

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

On Monday, June 15, 2020, 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 (joined remotely)  
                          Board Member Michael Hiatt (joined remotely)  
                          Board Member Jared Little  
                          Board Member Laura Moore (joined remotely)

Members Absent:     None

Also Present:         City Planner Chris Anderson  
                          City Council Liaison Jeff Menth

**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 Covart and seconded by Board Member Little to approve the agenda as submitted.

A roll call vote was performed:

Board Member Moore	aye
Board Member Little	aye
Board Member Fetterley	aye
Board Member Bernard	aye
Board Member Hiatt	aye
Board Member Covart	aye
Chairperson Valentine	aye

Motion carried.

**4.     APPROVE MINUTES**

#### **4.01: Approve Meeting Minutes Dated May 20, 2020**

Motion by Board Member Little and seconded by Board Member Covart to approve the regular meeting minutes dated May 20, 2020.

A roll call vote was performed:

Board Member Little	aye
Board Member Bernard	aye
Board Member Moore	aye
Board Member Fetterley	aye
Board Member Hiatt	aye
Chairperson Valentine	aye
Board Member Covart	aye

Motion carried.

### **5. POLICY BOARD BUSINESS**

#### **5.01: Approve Planning Framework for Highway 10 South Planning Area – Riverstone Area**

City Planner Anderson presented the staff report. He stated that the purpose of the case is to provide very high-level policy direction pertaining to a potential development project south of Highway 10 and east of Bowers Drive (portions of the Pearson Farm). This is not a formal application nor official development review. The intent is to provide staff with direction on key policy points to assist staff in reviewing concepts with Capstone Homes, the potential developer. As is commonplace, there will be significant opportunities for ongoing public engagement throughout this process moving forward.

Board Member Moore stated that her main concern would be the preservation of the trees. She asked the type of park that would be proposed, whether it would be a preserve area or whether it would remove trees to install a play park.

City Planner Anderson replied that the parks staff has referred to this as a tree fort park, working with what is out there to create an area for play.

Board Member Hiatt stated that in previous discussions it had been mentioned that Bowers Drive is the longest cul-de-sac in Ramsey and asked if there would be a potential to provide a connection through this neighborhood to improve public safety.

City Planner Anderson replied that there was a virtual workshop to receive high level public input related to tree preservation and density transitioning along with traffic and safety connections. He confirmed that there will be a second access provided for Bowers Drive, noting that the details are still being worked out.

Chairperson Valentine asked the status of the river crossing that was under discussion for some time.

City Planner Anderson replied that Ramsey continues to work with Dayton on that potential opportunity, although that area is not part of this discussion.

Board Member Fetterley commented that it would be nice to have a larger transition buffer, noting that would also help to preserve additional trees. She stated that the goal is to preserve the largest number of native trees possible and would encourage the developer to keep that in mind.

Board Member Hiatt asked if preserving trees above the required amount in code can be mandated or whether that would be a decision of the developer.

City Planner Anderson explained that it would depend upon the request from the applicant. He stated that if the developer requests something, such as rezoning, the City could then negotiate for items such as additional tree preservation. He explained that if a developer came forward with a request that meets all the standards, the City would not have the ability to mandate any additional requirements. He stated that the intent tonight is to provide high level input that the developer can use when further designing their proposal. He stated that the Board could consider encouraging the developer to look at conservation design and how that could be incorporated into plans going forward.

Board Member Covart referenced the buffer and noted that it stops at the larger lots and asked if that would be extended.

City Planner Anderson replied that the buffer is a wooded stand that is owned by the City. He provided background information and noted that there is no intention to extend the buffer past that area. He further clarified that the lots in Pearson Place were purposefully designed to be larger and deeper than the previously existing lots along Bowers Drive to provide more separation between those newer homes and future development of the remainder of the Pearson Family Farm.

Councilmember Menth stated that he likes the buffer and recognized the need for a second connection to Bowers Drive for public safety. He stated that it would be great to preserve some of the wooded area and add a park as well.

Motion by Board Member Covart and seconded by Chairperson Valentine to recommend that the City Council adopt the document as an official, yet nonbinding policy document, and provide support for enhanced tree preservation efforts and other natural resources related guidance to shape future conversations pertaining to Riverstone South, encouraging the developer to preserve as much of the tree stand as possible, encouraging the second connection for Bowers Drive, encouraging incorporation of conservation design principles, to keeping the park as natural/rustic as possible.

A roll call vote was performed:

Board Member Bernard	aye
Board Member Covart	aye
Board Member Moore	aye
Board Member Fetterley	aye
Board Member Little	aye

Board Member Hiatt            aye  
Board Member Valentine       aye

Motion carried.

### **5.02: Consider Draft Landscaping Ordinance Amendment**

City Planner Anderson presented the staff report. He stated that the purpose of this case is to check in with the EPB on the draft ordinance amendment for landscaping standards in the Employment Districts. As a result of the Comprehensive Plan Update, there will be a number of City Code amendments in the coming year and as part of that, staff is looking at overhauling much of the Zoning Code. As can be seen from the draft ordinance, more than just the Employment Districts are being addressed. A new section entitled Landscaping is being proposed and all landscaping standards are being removed from individual zoning districts and moved here. There is a lot of repetition between many of the districts and this will help reduce the overall size of the Zoning Chapter.

Chairperson Valentine stated that he is happy with the progress, noting that it appears the discussion of the Board has been incorporated thus far.

Board Member Hiatt commented that he likes the idea to consolidate landscaping into its own section where it also makes it clear as to the difference in requirements per zoning section.

City Planner Anderson stated that he will continue to work on this and bring it back to the Board in the future, noting that it is not time sensitive.

### **6. BOARD / STAFF INPUT**

City Planner Anderson reported that the timeframe for filings has closed and there is not a need for a primary to be held in August for the City Council elections.

### **7. ADJOURNMENT**

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

A roll call vote was performed:

Board Member Little            aye  
Board Member Covart           aye  
Chairperson Valentine         aye  
Board Member Bernard         aye  
Board Member Moore           aye  
Board Member Hiatt             aye  
Board Member Fetterley        aye

Motion carried.

The meeting adjourned at 7:20 p.m.

Respectfully submitted,

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Chris Anderson  
City Planner

ATTEST:

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JoAnn Shaw  
Community Development Assistant

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