion, as demanded. But only to a certain extent. We don't have capacity to meet all possible demand. If we were to receive, say, 10 conceptual review meeting requests for a single week, and these requests were pulled through the process at the same time, we'd probably see quality suffer. We simply wouldn't be able to coordinate in a way that has everyone in the room consistently for those meetings. So instead, we set a cap based on time and space. We reserve a single conference room for four hours a week on Monday afternoons. This typically serves four such meetings a week. This allows our staff to coordinate their time, keep the meetings in a consistent space, and thus have all the critical elements up front for the rest of the process to be a success.

In order for applicants to receive the value we can offer in the time they deserve, we must adhere to this basic capacity limit. That's what establishing pull is all about. Backlogs can happen as a result, but that's a result of excess demand for the process, not excess waste within it—a critical difference.

Continuous Improvement

But these capacity limits don't last forever. The most enjoyable aspect of process improvement is that it ingrains a new way of

thinking that eventually leads to more improvements over time, especially to the "flow" of your team's work. Case in point: Our team found immediate success with their new process, hitting all benchmarks effectively. A few cycles into the effort, they began to capitalize on the rest of our case management software to standardize certain comments for certain case types. This was another big gain in efficiency. Now all conceptual review comments are easily delivered on time—with plenty to spare. This gives us the chance to either lower the time standard from 14 days to 10 or expand capacity by raising the cap on weekly meetings from four to six, having shorter, more efficient, use of the meeting time. With more refinements to our case management software, we suspect we'll simply do both.

In this mindset of continuous improvement, we've applied our approach to many other cases and processes. For example, with our other target process—building permits—we have further capitalized on our software capabilities to create what's known as the E-Permit Center. At this web portal, clients now submit their applications for all building permits and many other permits and applications online in a paperless system. This system is designed so that we can deliver all plan reviews within 10 days. This is a 200 percent improvement in efficiency from past efforts. Additionally, with these and other processes, we've begun to assess our performance from the client's standpoint. In our monthly polling, we achieve an average 90 percent customer satisfaction rating per month—a first for our organization.

We monitor these and other such processes each month with a performance report that highlights the effectiveness of our work. These reports are something of a scoreboard for our staff, letting them know when and how we're winning the game—and the work often does feel like a game when you have feedback of this sort. We also communicate these reports to the public so they can see how we're best serving them.

CONCLUSION

Though it often appears that the major impact of zoning is felt on the policy side, there is little doubt that much of the pain is felt—especially by practitioners—on the administrative side. And though policy can take years to develop and more years to truly apply, there is much we can do on the administrative side today that can create benefits almost immediately. Anything that allows our staff to do their jobs quicker, better, and easier is positive for all. And quite gratifying, too. Practicing process improvement can alter the public's view of our work, can build credibility in our profession, and can lead to great decisions.

To that point, there is one final improvement we've noticed in our efforts. As highlighted in the White House report, the greater quality and timeliness of our procedural work extends benefits to our non-procedural work. In the past year, we've gained more time for the analysis of public hearing cases and major development decisions. This process has led to greater influence with our boards and elected bodies so that over 90 percent of their decisions are in agreement with our recommendations. We thus have more credibility. And elsewhere, we now have better relationships with developers, community leaders, and the broader public. It's been a surprise, all this fanfare.

Most surprising of all, the approach detailed here has made the work exciting, too—especially when it involves actions we can take quickly, on our own, with immediate feedback. This is something we all need in our zoning practice.

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Cover: Geralt/Pixabay.com, CCo

Vol. 34, No. 5

Zoning Practice is a monthly publication of the American Planning Association. Subscriptions are available for $95 (U.S.) and $120 (foreign). James M. Drinan, JD, Chief Executive Officer; David Rouse, FAICP, Managing Director of Research and Advisory Services. Zoning Practice (ISSN 1548–0135) is produced at APA. Jim Schwab, FAICP, and David Morley, AICP, Editors; Julie Von Bergen, Senior Editor.

Missing and damaged print issues: Contact Customer Service, American Planning Association, 205 N. Michigan Ave., Suite 1200, Chicago, IL 60601 (312-431-9100 or subscriptions@planning.org) within 90 days of the publication date. Include the name of the publication, year, volume and issue number or month, and your name, mailing address, and membership number if applicable.

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HOW EFFICIENT ARE YOUR DEVELOPMENT REVIEW PROCESSES?

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