

City of Ramsey
Agenda
Regular Planning Commission
Thursday, October 12, 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 September 7, 2017 Planning Commission Meeting Minutes
5. **Public Hearing**
 1. PUBLIC HEARING: Consider Request for a Variance to Construct a Detached Accessory Building Nearer the Front Property Line than the Home at 7155 160th Lane NW (Project No. 17-146); Case of Francis and Lorrie Kaas
 2. PUBLIC HEARING: Consider a Request for a Conditional Use Permit to Exceed Sign Size Restrictions on the Property Located at 7435 Highway 10 (Project No. 17-148); Case of Anoka-Ramsey Farm & Garden.
 3. PUBLIC HEARING: Consider Conditional Zoning Amendment to Planned Unit Development for Proposed Plat Known as Northfork Meadows Located Near Puma Street and Alpine Drive; Case of Paxmar (Project No. 17-126)
6. **Commission Business**
 1. Consider Multiple Actions Related to a Request to Install and Maintain a Ground-Mounted Solar Energy System on the Property Legally Described as Lot 3, Block 1 River Crossing Addition (Project No. 17-135); Case of Connexus Energy
 1. Appeal for issuance of a Development Permit on an officially mapped parcel.
 2. Zoning Amendment to include Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit in the Public/Quasi-Public District.
 3. Zoning Amendment to rezone a property from R-2 Residential to Public/Quasi Public.
 4. Conditional Use Permit to install and maintain a Solar Energy System.
7. **Comprehensive Plan Update Items**
 1. Receive Update on The COR Interim Development Plan
8. **Commission/Staff Input**

1. Zoning Bulletins

9. **Adjournment**

Regular Planning Commission

4. 1.

Meeting Date: 10/12/2017

By: JoAnn Shaw, Community Development

Information

Title:

Approve the September 7, 2017 Planning Commission Meeting Minutes

Purpose/Background:

N/A

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

[09 07 17 Planning Minutes](#)

Form Review

Inbox

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 10/06/2017

Reviewed By

JoAnn Shaw

Date

10/06/2017 12:26 PM

Started On: 10/02/2017 11:54 AM

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

The Ramsey Planning Commission conducted a regular meeting on Thursday, September 7, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Cindy Nosan
 Commissioner Patrick Surma
 Commissioner Gary VanScoy

Members Absent: Commissioner Ralph Brauer

Also Present: Community Development Director Timothy Gladhill
 Community Development Intern Alec Henderson

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

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

4. APPROVE PLANNING COMMISSION MINUTES

4.01: Approve the Following Planning Commission Minutes:

4.01.1: Planning Commission Meeting Minutes Dated July 6, 2017

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

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

4.01.2: Planning Commission Meeting Minutes Dated August 3, 2017

Motion by Commissioner VanScoy, seconded by Commissioner Nosan, to approve the following minutes as presented: Planning Commission Meeting Minutes dated August 3, 2017.

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

5. PUBLIC HEARINGS/COMMISSION BUSINESS

5.01: Public Hearing: Consider a Request for a Conditional Use Permit for a Two-Story Accessory Building (Project No. 17-107); Case of Raymond & Linda Bonifas.

Public Hearing

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

Presentation

Community Development Director Gladhill presented the staff report stating the Applicant is requesting a Conditional Use Permit (CUP) for the construction of a two-story accessory building at 6451 170th Lane NW. Minnesota State Building Code classifies the storage space located in the attic space of the proposed accessory building due to the height from floor to ceiling. Staff provided further comment on the request and recommended approval of the CUP.

Citizen Input

Ray Bonifas, 6451 170th Lane NW, requested the Commission support the project and thought it would be an improvement to the neighborhood.

This evening the attached letters were received from a neighbor stressing their support of the request.

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

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

Chairperson Bauer closed the public hearing closed at 7:06 p.m.

Commission Business

Commissioner VanScoy asked if the recitals were a change to the City approval process.

Community Development Director Gladhill commented on the City's new approval process noting the recitals had taken the place of Findings of Fact.

Motion by Commissioner VanScoy, seconded by Commissioner Surma, to recommend that City Council adopt Resolution #17-09-209 approving a Conditional Use Permit contingent upon the terms of the Conditional Use Permit and Zoning Code.

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

5.02: Public Hearing: Consider Multiple Actions Related to a Request to Install and Maintain a Ground-Mounted Solar Energy System on the Property legally described as Lot 3, Block 1 River Crossing Addition (Project No. 17-135); Case of Connexus Energy.

- 1. Appeal for issuance of a Development Permit on an officially mapped parcel.**
- 2. Zoning Amendment to include Solar Energy Systems as a Principal Use with the issuance of a Conditional Use Permit in the Public/Quasi-Public District.**
- 3. Zoning Amendment to Rezone a Property from R-2 Residential to Public/Quasi Public.**
- 4. Conditional Use Permit to Install and Maintain a Solar Energy System.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:08 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating Connexus Energy has applied for a Zoning Amendment and a Conditional Use Permit to construct a new solar garden on the property legally described as Lot 3, Block 1 River Crossing Addition (the "Subject Property"). The system would have the capability of producing 3.5 megawatts (MW) with ground mounted solar photovoltaic panels and would include 6 MW of battery energy storage. This is one of three (3) sites within Anoka County that Connexus Energy is developing to produce solar energy.

Community Development Director Gladhill reported the Subject Property is owned by Anoka County and would be leased by Connexus Energy. When the City contemplated solar energy systems several years ago, the Zoning Code was amended to consider ground or building mounted solar energy systems as a permitted accessory use in any zoning district. However, it did not account for, or address, the possibility of a solar energy system being the principal use of a property, as would be the case with Connexus' proposal.

Community Development Director Gladhill explained both the current zoning standards for solar energy systems and the information submitted by Connexus are attached for reference. The final

design plans are in the process of being prepared by the solar developer (based on site work being conducted now) but are not complete at this time. They have stated that they do not anticipate any major changes from the initial proposed layout and the Site Plan would still be subject to review and approval by the City. Staff stated the Environmental Policy Board recommended approval of the Zoning Amendments and Conditional Use Permit. City Staff also supports the recommended approvals as well as the appeal for the issuance of a development permit within an officially mapped area.

Citizen Input

Chairperson Bauer asked if the City had any zoning districts where solar energy systems were addressed.

Community Development Director Gladhill explained this was addressed within the City's employment districts. He did not anticipate the City would see another request of this size in a residential district.

Commissioner VanScoy questioned what the zoning was for the surrounding property.

Community Development Director Gladhill indicated the long-term goal of the City was to have the surrounding property be zoned R-2 Residential. He provided further comment on the City's Zoning Map.

Commissioner Anderson inquired if the City had any idea when the surrounding parcels will develop.

Community Development Director Gladhill explained one owner was considering development and the other had no plans. He anticipated that these parcels could not develop for another 10 to 20 years. He discussed how utilities were lacking in this area of the City.

Commissioner Nosan asked if there was any other solar farm in Minnesota located in a residential area.

Community Development Director Gladhill stated there were a variety of solar farms located in the State of Minnesota. He encouraged Connexus Energy to speak to this, but he reiterated that the requested solar farm would be installed prior to any residential housing.

Mike Bash, Connexus Energy Vice President and CFO, introduced himself to the Commission. He stated Connexus Energy was owned by its members and these members were looking for greener energy options. With solar energy expenses on the decline, Connexus was considering more renewable energy projects. He commented on other sites that were being considered for a solar farm, one being in Blaine and the other in St. Francis. He provided further information on his discussions with Anoka County on the proposed renewable energy project. He noted the solar farm would generate enough energy for 605 homes and estimated the solar farm would be in place for 25 years. He reported the solar farm would be planted with pollinator friendly plants. He discussed the location of other solar farms in the metro area.

Commissioner Anderson commented he was concerned about the glare coming from the solar farm.

Mr. Bash spoke to the small amount of glare that would be emitted by the solar panels. He explained numerous solar panels were located at airports and this was not a safety concern for arriving airplanes. He stated he has not noticed a glare coming from the existing solar farm in the past three years. He described how the solar farm would be landscaped to assist with reducing any glare issues.

Commissioner Anderson questioned if there have been any reports of scorched landscape or plants that were adjacent to solar farms.

Mr. Bash stated he was not aware of any instances in the entire country.

Commissioner VanScoy asked how many other sites Connexus has considered for the proposed solar farm.

Mr. Bash commented Connexus had considered a total of three other sites.

Commissioner Gengler inquired if the solar power projections were for a day, week, month or year.

Mr. Bash stated the projections were for a year.

Commissioner Surma asked if energy rates will begin to decline if more renewable energy sources are pursued.

Mr. Bash explained the cheapest energy source was wind. He commented on how the storage of solar energy would assist in slightly lowering overall energy prices.

Jan Groth, 15240 Kangaroo Street, commented on how crops were being affected by climate change.

Chairperson Bauer explained that climate change and solar farms were two totally different issues.

Jeff Nobbe, 8390 Highway 10, questioned why the City was considering changing the zoning of land for a 25-year time period. He believed this was taking away from potential future development and would change the landscape of the community. He did not anticipate the visitors on the bike trail would enjoy viewing the solar farm. He also feared how his property value would be adversely impacted by the proposed solar farm.

Jeff Pengro, 8390 Highway 10, asked if it was a tax benefit to have another solar farm in the City.

Community Development Director Gladhill commented on the tax rate for the 19-acre project site and noted Connexus Energy does pay property taxes.

Mr. Pengro believed the City would benefit more by placing homes in this area of the community than another solar farm.

Further discussion ensued regarding property values and tax rates.

Mr. Nobbe encouraged Connexus Energy to purchase their own parcel for the proposed solar farm as he did not want the value of his business to be reduced.

Dave Nathe, 14453 Llama Street, stated he has been farming this ground since 1971. He discussed the changes he has seen in the City over the years and noted the County purchased this land in two separate parcels for a river crossing. He believed that property values would be reduced as residential home buyers would not want to live adjacent to a solar farm. He feared that he would not be able to subdivide or develop his land. He encouraged Connexus Energy to pursue another location and for the Commission to not offer their support for the solar energy system.

Al Pearson, 14821 Bowers Drive, stated he had the same concerns as the others that have spoken against the solar farm. He questioned how much grading would occur on the site and stated he did not believe the solar farm would be a good fit. He explained he did not support tying up this property when opportunities for development could occur. He commented on the City's tax base and encouraged the City to consider the benefits of development versus a solar farm.

Mr. Bash commented on the personal property taxes that were paid by Connexus Energy. He explained no grading would occur on the site.

Community Development Director Gladhill stated this item could be brought back if the Commission has concerns with the economic development of this area.

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

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

Chairperson Bauer closed the public hearing closed at 8:14 p.m.

Commission Business

Commissioner Surma stated he would like to see the proposed solar farm placed on the Connexus Energy property along Sunwood Drive.

Commissioner Anderson questioned the size of this lot.

Community Development Director Gladhill reported the Connexus Energy lot was 17.5 acres in size.

Commissioner Nosan understood that solar energy was important. She explained she did have concerns about placing a solar farm in an area completely surrounded by residentially zoned parcels. She thanked the neighbors for voicing their concerns. She believed the Commission needed additional information on this request prior to moving forward and stated she would like to hear from the EDA.

Community Development Director Gladhill stated it may make sense to step back and work through the request in further detail, noting the Commission could postpone action on the solar farm to October.

Chairperson Bauer believed this was a reasonable course of action. He asked if postponement of the item would complicate matters for Connexus Energy.

Mr. Bash stated he would rather see the item postponed than denied. He explained he appreciated the questions that were being raised by the Commission and stated he could assist in researching answers with staff.

Motion by Commissioner Nosan, seconded by Commissioner VanScoy, to table action on the Connexus Energy solar farm to the October 12, 2017 Planning Commission meeting.

Further discussion

Commissioner VanScoy stated he fully supported solar power in Ramsey but indicated he was looking forward to hearing further from the EDA on this matter.

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

5.03: Public Hearing: Consider Resolution #17-09-217 Granting a Variance to Front Yard Setback for Parking Lots and Resolution #17-09-218 Granting a Conditional Use Permit for Motor Vehicle Sales at 7103 Highway 10 NW (Project No. 17-140); Case of Motors on 10.

Public Hearing

Chairperson Bauer called the public hearing to order at 8:21 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating the applicant is requesting a Variance and Conditional Use Permit. The request for Conditional Use Permit will allow the expansion of a parking lot to facilitate motor vehicle sales. For enforcement and review purposes, the City made motor vehicle sales a Conditional Use Permit in 2009. The request, overall, seems reasonable.

Community Development Director Gladhill reported the expansion shall require an easement with

the City for use of City-owned property for portions of the proposed stormwater improvements. The proposed expansion is deficient in front yard setbacks for parking lots. If the Planning Commission so desires, approval shall require the issuance of a Variance. The parcel is odd-shaped, and the building is screened from view from Highway 10. The City has had enforcement difficulties with past users of this parcel, using the unimproved area for display of vehicles for sale in violation of City Code. Expansion of the parking lot would improve the condition of the property and reduce the amount of enforcement action necessary on the parcel.

Community Development Director Gladhill stated staff recommends approval of the Conditional Use Permit to allow the expansion of the parking lot. The Planning Commission must decide if the request to variance to the 20 feet front yard setback (parking lot) is a reasonable request. The Applicant has stated that the built environment surrounding the parcel (the adjacent parcel to the west is lawful, non-conforming and does not have the 20-foot setback), that the request is reasonable. The Planning Commission is making the final decision on the request for Variance; it is not a recommendation to the City Council.

Citizen Input

Commissioner Anderson stated he visited the site today and understood a great deal of money had been spent to improve the site. He explained he supported the proposed request.

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

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

Chairperson Bauer closed the public hearing closed at 8:25 p.m.

Commission Business

Motion by Commissioner Anderson, seconded by Commissioner VanScoy, to adopt Resolution #17-09-217 granting a Variance to Front Yard Setbacks for Parking Lots.

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

Motion by Commissioner Gengler, seconded by Commissioner VanScoy, to recommend that City Council adopt Resolution #17-09-218 granting a Conditional Use Permit for Motor Vehicle Sales, contingent upon compliance with the Staff Review Letter.

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

6. COMMISSION BUSINESS

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

Presentation

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

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

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

Commission Business

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

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

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

feared the proposed development was lacking green space and would greatly increase traffic in her neighborhood.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

6.02: Discussion Topic: Event Centers in Residential Areas (Ag Areas/Farms).

Presentation

Community Development Intern Henderson presented the staff report stating the purpose of this case is to get feedback from the Planning Commission on the topic of Event Centers in residential/agricultural areas, a request/inquiry that is becoming more frequent. Several cities in Minnesota have allowed accessory buildings to be used as event facilities via Conditional Use Permits and/or Interim Use Permits. Examples of events that may be held in such a structure include weddings and/or auctions (note these are just examples, other events may be offered too). Staff requested feedback on this matter.

Commission Business

Chairperson Bauer supported the City being proactive as he understood farm weddings were becoming increasingly more popular.

Commissioner Anderson stated his biggest concern was safety and to ensure buildings were properly inspected.

Commissioner VanScoy asked how an interim use permit would apply.

Community Development Director Gladhill explained the City could use either an interim use permit or conditional use permit for these uses.

6.03: Discussion Topic: Temporary Health Care Dwellings Units and Tiny Homes.

Presentation

Community Development Intern Henderson presented the Staff Report explaining the State passed legislation last session allowing Temporary Health Care Dwellings on single family residential lots. The City opted out as permitted by State Statute. However, the City Council wanted to revisit this topic and potentially develop the City's own set of standards to address them. The goal of this case is to open a discussion on how Ramsey should tackle Temporary Health Care Dwellings. This may also be an opportune time to evaluate the viability of Tiny Homes in Ramsey as well. Staff provided further comment on these uses and requested feedback from the Commission.

Commission Business

Chairperson Bauer understood temporary health care units and tiny homes were typically on wheels. He believed this issue needed to be looked into further. He stated he also wanted to better understand how the City would define “temporary”.

Commissioner Nosan discussed the differences between having a tiny home on a City sized lot versus acreage. She commented that tiny homes could grow in popularity in the coming years. She supported the Commission looking into the City’s requirements in further detail.

Commissioner VanScoy stated he would like to find a way to make tiny homes work in Ramsey, on a temporary basis.

Community Development Director Gladhill stated staff would bring this issue back to the Commission at a future meeting for further discussion.

7. COMPREHENSIVE PLAN UPDATE ITEMS

Community Development Director Gladhill provided the Commission with an update on the Comprehensive Plan.

8. COMMISSION / STAFF INPUT

8.01: Receive Staff Update

The Staff Update was noted.

8.02: Zoning Bulletins

Zoning Bulletins were noted.

9. ADJOURNMENT

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

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

The regular meeting of the Planning Commission adjourned at 9:50 p.m.

Respectfully submitted,

Tim Gladhill
Community Development Director

ATTEST:

JoAnn Shaw
Community Development Assistant

Drafted by Heidi Guenther
TimeSaver Off Site Secretarial, Inc.

Regular Planning Commission

5. 1.

Meeting Date: 10/12/2017

By: Chris Anderson, Community
Development

Information

Title:

PUBLIC HEARING: Consider Request for a Variance to Construct a Detached Accessory Building Nearer the Front Property Line than the Home at 7155 160th Lane NW (Project No. 17-146); Case of Francis and Lorrie Kaas

Purpose/Background:

Over the past few months, City Staff has been working with Francis and Lorri Kaas (the "Applicant") regarding the possible location for a new, detached accessory building (the "Building") on the property located at 7155 160th Lane NW (the "Subject Property"). Locations in the rear and side yards were considered but ultimately, the Applicant selected a location in front of the home on the Subject Property.

Notification:

In accordance with State statute, Staff attempted to notify property owners within 350 feet of the subject property of the public hearing via Standard US Mail. The Public Hearing was also noticed in the Anoka County Union Herald, the City's official newsletter for public notices.

Observations/Alternatives:

City Code Section 117-349 allows detached accessory structures to be constructed nearer the front property line than the home on parcels that are two (2) acres or larger in size under certain conditions. The building needs to meet the minimum setbacks for the applicable zoning district, the exterior finish shall match that of the home, and the accessory building cannot be taller than home.

Originally, the Subject Property was two (2) acres in size. But, in the mid-2000s, the land west of the Subject Property was subdivided (Trappers Ridge) to create a new parcel for a single family home. As a result of that subdivision, the Applicant (and their neighbor to the north) had to grant an easement for street, drainage and utility purposes to provide access to the newly created lot. Since that easement was, at least in part, for street purposes, that area of the Subject Property encumbered by the easement is no longer eligible when calculating the size of the Subject Property. Thus, the Subject Property is actually considered to be 1.68 acres in size, which limits the location of detached accessory buildings to the side or rear yard.

The Applicant did consider siting the Building next to the attached garage on the Subject Property. But, due to the street easement along the north boundary of the Subject Property, the Building would not comply with the required forty (40) foot setback (considered a corner lot with the easement). The Applicant also contemplated a location in the rear yard. However, the access to the rear yard would either require the removal of a number of oak trees along the side property line and/or access from the private driveway that is located within the public street easement.

The proposed location of the Building would meet the minimum setback along the north lot line (seventy-three [73] feet, thirty-three [33] feet for the easement plus the applicable forty [40] feet from the easement) and would exceed the minimum setback from the front property line. The Building would be situated within a wooded area that will provide some screening of it from the nearest adjacent properties.

The exterior finish of the Building is proposed to be steel lap siding and aluminum soffit and fascia that match the home in terms of material and color. The total height of the Building is just under sixteen (16) feet. Other than the location, the proposed Building appears to comply with all other standards for detached accessory buildings.

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

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

Detached accessory buildings are common in residential areas and are considered to be a reasonable use of the Subject Property. If the land west of the Subject Property had not been developed (the Applicant had no control of those actions), they would not have been required to provide a street easement over a portion of the Subject Property and thus, the proposed location would not have required a variance. Not only are several of the surrounding properties greater than two (2) acres in size (eligible to construct a detached accessory building nearer the front lot line than the home), but the proposed Building would be within a wooded area, which will provide some screening, the variance would not alter the essential character of the neighborhood.

Alternatives

Alternative 1: Adopt Resolution #17-10-249 granting a variance to construct a detached accessory building nearer the front property line than the home on the Subject Property. As outlined above, the Subject Property is technically two (2) acres in size, but since the Applicant had to grant an easement for street purposes, the area encumbered by that easement is not counted when considering accessory building standards. The proposed finish of the Building will match that of the home on the Subject Property, will not exceed the height of the home, and does not exceed the allowable square footage for the Subject Property. Staff supports this alternative.

Alternative 2: Do not approve a variance to allow the detached accessory building nearer the front property line than the home. The applicant worked with City Staff on exploring alternative options for the Building, including the side and rear yards. These locations were either not feasible based on required setbacks or resulted in the loss of a number of trees and/or created issues with accessing the Building. The proposed location does comply with the minimum setbacks for the R-1 Residential (Rural Developing) district and had it not been for the adjacent development needing access across a portion of the Subject Property, a variance would not have been needed. Staff does not support this alternative.

Funding Source:

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

Recommendation:

Staff recommends approving Resolution #17-10-249 granting a variance to construct a detached accessory building nearer the front property line than the home on the property located at 7155 160th Lane NW.

Action:

Motion to adopt Resolution #17-10-249 granting a variance to construct a detached accessory building nearer the front lot line than the home on the property located at 7155 160th Lane NW.

Attachments

[Site Location Map](#)

[Applicant Narrative](#)

[Applicant's Site Plan](#)

[Building Details](#)

[Aerial Image](#)

[Image of Existing Home](#)

[Resolution #17-10-249: Findings and Variance](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 10/05/2017

Reviewed By

Tim Gladhill

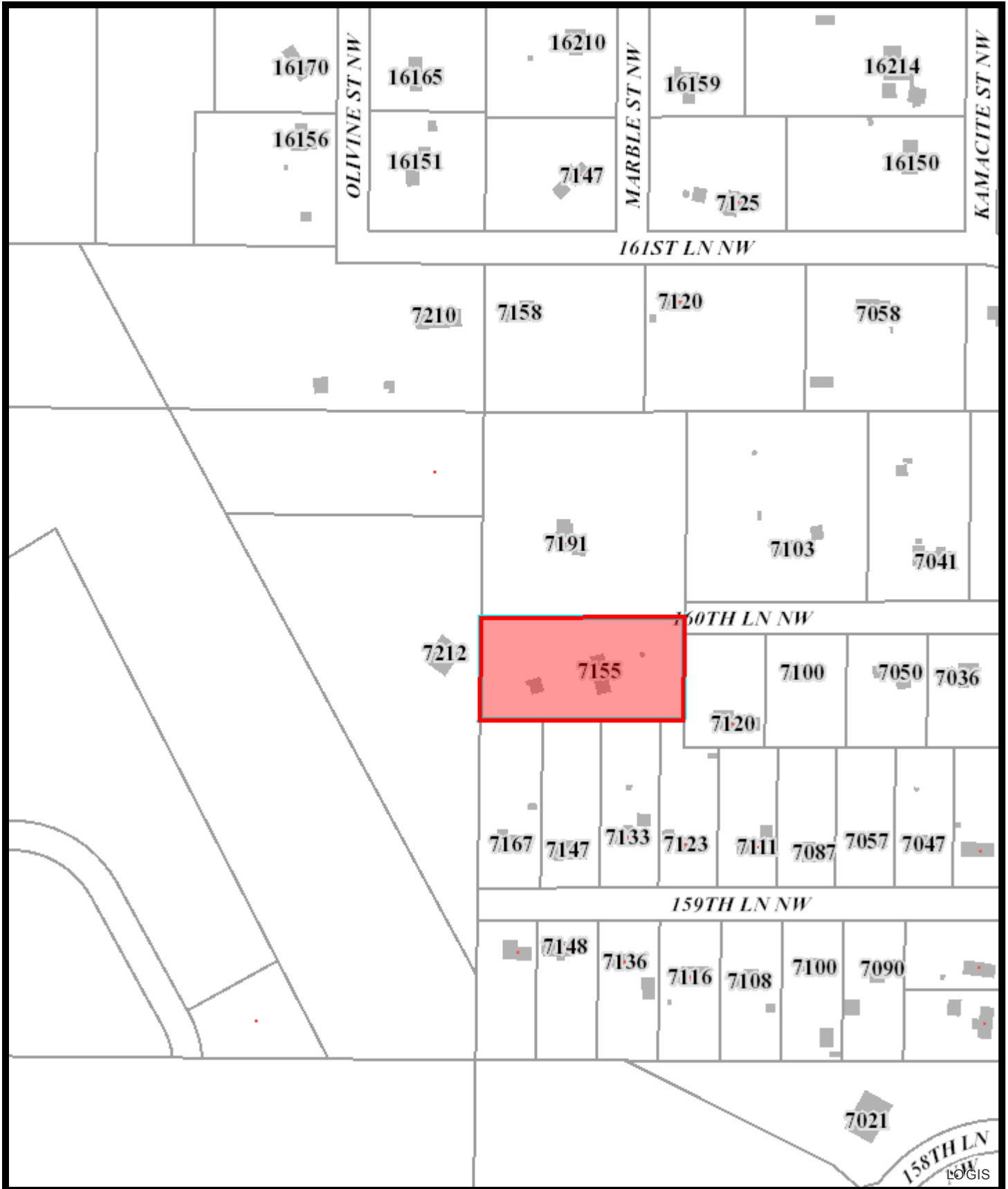
Date

10/05/2017 08:09 AM

Started On: 10/04/2017 08:12 AM

Site Location Map

7155 160th Lane NW



Lorri and Francis Kaas
7155 160th Lane NW
Ramsey, MN 55303

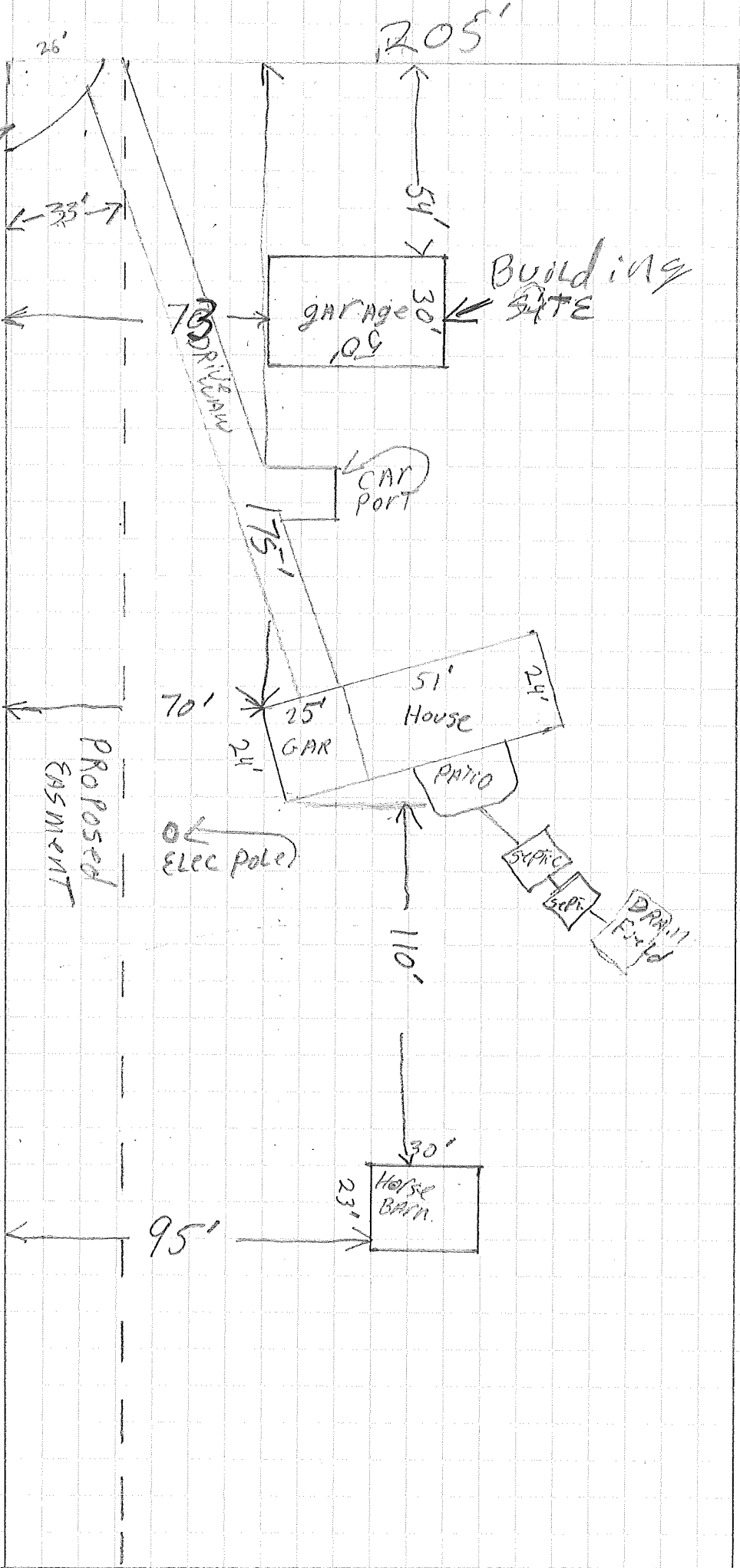
To whom it may concern,

This is a request for a variance for a garage/workshop on our property at the above location. At the time we bought this property, we purchased 2 acres, so building the outbuilding at that time would not be a problem. We purchased with the intent to build the outbuilding.

A few years ago, the City took some of our land and used it for a city easement. Because of this, we now need a variance to build our outbuilding as planned. We are now requesting a variance to build.

Thank you Francis and Lorri Kaas

52' ↓
CUL-DE-SAC



FRANCIS + LORRI MAAS
7155 160TH LANE

40

20

1 Square = 10'

Items Selected:

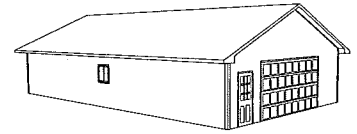
Gable roof w/ 5/12 pitch, Energy Trusses 2' O.C.
Truss Design Location Zip Code: 55303
2x6 Wall Framing Material
30' Wide X 50' Deep X 9' High
Siding Panel Size - 20' X 8"
Prairie Wheat Pro Lap Residential Steel Siding
Prairie Wheat Pro Lap Residential Steel Trim
7/16" OSB Wall Sheathing
12" gable/24" eave overhangs
1/2" OSB Roof Sheathing
Castlebrook, Desert Shake Shingles
4' Shingleover Ridge Vent
Hunter Green Aluminum Soffit & Fascia
Hunter Green Premium Roof Edge
Pine Overhead Door Jamb

Options Selected:

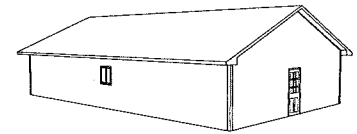
The options you have selected are:
15 LB Roof Felt
1 - 16x8 Overhead Door - Premium RP MDP38 EZ Set
2 - 36x80 Service Door - C4 9 Lite 2-Panel LS

FRANCIS
KAAS
30' X 50'
9' WALLS

Front View



Back View



Estimated price: \$14,945.00*

*Today's estimated price, future pricing may go up or down.
*Tax, labor, and delivery not included.

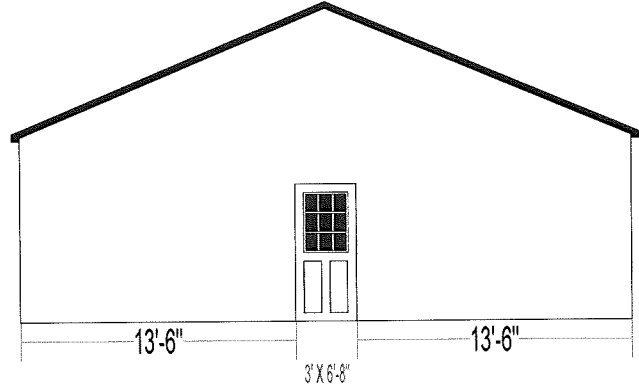
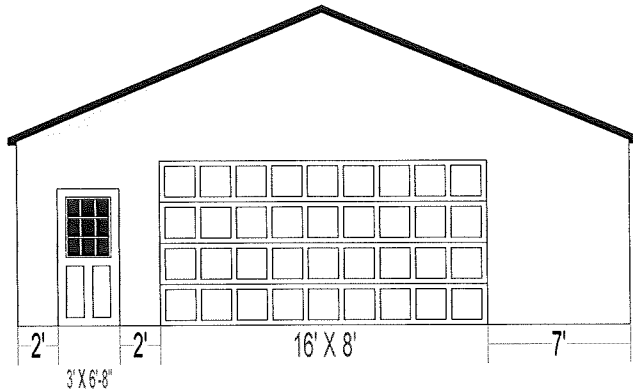


*** Take this sheet to the Building Materials counter to purchase your materials. ***

Floor type (concrete, dirt, gravel) is NOT included in estimated price. The floor type is used in the calculation of materials needed. Labor, foundation, steel beams, paint, electrical, heating, plumbing, and delivery are also NOT included in estimated price. This is an estimate. It is only for general price information. This is not an offer and there can be no legally binding contract between the parties based on this estimate. The prices stated herein are subject to change depending upon the market conditions. The prices stated on this estimate are not firm for any time period unless specifically written otherwise on this form. The availability of materials is subject to inventory conditions. MENARDS IS NOT RESPONSIBLE FOR ANY LOSS INCURRED BY THE GUEST WHO RELIES ON PRICES SET FORTH HEREIN OR ON THE AVAILABILITY OF ANY MATERIALS STATED HEREIN. All information on this form, other than price, has been provided by the guest and Menards is not responsible for any errors in the information on this estimate, including but not limited to quantity, dimension and quality. Please examine this estimate carefully. MENARDS MAKES NO REPRESENTATIONS, ORAL, WRITTEN OR OTHERWISE THAT THE MATERIALS LISTED ARE SUITABLE FOR ANY PURPOSE BEING CONSIDERED BY THE GUE: BECAUSE OF THE WIDE VARIATIONS IN CODES, THERE ARE NO REPRESENTATIONS THAT THE MATERIALS LISTED HEREIN MEET YOUR CODE REQUIREMENTS. THE PLANS AND/OR DESIGNS PROVIDED ARE NOT ENGINEERED. LOCAL CODE OR ZONING REGULATIONS MAY REQUIRE SUCH STRUCTURES TO BE PROFESSIONALLY ENGINEERED AND CERTIFIED PRIOR TO CONSTRUCTION.

*** Here are the wall configurations for your design.

Illustration May Not Depict All Options Selected

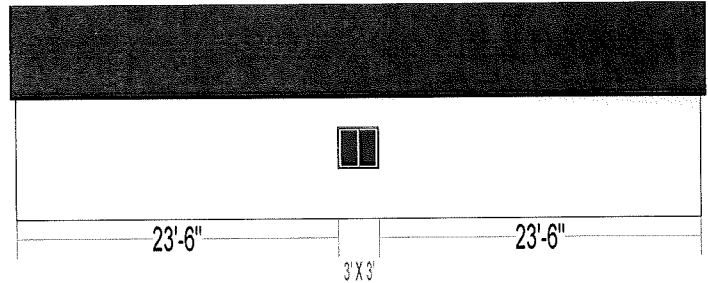
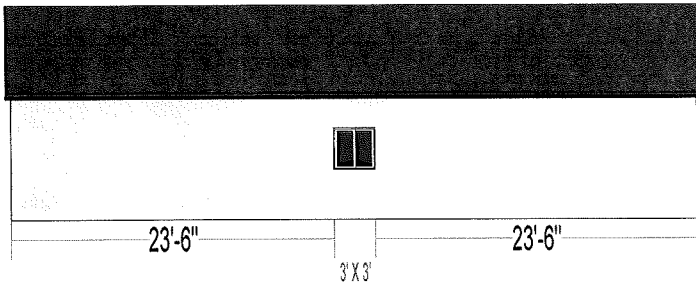


Gable Front View

- (1) - MIDWEST STEEL C-4 9-LITE TRAD 2-PNL PH 36X80 LH SB
- (1) - GARAGE DOOR WHITE PREM R/P MDP38 16X8 EZSET TORS

Gable Back View

- (1) - MIDWEST STEEL C-4 9-LITE TRAD 2-PNL PH 36X80 LH SB



Eave Front View

- (1) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36

Eave Back View

- (1) - WINDOW 36X36 SLIDER UTILITY WINDOW 36X36

Building Size: 30 feet wide X 50 feet long X 9 feet high

Approximate Peak Height: 15 feet 11 inches (191 inches)

NOTE: Overhead doors may need to be "Wind Code Rated" depending on your building location.

Confirm the door requirements with your local zoning official before construction.

Menards-provided material estimates are intended as a general construction aid and have been calculated using typical construction methods. Because of the wide variability in codes and site restrictions, all final plans and material lists must be verified with your local zoning office. Menards is a supplier of construction materials and does not assume liability for design, engineering or the completeness of any material lists provided. Underground electrical, phone and gas lines should be located and marked before your building plans are finalized. Remember to use safety equipment including dust masks and sight and hearing protection during construction to ensure a positive building experience.







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

RESOLUTION #17-10-249

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO CONSTRUCT AN ACCESSORY STRUCTURE NEARER THE FRONT PROPERTY LINE THAN THE HOME ON THE PROPERTY GENERALLY KNOWN AS 7155 160TH LANE NW AND DECLARING TERMS OF SAME.

RECITALS

1. Francis Kaas and Lorri Kaas, husband and wife, hereinafter referred to as the “Permittee”, have properly applied for a Variance to construct a detached accessory building nearer the front property line than the home on the property located at 7155 160th Lane NW and legally described as follows:

The west 416 feet of the south 209.43 feet of the north 628.28 feet of the Southwest Quarter of Section 15, Township 32, Range 25, Anoka County, Minnesota, subject to easement of record.

(“Subject Property”)

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 of the Ramsey City Code on October 10, 2017, and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
3. That the Subject Property is zoned R-1 Residential (Rural Developing) District; the surrounding parcels to the west, north, south, and east are also zoned R-1 Residential (Rural Developing) and the parcel to the southwest is zoned R-1 Residential (MUSA).
4. That the Subject Property is approximately 2.0 acres in size.
5. That surrounding properties range in size from approximately 0.90 acres to over five (5) acres.
6. That on parcels that are 2.0 acres or larger, detached accessory buildings can be constructed nearer the front property line than the principal structure in accordance with City Code Section 117-349 (Accessory Uses and Buildings).
7. That in 2005, as a result of the City’s approval of an adjacent subdivision known as TRAPPERS RIDGE, the Permittee granted a permanent street, drainage and utility easement over, under, and across the north 33 feet of the Subject Property.
8. That as a result of the required permanent street, drainage and utility easement over a portion of the Subject Property, the acreage was reduced to approximately 1.68 acres.

9. That the Permittee has proposed to construct a detached accessory building (the "Building") in a location that would meet or exceed the required setbacks for the R-1 Residential (Rural Developing) zoning district but would be nearer the front property boundary than the home.
10. That locating the Building in the rear yard would require access from the private driveway that provides access through the street, drainage and utility easement over the Subject Property to the home on the parcel to the west.
11. That the proposed Building would be 1,500 square feet in size, would have an exterior finish that matches the home, and would include soffit, fascia, and eave overhangs to match the home as well.
12. That the proposed Building would comply with all other applicable standards for detached accessory buildings.
13. The Applicant has stated that the Building would be used as a garage and personal workshop.
14. The proposed structure will have an exterior finish of steel lap siding and aluminum soffit and fascia of colors to match the home.
15. That the Subject Property is at the end of a cul-de-sac with a wooded front yard that would provide some screening of the Building from the public road and adjacent property.

FINDINGS OF FACT

1. That the proposed use will/will not adversely impact traffic in the area.
2. That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use will/will not be constructed so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will/will not change the essential character of the area.
4. That the proposed use will/will not create additional requirements at public cost for public facilities and services.
5. That the proposed use will/will not be detrimental to the economic welfare of the community.
6. That the proposed use will/will not be disturbing or hazardous to existing or future neighboring uses.

7. That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.
8. That the proposed use will/will not be in accordance with the objectives of the intent of Section 117-51 (Conditional Use Permits) of the City Code.

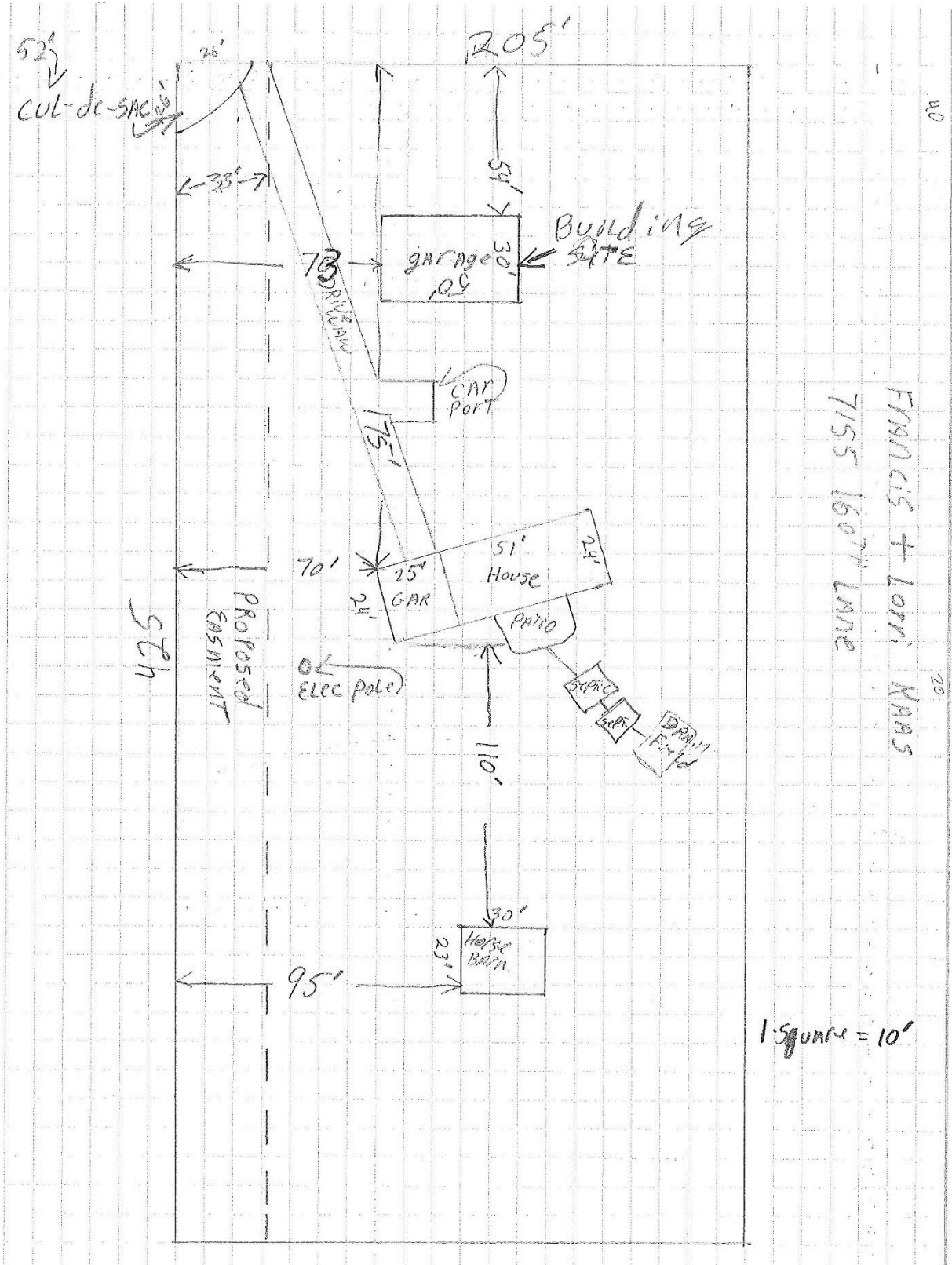
NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey Planning Commission hereby grants approval of a variance (the “Variance”) to construct the Building nearer the front lot line than the home on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That there shall be no additional accessory structures constructed on the **Subject Property**, unless in accordance with City Code.
2. That the **Permittee** shall construct the **Building** in accordance with all other provisions of City Code Section 117-349 (Accessory Uses and Buildings) and City Code Section 117-111 (R-1 Residential District).
3. That the **Permittee** agrees that there will not be any commercial activities within the detached accessory building unless in full compliance with City Code Section 117-351 (Home Occupations).
4. That the Permittee agrees to construct the **Building** as shown in **Exhibit 1**.
5. That the **Permittee** agrees that there will not be any habitation within the detached accessory building.
6. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
7. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
8. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Building**, including a Building Permit.
9. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.

**Exhibit 1
Site Plan**



Regular Planning Commission

5. 2.

Meeting Date: 10/12/2017

Submitted For: Alec Henderson, Community Development

By: Alec Henderson, Community Development

Information

Title:

PUBLIC HEARING: Consider a Request for a Conditional Use Permit to Exceed Sign Size Restrictions on the Property Located at 7435 Highway 10 (Project No. 17-148); Case of Anoka-Ramsey Farm & Garden.

Purpose/Background:

The City has received an application from Tom Tidrick (the "Applicant") on behalf of Anoka-Ramsey Farm & Garden requesting a Conditional Use Permit (CUP) to exceed sign size restrictions for a ground sign on the parcel located at 7435 Highway 10 (the "Subject Property").

The Applicant applied for a sign permit to add an LED dynamic sign panel to the existing ground sign. Since this sign does not meet the City's definition of a temporary sign and exceeds maximum size for a permanent sign in the H-1 Highway 10 Business District, Staff finds that processing a Conditional Use Permit ensures equitable enforcement of sign regulations for parcels located in the H-1 District and removes any uncertainty on how this sign should be classified.

Notification:

In accordance with State statute, Staff attempted to notify property owners within 350 feet of the Subject Property of the public hearing via Standard US Mail. The Public Hearing was also noticed in the Anoka County Union Herald, the City's official newsletter.

Observations/Alternatives:

The Subject Property has frontage along US Highway 10. As with all sign regulations in the City, there is built in flexibility within the Sign Ordinance to address deviations through the use of the Conditional Use Permit (CUP) process. As proposed, the aggregate square footage of the ground would exceed 100 square feet as permitted in City Code.

The proposed sign is one (1) LED permanent sign panel in the H-1 Highway Business District. The sign would be affixed to the existing ground sign located near the south boundary of the Subject Property. The proposed sign is fifty (50) inches by ninety-seven (97) inches for a total of approximately thirty-four (34) square feet. The total size of the ground sign, including the proposed LED signboard, would be 128 square feet. The City does have record of approving the current ground sign. The existing reader board will be removed prior to the LED sign being installed.

The City has previously approved conditional use permit applications relating to requests to exceed square footage of signs. Staff feels this is a reasonable request that will also reduce the potential for unauthorized temporary signs to be displayed on the Subject Property. The Building Division has reviewed the existing footing information and has determined that no modifications would be necessary to accommodate the additional signage.

Alternatives

Alternative 1: Motion to recommend City Council adopt Resolution #17-10-245 approving a Conditional Use Permit for the addition of a thirty-four (34) square foot LED sign panel on the existing ground sign at 7435 US Highway 10 (Anoka-Ramsey Farm & Garden). The Subject Property has frontage along Highway 10 and is thus allowed one ground sign. The proposal is for an increase in square footage that totals 128 square feet per face and

256 square feet aggregate. Staff supports this alternative.

Alternative 2: Motion to recommend City Council deny the request. The proposed signage appears reasonable in size and is less than what the total allowable square footage for signs if the property had two (2) street frontages. The proposed location of the sign is not within the vision clearance triangle nor within any easement. Staff does not support this alternative.

Funding Source:

All costs associated with reviewing the application are the responsibility of the Applicant.

Recommendation:

City Staff recommends approving the request for a Conditional Use Permit to exceed the allowable square footage for a ground sign.

Action:

Motion to recommend City Council adopt Resolution #17-10-245 approving the request for a conditional use permit to exceed sign size restrictions established in City Code for Anoka-Ramsey Farm & Garden.

Attachments

Site Location

Sign Location Exhibit

Sign Size Exhibit

Photo 1

Photo 2

Resolution #17-10-245: Findings and Conditional Use Permit

Form Review

Inbox

Chris Anderson

Tim Gladhill

Form Started By: Alec Henderson

Final Approval Date: 10/05/2017

Reviewed By

Chris Anderson

Tim Gladhill

Date

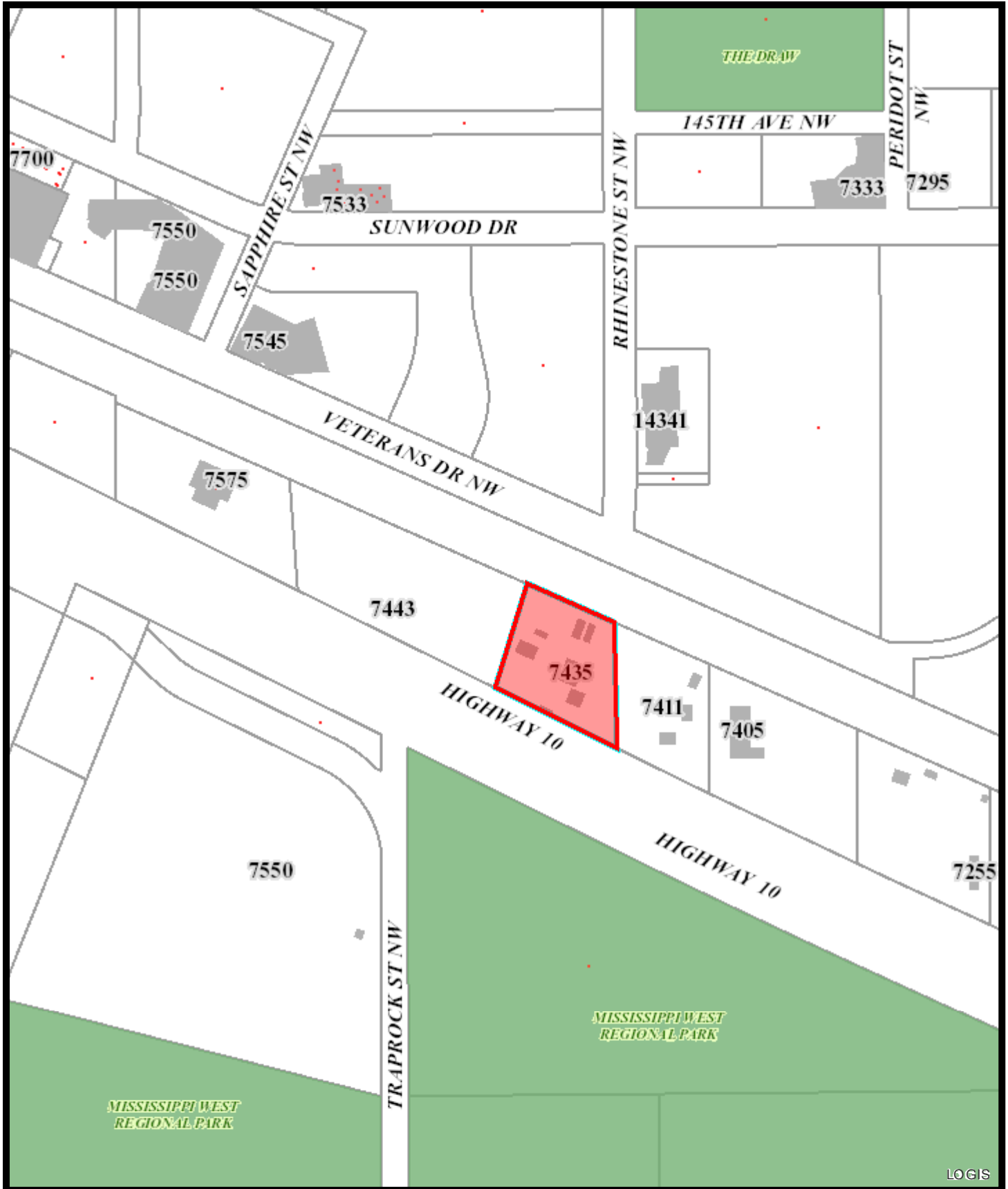
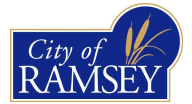
10/05/2017 02:22 PM

10/05/2017 03:00 PM

Started On: 09/22/2017 01:54 PM

Site Location Map

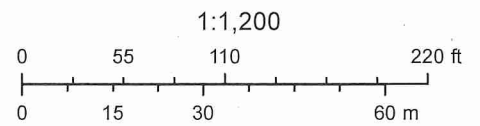
7435 Highway 10

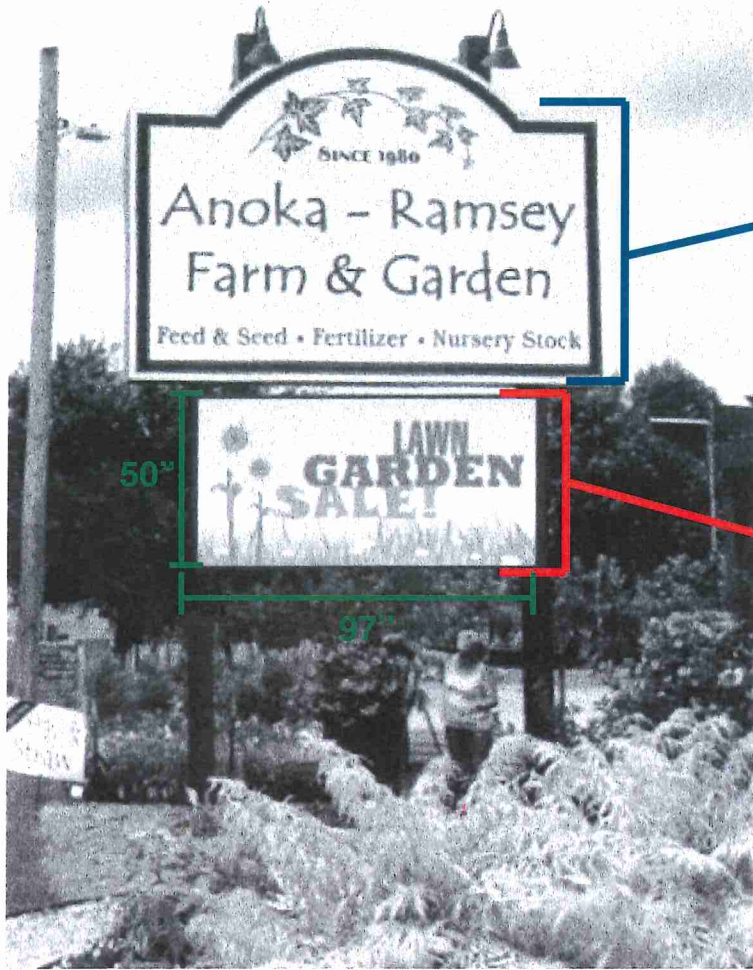


Anoka County, MN



September 25, 2017





Current sign
94 square ft.

Proposed sign
Addition
Approx. 34
square ft



SINCE 1980
Anoka - Ramsey
Farm & Garden
Feed & Seed • Fertilizer • Nursery Stock

20% - 50% OFF
TREES AND SHRUBS
50% OFF PERENNIALS
WINTERIZER FERTILIZER

HUGE
TREE SALE

Hay
Straw

63
matrong
 Blvd
Vt. 101



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

RESOLUTION #17-10-245

A RESOLUTION APPROVING THE ISSUANCE OF AN CONDITIONAL USE PERMIT TO ANOKA – RAMSEY FARM & GARDEN, TO INCREASE SQUARE FOOTAGE OF A GROUND SIGN ON A PROPERTY IN THE H-1 HIGHWAY 10 BUSINESS DISTRICT AND DECLARING TERMS OF SAME:

RECITALS

1. Anoka - Ramsey Farm & Garden, hereinafter referred to as the “Permittee” has properly applied for an amended Conditional Use Permit to expand Ground Sign square footage on the property generally known as 7435 Highway 10 NW and legally described as follows:

That part of Lot 3 Auditors Subdivision No. 34, being part of south half of Southeast Quarter Section 28, Township 32, Range 25 lying southerly of southerly right of way line of Burlington Northern Rail Road, northerly of northerly right of way line of Trunk Highway No. 10, westerly of line A and easterly of line B; said line A described as follows: Commencing at southeast corner of said section, thence north 0 degrees 28 minutes 50 seconds west along east line of said Southeast Quarter, 164.43 feet to said northerly right of way line, thence north 65 degrees 51 minutes 38 seconds west along said northerly right of way line 806.12 feet, thence continue northwesterly along said northerly right of way line on tangent curve concave to northeast, radius of 22,673.76 feet, central angle 1 degree 42 minutes 24 seconds 675.48 feet, thence north 64 degrees 09 minutes 14 seconds west along said northerly right of way line 95.64 feet to point of beginning, thence north 1 degree 25 minutes west 306.60 feet to said southerly right of way line and there terminate; said line B described as follows: Commencing at point on said northerly right of way line 447 feet northwesterly, as measured along said northerly right of way line from intersection with east line of west half of said southeast quarter, thence north 62 degrees 05 minutes 41 seconds west along said northerly right of way line 400 feet, thence north 1 degree 20 minutes 02 seconds west 274.01 feet to said southerly right of way line, thence south 64 degrees 38 minutes 28 seconds east along said southerly right of way line 495 feet, thence south 19 degrees 20 minutes 16 seconds west 264.04 feet to said northerly right of way line to point of beginning and there terminate, Anoka County, Minnesota

(“Subject Property”)

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-51 (Conditional Use Permits) of the Ramsey City Code on October 12, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.

3. That the Subject Property is zoned H-1 Highway 10 Business District. Properties to the east and west of the Subject Property are also zoned H-1 Highway 10 Business District; south of Highway 10 the properties are zoned Public/Quasi-Public and consist of the Mississippi West Regional Park; north of the railroad tracks the properties are zoned COR.
4. That the Subject Property is approximately 1.74 acres in size.
5. That City Code Section 117-519 (Business Type Districts, Ground Signs) There shall not be more than one ground sign for each parcel or per road frontage on parcels with more than one road frontage, not to exceed an aggregate of two ground signs. The gross surface area of a ground sign shall not exceed 100 square feet for each exposed face nor exceed an aggregate gross surface area of 200 square feet.
6. That the current ground sign is 94 square feet per face
7. That the proposed sign addition will be affixed to the current ground sign.
8. That the proposed additional LED sign panel is 33.63 square feet on each face and exceeds the maximum square footage allowed by approximately 28 feet on each face and an aggregate of 56 square feet (Face of 128 square feet, and aggregate of 256 square feet).
9. That deviating from sign restrictions requires a Conditional Use Permit in the H-1 Highway 10 Business District.
10. That City Code Section 117-463 (General Restrictions, Signs) allows for dynamic display signs.
11. That the Planning Commission met on October 12, 2017, conducted a public hearing and recommended City Council approve/deny the request.

FINDINGS OF FACT

1. That the increased signage will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfar.
2. That the increased signage will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the increased signage 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 increased signage will/will not be hazardous to existing or future neighboring uses.
5. That the increased signage will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the increased signage 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 increased signage 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 THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") to exceed sign size standards for a ground sign on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for a total of 128 square feet for the existing ground sign (or an aggregate of 256 square feet if double faced)/
2. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Chapter 117, Division 8 (Signs) and Chapter 30 (Nuisances) at all times.
3. That the **Permittee** shall remove the existing reader board sign at the time of installation of the new LED sign panel.
4. That the **Permittee** shall remove any unauthorized temporary signs.
5. That the **Permittee** shall obtain all necessary permits to complete any required sign modifications.
6. That the **Permittee** and tenants shall obtain all necessary licenses to lawfully install signs on the **Subject Property**.
7. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

8. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
9. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
10. That this **Permit** shall automatically expire if the use is not initiated by October 24, 2018.

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 the 24th day of October, 2017

CITY OF RAMSEY:

By: _____
Mayor

By: _____
City Clerk

STATE OF MINNESOTA)
) ss.
COUNTY OF ANOKA)

On this _____ day of _____, _____, before me a Notary Public personally appeared Sarah Strommen and Jo Ann 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 Jo Ann 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

Meeting Date: 10/12/2017

By: Tim Gladhill, Community Development

Information

Title:

PUBLIC HEARING: Consider Conditional Zoning Amendment to Planned Unit Development for Proposed Plat Known as Northfork Meadows Located Near Puma Street and Alpine Drive; Case of Paxmar (Project No. 17-126)

Purpose/Background:

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

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

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

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

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

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

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

Finally, since the concept has changed significantly from the original proposal when the current set of public comments were received, Staff has removed these comments from the agenda packet and is re-setting the public hearing and public comment period.

Notification:

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

Observations/Alternatives:

Sketch Plan Review

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

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

Conditional Zoning Amendment (PUD)

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

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

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

Funding Source:

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

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

Recommendation:

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

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

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

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

Action:

Motion to recommend that the City Council approve/deny the Conditional Zoning Amendment to Planned Unit Development, conditioned upon substantial compliance with the Sketch Plan dated September 18, 2017.

Attachments

Site Location Map

Revised Sketch Plan

Planned Unit Development Requirements

Conditional Zoning Amendment Requirements

Staff Review Letter

Lake Itasca Greenway Concept

Draft Planning Commission Minutes dated June 12, 2017

DRAFT City Council Meeting Minutes dated June 27, 2017

DRAFT City Council Meeting Minutes dated August 22, 2017

DRAFT Planning Commission Minutes dated September 7, 2017

Form Review

Inbox

Tim Gladhill (Originator)
Form Started By: Tim Gladhill
Final Approval Date: 10/06/2017

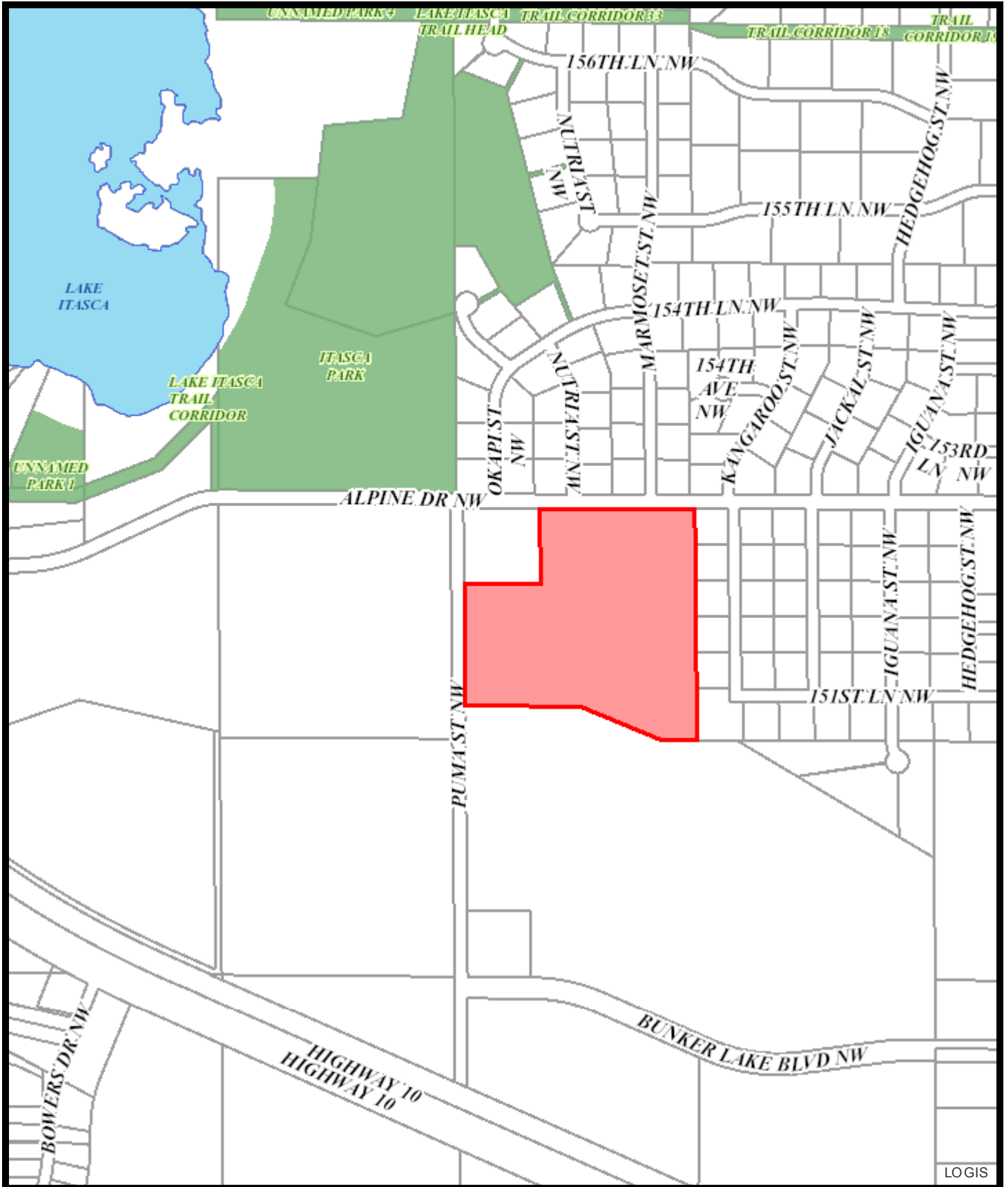
Reviewed By

Tim Gladhill

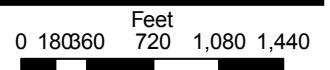
Date

10/06/2017 12:00 PM
Started On: 10/06/2017 09:27 AM

Site Location Map

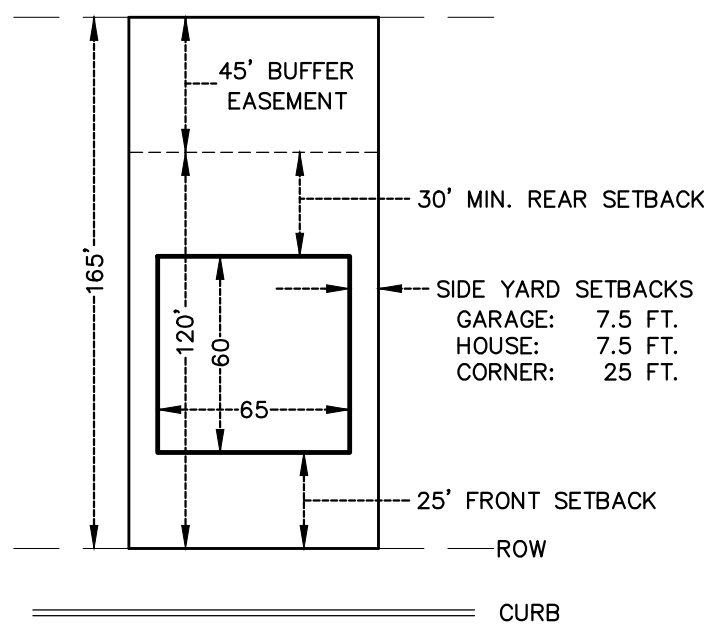


LOGIS

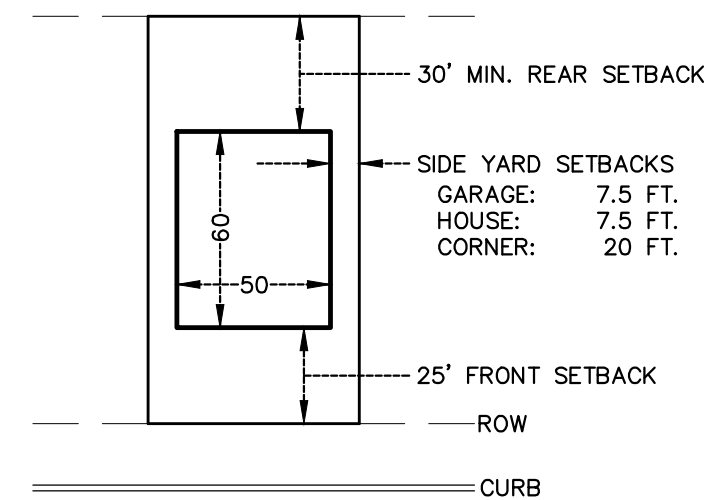




80' LOT DETAIL



65' LOT DETAIL



LEGAL DESCRIPTION

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

NOTES

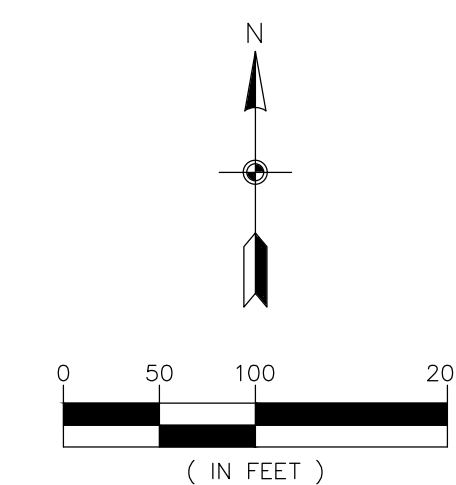
- 1) No field work has been completed at this time.
- 2) Subject property address - Southeast quadrant of Puma Street & Alpine Drive NW, Ramsey, MN 55303.
- 3) Topography shown is LIDAR which was provided by the Minnesota Department of Natural Resources.
- 4) Boundary shown taken from ALTA/NSPS LAND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

SITE DATA

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

BUILDING SETBACK DATA

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



REVISIONS

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

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

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

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

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

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

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

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

Sec. 117-50. - Conditional rezonings.

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

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

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

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

Revised Sketch Plan and Conditional Zoning Amendment Review

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

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

Level of Discretion

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



Source: League of Minnesota Cities

Comprehensive Plan

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

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

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

Zoning District

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

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

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

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

Density Transitioning

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

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

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

Planned Unit Development

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

Conditional Rezoning Agreement

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

The CRA shall include the following:

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

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

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

Staff provides the following comments that require revision:

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

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

Greenway Trail Connection



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

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

Recommendations

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

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

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

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

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

Presentation

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

Commission Business

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

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

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

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

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

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

Community Development Director Gladhill stated this was the case.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Members Absent: Councilmember John LeTourneau
Councilmember Kristine Williams

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

1. CALL TO ORDER

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

2. TOPICS FOR DISCUSSION

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

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

Councilmember Riley arrived at 5:35 p.m.

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

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

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

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

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

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

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

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

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

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

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

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

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

Councilmember Kuzma asked if there is backup.

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

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

Councilmember Shryock asked the benefit of having an app.

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

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

Councilmember Kuzma asked if the package would include the app.

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

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

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

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

2.02: Update on WiFi Service

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

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

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

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

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

Councilmember Riley asked what the Council needs to do.

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

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

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

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

Community Development Director Gladhill reviewed the staff report.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

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

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

DRAFT

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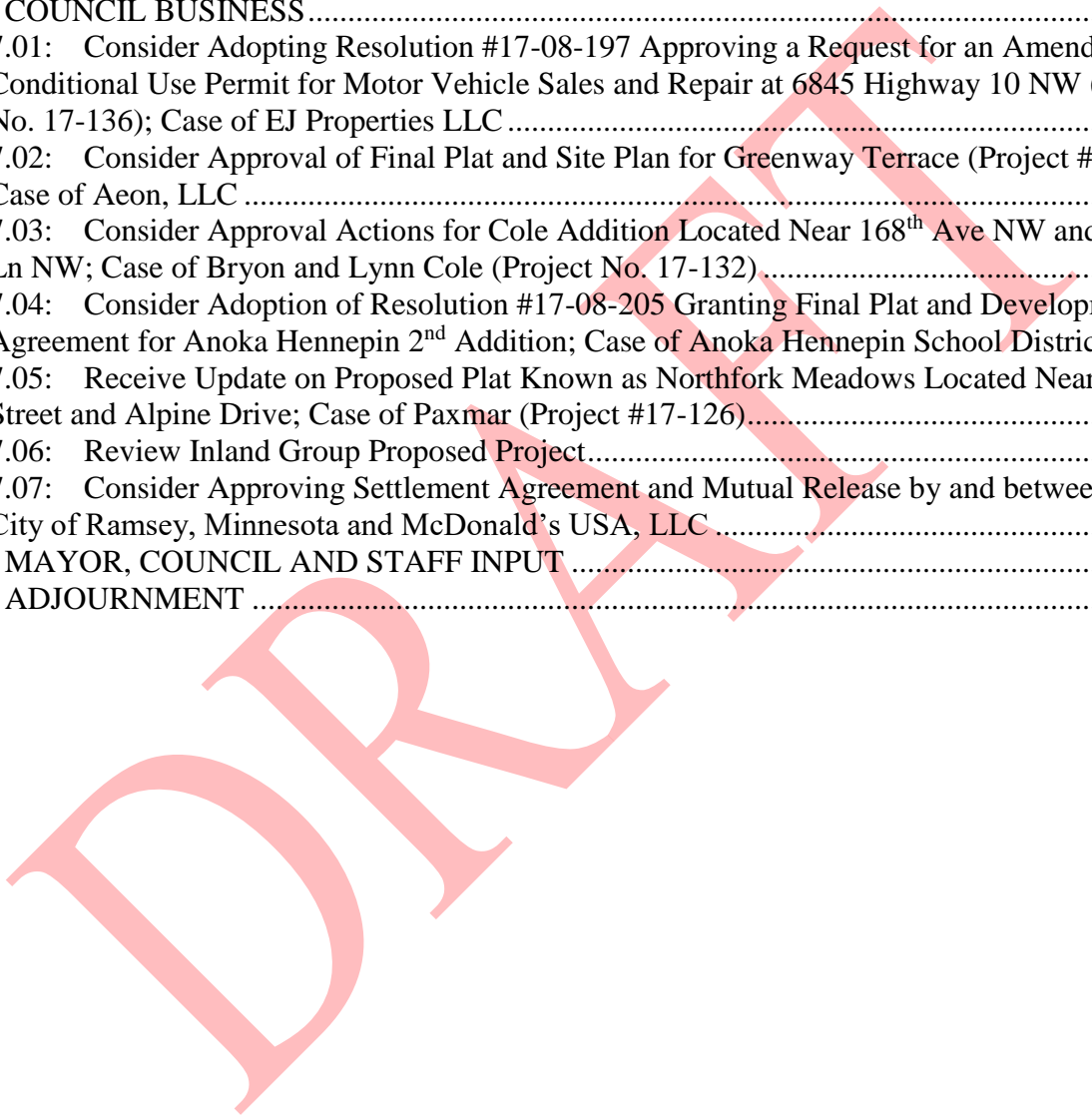
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**CITY COUNCIL
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The Ramsey City Council conducted a regular meeting on Tuesday, August 22, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor Sarah Strommen
Councilmember Jill Johns
Councilmember Mark Kuzma
Councilmember John LeTourneau
Councilmember Chris Riley
Councilmember Melody Shryock
Councilmember Kristine Williams

Members Absent: None

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

1. CALL TO ORDER

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

2. PRESENTATION

None.

3. CITIZEN INPUT

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

4. CONSENT AGENDA

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

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

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

5. APPROVE AGENDA

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

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

6. PUBLIC HEARING

None.

7. COUNCIL BUSINESS

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Councilmember LeTourneau agreed that is what he is struggling with.

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

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

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

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

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

7.06: Review Inland Group Proposed Project

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

8. MAYOR, COUNCIL AND STAFF INPUT

City Administrator Ulrich announced upcoming meetings and events.

9. ADJOURNMENT

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

Motion carried.

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

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

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

Presentation

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

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

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

Commission Business

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Regular Planning Commission

6. 1.

Meeting Date: 10/12/2017

By: Chris Anderson, Community
Development

Information

Title:

Consider Multiple Actions Related to a Request to Install and Maintain a Ground-Mounted Solar Energy System on the Property Legally Described as Lot 3, Block 1 River Crossing Addition (Project No. 17-135); Case of Connexus Energy

1. Appeal for issuance of a Development Permit on an officially mapped parcel.
2. Zoning Amendment to include Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit in the Public/Quasi-Public District.
3. Zoning Amendment to rezone a property from R-2 Residential to Public/Quasi Public.
4. Conditional Use Permit to install and maintain a Solar Energy System.

Purpose/Background:

UPDATED INFORMATION

This case was originally reviewed by the Planning Commission at their September 7, 2017 meeting. A Public Hearing was held (and closed) that evening; however, the Planning Commission tabled action so that the Economic Development Authority (EDA) had an opportunity to review and provide feedback specifically on the potential use of the Connexus Energy campus for the proposed solar farm installation.

The EDA reviewed this case at their September 14, 2017 meeting (minutes attached). Note that their review was specific to the potential use of the outlot owned by Connexus Energy that is part of Connexus' corporate campus. The outlot is essentially rectangular in shape and is approximately 17.5 acres in size. The EDA unanimously supported reserving this land for future economic growth opportunities (commercial/industrial development) rather than for the solar farm being considered. The EDA did not provide any input or feedback on the Anoka County-owned site that is currently being considered for the solar farm. Their motion specifically recommended to City Council that the existing Connexus Energy outlot be reserved for future commercial/industrial use rather than for a solar farm.

ORIGINAL CASE BEGINS HERE

Connexus Energy has applied for a Zoning Amendment and a Conditional Use Permit to construct a new solar garden on the property legally described as Lot 3, Block 1 River Crossing Addition (the "Subject Property"). The system would have the capability of producing 3.5 megawatts (MW) with ground mounted solar photovoltaic panels and would include 6 MW of battery energy storage. This is one of three (3) sites within Anoka County that Connexus Energy is developing to produce solar energy.

The Subject Property is owned by Anoka County and would be leased by Connexus Energy. When the City contemplated solar energy systems several years ago, the Zoning Code was amended to consider ground or building mounted solar energy systems as a permitted accessory use in any zoning district. However, it did not account for, or address, the possibility of a solar energy system being the principal use of a property, as would be the case with Connexus' proposal.

Both the current zoning standards for solar energy systems and the information submitted by Connexus are attached for reference. The final design plans are in the process of being prepared by the solar developer (based on site work being conducted now) but are not complete at this time. They have stated that they do not anticipate any major changes from the initial proposed layout and the Site Plan would still be subject to review and approval by the City.

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:

As noted, the Subject Property is owned by Anoka County and was initially acquired to accommodate a future bridge crossing. In 2007, the Subject Property was designated with an Official Map to prevent future development from occurring in advance of the bridge crossing. However, the current Highway 10 Access Planning Study no longer identifies this parcel as needed for a potential bridge crossing (with the new Armstrong Blvd overpass alignment). The Planning Commission has assumed the duties of the Official Map Board of Appeals and Adjustments and therefore, will need to take action on an appeal to issue any type of development permit on the Subject Property per City Code Section 117-4 (Official Map).

As part of the Official Map process in 2007, it was noted that the Subject Property was zoned R-2 Residential and that the intention was to re-guide the parcel as Public/Quasi-Public with the 2008 Comprehensive Plan Update and then subsequently rezone the parcel to Public/Quasi Public. That action did not occur. However, based on the current owner of the Subject Property (Anoka County) and the proposed use (solar farm), it seems reasonable to rezone the property as Public/Quasi-Public (this would also complete the stated intent when the area was officially mapped) and to amend the uses of that zoning district to identify Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit (this district already identifies municipal and private substations as a permitted use).

The Environmental Policy Board (EPB) was introduced to this concept at their July meeting and then officially reviewed this request at their August meeting. Questions that the EPB had asked are outlined below along with the responses from the solar developer and/or Connexus Energy.

- Nuisance noise: The solar energy system will not have any moving parts (fans, panel movement/rotation, etc.) and therefore there should be no discernible noise generated, with the exception of the initial installation of the solar farm. The battery storage units would include air conditioning. As with any air conditioning system, the air condensing units would be outside and would generate some noise, but should be within allowable standards.
- Glare: The panels will be at a fixed tilt, permanently facing south (away from Highway 10), and manufactured with anti-reflective glass specifically designed to reduce glare. A glare study was provided by the solar developer. While it does indicate some glare would be produced at a particular receptor (near the southern touch-down point of the Armstrong Blvd overpass), it is minimal and has low potential to create any after-image.
- Environmental Benefits/Impacts: According to the U.S. Department of Energy, few power generating technologies have as little environmental impact as photovoltaic solar panels. A ground mounted solar array generates electricity without any moving parts, requires no water, and produces no direct emissions. Underneath the ground mounted equipment, native vegetation will be established, providing pollinator habitat as well as erosion control and stormwater runoff benefits. Connexus noted that all power generated by this solar energy system would remain in Ramsey.
- Final Site Plan plans are being developed presently. Their design team is completing field work on the Subject Property necessary to complete the final design and Site Plan. However, it is not anticipated to have any significant impacts to the conceptual layout provided.

While a complete Site Plan is not yet available, consideration of and a recommendation regarding the requested Appeal for a development permit, the Zoning Amendments (both text and map), and Conditional Use Permit can still be addressed. The EPB recommended approval of the Zoning Amendments and Conditional Use Permit with the following conditions (which have been incorporated into the draft Conditional Use Permit):

- Submittal of final Site Plan for review and approval by the City.
- Submittal of a Glare Study (already received).

- Submittal of a Decommissioning Plan (how the site will be deconstructed and restored upon the abandonment of the operation).
- Installation of native, sustainable landscape underneath the ground mounted equipment.

The City's Comprehensive Plan does address solar access protection within the Land Use Chapter. One of the identified policies for solar access protection is to work with the League of Minnesota Cities, University of Minnesota Extension Services, Minnesota Office of Environmental Assistance, Anoka County, and other agencies to develop programs that increase the use of solar energy systems. It appears that the proposed project would further this policy.

Note that the attached, draft Conditional Use Permit was prepared as if the Zoning Amendments, both the text and map amendments, were in effect already.

Alternatives

Alternative 1: Approve the Appeal for the issuance of a development permit in the Official Map area and recommend adoption of both Ordinance Amendments and the request for a Conditional Use Permit. Based on the alignment of the Armstrong Blvd overpass, the Subject Property is no longer needed for a future bridge crossing, and therefore, the issuance of a development permit would not have an impact to future transportation needs. Solar energy systems as a principal use of property in the Public/Quasi-Public District would encourage development of this renewable energy source while allowing the City to address requests on a case by case basis and apply reasonable conditions to an approval. Staff supports this alternative.

Alternative 2: Do not approve the appeal for the issuance of a development permit in the Official Map and therefore, do not recommend approval of either Ordinance Amendment or the Conditional Use Permit. The City is working toward amending the overall Official Map to eliminate those parcels no longer needed for future transportation corridors, which includes the Subject Property. Thus, Staff would not support Alternative 2.

Funding Source:

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

Recommendation:

The Environmental Policy Board recommended approval of the Zoning Amendments and Conditional Use Permit. City Staff also supports the recommended approvals as well as the appeal for the issuance of a development permit within an officially mapped area.

Action:

Motion to adopt Resolution #17-09-211 approving an appeal for issuance of a development permit for the Subject Property for the installation of a solar energy system;

-and-

Motion to recommend adoption of Ordinances #17-13 and #17-14 to rezone the Subject Property to Public/Quasi-Public and to amend Section 177-122 (Public/Quasi-Public) to identify solar energy systems as a principal use with the issuance of a Conditional Use Permit;

-and-

Motion to recommend approval of Resolution #17-09-212 granting a Conditional Use Permit for the installation and maintenance of solar energy system on the Subject Property contingent to review and approval as to legal form by the City Attorney.

Attachments

[Site Location Map](#)

[Application Submittal](#)

[Draft EPB Meeting Minutes Dated August 21, 2017](#)

[Decommissioning Plan and Glare Studies](#)

[Manufacturer Equipment Specifications](#)

[Site Layout and Typical Views of Panels and Battery Storage](#)

[Existing Solar Energy System Regulations](#)

[Aerial Overview of Connexus Energy Corporate Campus](#)

[Draft Planning Commission Meeting Minutes Dated September 7, 2017](#)

[Draft EDA Meeting Minutes Dated September 14, 2017](#)

[Resolution #17-09-211: Official Map Appeal](#)

[Ordinance #17-13: Zoning Map Amendment](#)

[Ordinance #17-14: Zoning Text Amendment](#)

[Resolution #17-09-12: Conditional Use Permit](#)

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 10/05/2017

Reviewed By

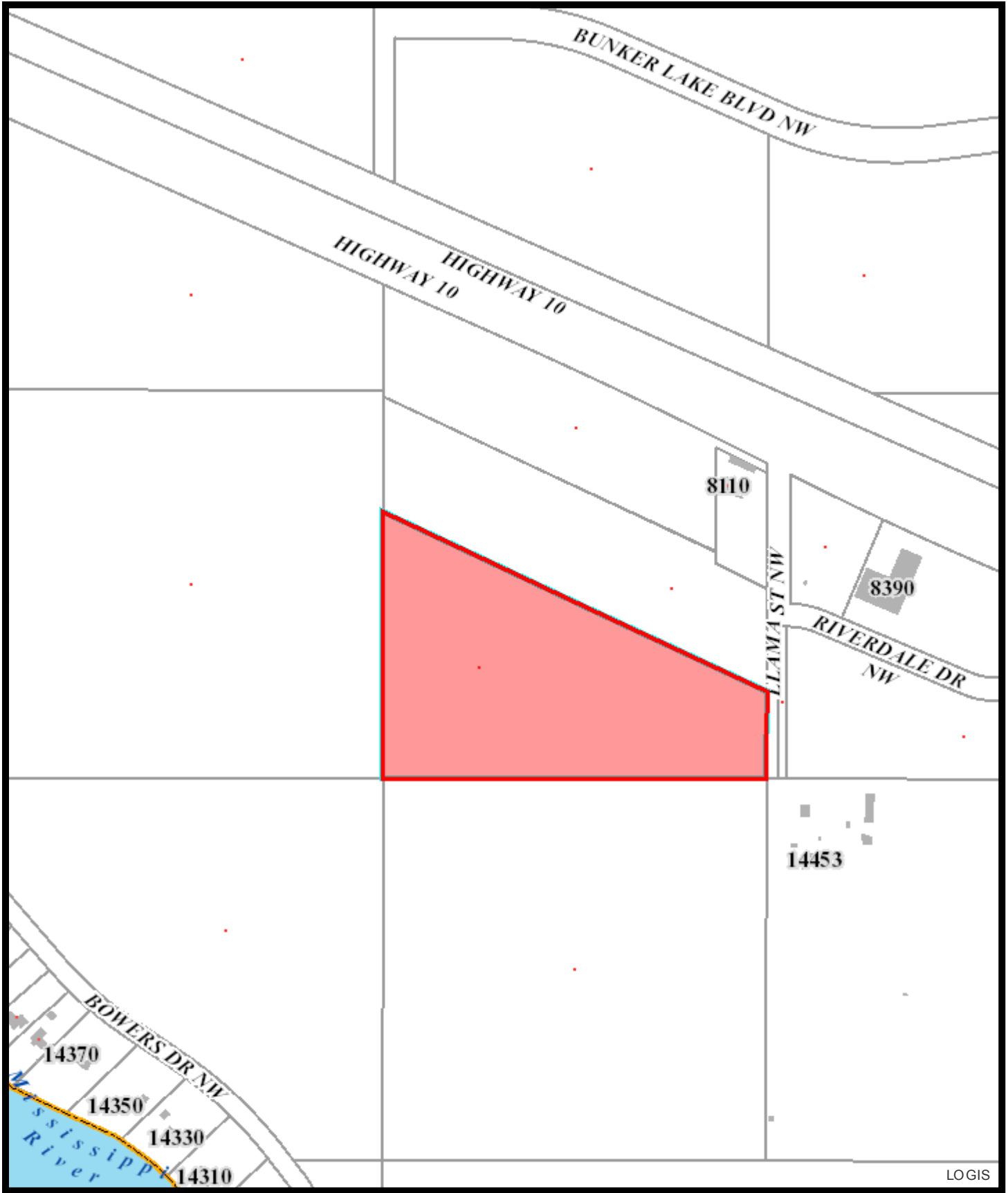
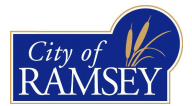
Tim Gladhill

Date

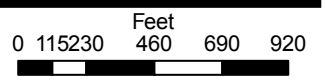
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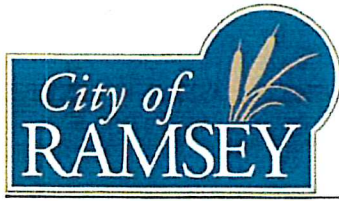
Started On: 10/04/2017 11:08 AM

Site Location Map



LOGIS





Land Use Application

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

Applicant Contact Information

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

Name:	Brian Burandt		
Street Address:	14601 Ramsey Blvd.		
City, State, ZIP:	Ramsey, MN 55303		
Home Phone:	—	Work Phone:	763-323-2785
Email:	brian.burandt@	Fax Number:	763-323-2785
Name of Business (if applicable):	Connexus Energy, com Connexus Energy		
Business Address (if applicable)	14601 Ramsey Blvd.		
Business City, State, ZIP	Ramsey, MN 55303		
Business Phone:	763-323-2785	Business Fax:	763-323-2785

Subject Property Information

(Location of Application)

Address	Unassigned, Ramsey, MN 55303
PIN	29-32-25-24-0007
Legal Description	See attachment
Zoning District	R2 - Medium Density Residential

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

Property Owner Information

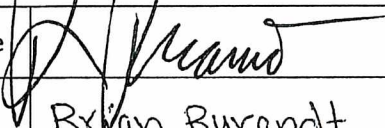
(If different than Applicant)

Name:	Anoka County		
Street Address:	1440 Bunker Lake Blvd.		
City, State, ZIP:	Andover, MN 55304		
Home Phone:	—	Work Phone:	763-323-5693
Email:	jerry.soma@co.anoka. <small>mn.us.</small>	Fax Number:	—

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

Request to install 3.5 megawatts (MW) of solar photovoltaic panels and 6 MW of battery energy storage.
Sizing of PV and energy storage subject to final design criteria.

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	Bryan Burandt	Printed Name	
Title	VP, Power Supply & Business Development	Title	
Date	6/9/17	Date	

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

Property Owner Signature		Property Owner Signature	
Printed Name	Jerry Soma	Printed Name	
Title	County Administrator	Title	
Date	8-22-17	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.

Legal Description:

Parcel # 29-32-25-24-0007

That part of the Northeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southwesterly of the northeasterly right of way line of U.S. Highway No. 10.

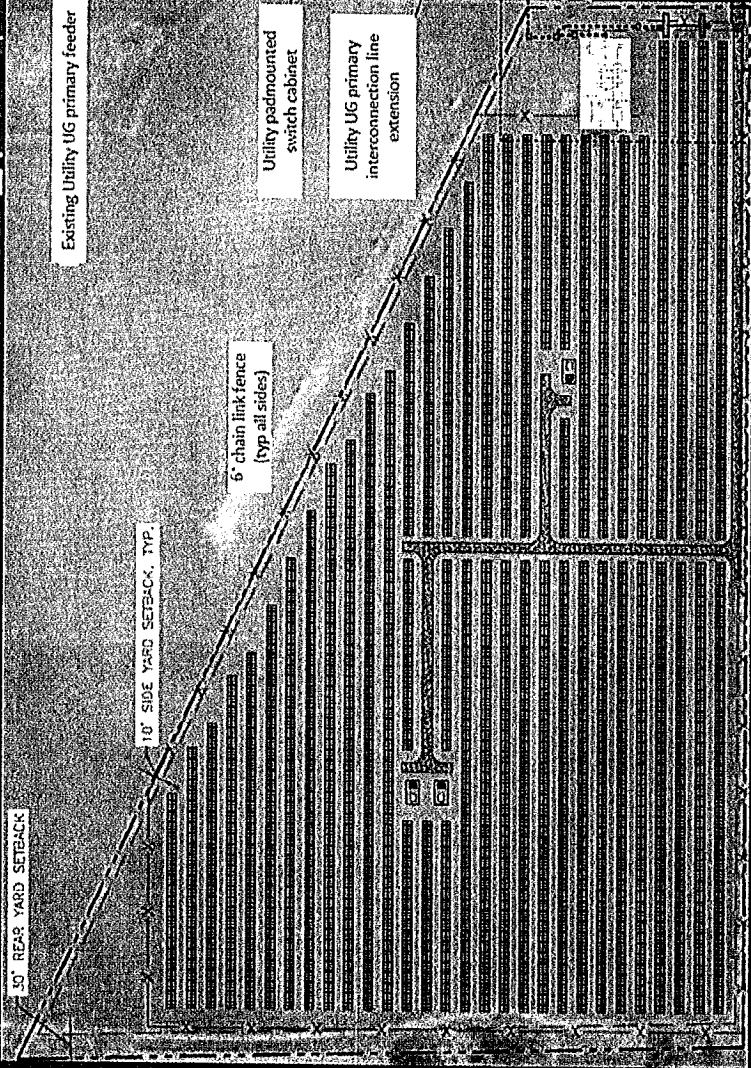
And

The Southeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, except that part described as follows:

Beginning at a point on the east line of the Southeast Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, distant 30 feet south of the intersection of said line with the southerly boundary of the right of way of U.S. Highway No. 10; thence northwesterly and parallel with said U.S. Highway No. 10 and 30 feet southwesterly thereof, a distance of 200 feet; thence southerly and parallel with the east line of said Southeast Quarter of the Northwest Quarter, a distance of 400 feet; thence southeasterly and parallel with said U.S. Highway No. 10, a distance of 200 feet to the east line of said Southeast Quarter of the Northwest Quarter; thence north along the east line of said Southeast Quarter of the Northwest Quarter 400 feet to the point of beginning.

Solar Generation + Battery Storage Installation
Proposed Layout and Interconnection Plan
City of Ramsey, Anoka County

Property:
Lot 3 Block 1 River Crossing Addition
NE ¼ of the NW ¼ of Sec. 29 T32 R25



Property Boundary

See Inset for Battery Storage and Interconnection Detail

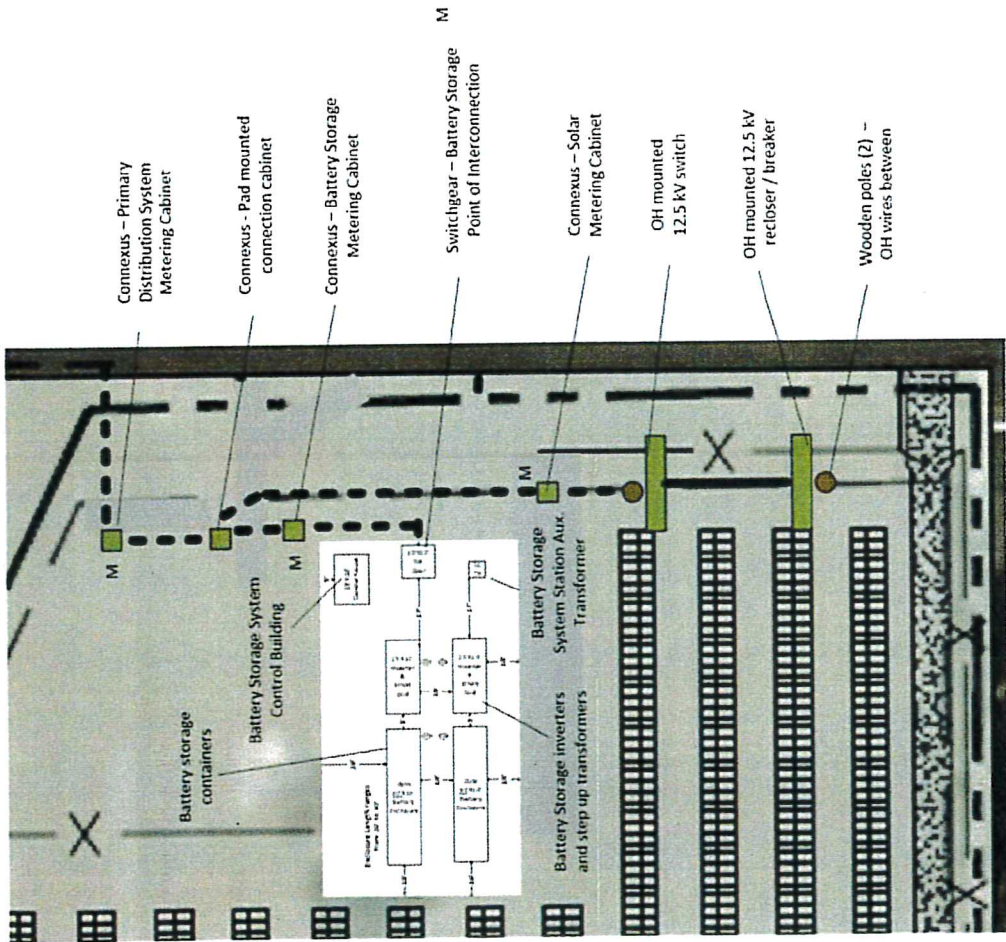
Existing Utility OH Primary feeder

Existing Utility UG primary feeder

30' FRONT YARD SETBACK

Riverdale-Dr-NW

Connexus Energy
PV - BESS Plan
Anoka Site
Preliminary Engineering Concept Plan - 6/8/17
Plot Plan
Sheet 1 of 3



GENERAL NOTES:

- Layout as shown is preliminary – actual detailed layout of panel array and placement of interconnection equipment may change as part of detail design.
- Solar panels will be pier mounted fixed access, azimuth at 180 degrees.
- Solar panel maximum height - 15' (based on preliminary information – not vendor specific)
- All setbacks to solar panels shall be located such that the distance to any property line is at least equal to the height of the solar panels at maximum designed tilt.
- All electrical collection lines inside the property shall be underground, except for overhead pole mounted equipment near the point of interconnection as indicated.
- Solar field will be surrounded by 6' chain lockable chain link fence.
- Power line extension to interconnect the facility will be buried line along Lama St
- Connexus Connection Cabinet and Metering Cabinet approximate dimensions:
5' x 5' footprint, 5' high

Inset from Page 1 – Battery Storage and Interconnection Equipment



Solar Panels – Typical view



Battery containers – Typical view



5.01: Consider Request for a Zoning Amendment and Conditional Use Permit for the Installation of a Solar Garden at the Property Legally Described as Lot 3, Block 1, River Crossing Addition (Project No. 17-135); Case of Connexus Energy

City Planner Anderson presented the staff report. He stated that Connexus Energy has applied for a Zoning Amendment and a Conditional Use Permit to construct a new solar garden on the property legally described as Lot 3, Block 1, River Crossing Addition. He stated that the subject property is owned by Anoka County and would be leased by Connexus Energy. He stated that when the City contemplated solar energy systems several years ago, the Zoning Code was amended to consider ground or building mounted solar energy systems as permitted accessory use in any zoning district; however, it did not account for or address the possibility of a solar array being the principal use of a property, as would be the case with the Connexus proposal.

Brian Burandt stated that the proposed site would be 14 times the size of the existing solar array on the Connexus campus and would generate the power supply for 600 homes, noting that energy would remain in Ramsey. He stated that there are tax credits available for the solar system, battery system, and storage system which decrease the project costs. He explained that the midday solar peak and later peak of energy use, the storage system will allow that energy to be stored until the use is needed. He stated that Connexus approached municipalities to determine interest and there are three willing partners with land available through Anoka County, St. Francis, and the National Sports Center. He stated that this would be the largest multi-site community solar array in the midwest. He provided additional details on the proposed sites which would include fencing and pollinator habitat. He stated that they have learned key takeaways from the solar array on the Connexus campus.

Board Member Trossen asked the size of the battery and average lifespan.

Mr. Burandt provided additional details on the size and lifespan of the batteries. He explained how the batteries would be charged and store energy in order to disburse the energy during peak demand times.

Board Member Valentine asked for information on fire safety.

Mr. Burandt provided additional details on the batteries and noted that the batteries are safe and the price of batteries have actually been reduced because of the competition that has been brought to the market. He confirmed that there would be fire suppression as well.

Board Member Covart asked if the members would be offered a buy-in on the project.

Mr. Burandt explained that Connexus is leasing the land through municipalities and the energy will be used to lower the costs to all Connexus customers rather than offering a buy-in. He stated that there is not an issue with glare. He stated that after 25 years the equipment would be removed and the site would be restored for Anoka County to do what they wish with it.

City Planner Anderson stated that he spoke with the solar developer and was assured that the developer would create a decommissioning plan for the removal of the equipment and restoration of the land that would occur after that leased period expires.

Mr. Burandt stated that the storage developer has not yet been named but provided examples of storage containers that could be used in the solar array. He noted that the storage containers would be located on the back side of the swale if you were looking from Highway 10.

City Planner Anderson stated that staff does not have a final Site Plan as that would be contingent on final site work that is being done. He stated that part of the mapping process that was done in 2007 to prepare for the Comprehensive Plan update identified this land as Public/Quasi Public but the regrading of the land never occurred. He stated that currently the property is zoned as R-2/medium residential. He stated that staff believes that it would be appropriate to rezone the property as Public/Quasi-Public, especially because the County owns the property. He noted that substations are allowed in that zoning district and while a solar array is not a specified use, it would be similar. He stated that staff would recommend adding a text amendment to the zoning district to allow solar energy systems as a principal use with the issuance of a Conditional Use Permit. He noted that a Conditional Use Permit could then be used to allow the solar array. He stated that this would move forward to the Planning Commission for a public hearing at their September 5th meeting and would then move to the City Council.

Mr. Burandt stated that Connexus originally wanted to have a showcase on their property, as they have 18 acres of land but staff was hesitant and stated that they would support the solar array on another piece of property as they would rather see the land near the Connexus site preserved for a business park.

City Planner Anderson agreed that from an economic development perspective, Ramsey is short on industrial/business park land and therefore the remainder of the Connexus property would be desirable for that purpose. He stated that discussion has brought this idea to the County owned land, which would be a good marriage of the County owned land and the solar array.

Board Member Hiatt asked if there has been any feedback from the residents on Bowers Drive.

Mr. Burandt stated that they have not spoken with the residents in that area yet but would be open to holding a public meeting.

City Planner Anderson stated that if Connexus is interested, staff could open up City Hall earlier for an open house prior to the Planning Commission meeting for residents to ask more questions if desired.

Mr. Burandt stated that he has not heard any negative comments about creating more renewable energy.

Motion by Chairperson Stodola and seconded by Board Member Valentine to recommend approval of a Zoning Amendment to rezone the subject property to Public/Quasi Public and to add solar energy systems as a principal use with the issuance of a Conditional Use Permit.

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

Motion by Board Member Valentine and seconded by Board Member Hiatt to recommend approval of a Conditional Use Permit for the installation of a solar energy system on the subject property with contingencies.

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

SOLAR PROJECT DECOMMISSIONING PLAN

Anoka County Solar Facility

Sept. 2017



225 W. Hubbard St., Suite 200
Chicago, Illinois 60654

Decommissioning Plan

Anoka County Solar Facility, City of Ramsey, Minnesota

Introduction

SoCore Energy, LLC, proposes to build, own, and operate an approximately 3.5 megawatt (MW ac) solar electric photovoltaic (PV) generating facility. The Anoka County Solar Facility, a solar generating facility (SGF) will be built in Anoka County, Minnesota on approximately 18 acres that the County owns. This property is currently zoned as R2 - Medium Density Residential, but is being utilized as agricultural. The SGF could produce solar power for up to 35 years. However, for the purposes of this decommissioning plan, SoCore, as the Applicant, assumes 25 years of operation.

The Applicant has developed this decommissioning plan to return the land to agricultural use once the SGF has terminated service after approximately 25 years. The plan will assist in reclaiming the land, as much as feasible, to conditions existing before construction. This will include removal of all: PV modules, support equipment, and support beams foundations or other fixed structures. It will also include the removal of all non-native debris to a recycling facility or to a local landfill. All roads and drainage features constructed on the site for the SGF will be removed and drainages will be restored to approximate pre-construction conditions. This decommissioning plan will be kept on file with the facility owner. The plan will be updated as necessary to keep it current with the SGF site conditions, reclamation technology, and to update the cost estimates for implementation, as required.

Site Ownership and Location

The SGF property is currently privately owned. SoCore will lease the acreage for the SGF development, construction, and operation, until the completion of this decommissioning plan pursuant to a written lease agreement. If the SGF ownership is transferred to another entity, the decommissioning plan requirements shall be included within any such transaction.

Proposed Use of the Land

The SGF will be located on approximately 18 acres. The remaining approximately acreage will be maintained as agricultural land and associated farm residences, which are expected to be maintained by the owner.

Present Use of the Land

The SGF is located on agricultural land in an agricultural area. No buildings, wells, or sewage facilities are located on the approximately SGF site. Based on a review of Google Earth aerial imagery, seasonal crops have been planted on the SGF site for at least the past 25 years.

Documentation of Existing Drainages

Prior to the start of construction, existing drainage information and approximate pre- construction condition information will be preserved in the site plans that will be kept with the site environmental documentation for the life of the SGF.

Determination of Land Use After Closure

After the SGF has been operating for 25 years, a future land use for the property will be established. The property may be used for the following: continued use as a solar energy facility, redeveloped for agricultural purposes, or redeveloped for residential purposes. For the purpose of this decommissioning plan, the future land use is specified as agricultural farmland.

Major Components of the SGF

The SGF is designed for optimum performance and ease of maintenance. The SGF will include construction of a series of PV module arrays mounted on racking systems supported by a pile-driven foundation design. Rows of modules and racks will be organized, each with their own power inverters. To achieve these objectives, the SGF will use PV technology on a fixed- tilt racking mounted system at a 25-degree tilt laid out in a PV block design to allow for maintenance and access.

The energy from the PV arrays will be collected, converted from direct current (DC) to alternating current (AC) at the inverters, and combined. The electrons will be routed through an

Decommissioning Plan

Anoka County Solar Facility, City of Ramsey, Minnesota

AC collection system. The system will be designed to minimize cable routing and trenching thereby ensuring minimal electrical losses.

The final output from the SGF will be processed through a step-up transformer to match the interconnection voltage and to comply with utility interconnection requirements. Electrical safety and protection systems will be provided to meet utility and regulatory codes and standards. The energy will be delivered to the Connexus Energy electrical distribution network.

A security perimeter fence with appropriate signage for public protection will be installed. Points of ingress/egress will be accessed by locked gates for facility services and maintenance. Additional information on specific elements of the SGF is provided in the following sections.

PV MODULES

The SGF will require installation of approximately 14,000 PV modules. Any unanticipated adjustment to this number will depend upon the final selected technology decided after an optimization evaluation and detailed design. The evaluation, design, and selected technology will take into account market conditions, economic considerations, and environmental factors.

The current design for the SGF proposes to use PV crystalline silicon technology, in the form of 72 solar cell panels rated to produce between 315 watts per panel. The modules will be installed at a 25-degree angle in a fixed-tilt configuration facing south.

STANDARD INSTALLATION, ARRAY ASSEMBLY, AND RACKING

There are various solar module mounting systems that can be mounted on several different types of foundations. The SGF will use a fixed-tilt mounting system.

The module mounting system provides the structure that supports the PV module arrays. The foundations are typically beam piles, which are driven into the soil using pneumatic techniques, similar to hydraulic pile driving. The final foundation design will be determined based on the geotechnical survey for the SGF location. Once the foundation has been installed, the module mounting system will be installed to support the PV modules. For the fixed-tilt configuration, a rigged structure will be installed and design to support wind and snow loads, as well as meet local design criteria.

The PV modules will be delivered to the SGF site during construction to support the installation schedule. The module mounting system will orient the PV panels in rows, reflecting a standard and uniform appearance across the facility. The panel configuration will be uniform in height and width.

SOLAR COLLECTION, INVERTERS, AC COLLECTION, AND TRANSFORMERS

The PV modules will be electrically connected into a series of strings. A string inverter will be installed for each string located throughout the solar field. The module strings will be wired to string inverters (DC-to-AC conversion equipment) on the SGF site.

The inverter output power cables will be combined in five distributed AC panel boards located throughout the SGF. The outputs of the AC panels will be combined at a centrally located AC switchgear station installed on a concrete pad. A step-up transformer will also be located at this central location and the output of the transformer will feed to the utility, Connexus Energy.

Underground electrical cables will be installed in PVC (polyvinyl chloride) conduit using ordinary trenching techniques, which includes excavation of trenches to accommodate PVC conduit. The PVC electrical conduits and wires will be installed at varying depths across the SGF. The depths for the PVC conduit and trench backfill will be in accordance with local, state, and federal codes. The AC energy will be stepped up to the appropriate interconnection voltage by the system transformer to match the voltage at the grid interconnection. Required switchgear cabinetry will be provided as necessary for circuit control. The electrical inverters will be H- frame mounted and the AC collection panel, switchgear, and step-up transformers will be placed on poured concrete foundations.

SGF INTERCONNECTION DESCRIPTION

Each inverter will be outdoor rated and mounted on a steel, rigid frame. The AC output of the inverters will be fed to the distributed AC panel boards. The AC collection system cables will be connected in parallel and collected at the site switchgear. The switchgear includes the main circuit breaker and utility metering equipment. It will be enclosed separately but pad-mounted together with the set-up transformer.

GENERATOR-TIE LINE

The power generated by the SGF will be connected to the existing Connexus Energy network using the voltage transformation equipment and system safety equipment to be constructed at the SGF.

Timeline for Decommissioning Plan

As stated above, the proposed SGF will operate for no less than 25 years. After operations cease at the facility, equipment removal will take approximately one month, and reclamation will take an additional two weeks.

Removal of Hazardous Materials

Based on the use of the site, hazardous materials will not be present in significant quantities and the risk of spill or release is considered low. Once the SGF ceases operations, all potential hazardous materials (i.e., transformer coolant) and wastes (i.e., broken PV panels) will be removed from the site and disposed of in accordance with local, state, and federal laws.

Removal of Equipment

After SGF operations cease, all equipment, module mounting systems, and foundations will be removed from the site so it can be restored, as much as possible, to its original condition. Bids will be taken from potential vendors, whose costs will include purchasing the SGF equipment and materials, mobilizing to the site, loading it onto trucks, and transporting it from the site for off-site recycling or disposal at designated facilities, in accordance with local, state, and federal laws.

PV modules will be unbolted from the support structures and consolidated in a designated “lay down” area. The PV modules will be sold to an off-site recycler, loaded onto trucks, and moved offsite by the selected vendor.

The pier foundations supporting the mounting system have been driven to a supporting depth. They will be excavated from the ground and the entire length of column will be moved to the lay down area where they will be cleaned off and consolidated. The columns will be sold to an off-site recycler. They will be loaded onto trucks and moved offsite by the selected vendor.

The PVC electrical conduits and wires have been installed at varying depths across the SGF. Those located at depths between 0 to 3 feet below ground surface (bgs) will be removed during decommissioning, while those at depths greater than 3 feet bgs will be left in place. During decommissioning the overburden layer of soil will be removed from the targeted buried electrical trenches with a backhoe, and the PVC electrical conduits and wires from 0 to 3 feet bgs will be excavated from the ground, as appropriate. All extracted PVC electrical conduits and wires will be moved to the lay down area and consolidated. The PVC conduits and wires will be sold to an off-site recycler. They will be loaded onto trucks and moved offsite by the selected vendor.

The inverters will be removed and temporarily stored on an impermeable base (i.e., concrete pad) in the lay down area. The inverters will be sold to an off-site recycler. They will be loaded onto trucks in batches and moved offsite by the selected vendor.

The electrical switchgear and step-up transformer will be removed and temporarily stored in the lay down area. Best management practices (i.e., berms, plastic sheeting) will be implemented to minimize potential leaks or spills from occurring in the lay down area. The equipment will be sold to an off-site recycler. This equipment will be loaded onto trucks and moved offsite. The concrete foundation for the switchgear and transformer will also be removed and properly disposed of offsite by the selected vendor.

The fencing will be dismantled and sold with other scrap material. Any other miscellaneous equipment will be removed properly disposed of offsite by the selected vendor.

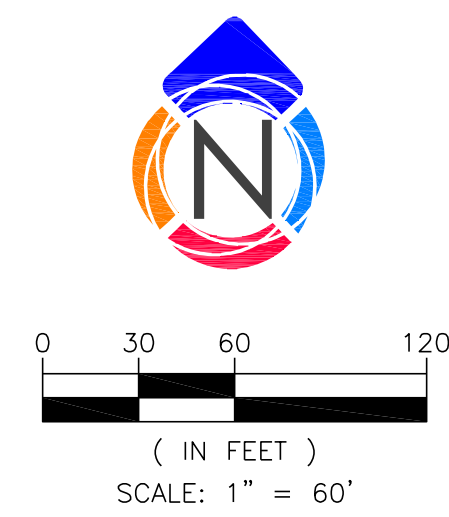
Any roads and access pathways within the SGF site will be grubbed, graded, and soil will be spread for restoration. Any aggregate at the site will be hauled away for disposal by the selected vendor.

Contouring, Erosion, and Sediment Control

Contouring the site will be conducted using standard grading and farming equipment to return the land to approximately match the pre-construction surface conditions. All aggregate base will be removed from access roads and removed from the site, as required. The site drainage features will be restored to their pre-construction condition. Temporary erosion and sediment control measures such as sediment fences, hay bales, mulch, and soil stabilizers and other best management practices will be used as needed. As noted above, the pre-construction site conditions will be recorded prior to beginning construction for the SGF.

Types of Crops to be Planted

After reclamation of the site, the type of crop(s) to be planted will be determined by then- prevailing market conditions. Details of ground treatments, erosion control, fertilization, planting methods, weed control, and irrigation systems will be added to the plan, once the crops are selected. This information will be summarized in a revised version of this decommissioning plan before it is implemented.



LEGEND AND ABBREVIATIONS:

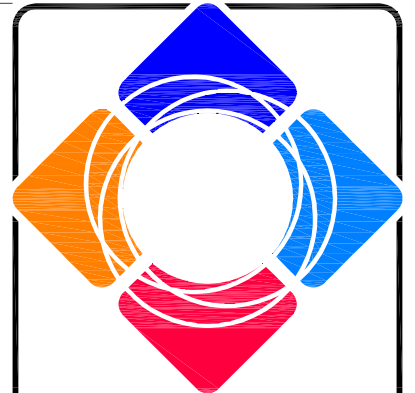
- EXISTING PROPERTY LINE
- - - - - PROPOSED SECURITY FENCE
- [Cross-hatched box] NATIVE POLLINATOR MEADOW MIX

NOTES FOR GENERAL CONTRACTOR:

1. ALL FINAL SITE SEEDING SHALL BE CONTRACTED BY SOCORE ENERGY, LLC. THIS WORK SHOULD NOT BE INCLUDED IN THE GENERAL CONTRACTORS PRICING.
2. CONTRACTOR SHALL COORDINATE SITE ACCESS WITH SOCORE'S SEEDING AND LANDSCAPE CONTRACTORS.
3. ALL EQUIPMENT AND DEBRIS SHALL BE REMOVED FROM THE AREAS REQUIRING SEEDING AND LANDSCAPE PLANTING.

SEEDING NOTES:

1. A COVER CROP SHALL BE PROVIDED WITHIN THE LIMITS OF CONSTRUCTION (APPROX. 16.0 ACRES) AND INSTALLED BY THE CONTRACTOR FOLLOWING THE CONSTRUCTION SEQUENCING INDICATED ON SHEET C4.00. A COVER CROP IS AN ANNUAL GRASS SPECIES THAT GERMINATES QUICKLY AND WILL REDUCE THE RISK OF ON-SITE SOIL EROSION AND DETER THE ESTABLISHMENT OF WEEDS PRIOR TO PERMANENT SEEDING. THE COVER CROP SHOULD BE SOWN AT A RATE OF APPROXIMATELY 25 LBS/ACRE. OATS SHOULD BE USED FOR A SPRING OR SUMMER SEEDING, AND WINTER WHEAT WILL BE USED FOR ALL FALL SEEDING.
2. ALL OTHER AREAS DISTURBED OUTSIDE OF THE "LIMITS OF CONSTRUCTION" SHALL BE REPAIRED TO THEIR PREVIOUS CONDITIONS. SEEDING SHALL MATCH THE EXISTING ADJACENT GRASS SPECIES.
3. IT IS THE CONTRACTOR'S RESPONSIBILITY TO ESTABLISH FINAL GRADE ELEVATIONS (I.E. FINISH GRADING) WITHIN THE AREA ALLOCATED FOR THE "NATIVE POLLINATOR MEADOW MIX".
4. FINAL SITE PREPARATIONS, SEED, AND SEEDING OF THE "NATIVE POLLINATOR MEADOW MIX" WILL BE PROVIDED BY SOCORE. THE CONTRACTOR WILL NEED TO COORDINATE SITE ACCESS FOR THE INSTALLATION OF THE PERMANENT VEGETATION.



SoCore Engineering
 225 West Hubbard St, Suite 200
 Chicago, IL 60654
 1-877-SOCORE1

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REV.	DATE	ISSUE FOR

ANOKA COUNTY SOLAR
 14469 LLAMA ST. NW
 RAMSEY, MN 55303
 (45.2347220, -93.4829570)

SITE RESTORATION PLAN			
DESIGNER	DATE	SCALE	SHEET SIZE
MSA	09.05.2017	AS NOTED	24" X 36"
DRAWN BY			
CHECK			

STAMP

EOR: CIVIL
 GAVIN MEINSCHIN, PE

SHEET NUMBER



Site Configuration: Site 1

Project site configuration details and results.



Created **Aug. 22, 2017 10:58 a.m.**
 DNI **varies** and peaks at **1,000.0 W/m²**
 Analyze every **1 minute(s)**
0.5 ocular transmission coefficient
0.002 ft pupil diameter
0.017 ft eye focal length
9.3 mrad sun subtended angle
 Site Configuration ID: 9859.1692

Summary of Results Glare with low potential for temporary after-image predicted

PV name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	25.0	180.0	598	0	-

Component Data

PV Array(s)

Name: PV array 1
Axis tracking: Fixed (no rotation)
Tilt: 25.0 deg
Orientation: 180.0 deg
Rated power: -
Panel material: Smooth glass with AR coating
Vary reflectivity with sun position? Yes
Correlate slope error with surface type? Yes
Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	45.234163	-93.480778	885.40	0.00	885.40
2	45.235825	-93.485649	875.23	0.00	875.23
3	45.233936	-93.485541	868.51	0.00	868.51
4	45.233860	-93.480713	884.62	0.00	884.62

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
1	45.239919	-93.488910	883.91	0.00	883.91
2	45.238680	-93.485155	881.20	0.00	881.20
3	45.237698	-93.482108	874.43	0.00	874.43
4	45.236973	-93.479533	877.22	0.00	877.22
5	45.235734	-93.475842	879.92	0.00	879.92
6	45.233679	-93.473461	873.86	0.00	873.86

PV Array Results

PV array 1 low potential for temporary after-image

Component	Green glare (min)	Yellow glare (min)
OP: 1	0	0
OP: 2	0	0
OP: 3	0	0
OP: 4	0	0
OP: 5	13	0
OP: 6	585	0

PV array 1 - OP Receptor (1)

No glare found

PV array 1 - OP Receptor (2)

No glare found

PV array 1 - OP Receptor (3)

No glare found

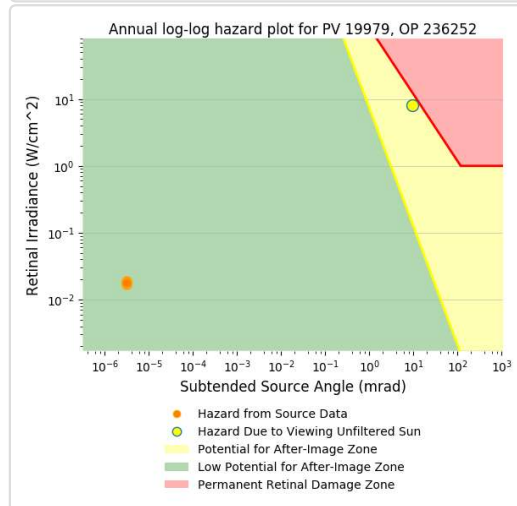
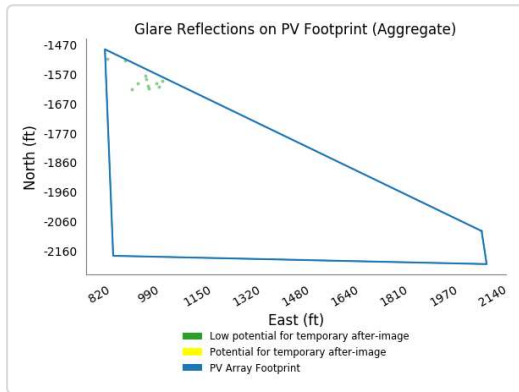
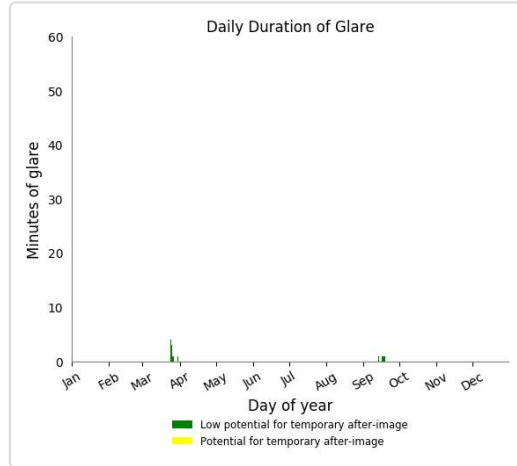
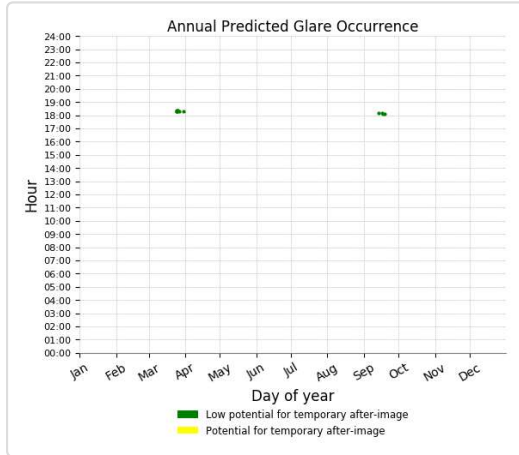
PV array 1 - OP Receptor (4)

No glare found

PV array 1 - OP Receptor (5)

PV array is expected to produce the following glare for receptors at this location:

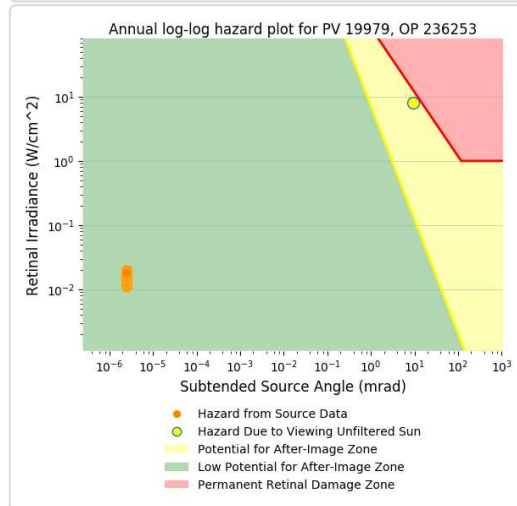
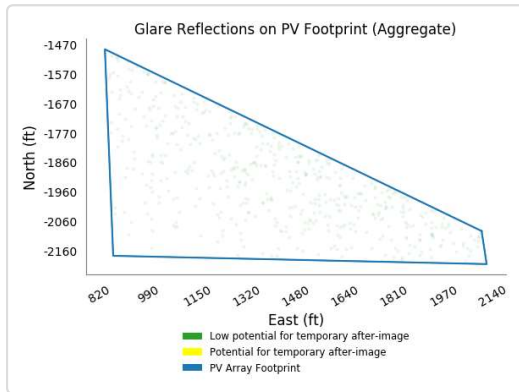
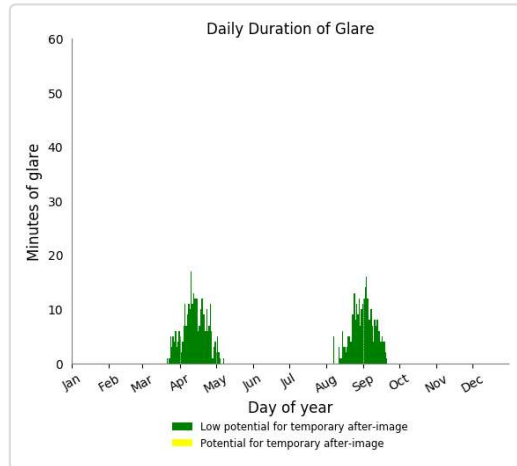
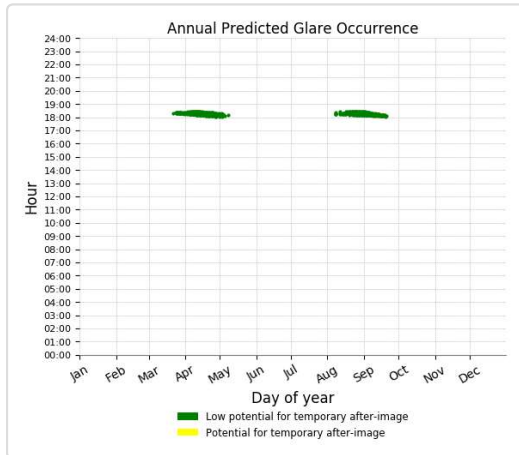
- 13 minutes of "green" glare with low potential to cause temporary after-image.
- 0 minutes of "yellow" glare with potential to cause temporary after-image.



PV array 1 - OP Receptor (6)

PV array is expected to produce the following glare for receptors at this location:

- 585 minutes of "green" glare with low potential to cause temporary after-image.
- 0 minutes of "yellow" glare with potential to cause temporary after-image.



Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values may differ.
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

Site Configuration: Anoka-temp-0

Project site configuration details and results.



Created **Aug. 31, 2017 4:55 p.m.**
 DNI **varies** and peaks at **1,000.0 W/m²**
 Analyze every **1 minute(s)**
0.5 ocular transmission coefficient
0.002 ft pupil diameter
0.017 ft eye focal length
9.3 mrad sun subtended angle
 Site Configuration ID: 10010.1692

Summary of Results Glare with potential for temporary after-image predicted

PV name	Tilt	Orientation	"Green" Glare	"Yellow" Glare	Energy Produced
	deg	deg	min	min	kWh
PV array 1	25.0	180.0	2,011	851	-

Component Data

PV Array(s)

Name: PV array 1
Axis tracking: Fixed (no rotation)
Tilt: 25.0 deg
Orientation: 180.0 deg
Rated power: -
Panel material: Smooth glass with AR coating
Vary reflectivity with sun position? Yes
Correlate slope error with surface type? Yes
Slope error: 8.43 mrad

Vertex	Latitude	Longitude	Ground elevation	Height above ground	Total elevation
	deg	deg	ft	ft	ft
1	45.234163	-93.480778	885.40	0.00	885.40
2	45.235825	-93.485649	875.23	0.00	875.23
3	45.233936	-93.485541	868.51	0.00	868.51
4	45.233860	-93.480713	884.62	0.00	884.62

Discrete Observation Receptors

Number	Latitude	Longitude	Ground elevation	Height above ground	Total Elevation
	deg	deg	ft	ft	ft
1	45.233603	-93.480070	883.08	0.00	883.08
2	45.232017	-93.483396	868.74	0.00	868.74
3	45.230052	-93.486571	890.44	0.00	890.44
4	45.231956	-93.489897	880.09	0.00	880.09

PV Array Results

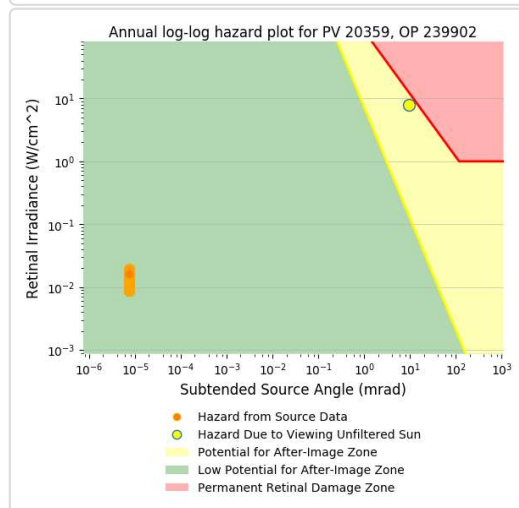
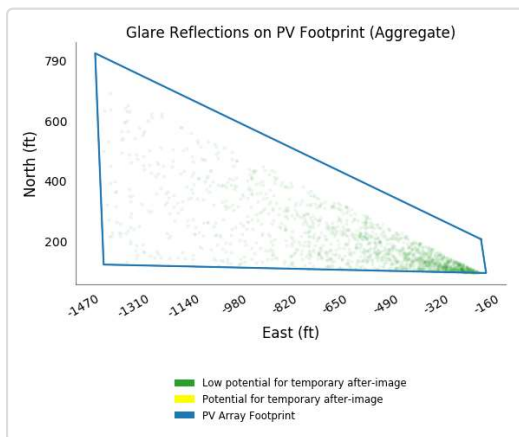
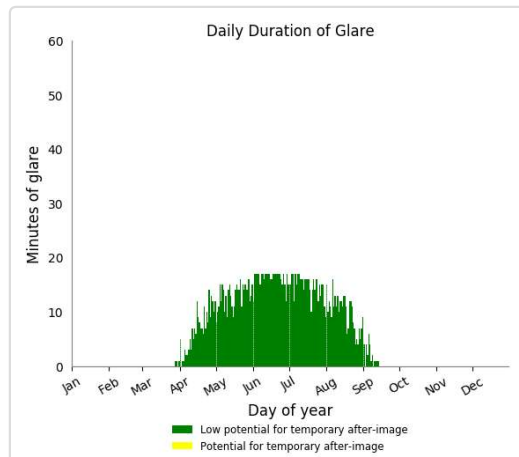
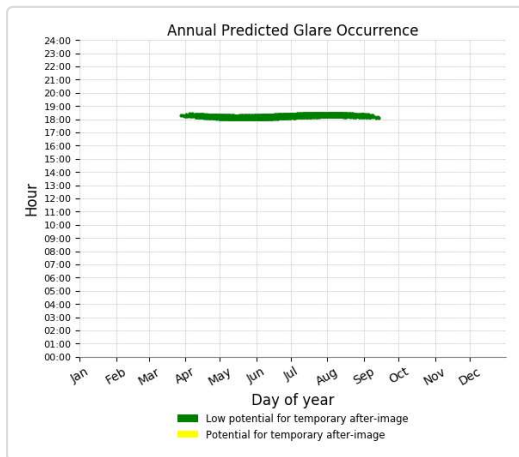
PV array 1 potential temporary after-image

Component	Green glare (min)	Yellow glare (min)
OP: 1	1888	0
OP: 2	0	0
OP: 3	0	0
OP: 4	123	851

PV array 1 - OP Receptor (1)

PV array is expected to produce the following glare for receptors at this location:

- 1,888 minutes of "green" glare with low potential to cause temporary after-image.
- 0 minutes of "yellow" glare with potential to cause temporary after-image.



PV array 1 - OP Receptor (2)

No glare found

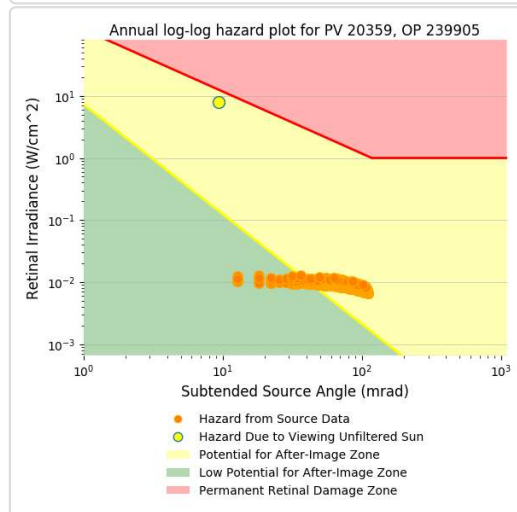
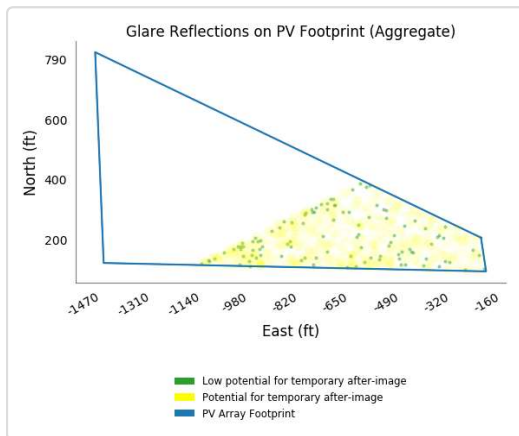
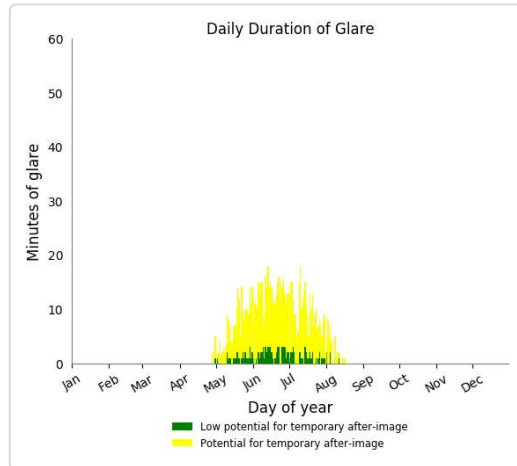
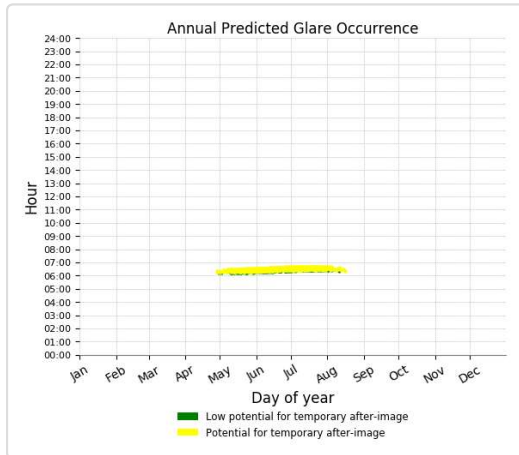
PV array 1 - OP Receptor (3)

No glare found

PV array 1 - OP Receptor (4)

PV array is expected to produce the following glare for receptors at this location:

- 123 minutes of "green" glare with low potential to cause temporary after-image.
- 851 minutes of "yellow" glare with potential to cause temporary after-image.



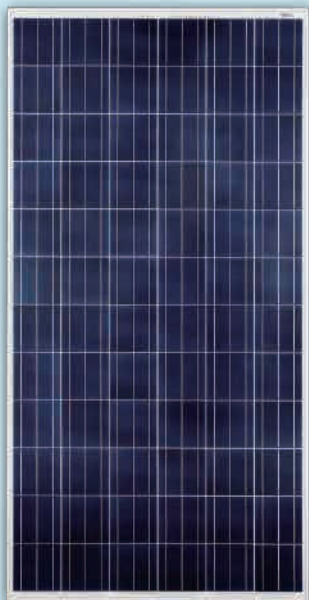
Assumptions

- Times associated with glare are denoted in Standard time. For Daylight Savings, add one hour.
- Glare analyses do not account for physical obstructions between reflectors and receptors. This includes buildings, tree cover and geographic obstructions.
- The glare hazard determination relies on several approximations including observer eye characteristics, angle of view, and typical blink response time. Actual values may differ.
- Hazard zone boundaries shown in the Glare Hazard plot are an approximation and visual aid. Actual ocular impact outcomes encompass a continuous, not discrete, spectrum.

JAP6

72/300-320/3BB

MULTICRYSTALLINE SILICON MODULE



JA Solar Holdings Co., Ltd.

JA Solar Holdings Co., Ltd. is a world-leading manufacturer of high-performance photovoltaic products that convert sunlight into electricity for residential, commercial, and utility-scale power generation. The company was founded on May 18, 2005, and was publicly listed on NASDAQ on February 7, 2007. JA Solar is one of the world's largest producers of solar cells and modules. Its standard and high-efficiency product offerings are among the most powerful and cost-effective in the industry.

Address: NO.36, Jiang Chang San Road, Zhabei, Shanghai 200436, China

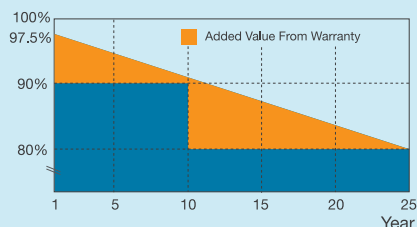
TEL: +86 21 6095 5888 / +86 21 6095 5999

Fax: +86 21 6095 5858 / +86 21 6095 5959

Email: sales@jasolar.com market@jasolar.com

Superior Warranty

- 10-year product warranty
- 25-year linear power output warranty



Key Features



Multicrystalline modules designed for commercial and solar farm grid-tied applications



High output, 16.51% highest conversion efficiency



Designed for IEC DC 1000V applications



Anti-reflective and anti-soiling surface reduces power loss from dirt and dust



Outstanding performance in low-light irradiance environments



Excellent mechanical load resistance: Certified to withstand high wind loads (2400Pa) and snow loads (5400Pa)



High salt and ammonia resistance certified by TÜV NORD

Reliable Quality

- Positive power tolerance: 0~+5W
- 100% EL double-inspection ensures modules are defects free
- Modules binned by current to improve system performance
- Potential Induced Degradation (PID) Resistant

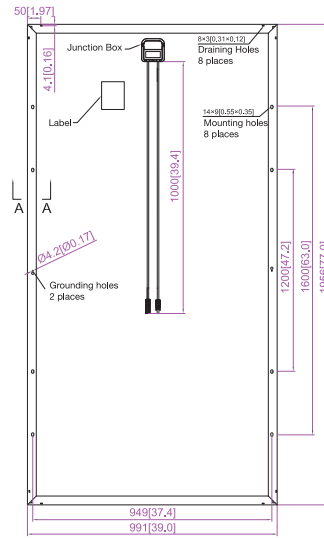
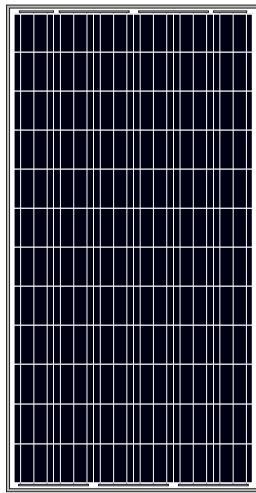
Comprehensive Certificates

- IEC 61215, IEC 61730, UL1703, CEC Listed, MCS and CE
- ISO 9001: 2008: Quality management systems
- ISO 14001: 2004: Environmental management systems
- BS OHSAS 18001: 2007: Occupational health and safety management systems
- Environmental policy: The first solar company in China to complete Intertek's carbon footprint evaluation program and receive green leaf mark verification for our products



Specifications subject to technical changes and tests. JA Solar reserves the right of final interpretation.

Engineering Drawings



■ customized cable length available upon request

MECHANICAL PARAMETERS

Cell (mm)	Poly 156x156
Weight (kg)	26 (approx)
Glass Thickness	4 mm
Dimensions (LxWxH) (mm)	1956x991x45
Cable Cross Section Size (mm ²)	4
No. of Cells and Connections	72 (6x12)
Junction Box	IP67, 3 diodes
Connector	MC4 Compatible
Packaging Configuration	23 Per Pallet

WORKING CONDITIONS

Maximum System Voltage	DC 1000V (IEC)
Operating Temperature	-40°C ~ +85°C
Maximum Series Fuse	15A
Maximum Static Load, Front (e.g., snow and wind)	5400Pa (112 lb/ft ²)
Maximum Static Load, Back (e.g., wind)	2400Pa (50 lb/ft ²)
NOCT	45±2°C
Application Class	Class A

ELECTRICAL PARAMETERS

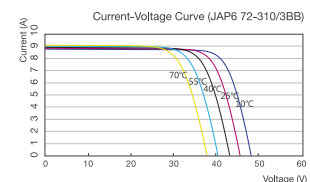
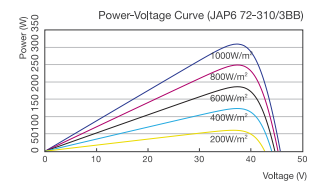
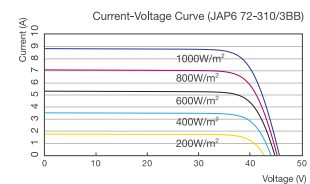
TYPE	JAP6 72-300/3BB	JAP6 72-305/3BB	JAP6 72-310/3BB	JAP6 72-315/3BB	JAP6 72-320/3BB
Rated Maximum Power at STC (W)	300	305	310	315	320
Open Circuit Voltage (Voc/V)	45.20	45.35	45.45	45.60	45.82
Maximum Power Voltage (Vmp/V)	36.41	36.71	37.00	37.28	37.56
Short Circuit Current (Isc/A)	8.73	8.79	8.85	8.91	9.03
Maximum Power Current (Imp/A)	8.24	8.31	8.38	8.45	8.52
Module Efficiency [%]	15.48	15.73	15.99	16.25	16.51
Power Tolerance (W)	-0~+5W				
Temperature Coefficient of Isc (αIsc)	+0.058%/°C				
Temperature Coefficient of Voc (βVoc)	-0.330%/°C				
Temperature Coefficient of Pmax (γPmp)	-0.410%/°C				
STC	Irradiance 1000W/m ² , Cell Temperature 25°C, Air Mass 1.5				

NOCT

TYPE	JAP6 72-300/3BB	JAP6 72-305/3BB	JAP6 72-310/3BB	JAP6 72-315/3BB	JAP6 72-320/3BB
Max Power (Pmax) [W]	217.80	221.43	225.06	228.69	232.32
Open Circuit Voltage (Voc) [V]	42.31	42.47	42.58	42.63	42.78
Max Power Voltage (Vmp) [V]	33.77	33.91	34.05	34.08	34.28
Short Circuit Current (Isc) [A]	6.89	6.93	6.99	7.06	7.16
Max Power Current (Imp) [A]	6.45	6.53	6.61	6.71	6.78

Condition Under Normal Operating Cell Temperature, Irradiance of 800 W/m², spectrum AM 1.5, ambient temperature 20°C, wind speed 1 m/s

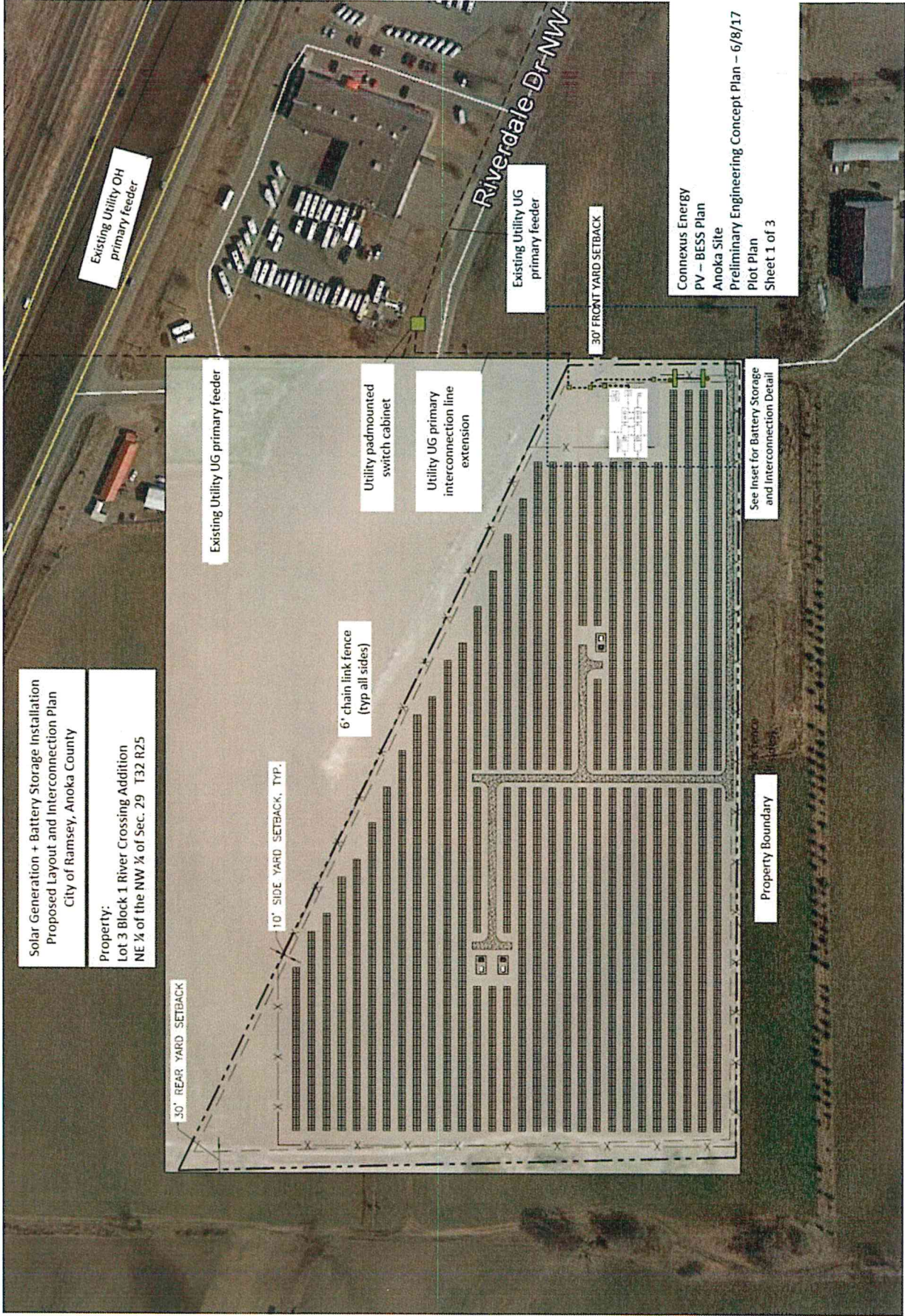
I-V CURVE



Solar Generation + Battery Storage Installation
Proposed Layout and Interconnection Plan
City of Ramsey, Anoka County

Property:

Lot 3 Block 1 River Crossing Addition
NE ¼ of the NW ¼ of Sec. 29 T32 R25

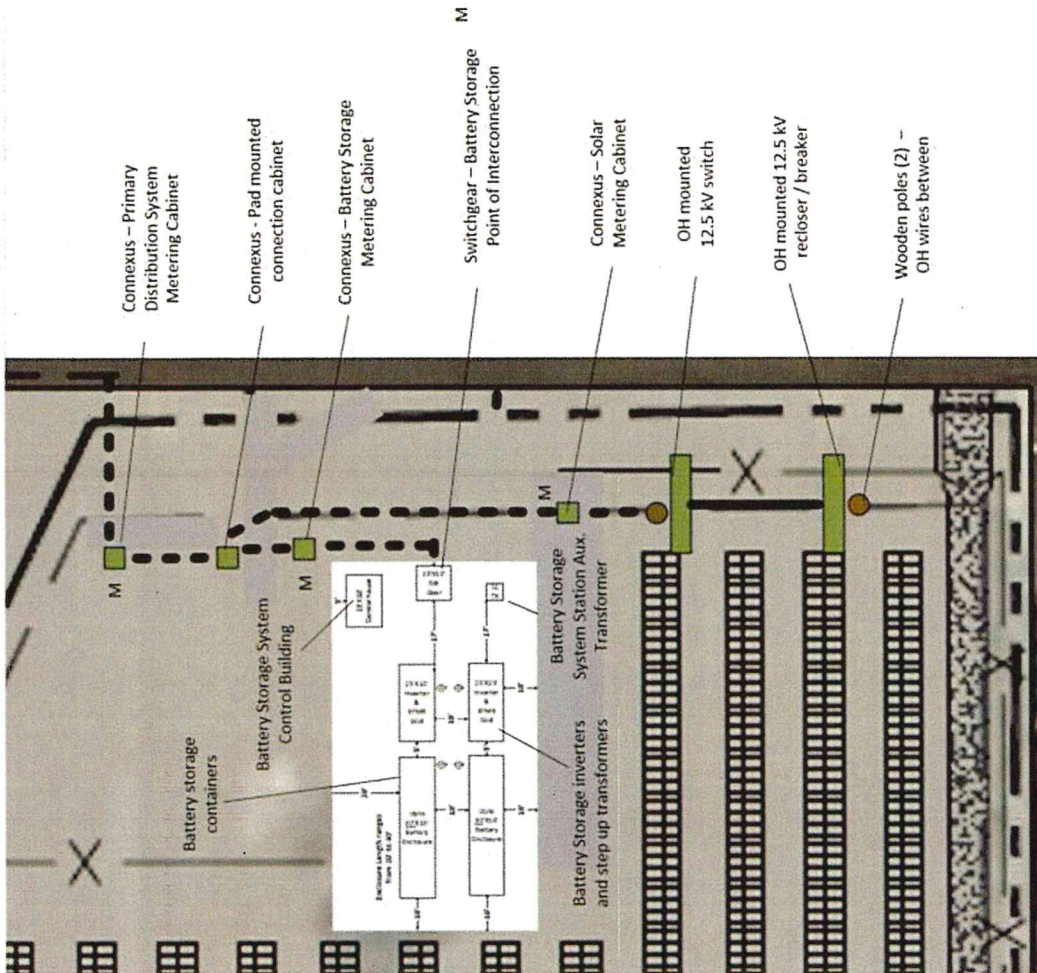


Connexus Energy
PV - BESS Plan
Anoka Site
Preliminary Engineering Concept Plan - 6/8/17
Plot Plan
Sheet 1 of 3

Property Boundary

GENERAL NOTES:

- Layout as shown is preliminary – actual detailed layout of panel array and placement of interconnection equipment may change as part of detail design.
- Solar panels will be pier mounted fixed access, azimuth at 180 degrees.
- Solar panel maximum height - 15' (based on preliminary information – not vendor specific)
- All setbacks to solar panels shall be located such that the distance to any property line is at least equal to the height of the solar panels at maximum designed tilt.
- All electrical collection lines inside the property shall be underground, except for overhead pole mounted equipment near the point of interconnection as indicated.
- Solar field will be surrounded by 6' chain lockable chain link fence
- Power line extension to interconnect the facility will be buried line along Ulama St
- Connexus Connection Cabinet and Metering Cabinet approximate dimensions:
5' x 5' footprint, 5' high



Inset from Page 1 – Battery Storage and Interconnection Equipment



Solar Panels – Typical view



Battery containers – Typical view

Sec. 117-430. - Alternative energy systems.

- (c) *Solar energy systems* . In all districts, solar energy systems shall be permitted as an accessory use in accordance with the standards in this section.
- (1) *Exemptions* . Passive or building-integrated solar energy systems are exempt from the requirements of this section and shall be regulated as any other building element.
- (2) *Standards*.
- a. *Location*. Ground-mounted solar energy systems may be permitted in any yard.
1. *In residential districts, the location of ground-mounted solar energy systems shall be in accordance with the accessory building location standards in City Code section 117-349(d)(12).*
- b. *Setbacks*.
1. Ground-mounted solar energy systems shall be located on a property such that the distance to the closest property boundary is at least equal to the height of the solar energy system at its maximum designed tilt.
2. Building-mounted solar energy systems shall comply with all building setbacks in the applicable zoning district and shall not extend beyond the perimeter of the building on which the system is mounted unless the mounting system has been explicitly engineered to safely extend beyond the edge.
3. In residential districts, front, side and rear yard setbacks for ground-mounted solar energy systems shall be in accordance with accessory building setbacks outlined in City Code section 117-111(d).
- c. *Height*.
1. The height of ground-mounted solar energy systems at maximum designed tilt shall not exceed the distance from the nearest property boundary or the maximum allowable building height for the applicable zoning district, whichever is more restrictive.
2. Building-mounted solar energy systems shall comply with the maximum allowable building height for the applicable zoning district.
3. In residential districts, the height of ground-mounted solar energy systems shall be in accordance with accessory building height limitations outlined in City Code section 117-349(d)(6).
- d. *Easements*. Solar energy systems shall not encroach on public drainage, utility, roadway or trail easements.
- e. *Feeder lines*. The electrical collection system shall be placed underground within the interior of each property. The collection system may be placed overhead near substations or points of interconnection to the electric grid.
- f. *Aesthetics*. All solar energy systems shall be designed to blend into the architecture of the building and to minimize glare toward vehicular traffic and adjacent properties to the extent possible without impacting the performance of the system.
- g. *Abandonment*. If a solar energy system remains non-functional or inoperative for a continuous period of one year, the system shall be deemed to be abandoned and shall constitute a public nuisance. The owner shall remove the abandoned system at their expense after obtaining a demolition permit.
- h. *Permits*. A permit(s) shall be obtained for any solar energy system in accordance with Minnesota State Building Code prior to installation.

- i. *Glare.* The panels of ground mounted solar energy systems shall be placed and arranged such that reflected solar radiation or glare shall not be directed onto adjacent buildings, properties or roadways.
 - 1. Prior to the issuance of a permit for a ground mounted solar energy system in a residential district or on a property abutting a residential district, the permit applicant must provide an analysis demonstrating that the ground mounted system will not impact aesthetics of adjacent residential properties due to glare.



Current Solar Farm
about 1.25 acres

Outlot owned by Connexus, about
17.5 acres in size.

5.02: Public Hearing: Consider Multiple Actions Related to a Request to Install and Maintain a Ground-Mounted Solar Energy System on the Property legally described as Lot 3, Block 1 River Crossing Addition (Project No. 17-135); Case of Connexus Energy.

- 1. Appeal for issuance of a Development Permit on an officially mapped parcel.**
- 2. Zoning Amendment to include Solar Energy Systems as a Principal Use with the issuance of a Conditional Use Permit in the Public/Quasi-Public District.**
- 3. Zoning Amendment to Rezone a Property from R-2 Residential to Public/Quasi Public.**
- 4. Conditional Use Permit to Install and Maintain a Solar Energy System.**

Public Hearing

Chairperson Bauer called the public hearing to order at 7:08 p.m.

Presentation

Community Development Director Gladhill presented the staff report stating Connexus Energy has applied for a Zoning Amendment and a Conditional Use Permit to construct a new solar garden on the property legally described as Lot 3, Block 1 River Crossing Addition (the "Subject Property"). The system would have the capability of producing 3.5 megawatts (MW) with ground mounted solar photovoltaic panels and would include 6 MW of battery energy storage. This is one of three (3) sites within Anoka County that Connexus Energy is developing to produce solar energy.

Community Development Director Gladhill reported the Subject Property is owned by Anoka County and would be leased by Connexus Energy. When the City contemplated solar energy systems several years ago, the Zoning Code was amended to consider ground or building mounted solar energy systems as a permitted accessory use in any zoning district. However, it did not account for, or address, the possibility of a solar energy system being the principal use of a property, as would be the case with Connexus' proposal.

Community Development Director Gladhill explained both the current zoning standards for solar energy systems and the information submitted by Connexus are attached for reference. The final design plans are in the process of being prepared by the solar developer (based on site work being conducted now) but are not complete at this time. They have stated that they do not anticipate any major changes from the initial proposed layout and the Site Plan would still be subject to review and approval by the City. Staff stated the Environmental Policy Board recommended approval of the Zoning Amendments and Conditional Use Permit. City Staff also supports the recommended approvals as well as the appeal for the issuance of a development permit within an officially mapped area.

Citizen Input

Chairperson Bauer asked if the City had any zoning districts where solar energy systems were addressed.

Community Development Director Gladhill explained this was addressed within the City's employment districts. He did not anticipate the City would see another request of this size in a residential district.

Commissioner VanScoy questioned what the zoning was for the surrounding property.

Community Development Director Gladhill indicated the long-term goal of the City was to have the surrounding property be zoned R-2 Residential. He provided further comment on the City's Zoning Map.

Commissioner Anderson inquired if the City had any idea when the surrounding parcels will develop.

Community Development Director Gladhill explained one owner was considering development and the other had no plans. He anticipated that these parcels could not develop for another 10 to 20 years. He discussed how utilities were lagging in this area of the City.

Commissioner Nosan asked if there was any other solar farm in Minnesota located in a residential area.

Community Development Director Gladhill stated there were a variety of solar farms located in the State of Minnesota. He encouraged Connexus Energy to speak to this, but he reiterated that the requested solar farm would be installed prior to any residential housing.

Mike Bash, Connexus Energy Vice President and CFO, introduced himself to the Commission. He stated Connexus Energy was owned by its members and these members were looking for greener energy options. With solar energy expenses on the decline, Connexus was considering more renewable energy projects. He commented on other sites that were being considered for a solar farm, one being in Blaine and the other in St. Francis. He provided further information on his discussions with Anoka County on the proposed renewable energy project. He noted the solar farm would generate enough energy for 605 homes and estimated the solar farm would be in place for 25 years. He reported the solar farm would be planted with pollinator friendly plants. He discussed the location of other solar farms in the metro area.

Commissioner Anderson commented he was concerned about the glare coming from the solar farm.

Mr. Bash spoke to the small amount of glare that would be emitted by the solar panels. He explained numerous solar panels were located at airports and this was not a safety concern for arriving airplanes. He stated he has not noticed a glare coming from the existing solar farm in the past three years. He described how the solar farm would be landscaped to assist with reducing any glare issues.

Commissioner Anderson questioned if there have been any reports of scorched landscape or plants that were adjacent to solar farms.

Mr. Bash stated he was not aware of any instances in the entire country.

Commissioner VanScoy asked how many other sites Connexus has considered for the proposed solar farm.

Mr. Bash commented Connexus had considered a total of three other sites.

Commissioner Gengler inquired if the solar power projections were for a day, week, month or year.

Mr. Bash stated the projections were for a year.

Commissioner Surma asked if energy rates will begin to decline if more renewable energy sources are pursued.

Mr. Bash explained the cheapest energy source was wind. He commented on how the storage of solar energy would assist in slightly lowering overall energy prices.

Jan Groth, 15240 Kangaroo Street, commented on how crops were being affected by climate change.

Chairperson Bauer explained that climate change and solar farms were two totally different issues.

Jeff Nobish, 8390 Highway 10, questioned why the City was considering changing the zoning of land for a 25-year time period. He believed this was taking away from potential future development and would change the landscape of the community. He did not anticipate the visitors on the bike trail would enjoy viewing the solar farm. He also feared how his property value would be adversely impacted by the proposed solar farm.

Jeff Pengro, 8390 Highway 10, asked if it was a tax benefit to have another solar farm in the City.

Community Development Director Gladhill commented on the tax rate for the 19-acre project site and noted Connexus Energy does pay property taxes.

Mr. Pengro believed the City would benefit more by placing homes in this area of the community than another solar farm.

Further discussion ensued regarding property values and tax rates.

Mr. Nobish encouraged Connexus Energy to purchase their own parcel for the proposed solar farm as he did not want the value of his business to be reduced.

Dave Nathe, 14453 Llama Street, stated he has been farming this ground since 1971. He discussed the changes he has seen in the City over the years and noted the County purchased this land in two separate parcels for a river crossing. He believed that property values would be reduced as

residential home buyers would not want to live adjacent to a solar farm. He feared that he would not be able to subdivide or develop his land. He encouraged Connexus Energy to pursue another location and for the Commission to not offer their support for the solar energy system.

Al Pearson, 14821 Bowers Drive, stated he had the same concerns as the others that have spoken against the solar farm. He questioned how much grading would occur on the site and stated he did not believe the solar farm would be a good fit. He explained he did not support tying up this property when opportunities for development could occur. He commented on the City's tax base and encouraged the City to consider the benefits of development versus a solar farm.

Mr. Bash commented on the personal property taxes that were paid by Connexus Energy. He explained no grading would occur on the site.

Community Development Director Gladhill stated this item could be brought back if the Commission has concerns with the economic development of this area.

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

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

Chairperson Bauer closed the public hearing closed at 8:14 p.m.

Commission Business

Commissioner Surma stated he would like to see the proposed solar farm placed on the Connexus Energy property along Sunwood Drive.

Commissioner Anderson questioned the size of this lot.

Community Development Director Gladhill reported the Connexus Energy lot was 17.5 acres in size.

Commissioner Nosan understood that solar energy was important. She explained she did have concerns about placing a solar farm in an area completely surrounded by residentially zoned parcels. She thanked the neighbors for voicing their concerns. She believed the Commission needed additional information on this request prior to moving forward and stated she would like to hear from the EDA.

Community Development Director Gladhill stated it may make sense to step back and work through the request in further detail, noting the Commission could postpone action on the solar farm to October.

Chairperson Bauer believed this was a reasonable course of action. He asked if postponement of the item would complicate matters for Connexus Energy.

Mr. Bash stated he would rather see the item postponed than denied. He explained he appreciated the questions that were being raised by the Commission and stated he could assist in researching answers with staff.

Motion by Commissioner Nosan, seconded by Commissioner VanScoy, to table action on the Connexus Energy solar farm to the October 12, 2017 Planning Commission meeting.

Further discussion

Commissioner VanScoy stated he fully supported solar power in Ramsey but indicated he was looking forward to hearing further from the EDA on this matter.

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

4. EDA BUSINESS

4.01: Review Status of Request to Install and Maintain a Ground Mounted Solar Energy System on the Property Legally Described as Lot 3, Block 1, River Crossing Addition (Project No. 17-135); Case of Connexus Energy

- 1. Appeal for Issuance of a Development Permit on an Officially Mapped Parcel**
- 2. Zoning Amendment to Include Solar Energy Systems as a Principal Use with the Issuance of a Conditional Use Permit in the Public/Quasi-Public District**
- 3. Zoning Amendment to Rezone a Property from R-2 Residential to Public/Quasi-Public**
- 4. Conditional Use Permit to Install and Maintain a Solar Energy System**

Community Development Director Gladhill presented the staff report.

Economic Dev. Mgr./Assistant City Administrator Brama provided background information on the existing solar farm and bee habitat on the Connexus property. He stated that staff had a discussion with Connexus Energy about their desire to expand their solar farm on their outlot in mid 2016. He noted that the Connexus outlot would be a great fit for economic development and therefore staff suggested Connexus also consider other available properties as part of their process. He stated that as Connexus investigated other available sites, they landed on a site owned by Anoka County. He reviewed the economic development opportunity cost, explaining that generally, businesses pay twice the amount of taxes that residential properties pay. He reviewed the opportunity loss that would occur if the solar farm were not allowed on the Anoka County site. He explained, Connexus told staff that if the Anoka County site is not allowed, Connexus would move onto another community rather than pursuing a solar farm on the Connexus outlot.

Community Development Director Gladhill reviewed some of the challenges that the Planning Commission will consider when this item is returned for their discussion.

Councilmember LeTourneau stated that he found the tax base information helpful. He asked if the Anoka County site is also subject to a two percent tax rate.

Economic Dev. Mgr./Assistant City Administrator explained that the use determines the tax classification rate, not local zoning districts.

Chairperson Steffen noted that Anoka County owns that land and therefore is not a tax paying entity.

Community Development Director Gladhill stated that currently Anoka County leases the property, which is being used for agricultural purposes, so there are taxes being paid on the property. He noted that Connexus is a tax paying entity as well. He believed that there would most likely be tax credits because this is an alternative energy use.

Member Riley asked if it would make more sense to hold the parcel for commercial industrial use or suggest that the solar garden go on the Connexus outlot. He stated that he believes that the Connexus outlot would be better used for commercial industrial use and not a solar farm.

Member Burandt stated that he has been working on this project for well over one year and provided additional information on the tax credits that would be available. He stated that the membership of Connexus wants the renewable energy to increase as long as that does not increase the cost of membership. He stated that they are looking at doing three sites within Anoka County, which would be the largest renewable energy project in the country. He stated that when Ramsey stated that they did not want Connexus to use their outlot for the project, they began to look for alternative sites and the Anoka County site came forward. He noted that this would be the showcase property with solar plus storage. He provided additional information on the other sites that will be constructed in Saint Francis and Blaine, noting that they are contracting with local government units to lease the land rather than purchasing land. He noted that in order to be eligible for the tax credits, the properties need to be constructed and operational by a deadline. He stated that the Connexus Board has already made the decision not to use the Connexus outlot in Ramsey, and therefore that is no longer an option.

Chairperson Steffen asked how long Connexus has owned the outlot.

Member Burandt stated that Connexus has owned the outlot since 1997.

Chairperson Steffen asked why the land is being held for so long.

Member Burandt stated that they use the property for lineman training and would be open to selling the property to the right tenant. He confirmed that Connexus would be open to working with City staff to market the property to the right tenant.

Member Hardin asked if there is a corridor outlined for a bridge.

Community Development Director Gladhill stated that a bridge is not shown on the Highway 10 plan, but noted that a connection could be made at Armstrong, although there is not an official map showing that connection. He stated that the areas of impact would still affect the same property owners, although the location would be shifted.

City Administrator Ulrich stated that he agrees with the Anoka County owned location proposed over the Connexus outlot. He stated that this would take an agricultural property and put it into use and would provide a showcase for conservation as well. He stated that the high-profile pollinator plantings would also be a good fit for the corridor and the community partnership the City has had with Connexus over the years.

Chairperson Steffen agreed that the Connexus outlot is a prime commercial property that he would much rather preserve.

Member Skaff also agreed that the Connexus outlot would be valuable for commercial use.

Member Burandt stated that Connexus has spent more on property taxes for the outlot over the years than it is worth and therefore they do not plan to let it stay vacant.

Councilmember LeTourneau agreed that the Connexus outlot would be better used for commercial industrial use. He stated that staff directed Connexus to look at other parcels for their solar farm for that reason and that the Connexus Board also supports that use.

Motion by Member Skaff, seconded by Member Hardin, to recommend to City Council that the existing Connexus outlot property be reserved for future commercial industrial use.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Hardin, and Riley. Voting No: None. Absent: Members Brunt and Williams. Abstained: Member Burandt.

DRAFT

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

RESOLUTION #17-09-211

A RESOLUTION APPROVING A DEVELOPMENT PERMIT TO ALLOW THE CONSTRUCTION AND MAINTAINENCE OF A SOLAR ENERGY SYSTEM.

RECITALS

1. Connexus Energy (Permittee), applied for a development permit (the "Permit") to construct and maintain a solar energy system on an officially mapped parcel legally described as follows:

 Lot 3, Block 1 River Crossing Addition, Anoka County, Minnesota

 (the "Subject Property").
2. Section 117-4(g) of the City Code requires that every application for a development permit concerning an area designated on an official map be denied.
3. In accordance with the City Code, Permittee's application permit was denied.
4. Permittee appealed the denial to the Official Map Board of Appeals, pursuant to Section 117-4(h) of the City Code.
5. The Planning Commission, acting as the Official Map Board of Appeals and after duly publishing notice, met on September 7, 2017, and conducted a public hearing.

FINDINGS

1. The property, of which the Subject Property is a part, is owned by Anoka County and was made part of an official map because of the intent to use the property for the approach to a bridge crossing the Mississippi River.
2. Due to changes in the road system in the area, the property, including the Subject Property, will likely never be used for the purpose for which it was officially mapped.
3. The Subject Property cannot yield a reasonable return unless a development permit is granted.
4. The granting of a development permit is required by considerations of justice and equity.

NOW THEREFORE, BE IT RESOLVED BY THE PLANNING COMMISSION OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, ACTING AS THE OFFICIAL MAP BOARD OF APPEALS, as follows:

1. The denial of the **Permit** to install and maintain a solar energy system on the Subject Property is hereby reversed and the Permit is approved contingent upon the Permittee obtaining all other necessary approvals and permits including, but not necessarily limited to, a Zoning Text Amendment, a Zoning Amendment to rezone the **Subject Property** to Public/Quasi-Public, the issuance of a Conditional Use Permit for installing and maintaining a solar energy system as a principal use on the **Subject Property**, and a Building Permit.

2. The **Permittee** shall submit to the City for review and approval a final Site Plan, which shall specify the exact layout of the solar energy system, height(s) of the equipment, location of battery storage units, security measures (e.g. fencing), etc., for the proposed improvements on the **Subject Property**.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly adopted by the Ramsey Planning Commission this the 7th day of September, 2017.

ORDINANCE #17-13

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

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

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

SECTION 1. AMENDMENT

The following legally described property is hereby rezoned from R-2 Residential to Public/Quasi-Public.

Lot 3, Block 1 River Crossing Addition, Anoka County, Minnesota, subject to easement of record.

(the "Subject Property")

SECTION 2. MAP

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

SECTION 3. EFFECTIVE DATE

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

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

Mayor

ATTEST:

City Administrator

Introduction date:

Posting dates:

Adoption date:

Publication date:
Effective date:

**ORDINANCE #17-14
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

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

AN ORDINANCE AMENDING SECTION 117-122 (PUBLIC/QUASI-PUBLIC DISTRICT) OF THE RAMSEY CITY CODE.

The City of Ramsey Ordains:

SECTION 1 AUTHORITY

This ordinance is adopted pursuant to and under the authority of the City Charter of the City of Ramsey.

SECTION 2 AMENDMENTS

Section 117-122 – Public/Quasi-Public District is hereby amended to read as follows:

Sec. 117-122 – Public/Quasi-Public District.

- (a) *Intent.* The intent of the Public/Quasi-Public District is to provide for and regulate uses that are public or semi-public in nature and to provide the community with area designated specifically for open spaces, community gathering places, public and private recreational spaces, educational facilities, and government buildings.
- (b) *Permitted uses.*
 - (1) Government buildings and facilities.
 - (2) Public recreational facilities.
 - (3) Private recreational facilities including golf courses.
 - (4) Schools, public and private.
 - (5) Private utility substations.
 - (6) Municipal utility substations.
- (c) *Conditional uses.*
 - 1. Solar Energy Systems as a principal use
- (d) *Site plan required.* Any construction of buildings in the Public/Quasi-Public District will be subject to the site plan review process, as outlined in section 117-54.

SECTION 3. SUMMARY

The following is the official summary of Ordinance #17-14, which has been approved by the City Council of the City of Ramsey as clearly informing the public of the intent and effect of the Ordinance.

It is the intent and effect of Ordinance #17-14 to amend Ramsey, Minnesota City Code Section 117-122 to identify Solar Energy Systems as a principal use with the issuance of a Conditional Use Permit.

SECTION 4. EFFECTIVE DATE

The effective date of this Ordinance is thirty (30) days after its passage and publication, subject to City Charter Section 5.07.

Adopted by the Ramsey City Council the _____ day of _____, 2017.

Mayor

ATTEST:

City Clerk

Introduction Date:
Posting Dates:
Adoption Date:
Publication Date:
Effective Date:

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

RESOLUTION #17-09-212

A RESOLUTION APPROVING THE ISSUANCE OF A CONDITIONAL USE PERMIT TO CONNEXUS ENERGY TO ALLOW THE INSTALLATION AND MAINTENANCE OF A SOLAR ENERGY SYSTEM ON AS A PRINCIPAL USE IN THE PUBLIC/QUASI-PUBLIC DISTRICT AND DECLARING TERMS OF SAME

RECITALS

1. Connexus Energy, hereinafter referred to as the “Permittee”, has properly applied for a Conditional Use Permit to install and maintain a solar energy system as the principal use on the property legally described as follows:

Lot 3, Block 1 River Crossing Addition

(the “Subject Property”)

2. The City of Ramsey received an application for a Zoning Amendment and Conditional Use Permit on June 30, 2017.
3. That on August 15, 2017, the City informed the Permittee that it was invoking a 60-day extension as permitted by State Statute.
4. That the Environmental Policy Board reviewed the request at their August 21, 2017 meeting and recommended approval of the request with contingencies including submittal of a final Site Plan for review and approval by the City, installation of a native landscape, submittal of a glare study, and submittal of a decommissioning plan.
5. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Sections 117-4 (Official Map) and 117-51 (Conditional Use Permits) of the Ramsey City Code on September 7, 2017, and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
6. That the Subject Property is zoned Public/Quasi Public District. Properties to the west and south of the Subject Property are R-1 Residential (MUSA); parcels to the north are zoned R-2 Residential; and parcels to the east are zoned B-2 Highway Business.
7. That in the Public/Quasi-Public District, solar energy systems as a principal use are permitted with the issuance of a Conditional Use Permit.
8. That the Subject Property is approximately 18.6 acres in size.
9. That the Subject Property is owned by Anoka County.

10. That the Subject Property is part of an Official Map.
11. That due to changes in the road system in the area, the Subject Property will likely never be used for the purposes of a future bridge crossing.
12. That the Planning Commission, who serves as the Official Map Board of Appeals and Adjustments, conducted a public hearing to consider an appeal for the issuance of a development permit per City Code Section 117-4.
13. That the Permittee was initially considering the use of their existing campus for this project but that the City had requested they seek an alternative site so that the undeveloped portion of the Permittee's corporate campus could be reserved for future economic growth purposes.
14. That the solar energy system would include the installation of 3.5 Megawatts (MW) of ground-mounted photovoltaic panels and 6 MW of battery energy storage.
15. That the solar developer working with the Permittee has submitted a glare study at the request of the City.
16. That the glare study did identify one receptor that would experience some glare at certain times of the year for limited durations but that it has very low potential for hazardous glare.
17. That the project would include installation of native plants underneath the solar panels providing enhanced wildlife and pollinator habitat improved stormwater management.
18. That the solar panels will be at a fixed tilt facing south and will not include any moving parts and therefore, will not produce any discernible noise.
19. That the battery storage units will be air conditioned and the air condenser units will be outside, which will produce some noise but will be within allowable standards outlined in State Statute and City Code.
20. That the battery storage units will include fire suppression.
21. That the City's Comprehensive Plan addresses solar access protection and through stated policies, encourages cooperation with other agencies to develop programs that increase the usage of solar energy systems.
22. That the Planning Commission met on September 7, 2017, conducted a public hearing and recommended City Council approve/deny the request.

FINDINGS OF FACT

1. That the solar energy system will/will not be unduly dangerous or detrimental to persons residing or working in the vicinity of the use, or to the public welfar.
2. That the solar energy system will/will not substantially adversely impair the use, enjoyment or market value of any of the surrounding properties.
3. That the solar energy system 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 not change the essential character of the area.
4. That the solar energy system will/will not be hazardous to existing or future neighboring uses.
5. That the solar energy system will/will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the solar energy system will/will not create excessive additinoal requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the solar energy system 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 THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the "Permit") for the installation and maintenance of a solar energy system as the principal use on the Subject Property contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for the installation and maintenance of a solar energy system as the principal use on the **Subject Property**.
2. That the **Permittee** shall submit the final Site Plan for review and approval of the City.
3. That the **Permittee** shall obtain all necessary permits, including a Building Permit, prior to installation of the solar energy system on the **Subject Property**.
4. That the **Permittee** shall update the glare study to include receptors on all sides of the **Subject Property**.
5. That the solar energy system shall not create or cause unreasonable glare on properties or public roadways. Unreasonable glare shall mean a public safety hazard as determined by the City Council or the appropriate roadway authority.

6. That the **Permittee** shall provide the City with a decommissioning plan that addresses how the site will be deconstructed and restored when the solar energy system is removed.
7. That the final Site Plan shall include a landscaping plan that includes the native plants that will be established on the **Subject Property** and outline any necessary maintenance activities to ensure the landscape is properly established on the **Subject Property**.
8. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
10. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.
11. That this **Permit** shall automatically expire if the use is not initiated by October 10, 2018.

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 the 10th day of October, 2017

PERMITTEE

Connexus Energy 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 _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Connexus Energy, a Domestic Cooperative under the laws of Minnesota, on behalf of the Cooperative, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

PROPERTY OWNER

Anoka County 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 _____)

On this _____ day of _____, _____, before me, a Notary Public, personally appeared _____, the _____ of Anoka County, a Municipal Corporation under the laws of Minnesota, on behalf of the Corporation, to me known to be the person described in and who executed the foregoing instrument and acknowledged that they executed the same as their free act and deed.

Notary Public

Regular Planning Commission

7. 1.

Meeting Date: 10/12/2017

By: Tim Gladhill, Community Development

Information

Title:

Receive Update on The COR Interim Development Plan

Purpose/Background:

[This case is a copy of a recent city council case, and has not been re-written for the Planning Commission]

- The purpose of this case is to receive an update 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 and by the Parks and Recreation Commission at their June 8, 2017 meeting. The Planning Commission recommends submitting this document for Public Comment.

It is also noted that multiple courses/student groups are assisting in the next steps in this process through the University of Minnesota's Resilient Communities Project (RCP). Public input will be gained through a series of workshop, online forums, etc., that will capitalize on the current Comprehensive Plan Update process and utilize the assistance of the RCP program.

Notification:

Observations/Alternatives:

This document is certainly a working document. Ideas on how to better phrase and format this document are appreciated.

The City will be reaching out directly to area property owners, developers, stakeholders, and the general public. Staff anticipates the formal public comment period and collaborative engagement process to continue through the end of 2017, with a check-in soon after the first of the year.

Details on the content being discussed by the Planning Commission are included in the attached document. Staff has included two versions of the document.

1. Final Draft (clean)
2. Original Draft with Annotation (comments from Boards and Commission review)

Funding Source:

This case is being handled as part of normal Staff duties.

Recommendation:

NA

Action:

No action requested. This case was brought back to the Planning Commission for a second chance to review.

Attachments

FINAL DRAFT - The COR Interim Development Plan

DRAFT - The COR Interim Development Plan

DRAFT - The COR Parks and Public Realm Plan

Joint Work Session Minutes dated April 25, 2017

Economic Development Authority Minutes dated May 25, 2017

Parks and Recreation Commission Minutes dated June 8, 2017

Environmental Policy Board Minutes dated June 19, 2017

Form Review

Inbox

Tim Gladhill (Originator)

Patrick Brama

Tim Gladhill (Originator)

Form Started By: Tim Gladhill

Final Approval Date: 10/06/2017

Reviewed By

Tim Gladhill

Patrick Brama

Tim Gladhill

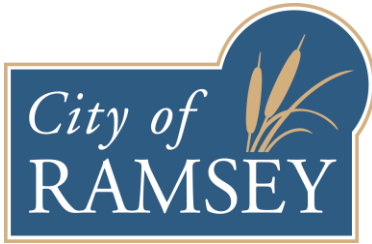
Date

10/06/2017 09:19 AM

10/06/2017 11:27 AM

10/06/2017 12:07 PM

Started On: 10/06/2017 09:17 AM



7550 Sunwood Drive NW • Ramsey, MN 55303
City Hall: 763.427.1410 • Fax: 763.427.5543
www.cityoframsey.com

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

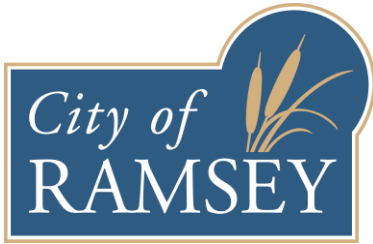
Chairperson Randy Bauer
Vice-Chairperson Gary Van Scoy
Bruce Anderson
Ralph Brauer
Cheri Gengler
Cindy Nosan
Patrick Surma
Former Chairperson Gary Levine (in memory)

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



7550 Sunwood Drive NW • Ramsey, MN 55303
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www.cityoframsey.com

Environmental Policy Board

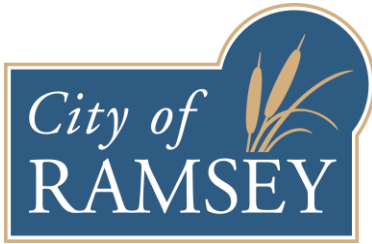
Thomas Stadola, Chairperson
Michael Valentine, Vice-Chairperson
Colleen Anderson
Reid Bernard
Jane Covart
Michael Hiatt
Lucas Trossen

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

DRAFT



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.

The Land Use Plan and Zoning Code are not the vision. They are the tool to achieve the vision. Focus on the elements that are important to us, regardless of the land use (examples include, but are not limited to greenway connections, sense of place, walkability). There are ways to achieve the vision, regardless of the use.

Common Terms

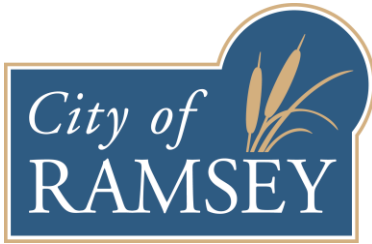
The COR Development Plan. This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center 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.



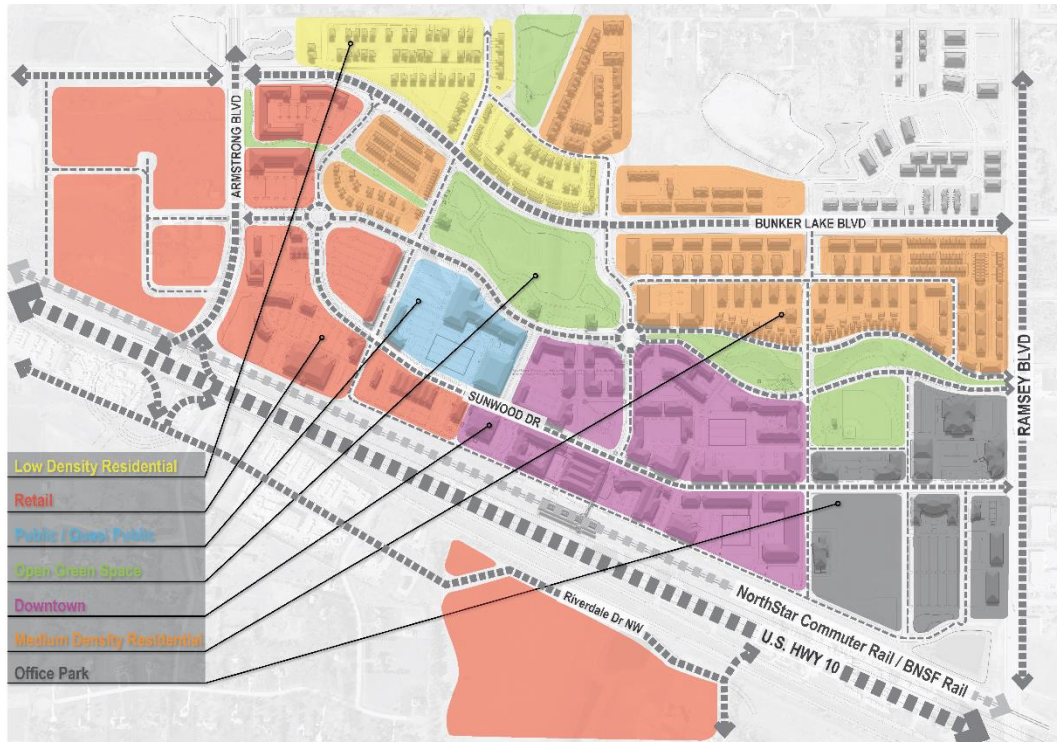
Vision


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 that embraces natural market opportunities. The COR will also attract energy from the surrounding region. It will be a unique destination, technology-accessible, and serve as a gathering place. It will feature unique architecture stressing historical feel and function.

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.
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**.

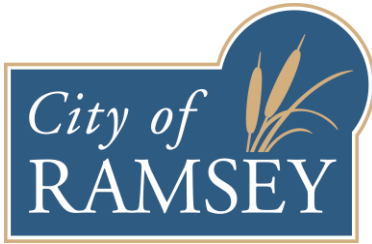


 **The COR Land Use**  

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 overall 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)

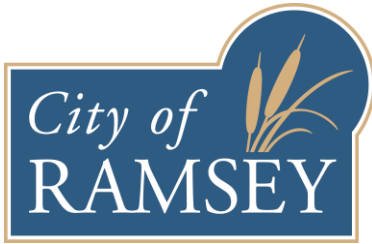
Downtown District Description. The Downtown District shall be a high-density district with a mix of uses. Vertically mixed use buildings are not required, but are encouraged. The Downtown District shall be predominantly high-density residential to support existing transit and City growth-management goals, 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.



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.

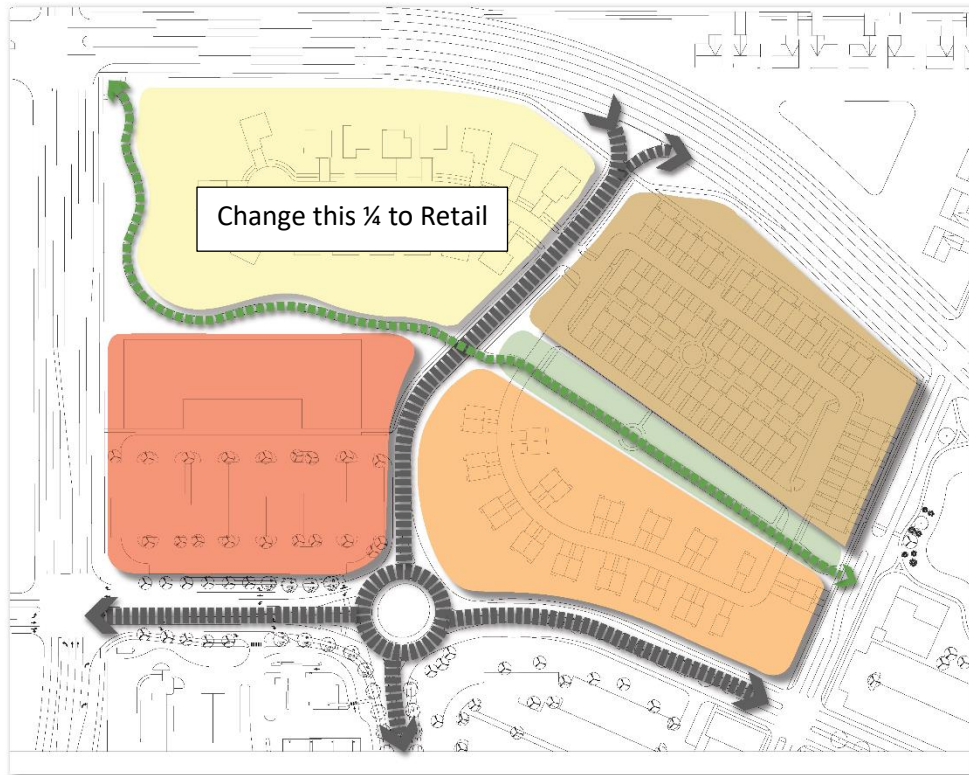
Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, 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.

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])





Strengths

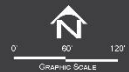
- Continuous greenway corridor
- Removes struggling 'big-box' retail
- Introduces smaller destination retail
- Moderate return on tax base
- Transition of mix of uses

Weaknesses

- Land use types desired by community



The COR Development Concept E

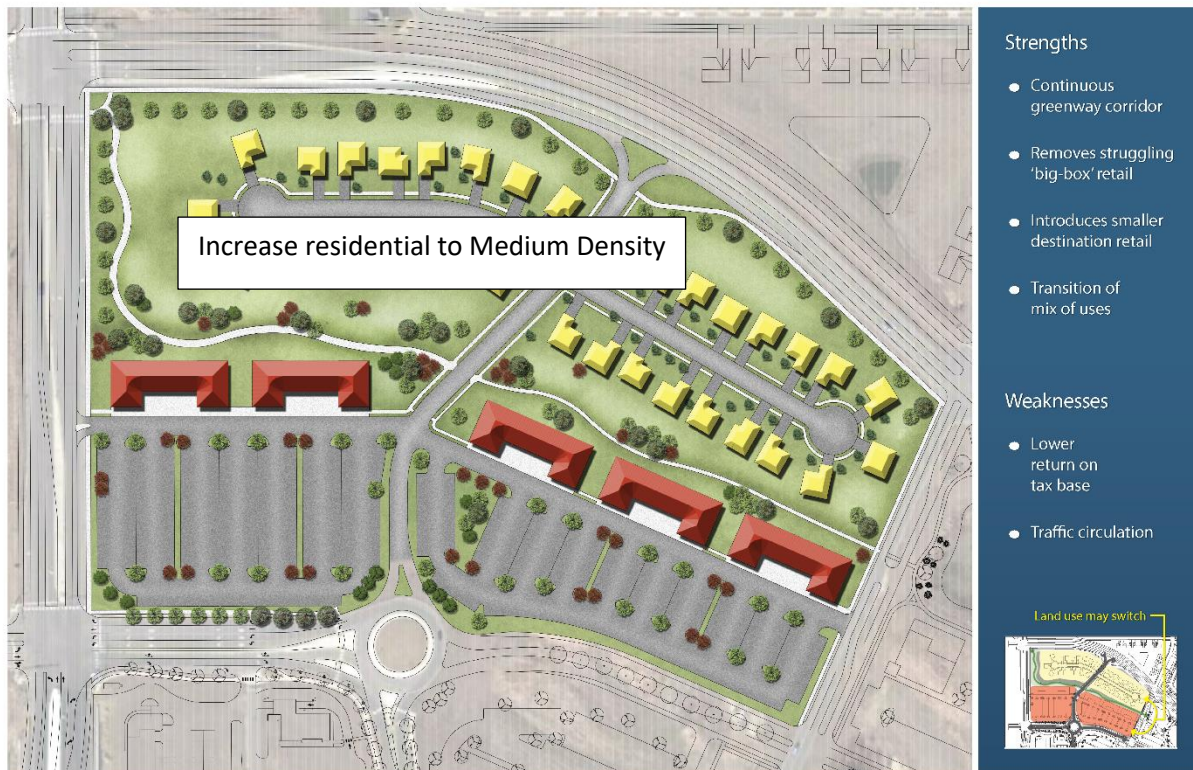


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NW Quadrant Acceptable Alternatives

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.

NW Quadrant All Retail



Strengths

- Continuous greenway corridor
- Removes struggling 'big-box' retail
- Introduces smaller destination retail
- Higher return on tax base

Weaknesses

- Transition of mix of uses

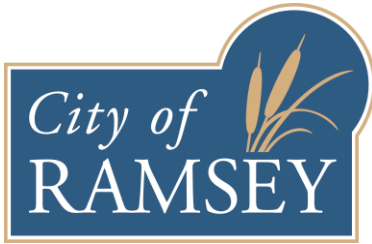


The Office District (COR-3)

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.

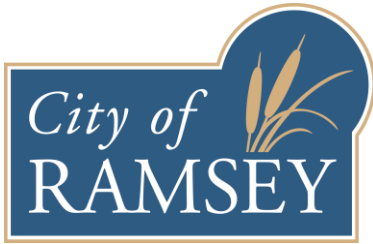
- 'Low' Density (COR-4a). This is predominantly detached single-family located north of Bunker Lake Boulevard. The minimum density shall be four (4) units per acre and densities up to fifteen (15) units per acre shall be allowed.
- Medium Density (COR-4b). These predominantly include townhomes, both 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 be 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.



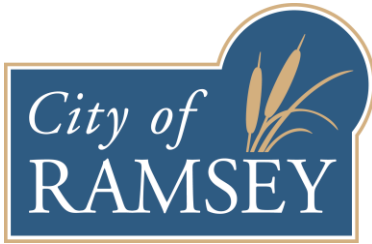
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Implementation Plan

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.



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 signs, 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.

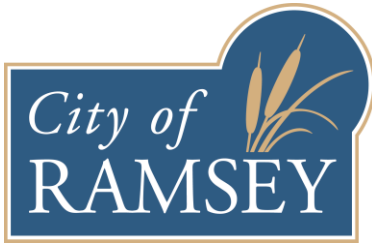
EFFORT #3
COR Pro-Forma

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.



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											
	January	Quarter 1		Quarter 2			Quarter 3			Quarter 4		
		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.

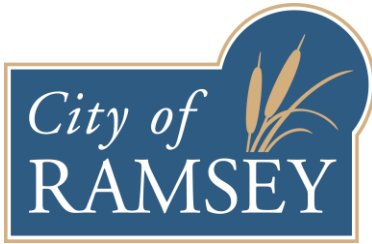
4/25/17 City Council Work Session Note: All Boards and Commissions should review this document before the City Council considers formal adoption. The City Council should review the final document and approve before distributing to the public and stakeholders/landowners.

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.

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.

Architectural Standards

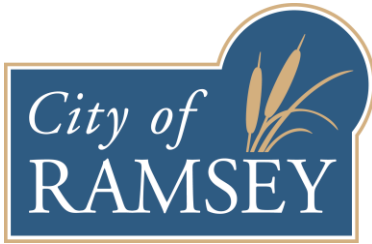
A key component of the policy discussion for The COR has been architectural design standards. The Planning Commission believes several recent projects fell short of community expectations. While originally intended to be part of Phase I of The COR Development Plan Update, the Planning Commission continues to refine these recommendations and will continue throughout Phase II and Phase III to bring a quality recommendation forward with a full Plan Amendment.

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.

The COR 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.

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:

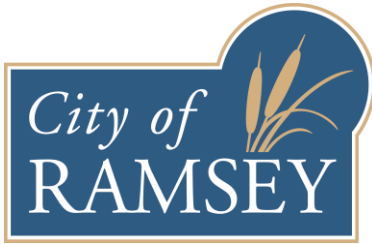
- * The intent of design requirements is to maintain a consistent development look and acknowledge the pride and planning that went into the vision of this development. The tradeoff of a more densely developed areas was an acknowledgement of the need to 'step up' architectural design.
- * All single-family 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. 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.

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.

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

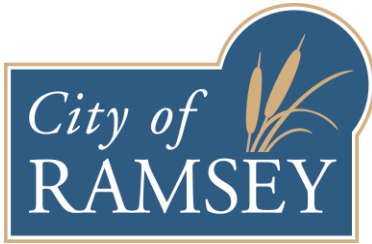
The City Council and Planning Commission have met on multiple occasions to frame the policy question, discuss strategies, and identify solutions.

- 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

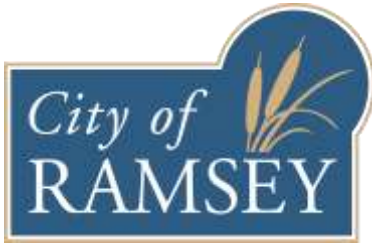
On October 27, 2016, the City hosted several market experts to respond to a wide range of policy topics raised by community policy makers. The output from this event served as an important foundation for land use recommendations developed by the Planning Commission.

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
 - 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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www.cityoframsey.com

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

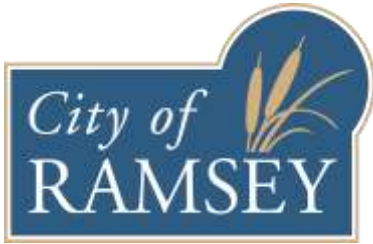
Chairperson Randy Bauer
Vice-Chairperson Gary Van Scoy
Bruce Anderson
Ralph Brauer
Cheri Gengler
Cindy Nosan
Patrick Surma
Former Chairperson Gary Levine (in memory)

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

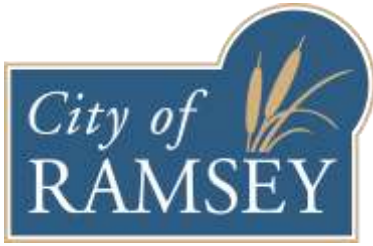
Thomas Stadola, Chairperson
Michael Valentine, Vice-Chairperson
Colleen Anderson
Reid Bernard
Jane Covart
Michael Hiatt
Lucas Trossen

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

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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

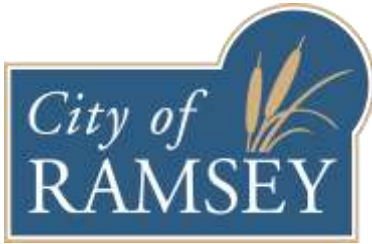
The COR Development Plan. This is the existing land use plan for The COR circa 2011. This is the official control and legal basis for land use decisions within The COR. Also referred to as the 'Development Plan'. This is the 'second generation plan' for the development, preceded by the Ramsey Town Center 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.



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?

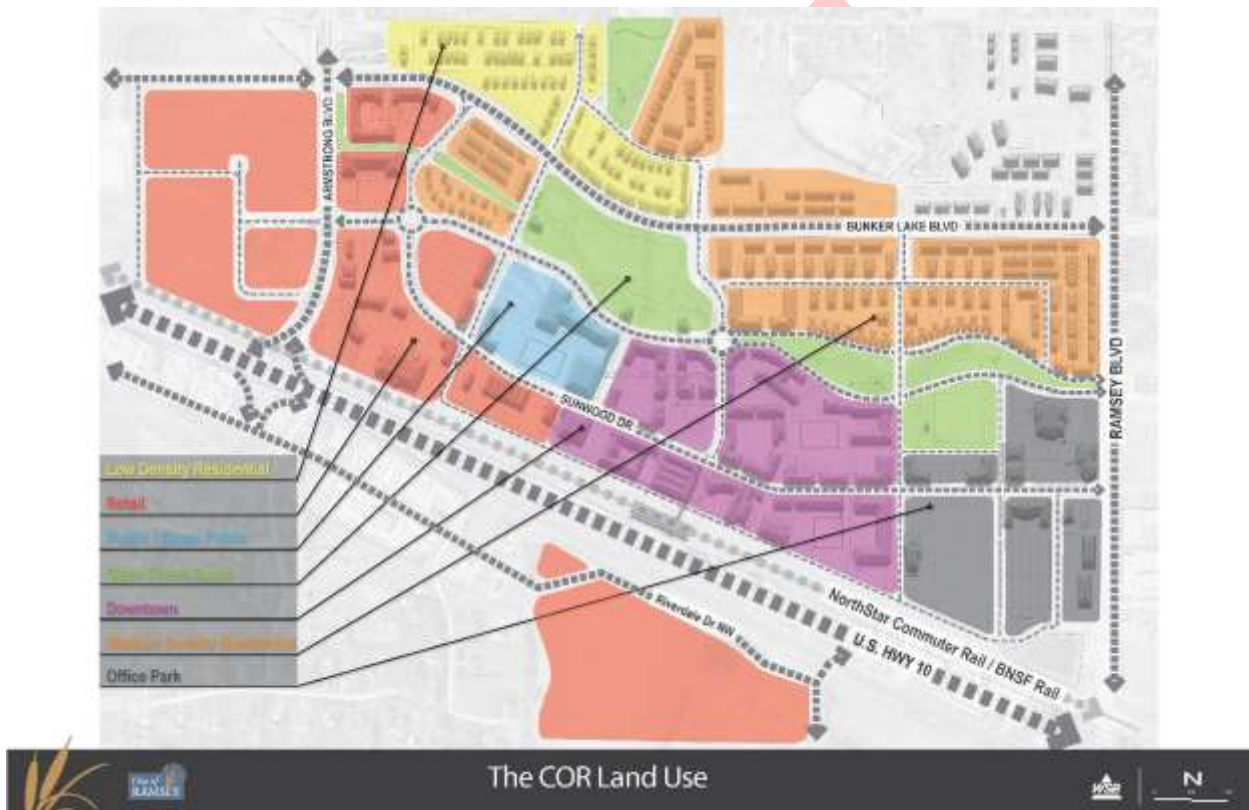
5/25/17 EDA Comment. The Vision Statement needs additional refinement. Suggestions include, but are not limited to the following.

- 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.

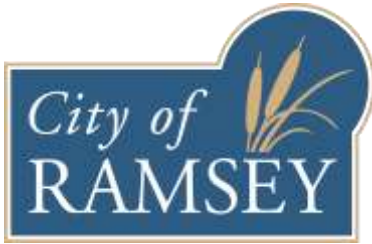
3. Our vision includes significant areas guided for a variety of **RETAIL OFFERINGS**, **HOUSING DENSITY** is important to that vision. The emphasis of the master plan concepts is to **GUIDE LAND USE**, and is **NOT SPECIFIC SITE PLAN REVIEW**. Future developers shall have the creative freedom to propose 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.

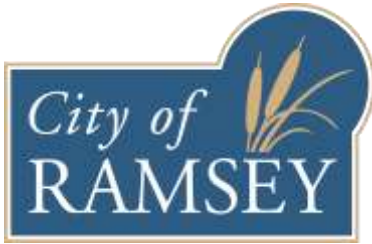
This district is the focal point of the development. This quarter-mile radius is key to land use supportive of transit and other City land use goals. The City of Ramsey and its funding partners (Anoka County, CTIB-Counties Transit Improvement Board, and Metropolitan Council) invested nearly \$14 Million 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.



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.

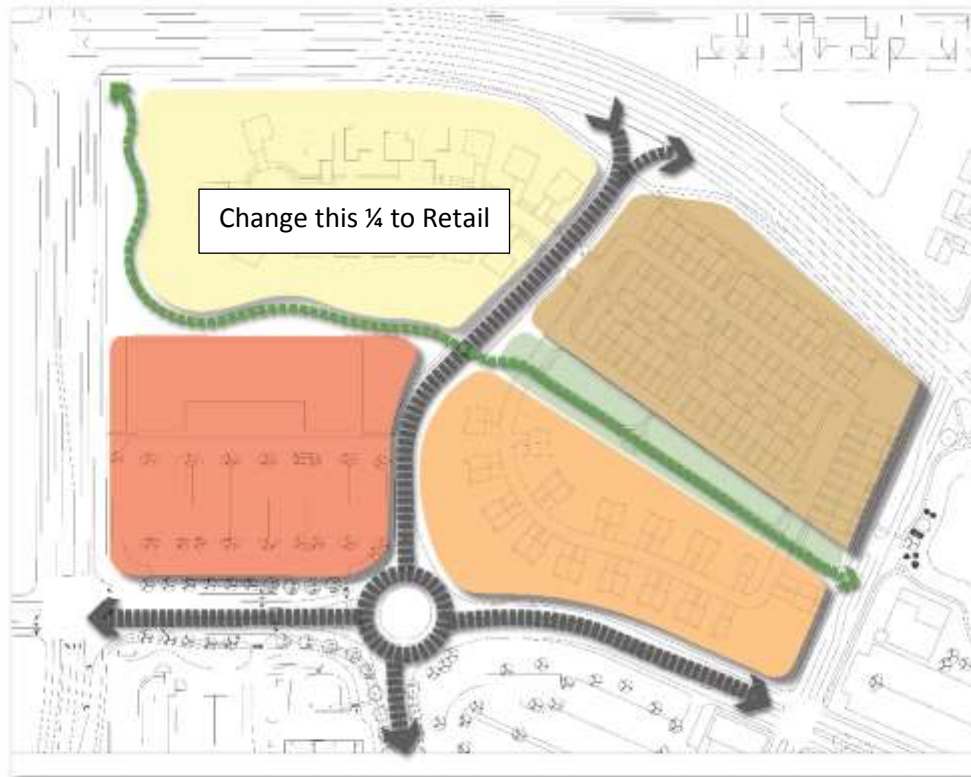
Citywide, the community has over 150 acres of undeveloped or redevelopment areas guided for future retail growth. In comparison, the Riverdale shopping center in Coon Rapids is approximately 200 acres. Coupled with proximity to Elk River and physical barriers such as the Mississippi River and Rum River, 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.

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])





Continued on next page.

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



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NW Quadrant All Retail



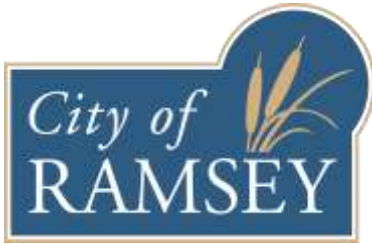
The Office District (COR-3)

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 be fifteen (15) units per acre with no cap of maximum density.

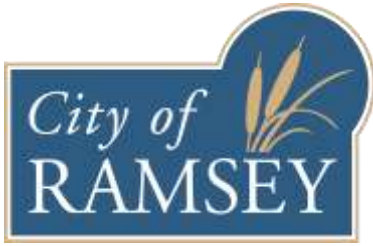
Planning Commission Recommendation:

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.

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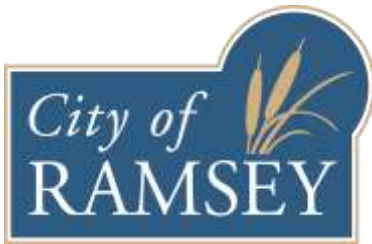
Implementation Plan

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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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 signs, 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.

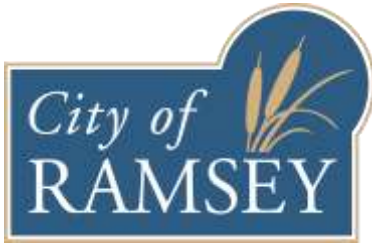
EFFORT #3
COR Pro-Forma

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.



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											
	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												
Curb/Tall 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.

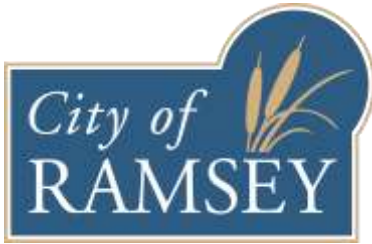
4/25/17 City Council Work Session Note: All Boards and Commissions should review this document before the City Council considers formal adoption. The City Council should review the final document and approve before distributing to the public and stakeholders/landowners.

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.



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.

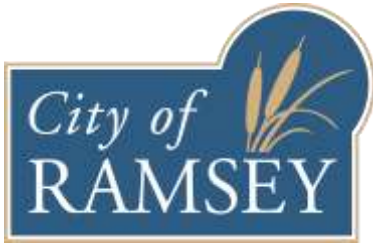
A SECONDARY PURPOSE WILL BE TO BRING IN PEOPLE FROM OUTSIDE THE CITY.

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**



→ 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

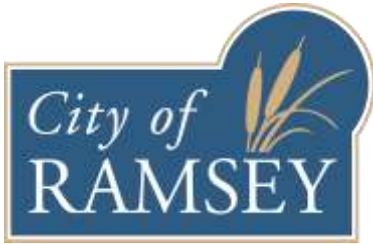
4/25/17 City Council Work Session Comment. The document should remove the comment about ‘not big box’.

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.



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.

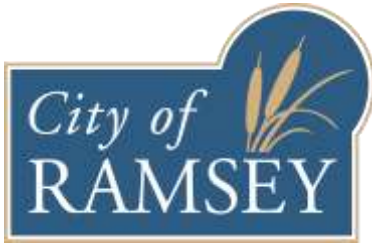
Additional Discussion Points:

* 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.



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).

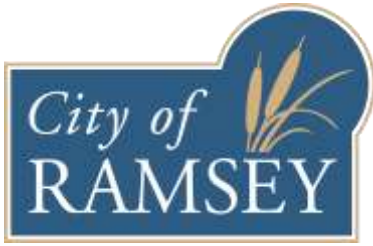
Site Selection Process

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.



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.

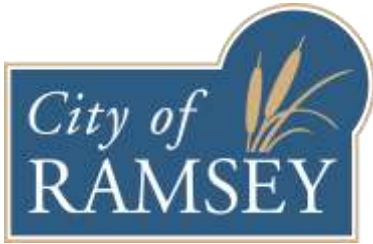
Market Panel Event

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.

DRAFT



DEVELOPMENT STATUS

- EXISTING DEVELOPMENT
- PROPOSED DEVELOPMENT
- ACTIVE DEALS
- UNDER CONTRACT
- COMPLETED

Parks and Public Realm Plan Working Document

ACCESS

- EXISTING SIGNALIZED INTERSECTION
- FUTURE SIGNALIZED INTERSECTION
- FULL INTERSECTION
- NO LEFT OUTBOUND MOVEMENTS
- PARKING RAMP

TRAFFIC INFORMATION

ADT INFORMATION TAKEN FROM 2009 ACTUAL COUNTS AND 2030 PROJECTED VOLUMES



DEVELOPMENT PLAN 6.0

05.15.2012

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

The Ramsey City Council conducted a City Council Work Session on Tuesday, April 25, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Acting Mayor John LeTourneau
 Councilmember Jill Johns
 Councilmember Mark Kuzma
 Councilmember Chris Riley
 Councilmember Melody Shryock
 Councilmember Kristine Williams

Members Absent: Mayor Sarah Strommen

Planning Commission

Members Present: Chairperson Randy Bauer
 Commissioner Bruce Anderson
 Commissioner Cheri Gengler
 Commissioner Cindy Nosan
 Commissioner Patrick Surma

Also Present: City Administrator Kurtis Ulrich
 Parks and Assistant Public Works Superintendent Mark Riverblood
 Public Works Superintendent Grant Riemer
 Community Development Director Timothy Gladhill
 City Engineer Bruce Westby
 Asst. City Administrator/Economic Development Manager Patrick Brama

1. CALL TO ORDER

Acting Mayor LeTourneau called the City Council Work Session to order at 5:39 p.m.

2. TOPICS FOR DISCUSSION

2.01: Review Planning Commission Recommendation for The COR Interim Development Plan

Community Development Director Gladhill presented the staff report, noting the purpose of this case is to receive a final recommended policy framework for a document to be known as The COR Interim Development Plan, which will put into motion a more formal amendment to the Master Plan. He stated the Interim Development Plan will become the new format of the Master Plan, and outlined changes on the eastern half of the site that will introduce more medium density such as villas. He said the Interim Development Plan was intended to be flexible to recognize a vision instead of an exact site plan and contained sub quadrants with retail on one

side and residential on the other that is able to react to the market. Community Development Director Gladhill shared proposed recommendations and standards, adding assistance from the Architectural Review Committee would be included not to add more process but to fit in with a low-impact type of review. He highlighted The COR Interim Development Plan Key Policy Topics, including General Retail Strategy, Lake Itasca Greenway, Northwest Quad Future Land Use, Parking Standards, and Architectural/Design Standards. Community Development Director Gladhill explained if the proposed format were approved, the City would host a series of public workshops to gain feedback on potential changes as part of the 2040 Comprehensive Plan Update.

Chairperson Bauer noted big-box stores would be a draw with other surrounding development and could be located in the diamond-shaped area for better visibility. He said the Planning Commission thought basic COR uses would include a community center, entertainment, food and retail on Highway 10 and that retail would be at the mercy of the market and what would be realistic. He stated the many retail options in Elk River and Coon Rapids Riverdale needs to be taken into consideration, adding parking is important but everything should not be pavement so cost sharing options such as ramps and shared parking should be considered for the type of retail that would be located in The COR and along Highway 10.

Acting Mayor John LeTourneau thanked the Planning Commission for their work on The COR Interim Development Plan.

Councilmember Riley said he wanted to think about a master developer rather than the City doing the project and asked how this Plan fit with that idea.

Community Development Director Gladhill said the intent is to be clear on our framework in order to get a good fit and that the Plan still affords the opportunity to tweak the vision, which is why it is phrased as an interim plan. He said in this manner the Plan can be worked through and expectations set.

Planning Commissioner Nosan agreed that we need to have a strategic plan so a master developer knows what the City is expecting.

Councilmember Williams thanked the Planning Commission for their extraordinary thought on the Plan and said the other Commissions need an opportunity to provide their recommendations as they all have important focus that needs to be considered. She asked how other landowners within The COR would be affected even in the interim and inquired about their thoughts.

Community Development Director Gladhill said the idea was to communicate the Plan followed by the next steps of taking the Plan to the general public, including all Boards, Commissions, stakeholders, and potential and future developers. He confirmed that public engagement would be incorporated.

Councilmember Williams said she preferred that comments from the EDA and Commissions be incorporated within the Plan before taking it to the public.

Councilmember Kuzma said the original plan was dated and this Plan is progressive, flexible, and market-driven to help define the vision.

Councilmember Riley agreed the Plan is market-driven and that two areas of concern is changing floor-to-area-ratio (FAR) in response to market requests and parking structures. He said the market will not dictate that and if we push structured parking the result will be the City constructing a ramp instead of developers. He said flexibility and strict adherence to FAR does not sound very flexible and should be reviewed.

Community Development Director Gladhill said staff will work with the Planning Commission to acknowledge community impacts and market, adding it is important to balance between requirements and what will work. He said a ramp is not a new topic and this Plan will not solve all parking concerns but we want to study how parking could work in order to communicate the benefits to developers.

Chairperson Bauer said he was concerned that if we have a vision then it should be followed. He said the Planning Commission wanted to stress the need for shared parking so it was incorporated into each of the developments. He acknowledged structured parking may require some City dollars as developers will not pay for an entire ramp if they only use a portion.

Planning Commissioner Anderson said we should consider shared parking from the beginning for cost sharing as he does not want to see us bottleneck with nowhere to park. He said we have to consider either constructing higher or allowing for the capability to go up if needed.

Councilmember Riley said he wished we had the problem of not having enough space because we have nothing but space. He said structured parking costs \$50/square foot and the market will not support that because land costs now range between \$6-\$12/square foot. He commented that shared parking with Northgate Church works well.

Chairperson Bauer agreed, stating a theater generally uses parking in the evenings and could be another shared parking option.

Community Development Director Gladhill said it is fair to assume proformas, ROI, tax base, etc. to identify the funding gap and frame any vision in that context.

Acting Mayor LeTourneau commented that flexibility will be important.

Councilmember Williams asked if staff wants structured parking studies included in the Plan.

Community Development Director Gladhill said the Plan is a broad policy document and based off this direction we will lay out system plans, one being parking districts and/or parking ramps, and that staff is looking for feedback to kick off system plans, including parking strategies. He said this direction will establish how we make requests and bring contracts forward.

Asst. City Administrator/Economic Development Manager Brama said if Council is in a position not to support parking ramps then it will be removed from the Plan and will not be considered as part of the system plans going forward.

Councilmember Johns thanked the Planning Commission for their work and said she would like the parking structures to remain, as citizens have commented that they do not want to see large parking lots. She said affording a parking ramp is another question but does not want to take the option off the table.

Councilmember Shryock said it is important to have a vision and then follow it and if we have identified parking or other issues, then we need to further define them and suggested nodes of parking and then moving retail and housing around those parking nodes. She said there are too many moving parts right now but that this Plan will help us maintain cohesiveness.

Acting Mayor LeTourneau said he would like to see the parking remain and said while he is not sure where the greater density will be it is important to be open to consideration. He said we could work on ways to recover costs as The COR develops as one way to approach funding parking structures.

Councilmember Riley commented on the vision statement and how we know this is going to be something other cities do not have, especially when everything is market driven. He added the technology-orientated statement from the Plan could be dated.

Chairperson Bauer said this statement was suggested by Planning Commissioner Brauer and was intended to focus on providing fiber for future businesses.

Councilmember Shryock suggested the statement be amended to say technology accessible and not necessarily oriented.

Community Development Director Gladhill said staff will review some language to address these concerns but noted they would like to see something included as technology is important.

Acting Mayor LeTourneau agreed, stating vision statements helps narrow the focus.

Councilmember Riley commented on the welcoming cultures point as this seems to state that it is not already happening. He said the unique point will be difficult to achieve as well with the market as architecture and historical Ramsey are not very unique.

Councilmember Williams said the Plan twice refers to no big box stores but said if one came forward today she would approve it and is not comfortable with that vision. She said the community wants a big box store like a Target.

Chairperson Bauer said big box stores are more interested in Highway 10 locations.

Councilmember Williams suggested removing the big box reference entirely.

Chairperson Bauer said their intent was that the Plan needs to include more than just The COR and that it be realistic as big box stores will more likely locate on Highway 10 than The COR.

Community Development Director Gladhill said staff will work to find a better way to phrase the statement or include a reference on the map instead.

Councilmember Shryock said she would like to see a road map and flexibility so when we remove some verbiage and review modular developments or districts or zones they can be moved around. She said she would like to see more timeless architecture references so development does not become outdated.

Councilmember Johns agreed any development will be market driven but said the importance of the Plan is to help create what development is driven to Ramsey.

Parks and Assistant Public Works Superintendent Riverblood said the Parks Board liked the Interim Plan as it incorporates a future parks plan that will help market The COR. He said the Board will further review the Plan in May and that their feedback will be shared with the Council.

The consensus of the Council was to continue with the process as outlined for the COR Interim Development Plan.

2.02: Receive Update on Park Dedication Credit Discussion for Riverstone Addition Located Near Bunker Lake Boulevard and Puma Street; Case of Capstone Homes (Project No. 17-106)

Community Development Director Gladhill reviewed the staff report, noting the purpose of this case is to receive an update on a request for Park Dedication Credit as part of the proposed Riverstone Addition. He explained the Council is not being asked to make a final decision but to hear an update on recent progress and talking points in advance of official review in May and June. He reviewed the key policy topics, including the Master Parks Plan Update, the existing parks CIP, the Riverstone Addition Policy Document, the Planned Unit Development, housing goals, and other development scenarios. He said staff is seeking policy direction for park dedication credit stating the developer is requesting \$475,000 as credit to create a smaller pocket park maintained by a homeowner's association (HOA) with a trail connection as part of Lake Itasca Greenway. Community Development Director Gladhill said staff has held discussions with the developer regarding their request and said if approved this action would have impacts on the future Lake Itasca Park whether reduced or delayed improvements.

Parks and Assistant Public Works Superintendent Riverblood reinforced trigger points when the project would start, stating \$29 million of park/trails have been identified with \$2 million in the park trust fund that should be focused instead on community parks, splash pad and other items in The COR that would also serve this subdivision.

Councilmember Riley asked if we suggested pocket parks to the developer.

Community Development Director Gladhill said the pocket park was part of the developers' proposal and felt its value was a success of the project.

Parks and Assistant Public Works Superintendent Riverblood said it is common to have private amenities in similar developments.

Stephen Bona, Capstone, thanked staff for their work on this busy project, stating they are working towards an August groundbreaking. He said the park stems from a firm belief that 293 lots of mid-density housing guided and zoned R-2 with 1,000 residents will need greenspace and parks for the children. He said the regional park will be a great amenity but a closer park is needed as the regional park is half a mile away. Mr. Bona said necessity is not the issue just how we get there and with exposure from Highway 10 this will be a highly visible, unique and special neighborhood. He noted the \$483,000 will be credited back over time and that the HOA will maintain the park so it will not be a burden on the park system. He said Capstone is paying over \$1 million for infrastructure to be extended to the property which is not typical and that they cannot absorb both. He said they have changed their original proposal and outlined a small green area that has been removed at \$200,000 to make this happen and have one acre of lots that will not have homes to provide more open space. Mr. Bona said the park will cost over \$200,000 just to provide space which will be an improvement with City funds. He noted that Capstone is making a large financial commitment to open space already in the plan but that they are unable to do so without working with City. He said they love the site and said the benefits of housing price between \$260,000-\$350,000 results in having high end homes without being custom which is good.

Councilmember Shryock inquired about land value plus improvements.

Mr. Bona said they are proposing vacant land value of \$25,000/acre as unimproved land cost and additional improvements would be the playground, pavilion and landscaping.

Councilmember Kuzma inquired about the preliminary budget.

Community Development Director Gladhill shared the budget for a total of \$300,675.23, with the public trail at \$182,234.99 for a total of \$482,910.22.

Councilmember Shryock asked if there is an additional requirement on Alpine Drive for a trail.

Parks and Assistant Public Works Superintendent Riverblood said the Greenway as proposed and supported by staff would include a 14-foot footprint and offer land dedication credit off the top and that the Greenway would "t" into the northwest road but not include any additional trail on Alpine Drive.

Community Development Director Gladhill said Puma Street will have a pedestrian crossing trail constructed by the City's infrastructure project.

Councilmember Johns asked for cost clarification.

Community Development Director Gladhill said the cost would be \$1.1 million.

Councilmember Shryock said she does not recall allowing credit for improvements and property.

Parks and Assistant Public Works Superintendent Riverblood said this would be a precedent for park dedication more than the minimum for private amenities. He said the public interest is land but the park would remain private with a public easement. He said this would also set precedent for future developers.

Mr. Bona said the reason for the request is because this is the largest neighborhood ever to be built in Ramsey and with so many units they are only requesting one acre. He said they understand the precedent but felt other developments could not justify a request.

Councilmember Johns said she is concerned about the precedent and others wanting to do that at Itasca Park for broader benefit for others to use. She said she might be open to land incentives but not the improvements.

Councilmember Kuzma said he liked the Capstone project and understood that space was important but was concerned the HOA will not survive and suggested providing a bond to ensure maintenance.

Mr. Bona said he understood the point but said we have so many units paying such a small amount the HOA will be established right way. He said ideally the City would own the park and we would maintain lawns, including replacing equipment in 20 years.

Councilmember Riley said Harvest Estates wanted a small park for 300 houses and we choose this a neighborhood goes in without a park.

Mr. Bona reiterated they would not be able to do the project as proposed due to the offsite infrastructure costs.

Councilmember Shryock said she was excited about the project but said the precedent would be bad and if the park does not happen can open space be counted through ponding.

Community Development Director Gladhill said open space requirements can be reviewed with the PUD and could count as an amenity, adding other aspects can be reviewed to refine costs.

The consensus of the Council was not to support the request from Capstone Homes for Park Dedication Credit as part of the proposed Riverstone Addition.

Councilmember Williams requested the Parks Board convene to reevaluate the City's pocket parks policy.

3. TOPICS FOR FUTURE DISCUSSION

3.01: Review Future Topics/ Calendar

Noted.

4. MAYOR / COUNCIL / STAFF INPUT

None.

5. ADJOURNMENT

Acting Mayor John LeTourneau adjourned the Work Session meeting.

The Work Session of the City Council was adjourned at 6:57 p.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Jo Ann M. Thieling
City Clerk

Drafted by Cathy Sorensen
TimeSaver Off Site Secretarial, Inc.

**ECONOMIC DEVELOPMENT AUTHORITY
CITY OF RAMSEY
ANOKA COUNTY
STATE OF MINNESOTA**

The City of Ramsey Economic Development Authority (EDA) conducted a regular meeting on Thursday, May 25, 2017, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Chairperson Jim Steffen
 Member Phillip Brunt
 Member Brian Burandt
 Member Chris Riley
 Member Wayne Skaff
 Member Kristine Williams (arrived at 7:38 a.m.)

Members Absent: Member Glen Hardin

Also Present: Patrick Brama, Econ. Dev. Mgr/Assistant City Administrator
 Tim Gladhill, Development Services Manager

1. CALL TO ORDER

Chairperson Steffen called the Economic Development Authority meeting to order at 7:35 a.m.

2. APPROVE AGENDA

Motion by Member Skaff, seconded by Member Brunt, to approve the agenda.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, and Riley.
Voting No: None. Absent: Members Hardin and Williams.

3. APPROVE MINUTES

3.01: Approve Meeting Minutes Dated April 13, 2017

Motion by Member Steffen, seconded by Member Skaff, to approve the April 13, 2017, minutes as presented.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, and Skaff. Voting No: None. Absent: Hardin and Williams.

4. EDA BUSINESS

4.01: Review Planning Commission Recommendation for The COR Interim Development Plan

Community Development Director Gladhill presented the staff report.

Member Williams arrived at 7:38 a.m.

Chairperson Steffen asked if this plan includes more or less retail than the original plan.

Community Development Director Gladhill noted that this plan has slightly less retail but identified two other areas that have available space for retail. He noted that the Planning Commission feels that it would be a better balance.

Chairperson Steffen asked if there was a negative opinion of retail in this area from The COR panel.

Community Development Director Gladhill stated that there are challenges and barriers to the retail market. He explained that The COR will not be a Riverdale or Elk River, but the focus should instead be a unique business incubator.

Member Skaff asked the plans for the open land in the downtown area.

Community Development Director Gladhill stated that there would still be a mix of uses along Sunwood Drive between retail and residential with a focus on high density residential. He noted the relationship needed between residential and the success of the transit with the commuter rail.

Chairperson Steffen asked if the document would change any zoning.

Community Development Director Gladhill stated that the zoning would not change as the mixed use allows for a multitude of uses. He stated that some simple adjustments can be made to the subdistrict boundaries which allows more flexibility.

Member Williams stated that the document makes some strong statements in regard to retail and asked if the EDA is comfortable publishing that and making it public. She stated that while the City has not been able to attract the desired retail that is indicative of the market. She noted that there are two places in the vision statement that state no “big box” retail and asked if the EDA is comfortable with that.

Community Development Director Gladhill stated that he would support tweaking that language, as the vision statement became more focused on the northwest quadrant. He believed that the Planning Commission would support “big box” retail in the right opportunity. He explained that the Planning Commission wanted to attract more unique opportunities but would still be open to “big box” retail as well.

Chairperson Steffen stated that the City has been open to “big box” retail for 15 years and did not see any reason to detract from that option now.

Community Development Director Gladhill stated that perhaps the statement be tweaked to remove the portion disallowing “big box” retail and instead encouraging smaller incubator retail destinations.

Member Riley stated that the market will dictate the choice the City will have and noted that there are several statements that push the smaller unique retail that would have a higher rate of turnover. He noted that he would prefer to have more established names in terms of retail that would most likely have a higher rate of success.

Member Burandt agreed that the statement should instead say that the City will embrace market driven opportunities as they come, rather than trying to attract businesses that would have a higher rate of turnover.

Member Riley stated that this is a first draft of a document that the EDA has not yet had input on and therefore this is a great discussion.

Community Development Director Gladhill noted that the Planning Commission has spent a lot of time attempting to develop a plan broad enough to go over the entire development but advised that this is still a draft. He noted that he does like the idea of embracing market driven opportunities as they come but stated that perhaps the vision statement is not the right place for that item. He instead suggested putting talking points from each group under each section as the discussions continue.

Member Riley recognized the change in the mixed-use definition, noting that the idea has been switched as the vertical mixed use did not seem to be a success. He stated that parking is another area that the group should discuss. He noted that although the City prefers structured parking, the market would most likely support that notion. He stated that because the market would not support additional structured parking, that would require City funds to make that a reality. He stated that the floor area ratio has been changed but the document suggested that it should be changed back. He provided an example of a development that did not include structured parking and still provided a good product. He noted that going back to the original ratio would not allow additional developments of that nature.

Community Development Director Gladhill noted that there are discussions currently to determine whether there would be a return on investment for the City to invest in that type of infrastructure. He noted that while that policy discussion is occurring, the parking ramps have been left off this plan for the time being. He noted that the Planning Commission mentioned that during peak times it can be difficult to find parking near areas like Acapulco. He confirmed that the City is flexible in terms of parking, whether that be surface or ramp.

Member Riley stated that the EDA should weigh in further on parking. He stated that shared parking is a great concept if it works, he provided a successful example between Allina and the neighboring church. He stated that while that is a great concept that works in that situation he does not believe the City should attempt to coordinate those efforts between developing sites.

Community Development Director Gladhill asked if there is any openness to partner with developing properties to create structured parking, whether that be grant funds or TIF dollars. He asked if there is a desire to continue that discussion.

Economic Dev. Mgr./Assistant City Administrator Brama stated that this is a high-level policy land use plan, which is an interim plan. He noted that the next step will be a more detailed planning exercise, and will include a parking discussion that will have more details on costs. He confirmed that in this market there would need to be a cost-share between private and public to develop structured parking.

Chairperson Steffen stated that he would not say no to the concept. He noted that he would be willing to continue discussions, but does not want structured parking to be a requirement for developers.

Member Skaff stated that he would also be open to the concept but would not want to see structured parking become a requirement in a planning document, for developers.

Member Riley asked for more details on the floor area ratio.

Community Development Director Gladhill provided the definition of floor area ratio, noting the higher the floor area ratio, the denser the parking would need to be. He noted that the ratio had been decreased in order to respond to the market. He stated that a few years ago the Council then made the decision to encourage shared and structured parking but not require that element and decreased the floor area ratio to .65. He confirmed that the Planning Commission did support reverting back to the ratio of .75. He noted that the EDA comments would be added to that item, noting that while the EDA would be open to encouraging shared/structured parking, they would not want to require the element and do not support the change in floor area ratio from .65 to .75. He asked for broad thoughts on architecture and whether the City is on track, providing examples of recent development, and whether the architecture is meeting the expectations of the EDA.

Chairperson Steffen stated that there were one or two developments that did not meet his architectural expectations. He asked which examples the Planning Commission had.

Community Development Director Gladhill provided examples of architectural elements that the Planning Commission felt perhaps did not meet their expectations, noting that often it was color related.

Chairperson Steffen asked if the guidelines have changed in the past two years.

Community Development Director Gladhill stated that there have not been changes in the last two years but there was a significant amendment prior to that. He stated that staff's approach is to add more details to make things more specific. He stated that the design document is currently very lengthy and staff is attempting to simplify that while still providing the necessary definition. He stated that The COR is very unique and because the density was going to be higher, the desire

was to have higher design standards. He did not believe that would be appropriate to have the standards community wide.

Member Williams stated that she appreciates that the desire to stay strong to the architectural desires. She stated that with retail that could become a concern. She stated that it is important in the western and southern portion of The COR, and she would not want a development to look out at the back of a building. She stated that it is important to have four-sided design for buildings, so that you prevent a development from looking out at the back of a strip mall with no design and just back doors. She stated if you are going to require four-sided development, the City should also ensure that the sign ordinance would allow for signage on all sides. She provided examples of four-sided development that has been well done in The COR.

Community Development Director stated that there is flexibility to allow signage on all sides but the conflict often comes with the type of signage allowed. He noted that the discussion would play out with the Stonebrook Academy application as that moves forward. He noted that business will have their front entrance on the side opposite of Sunwood Drive and therefore the four-sided design will be important as the back of their building will be facing Sunwood.

Member Williams stated that she would want to ensure that the back of the building facing Sunwood still looks like the front as well, since that is the main roadway for The COR.

Community Development Director Gladhill summarized the input from the EDA regarding the vision statement, noting that the EDA would like to be market driven rather than dictating the market, with an emphasis of that discussion related to different types of retail users; for parking the EDA would be open to all parking options, but does not want to force shared/structured parking on developers; and in regard to architecture the EDA would like to emphasize four-sided design and would want to ensure signage is allowed for all sides if desired.

Member Riley stated that he feels the vision statement needs more amendments than what was mentioned.

Community Development Director Gladhill noted that this is intended to be an interim document and if the master developer route is chosen, that group would work with the EDA and Planning Commission to further develop the plan and implementation of the plan. He noted that the Planning Commission would focus on developing the plan while the EDA would focus on implementation of the plan. He noted that the document has been setup to allow for additional input from a master developer.

Motion by Member Skaff, seconded by Member Brunt, to recommend to City Council that approve The COR Interim Development Plan for public comment, incorporating the consensus statements from the EDA.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Brunt, Burandt, Riley, and Williams. Voting No: None. Absent: Member Hardin.

4.02: State of Minnesota Economic Development Marketing Initiative

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report.

Chairperson Steffen asked, and received confirmation, that the City does receive copies of the ad that they would be able to utilize. He asked what would be promoted.

Economic Dev. Mgr./Assistant City Administrator Brama stated that it is a high-level advertisement for the City that is very visual. He noted that Coon Rapids and Elk River utilize the publication. He stated that Anoka County used the publication in the past but pulled out of the publication this year which brings forward another reason it would be important for the City to include their own advertisement. He stated that the City would work with the designer to develop an ad.

Member Williams stated that while she likes the advertisement, it does not seem as detailed as some of the advertisements for the other cities. She suggested reviewing some of the other advertisements to make Ramsey's stand out a little more.

Member Burandt suggested using a map to show the location of Ramsey as well.

Motion by Member Brunt, seconded by Member Burandt, to authorize staff to utilize \$5,000 of the EDA budget to select, design, and publish an ad in the 2018 MN DEED/Business Climate annual publication.

Motion carried. Voting Yes: Chairperson Steffen, Members Brunt, Burandt, Riley, Skaff, and Williams. Voting No: None. Absent: Member Hardin.

Member Burandt suggested possibly cost-sharing the ad by highlighting shovel ready sites.

4.03: Business of the Year

Economic Dev. Mgr./Assistant City Administrator Brama presented the staff report. He explained how the short list is developed.

Chairperson Steffen stated that he likes the line of questioning which began in the last few years.

Economic Dev. Mgr./Assistant City Administrator Brama stated that an additional question was added regarding community support the previous year.

Chairperson Steffen stated that next year perhaps a scoring mechanism be developed next year to help quantify the chosen selection, noting that the questions would be weighted to provide higher numbers for the more important elements.

Member Riley stated that might be overthinking this. He stated that the EDA has been given the information and have an idea of which elements are more important to them.

Chairperson Steffen agreed but noted the scoring system would develop a system for the group to evaluate as a whole, rather than which element is most important to each member.

The EDA discussed possible recipients for the business of the year.

The EDA selected Capstone Homes as the 2017 Business of the Year with a strong recommendation that Zero Zone should be considered for 2018.

5. MEMBER / STAFF UPDATE

The EDA reviewed the Staff Update. Economic Dev. Mgr./Assistant City Administrator Brama highlighted recent activity regarding PSD and their interest in the north portion of the new business park noting that the request will come before the EDA in the next few weeks. He stated that Adrenaline Sports is also looking at the PSD owned space next to the potential PSD development. He stated that there is also interest in the site Adrenaline Sports was previously interested in, noting that hopefully a purchase agreement will come before the EDA at the next meeting. He also provided updates on the potential closing for Capstone and the recent activity of Stonebrook.

6. ADJOURNMENT

Motion by Member Skaff, seconded by Chairperson Steffen, to adjourn the meeting.

Motion carried. Voting Yes: Chairperson Steffen, Members Skaff, Burandt, Brunt, Riley, and Williams. Voting No: None. Absent: Member Hardin.

The regular meeting of the Economic Development Authority adjourned at 8:53 a.m.

Respectfully submitted,

Kurtis G. Ulrich
City Administrator

ATTEST:

Patrick Brama
Econ. Dev. Mgr/Assistant City Administrator

Draft by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

5.02: Review Update on The COR Interim Development Plan

Parks & Assistant Public Works Superintendent Riverblood reviewed the Commission is requested to review a preliminary draft of 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 were provided for Commission review. Mr. Riverblood noted 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 Park and Recreation Commission and Environmental Policy Board will review the draft at their June 2017 meetings. Staff will be seeking authorization for public comment on the draft in July 2017. There were some revisions to the plan in 2011. At one point there appeared to be conflicting goals for The COR's development plan—one being to sell the land, and get the city out of the business of being a developer, the other to 'hold the vision'. A market panel was held which brought a lot of clarity to questions of market forces and the potentiality for big box retail etc. This evening is the second opportunity for the Park and Recreation Commission to weigh in.

Mr. Riverblood reviewed the Interim Development Plan. The porch element is something that will be held fast. The apartments are necessary to provide businesses 'rooftops' to attract the restaurants and other businesses in the community.

Commissioner Leistico returned to the meeting at 7:04 p.m.

Mr. Riverblood showed the Commission The COR Development Concept indicating the various sections of the plan. The Planning Commission has recommended higher density for the residential area. There has been a shift in focus for large retailers to smaller retail businesses. The other major policy change would be regarding the office areas, where the office area would be retained until fully developed by office businesses.

Commissioner Sis asked for the location of Bunker Lake and Mr. Riverblood indicated it on a map. Mr. Riverblood indicated the Greenway area on a map. Mr. Riverblood reviewed the revisioning steps. The budget will be used to hire multiple consultants to assist in road planning, grading, stormwater, and sign plan. The retailers will help pay for some of the signage. Even during the recession, The Draw was being constructed and developers viewed that as the City's commitment to developing The COR. Mr. Riverblood drew for the Commission the parking lot plan with future expansion to a parking ramp.

EPB Minutes dated June 19, 2017

5.05: Receive Update on The COR Interim Development Plan

City Planner Anderson presented the staff report. He stated that the purpose of this case is to review a preliminary draft of The COR Interim Development Plan, which essentially puts into motion a more formal amendment to the Master Plan. He noted that details of the recommendations prepared by the Planning Commission over a series of workshops were attached to the case. He noted that the direction from the April 25, 2017 Joint Work Session was to review this draft with the advisory Boards and Commissions. He stated that the draft was reviewed by the Economic Development Authority on May 25, 2017 and by the Parks and Recreation Commission at their June 8, 2017 meeting. He advised that staff will be seeking authorization for public comment on the draft in July.

Board Member Valentine commented that the plan is coming along nicely.

Chairperson Stodola asked for more information on the boundaries of The COR.

City Planner Anderson provided the boundaries of The COR, explaining that some of The COR zoning extends past those boundaries.

Councilmember LeTourneau stated that one of the driving factors of the Council is the market, noting that the development will have to be market driven. He explained that the big box retail that was originally desired will not fit into The COR because of the challenges that exist lying between two retail nodes and other market factors. He noted that the other factors that bring in business is density and that is why additional housing is being considered.

City Planner Anderson stated that while residents have said they do not want more apartments in The COR, additional rooftops are needed to attract business and that is the quickest method. He noted that the original plan for The COR included apartments because that would concentrate density and allow other portions of the City to remain more rural.

Councilmember LeTourneau noted that this has been a balance approach with market rate apartments.

Board Member Valentine stated that the planning for growth in the community has been done well.

Board Member Hiatt stated that the challenge in The COR is the density focus and balancing that with an environmental aspect. He provided examples of additional plantings that the Board has been able to negotiate on more dense projects. He noted that often with big box retail there is less landscaping and stated that in smaller retail settings you are able to maintain that landscaping to make it more appealing.

City Planner Anderson provided additional details on the Lake Itasca Greenway Corridor which plays into the concepts.

Regular Planning Commission

8. 1.

Meeting Date: 10/12/2017

By: JoAnn Shaw, Community Development

Information

Title:

Zoning Bulletins

Purpose/Background:

Enclosed is the Zoning Practice for your review.

Notification:

Observations/Alternatives:

Funding Source:

Recommendation:

Action:

Attachments

Zoning Bulletin

Form Review

Inbox

Tim Gladhill

Form Started By: JoAnn Shaw

Final Approval Date: 10/06/2017

Reviewed By

Tim Gladhill

Date

10/06/2017 09:22 AM

Started On: 10/05/2017 03:21 PM

ZONING PRACTICE

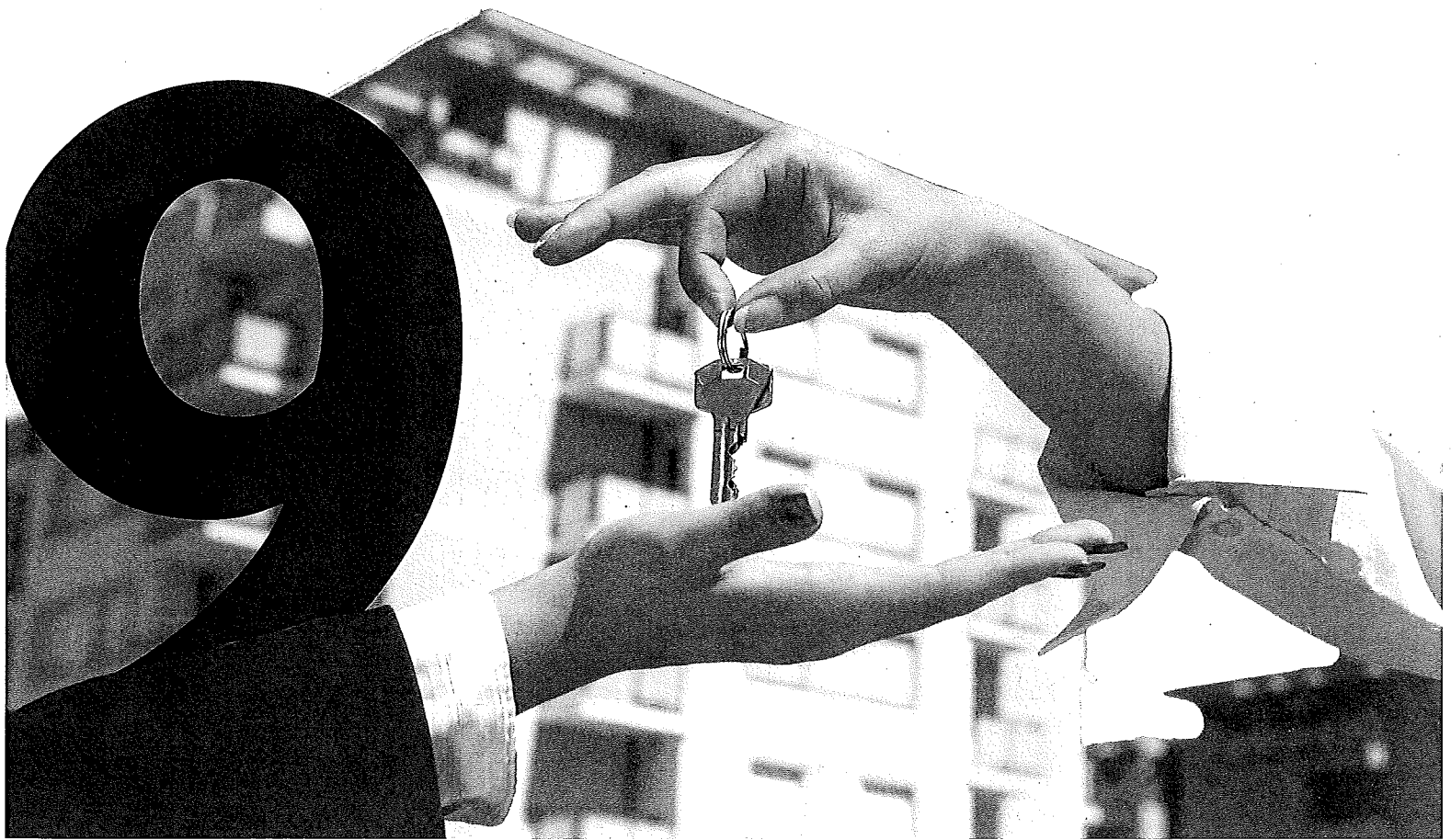
SEPTEMBER 2017



AMERICAN PLANNING ASSOCIATION

➔ ISSUE NUMBER 9

PRACTICE AFFORDABLE HOUSING



Zoning to Support Low-Income Housing Tax Credit Projects

By Woo Kim, AICP

Housing affordability is a key component of social equity. In 2014, 20.8 million renter households in the U.S. spent more than 30 percent of their income on housing (HJCHS 2016). More American renters were housing burdened in 2014 than ever before, and housing insecurity puts into jeopardy other basic human needs such as education, health, and nutrition. Compounding this issue, many socioeconomic cohorts cluster within communities, resulting in low-income families living among other low-income families in resource-starved, majority-minority neighborhoods.

Over the past 20 years, the planning literature has covered inclusionary zoning extensively. While inclusionary zoning is an important tool for increasing the supply of new affordable housing, requiring developers to set aside a small percentage of new units as affordable is unlikely to fully address the demand for affordable housing in most communities. Cities with strong housing markets, such as San Francisco, New York, and Boston, are producing affordable units through inclusionary zoning, but the numbers are insufficient to keep up with rising rents or to address pervasive social inequity. Furthermore, many communities simply do not command high enough rents per square foot to absorb the subsidy required by affordable units. In fact, within the rapidly growing downtowns of cities such as Philadelphia, Pittsburgh, and Atlanta, inclusionary zoning can stymie much needed growth.

The federal Low-Income Housing Tax Credit (LIHTC) program is the most important resource for creating affordable housing in the U.S. today. These are typically fixed-rent units in mixed-income developments, where a majority of the units are deemed affordable to families earning less than 60 percent of the area median income (AMI). In contrast, inclusionary zoning projects seldom provide more than one affordable unit for every four market-rate units, and many inclusionary zoning ordinances target families earning 80 percent of AMI. For these reasons, the LIHTC

program is as, if not more, important than inclusionary zoning to address the demand for affordable housing. Nevertheless, the planning literature has, so far, been largely silent about the relationship between zoning and the development of LIHTC projects.

As a partial corrective, the following sections will discuss how LIHTC drives the production of affordable rental housing, summarize common zoning barriers to LIHTC projects, explore potential zoning reforms to address these barriers, and highlight brief case studies of communities that have been successful in making space for LIHTC projects by reforming their zoning codes.

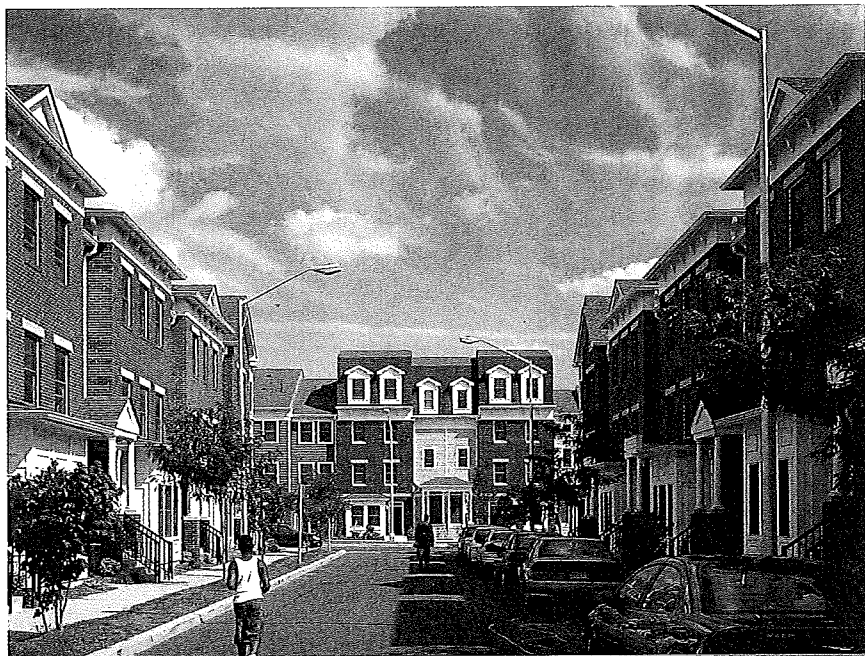
THE LIHTC PROGRAM

The LIHTC program, created by the Tax Reform Act of 1986, gives investors a dollar-for-dollar reduction in their federal tax liability in exchange for providing financing to develop affordable rental housing (26 USC §42).

Before this, federal assistance for private affordable housing took the form of subsidies and vouchers from the U.S. Department of Housing and Urban Development (HUD).

The Need for LIHTC

In the 1980s, many private affordable housing owners decided to “opt out” of the project-based Section 8 program, resulting in a sharp decline of good quality rental housing for low-income families (Anderson et al. 2017). Housing advocates—including public housing authorities, nonprofit affordable housing developers, local government officials, nonprofit advocacy organizations, and low-income renters—organized to preserve this disappearing stock of affordable housing using whatever funding and financing was available to them. This housing crisis, together with a very visible nationwide homelessness epidemic, led to the creation of the LIHTC program.



Jeffery Tobarco

➔ Zoning reform to support Low-Income Housing Tax Credit projects addresses social equity, particularly in fast-growing, high-rent cities such as Jersey City, New Jersey.

Program Basics

The Department of the Treasury's Internal Revenue Service (IRS) jointly administers the LIHTC program with state-designated housing credit agencies (HCAs). The IRS allocates tax credits to HCAs and provides program oversight. Then, HCAs determine which projects receive those tax credits and monitor LIHTC projects for program compliance.

Federal law establishes minimum project eligibility thresholds and requires each HCA to adopt a qualified allocation plan (QAP) to guide the merit-based distribution of LIHTCs. These QAPs must include, among other factors, location standards that determine project eligibility.

At a minimum, at least 20 percent of all units in an LIHTC project must be set aside as affordable rental units for households at or below 50 percent of AMI, or 40 percent of all units at 60 percent of AMI. In practice, however, most LIHTC developments are 100 percent affordable. LIHTC projects must be deed restricted to maintain affordability for a minimum period of 15 years, with an additional 15-year "extended-use" period, where project owners can apply for relief to opt out of affordability requirements. However, some states, and some local financing options, have longer required affordability periods.

Developers can apply to HCAs for LIHTCs to construct new or renovate existing rental buildings. The total amount of tax credit available to a project depends on its "applicable percentage" of tax credit, "eligible basis" of development costs, and "applicable fraction" of rent-restricted units.

The "applicable percentage" refers to the type of tax credit the developer is seeking. LIHTCs are designed to subsidize either 30 or 70 percent of the low-income unit costs in a project. The 30 percent subsidy, which is known as 4 percent tax credit, covers new construction that uses additional subsidies or the acquisition cost of existing buildings. The 70 percent subsidy, or nine percent tax credit, supports new construction with minimal subsidies.

The "eligible basis" refers to the development costs that can be subsidized by tax credits. These include building acquisition or construction costs, costs associated with soil testing or engineering, and costs associated with utility connections, but they do not include land acquisition or financing costs. Projects located in Qualified Census

Tracts (i.e., low-income or high-poverty census tracts) and Difficult Development Areas (i.e., areas with high construction costs relative to AMI) can subsidize 130 percent of eligible costs.

The "applicable fraction" refers to relative size of the affordable component of a project. This is calculated as the lesser of either the ratio of affordable units to all units or the ratio of affordable unit floor area to total project floor area.

Putting it all together, multiplying the eligible basis by the applicable fraction determines the "qualified basis" of the project. Multiplying the qualified basis by the applicable percentage (i.e., four or nine percent) determines the total amount of tax credit available to a project.

Once an HCA has awarded a developer LIHTCs, the developer can sell those credits to investors to generate equity for affordable housing development. In return, investors claim the tax credits over a 10-year period and may even collect partial cash flow from the project.

LIHTC and Other Affordable Housing Strategies

LIHTCs can be paired with other HUD-sponsored affordable housing programs such as Housing Opportunities for People Everywhere, Choice Neighborhoods, Community Development Block Grant, Home Investments Partnerships, and project-based vouchers, as well as state and local funding. LIHTC units can also cater to special population groups including seniors, the LGBTQ community, veterans, and other vulnerable classes that are often underhoused. Tax credit housing developments are usually multifamily (due to economies of scale), but can occasionally be single- or two-family rental homes.

While there is no inherent barrier to using LIHTC to finance affordable units required by a local inclusionary zoning ordinance, these tools seldom work in concert to affect project design. This is because relatively few local zoning codes require developers to set aside at least 20 percent of all units in a project as affordable units, and relatively few require all those units to be affordable to households earning 50 percent of AMI. Therefore, most projects that depend on LIHTC credits for gap financing will satisfy inclusionary zoning requirements, but it is, perhaps, unlikely that the presence of those

inclusionary zoning requirements influenced the mix of units in the project. In fact, the overwhelming majority of LIHTC projects between 1987 and 2014 did not include any market-rate units (HUD 2016). This would seem to indicate that there is little overlap between developers who only include affordable units in their projects to satisfy inclusionary zoning requirements and developers using LIHTC credits.

Results of the LIHTC Program

In 2016 the IRS allocated \$2.35 in credit per capita (IRS 2015). Between 1987 and 2014, the LIHTC program placed 2.78 million housing units in service, averaging more than 107,000 units per year from 1995 to 2014 (HUD 2016).

These units are distributed across the country in urban, suburban, and rural communities. They include units targeted at families, older residents, those with disabilities, and those experiencing homelessness. Among projects with reported data, more than a third of the affordable units put in service between 1987 and 2014 were in Qualified Census Tracts (HUD 2016).

The prevalence of LIHTC projects in high-poverty neighborhoods is intuitive, considering both the program's higher potential subsidy for projects in those areas and the strong opposition by residents in many communities to siting low-income housing in higher-income areas. However, the long-standing trend toward steering affordable housing into high-poverty neighborhoods was recently challenged by the U.S. Supreme Court's 2015 decision in *Texas Department of Housing and Community Affairs v. Inclusive Communities Project, Inc.*

The court's ruling endorsed the notion of citing disparate impact in housing cases. In essence, lower courts are now equipped to cite the disparate impact clause of the 1968 Fair Housing Act when new affordable housing is clustered together in resource-starved neighborhoods. The Supreme Court ruled that decisions and practices have discriminatory effects—even without discriminatory intentions. The case stemmed from a Texas lawsuit that claimed that the state had contributed to "segregated housing patterns by allocating too many tax credits to housing in predominantly black inner-city areas and too few in predominantly white suburban neighborhoods."

THE RELATIONSHIP BETWEEN ZONING AND LIHTC ALLOCATION CRITERIA

Simply put, zoning controls the permissible locations and forms of new development. As noted above, all state-level QAPs include location factors that determine, in part, a project's eligibility for LIHTCs. When local zoning is out of sync with its state QAP,

developers interested in low-income housing projects face an uphill climb.

QAP Location Factors

Federal law stipulates that QAPs must consider project location, but does not specify any location criteria. In practice, most QAPs prioritize density and access to amenities

such as mass transit, open space, civic uses, sources of fresh foods, schools, and health assets. Additionally, many states allocate tax credits by geographic region to distribute affordable housing more equitably throughout. Some states hold one round of tax credit applications for urban areas and another round for suburban and rural areas.

LOCATION EFFICIENCY FACTORS IN CALIFORNIA'S 2017 QAP

Measure	Points
Projects with mass transit within 1/3 mile and a density of 25 units per acre	7
Projects within 1/2 mile of a public park	3
Projects within 1/2 mile of a library	3
Projects within 1/2 mile of a full-scale grocery store	5
Projects in varying degrees of proximity to accessible public schools	3
Projects within 1/2 mile of a qualifying clinic	3
Projects within 1/2 mile of a pharmacy	2

LOCATION EFFICIENCY FACTORS IN TEXAS'S 2017 QAP

Measure	Points
Project within 1/2 mile of a public park	1
Project within 1/2 mile of public transportation	1
Project within 1 mile of a full-service grocery store or pharmacy	1
Project within 3 miles of a health-related facility	1
Project within 2 miles of a center that provides child care programs	1
Project located in a census tract with a property crime rate of less than 26 per 1,000	1
Project within 1 mile of a public library	1
Project within 5 miles of a university or community college campus	1
Project in a census tract with high educational attainment	1
Project within 2 miles of a museum	1
Project within 1 mile of an indoor recreation facility available to the public	1
Project within 1 mile of an outdoor recreation facility available to the public	1
Project within 1 mile of community, civic, or service organizations	1
Project within the attendance zone of high-performing schools	3

LOCATION EFFICIENCY FACTORS IN NEW JERSEY'S 2017 QAP

Measure	Points
Low-density buildings where 25% of tax credit units are large family units	5
Project located within a TOD where at least 5% of units are large family units	5
Project within 1/2 mile of positive land uses (grocery, pharmacy, bank, etc.)	6
Project within 1 mile of negative land uses (land fill, dumps, superfund site, etc.)	3
Rehab of a historic building/adaptive reuse of a nonresidential building	1
Project located within 1/2 mile of public transportation	2
Project within a school district where students are meeting or exceeding expectations	2
Project located within a municipality with as many public and private sector jobs as units	2
Project that satisfies state affordable housing obligation	1

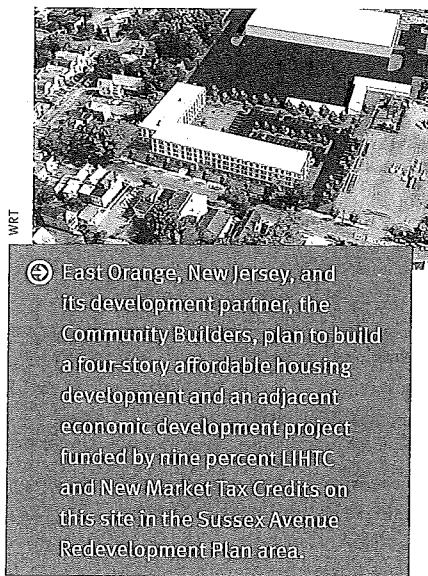
Most QAPs establish a point system for scoring potential LIHTC projects, and due to the highly competitive nature of LIHTC awards, every point counts. Most states allocate anywhere from 10 to 20 percent of total points for satisfying measures of location efficiency (e.g., proximity to community assets and positive land uses). These points can mean the difference between a funded project and an unviable one. Furthermore, some states deduct points from applications that are in proximity to undesirable land uses. For example, in New Jersey, large family projects in transit-oriented developments earn five points, but projects within a mile of undesirable land uses (e.g., landfills, dumps, superfund sites, etc.) lose three points.

Common Zoning Barriers to LIHTC Projects

Despite increasing housing affordability and social inequity issues, many communities have zoning codes that act as barriers to LIHTC projects. The largest, and perhaps most common, zoning barrier is the geographically extensive application of low-density residential zoning districts. That is, many communities only permit multifamily residential development in a small number of zoning districts, mapped to a small percentage of the jurisdiction's total area. Given that most affordable housing development depends on economies of scale for viability, this practice severely constrains LIHTC project opportunities, even before considering any location-efficiency factors.

Similarly, the dimensional standards and density limits in many zoning districts that permit multifamily development make LIHTC projects infeasible. Minimum setbacks, maximum heights, and maximum residential density standards all affect the per-unit cost of development. Holding all other factors equal, the lower the density, the higher the per-unit cost of development.

The same idea applies to zoning codes that require the same amount of off-street parking per dwelling unit, regardless of community context or project characteristics. The more required parking, the higher the per-unit cost of development. LIHTC projects often generate less parking demand than comparable market-rate projects. According to the 2009 National Household Travel Survey, low-income households own fewer automobiles per capita than moderate-income households, and a higher percentage



of low-income households rely on public transit for transportation (FHWA n.d.).

Beyond this, zoning often poses additional barriers to siting LIHTC projects in locations that satisfy location-efficiency measures. In most communities, high location-efficiency areas are typically downtowns and neighborhood centers. However, many zoning codes either prohibit residences in these predominantly commercial areas or require vertical mixed use development, with ground-floor commercial space, which complicates project financing and management.

Additionally, many zoning codes have single-use zoning districts where land uses that help satisfy location-efficiency measures, such as supermarkets, pharmacies, farmers markets, and libraries, are far removed from residential districts. Isolated shopping centers along major highways contain many "QAP points" that cannot be used.

Many suburban communities have mapped exclusively single-family zoning districts in close proximity to highly ranked schools. This is in spite of the fact that many states, including California, Texas, and New Jersey, award extra QAP points to developments in catchment zones of high-performing schools. If not for limitations of very low-density zoning, many of these districts would be prime areas for LIHTC projects. Communities concerned about LIHTC housing impacts to school districts should balance the impact on test scores with life-changing opportunities provided to low-income students. Communities concerned

SPOTLIGHT ON EAST ORANGE, NEW JERSEY

The Sussex Area Redevelopment Area is situated in the Fourth Ward of East Orange, New Jersey. The area is characterized by a mix of uses and zoning districts. The area has long been an important component of the city's overall revitalization and housing strategy, by virtue of its proximity and accessibility to major highways, Newark, and the city core. The area included the site of the former Arcadian Gardens—a low-density urban renewal public housing complex—and the Sussex Mall shopping center just north of it. In 2011 the city council declared the area "an area in need of rehabilitation," and by virtue of a redevelopment plan, upzoned multiple underutilized sites. As a result, private-sector developers are proposing light industrial warehouses and a mixed-income affordable housing apartment building using New Market and Low-Income Housing Tax Credits.

about LIHTC housing impacts to property values can review many recent studies (backed by empirical data) that show little to no negative impact—despite common misconceptions.

LIHTC FRIENDLY ZONING

While zoning barriers to LIHTC projects are prevalent, the good news is that there are several conceptually simple fixes. These include strategic upzoning, special-purpose zoning districts or overlays, and zoning incentives or flexible standards for LIHTC-eligible projects.

Strategic Upzoning

Given the strong correlation between permissible residential density and the per-unit costs of residential development, perhaps the most meaningful fix that communities can enact is strategic upzoning of areas that are rich in assets. Review the location factors in your state's QAP, and look for opportunities to increase the permissible residential density in zoning districts that permit or are proximate to land uses that contribute to location efficiency. These are typically downtowns, neighborhood centers, and major corridors. They may also be residential areas surrounding schools or near parks.

Special-Purpose Districts or Overlays

For communities without mixed use zoning districts, there may be opportunities to adopt new pedestrian- or transit-oriented zoning districts or overlays. These special-purpose districts or overlays typically permit higher-density mixed residential and commercial development and include form controls, such as build-to lines or permissible frontages or building types, to ensure that new development supports walking and transit use. District or overlay standards may also reduce minimum off-street parking requirements to facilitate higher density development.

Many state QAPs include location-efficiency measures that can provide a useful starting point for conversations about district or overlay boundaries. For example, the QAPs for California, New Jersey, and Texas all include points for development within a half-mile of public transportation.

Incentives for LIHTC-Eligible Projects

In addition to district-specific standards, communities can also support LIHTC-eligible projects through use-specific standards. These may be incentives, such as bonus density or reduced minimum off-street parking requirements, for affordable housing projects that satisfy target income requirements and QAP location factors. Alternately, they may be use-specific development standards that offer affordable housing developers flexibility in site and building design.

For example, rapidly growing city of Marysville, Washington, provides a 50 percent density bonus for affordable housing development (§22C.090). These projects must permanently offer all units at rents affordable to households earning 50 percent AMI. Projects reserved for residents over age 62 are eligible for a higher maximum density on sites of less than five acres.

Communities can also adopt use-specific standards to facilitate adaptive reuse of existing structures originally designed for nonresidential use. Near downtown, these may be obsolete industrial buildings near existing amenities and services. In residential neighborhoods, these may be surplus or obsolete institutional buildings near parks or high-performing schools.

To illustrate, Whitehall Township in Lehigh County, Pennsylvania, permits the adaptive reuse of former commercial,

institutional, or industrial buildings in all residential districts for affordable housing projects (§27-199.1 et seq.). Projects consisting exclusively of units that meet all LIHTC program requirements qualify for higher permissible densities and lower minimum off-street parking requirements.

CONCLUSIONS

The debate on where poor families should live is heated and happening in almost every community across the country. Despite a lack of evidence, the NIMBY sentiment is clear: Housing for the poor decreases property values, lowers school performance metrics, and increases crime rates. However, in many instances, exclusionary zoning practices have resulted in where we are today—patchworks of inequitable communities where poor families are deprived of opportunities that are easily attainable by middle-income families.

In the same manner that many progressive zoning codes are promoting walkability by supplementing Euclidean zoning practices with form-based districts and standards, why not view zoning through the lens of social equity? Reforming zoning codes to make room for affordable housing is an important step in the right direction.

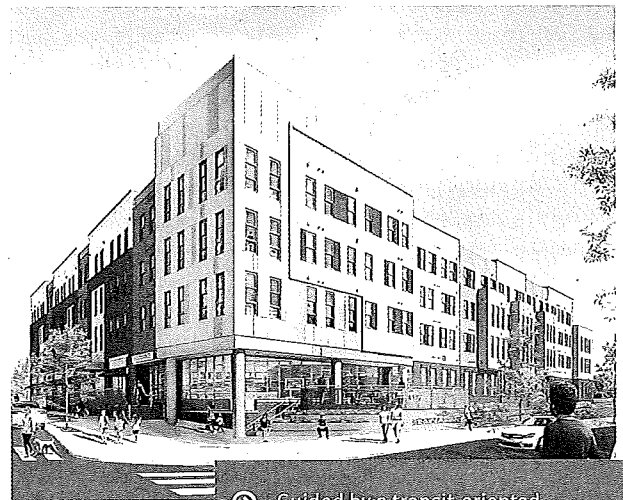
In many communities, supporting social equity lies at the intersection of affordable housing and zoning. A better understanding of the backgrounds and policies that guide Low-Income Housing Tax Credit projects will equip communities to proactively shape their communities for a future that provides opportunities for all families and children.

Mixing tax credit housing mixed with other types of housing in compact, walkable, vibrant places results in stronger, more equitable communities because they (1) foster the next generation of leaders; (2) benefit the larger community; and (3) result in positive outcomes for families.

The need for affordable housing exists whether we choose to address it or not, and

SPOTLIGHT ON MERIDEN, CONNECTICUT

The Connecticut Department of Transportation has designated Meriden, Connecticut's downtown Amtrak station as an express stop for a new commuter rail line connecting New Haven, Connecticut, to Springfield, Massachusetts. In anticipation of this new, higher-frequency rail service, the city embarked on a multiyear planning process to transform its downtown. As a result of this process, the city adopted a new transit-oriented development (TOD) district in 2013 for its downtown core (§213-27). This district includes extensive form controls and defines and regulates LIHTC-eligible projects as a distinct land use (i.e., TOD mixed-income dwellings), subject to higher permissible densities and lower minimum off-street parking requirements than market-rate multifamily residential projects. Following the adoption of this district, the city, its housing authority, and its development partners have been awarded multiple competitive nine percent LIHTC awards, reactivating its downtown with mixed-income families who will soon have the option to take rail transit to jobs centers such as Hartford and New Haven.



Guided by a transit-oriented development zoning overlay and a Choice Neighborhoods Transformation Plan, Meriden Commons, developed by Pennrose Properties and planned and designed by WRIT, is one of six phases of mixed-income housing in downtown Meriden, Connecticut.



Jeffery Totaro

⊕ The John C. Anderson Apartments in Philadelphia, developed by Penrose Properties and designed by WRT, is an example of a nine percent LIHTC project that activates an urban street while housing a vulnerable population in the city.

SPOTLIGHT ON JOHN C. ANDERSON APARTMENTS

The John C. Anderson Apartments is a 56-unit, six-story complex located in the core of Philadelphia's dense and vibrant Washington Square West neighborhood. Fronting on busy 13th Street, where it abuts high-rise neighbors, but also extending back to one of Philadelphia's "littlest streets"—revered for its charming residential character—the project presented unique urban design and architectural challenges. All the apartments are one-bedroom units, with supportive services provided by the building. The ground floor has 1,800 square feet of commercial space, reserved for tenant-serving uses and a small cafe, activating a once underutilized parcel of land on an otherwise vibrant street. The goal of this project was to provide affordable housing open to all low-income persons 62 years or older, but to do so in an environment that celebrates diversity and creates a setting where elders of the LGBT community can feel fully welcome and secure. The facility is only the second one in the nation with such focus. At the time of permitting, zoning variances were required to make the project feasible. Philadelphia has since overhauled its zoning ordinance to make mixed use, mixed-income projects like John C. Anderson Apartments easier to accomplish.

addressing it proactively is the right thing to do. Children from low-income families deserve pathways to opportunity and a level playing field.

A well-functioning local economy requires a workforce at all income levels. In most communities, tenants of tax credit housing are teachers, public safety officials, civil servants, and service sector employees. When they benefit from shorter commutes,

more time with families, and extra spending power, the entire community benefits.

Housing stability is the foundation for positive outcomes in education, health, and employment. Tax credit housing allows a family to send their children to good schools, have access to fresh foods from a full-service grocery store, and live in close proximity to jobs—resulting in better outcomes for all family members.

ABOUT THE AUTHOR

Woo Kim, AICP, is a leader in WRT's housing and neighborhoods practice. His work at WRT is primarily focused on neighborhood revitalization and development of equitable communities. To date, he has planned for the development of thousands of affordable housing units nationwide.

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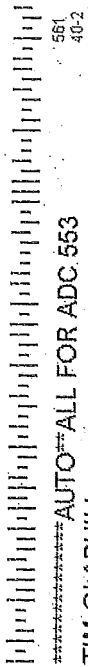
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