

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, August 20, 2018
6:30 pm
Lake Itasca Room, 7550 Sunwood Drive NW

1. **Call to Order**
2. **Citizen Input**
3. **Approve Agenda**
4. **Approve Minutes**
 1. Approve Meeting Minutes Dated July 16, 2018
5. **Policy Board Business**
 1. Consider Landscape Plan for Bunker Lake Park 2nd Addition
 2. Review Request for an Amendment to the Current Topsoil Standard
6. **Board/Staff Input**
 - Summer Recycling Event--265 vehicles
7. **Adjournment**

Environmental Policy Board (EPB)

4. 1.

Meeting Date: 08/20/2018

By: Chris Anderson, Community
Development

Information

Title:

Approve Meeting Minutes Dated July 16, 2018

Action:

Attachments

Meeting Minutes Dated July 16, 2018

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 08/16/2018

Reviewed By

JoAnn Shaw

Date

08/16/2018 03:44 PM

Started On: 08/16/2018 03:39 PM

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

On Monday, July 16, 2018, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Chairperson Michael Valentine
 Board Member Reid Bernard
 Board Member Jane Covart
 Board Member Melissa Fetterley
 Board Member Michael Hiatt
 Board Member Michael Madison
 Board Member Laura Moore

Members Absent: None

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

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Chairperson Valentine, Board Member Bernard, Hiatt, Covart, Fetterley, Madison, and Moore. Voting No: None. Absent: None.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated June 18, 2018

Motion by Board Member Hiatt and seconded by Board Member Bernard to approve the regular meeting minutes dated June 18, 2018.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Bernard, Covart, Fetterley, Madison, and Moore. Voting No: None. Absent: None.

5. POLICY BOARD BUSINESS

5.01: Consider Landscape Plan for Lazy Days RV Site Plan (Project No. 18-126)

City Planner Anderson presented the staff report. He stated that Lazy Days RV is in the process of acquiring Shorewood RV, located at 8390 Riverdale Drive NW. As part of the acquisition, the applicant is proposing to replat Outlot A, Alpaca Estates 4th Addition, into a buildable lot and construct a 29,600 square foot, 30 bay maintenance facility for the RV operation. He stated that a Landscape Plan was included with their Site Plan submittal. He recommended that the Board recommend approval of the Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Moore referenced the darkened line to the south and asked if that is the location of the fence.

City Planner Anderson confirmed that line is the proposed privacy fence along the southern border to provide screening to the adjacent residential parcel.

Chairperson Valentine asked for additional details on the stormwater pond.

City Planner Anderson replied that it is a regional pond designed to accommodate all of the Alpaca Estates 4th Addition development. He stated that engineering will review the stormwater calculations to ensure that the excess runoff from the site could still be handled by the pond. He stated that engineering will also ensure that the infiltration requirements are met by the requested proposal.

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

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Covart, Bernard, Fetterley, Madison, and Moore. Voting No: None. Absent: None.

5.02: Consider Landscape Plan for Sterling Trophy Site Plan (Project No. 18-125)

City Planner Anderson presented the staff report. He stated that Sterling Trophy is working with the City on the potential purchase of the property located at 6710 Highway 10 NW. The applicant has submitted a Site Plan for the construction of a 4,000 square foot retail building for their business operation on the subject property. He noted that the Site Plan submittal includes a Landscape Plan for review. He recommended that the Board recommend approval of the Landscape Plan, contingent upon compliance with the Staff Review Letter.

Board Member Covart referenced the south side of the lot and asked if there are plans for that open area.

City Planner Anderson replied that it is intended to remain vacant at this time. He stated that the applicant is still in discussion with the City regarding a purchase agreement for the property. He noted that at one time the applicant was only interested in a portion of the lot, but it would be difficult to find another user for that remnant and therefore the City would prefer to have that

included in this sale. He stated that if left undisturbed during the construction, that portion of the property could remain as is.

Chairperson Valentine asked if prairie restoration could be a viable option for that portion of the site.

City Planner Anderson stated that there is existing turf and therefore the applicant would have to modify the existing conditions. He stated that option could be explored with the applicant.

Council Liaison LeTourneau stated that if the Council is going to weigh in on sod versus seed, he would like input from the Board on that discussion.

Board Member Fetterley stated that it is a large portion of the property and therefore can appreciate a form of prairie restoration. She stated that if there is not proper irrigation, seed may not establish, and that area could appear run down. She noted that even sod will not maintain itself if there is not irrigation.

Board Member Bernard stated that it did not appear that anything would be disturbed during construction and therefore perhaps that portion could just remain as is and seed would be used for disturbed areas. He stated that he would be okay with seed and that would match the existing area that will not be disturbed.

Chairperson Valentine stated that he would agree that something viable should be the desired outcome.

Board Member Hiatt asked if there is an irrigation requirement for the property.

City Planner Anderson stated that there is not an irrigation requirement for the property. He noted that following the input from the Board, Planning Commission and City Council, the irrigation requirement was removed in attempt to align more with the concept of water conservation. He noted that the seed label seems out of context, in the parking lot area, and therefore staff has asked for clarification. He noted that staff does not oppose the use of seed but simply needs to draw attention to it because of the language in the City Code.

Board Member Covart asked the estimated cost and work to convert the existing excess area to prairie.

City Planner Anderson provided additional details on the steps that would be needed, noting that it would be a bit of work and would take multiple years to establish prairie.

Motion by Board Member Hiatt and seconded by Board Member Covart to recommend approval of the Landscape Plan, contingent upon compliance with the Staff Review Letter, adding direction for the applicant to consider options for the south end of the property including prairie restoration.

Motion carried. Voting Yes: Chairperson Valentine, Board Member Hiatt, Covart, Bernard, Fetterley, Madison, and Moore. Voting No: None. Absent: None.

6. BOARD / STAFF INPUT

- **Pollinator Garden Tour – July 21, 2018 from 9:00 a.m. to 3:00 p.m.**

City Planner Anderson provided details on the upcoming pollinator garden tour, which will take place this Saturday and feature properties in Andover, Ramsey, and Anoka.

- **Summer Recycling Day Event – July 28, 2018**

City Planner Anderson provided details on the upcoming summer recycling event on July 28th, reviewing the materials that will be accepted.

Chairperson Valentine noted that he recently viewed a program which stated that China is not as interested in accepting recycled materials and asked the impact that may have on the industry.

City Planner Anderson confirmed that China has enacted much more stringent contamination standards on the materials that they will accept. He stated that the State is actively engaging with haulers to discuss this issue and possible impacts. He stated that on the east and west coasts some of those materials have been landfilled because there is not a market in those areas. He stated that local markets have not been impacted in Minnesota, but the issue is on the horizon and it could become problematic. He explained that the single sort system which made recycling so much easier and increased participation, has resulted in less clean materials and cross contamination of materials, particularly crushed glass getting into other materials. He noted that another problem in recycling is “wish-cycling” where a resident may not be sure that something is recyclable and still places it in the recycling with the hopes that it can be recycled.

- **Monarch Trail Update – Final seeding done on June 25th**

City Planner Anderson stated that there is a seven acre stretch of trail that was renamed as the Monarch Trail, noting that there was a groundbreaking event the previous summer. He described the restoration and seeding activities that have occurred in the past year to help establish a native prairie seed mix with featured plants to attract Monarchs. He noted that the Board was somewhat involved in the City pursuing the Mayors for Monarchs program and advised that the project has now been completed.

- **Tree Survey Training**

City Planner Anderson noted that the tree survey training session the previous weekend was canceled as there were no residents registered for the event. He noted that there will be one final training opportunity on August 10th and 11th. He hoped to obtain a few more volunteers for the project.

7. ADJOURNMENT

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

The meeting adjourned at 7:13 p.m.

Respectfully submitted,

Chris Anderson
City Planner

ATTEST:

JoAnn Shaw
Community Development Secretary

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Meeting Date: 08/20/2018

By: Chris Anderson, Community
Development

Information

Title:

Consider Landscape Plan for Bunker Lake Park 2nd Addition

Purpose/Background:

The City has received an application for Final Plat and Site Plan for a new industrial building to be located within the Bunker Lake Industrial Park (BLIP). The submittal package includes a Landscape Plan per the requirements of City Code Section 117-124. Based on the initial tree removal for the entire BLIP project area, which consists of approximately forty-five (45) acres, there are also reforestation requirements that must be satisfied as well.

Observations/Alternatives:

The property is currently legally described as Outlot A Bunker Lake Industrial Park (the "Subject Property") and is located within the E-3 Employment District. Landscape requirements (quantity of trees and shrubs) are based on the lineal footage of the perimeter of a property or the square footage of the proposed building footprint, whichever is greater. Also, for every ten (10) parking stalls, an additional tree is required. The minimum required plantings, based on the square footage of the building footprint (59,200) and parking stalls (125), are seventy-one (71) trees and 197 shrubs. The Landscape Plan is deficient of the minimum required number of shrubs.

The mix of species, which includes both coniferous and deciduous trees, is acceptable. Planting sizes appear to meet the minimum requirements. Staff has added a comment to the Staff Review Letter requesting that the Planting List be amended to clarify shrubs be at least twenty-four (24) inches in size rather than 5-gallon container size (this is clarified in the Planting Notes but would be better in the Planting List).

The Landscape Plan indicates that a combination of sod and seed will be used to establish vegetation. The seed mix includes about a half dozen native grasses (e.g. Little Bluestem, Side Oats Grama, Prairie Dropseed, etc.), which are acceptable. Sod is required in all boulevard areas (as a means of immediate erosion control) and that comment has been added to the Staff Review Letter.

The Landscape Plan indicates that an in-ground irrigation system will be installed. Staff has requested additional details on the system be added to the plan set to ensure that the system contains one or more water efficient technologies (e.g. smart controller with soil moisture sensors).

As part of the initial review of the BLIP and the mass grading work, the tree removals exceeded the allowable threshold in City Code and thus, the overall project area (approximately 45 acres) is subject to reforestation. Base landscaping requirements can count toward the reforestation. Staff is working with the City Attorney to complete a Reforestation Agreement that outlines the requirements. This standard can be satisfied by 1.25 inches of new trees planted for every 1 inch removed beyond the threshold, payment of \$125 per each inch beyond the removal threshold, or some combination thereof. The developer was aware of this requirement as BLIP was originally reviewed and agreed to work with the City to comply with these requirements.

The overall Landscape Plan is acceptable with the revisions outlined in the Staff Review Letter.

Funding Source:

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

Action:

Motion to recommend approval of the Landscape Plan contingent upon compliance with the Staff Review Letter.

Attachments

Site Location Map

Landscape Plan

Planting Details

Final Plat

Staff Review Letter

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 08/16/2018

Reviewed By

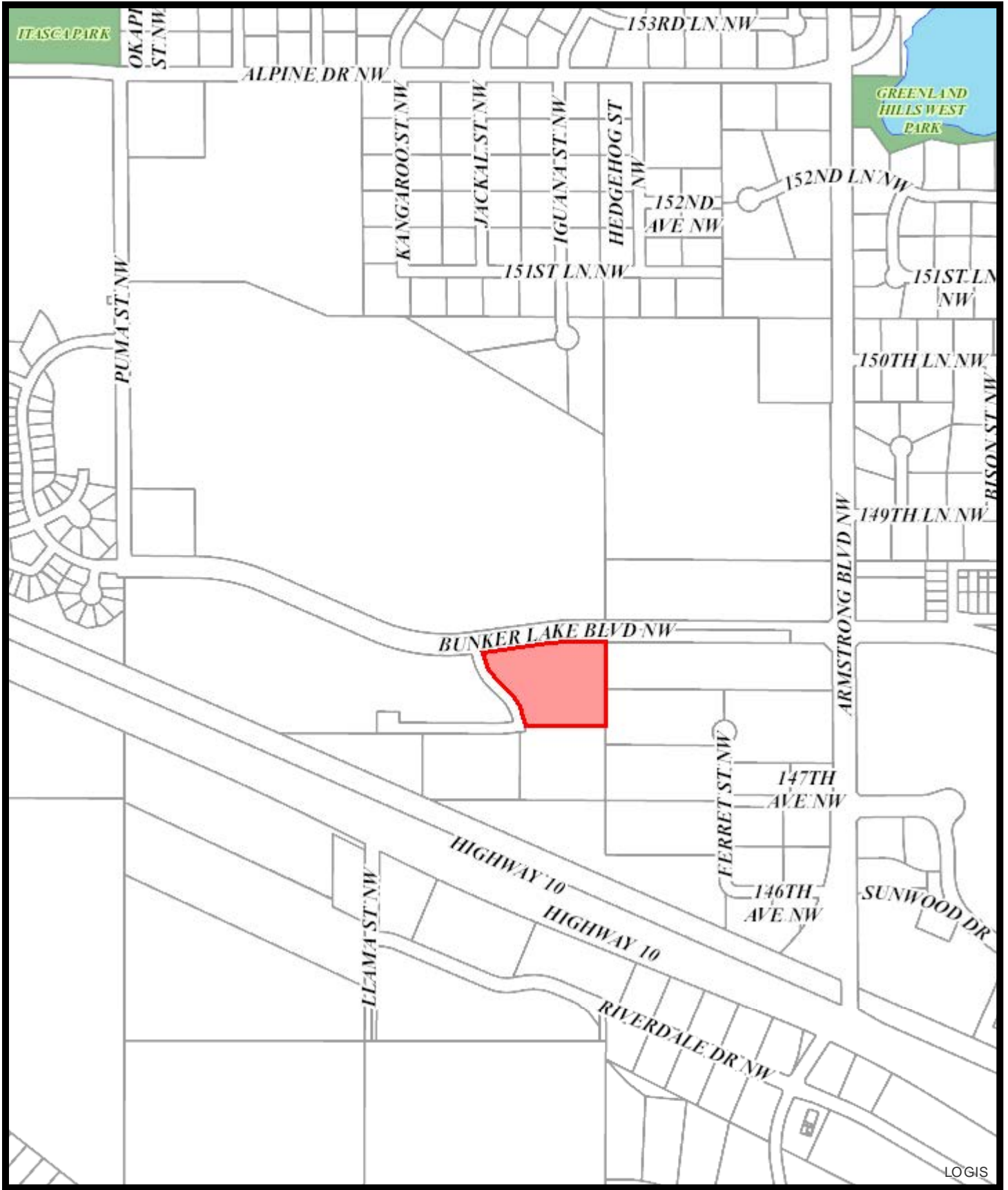
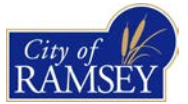
JoAnn Shaw

Date

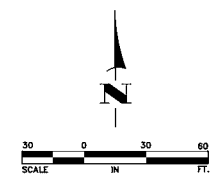
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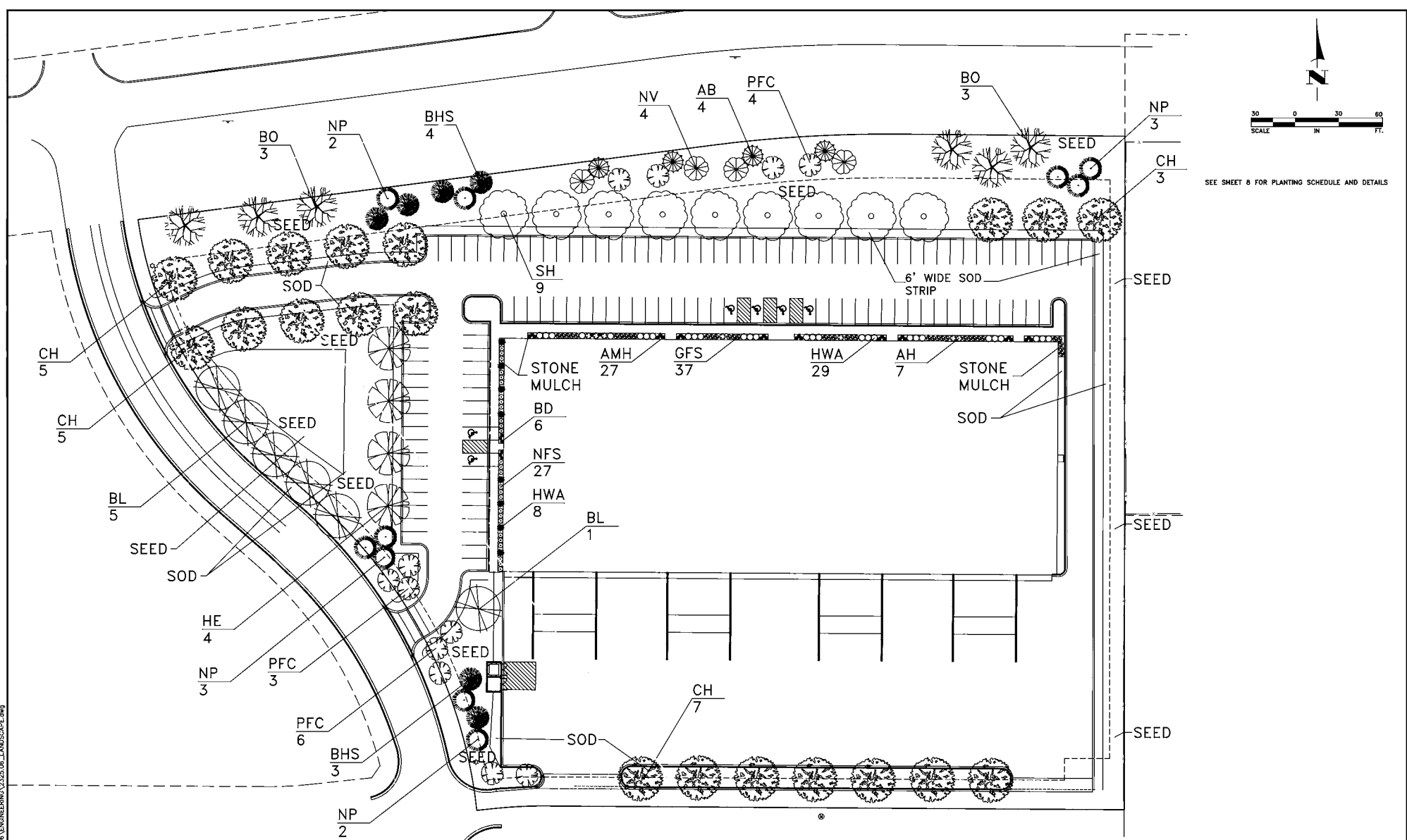
Site Location Map



0 180360 Feet 720 1,080 1,440



SEE SHEET 8 FOR PLANTING SCHEDULE AND DETAILS



Jul 18, 2016 - 11:00am
C:\PROJECTS\2325\BRODERS\2325_06_LANDSCAPE.dwg

DATE	REVISION

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

Debra Brubaker

REG. NO. 23849 DATE 07-16-18

BRODSHO CONSULTING
Landscape Architecture, Inc. P.L.L.C.

698 NORTHBRIDGE COURT
SAGAM, MN 55123
PHONE: 651-698-8023
FAX: 651-466-5748

**BUNKER LAKE INDUSTRIAL PARK
- LOT 3 SITE IMPROVEMENTS**

LANDSCAPE PLAN
RAMSEY, MINNESOTA

SHEET 7
OF 8
SHEETS

PLANT LIST: Site Plantings

QTY.	KEY	BOTANICAL NAME	COMMON NAME	SIZE/ROOT
TREES				
20	CH	Celtis occidentalis	Common Hackberry	2-1/2" B&B
9	SH	Gleditsia triacanthos inermis 'Skycole'	Skyline Honeylocust	2-1/2" B&B
6	BL	Tilia americana 'Boulevard'	Boulevard Linden	2-1/2" B&B
6	BO	Quercus macrocarpa	Bur Oak	2-1/2" B&B
4	HE	Ulmus 'Homestead'	Homestead Elm	2-1/2" B&B
7	BHS	Picea glauca densata	Black Hills Spruce	6'-0" B&B
10	NP	Pinus resinosa	Norway Pine	6'-0" B&B
4	AB	Amelanchier grandiflora 'Autumn Brilliance'	Autumn Brilliance Serviceberry	7" Clump, Pot
13	PFC	Malus 'Prairie Fire'	Prairie Fire Crabapple	1-1/2" B&B
4	NV	Viburnum lentago 'Nannyberry'	Nannyberry Viburnum, tree form	1-1/2" B&B
SHRUBS				
7	AH	Hydrangea arborescens 'Annabelle'	Annabelle Hydrangea	5 Gal. Pot
27	NFS	Spiraea japonica 'Neon Flash'	Neon Flash Spiraea	2 Gal. Pot
37	GFS	Spiraea x bumalda 'Gold Flame'	Gold Flame Spiraea	5 Gal. Pot
37	HWA	Thuja occidentalis 'Hetz Wintergreen'	Hetz Wintergreen Arborvitae	5 Gal. Pot
PERENNIALS & GRASSES				
6	BD	Hemerocallis 'Baja'	Baja Daylily	1 Gal. Pot
27	AMH	Hosta fortunei 'Albomarginata'	Albomarginata Hosta	1 Gal. Pot

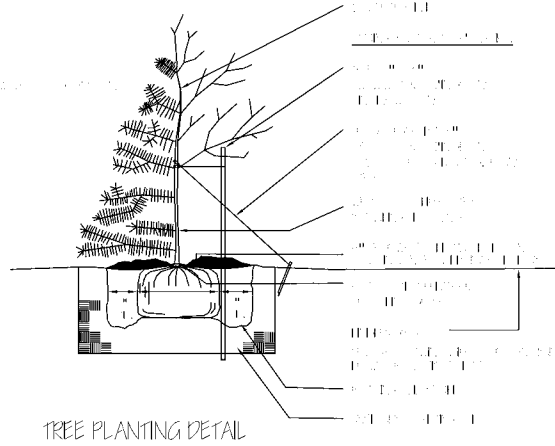
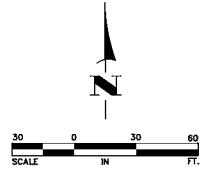
SOD & SEED

Sod, placed 6' behind all curbed areas. Sod shall be seed grown and drought tolerant. Prior to installation, the Contractor shall supply a sample of the sod for approval by the Owner and the City. Check with the following vendors for availability:
 Speciality Turf and Ag
 Anoka Turf Farm
 A & L Sod
 Central Turf Farm

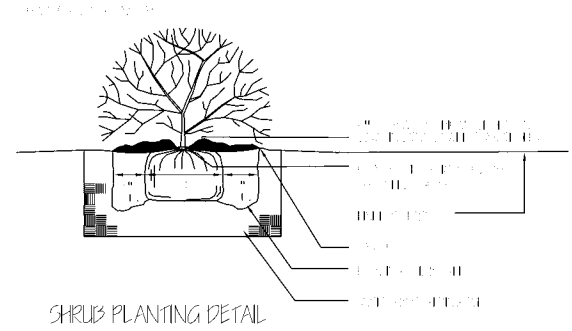
Seed Mixture: To be approved by Owner and City. Suggested mixture as follows or equivalent.
 .54% Little bluestem, .35% Side oats grama, 10% Blue grama, .5% Sand dropseed, .5% Prairie dropseed.

PLANTING NOTES:

Contractor shall call and verify locations with all utilities prior to any digging or installation of plants.
 Contractor shall provide a two year guarantee of all plant materials. The guarantee begins on the date of the Owner's written acceptance of the initial planting. Replacement plant materials shall have a one year guarantee commencing upon planting. Owner is responsible for maintenance after it is accepted by the Owner.
 All plants to be northern-grown and hardy.
 Plants to be installed as per standard AAN planting practices.
 Use minimum 12" loam planting soil on trees and 6" on shrubs.
 All landscaping and sod areas shall be irrigated with an in ground system.
 Staking of trees optional; reposition if not plumb after one year.
 Wrap all smooth-barked trees—fasten top and bottom. Remove by April 1.
 Remove burlap, twine, rope, and wire from top of BB materials; remove pot on potted plants; split and break apart peat pots.
 Prune only dead and damaged branches on plants as necessary. All pruning shall be made just outside of branch collar area.
 Plants shall be immediately planted upon arrival at site. Properly heel-in materials if necessary.
 All disturbed areas to be sodded unless otherwise noted. Sod shall be drought tolerant.
 Planting beds for shrubs shall have (4 oz. min.) weed barrier fabric, 4" - 5" of washed River Rock mulch and 4" vertical (commercial grade) black poly edging (where mulch is not contained by the building and sidewalk or curb. It is to be placed and staked in straight lines as shown on the plan.
 Topsoil shall be a minimum of 6 inches deep. Existing soils may be used if amended to meet City requirements of 6 inch deep MNDOT premium topsoil or better.
 Double shredded dark brown hardwood mulch 4" deep shall be provided around all installed trees.
 Retaining walls are not the responsibility of the Landscape Architect. Contact the Project Engineer for details, locations, materials, and specifications for all retaining walls.
 Shrub sizes shall be a minimum of 24 inches in height or width at time of planting.
 THE PLANTING BED ADJACENT TO THE BUILDING SHALL BE ADJUSTED IF NECESSARY TO FIT WITH THE BUILDING'S ARCHITECTURE SUCH AS WINDOW PATTERNS AND EXTERIOR WALL MATERIALS. IF THERE ARE ANY QUESTIONS OR CONCERNS, CONTACT THE OWNER PRIOR TO ANY PLANT INSTALLATION.



TREE PLANTING DETAIL



SHRUB PLANTING DETAIL

Jul 18, 2018 - 11:00am
 K:\PROJECTS\2325 BUNKER LAKE\DWG\LANDSCAPE.dwg

DATE	REVISION

I hereby certify that this plan was prepared by me or under my direct supervision and that I am a duly licensed Landscape Architect under the laws of the State of Minnesota.
Diana Brubaker
 REG. NO. 23849 DATE 07-16-18

BRODSHO CONSULTING
 Landscape Architects - MN, PA, WI
 698 NORTHBRIDGE COURT
 SAGINAW, MN 55123
 PHONE: 651-698-8023
 FAX: 651-456-5748

**BUNKER LAKE INDUSTRIAL PARK
 - LOT 3 SITE IMPROVEMENTS**

**LANDSCAPE SCHEDULE &
 DETAILS**
 RAMSEY, MINNESOTA

SHEET
 8
 OF
 8
 SHEETS

BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION

CITY OF RAMSEY
COUNTY OF ANOKA
SEC. 29, T. 32, R. 25

KNOW ALL PERSONS BY THESE PRESENTS: That PSD, LLC, a Minnesota limited liability company, owner of the following described property:

Outlet A, BUNKER LAKE INDUSTRIAL PARK ADDITION, according to the recorded plat thereof, Anoka County, Minnesota

Has caused the same to be surveyed and plotted as BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION and does hereby dedicate to the public for public use the drainage and utility easements as created by this plat.

In witness whereof PSD, LLC, a Minnesota limited liability company, has caused these presents to be signed by its proper officer this _____ day of _____, 20____.

SIGNED: PSD, LLC

By: _____, Chief Manager
Pamela S. Deel

STATE OF MINNESOTA
COUNTY OF _____

This instrument was acknowledged before me this _____ day of _____, 20____, by Pamela S. Deel, Chief Manager of PSD, LLC, a Minnesota limited liability company.

Notary Public, _____ Notary Printed Name

My commission expires _____

SURVEYOR'S CERTIFICATE

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

Dated this _____ day of _____, 20____.

Brian R. Parson, Licensed Land Surveyor
Minnesota License No. 49138

STATE OF MINNESOTA
COUNTY OF ANOKA

This instrument was acknowledged before me this _____ day of _____, 20____, by Brian R. Parson.

Notary Public, Minnesota, _____ Notary Printed Name

My commission expires _____

CITY COUNCIL, CITY OF RAMSEY, MINNESOTA

This plat of BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION was approved and accepted by the City Council of the City of Ramsey, Minnesota at a regular meeting thereof held this _____ day of _____, 20____, and said plat is in compliance with the provisions of Minnesota Statutes, Section 505.03, Subd. 2.

City Council, City of Ramsey, Minnesota

By: _____, Mayor

By: _____, Clerk

ANOKA COUNTY SURVEYOR

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

Charles F. Gitzan
Anoka County Surveyor

ANOKA COUNTY AUDITOR/TREASURER

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

Property Tax Administrator

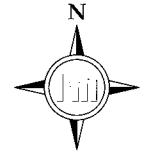
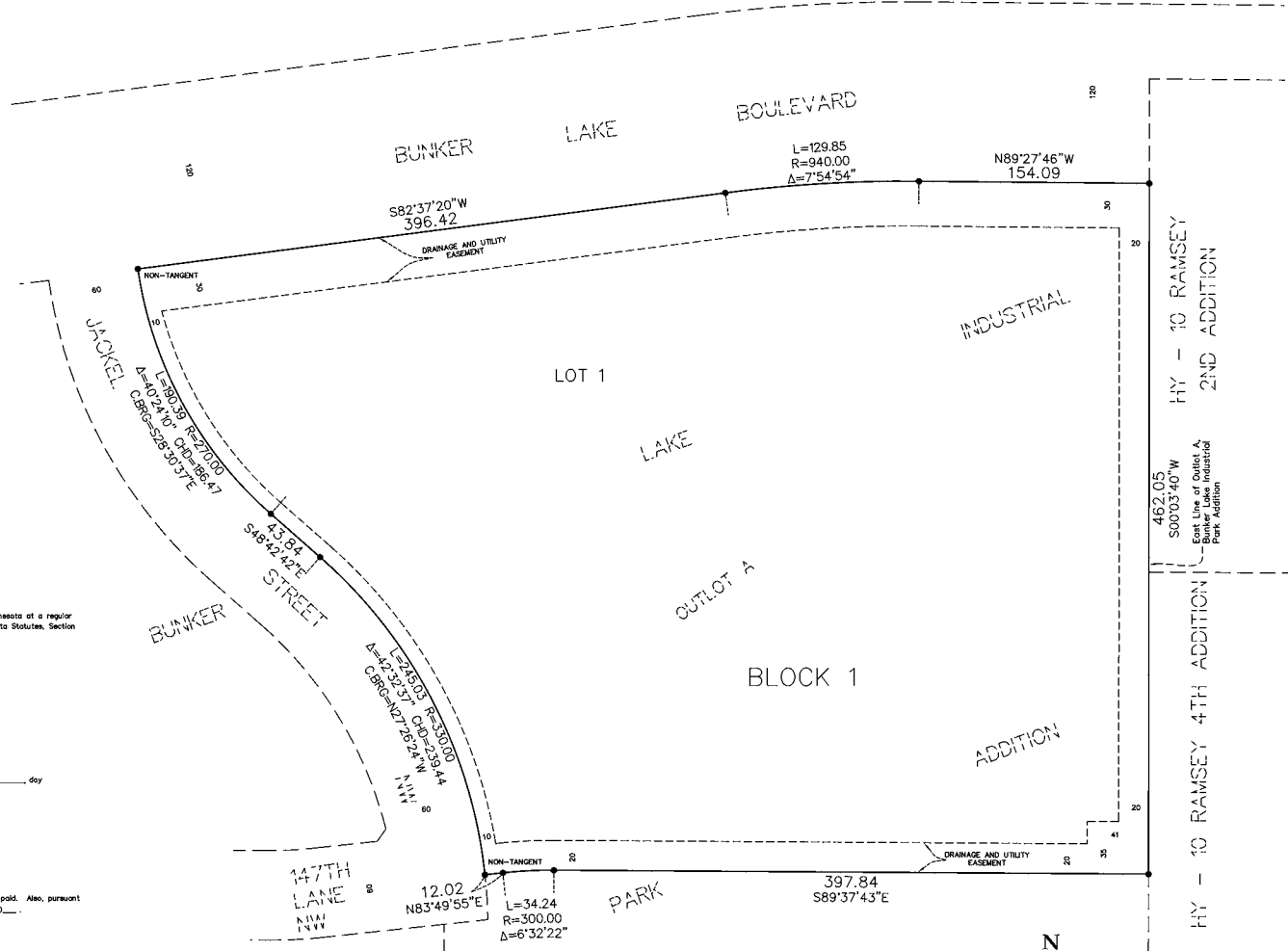
By: _____, Deputy

ANOKA COUNTY RECORDER/REGISTRAR OF TITLES
County of Anoka, State of Minnesota

I hereby certify that this plat of BUNKER LAKE INDUSTRIAL PARK SECOND ADDITION was filed in the office of the County Recorder/Registrar of Titles for public record on this _____ day of _____, 20____, at _____ o'clock _____ M., and was duly recorded as Document Number _____.

County Recorder/Registrar of Titles

By: _____, Deputy



SCALE
1 INCH = 40 FEET

○ Denotes 1/2 inch by 14 inch iron monument set and marked with Minnesota License No. 49138.
● Denotes found iron monument.
For the purposes of this plat the East line of OUTLOT A, BUNKER LAKE INDUSTRIAL PARK ADDITION is assumed to bear S00°03'40\"/>

CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE

DATE	AUGUST 16, 2018	PROJECT ADDRESS	TBD
PROJECT. TITLE	BUNKER LAKE INDUSTRIAL PARK LOT 3		
ESCROW #	116486		
DEPARTMENT:	Community Development: Planning Division (Landscape Plan & Environmental Resources)		
TECHNICAL REVIEWER:	Name: Chris Anderson, City Planner Phone: 763-433-9817 Email: canderson@cityoframsey.com		

The proposed project is on what is presently Outlot A, Bunker Lake Industrial Park Addition and includes a plat to create a buildable lot. The property is in the E-3 Employment District and the standards from City Code [Section 117-124](#) are applicable.

We offer the following comments regarding the Landscape Plan, prepared by Brodsho Consulting and dated July 16, 2018:

Sheet 7:

- One tree per fifty (50) lineal feet of site perimeter or one tree per 1,000 square feet of building footprint, whichever is greater, is required. One tree for every ten (10) parking stalls is also required. Based on the square footage of the building footprint and the number of parking stalls, a total of seventy-one (71) trees required. However, as noted later in this review, reforestation is required and the additional proposed trees will help satisfy that requirement.
- One shrub per thirty (30) lineal feet of site perimeter or one shrub per 300 square feet of building footprint, whichever is greater, is required. The building footprint is 59,200, which requires 197 shrubs. Additional shrubs must be incorporated into the Landscape Plan to comply with this standard.
- Use of seed rather than sod internal to the site is acceptable but does require City Council approval. The proposed seed mix, which consists of several native prairie grasses, is acceptable to City Staff. All boulevard areas shall be finished with sod.

Sheet 8:

- Add Planting Note specifying that all areas, including boulevards, not otherwise improved with impervious surfaces shall receive four (4) inches of topsoil meeting the City's topsoil specification. This includes boulevard areas between property boundaries and streets. Copies of the load tickets shall be provided to the City and a topsoil inspection shall be completed prior to installation of any landscaping.
- Update the Tree Planting Detail to specify that the top 1/3 to 1/2 of the wire basket shall also be removed.

- Add note stating that any deviation from the approved Final Plat Schedule shall require approval of the City prior to installation.
- In-ground irrigation system details must be provided. Note that the system must include some form of water efficient technology (above and beyond standard rain sensor). For example, this could be a smart controller with soil moisture sensors. This must be specified on the plan sheet.
- Update Plant List to specify that shrubs must be 24 inches in size at time of planting (this is in the Planting Notes but should be included in the Plant List too).
- Add tally of total number of new tree inches being planted. Reforestation was required for the overall Bunker Lake Industrial Park due to the amount of tree removal during initial mass grading. The tally will help track progress toward the reforestation requirements.

The Developer and City still need to memorialize an agreement as to how and when the required inches of reforestation will be addressed (due to the removal of all trees that were on the entire property during mass grading). As was discussed at a meeting on November 20, 2017, the preferred approach is to 'assign' a certain number of reforestation inches per acre of remaining land. Our City Attorney is working on drafting this Reforestation Agreement.

Based on the submitted plans, 2,528 inches of new trees are required to satisfy the reforestation standard (again, across the entire forty-five [45] acres). The base landscaping requirements are applied toward the reforestation calculation. Additionally, as was agreed upon, the 'salvaged and donated trees' to the Anoka Conservation District (ACD) are also being credited toward the reforestation requirements. The proposed landscaping for Lots 1 & 2, around the stormwater pond, and the streetscape equal 473 inches of new trees. A total of 532 diameter inches of existing evergreen trees were donated to the ACD for shoreline stabilization projects. Approximately 208 inches of new trees are proposed with this project. Thus, a total of 1,315 inches of reforestation are still required across the Business Park [2,528 existing inches – (473 proposed inches + 532 inches donated to ACD + 208 proposed inches for Building 3) = 1,315 inches]. Ultimately, this agreement requires approval by City Council and shall be recorded against all impacted lands. The remaining reforestation can be satisfied by additional plantings and/or a cash payment equal to \$125 per inch or some combination thereof.

Meeting Date: 08/20/2018

By: Chris Anderson, Community
Development

Information

Title:

Review Request for an Amendment to the Current Topsoil Standard

Purpose/Background:

The City has received a written request to consider an amendment to the current topsoil requirement. Presently, the issuance of any Building Permit for a new principal building (residential and commercial/industrial buildings) triggers installation of four (4) inches of topsoil meeting MnDOT's Premium Topsoil Borrow specification, across all disturbed areas not otherwise improved with impervious surfaces (e.g. building, walkways, driveways, etc.). Staff has not prepared any draft ordinance amendment but did want to initiate a discussion with the EPB about what information will be helpful for a future discussion on this topic.

Observations/Alternatives:

The City's topsoil ordinance was initially implemented in 2009 as a means to help conserve water and reduce demand on the aquifer. There have been multiple iterations of this standard over the last 10 years, but the standard has not been amended or addressed for a handful of years now. Current practice requires the builder and/or homeowner to schedule a topsoil inspection with the Engineering Department prior installation of sod. They are also required to provide copies of the load tickets so that the inspector can confirm the material is from a supplier that has provided sufficient documentation that their topsoil meets the Premium Borrow Topsoil specification.

Capstone Homes, one of the larger builders and developers in the community, has contacted City Staff requesting consideration of an amendment to the current topsoil requirement. They identified two negative effects of the current topsoil requirement. First, that the topsoil is doing too good of a job in terms of holding water. They acknowledge that many homeowners are not adjusting their irrigation systems to account for the topsoil and are actually contributing to the problem. Secondly, they identified price as a concern. The required topsoil is more expensive and oftentimes will result in an additional \$1,500 to \$2,000 more per lot.

Staff intends to research what other communities on the Anoka Sand Plain to see what, if any, requirements they have for topsoil. Additionally, we will be reviewing research that the U of MN has been conducting for some time now regarding the most cost-effective means to help conserve water. Finally, we will also try and review the per capita water usage to see if any trends are evident since the topsoil requirement went into effect. Staff is curious what other information the EPB may find helpful as it considers this request at a future meeting.

Funding Source:

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

Action:

Provide feedback to Staff on any additional information that may be helpful to consider a potential amendment to the topsoil requirement.

Attachments

Letter from Capstone Homes

Current Topsoil Specification

Form Review

Inbox

Tim Gladhill

Form Started By: Chris Anderson

Final Approval Date: 08/16/2018

Reviewed By

JoAnn Shaw

Date

08/16/2018 03:44 PM

Started On: 08/16/2018 02:20 PM



Tim Gladhill
Community Development Director
City of Ramsey

July 24th 2018

Mr. Gladhill,

I'm writing to address the city policy regarding the spreading of black dirt on new construction lots at the time of construction.

The current policy requires homebuilders to place four inches of D.O.T. certified black dirt on all sodded areas of the lot. We understand that this certified dirt is an attempt to reduce irrigation need/usage and ultimately decrease water consumption in the city.

The builders are experiencing two negative effects of this policy:

1. The certified black dirt does hold more water, in fact it holds water like a sponge, and the residents often call us to complain about spongy or highly saturated areas of their yard that never dry out. We've experienced problems especially in drainage swales and lower elevation areas of yards remaining wet most of the time.
2. The cost of the certified black dirt is \$425 per load versus \$250 per load for regular black dirt that we use in all the other communities we build in. The typical lot uses approximately 8-10 loads of dirt at \$1400-\$1750 more per yard than what it costs in other communities.

The reason for the saturated, soggy lots is that people run their sprinkler systems too much. They typically set them to keep their lawn green in the driest, hottest months but they don't adjust for cooler days, or upcoming rain.

We would like to propose an alternative that we feel will be more affective at reducing water consumption, provide a better quality yard for the resident, at a lower cost for us and ultimately the resident.

Capstone Homes would like to propose that as an acceptable alternative in lieu of the current certified black dirt requirement that the builder provide an in-ground sprinkler system equipped with a Wi-Fi smart control system and four inches of regular black dirt on the entire sodded area of the lot. Enclosed is a brochure for an example of this product. The product would be installed during construction of the house, and the customer would be educated at the time of final walk through. Capstone homes will do

the system set-up so it is pre-programmed when the resident takes possession of the home and gets internet service

We ask you to consider our request and to reach out to us for further information if desired.

Our goal is a win-win-win for the city, builder and the future residents.

Thank you for your consideration,

Ben Minks

President



The Most Complete Wi-Fi Irrigation Control System



Hydrawise-Ready Products:

Controllers: Hunter's touchscreen residential controllers are your best choice for efficient and reliable watering.

HC Flow Meter: Flow meters allow you to detect broken pipes, spray heads and faulty wiring or valves.

Schedule an appointment with your local irrigation contractor to see how you can maximize your system's performance to save both water and money.





Save up to
50% on your
water bills



Manage from Anywhere

Gain convenient system access anytime from your smartphone, tablet, or the web for a range of remote management capabilities. Remote monitoring allows you to conveniently view, manage, and monitor your irrigation controller.



Save Water

Advanced, web-based climate monitoring uses local forecast data including temperature, precipitation, wind speed, and other factors to automatically adjust your irrigation system to area weather conditions, ensuring plants remain healthy — rain or shine.

No more wasted water. No more dead plants.



Protect Your Landscape

Designed to manage different landscapes across various climate zones, Hydrowise™ prevents over- and under-watering to ensure your plants get exactly what they need to remain healthy and flourishing.



Add Your Contractor

Built-in flow rate and valve monitoring instantly alert your professional landscape contractor in the event of a problem, so you can rest assured that your outdoor living space remains protected and your irrigation system is in good hands.

“Every summer, our water bills are over \$100 just to keep our small grass area and other plants green. Since installing the Hydrowise unit, our water bill has gone from \$137 to \$74!”

- Darlene - Las Vegas, Nevada



Discover Awesomeness at hydrowise.com

Table 3877-3 Premium Topsoil Borrow		
Requirement	Minimum	Maximum
Material Passing 2.0 mm (#10) Sieve	95%	--
Clay	10%	25%
Silt	25%	60%
Sand & Gravel	25%	60%
Organic Matter	5%	15%
pH	6.0	7.1
Soluble Salts	--	0.15 siemens/m 1.5 mmho/cm