

Meeting Date: 09/08/2020

By: Tim Gladhill, Community Development

**Information**

**Title:**

Review Sketch Plan for Riverstone South; Case of Capstone Homes

**Purpose/Background:**

The purpose of this case is to review a Sketch Plan for a project known as Riverstone South proposed by Capstone Homes located on the south side of Highway 10/169 east of Bowers Drive. The purpose of Sketch Plan Review is to provide high-level direction prior to the Developer preparing a Preliminary Plat. This is the time to indicate level of overall support and identify any red flags.

The Planning Commission and City Council have been discussing this project in planning stages since the beginning of 2020 along with multiple opportunities for public comment. The previous policy direction of the Planning Commission and City Council are summarized in the attached Planning Framework.

**Notification:**

Notification for this meeting is not required at has not been provided.

For the August 6 Planning Commission Meeting, notification of the Sketch Plan Review was sent via Standard US Mail for all Property Owners, according to Anoka County Property Records, within 700 feet of the Subject Property. Additional signage has been placed on the Subject Property. Staff also worked with nearby Property Owners prior to a formal application.

**Observations/Alternatives:**

**Comprehensive Plan**

The Comprehensive Plan guides this area as LDR - Low Density Residential. This designation guides future development at 3-4 units per acre.

The Net Density of the site as a whole after factoring out the 7 acres preserved for forestry/open space preservation is 3.38 units per acre. Net Density Calculations have be provided for each individual lot type provided (65 foot wide lots, 55 foot wide lots and 40 foot wide lots). It is anticipated that the area for the 40 foot wide lots as detached townhomes will need a Comprehensive Plan Amendment to MDR - Medium Density Residential.

**Zoning District**

The Subject Property is in the process of a Zoning Amendment for consistency with the 2040 Comprehensive Plan. Primarily as it relates to this scope of review, the following requirements are noted.

Minimum Lot Width	80 feet
Minimum Lot Size	10,800 square feet 1/4 acre

With that in mind, a Zoning Amendment will be required. The following Zoning Districts will be required for this project.

65 Foot Wide Lots	R-1 Residential (Villa) District
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55 Foot Wide Lots	R-2 Residential (Detached Villa) District
40 Foot Wide Lots	R-2 Residential (Townhome) District

The Subject Property is also located in the Mississippi River Corridor Critical Area (MRCCA), a designation of the State of Minnesota. Said rules were recently updated. The project generally conforms with the updated rules. The City will need to revise its Critical Area Ordinance as part of this project. Due to the fact that the project is located within the MRCCA and includes a quality continuous canopy coverage forest, Staff has asked the Developer to fill out an Environmental Assessment Worksheet (EAW), although it will not need to go through the full EAW Process as it does not meet the minimum threshold for Mandatory EAW (250 units). The City Council does have the discretion to require full EAW review. Additionally, the public could petition for EAW review. This creates a process administered by the State of Minnesota Environmental Quality Board (EQB). In summary, Staff believes the data is important and relevant and should therefore complete the standard worksheet; however, full EQB Review is not required in this instance.

**Tree Preservation**

A significant amount of discussion has centered on preserving portions of the existing forestry cover. The canopy coverage of this forest is high-quality. While the understory has had some disturbance due to previous grazing by farm animals, the Planning Commission, Environmental Policy Board and City Council have agreed that the quality of the ecological area is worth attempting to protect portions thereof.

Through discussions, the Developer is proposing to convey fee title of approximately 7 acres along the back side of Bowers Drive for purposes of tree preservation. Staff recommends that this is contingent upon the City successfully securing a third-party funding source intended for natural resource protection. This funding and implementation plan will continue to be discussed with Preliminary Plat.

**Public Park**

The proposed project includes a 1 acre public park. The Park and Recreation Commission is supportive of this general approach. There are limited recreation areas in this area including for existing residents in the Bowers Drive Neighborhood and Alpaca Estates Neighborhood closer to Armstrong Boulevard. Eventually, the area of the east of the Subject Property is anticipated to develop as single-family residential as well. The Park and Recreation Commission feel a public park in this area is warranted.

In addition, this park is anticipated to be a nature-based park intended to preserve existing trees on the site with a tree fort theme.

**Riverdale Drive**

The project will require the extension of Riverdale Drive, a collector road serving multiple neighborhoods and business districts. The Riverdale Drive Extension is part of the long term plans to improve safety and mobility of Highway 10/169 regardless of future development. Additional detail is known since previous review. Staff will continue to work with the Developer on final design with potential construction in 2021. Additional detail on the funding approach is included in the attached Policy Framework.

Staff has been working with multiple residents on refining the final layout. Staff believes that the City, Developer and Property Owner are closer to a compromise with additional refinements to be made.

*Access to Highway 10*

Part of this project will result in the existing access from Bowers Drive to Highway 10/169 being closed. The new Riverdale Drive will be the new connection to Highway 10/169 as a right-in/right-out only. There will be no center median opening to access from westbound Highway 10. Bowers Drive residents will need to access westbound Highway 10/169 from Armstrong Boulevard.

Several residents have inquired about not allowing Riverdale Drive to connect to Highway 10. This would result in a long single access point to several hundred homes (Bowers Drive plus Riverstone South). This would not be consistent with City Code requirements and require a Variance. Staff is not supportive of this request due to public safety concerns.

### **Second Bowers Drive Access**

*Based on Planning Commission Review, this topic is the top concern of Bowers Drive Residents. General consensus is that all other concerns can generally be mitigated.*

It has long been discussed providing a second access to Bowers Drive. Bowers Drive represents the longest dead end street in the community and exceeds current City Code requirements. First and foremost, the City acknowledges the unique neighborhood character of Bowers Drive and strives to protect this character. While the City feels strongly that a second connection is necessary and warranted, the City also believes that there is a way to accomplish this without traffic impacts. The connection point and road design can be accomplished in such a way that traffic modeling will demonstrate this this connection point will not result in additional traffic counts. In fact, Staff believes this may prove to be a benefit to Bowers Drive rather than a detriment.

Staff acknowledges that some on Bowers Drive are opposed to this connection, including the two new homes on either side of this connection point (currently an Outlot preserved for future road connection).

There are two general options on the table.

1. Full Road Connection
2. Restricted Public Safety Access

The Planning Commission previously recommended a full road connection. The City Council left both options on the table for further analysis and discussion. Staff generally prefers a public road connection with reduced width, but is open to policy direction.

Following the Planning Commission, Staff issued a survey to Bowers Drive Residents. Results of said survey are attached. Out of approximately 80 homes on Bowers Drive, the City received 30 responses (37% response rate) when factoring out duplicate responses from same household. 21 households responded that they do not support a second connection. 9 households supported some type of connection. The survey noted that non-responses could be considered as a non-objection to the second connection (50 households did not respond).

### **Funding Source:**

Processing of this case is the responsibility of the Applicant.

There is a Cost Share Agreement in place for the extension of Riverdale Drive that has the Developer, Property Owner and City contributing to the costs of this Collector Road serving multiple neighborhoods and areas and is part of the Ramsey Gateway Plan (US Highway 10/169).

### **Recommendation:**

Based on discussion. The City has broad policy discretion as the request requires the approval of a Zoning Amendment (and possibly a Comprehensive Plan Amendment) due to lot sizes and densities.

### **Action:**

Based on discussion. Provide feedback to the Developer as part of the plan development for the next stage in the process known as Preliminary Plat. Preliminary Plat is the most crucial stage in the subdivision process.

- Is the City Council comfortable moving into formal design and application based on the attached Sketch Plan and associated assumptions?
-

## Attachments

Planning Framework

REVISED Sketch Plan

Riverdale Drive Plan (clean)

Redlined Plans

Review Comments

Density Exhibit

Bowers Drive Survey Responses

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## Form Review

### Inbox

Kurt Ulrich

Tim Gladhill (Originator)

Form Started By: Tim Gladhill

Final Approval Date: 09/03/2020

### Reviewed By

Kurt Ulrich

Tim Gladhill

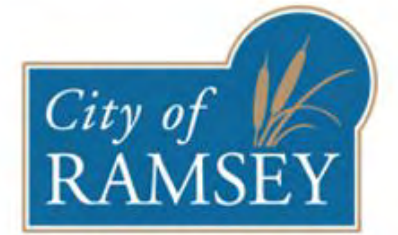
### Date

09/03/2020 01:42 PM

09/03/2020 03:16 PM

Started On: 09/01/2020 08:15 AM

PREVIOUS REVIEW  
Sketch Plan Review



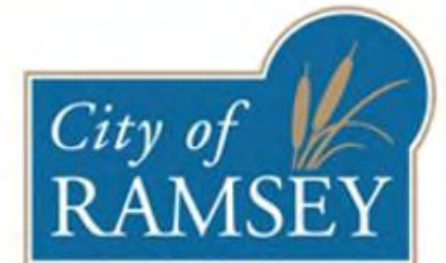
# HIGHWAY 10 SOUTH SMALL AREA PLAN RIVERSTONE SOUTH PLANNING FRAMEWORK

June, 2020

PREVIOUS REVIEW  
Sketch Plan Review

# DOCUMENT PURPOSE

The purpose of this document is to outline high-level land use planning policy for a portion of the Highway 10 South Small Area Plan currently known as Riverstone South by Capstone Homes. This is a visionary document to help guide policy discussions. This is not the official land use plan for the area nor carries any legal entitlements. This document would be implemented through amendments to the City's Comprehensive Plan and Zoning Code.



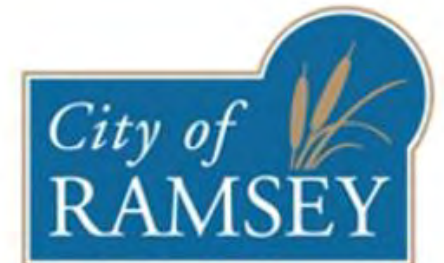
# PREVIOUS REVIEW

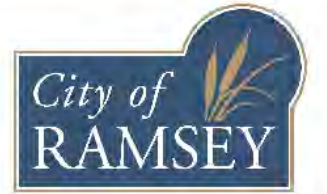
February 11, 2020	Joint Meeting City Council and Planning Commission Broad Overview and Riverdale Drive Funding
February 18, 2020	Public Works Committee Riverdale Drive Funding
March 24, 2020	City Council Riverdale Drive Funding
April 7, 2020	Small Group Neighborhood Meeting Southern Public Safety Connection to Bowers Drive
April 14, 2020	Public Webinar Broad Overview and Land Use Planning
April 26, 2020	Small Group Neighborhood Meeting Riverdale Drive Connection to Highway 10 Options

# REVIEW OF THIS DOCUMENT

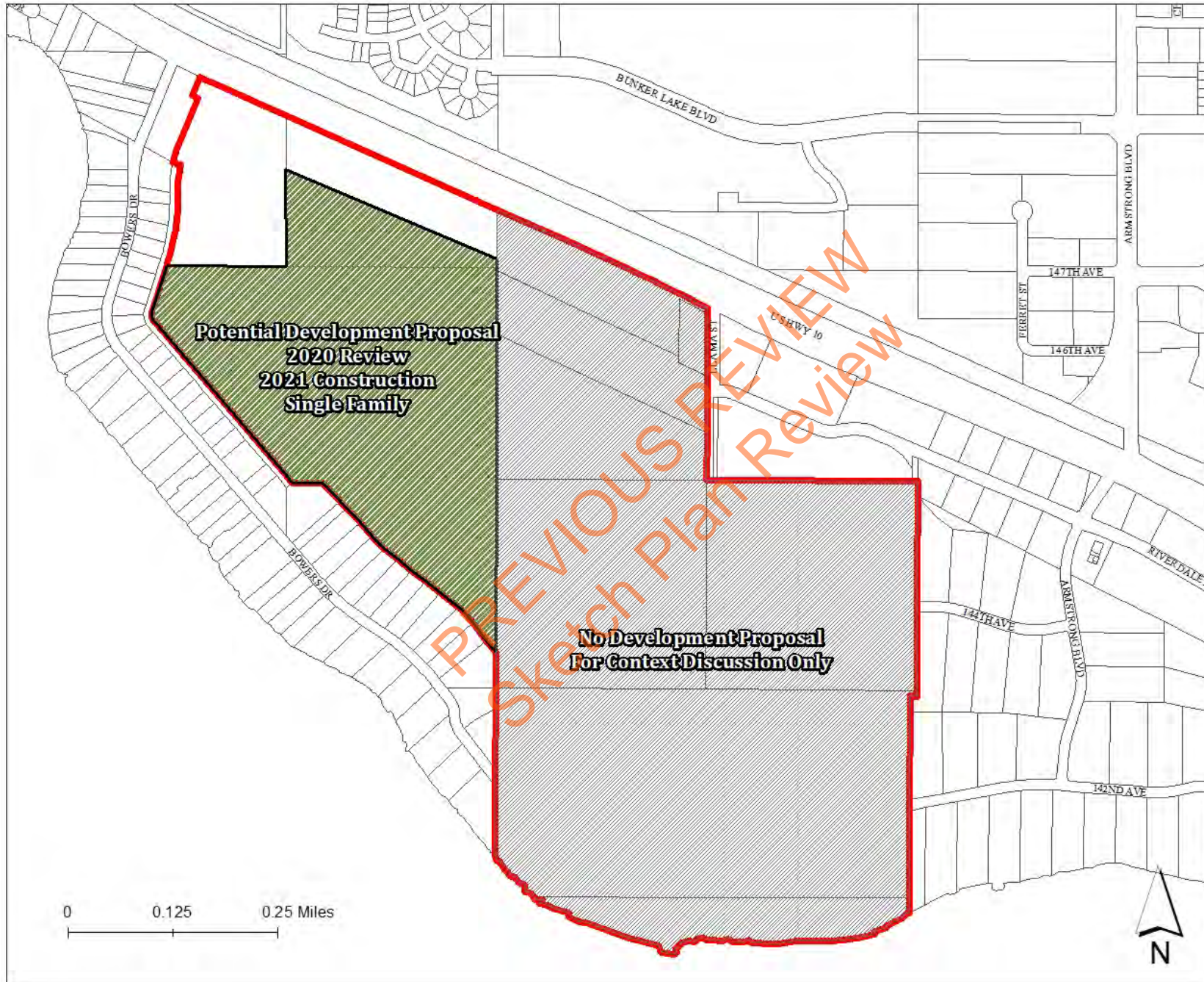
Planning Commission	Thursday, June 4, 2020	7:00 p.m.
Park and Recreation Commission	Thursday, June 11, 2020	6:30 p.m.
Environmental Policy Board	Monday, June 15, 2020	6:30 p.m.
City Council	Tuesday, June 23, 2020	7:00 p.m.

PREVIOUS REVIEW  
Sketch Plan Review





## Highway 10 South Planning Area

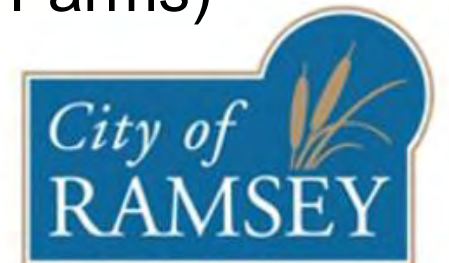


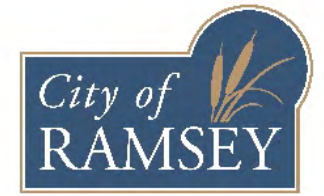
- No Development Proposal
- Potential Development
- Planning Area

Map Prepared by the City of Ramsey  
Data Source: Anoka County, City of Ramsey  
April 16, 2020  
Lambert Conformal Conic Projection  
Project Folder

# EXISTING CONDITIONS



- Riverdale Drive/Highway 10/169
- Connexus Solar Farm (17 acres)
- Significant Ecological Resources
  - Tree Cover
  - Mississippi River Corridor Critical Area
- Adjacent Land Uses
  - Adjacent to Residential to west (Bowers Drive)
  - Adjacent to Agricultural/Future Residential to east (Riverside Farms)





## Tree Preservation



-  Mississippi River Critical Area
-  Potential Development

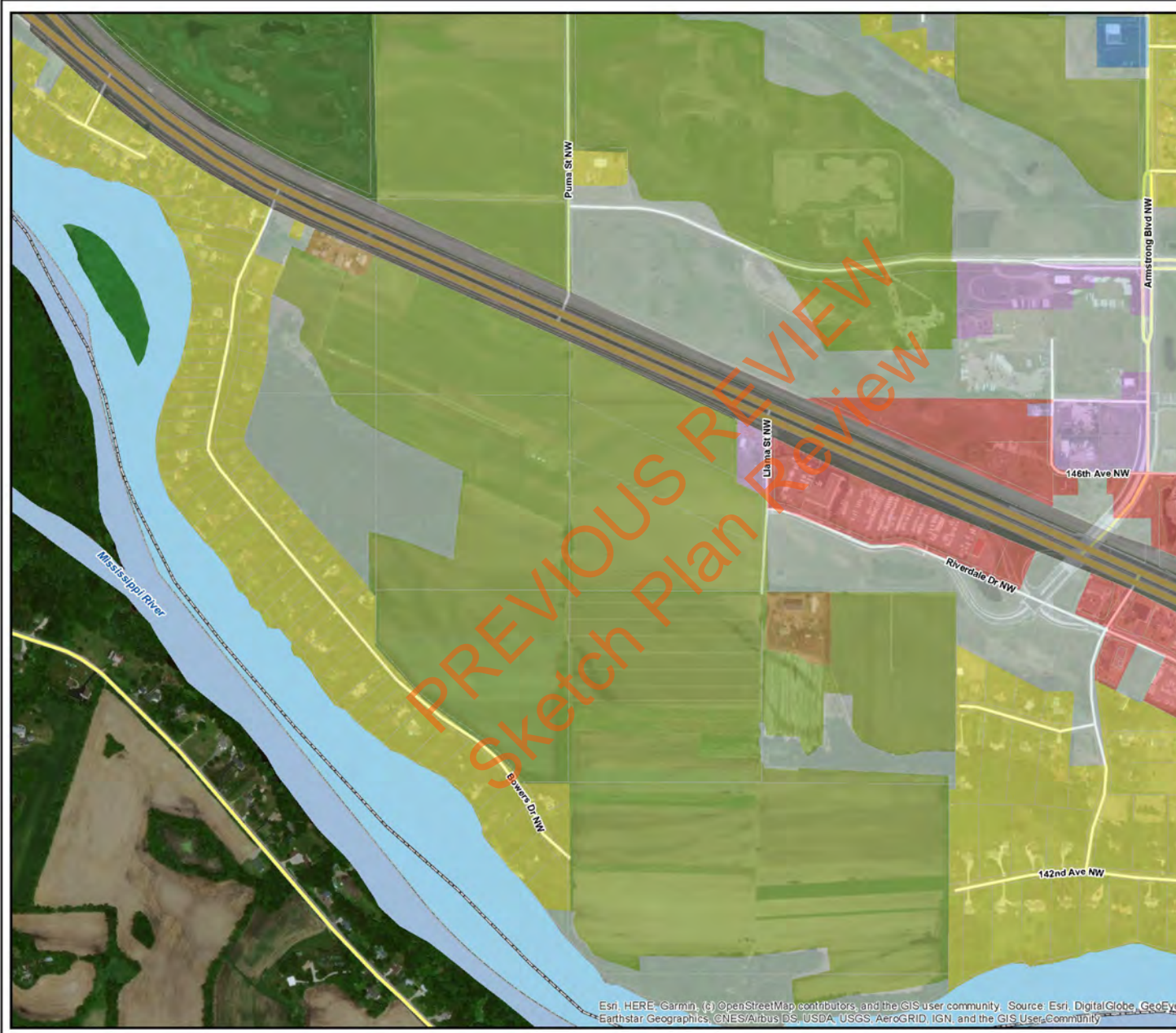
Map Prepared by the City of Ramsey  
Data Source: Anoka County, City of Ramsey  
April 16, 2020  
Lampert Conformal Conic Projection  
Project Folder

No Development  
For Context Discus

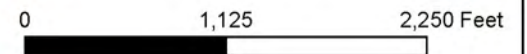
Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



### Ramsey Comprehensive Plan Existing Land Use Ramsey, MN



Legend	
Municipal Boundary	Extractive
Farmstead	Institutional
Single Family Detached	Park, Recreational, or Preserve
Manufactured Housing Parks	Golf Course
Single Family Attached	Major Highway
Multifamily	Railway
Retail and Other Commercial	Airport
Office	Agricultural
Mixed Use Residential	Open Water
Mixed Use Industrial	Undeveloped
Industrial and Utility	



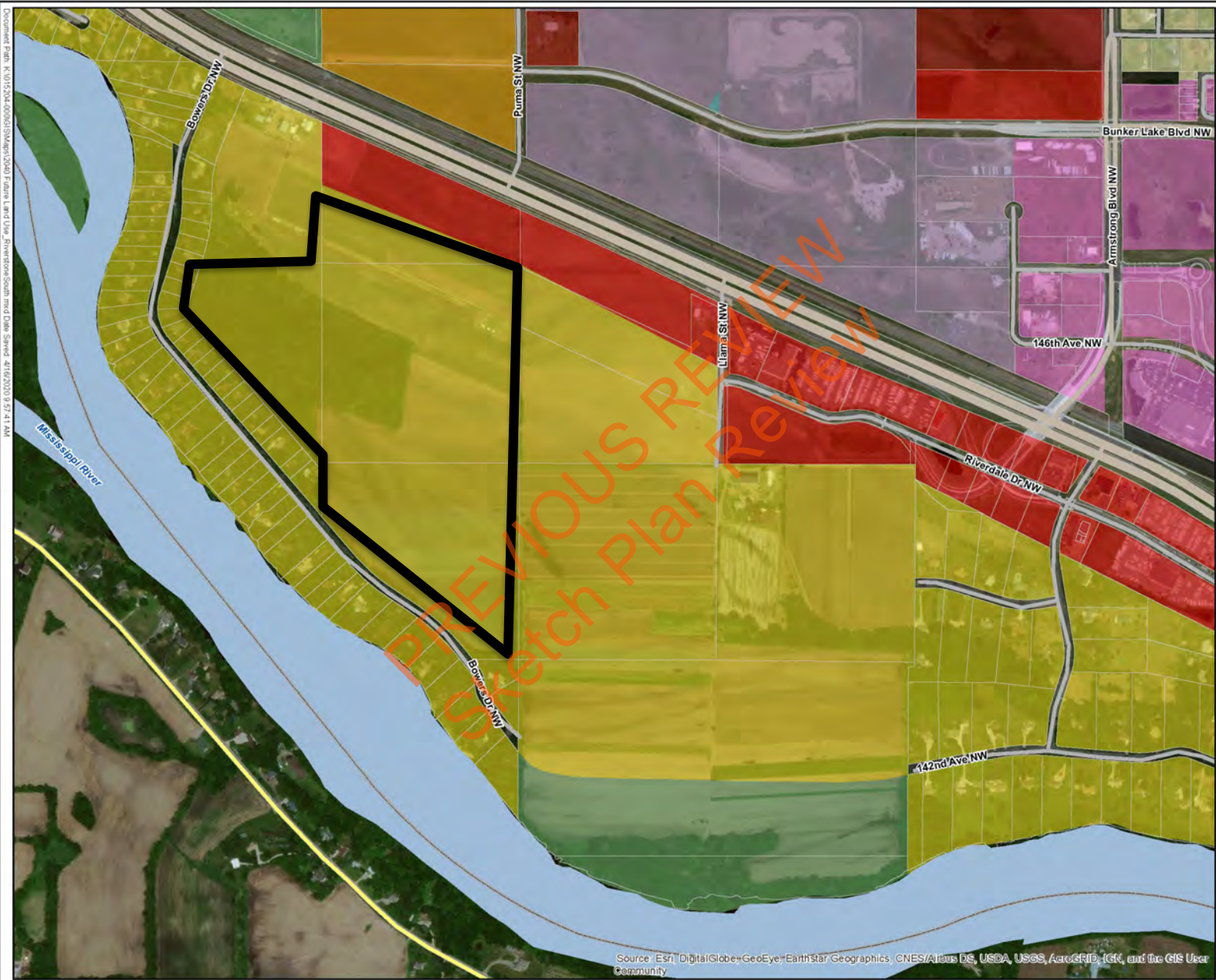
Esri, HERE, Garmin, © OpenStreetMap contributors, and the GIS user community. Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# FUTURE CONDITIONS

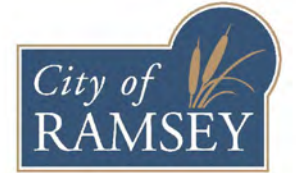
- Future Commercial/Industrial
  - North side of project
  - Between Highway 10 and future Riverdale Drive Extension
- Public Safety Connection to Bowers Drive
- Tree Preservation Plan
- Density Transition
  - Adjacent to Residential
  - Adjacent to Commercial/Industrial/Highway 10/169



Document Path: K:\015204\00005\SMap\0005\Future Land Use\_RiverfrontSouth.mxd Date Saved: 4/16/2020 9:57:21 AM

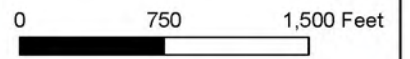


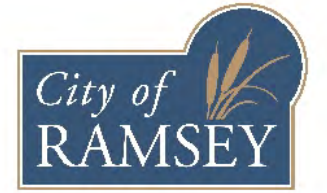
Source: Esri, DigitalGlobe, GeoEye, EarthStar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



### Ramsey Comprehensive Plan 2040 Future Land Use Ramsey, MN


	Parcel Boundary
	Ramsey Boundary
	Lakes and Rivers
<b>Future Land Use Designation</b>	
	Business Park (BP)
	Commercial (C)
	Mixed Use (MU)
	High Density Residential (HDR)
	Medium Density Residential (MDR)
	Low Density Residential (LDR)
	Rural Developing (RD)
	Park (P)
	Public/Institutional (PI)
	Closed Landfill (CL)
	Right-of-way (ROW)





# Built Environment



 Potential Development

**No Development  
For Context Discus**

Map Prepared by the City of Ramsey  
 Data Source: Anoka County, City of Ramsey  
 April 16, 2020  
 Lambert Conformal Conic Projection  
 Project Folder

Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community



# FUTURE LAND USE/DEVELOPMENT OPTIONS

PREVIOUS REVIEW  
Sketch Plan Review

# CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

Council Direction = No Connection

City of Ramsey GIS LOGISmap v3.1.1

Find Parks and Subdivision: [Search]

Search: seaman [Search]

Features selected: 1 [Export Results] [Clear]

PID	Name	Address
293225320021	RAMSEY CITY OF	55303

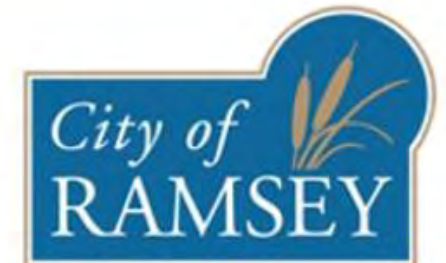
PID: 293225320021  
undefined

Legal Information	
Display PID	293225320021
Parent PID	
School District	11
Lot	
Block	C
Addition #	2186615.002
Addition Name	PEARSON PLACE
Property Name	
Owner Change	
Metes & Bounds	OUTLOT C PEARSON PLACE

Owner Information

Owner #1	
First Name	
Last Name	
Full Name	RAMSEY CITY OF
Address 1	7550 SUNWOOD DRIVE
Address 2	
Address 3	
Address 4	
City	RAMSEY
State	MN

100ft  
45.234529 -93.491973 Degrees  
Three Rivers Park District, Esri, H



# CONNECTION TO BOWERS DRIVE (PUBLIC SAFETY)

Council Direction = No Connection

- Alternative #1
  - Full Public Street (28 foot width OK)
- Alternative #2
  - Heavy Duty ‘Driveway’
  - Surmountable Curb on Riverstone South Side – Local Road
    - Access itself does not need curb
  - Signage – Public Safety Access
  - 20 Foot Width
  - Landscaping
- Need turning templates



# RIVERDALE DRIVE ALTERNATIVE #1 DEVELOPER/OWNER PREFERENCE



 ENVIRONMENTAL CONSULTING & ARCHITECTURE, INC. 3800 UNIVERSITY AVENUE, SUITE 100, MINNEAPOLIS, MN 55412 Phone: 763-489-7900 Fax: 763-489-7959	
<b>CONCEPT PLAN DETAIL</b>	<b>PEARSON FARM SOUTH</b> Ramsey, Minnesota
<b>PEARSON PROPERTIES of RAMSEY LLC</b> 6041 Bellwood Dr Woodbury, MN 55125	
<b>REVISIONS</b> 1. _____ 2. _____ 3. _____ 4. _____ 5. _____ 6. _____	DRAWN BY: C.A. CHECK DATE: 06/07/15 FILE NO: 1501
1 OF 1	

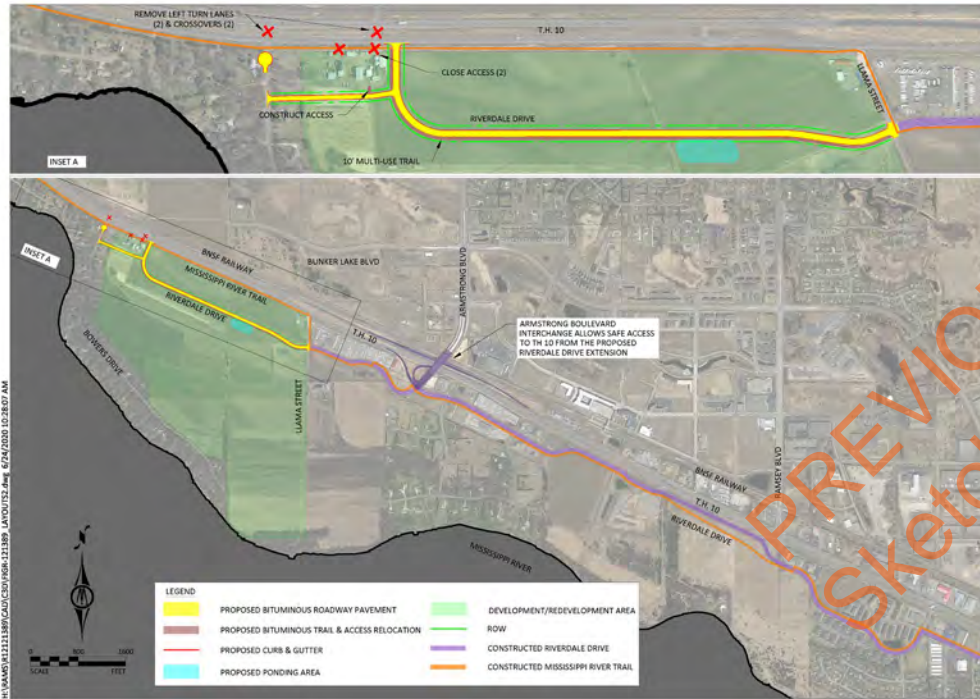


# RIVERDALE DRIVE ALTERNATIVE #2

## REQUEST BY NEIGHBORING PROPERTY

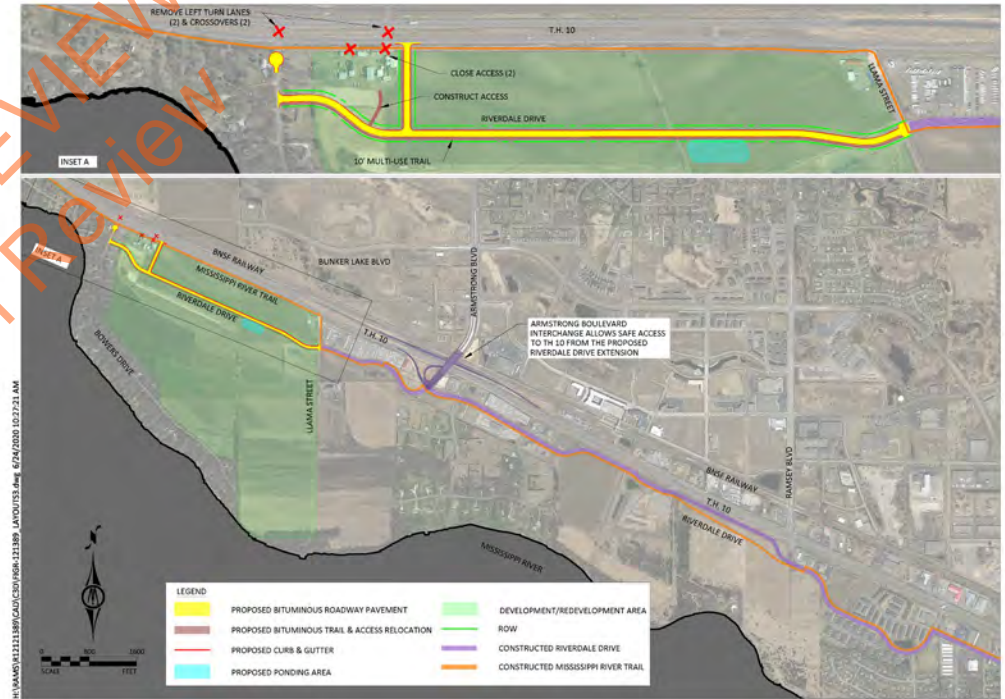
LOCAL PARTNERSHIP PROGRAM  
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION  
JUNE 2020 

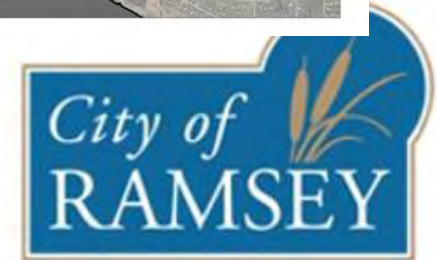


LOCAL PARTNERSHIP PROGRAM  
CITY OF RAMSEY

RIVERDALE DRIVE EXTENSION  
JUNE 2020 



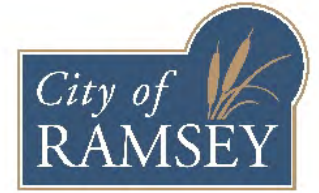
PREVIOUS REVIEW  
Sketch Plan Review



# POTENTIAL LAND USE/FUTURE DEVELOPMENT COMPROMISE


- Enhance Density Transitioning
  - More than currently required by City Code
- Enhance Tree Preservation
  - More than currently required by City Code
- Transects/Zones
  - Larger lots adjacent to Bowers Drive
  - Medium-sized lots in middle zone
  - Smaller lots to the northeast
    - Intersection of Commercial/Industrial and Solar Farm
- Conservation Subdivision Design
- Similar to Riverstone Neighborhood
  - North of Highway 10





# Density Transitioning & Tree Preservation

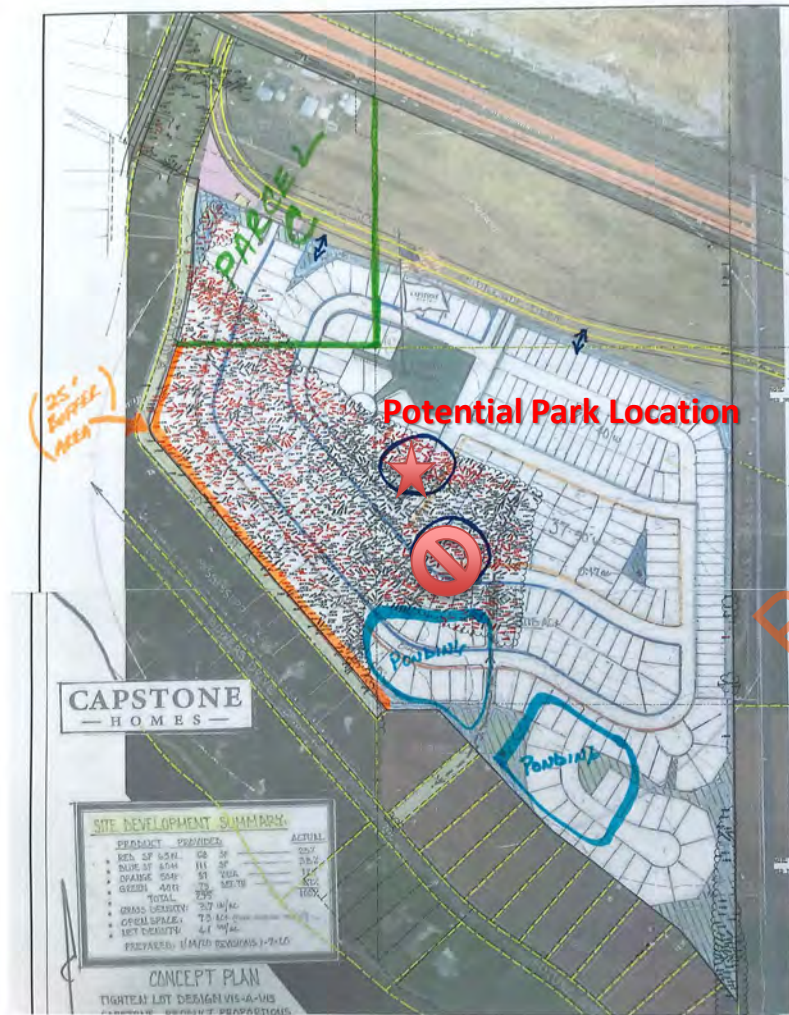


 Potential Development

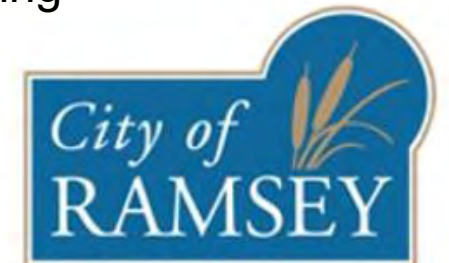
Map Prepared by the City of Ramsey  
Data Source: Anoka County, City of Ramsey  
April 16, 2020  
Lamport Conformal Conic Projection  
Project Folder

Source: Esri, DigitalGlobe, GeoEye, Earthstar, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community

# ENHANCED TREE PRESERVATION PLAN



- Alternative #1
  - 1 Acre Nature Based Park
    - Preservation of existing trees
  - Additional 25 foot buffer adjacent to existing 50 foot buffer
    - 75 foot buffer total
    - NOTE: Parcel C retained by Pearson Properties and not part of development area
- Alternative #2
  - Preserve 10% of Project Site
  - Combo of Park Dedication and Other Open Space Preservation Funding

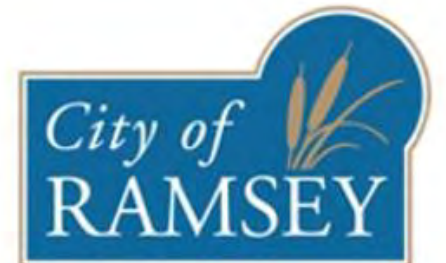


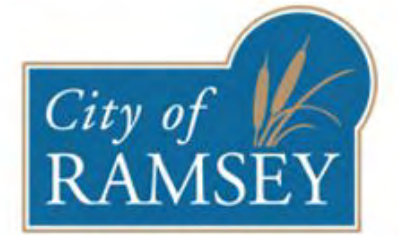
Previous concept underlay for context only. Actual concept will look different.

# OPEN SPACE PRESERVATION FUNDING OPTIONS

- Park Dedication Credit
- Trust for Public Land
- Anoka Conservation District
- Minnesota Department of Natural Resources
- Great River Greening

PREVIOUS REVIEW  
Sketch Plan Review





PREVIOUS REVIEW  
Sketch Plan Review

# IMPLEMENTATION PLAN

# IMPLEMENTATION PLAN

1. Allow mix of lot sizes in exchange for the following:
  - Enhanced tree preservation above and beyond minimum code requirements
2. Require a second connection to Bowers Drive in existing City-Owned Corridor
  1. Final design as full public roadway or reduced design for public safety to be evaluated with next steps
3. Require Riverdale Drive Extension
  1. Explore 2 options for connection to Highway 10/169

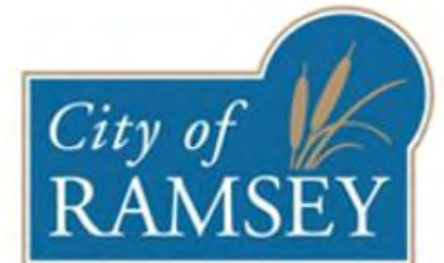


# RESOLUTION #20-065: RIVERDALE DRIVE FUNDING

- 1/3 Cost Share of Pearson Frontage
- 1/3 Cost Share of Anoka County Frontage Funding Gap

	Pearson Frontage	Anoka County Frontage	Total
City/Public*	\$388,000	\$39,250	\$427,250
Capstone	\$339,125	\$39,250	\$378,375
Pearson	\$339,125	\$39,250	\$378,375
<b>Total</b>	<b>\$1,066,250</b>	<b>\$117,750</b>	<b>\$1,184,000</b>

\*Includes both City Contribution and MnDOT Grant



**LEGAL DESCRIPTION**

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.

Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

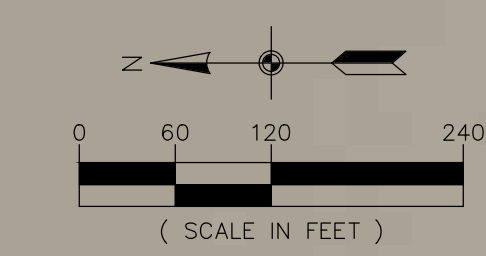
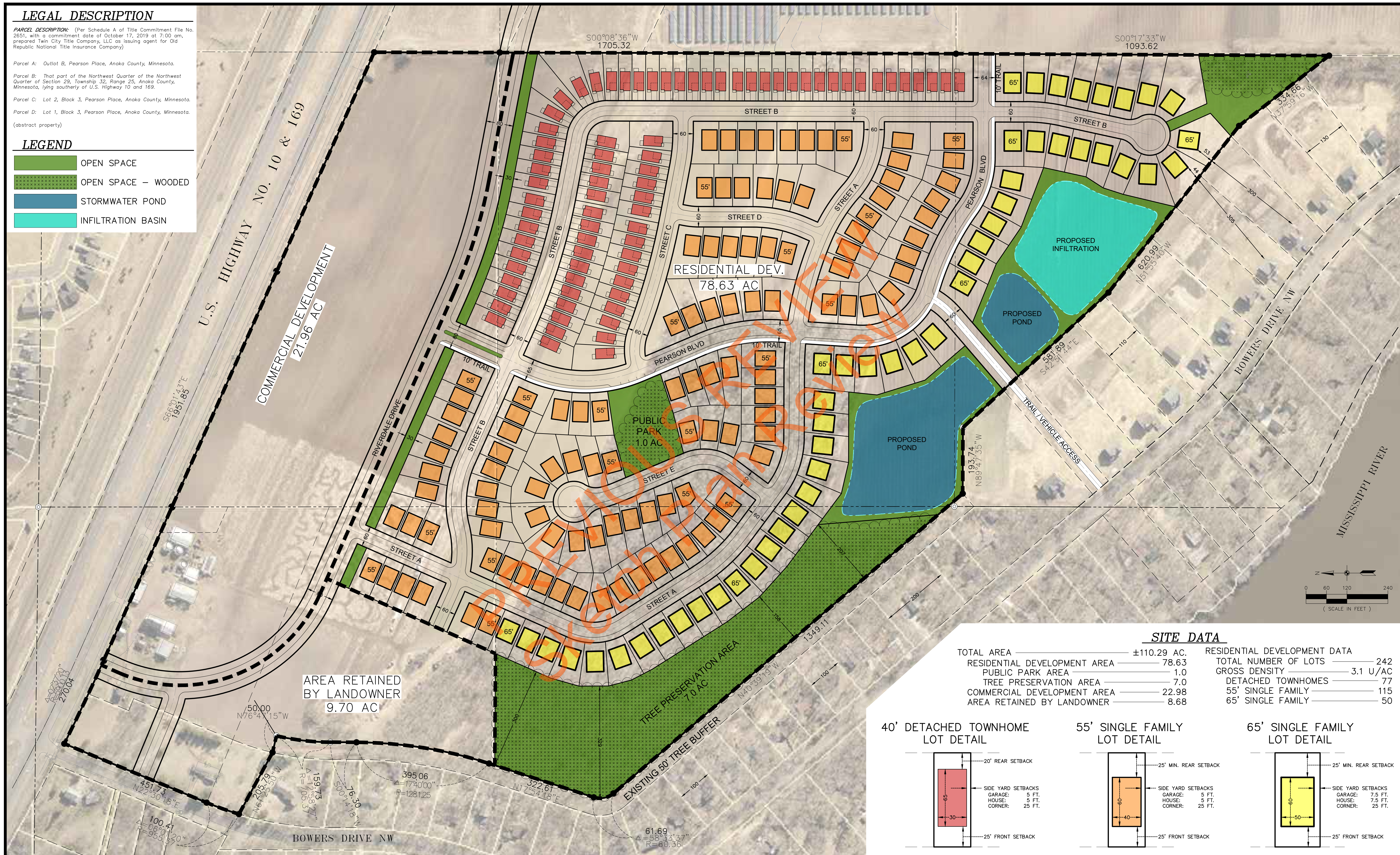
Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.

(abstract property)

**LEGEND**

- OPEN SPACE
- OPEN SPACE - WOODED
- STORMWATER POND
- INFILTRATION BASIN



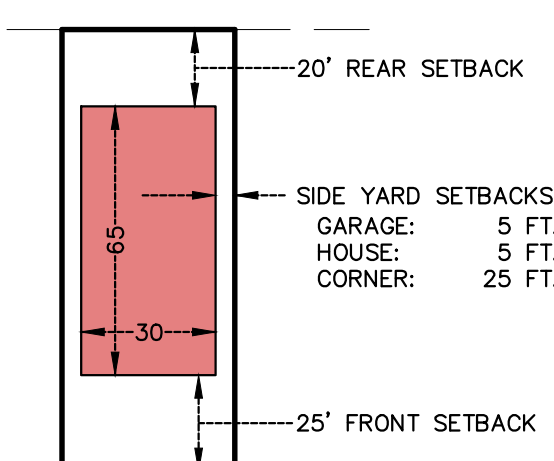
AREA RETAINED BY LANDOWNER  
9.70 AC

RESIDENTIAL DEV.  
78.63 AC

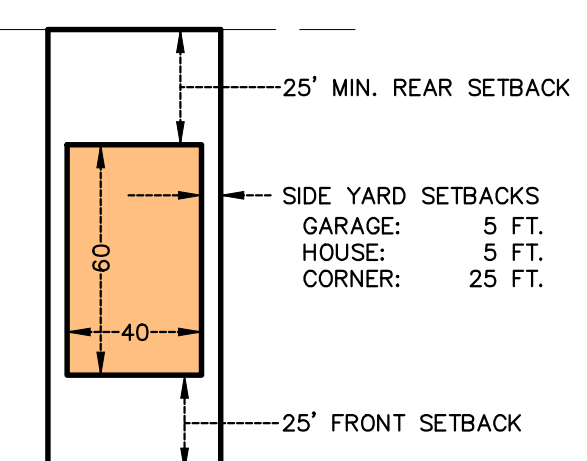
TREE PRESERVATION AREA  
7.0 AC

SITE DATA		RESIDENTIAL DEVELOPMENT DATA	
TOTAL AREA	±110.29 AC.	TOTAL NUMBER OF LOTS	242
RESIDENTIAL DEVELOPMENT AREA	78.63	GROSS DENSITY	3.1 U/AC
PUBLIC PARK AREA	1.0	DETACHED TOWNHOMES	77
TREE PRESERVATION AREA	7.0	55' SINGLE FAMILY	115
COMMERCIAL DEVELOPMENT AREA	22.98	65' SINGLE FAMILY	50
AREA RETAINED BY LANDOWNER	8.68		

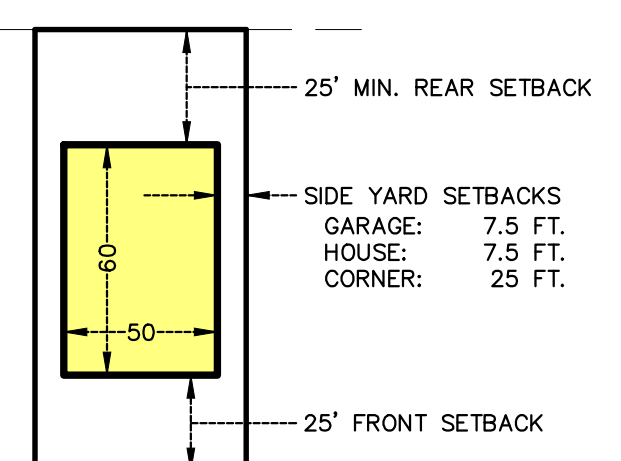
40' DETACHED TOWNHOME LOT DETAIL



55' SINGLE FAMILY LOT DETAIL



65' SINGLE FAMILY LOT DETAIL



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**CONCEPT PLAN  
RIVERDALE ALIGNMENT  
DETAIL**

**PEARSON FARM SOUTH**  
Ramsey, Minnesota

**PEARSON PROPERTIES  
of RAMSEY LLC**  
604 Beilenberg Drive  
Woodbury, MN 55125

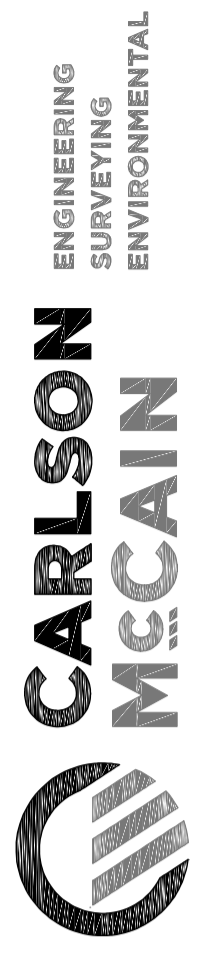
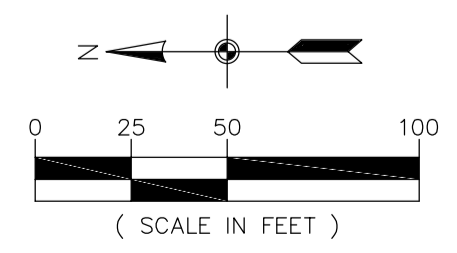
REVISIONS

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ISSUE DATE: 07/07/2020  
FILE NO: XXX

REVIEW COPY

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3950 PHEASANT RIDGE DRIVE NE, SUITE 100, BLAINE, MN 55448  
 TEL. 763.485.7900 \ FAX 763.485.7958 \ CARLSONMCCAIN.COM

**CONCEPT PLAN  
 RIVERDALE ALIGNMENT  
 DETAIL**

**PEARSON FARM SOUTH**  
 Ramsey, Minnesota

**PEARSON PROPERTIES  
 OF RAMSEY LLC**  
 604 Beilenberg Drive  
 Woodbury, MN 55125

REVISIONS

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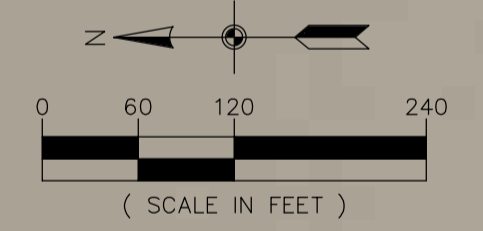
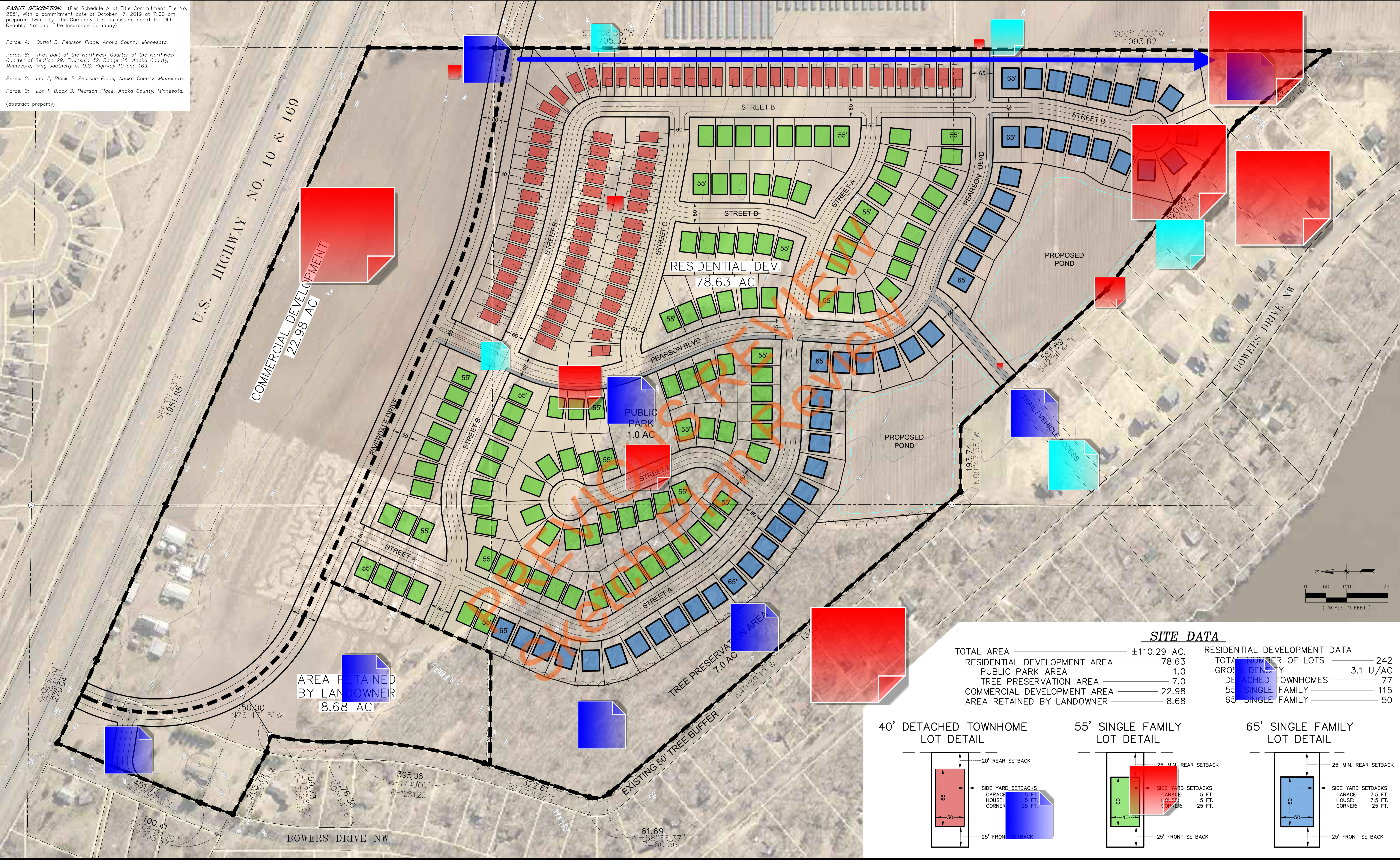
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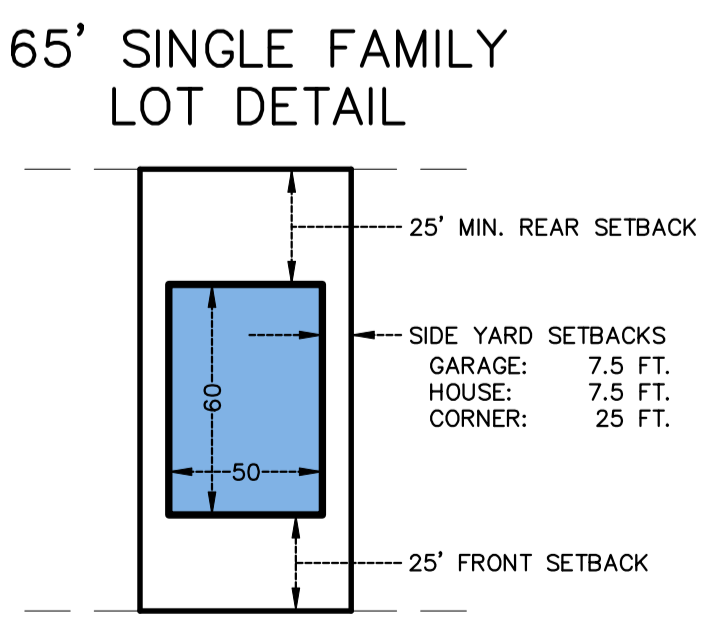
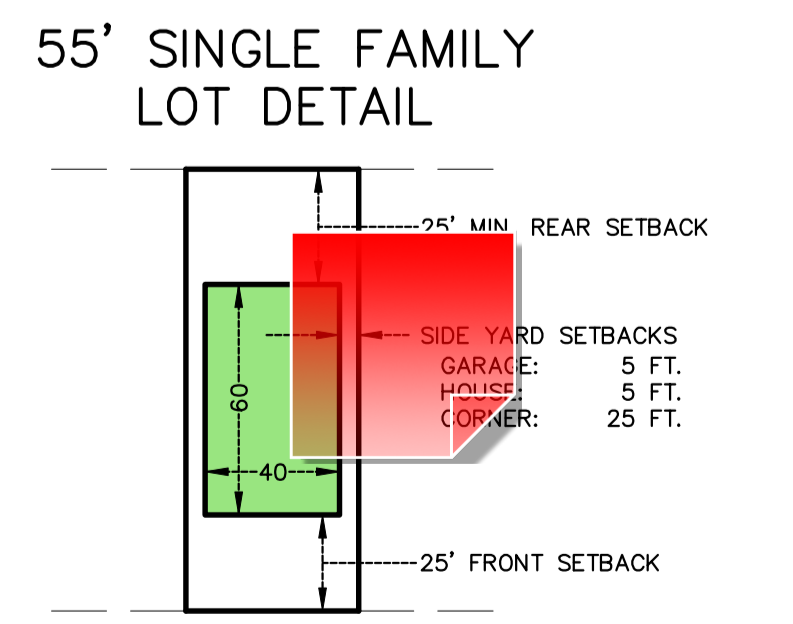
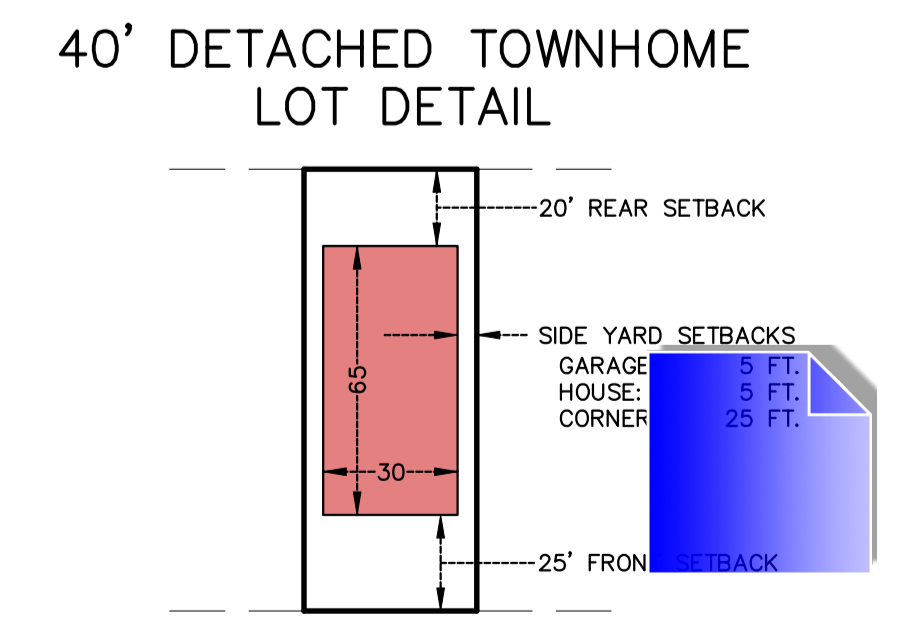
Site: DBE: 07/07/20 / Users/8301 - 8301/0301 - pearson\_property - ramsey\_farm\_south/Layout\_3.dwg

**PARCEL DESCRIPTION:** (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.  
 Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.  
 Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.  
 Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota.  
 (abstract property)



SITE DATA		RESIDENTIAL DEVELOPMENT DATA	
TOTAL AREA	±110.29 AC.	TOTAL NUMBER OF LOTS	242
RESIDENTIAL DEVELOPMENT AREA	78.63	GROSS DENSITY	3.1 U/AC
PUBLIC PARK AREA	1.0	DETACHED TOWNHOMES	77
TREE PRESERVATION AREA	7.0	55' SINGLE FAMILY	115
COMMERCIAL DEVELOPMENT AREA	22.98	65' SINGLE FAMILY	50
AREA RETAINED BY LANDOWNER	8.68		



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# Changemarks Report

**Project Name:** Riverstone South (Project No. 19-152)

**Workflow Started:** 07/20/2020 11:00 AM

**Report Generated:** 07/30/2020 01:04 PM

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	28	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Stormwater Route	The project to the south showed stormwater overflow from their pond onto this site. The overflow route for this site must be called out on the preliminary plat.	07/29/2020 3:23 PM	Len Linton	
		29	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Cul-de-sac	This must be a full cul-de-sac, losing the lots on either side of the stub until the next phase develops.  The proximity of this stub to the south line of the solar farm limits future development until the solar farm is closed and the land redeveloped.	07/29/2020 3:23 PM	Len Linton	
		30	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Trunk Sanitary Sewer	Trunk Sanitary Sewer will require dedication of adequate drainage and utility easements. Layout may need to be changed to provide the necessary easements.  A forcemain from the lift station will also be required which will require additional easement width.	07/29/2020 3:23 PM	Len Linton	

PREVIOUS REVIEW  
Sketch Plan Review

## Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	31	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Street Widths	Street widths must be 32 feet or the lot widths must be increased. The 29 foot lots require restriction of parking to one side of the street. The combination of narrow lot width and driveway width limit the number of available parking spaces even more with parking on one side of the street.	07/29/2020 3:23 PM	Len Linton	
		32	False	Unresolved	Civil Engineer IV		Riverstone South Sketch Plan.pdf	LL	Bowers Drive Access	Coordinate Bowers Drive access with plans from previous development on Bowers Drive.  Provide street access through this area.	07/29/2020 3:23 PM	Len Linton	
		27	False	Unresolved	Civil Engineer IV		Pearson South Riverdale Realignment.pdf	LL	Sight Distance at intersection	Consider increasing building setback from Riverdale to provide better site distance from left.	07/29/2020 2:46 PM	Len Linton	
		22	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Existing Ponding Combination	Please consider working with the adjacent property owners to possibly combine the ponding for this site with the existing pond put in with the Pearson Place development. This pond is adjacent to the proposed pond as shown.	07/29/2020 2:52 PM	Joe Feriancek	
		23	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Bowers Drive Connection	My understanding is this connection was going to be a road connection rather than a trail. A road connection would make the most sense in my opinion.	07/29/2020 2:52 PM	Joe Feriancek	

## Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	24	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Pearson Blvd/Stub location	The stub location does not appear to leave much buildable area on the north side of the road if the next parcel develops before the Solar Farm site develops.	07/29/2020 2:52 PM	Joe Feriancek	
		25	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	Trunk Sewer Line	To give more comment to Tim's comment, it is not desirable for the City to have trunk utilities, or any sanitary or water utilities in green space due to access/maintenance concerns.	07/29/2020 2:52 PM	Joe Feriancek	
		26	False	Unresolved	Civil Engineer II		Riverstone South Sketch Plan.pdf	JJF	home types	Do you have a plan with proposed house types, or not that far along yet? Are the townhomes planned to be slab on grade, spacing wise they appear close together to have a walkout type design.	07/29/2020 2:52 PM	Joe Feriancek	
		20	False	Unresolved	Civil Engineer II		Pearson South Riverdale Realignment.pdf	JJF	Radius of curvature	MSA Rules for 35 MPH with crowned road, 454 minimum radius of curvature, if this becomes a 40 mph Rmin 667 feet. Don't know what the speed limit will be, but may want to give more space incase it becomes 40.	07/29/2020 2:23 PM	Joe Feriancek	
		21	False	Unresolved	Civil Engineer II		Pearson South Riverdale Realignment.pdf	JJF	CDS Radius	Perminant CDS need 50' radius.	07/29/2020 2:23 PM	Joe Feriancek	

## Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	12	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Bowers Drive Lots	Measure width of Bowers Drive lots (average or one or two is fine)	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		13	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Lot Depth	Indicate lot depth of these parcels for context	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		14	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Lot Depth	Indicate lot depth of this parcel	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		15	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Tree Preservation	Flag these trees as goal of preservation based on utility plan	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		16	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Backyard size	Measure size of backyard so we know how close house pads will be to existing property lines	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		17	False	Unresolved	City Planner		Riverstone South Sketch Plan.pdf	Chloe	Density	Please provide approximate net density across site and per house type	07/22/2020 2:48 PM	Chloe McGuire Brigl	
		11	False	Unresolved	City Planner		Pearson South Riverdale Realignment.pdf	Chloe	Ponding?	Will this leftover piece be used for ponding? If so we should get under DU easement or outlot so it's not read as a buildable parcel	07/22/2020 2:44 PM	Chloe McGuire Brigl	
		1	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Label Future Use	Label this as location of future Sanitary Sewer Lift Station	07/21/2020 6:47 PM	Tim Gladhill	

## Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	2	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Trunk Sanitary Sewer Line	Is there space for the Trunk Sanitary Line in these back yards? How do we access if there is a need for repair?	07/21/2020 6:47 PM	Tim Gladhill	
		3	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Revised Connection to Bowers Drive	Update plan set to match new drawing from Pearson/Dobbs.	07/21/2020 6:47 PM	Tim Gladhill	
		4	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Connect to Bowers Drive	Must show connection to Bowers Drive.	07/21/2020 6:47 PM	Tim Gladhill	
		5	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Contingent Support	The City's support for acquiring this area is contingent upon securing a third-party funding source.	07/21/2020 6:47 PM	Tim Gladhill	
		6	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Ghost Plat	Please provide a separate exhibit that shows a ghost plat for this area.	07/21/2020 6:47 PM	Tim Gladhill	
		7	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Linnear Connection - Park to Tree Preservation	Please provide a natural corridor between these two areas.	07/21/2020 6:47 PM	Tim Gladhill	
		8	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	80 Foot Wide Lots	Previous discussion centered around 80 foot wide lots along the back of the Bowers Drive Neighborhood. Perhaps the City is open in exchange for additional open space preservation.	07/21/2020 6:47 PM	Tim Gladhill	
		9	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Zoning Amendment Required	These lot sizes will require a Zoning Amendment and likely a Comprehensive Plan Amendment.	07/21/2020 6:47 PM	Tim Gladhill	

## Changemarks Report

Grouping	Cycle	Ref #	Complete?	Status	Department	Snapshot	File	Markup Name	Changemark Subject	Changemark Details	Markup Date	Updated By	Applicant Response
Main Workflow	1	10	False	Unresolved	Community Development Director		Riverstone South Sketch Plan.pdf	Tim Gladhill	Net Density Calculations	Please provide Net Density for the following:  Overall (take out tree preservation area) Area of 65 foot wide lots (R-1 Residential District) Area of 55 foot wide lots and 40 foot wide lots (R-2 Residential District)	07/21/2020 6:47 PM	Tim Gladhill	
		18	False	Unresolved	Engineering Tech		Riverstone South Sketch Plan.pdf	Logan Czech	Parking Spaces	Assuming ~2.5 residents/home this development will house ~600 people. Five parking spaces is not enough for the only park.	07/20/2020 2:42 PM	Logan Czech	
		19	False	Unresolved	Engineering Tech		Riverstone South Sketch Plan.pdf	Logan Czech	Park Size	Since it is the only shared space, one acre is fairly small considering the size of this development. Is there going to be a playground?	07/20/2020 2:42 PM	Logan Czech	

PREVIOUS REVIEW  
Sketch Plan Review

**LEGAL DESCRIPTION**

PARCEL DESCRIPTION: (Per Schedule A of Title Commitment File No. 2651, with a commitment date of October 17, 2019 at 7:00 am, prepared Twin City Title Company, LLC as issuing agent for Old Republic National Title Insurance Company)

Parcel A: Outlot B, Pearson Place, Anoka County, Minnesota.

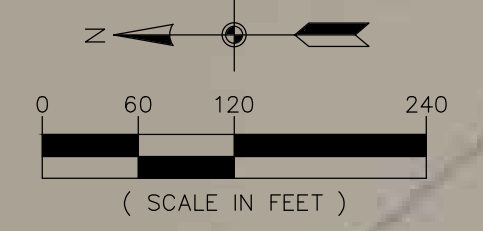
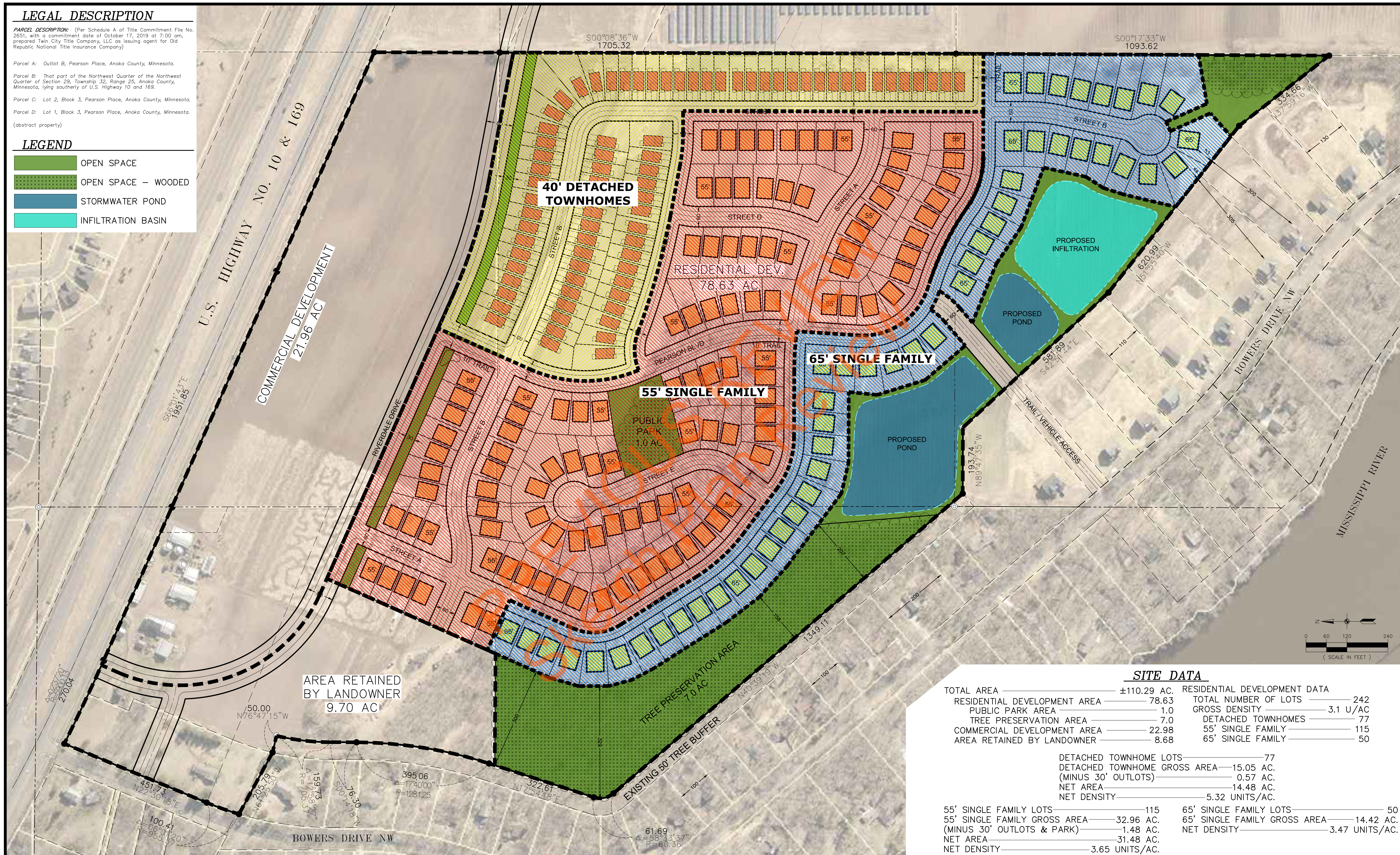
Parcel B: That part of the Northwest Quarter of the Northwest Quarter of Section 29, Township 32, Range 25, Anoka County, Minnesota, lying southerly of U.S. Highway 10 and 169.

Parcel C: Lot 2, Block 3, Pearson Place, Anoka County, Minnesota.

Parcel D: Lot 1, Block 3, Pearson Place, Anoka County, Minnesota. (abstract property)

**LEGEND**

- OPEN SPACE
- OPEN SPACE - WOODED
- STORMWATER POND
- INFILTRATION BASIN



**SITE DATA**

TOTAL AREA	±110.29 AC.	RESIDENTIAL DEVELOPMENT DATA	
RESIDENTIAL DEVELOPMENT AREA	78.63	TOTAL NUMBER OF LOTS	242
PUBLIC PARK AREA	1.0	GROSS DENSITY	3.1 U/AC
TREE PRESERVATION AREA	7.0	DETACHED TOWNHOMES	77
COMMERCIAL DEVELOPMENT AREA	22.98	55' SINGLE FAMILY	115
AREA RETAINED BY LANDOWNER	8.68	65' SINGLE FAMILY	50
		DETACHED TOWNHOME LOTS	77
		DETACHED TOWNHOME GROSS AREA (MINUS 30' OUTLOTS)	15.05 AC.
		NET AREA	14.48 AC.
		NET DENSITY	5.32 UNITS/AC.
		55' SINGLE FAMILY LOTS	115
		55' SINGLE FAMILY GROSS AREA (MINUS 30' OUTLOTS & PARK)	32.96 AC.
		NET AREA	31.48 AC.
		NET DENSITY	3.65 UNITS/AC.
		65' SINGLE FAMILY LOTS	50
		65' SINGLE FAMILY GROSS AREA	14.42 AC.
		NET DENSITY	3.47 UNITS/AC.

**CARLSON MCCAIN** ENGINEERING SURVEYING ENVIRONMENTAL  
 3990 PHEASANT RIDGE DR NE SUITE 100  
 BLAINE, MN 55449  
 TEL. 763.489.7900  
 FAX. 763.489.7959  
 CARLSONMCCAIN.COM

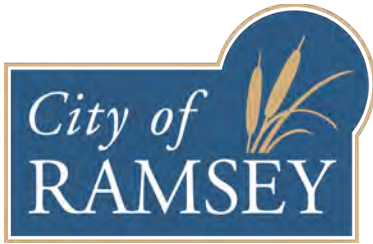
DRAWN BY: \_\_\_\_\_ C# \_\_\_\_\_  
 ISSUE DATE: 08/05/2020 Revisions:

**CAPSTONE HOMES, INC.**  
 14015 Sunfish Lake Blvd. NW, Suite 400  
 Ramsey, MN 55303

**RIVERSTONE SOUTH**  
 Ramsey, Minnesota

**PRODUCT DENSITY EXHIBIT**

(Save Date: 08/05/20) F:\jpb\9481 - 6200\9494 - pearson place 2nd\pad c3c\survey\layouts\9494\_layout 4 product areas.dwg



7550 Sunwood Drive NW • Ramsey, MN 55303

City Hall: 763.427.1410 • Fax: 763.427.5543

[www.cityoframsey.com](http://www.cityoframsey.com)

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## What Do You Want in Our Backyard? Riverstone South Planned Residential Neighborhood

### BOWERS DRIVE CONNECTION SURVEY

The City is inviting you to participate in a survey regarding a proposed connection to Bowers Drive for public safety purposes.

To complete the survey, visit our page at:

[www.cityoframsey.com/development](http://www.cityoframsey.com/development) or [www.cityoframsey.com/769/Riverstone-South](http://www.cityoframsey.com/769/Riverstone-South)

*The City prefers that responses be submitted online, but a paper copy has been provided on the back of this letter for convenience.*

The City has been discussing a potential detached single-family development on a site east of Bowers Drive with Capstone Homes. Many of you may have participated in online webinars and open houses on this topic. The City has now received an official Application from Capstone Homes for the first of three (3) major steps. The project is still in concept stages of planning and review. The City has put up a resource page for the project at [www.cityoframsey.com/769/Riverstone-South](http://www.cityoframsey.com/769/Riverstone-South).

The City strives for a more collaborative public engagement process and involving residents much earlier in the decision making process. Please note that if the project moves forward, there will be additional opportunities for public comment, **including the official public hearing at a future date**. In the meantime, the City Council will be reviewing the attached concept plan at their meeting on Tuesday, September 8 at 7:00 p.m. Please check [www.cityoframsey.com/agendas](http://www.cityoframsey.com/agendas) for the most up to date information.

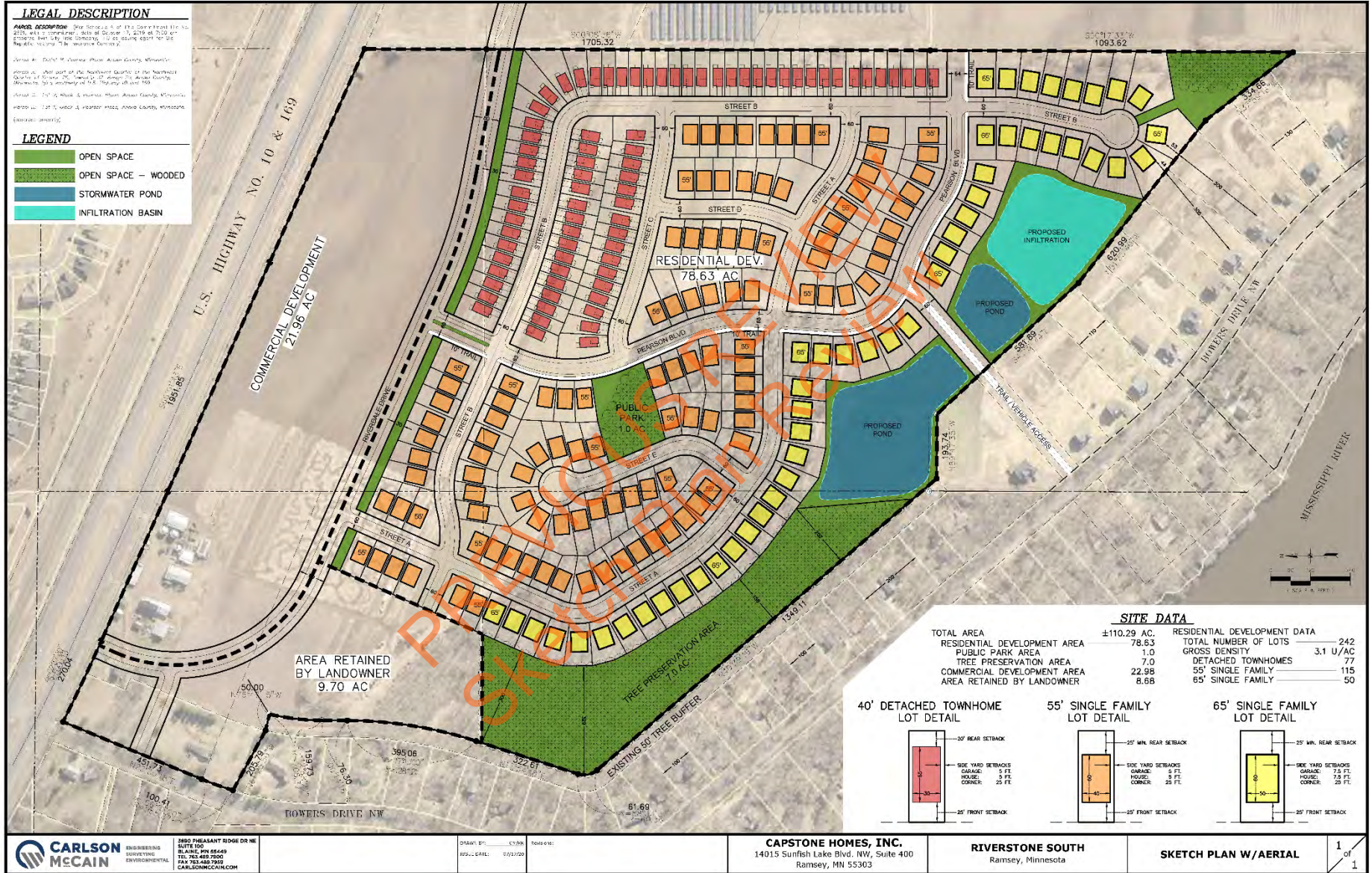
We value your input in this important neighborhood decision. Please let us know if you have any questions. We are available by phone at 763-433-9826 or by email at [planning@cityoframsey.com](mailto:planning@cityoframsey.com). You can also request hard copies of materials (costs may apply) through this contact as well.

Sincerely,

CITY OF RAMSEY

Tim Gladhill  
Deputy City Administrator

# Riverstone South Concept Plan



# BOWERS DRIVE CONNECTION SURVEY

## Description

The City of Ramsey is currently reviewing a proposal for a 242 lot detached single-family development east of Bowers Drive. Bowers Drive is the longest dead-end street in the City with a single access point. For purposes of public safety, the City desires to make a second connection to Bowers Drive through the new Riverstone South Development. The proposed layout of Riverstone South should create minimal traffic impacts on Bowers Drive.

**Respondents are encouraged to submit their responses online. This paper copy is provided as background and for those without access to computers and/or internet. <https://www.cityoframsey.com/FormCenter/Development-Updates-4/Bowers-Drive-Connection-to-Riverstone-So-99> (or find a friendlier link at [www.cityoframsey.com/development](http://www.cityoframsey.com/development)).**

## Background and Disclaimer

By filling out this form, you acknowledge that you have reviewed the materials available on the August 6 Planning Commission first. The City is recommending that a connection be made between Bowers Drive and the future Riverstone South development.

## Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

## Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

## Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

[Survey Continues on Next Page]

## Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name	Email Address
<b>Address</b>	
<b>Phone Number</b>	

## Survey Question

For purposes of Public Safety Response, do you support a second access to Bowers Drive?

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

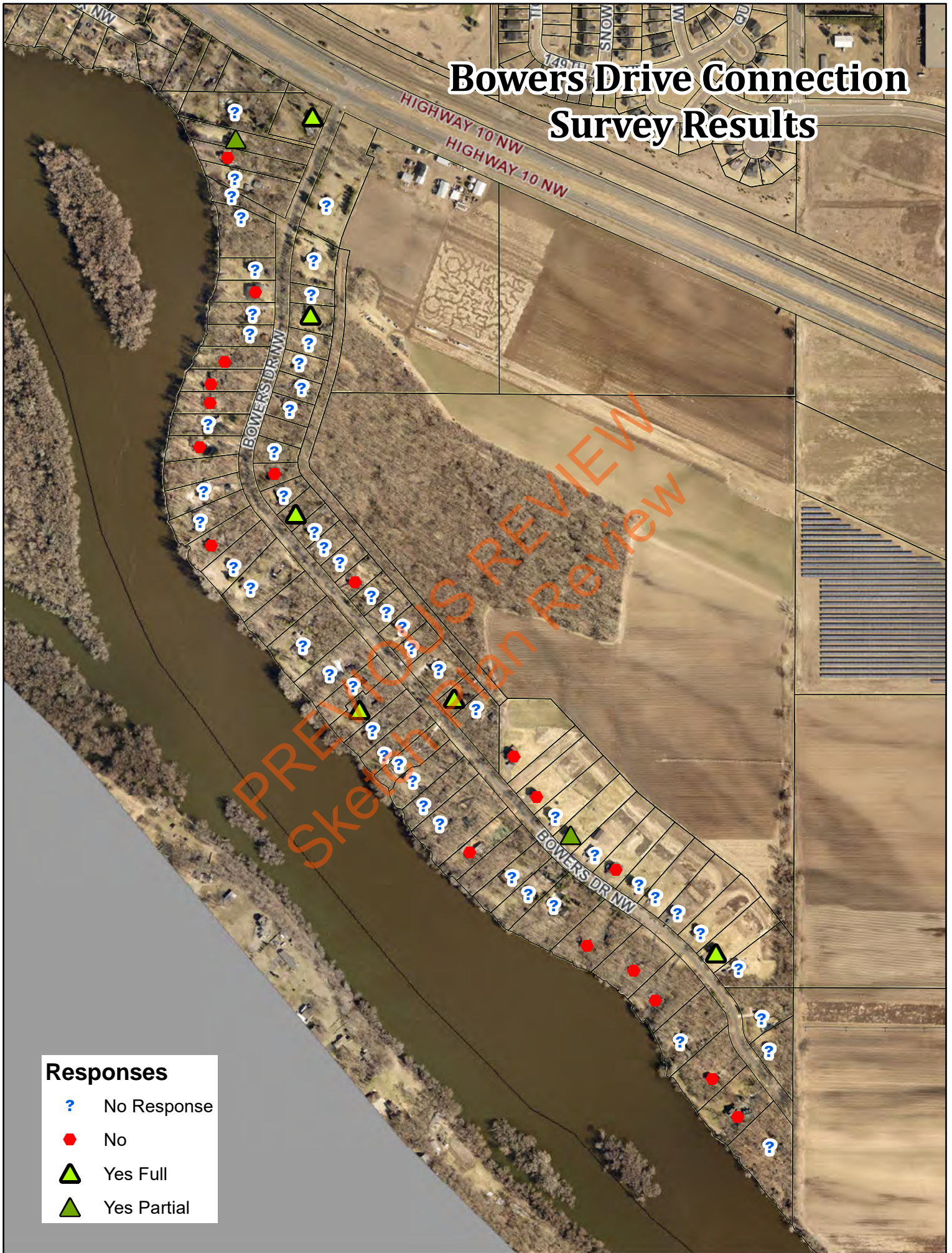
## Comments

<p style="text-align: center; color: orange; font-size: 2em; opacity: 0.5;">PREVIOUS REVIEW Sketch Plan Review</p>
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## Disclaimer

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

# Bowers Drive Connection Survey Results



Responses	
?	No Response
●	No
▲	Yes Full
▲	Yes Partial

Name	Address	For purposes of Public Safety Response, do you support a second access to Bowers Drive?	Please comment and explain your response above.
Jim Weidenbach	14230 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	<p>Too much traffic on the road already.</p> <p>We do not want this connection because it would create more vehicle and pedestrian traffic on Bowers DR. One of the reasons we moved to Bowers DR 43 years ago was for the privacy.</p> <p>Years ago the topic of making Bowers DR part of a scenic river route or trail was brought up. There was a very large turnout of Bowers DR residents at the meeting that were against that proposal. It was decided that in the future when the Pierson property was to be developed a trail would be within the boundary of the new development and would not be at all connected to Bowers DR.</p>
Terry and Jane Luke	14250 Bowers DR NW	No, I do not support a second connection to Bowers Drive	I would expect that the City of Ramsey would keep their word on this matter and that it should be on record.
Michael Sutton	14310 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	I see absolutely no value in the connection between Bowers Drive and the new development. The increased pedestrian and auto traffic if the connection would go forward would be unmanageable, potentially leading to assessments of the current residents to support street lighting along with other additions in the name of safety which we up until today have not needed. Also concerns of increased crime due to any additional connection allowing those who would commit crime alternate routes to escape.
Laurie Weber Schwarzenberger	14330 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	<p>We have never had the need for a second access to Bowers Dr. We do not believe it is necessary. There will be other accesses to the new housing development for emergencies. We do not want additional traffic on Bowers Drive. The value of our house has already decreased because of new houses across our street. We do not want the values to drop further.</p> <p>Do not want a connection to Bowers Dr. as it will increase crime and traffic on a street that we enjoy living on. Also, Please ensure that there is no construction access via Bowers Dr for this proposed development.</p>
Michel Pierce	14330 Bowers Dr. NW	No, I do not support a second connection to Bowers Drive	Finally, Still looking for confirmation of a buffer in the southeastern portion of the proposed development between the newly constructed homes on Bowers and the proposed development.
Bridget George	14350 Bowers Drive NW	No, I do not support a second connection to Bowers Drive	<p>I don't see the benefit or the actual need case, nor any data or history justifying the change. If the potential issue is a tree falling across the road, the city could instead proactively trim trees. As the structure of Bowers Drive is not on the table, it would seem to be of minimal benefit to have a 24 foot wide road with curb and gutter as the public works department is proposing rather than a wide trail, as the rest of the road does not have this structure either. If a road were required, a formal barrier would be important to restrict access and would be minimal hindrance to public safety. Perhaps a better investment would be fire hydrants.</p> <p>My primary concern is that the road would draw additional vehicle traffic from new development residents looking for an alternate route to highway 10. Bowers drive already has a large number of residents who exercise, walk, &amp; and take pets along Bowers Drive. Additional auto traffic would pose a significant danger to residents, outweighing any potential safety benefits from a second access.</p> <p>Additionally, extra walkers from the new development looking to complete a loop between the new development and Bowers Drive would add to the number of pedestrians, bikes or dogs along the road, further exacerbating the new hazard created by the proposed new access road.</p> <p>Finally, I am concerned this is just step one of a larger plan by city developers to change Bowers drive road, widening the access, adding curb &amp; gutter, etc. which would change the character of the neighborhood and negatively impact the current lot structure.</p> <p>If public safety is truly the concern of the city- improving or revising entrance and exit access to Bowers Drive should be the first focus- the current access to/from the neighborhood from Highway 10 is extremely dangerous- not enough distance to accelerate or decelerate, as well hazard of crossing the highway. This hazard would get worse with additional traffic from the new development using the access road as a short cut up Bowers Drive onto Highway 10.</p>
Michael Manning	14365 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
Jamey McPheeters	14420 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
Kelly Hudick	14420 Bowers Drive NW	No, I do not support a second connection to Bowers Drive	
Paige Bentley	14435 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	<p>Ours is one of the properties directly adjacent to this proposed road. We are opposed to a second access to Bowers Drive.</p> <p>First off, we were not told of this when we purchased our property and are greatly disappointed by the finger pointing and lack of transparency in addressing this issue.</p> <p>Second, we are concerned about lack of safety to our property directly. Since ours would become a corner lot, we would have an entire side of our house exposed to a new roadway that connects to a neighborhood with 250 new homes and an open invitation for possible criminal activity. We are concerned for the safety of our home and ourselves.</p> <p>Another issue to be addressed would be the change in value of our property and any devaluation because of this new said roadway. Will we be compensated, and how, for any losses incurred?</p> <p>The road overall cannot handle more traffic, be it pedestrian or vehicle. Bowers Drive is an active street and adding any traffic poses more of a safety issue to us and our neighbors.</p> <p>Will there be street lights along this new roadway that will be glaring into our bedroom windows? If you build a full roadway with curbs, does that mean curbs for Bowers Drive? Where does this end? It seems you're creating a means for more problems and a never ending cycle. Disappointing to say the least.</p> <p>We've got a longer list of rising concerns that we cannot wait to voice and look forward to the opportunity to be heard.</p>
James Wadey	14447 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	<p>I feel there is no real need, as in the past 80+ years no issues have happened that has allowed for no access</p> <p>the additional road does not improve the issues beyond the connection so does not offer the correct solution if we are looking to improve safety, I am concerned with increased foot pedestrian traffic on bowers drive as there is no side walk and no lighting down the road as is already popular with residents.</p> <p>reduced security is also a concern as additional exits will exist for criminal a number of independent studies have proven this in Minnesota. i am also concerned that the city and developer have not been transparent of what the use of the out lot has been for, in the initial planning phase (12 new homes) or when i purchased my house.</p> <p>See attached letter.</p>
Carol Larson	14480 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
NICOLE JOHNSTON	14560 BOWERS Dr NW	No, I do not support a second connection to Bowers Drive	I do NOT want the extra traffic on the road, which leads to crime on the road. We did not move to the neighborhood to have additional traffic and issues. We moved here to have a quite DEAD END STREET!
Joshua J Fuhreck	14573 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	<p>Bowers DR NW is already a very busy street for both pedestrians and vehicles. There are no sidewalks and the current flow of traffic already presents a huge danger to residents walking, etc. Connecting Bowers DR to the new development by road and/or walking trail will increase traffic and create a more dangerous situation for people on feet and bikes.</p>
Katherine Woods	14610 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
Sam Sjostrom	14623 Bowers Dr Nw	No, I do not support a second connection to Bowers Drive	
Shelli Sjostrom	14623 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
Steven Perkins	14650 Bowers DR NW	No, I do not support a second connection to Bowers Drive	

Ron Herst	14670 Bowers Dr. NW	No, I do not support a second connection to Bowers Drive	We have lived on Bowers Drive for 30 years and have been perfectly happy with the level of "Safety" that we've had. We are strongly opposed to the proposal to have a second access to Bowers Drive from Riverstone South. In the 30 years that we've lived here, the road has been perfectly adequate from a safety perspective. The very last thing that we want is any additional access to this road. We actually believe that our road is safer from crime in that it is a "dead end" and there is no other way in or out. Why should residents of 242 homes have access to Bowers Drive??? WE DONT WANT IT !!! We retired from farming & chose this house because of the lack of traffic. If the City ignores my opinion then put in posts that can be dropped by remote control. They use in Switzerland - it gets cold there too! I also don't like the density.
Katherine Prokosch	14700 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
Ralph R Nissen	14710 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	
			<ul style="list-style-type: none"> <li>* Concerns that the 2nd access from neighboring high density low income housing will possibly reduce our property values on Bowers Dr.</li> <li>* Concerns this new 2nd access will result in future street lighting, road widening, sidewalks and fire hydrants etc on Bowers Dr.</li> <li>* Concerns of safety with increased foot/bicycle traffic on Bowers Dr.</li> </ul>
John Fluegel	14740 Bowers Dr NW	No, I do not support a second connection to Bowers Drive	* Overall concerns regarding the dramatic increase in high density housing in Ramsey...we moved to Ramsey from Mpls 40 years ago to live in a peaceful and quiet neighborhood.
John Morris	14820 Bowers Dr	No, I do not support a second connection to Bowers Drive	Both John and I feel that to maintain the privacy and value of our neighborhood this access should not be allowed. There has never been any hard numbers put to incidents on our street that warrant the expenditure by the city or the change to our neighborhood. The new neighborhood is not being modeled after ours so therefore we feel it should be kept separate.
Gretchen Morris	14820 Bowers Dr. NW	No, I do not support a second connection to Bowers Drive	Both John and I feel that to maintain the privacy and value of our neighborhood this access should not be allowed. There has never been any hard numbers put to incidents on our street that warrant the expenditure by the city or the change to our neighborhood. The new neighborhood is not being modeled after ours so therefore we feel it should be kept separate.
Tony Durkin	14409 Bowers Dr NW	Yes, but only if it is used by Public Safety (and Public Works Maintenance)	I support public safety and a fire hydrant on the street. I do not support streetlights. My concern is that if a full access road is constructed that it will lead to more traffic which will lead to more wear and tear on the road which will lead to the road re-being redone which will include gutters and streetlights which will lead to a special assessment to my property taxes. I would like to see the signs of emergency vehicles only added to the access road.
Richard Sandeen	14826 Bowers Dr NW	Yes, but only if it is used by Public Safety (and Public Works Maintenance)	Perhaps a little off topic but I would like to see the road connection between Bowers and Riverdale Dr. be moved another 30 or 40 feet to the South locating it completely away from the end of my driveway.
Richard	14826 Bowers Dr NW	Yes, but only if it is used by Public Safety (and Public Works Maintenance)	
Katie Jensen	14331 Bowers Dr NW	Yes, I support a full public road connection	
Stephen J Nash	14500 Bowers Dr NW	Yes, I support a full public road connection	First, we need a second access for Bowers Drive. Second, I believe that the access in question should be a public road which will help disperse traffic on Bowers Dr. Tim Gladhill, I received your letter asking for input regarding the Capstone project. My major question is safety for Bowers Drive. Our road has a lot of curves and limited visibility when leaving many driveways. My hope was that there would be another entry/exit from Bowers to the east. That would decrease traffic as there would be two ways to enter or exit Bowers. In looking at your concept plan I see a new trail and what appears to be a trail and emergency vehicle road with gate. That would only increase foot traffic but not help the traffic we experience. I have heard there is second option being considered with the east trail/limited vehicle plan to allow full car traffic. I would not be in favor of the version that appears in your letter. I would consider Bowers far more safe with two real entry/exits than the limited emergency option. I am not concerned about the very rare case where emergency vehicles need an additional entry vs the traffic we have every day. There should be trees planted on either side of this road. Those residents were not told by builders that there would be a road. They should plant spruce to provide year round privacy. Hopefully the first tier of new home drivers will not cut thru on Bowers to get to Hwy 10.
Bert Horton	14510 Bowers Dr NW	Yes, I support a full public road connection	
Bryan Olson	14513 Bowers Drive NW	Yes, I support a full public road connection	
John LeTourneau	14607 NW Bowers Dr NW	Yes, I support a full public road connection	
Gene. Waldowski	14743 Bowers Dr Nw	Yes, I support a full public road connection	
Luther Olson	14840 Bowers Dr NW	Yes, I support a full public road connection	

PREVIOUS EDITION  
Sketch Pad

**From:** [REDACTED]  
**To:** [Ramsey Planning](#)  
**Subject:** Bowers Drive Connection Survey  
**Date:** Tuesday, August 18, 2020 4:42:53 PM

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Tim Gladhill, I received your letter asking for input regarding the Capstone project. My major question is safety for Bowers Drive. Our road has a lot of curves and limited visibility when leaving many driveways. My hope was that there would be another entry/exit from Bowers to the east. That would decrease traffic as there would be two ways to enter or exit Bowers. In looking at your concept plan I see a new trail and what appears to be a trail and emergency vehicle road with gate. That would only increase foot traffic but not help the traffic we experience. I have heard there is second option being considered with the east trail/limited vehicle plan to allow full car traffic.

I would not be in favor of the version that appears in your letter. I would consider Bowers far more safe with two real entry/exits than the limited emergency option. I am not concerned about the very rare case where emergency vehicles need an additional entry vs the traffic we have every day.

Thanks, Bert Horton  
14510 Bowers Drive NW  
Ramsey, MN., 55303

PREVIOUS REVIEW  
Sketch Plan Review

## Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name	Katherine Prokosch	Email Address	[REDACTED]
Address			
14700 Bowers Dr N.W			
Phone Number			
[REDACTED]			

## Survey Question

For purposes of Public Safety Response, do you support a second access to Bowers Drive?

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- I do not support a second connection to Bowers Drive
- Other (please describe below)

THIS IS A DRABLE NEGATIVE STATEMENT

## Comments

We Retired from farming & chose this house because of the lack of traffic.

If the city ignores my opinion then put in posts that can be dropped by remote control. Then use in Switzerland - it gets cold there too!

## Disclaimer

I also don't like the density.

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

# Print

## Bowers Drive Connection to Riverstone South - Submission #2149

Date Submitted: 8/13/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Bridget George

Email Address

[REDACTED]

Address\*

14350 Bowers Drive NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

I don't see the benefit or the actual need case, nor any data or history justifying the change. If the potential issue is a tree falling across the road, the city could instead proactively trim trees. As the structure of Bowers Drive is not on the table, it would seem to be of minimal benefit to have a 24 foot wide road with curb and gutter as the public works department is proposing rather than a wide trail, as the rest of the road does not have this structure either. If a road were required, a formal barrier would be important to restrict access and would be minimal hindrance to public safety. Perhaps a better investment would be fire hydrants. My primary concern is that the road would draw additional vehicle traffic from new development residents looking for an alternate route to highway 10. Bowers drive already has a large number of residents who exercise, walk, & and take pets along Bowers Drive. Additional auto traffic would pose a significant danger to residents, outweighing any potential safety benefits from a second access. Additionally, extra walkers from the new development looking to complete a loop between the new development and Bowers Drive would add to the number of pedestrians, bikes or dogs along the road, further exacerbating the new hazard created by the proposed new access road. Finally, I am concerned this is just step one of a larger plan by city developers to change Bowers drive road, widening the access, adding curb & gutter, etc. which would change the character of the neighborhood and negatively impact the current lot structure. If public safety is truly the concern of the city- improving or revising entrance and exit access to Bowers Drive should be the first focus- the current access to/from the neighborhood from Highway 10 is extremely dangerous- not enough distance to accelerate or decelerate, as well hazard of crossing the highway. This hazard would get worse with additional traffic from the new development using the access road as a short cut up Bowers Drive onto Highway 10.

# Print

## Bowers Drive Connection to Riverstone South - Submission #2150

Date Submitted: 8/13/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

James Wadey

Email Address

[REDACTED]

Address\*

14447 Bowers Dr NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

I feel there is no real need, as in the past 80+ years no issues have happened that has allowed for no access the additional road does not improve the issues beyond the connection so does not offer the correct solution if we are looking to improve safety, I am concerned with increased foot pedestrian traffic on bowers drive as there is no side walk and no lighting down the road as is already popular with residents. reduced security is also a concern as additional exits will exist for criminal a number of independent studies have proven this in Minnesota. i am also concerned that the city and developer have not been transparent of what the use of the out lot has been for, in the initial planning phase (12 new homes) or when i purchased my house.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2151

Date Submitted: 8/13/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

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Name\*

Laurie Weber Schwarzenberger

Email Address

[REDACTED]

Address\*

14330 Bowers Dr

City

Anoka

State

Mn

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

We have never had the need for a second access to Bowers Dr. We do not believe it is necessary. There will be other accesses to the new housing development for emergencies. We do not want additional traffic on Bowers Drive. The value of our house has already decreased because of new houses across our street..We do not want the values to drop further.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2152

Date Submitted: 8/13/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

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Name\*

Paige Bentley

Email Address

[REDACTED]

Address\*

14435 Bowers Dr NW

City

Ramsey

State

Minnesota

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

Ours is one of the properties directly adjacent to this proposed road. We are opposed to a second access to Bowers Drive. First off, we were not told of this when we purchased our property and are greatly disappointed by the finger pointing and lack of transparency in addressing this issue. Second, we are concerned about lack of safety to our property directly. Since ours would become a corner lot, we would have an entire side of our house exposed to a new roadway that connects to a neighborhood with 250 new homes and an open invitation for possible criminal activity. We are concerned for the safety of our home and ourselves. Another issue to be addressed would be the change in value of our property and any devaluation because of this new said roadway. Will we be compensated, and how, for any losses incurred? The road overall cannot handle more traffic, be it pedestrian or vehicle. Bowers Drive is an active street and adding any traffic poses more of a safety issue to us and our neighbors. Will there be street lights along this new roadway that will be glaring into our bedroom windows? If you build a full roadway with curbs, does that mean curbs for Bowers Drive? Where does this end? It seems you're creating a means for more problems and a never ending cycle. Disappointing to say the least. We've got a longer list of rising concerns that we cannot wait to voice and look forward to the opportunity to be heard.

PREVIOUS PRELIMINARY  
Sketch Plan

# Print

## Bowers Drive Connection to Riverstone South - Submission #2153

Date Submitted: 8/14/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

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Name\*

Sam Sjostrom

Email Address

[REDACTED]

Address\*

14623 Bowers Dr Nw

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2154

Date Submitted: 8/14/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Gene. Waldowski

Email Address

[REDACTED]

Address\*

14743 Bowers Dr Nw

City

Ramsey

State

Mn

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

Yes, I support a full public road connection

Yes, but only if it is used by Public Safety (and Public Works Maintenance)

No, I do not support a second connection to Bowers Drive

Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2155

Date Submitted: 8/14/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Email Address

Shelli Sjostrom

Address\*

14623 Bowers Dr NW

City

State

Zip Code

Ramsey

MN

55303

**Phone Number**

---

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

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PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2156

Date Submitted: 8/15/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Richard Sandeen

Email Address

[REDACTED]

Address\*

14826 Bowers Dr NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

Yes, I support a full public road connection

Yes, but only if it is used by Public Safety (and Public Works Maintenance)

No, I do not support a second connection to Bowers Drive

Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

Perhaps a little off topic but I would like to see the road connection between Bowers and Riverdale Dr. be moved another 30 or 40 feet to the South locating it completely away from the end of my driveway.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2158

Date Submitted: 8/15/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Bryan Olson

Email Address

[REDACTED]

Address\*

14513 Bowers Drive

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***



Yes, I support a full public road connection



Yes, but only if it is used by Public Safety (and Public Works Maintenance)



No, I do not support a second connection to Bowers Drive



Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

There should be trees planted on either side of this road. Those residents were not told by builders that there would be a road. They should plant spruce to provide year round privacy. Hopefully the first tier of new home drivers will not cut thru on Bowers to get to Hwy 10.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2159

Date Submitted: 8/15/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Richard

Email Address

Sandeen

Address\*

14826 Bowers Dr NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

Yes, I support a full public road connection

Yes, but only if it is used by Public Safety (and Public Works Maintenance)

No, I do not support a second connection to Bowers Drive

Other (please describe below)

**Disclaimer**

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**Please comment and explain your response above.**

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PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2160

Date Submitted: 8/15/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

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### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Email Address

John LeTourneau

Address\*

14607 NW Bowers Drive

City

State

Zip Code

Ramsey

Minnesota

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

Yes, I support a full public road connection

Yes, but only if it is used by Public Safety (and Public Works Maintenance)

No, I do not support a second connection to Bowers Drive

Other (please describe below)

**Disclaimer**

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**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2161

Date Submitted: 8/16/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Jim Weidenbach

Email Address

[REDACTED]

Address\*

14230 bowers drive nw, anoka mn 55303

City

ramsey

State

mn

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2162

Date Submitted: 8/16/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Steven Perkins

Email Address

[REDACTED]

Address\*

14650 Bowers DR NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

Bowers DR NW is already a very busy street for both pedestrians and vehicles. There are no sidewalks and the current flow of traffic already presents a huge danger to residents walking, etc. Connecting Bowers DR to the new development by road and/or walking trail will increase traffic and create a more dangerous situation for people on feet and bikes.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2163

Date Submitted: 8/16/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Tony Durkin

Email Address

[REDACTED]

Address\*

14409 Bowers drive

City

Ramsey

State

Mn

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

I support public safety and a fire hydrant on the street, I do not support streetlights. My concern is that if a full access road is constructed that it will lead to more traffic which will lead to more wear and tear on the road which will lead to the road re-being redone which will include gutters and streetlights which will lead to a special assessment to my property taxes. I would like to see the signs of emergency vehicles only added to the access road.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2165

Date Submitted: 8/16/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Kelly Hudick

Email Address

[REDACTED]

Address\*

14420 Bowers Drive NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2166

Date Submitted: 8/16/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Jamey McPheeters

Email Address

[REDACTED]

Address\*

14420 Bowers Dr NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

---

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

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PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2167

Date Submitted: 8/17/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Katie Jensen

Email Address

[REDACTED]

Address\*

14331 Bowers Dr NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

Yes, I support a full public road connection

Yes, but only if it is used by Public Safety (and Public Works Maintenance)

No, I do not support a second connection to Bowers Drive

Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2168

Date Submitted: 8/17/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Stephen J Nash

Email Address

[REDACTED]

Address\*

14500 Bowers Dr NW

City

ANOKA

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

First, we need a second access for Bowers Drive. Second, I believe that the access in question should be a public road which will help disperse traffic on Bowers Dr.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2169

Date Submitted: 8/17/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Ralph R Nissen

Email Address

[REDACTED]

Address\*

14710 Bowers Drive NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

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PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2170

Date Submitted: 8/17/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Luther Olson

Email Address

[REDACTED]

Address\*

14840 Bowers Dr NW

City

Anoka

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

Yes, I support a full public road connection

Yes, but only if it is used by Public Safety (and Public Works Maintenance)

No, I do not support a second connection to Bowers Drive

Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2171

Date Submitted: 8/18/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Ron Herst

Email Address

[REDACTED]

Address\*

14670 Bowers Dr. NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

We have lived on Bowers Drive for 30 years and have been perfectly happy with the level of "Safety" that we've had. We are strongly opposed to the proposal to have a second access to Bowers Drive from Riverstone South. In the 30 years that we've lived here, the road has been perfectly adequate from a safety perspective. The very last thing that we want is any additional access to this road. We actually believe that our road is safer from crime in that it is a "dead end" and there is no other way in or out. Why should residents of 242 homes have access to Bowers Drive??? WE DON'T WANT IT !!!

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2172

Date Submitted: 8/18/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Gretchen Morris

Email Address

[REDACTED]

Address\*

14820 Bowers Dr. NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

Both John and I feel that to maintain the privacy and value of our neighborhood this access should not be allowed. There has never been any hard numbers put to incidents on our street that warrant the expenditure by the city or the change to our neighborhood. The new neighborhood is not being modeled after ours so therefore we feel it should be kept separate.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2173

Date Submitted: 8/18/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

John Morris

Email Address

[REDACTED]

Address\*

14820 Bowers Dr

City

Ramsey

State

Minnesota

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

Both John and I feel that to maintain the privacy and value of our neighborhood this access should not be allowed. There has never been any hard numbers put to incidents on our street that warrant the expenditure by the city or the change to our neighborhood. The new neighborhood is not being modeled after ours so therefore we feel it should be kept separate.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2175

Date Submitted: 8/19/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

NICOLE JOHNSTON

Email Address

[REDACTED]

Address\*

14560 BOWERS DRIVE NW

City

RAMSEY

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

I do NOT want the extra traffic on the road, which leads to crime on the road. We did not move to the neighborhood to have additional traffic and issues. We moved here to have a quite DEAD END STREET!

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2177

Date Submitted: 8/19/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Katherine Woods

Email Address

[REDACTED]

Address\*

14610 Bowers Drive NW

City

Ramsey

State

MN

Zip Code

55303

Phone Number

For purposes of Public Safety Response, do you support a second access to Bowers Drive?\*

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

Please comment and explain your response above.

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PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2180

Date Submitted: 8/21/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Michel Pierce

Email Address

[REDACTED]

Address\*

14330 Bowers Dr. NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

Do not want a connection to Bowers Dr. as it will increase crime and traffic on a street that we enjoy living on. Also, Please ensure that there is no construction access via Bowers Dr for this proposed development. Finally, Still looking for confirmation of a buffer in the southeastern portion of the proposed development between the newly constructed homes on Bowers and the proposed development.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2182

Date Submitted: 8/22/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Terry and Jane Luke

Email Address

[REDACTED]

Address\*

14250 Bowers DR NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

We do not want this connection because it would create more vehicle and pedestrian traffic on Bowers DR. One of the reasons we moved to Bowers DR 43 years ago was for the privacy. Years ago the topic of making Bowers DR part of a scenic river route or trail was brought up. There was a very large turnout of Bowers DR residents at the meeting that were against that proposal. It was decided that in the future when the Pierson property was to be developed a trail would be within the boundary of the new development and would not be at all connected to Bowers DR. I would expect that the City of Ramsey would keep there word on this matter and that it should be on record.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2183

Date Submitted: 8/22/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Michael Manning

Email Address

[REDACTED]

Address\*

14365 Bowers Dr NW

City

Ramsey

State

Minnesota

Zip Code

55303-7264

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2184

Date Submitted: 8/23/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

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Name\*

Michael Sutton

Email Address

[REDACTED]

Address\*

14310 Bowers Drive NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

---

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

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**Please comment and explain your response above.**

I see absolutely no value in the connection between Bowers Drive and the new development. The increased pedestrian and auto traffic if the connection would go forward would be unmanageable, potentially leading to assessments of the current residents to support street lighting along with other additions in the name of safety which we up until today have not needed. Also concerns of increased crime due to any additional connection allowing those who would commit crime alternate routes to escape.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2210

Date Submitted: 8/26/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

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Name\*

Email Address

John Fluegel

Address\*

14740 Bowers Dr NW

City

State

Zip Code

Ramsey

MN

55303

**Phone Number**

---

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

\* Concerns that the 2nd access from neighboring high density low income housing will possibly reduce our property values on Bowers Dr. \* Concerns this new 2nd access will result in future street lighting, road widening, sidewalks and fire hydrants etc on Bowers Dr. \* Concerns of safety with increased foot/bicycle traffic on Bowers Dr. \* Overall concerns regarding the dramatic increase in high density housing in Ramsey....we moved to Ramsey from Mpls 40 years ago to live in a peaceful and quiet neighborhood.

PREVIOUS REVIEW  
Sketch Plan Review

# Print

## Bowers Drive Connection to Riverstone South - Submission #2243

Date Submitted: 9/2/2020

### Riverstone South Background

[Riverstone South Background](#)

By filling out this form, you acknowledge that you have reviewed the materials on this link first. The City of Ramsey is recommending that a connection be made between Bowers Drive and the future Riverstone South Development.

### Fire Department Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. The roadway connection will give Public Safety a second access point to the long Bowers Drive dead-end in the event of an emergency. If Bowers Drive were to be blocked for some reason, this road would allow Public Safety a second access to the Bowers Drive Neighborhood. The road needs to be built to the standards to support the weight of a Fire Vehicle and Equipment and not designed as a standard pedestrian trail. Bowers Drive is the longest dead-end cul-de-sac we have in the City. Bowers Drive does not have any fire hydrants to assist in emergencies.

### Police Department Recommendation

The Police Department is in support of the proposed roadway which would connect the existing cul-de-sac of Bowers Drive that has existed for a number of years to the new Riverstone South Development. Due to the nature and location of this proposed road, the Police Department believes the positives to public safety outweigh any possible negatives which could result from the change. We believe having a second access would increase our ability to quickly render aid to the Ramsey Residents who live on this existing street, who we serve and protect. As the specifics of this road are discussed further, the Police Department would request it be constructed for year-round access and not have breakaway barriers or gates.

### Public Works Maintenance Recommendation

The proposed road that would connect Bowers Drive with the new Riverstone South Development is an important and vital roadway connection for Public Safety. Public Works Staff and equipment are a vital part of every large-scale emergency response effort. Therefore, the Public Works Department recommends the access road be built to a minimum width of 24 feet with B Style Curb and designed to 9 Ton Specifications. This road needs to be designed to handle large emergency equipment, such as Fire Engines, Public Works Vehicles and Electrical Line Repair Vehicles. As also mentioned by Police and Fire, this is a long cul-de-sac road with only a single access point.

I acknowledge that I have read the information above before responding to this survey.\*



Yes

### Purpose of Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

Name\*

Joshua J Fuhreck

Email Address

[REDACTED]

Address\*

14573 Bowers Dr NW

City

Ramsey

State

MN

Zip Code

55303

**Phone Number**

**For purposes of Public Safety Response, do you support a second access to Bowers Drive?\***

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

**Disclaimer**

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

**Please comment and explain your response above.**

---

PREVIOUS REVIEW  
Sketch Plan Review

## Contact Information

The City is requesting that names and addresses are being captured as part of the public record. To ensure that those directly and most impacted by the policy decision are recorded and not unduly influenced by those not directly or most impacted by the decision, address verification is important.

<b>Name</b>	<b>Email Address</b>
Carol Larsen	[REDACTED]
<b>Address</b>	
14480 Bowers Dr, NW, Ramsey, MN 55303	
<b>Phone Number</b>	
[REDACTED]	

## Survey Question

For purposes of Public Safety Response, do you support a second access to Bowers Drive?

- Yes, I support a full public road connection
- Yes, but only if it is used by Public Safety (and Public Works Maintenance)
- No, I do not support a second connection to Bowers Drive
- Other (please describe below)

## Comments

On separate pages  
Please share with Council & Mayor.  
I have questions about exit & entrance on Bowers from  
Highway 10.

## Disclaimer

For purposes of this survey, a non-response will be considered as a non-objection to the connection.

Tim Gladhill, Deputy City Administrator  
Ramsey City Hall, 7550 Sunwood Dr. NW  
Ramsey, MN. 55303

Dear Mr. Gladhill,

In response to your notification that I have the opportunity to respond to your mailing regarding what I want in my backyard...Riverstone South. I do not support a second connection to Bowers Drive.

1. Believing that the people who bought lots and built homes without knowing that there was a possibility the city would put a road between their homes to access Bowers Drive, seems unfair to the residents in the two homes on either side of the "emergency entrance" proposed to Bowers Drive.
2. Headlights aimed at the homes directly across Bowers Drive from that entrance invades the privacy of those residences.
3. Opening up the entrance to 243 residences will create more traffic on our street which has already been the case because of the Capstone addition making it less safe for residents of Bowers to walk because of the speed of many of those vehicles. Monday is garbage pick up on Bowers Drive and there are already many garbage trucks speeding back out of Bowers Drive which I assume would increase even more if that access were open to Riverstone South.
4. None of the agencies who are promoting the emergency entrance live on Bowers Drive. I do, and I've lived here for 56 years. We've had very few emergencies on Bowers Drive during that time and I don't believe the length of the street has ever been hazardous for emergency vehicles.
5. One of the advantages to those of us who reside on Bowers Drive is that we know the neighborhood and our residents. Either those using Bowers Drive know where they are or are lost. Please don't give in to the myth that an expensive road connecting the proposed addition to Bowers Drive would benefit the residents of Bowers Drive. I don't believe it would. In the event of an emergency, not having any in probably over 60 years, if a tree blocked the road, nearly every household owns a chain saw. That speaks for itself. I've always felt safe here, basically because of the dead-end road. If anyone or anything looks suspicious, someone notices and will report it.
6. Bowers Drive owners use the street to walk their dogs and exercise themselves. Opening it up with free access to 240 more households will bring more dogs and people using the street for exercise. Visit Bowers Drive in the winter when you see how yellow the snow is in our entrance to our driveways and along the road let alone the leavings of the dogs by our plowed out mail boxes. Not everyone carries a bag to pick up after their pets. And you want to give access to 240 more households to access our street for the purpose of relieving their animals. No Thanks!!!!
7. If you would, please consider how opening up this entrance to benefit 240 more households, and how it would affect those who are residents who bought or built here were influenced by

the beauty and not overly crowded lots or streets. We were here first and consideration for us should be primary. There has to be a way that an emergency entrance could be restricted to emergency vehicles only...find out how emergency vehicles can activate signals on traffic lights when they need to get through... instead of leaving an emergency entrance open to all through traffic. Doing that would negatively impact us should you approve it...more traffic, too many people, many who are just curious and perhaps more chance for crime with an easier exit and entrance to our neighborhood.

8. Thank you for your consideration of my thoughts and those of many of my neighbors. Having lived here for over half a century, I would implore you to consider these thoughts and desires regarding this important issue.

*Sincerely,*

*Carol Larsen  
14480 Bowers Dr NW  
Ramsay, MN 55303*



PREVIOUS REVIEW  
Sketch Plan Review

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

The Ramsey City Council conducted a regular meeting on Tuesday, September 8, 2020, at the Ramsey Municipal Center, 7550 Sunwood Drive NW, Ramsey, Minnesota.

Members Present: Mayor John LeTourneau  
Councilmember Mark Kuzma  
Councilmember Jeff Menth  
Councilmember Debra Musgrove  
Councilmember Chris Riley  
Councilmember Dan Specht

Members Absent: None

Also Present: City Administrator Kurtis Ulrich  
Police Chief Jeff Katers  
Parks and Assistant Public Works Superintendent Mark Riverblood –  
attended remotely  
Public Works Superintendent Grant Riemer  
Deputy City Administrator Timothy Gladhill  
City Engineer Bruce Westby

**1. CALL TO ORDER**

Mayor LeTourneau called the regular meeting of the Ramsey City Council to order at 7:00 p.m., followed by the Pledge of Allegiance led by Mayor LeTourneau.

**2. PRESENTATION**

**2.01: Presentation Proclaiming September 17-23, 2020 as Constitution Week**

Mayor LeTourneau read the proclamation declaring September 17-23, 2020 as Constitution Week.

**3. CITIZEN INPUT**

None.

**4. APPROVE AGENDA**

Motion by Councilmember Menth, seconded by Councilmember Musgrove, to approve the agenda as presented.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Menth, Musgrove, Kuzma, Riley, and Specht. Voting No: None.

## **5. CONSENT AGENDA**

Motion by Councilmember Riley, seconded by Councilmember Kuzma, to approve the following items on the Consent Agenda:

- 5.01: Approve the following Meeting Minutes:
  - 1) City Council Work Session dated August 25, 2020
  - 2) City Council Regular dated August 25, 2020
- 5.02: Approve Rental Licenses
- 5.03: Adopt Resolution #20-193 Approving Cash Disbursements Made and Authorizing Payment of Accounts Payable Invoicing Received During the Period of August 20, 2020 through September 3, 2020
- 5.04: Adopt Resolution #20-185 Proclaiming September 17-23, 2020 as Constitution Week
- 5.05: Adopt Resolution #20-191 Declaring Costs to be Assessed and Calling for Public Hearing on Proposed Assessment for Past-Due Charges on Municipal Utility Bills (which may include water, sewer, street lighting, recycling, stormwater charges, and penalties incurred) and Current Services Rendered
- 5.06: Adopt Resolution #20-192 Approving Snow Storage Agreement on City Owned Land
- 5.07: Adopt Resolution #20-194 Approving Underwriting Service Agreement for Small Business Relief Grant Program
- 5.08: Adopt Resolution #20-195 Ordering Assessment Roll and Calling Assessment Hearing for Improvement Project #20-04, Puma Street Improvements
- 5.09: Adopt Resolution #20-196 Approving Letter of Support for Metropolitan Council Clean Water Fund Request for State Fiscal Year 2022-2023
- 5.10: Adopt Resolution #20-197 Approving Amended Petition and Waiver Agreement for Municipal Water and Sanitary Sewer Connection to 7600 163<sup>rd</sup> Lane NW

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Riley, Kuzma, Menth, Musgrove, and Specht. Voting No: None.

## **6. PUBLIC HEARING**

None.

## **7. COUNCIL BUSINESS**

### **7.01: Adopt Resolution #20-171 Accepting Bids and Awarding Contracts for Bid Package #1 and Alternate #1 for the New Public Works Facility**

Public Works Superintendent Riemer reviewed the staff report and recommendation to adopt Resolution #20-171 accepting bids and awarding contracts for Bid Package #1 with a base bid amount of \$6,138,361 and including Alternate Bid #1 in the amount of \$441,938 for a total of \$6,580,299.

Councilmember Musgrove asked if it is unusual to have this type of bidding competition and low bidders.

Public Works Superintendent Riemer replied that he believes that COVID has slowed down the commercial side of construction and therefore there is more interest from those contractors.

Motion by Councilmember Menth, seconded by Councilmember Riley, to Adopt Resolution #20-171 Accepting Bids and Awarding Contract for Bid Package #1 for the New Ramsey Public Works Facility, Improvement Project #20-07.

Further discussion: Councilmember Kuzma asked RJM to come forward and discuss why it is a good time to go forward with alternate bid #1. Curtis Sell, RJM, stated that there would be cost efficiencies in completing the alternate bid into the original build, as the cost to complete an expansion in the future adds additional costs. He noted that there would also be a schedule efficiency in completing both of those elements at once. Councilmember Musgrove asked when the Council will see updated sketches for the building. Mr. Sell stated that bid package #1 contains the larger denser portions of the project and the architect is working to complete bid package #2, which contains more of the design details.

Motion carried. Voting Yes: Mayor LeTourneau, Councilmembers Menth, Riley, Kuzma, Musgrove, and Specht. Voting No: None.

#### **7.02: Review Sketch Plan for Riverstone South; Case of Capstone Homes**

Assistant City Administrator Gladhill reviewed the staff report and asked the Council to provide feedback to the developer as part of the plan development for the next stage in the process known as Preliminary Plat. Preliminary Plat is the most crucial stage in the subdivision process. It was noted that the City has broad policy discretion as the request requires the approval of a Zoning Amendment and possibly a Comprehensive Plan Amendment due to lot sizes and densities.

Councilmember Specht asked if the Comprehensive Plan identifies a trail connection to the end of Bowers Drive.

Assistant City Administrator Gladhill stated that there has been some discussion on the MRT trail and where it will connect. He noted that the discussion is focused more on Riverdale Drive rather than running that trail through the Bowers Drive properties. He stated that staff will continue to work with new developments in order to secure segments near the river.

Mayor LeTourneau noted that the MRT extends past Bowers Drive to the west and is not proposed to go down Bowers Drive at this point. He noted that there is a full access onto the trail from Bowers Drive. He asked if the Council is required to make any decisions about the secondary road access tonight.

Assistant City Administrator Gladhill stated that tonight they are looking at whether there is general consensus to move forward with the plan development as proposed. He stated that they

would like direction on the Bowers Drive connection but noted that the decision could be changed prior to adoption of the Preliminary Plat.

Councilmember Riley asked if these would be the same lot sizes as Riverstone North.

Assistant City Administrator Gladhill confirmed that these would be the same lot sizes and would be very much a mirror image of the development, with the exception of the removal of one of the product types.

Councilmember Musgrove asked for details on Riverdale Drive and the history of the layout on the sketch.

Assistant City Administrator Gladhill provided background information on the access planning study that was completed in 2014 by the City and MnDOT, noting that study showed Riverdale Drive consuming some of the first few lots. He provided additional details on the proposed layout for Riverdale Drive which was developed by the developer working with the input of the Bowers Drive residents to find an alignment that worked well for everyone involved.

Mayor LeTourneau provided an opportunity for members of the public to provide input.

Jeff Johnson, 14540 Bowers Drive, referenced the Bowers Drive survey and asked at what point the Council would automatically move ahead. He asked if the decision has already been made on Bowers Drive. He stated that the residents have not been given any data from public safety on how much safer the neighborhood would be with the additional access. He stated that when you open up a cul-de-sac that increases opportunity for crime as that creates another way for people to access and exit the neighborhood. He stated that this road has been around for about 80 years and noted that there has not been one time since he has lived at his home where EMS has not been able to access the homes on Bowers Drive. He stated that there is a difference between a need and a desire. He stated that connecting Bowers Drive to Capstone would substantially increase the pedestrian traffic on Bowers Drive, which is a narrow road that is not lit by streetlights. He stated that providing this connection is attempting to solve a problem that does not exist and would instead create more problems that need to be solved, which would destroy the reason people purchased homes on that road. He stated that people that purchased property on Bowers Drive chose to live there and do not need the City to calculate their risk levels. He stated that if the residents on Bowers Drive felt threatened, they would not have purchased their properties. He commented that residents do not leave Bowers Drive, they seek property on Bowers Drive. He did not think it appropriate to include or make assumptions about the people that did not respond to the survey. He commented that the residents of Bowers Drive do not want the connection and did not believe there is anything wrong with keeping those neighborhoods isolated rather than connecting them. He did not think that putting a secondary access onto Bowers Drive would solve any problems and instead would create additional problems.

Mayor LeTourneau thanked Mr. Johnson for his input.

Mr. Johnson stated that at the last planning meeting he asked for information as to what would be required for the Bowers Drive residents to stop this process and he has not received that information.

Mayor LeTourneau stated that staff is still determining that but recognized that the voices of Bowers Drive have a high impact.

Councilmember Musgrove stated that it is clear that Mr. Johnson does not want a road and asked if he would support a narrow trail with breakaway barriers that could be used by emergency vehicles.

Mr. Johnson stated that once that is developed, people will use that as a trail and the pedestrian traffic will come from Capstone onto Bowers Drive. He confirmed that his concern is related to the increased pedestrian traffic and safety concerns with that activity.

Councilmember Musgrove asked what Mr. Johnson would believe to be a workable option.

Mr. Johnson stated that he would like to see the data that proves this would make that neighborhood safer as the data currently shows that the secondary access and increased pedestrian traffic would make the area more unsafe.

Councilmember Musgrove referenced the mention of 50 foot and 100-foot setbacks.

Mr. Johnson noted that the original planning meetings for Capstone referenced a 100-foot setback, but those original 12 homes were setback 50 feet instead.

Police Chief Katers appreciated Mr. Johnson's position. He stated that his comments related to public safety remain the same for any neighborhood noting that he prefers two points of access for all neighborhoods although he recognizes the uniqueness of Bowers Drive. He stated that he cannot provide statistical information of what may happen in the future and can only provide input on what could happen. He stated that there could be multiple situations that could cause the current access to be closed, therefore public safety prefers to have two points of access in order to get people in and out of a neighborhood.

Mr. Johnson stated that everyone that lives on Bowers Drive is aware of the risk they took in purchasing their property and they are not asking for that secondary access. He stated that cul-de-sacs are safer than any other road in terms of crime. He stated that he has not been provided with any information that has proven that two accesses would make the residents safer.

Police Chief Katers stated that his standard response for a development is to have two accesses. He stated that he is familiar with the cul-de-sac studies, noting that those were small areas in Minneapolis and therefore that is an urban area versus a rural environment and that study only took into account burglary and not the other crimes or situations that could exist.

Councilmember Specht thanked Mr. Johnson for his input and recognition of property rights. He stated that he has heard of informal surveys that have been completed with more response.

Josh Fuhreck, 14573 Bowers Drive, thanked Capstone for their efforts on this project. He stated that overall, this is a good project and the developer has given consideration to the unique forestry environment that exists on the property. He stated that overall, he supports the project, but he does not support the Bowers Drive connection. He stated that the public safety concerns mentioned have an extremely remote possibility of occurring. He noted that if the connection is provided to allow the additional pedestrian traffic on the narrow roadway of Bowers Drive, that would create a much more likely and real safety concern. He stated that it would be very unlikely that a tree would fall, and an emergency situation would occur at the same time, noting that has not happened once in 80 years. He stated that the City's survey was extremely slanted, mentioning only the City points and a statement that said if you do not respond we will assume you favor the connection. He presented a survey of 85 homes, noting that 60 residents responded in opposition of the connection to Bowers Drive. He asked the Council to consider the survey he presented rather than the survey completed by the City.

Councilmember Musgrove asked what the area between the homes is right now.

Mr. Fuhreck stated that currently it is a strip of land between two homes and one would assume that the land belongs to one of the two adjacent homes. He confirmed that the area is not mowed or maintained.

James Wadey, 14447 Bowers Drive, stated that he is one of the homes adjacent to the proposed access connection. He echoed the comments of the previous two speakers. He stated that when he purchased his home two years ago there was no indication that there would be a road and it was shown as an outlot. He stated that they asked Capstone the plans for the outlot and there was never a mention of a road connection. He stated that they signed the survey in opposition of the road. He agreed that the pedestrian traffic is already heavy with Bowers Drive residents and opening the secondary access would bring additional security concerns. He stated that there are a number of studies that show opening up a cul-de-sac has a detrimental impact on burglary. He commented that the City was never transparent through the channels he had available when he purchased his home about a potential road connection.

Carol Larson, 14480 Bowers Drive, stated that she has lived on Bowers Drive for 56 years and has seen a lot of changes. She stated that she appreciates that they have been isolated from a lot of the changes in Ramsey. She noted that she anticipated that there would be development on the Capstone property and Riverstone South and therefore does not object to that development. She stated that she does object to placing a roadway between two homes that were not alerted to that possibility. She stated that those homes would lose all privacy and they would have chosen other lots would they have known that. She stated that she has submitted several things to the Council in written form. She explained that if you go down Bowers Drive in the winter the driveways are plowed but the snow is yellow and brown because of the dogs in the area and did not want to see additional dogs being walked on the road. She commented that vehicles travel on Bowers Drive and adding additional pedestrian traffic would seem to be the opposite of increasing public safety. She believed that the one access should be provided from Highway 10.

Councilmember Specht asked if the City gets involved when there is sale of property next to a City owned property.

Assistant City Administrator Gladhill stated that the City cannot control the information shared by a realtor when selling a property. He explained that the City obtained that outlot in order to reserve that corridor for the future, therefore the area was not signed as a future road. He stated that perhaps the people that purchased those homes were not alerted to the possibility of a roadway connection in that location.

Mayor LeTourneau stated that he feels there are two separate issues in this case, the development plan, and the road connection to Bowers Drive.

Assistant City Administrator Gladhill stated that this is the opportunity for the Council to provide direction to the developer on the plan development for preliminary plat. He stated that perhaps the decision is not ready to be made on the road connection. He noted that this is the first time the petition has been presented to the City and the Council could direct staff to work towards a compromise or could take that option off the table all together. He confirmed that there is time to explore the Bowers Drive connection further at a future point.

Councilmember Kuzma stated that it sounds like the City owns the outlot currently and asked if there would be a possibility to provide the connection in the future.

Assistant City Administrator Gladhill confirmed that the decision could be made in the future if desired, noting that the intent has always been to reserve the corridor.

Councilmember Kuzma stated that he would recommend that the lot be reserved, and he would not support a road connection at this time because of the large opposition to the issue. He noted that the City would always have the ability to pursue that in the future.

Mayor LeTourneau confirmed the standpoint of Councilmember Kuzma to table the road connection at this time but still reserve the outlot and an outlot from Capstone in order to preserve that ability in the future.

Councilmember Specht stated that he likes the overall plan and additional tree preservation. He also agreed that the connection to Bowers Drive should be removed at this point.

Councilmember Musgrove asked if the cul-de-sacs proposed in the development would meet the standards of public safety.

Assistant City Administrator Gladhill stated that every development project goes through a development committee that includes representation from all City departments and noted that as designed staff is not concerned with the cul-de-sac sizes proposed.

Councilmember Musgrove asked if there has been discussion to having a third access to Riverdale near the 40-foot lots.

Assistant City Administrator Gladhill stated that there is an undetermined development area in the future that is identified with a stub road. He stated that staff feels that the two access points is sufficient and adding additional access points would cause conflicts on the access road.

Councilmember Musgrove asked if there would be any special easements on the property, such as a conservation easement.

Assistant City Administrator Gladhill stated that the protected area would be conveyed to the City and the City would own that property in fee title to prevent confusion and conflicts that have occurred in other neighborhoods that used conservation easements.

Councilmember Musgrove agreed that she would like to see the development move forward and would also support removing the road connection to Bowers Drive.

Councilmember Riley stated that right now they are focusing on the process of listening to residents. He stated that there is also a process of listening to the Planning Commission, public works and public safety who have all said that connection is necessary. He stated that one of the goals of the City is to have a connected community. He stated that he would support this development moving forward without the connection but would want to circle back to that potential connection in the future.

Councilmember Menth stated that if the Bowers Drive connection is eliminated that would leave two access points into the proposed development and asked if that would be considered sufficient.

Assistant City Administrator Gladhill confirmed that would be deemed sufficient for the new development.

Councilmember Menth commented that the statement is often made that a decision is made before they walk into the room and noted that tonight the residents that spoke changed his mind on this issue. He stated that he listened to the four residents tonight and they persuaded him. He stated that he would like to hold onto the right-of-way but keep Bowers Drive the way it is. He stated that the residents of Bowers Drive do not want that connection and the Council is supposed to represent the residents.

Councilmember Kuzma stated that perhaps when the curbs are installed there be a curb cut in that location, which would allow public safety to go through that area.

Assistant City Administrator Gladhill stated that even if there is not a road connection, staff would still like to use that corridor to place a hydrant in that location. He stated that the decision does not need to occur today, but staff will continue those discussions.

Councilmember Specht stated that he likes that a consensus was reached. He noted that if it were his decision completely, he would even favor selling that land to an adjacent landowner that may be interested.

Mayor LeTourneau stated that he was fond of hearing the statement from Councilmember Menth related to the fact that residents often believe that the Council has made up its mind before entering the room. He stated that many times in his years on the Council he has thought that the Council was in agreement on a topic because of the information from staff but that has changed on multiple occasions because of the input from the public. He stated that he also supports the consensus of the Council tonight to support this development moving forward as proposed without the connection to Bowers Drive at this time. He thanked Capstone for continuing to work with residents and listening to their input throughout this process. He commended Capstone for preserving additional trees and bringing forward a solid project to the community.

Mr. Johnson thanked Capstone and the members of the Council and City staff for hearing the residents tonight.

#### **8. MAYOR, COUNCIL AND STAFF INPUT**

City Administrator Ulrich announced upcoming meetings and events.

#### **9. ADJOURNMENT**

Motion by Councilmember Riley, seconded by Councilmember Musgrove, to adjourn the meeting.

Motion carried.

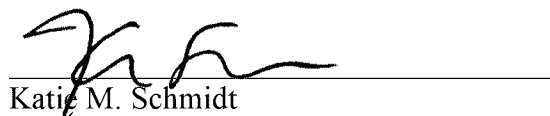
The regular meeting of the City Council adjourned at 8:32 p.m.

Respectfully submitted,



Kurtis G. Ulrich  
City Administrator

ATTEST:



Katie M. Schmidt  
Administrative Assistant

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

A recording of this meeting is available for viewing online at [www.qctv.org](http://www.qctv.org)  
<<http://www.qctv.org>>. Recordings are available for 36 months after the date of the meeting.