

Chapter	Metropolitan Council Comment	City Response
Affected Jurisdiction Review	<p>The Plan must be shared with all affected jurisdictions for a six-month review process. The submittal mentions that the Plan was shared with affected jurisdictions on September 4, 2018. While some comments or indication of no comment were included in a table, it is unclear whether all affected jurisdictions were in fact contacted. In particular, the following need to be confirmed for affected jurisdictions comments: Cities of Dayton, Nowthen and Oak Grove, Hennepin County, School District 11 Anoka-Hennepin, School District 728 Elk River, Elm Creek Watershed Management Commission, Upper Rum River Watershed Management Organization, and the Minnesota Department of Transportation</p>	<p>The City had submitted the plan to the Cities of Dayton, Nowthen and Oak Grove, Hennepin County, School District 11 Anoka-Hennepin, School District 728 Elk River, Elm Creek Watershed Management Commission, Upper Rum River Watershed Management Organization, and the Minnesota Department of Transportation for their 6-month review as is required.</p>
Wastewater	<p>Provide an electronic map or maps (GIS shapefiles or equivalent) showing the existing sanitary sewer system information</p>	
	<p>Include a table or tables that provide the local system information</p>	
	<p>Describe the requirements and standards in the City for minimizing inflow and infiltration.</p>	
	<p>Describe the sources, extent, and significance of existing inflow and infiltration in both the municipal and private sewer systems.</p>	
	<p>Describe the management program for sub-surface sewage treatment systems (SSTS) to comply with MPCA 7080 regulations.</p>	
	<p>Provide a map or maps (GIS shapefile or equivalent) showing the location of sub-surface sewage treatment systems and location of nonconforming systems or systems with problems.</p>	

	<p>The City requests a revision of its population, households, and employment forecast exceeding what is found in the Council's system statement (Tables 1-4, and 22-24). The employment forecast revision now requested has been previously discussed, found reasonable, and agreed to by Council staff. The population and households revision have not been previously agreed to. Council's concern is the several hundreds of households added during the 2030-2040 decade will be unserved and reliant on private septic systems (Table 60). The land consumption entailed by rural, unsewered development is in competition with the City's growth goals inside the MUSA. The Plan is incomplete, awaiting an agreement on an acceptable forecast revision and sewer-served forecast.</p>	<p>The City has updated its forecasted growth for Metropolitan Council consideration.</p>
<p>Forecasts</p>	<p>The Land Use plan describes how land supply and staging accommodate forecasted growth. The City analyzes that the land supply within MUSA (1,204 acres guided) can accommodate 5,506 housing units at the midpoint of allowed density ranges (Tables 32-33). Council staff did not find a similar table for rural housing capacity. Table 60 describes a future increase in unsewered households, outside the MUSA. Council staff will reanalyze this after discussion of forecasts, as described above.</p>	<p>The City has revised its forecasted growth for unsewered households.</p>
	<p>The Plan needs to include some measure of employment-bearing land use intensity. Acceptable measurements of intensity include Floor Area Ratio (FAR), or building footprint coverage, or jobs per acre, or setback and height restrictions.</p>	<p>This has been updated and can be found under the header "Employment" within Chapter 02: Land Use Plan.</p>
	<p>The Transportation Plan includes an allocation of the forecast to Transportation Analysis Zones (Table 41). The allocations may need to be revised pending an agreement on an acceptable forecast revision. Council staff will reanalyze this after discussion of the forecast issue, described above.</p>	<p>The TAZ table has been updated accordingly.</p>
	<p>The Plan needs to include a higher resolution Future Land Use map with narrower width parcel lines for better legibility.</p>	<p>An updated map has been provided.</p>

Land Use	<p>The total acreage of land uses within the City in Table 28; Future Land Use Categories by Planning Period is reported as 16,950 acres. However, the total acreage of land uses within the City based on Table 27: 2016 Existing Land Use Categories is over 19,000 acres. Staff are unable to determine the source of this difference. If there is no land being annexed from the City of Ramsey into a neighboring City, the Existing and Future Land Use acreage need to match.</p>	<p>This has been updated accordingly.</p>
	<p>The Rural Development (0.1-0.4 units/acre) and Low Density Residential (3-4 units/acre) density ranges leave a gap for planned development densities of 0.4 to three units per acre. While the Plan acknowledges a transitional development approach where the two land uses are adjacent to one another, it is unclear whether the density of this transitional development would be within the two categories' allowed density ranges.</p>	<p>The City has existing ordinances in place for transitional development from rural development to Low Density Residential.</p>
	<p>The Mixed Use category is identified as Mixed Use Low (5-15 units/acre), Medium (8-25 units/acre) and High (15-75 units/acre) in both the land use category descriptions and Tables 30, 31, and 32. However, there is only one Mixed Use category identified on the Future Land Use map. Land use information needs to be consistently displayed throughout the Plan.</p>	<p>The City utilizes its COR Master Plan which contains subdistricts for Low/Medium/High density housing which serve as zoning districts within the overarching land use guidance of Mixed Use.</p>
	<p>Density Calculations - The Plan needs to demonstrate how the land use guiding is anticipated to achieve minimum development/redevelopment densities of 15 units per acre within 1/2 mile of the Northstar Commuter rail station. Minimum average net densities within 1/2 mile of the Ramsey Northstar Commuter rail station must meet the minimum of 15 units per acre based on the standards in the 2040 Transportation Policy Plan.</p>	<p>An additional table, Table 33 has been added that provides the densities within a 1/2 mile of the Ramsey Northstar Commuter rail station that shows an average density of 16.2 units/acre within the 1/2 mile of the station.</p>

Housing	<p>Preservation of any naturally occurring affordable housing rental units is a region-wide need that the existing housing assessment data suggests may be relevant in the City of Ramsey. However, there is no mention of the City's willingness to support and engage in applications to Minnesota Housing's Consolidated Request for Proposals, the creation of Housing Improvement Areas, a local 4(d) policy program, the issuance of housing bonds or partnership with organizations such as Greater Minnesota Housing Fund who have NOAH resources.</p>	<p>Programs have been added and described accordingly.</p>
	<p>The Plan discusses Anoka County HRA's programs thoroughly, but it must acknowledge that a local HRA/EDA is also a tool that can support a variety of local housing needs. The Plan must indicate if the City will consider the use of local HRA/EDA powers, and if so, for what identified housing needs.</p>	<p>Added under "existing housing programs - anoka county MNRLP"</p>
	<p>One publicly subsidized housing development in the City could see their affordability requirements expire before 2023. The Plan must state whether the City would encourage and support efforts to explore the preservation of expiring low-income housing tax credit properties with partners such as Minnesota Housing or Anoka County HRA.</p>	
	<p>City support or direct application to specific resources within the Minnesota Housing Consolidated RFP, including what types of affordable housing projects would be prioritized (by affordability level, size, location or type - whatever the City would be most likely to support)</p>	<p>Added under "regional programs" MHFA and GMHF</p>
	<p>Municipalities may issue housing revenue bonds to support affordable housing preservation and new construction. The Plan needs to identify whether the City is likely or unlikely to issue housing bonds, and if so, for what types of housing.</p>	<p>Added as policy under "support affordable housing development" for workforce or mixed income housing projects that meet city goals/vision</p>
	<p>Tax Increment Financing and Tax Abatement to meet housing needs is not considered.</p>	<p>Added as policy under "support affordable housing development"</p>
	<p>Proactive site assembly to create sites for affordable housing is not considered.</p>	<p>Added as policy under "support affordable housing development"</p>

	<p>Ways the City could support/preserve its existing manufactured housing are not considered. This might include manufactured housing as an allowable use in land use and zoning districts assigned to the existing manufactured home community, supporting a local notice of sale or first look provisions to provide residents time to consider cooperative ownership if/when the community becomes available for sale, or engaging with the manufactured housing community to ensure infrastructure and other City service needs are being met.</p>	<p>Added under Implementation Plan - Create low-cost solutions to improve housing stock, and provide sufficient housing options for all types of residents,</p>
<p>Mississippi River Corridor Critical Area</p>	<p>The Plan is incomplete for the Mississippi River Corridor Critical Area (MRCCA) section. The MRCCA section of the Plan has been reviewed by the Minnesota Department of Natural Resources (DNR) staff. As noted in the DNR's September 12, 2019 letter, the City will need to satisfy all required items, before the DNR can issue its conditional approval and before the MRCCA section can be considered complete.</p>	<p>The MRCCA plan has been updated per separate comment letter received by the City from the Minnesota Department of Natural Resources</p>
<p>Solar</p>	<p>The Plan must include the Solar Potential Map's four (4) accompanying Solar Resource Calculations. These calculations can be found on the City of Ramsey's Community Page in the "Solar Resources Calculation" document.</p>	<p>Table 59 has been added that shows the requested calculations</p>
<p>Surface Water Management</p>	<p>When available, Council staff request that the City provide the date the City adopted the final Local Water Management Plan (LWMP), and a copy of the final adopted LWMP that will be included in the Plan that the City adopts, if it differs from the August 23, 2018 version contained in the September 5, 2019 Plan submittal.</p>	<p>The City will provide this when it is available.</p>