

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

RESOLUTION #26-087

A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO UTILIZE AN ALTERNATIVE METHODOLOGY FOR THE TREE INVENTORY FOR SERENITY AT RIVERS EDGE AND DECLARING TERMS OF PERMIT

RECITALS

1. The City of Ramsey received an application from Rivers Edge Development LLC (the "Permittee") requesting a Variance to Section 106-354 (Private Trees in New Development Areas) of the Ramsey City Code to utilize an alternative tree inventory technique for the property generally located south of Riverdale Drive, west of Sunfish Lake Boulevard and east of Dolomite Street, and legally described as:

Tract C, Registered Land Survey Number 119, except the East 210 feet thereof, as measured at right angle to the East line of said Tract, except road, subject to easement of record, Anoka County, Minnesota.

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission on March 26, 2026, related to this request, and before the City Council for a public hearing pursuant to Section 106-220 (Variances) of the Ramsey City Code on April 14, 2026, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 9.24 acres in size, is zoned R-1A (Single-Family Residential), and is guided as Low Density Residential in the Comprehensive Plan.
4. That the surrounding parcels to the east and west are zoned R-1A (Single-Family Residential), with one parcel zoned Public/Quasi-Public. The parcels north of Riverdale Drive are zoned B-2 (Community Business District).
5. That the surrounding parcels east and west of the Subject Property are guided as Low Density Residential, while the parcels north of Riverdale Drive are guided as Commercial, in the Comprehensive Plan.
6. That City Code Section 106-354 (Private Trees in New Development Areas) requires an inventory of all significant trees (defined as any oak or evergreen with a Diameter at Breast Height [DBH] of four [4] inches or greater and all other trees with a DBH of eight [8] inches or greater) within the developable portions of a project site.
7. That approximately six and a half (6.5) acres of woodland are present on the Subject Property, with the dominant species being eastern red cedar.

8. That the Permittee has proposed utilizing a Fixed Radius Plot (FRP) technique to collect tree data, due to the denseness of the woodland and the growth characteristics of eastern red cedar.
9. That the FRP method is appropriate when the tree characteristics (size, age, species, growing conditions) are generally homogenous, which appears to be the case here.
10. That the Environmental Policy Board (EPB) reviewed the request for a variance to utilize an alternative tree inventory technique at their March 16, 2026 meeting. While there was not a quorum present, and therefore no formal recommendation from the EPB, the consensus of the three (3) members that were present was to support this request.

FINDINGS OF FACT

1. That the alternative tree inventory methodology does not violate the intent and purpose of the Comprehensive Plan.
2. That the alternative tree inventory methodology will be in accordance with the objectives of the intent of Section 106-220 (Variances) of the Ramsey City Code.
3. That the denseness of the two Existing Significant Vegetative Stands on the Subject Property, which are nearly homogenous with eastern red cedar, create a significant physical obstacle to completing a more traditional tree inventory, create a unique scenario for the Subject Property that was not created by the Permittee.
4. That the alternative tree inventory methodology will not have the effect of allowing any use prohibited in the R-1A (Single-Family Residential) District.
5. That the alternative tree inventory methodology will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 106 (Zoning Code) of the Ramsey City Code.
6. That the alternative tree inventory methodology will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.

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

That the Ramsey City Council hereby grants approval of a variance (the “Variance”) to utilize an alternative tree inventory methodology (FRP) to collect tree data on the **Subject Property**, subject to review and approval as to legal form and contingent upon the following conditions:

CONDITIONS

1. That this **Variance** shall allow the use of the FRP sampling methodology on the **Subject Property**.

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2. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
3. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
4. That the Permittee shall comply with all other standards within City Code Section 106-354 (Private Trees in New Development Areas) on the **Subject Property**.
5. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
6. That this **Variance** shall automatically expire if the use is not initiated by April 14, 2027, and initiation shall be considered submittal of the tree preservation plan.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

Whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 14th day of April, 2026.

Mayor

ATTEST:

City Clerk

