

City of Ramsey
Agenda
Environmental Policy Board (EPB)
Monday, February 9, 2026
6:30 pm
Council Chambers, 7550 Sunwood Drive NW

Remote Attendance available at www.cityoframsey.com/meetings.
Those joining remotely and requesting to speak are asked to use a webcam when speaking.

1. **Call to Order**

2. **Citizen Input**

3. **Approve Agenda**

4. **Approve Minutes**
 1. Approve Meeting Minutes Dated January 12, 2026

5. **Policy Board Business**
 1. Consider the Natural Resources Aspects of a Site Plan and Sketch Plan for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

6. **Board/Staff Input**
 - **Fix It Clinic and HHW events update**

7. **Adjournment**

Environmental Policy Board (EPB)

Meeting Date: 02/09/2026

Primary Strategic Plan Initiative:

Information

Title:

Approve Meeting Minutes Dated January 12, 2026

Purpose/Background:

The purpose of this case is to approve the meeting minutes dated January 12, 2026.

Recommendation:

Staff recommends approving the January 12, 2026 meeting minutes.

Outcome/Action:

Motion to approve the meeting minutes dated January 12, 2026.

Attachments

Meeting Minutes Dated January 12, 2026

Form Review

Inbox

Brian Hagen

Form Started By: Chris Anderson

Final Approval Date: 02/04/2026

Reviewed By

Brian Hagen

Date

02/04/2026 02:00 PM

Started On: 02/03/2026 08:52 AM

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

On Monday, January 12, 2026, the Environmental Policy Board (EPB) met in the Council Chambers at the Ramsey Municipal Center, 7550 Sunwood Drive N.W., Ramsey, Minnesota.

Members Present: Acting Chairperson Laura Moore
 Board Member Reid Bernard
 Board Member Nick Burgess
 Board Member Thomas Hagerty

Members Absent: Chairperson Melissa Fetterley
 Board Member Paula Houts
 Board Member Hassan Salami

Also Present: Senior Planner Chris Anderson
 City Council Liaison Eric Peters

1. CALL TO ORDER

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

2. CITIZEN INPUT

None.

3. APPROVE AGENDA

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

Motion carried. Voting Yes: Acting Chairperson Moore, Board Member Hagerty, Bernard, and Burgess. Voting No: None. Absent: Chairperson Fetterley, Board Member Houts, and Salami.

4. APPROVE MINUTES

4.01: Approve Meeting Minutes Dated November 17, 2025

Motion by Board Member Hagerty and seconded by Board Member Bernard to approve the regular meeting minutes dated November 17, 2025.

Motion carried. Voting Yes: Acting Chairperson Moore, Board Member Hagerty, Bernard, and Burgess. Voting No: None. Absent: Chairperson Fetterley, Board Member Houts, and Salami.

5. POLICY BOARD BUSINESS

5.01: Consider the Natural Resources Aspects and a Variance Request Associated with a Proposed Four (4) Lot Subdivision at 17201 St. Francis Boulevard NW and Outlot A O'Shaughnessy Addition (Project #25-116); Case of Tim O'Shaughnessy

Senior Planner Anderson presented the staff report. He stated that the City has received a Land Use Application from Tim and Corrin O'Shaughnessy for a proposed four-lot subdivision of two parcels, 17201 St. Francis Boulevard NW and Outlot A O'Shaughnessy Addition. The eastern edge of the subject property falls within the Scenic River Protection Overlay District, which has prompted the need for a variance to lot width as well.

Acting Chairperson Moore asked where the driveway would be for lot four.

Senior Planner Anderson identified the proposed path of the driveway for that lot.

Acting Chairperson Moore asked and received confirmation that the only trees planned for removal are within the building pads for the homes and septic sites.

Senior Planner Anderson agreed and noted that some additional trees will likely need to be removed for each of the driveways.

Board Member Burgess asked if the trees removed would be replaced.

Senior Planner Anderson commented that because of the large number of trees that exist onsite, the trees proposed for removal do not trigger the need for replacement.

Councilmember Peters asked if the existing building near the road would remain.

Senior Planner Anderson replied that it is his understanding that there are no proposed improvements or removal of structures on what will become lot two; therefore, that building would remain.

Motion by Board Member Bernard and seconded by Board Member Hagerty to recommend City Council approval of the variance to lot width and of the natural resources aspects of the subdivision.

Motion carried. Voting Yes: Acting Chairperson Moore, Board Member Bernard, Hagerty, and Burgess. Voting No: None. Absent: Chairperson Fetterley, Board Member Houts, and Salami.

5.02: Consider the Draft Managed Natural Landscapes Ordinance Amendment

Senior Planner Anderson presented the staff report. He provided an overview of the work staff and the EPB have done on the proposed ordinance amendment pertaining to natural landscapes. He stated that following the input from the EPB at its November meeting, staff have made revisions and sent the draft ordinance to the Anoka Conservation District's Restoration Ecologist for review and comment, which also resulted in some minor tweaks to existing language. Staff believes the draft ordinance is now ready for consideration.

Motion by Board Member Hagerty and seconded by Board Member Burgess to recommend approval of the ordinance.

Motion carried. Voting Yes: Acting Chairperson Moore, Board Member Hagerty, Burgess, and Bernard. Voting No: None. Absent: Chairperson Fetterley, Board Member Houts, and Salami.

5.03: Consider Participation at New Ramsey Farmers Market

Senior Planner Anderson presented the staff report. He stated that the Ramsey Parks and Recreation Department has identified a need for, and received unanimous support from the City Council, to create a municipal Farmers Market for the 2026 season. He provided a high-level overview of the market and proposed participation from the EPB.

Acting Chairperson Moore commented that she would be willing to staff the table and noted that perhaps additional members would be interested as well, noting that some members are not present tonight. She asked if the table would be EPB-focused or whether there would be a tie-in to food.

Senior Planner Anderson replied that would be a decision of the Board, but it does not need to tie in to food.

Board Member Burgess stated that he would be interested as well.

Board Member Hagerty stated that perhaps they could have some props as well to attract people to the table, using the example of recycling bins or rain barrels.

Senior Planner Anderson confirmed that staff would provide resources and materials for the booth.

Acting Chairperson Moore confirmed that there is interest from some Board Members in participating and noted that they can follow up with staff to continue to refine the details.

6. BOARD / STAFF INPUT

- **May Meeting Date**

Senior Planner Anderson commented that he has a conflict with the May 18, 2026, meeting date and asked for permission to change that meeting to May 11, 2026.

Acting Chairperson Moore confirmed the consensus of the Board with that date change.

7. ADJOURNMENT

Motion by Board Member Hagerty and seconded by Board Member Burgess to adjourn the meeting.

The meeting adjourned at 7:05 p.m.

Respectfully submitted,

Chris Anderson
Senior Planner

ATTEST:

Kalia Lor
Planning Administrative Assistant

Drafted by Amanda Staple
TimeSaver Off Site Secretarial, Inc.

Environmental Policy Board (EPB)**Meeting Date:** 02/09/2026**Primary Strategic Plan Initiative:**

Information**Title:**

Consider the Natural Resources Aspects of a Site Plan and Sketch Plan for Serenity at Rivers Edge (Project No. 26-101); Case of Rivers Edge Development LLC

Purpose/Background:

The City has received a Land Use Application from Rivers Edge Development LLC (the "Applicant") for review of both a Sketch Plan and Site Plan for a proposed residential subdivision located on the south side of Riverdale Drive, between Dolomite Street and Sunfish Lake Boulevard (the "Subject Property"). The Subject Property abuts the Mississippi River and is within the Mississippi River Corridor Critical Area (MRCCA) Overlay District.

Time Frame/Observations/Alternatives:**Project Overview**

The Applicant is proposing to create two (2) new, buildable lots on the east end of the plat, and platting the remainder of the Subject Property as an outlot for the time being, due to concerns about meeting the minimum density requirement. The Subject Property is approximately 9.24 acres in size and is heavily wooded, primarily with eastern red cedar. The Subject Property is zoned R-1A (Single Family Residential) and is guided as Low Density Residential in the Comprehensive Plan. The R-1A zoning district requires a minimum lot size of 10,000 square feet and a minimum lot width of 80 feet. The land guidance requires a minimum density of 2.25 units per acre. However, meeting the minimum density would require at least 21 lots, which would result in significantly more loss of tree cover and would deviate from the existing development pattern to both the east and west (average lot size ranges from approximately 0.5 acres to 0.75 acres). Staff was amenable to considering the creation of a new River District in the 2050 Comprehensive Plan Update, which will likely start in earnest later this year. If Ramsey is successful in creating a new land guidance district, that likely wouldn't go into effect for a couple of years (until such time that the Comprehensive Plan Update was approved by both the City Council and the Metropolitan Council). At that time, the Applicant intends to subdivide the outlot into similarly sized lots.

There are no proposed new roads associated with this subdivision. Driveways would be directly off of Riverdale Drive. Additionally, there is already sanitary sewer, storm sewer, and municipal water underneath Riverdale Drive. So, other than extending individual services to each new lot, there will be no new utility infrastructure required either.

While this is only a Minor Plat (a subdivision of three [3] or fewer parcels that does not require the construction of public roads or utilities), which the Environmental Policy Board (EPB) does not normally review, because it is within the Mississippi River Corridor Critical Area (MRCCA), it does require Site Plan review, which is something that the EPB does review.

MRCCA

The Subject Property is within the MRRCA, which includes additional regulations pertaining to vegetation management, grading, and setbacks from the Ordinary High Watermark (OHW). Since the Subject Property abuts the Mississippi River, the state categorizes it as being in the River Neighborhood (RN) District. In the RN District, structures need to be setback at least 100 feet from the OHW of the Mississippi River. Decks and at-grade patios can encroach into this setback a maximum of fifteen (15) feet, without the need for a variance. There is also a bluffline setback of forty (40) feet and there are limitations on what activities can occur within the Bluff Impact Zone (BIZ), which includes the land within twenty (20) feet of the bluffline. There are no additional

regulations regarding typical bulk standards, such as lot size, lot width, etc., within the MRCCA district. Additionally, since the Subject Property is less than ten (10) acres in size, the subdivision design standards in the MRCCA district, such as designating a certain percentage of Primary Conservation Areas as protected open space, do not apply.

Within the MRCCA, there are "Primary Conservation Areas" or PCAs, which include areas such as Shore Impact Zones (SIZ, which is equal to 50% of the required structure setback from the OHW), areas within fifty (50) feet of a wetland or natural drainage way, BIZ, areas of native plant communities, and significant existing vegetative stands. There are two (2) Significant Existing Vegetative Stands on the Subject Property, both consisting primarily of eastern red cedar, although there are other species mixed in as well. While these are PCAs, City Code does not outright prohibit tree removal from these areas. In fact, City Code states that with a Vegetation Permit, intensive tree clearing activity is permitted as long as it is the minimum necessary for development. In addition to a Vegetation Permit to clear a portion of a PCA, a Vegetation Restoration Plan will also be required. Staff has an inquiry into the DNR about whether these should be submitted and reviewed as part of the subdivision process or as part of the individual building permit applications for the new homes.

Staff sent the Sketch Plan to the MN DNR Area Hydrologist for review and comments. The primary comment from the DNR focused on how the Applicant determined the OHW, as the Area Hydrologist noted that it was much lower than what their modeling information indicates it should be. The Sketch Plan notes that the "edge of water" elevation of 834.1 feet. However, the OHW is not synonymous with the edge of water. In fact, per MN State Statute 103G.005, the OHW is defined as the point where vegetation changes from predominantly aquatic to predominately terrestrial. Per the DNR, the OHW should be approximately 837.9 feet. Since the structure setback is based on the OHW, this will likely impact house placement, meaning homes will need to be shifted north, closer to Riverdale Drive.

Both a Vegetation Permit, which will address the clearing necessary for the proposed development, and a Vegetation Restoration Plan, which would aim to reestablish suitable and native vegetation where possible on site, are needed. This information must be included with the Applicant's next submittal.

Setbacks

As proposed, the house pads appear to be set just beyond the minimum 100-foot setback from the OHW (per the MRCCA standards). However, under the new Zoning Code, in the R-1A district, homes must comply with a minimum front yard setback of twenty-five (25) feet and cannot be more than thirty-five (35) feet behind the front property. There is a caveat to this, though. When there is an existing setback pattern established on either side of a new development, the new homes can conform to that established pattern. Thus, the proposed house pads will need to be shifted north slightly to adhere to the existing setback pattern of the homes to the east (all of which also are riparian lots). This is beneficial for multiple reasons. First, it will create additional space in the rear yard for typical homeowner improvements (such as swimming pools, sheds, etc.) that are not permitted within the 100-foot structure setback. Secondly, at least for the easternmost lot, this should likely result in less tree removal, as there is no tree cover along the eastern edge and northeastern portion of the plat.

Natural Resources Inventory (NRI) and the Minnesota Land Cover Classification System (MLCCS)

The City's NRI does not identify any native plant communities on the Subject Property. Along the edge of the river, there is a narrow strip designated as a semi-natural or altered/non-native plant community. This area is within the 100-foot setback from the OHW, which means there should not be major impacts to this vegetation. There are three (3) different land cover classifications on the Subject Property, including 'Upland Forest' (this is the area essentially designated as an 'Altered/Non-Native Plant Community'), 'Woodland', and 'Urban with Vegetative Cover'. The vast majority of the Subject Property is classified as 'Woodland'.

It does not appear that there are any wetlands present on the Subject Property. However, along the river's edge, there is floodplain identified, including Floodway (mostly the main channel of the river) and Flood Fringe. Again, these designations appear to be contained within the 100-foot structure setback from the OHW, which means there should not be any conflicts with structures being constructed within the areas designated as floodplain.

Tree Inventory & Preservation Plan and Landscape Plan

The submittal did not include a Tree Inventory and Preservation Plan nor a Landscape Plan. Both of these plans will be required at the Final Plat stage. There is a potential that the Applicant may seek a variance to the tree inventory methodology, based on how densely packed together the eastern red cedar trees are. Either way, the Tree Inventory and Preservation Plan will be brought back to the EPB for review and recommendation, presumably at the March meeting. Lot 1 will almost assuredly require the standard two (2) front yard trees. However, for Lot 2, existing trees, should they be preserved, may potentially satisfy the front yard planting requirements.

Staff received clarification from the DNR that the City's required standard landscape plan does not require all the same information that a Vegetation Restoration Plan must include. Thus, a Vegetation Restoration Plan, in addition to a Landscape Plan, will be required. A Vegetation Restoration Plan must include vegetation that provides suitable habitat and effective soil stability, runoff retention, and infiltration capability. Species, composition, density, and diversity should be guided by nearby patches of native plant communities (per the Area Hydrologist, based on the dominant presence of eastern red cedar, this site likely has well drained soils and prairie or oak savannah may be appropriate native plant communities to guide restoration here).

Funding Source:

All costs associated with this application are the Applicant's responsibility.

Recommendation:

Staff recommends approving the natural resources aspects of this project contingent upon receipt, review, and approval of a Tree Inventory and Preservation Plan.

Outcome/Action:

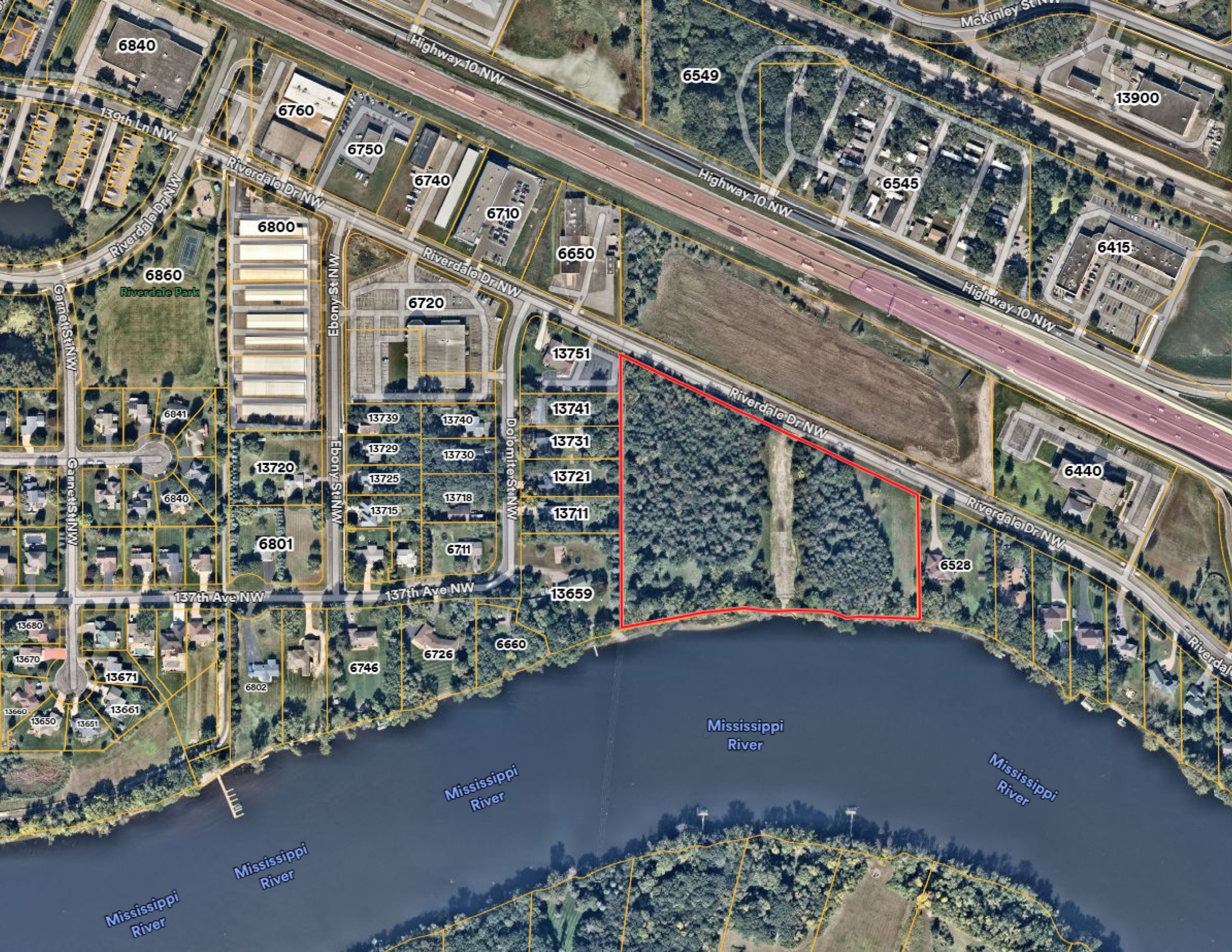
Motion to recommend approval of the natural resources aspects of the Serenity at Rivers Edge project, contingent upon receipt, review, and approval of a Tree Inventory and Preservation Plan, a Vegetation Permit Application, and a Vegetation Restoration Plan.

Attachments

Site Location Map
Sketch Plan with Aerial Image
Sketch Plan with Review Comments
Vegetation Permit Property Owner Guide

Form Review

Inbox	Reviewed By	Date
Brian Hagen	Brian Hagen	02/04/2026 02:03 PM
Form Started By: Chris Anderson		Started On: 01/28/2026 09:47 AM
Final Approval Date: 02/04/2026		



6840

6760

6750

6740

6710

6650

6549

6545

13900

139th Ln NW

Riverdale Dr NW

Riverdale Dr NW

Highway 10 NW

Highway 10 NW

6800

6860

6415

Garnet St NW

Ebony St NW

Riverdale Dr NW

6720

13751

Riverdale Dr NW

13741

13731

13721

13711

13739

13740

13729

13730

13725

13718

13715

6711

13720

Dolomite St NW

13659

137th Ave NW

137th Ave NW

Riverdale Dr NW

6440

6528

6801

13680

13670

13671

13661

13660

13650

13651

6802

6746

6726

6660

Mississippi River

Mississippi River

Mississippi River

Mississippi River

Mississippi River

SKETCH PLAN OF SERENITY AT RIVERS EDGE

P.I.D.#34-32-25-14-0029

BENCHMARK
MNDOT GSID Station #781, named "F 257",
Elevation = 864.762 (NAVD88)

DEVELOPMENT DATA

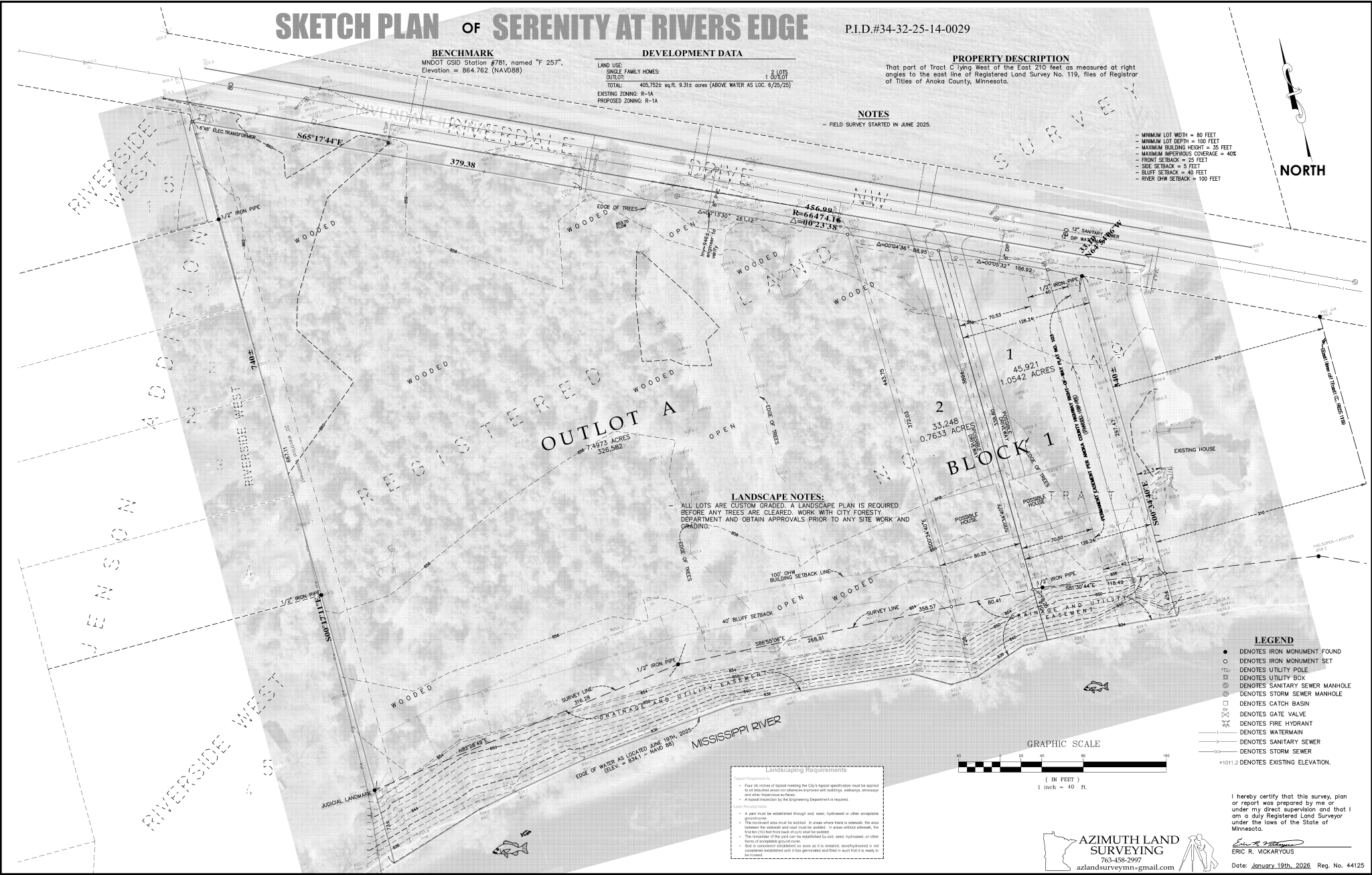
LAND USE:	SINGLE FAMILY HOMES:	2 LOTS
OUTLOT:		1 OUTLOT
TOTAL:	405,752 sq.ft. 9.31± acres (ABOVE WATER AS LOC. 6/25/25)	
EXISTING ZONING:	R-1A	
PROPOSED ZONING:	R-1A	

PROPERTY DESCRIPTION
That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of Registrar of Titles of Anoka County, Minnesota.

NOTES
- FIELD SURVEY STARTED IN JUNE 2025.

- MINIMUM LOT WIDTH = 80 FEET
- MINIMUM LOT DEPTH = 100 FEET
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MAXIMUM IMPERVIOUS COVERAGE = 40%
- FRONT SETBACK = 25 FEET
- SIDE SETBACK = 5 FEET
- BLUFF SETBACK = 40 FEET
- RIVER SWH SETBACK = 100 FEET

NORTH

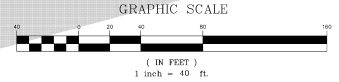


LANDSCAPE NOTES:
- ALL LOTS ARE CUSTOM GRADED. A LANDSCAPE PLAN IS REQUIRED BEFORE ANY TREES ARE CLEARED. WORK WITH CITY FORESTRY DEPARTMENT AND OBTAIN APPROVALS PRIOR TO ANY SITE WORK AND GRADING.

Landscaping Requirements

Plantings:
- Plant all inches of typical planting the City's typical application must be applied to all disturbed areas on intensive improvement with sodding, sodding, sodding, sodding and other appropriate methods.
- A signed inspection by the Engineering Department is required.

Soil Requirements:
- A soil must be established through-out, level, hydrated or other appropriate ground cover.
- The required area must be added to areas where there is sodding, the area between the sidewalk and road must be sodded, in areas without sidewalk, the back of the lot must be sodded.
- The remainder of the yard can be established by sod, sod, sodding, or other forms of appropriate ground cover.
- Sod is considered established if it is in the ground, undisturbed, or well considered established until it is germinated and fixed in such that it is ready to be removed.



- LEGEND**
- DENOTES IRON MONUMENT FOUND
 - DENOTES IRON MONUMENT SET
 - DENOTES UTILITY POLE
 - DENOTES UTILITY BOX
 - ⊕ DENOTES SANITARY SEWER MANHOLE
 - ⊗ DENOTES STORM SEWER MANHOLE
 - DENOTES CATCH BASIN
 - ⊗ DENOTES GATE VALVE
 - ⊕ DENOTES FIRE HYDRANT
 - DENOTES WATERMAIN
 - DENOTES SANITARY SEWER
 - DENOTES STORM SEWER
 - ⊕ DENOTES EXISTING ELEVATION.

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.

AZIMUTH LAND SURVEYING
763-458-2997
azimutlandsurveying@gmail.com

Eric R. Vickaryous
ERIC R. VICKARYOUS
Date: January 19th, 2026, Reg. No. 44125

SKETCH PLAN OF SERENITY AT RIVERS EDGE

P.I.D.#34-32-25-14-0029

BENCHMARK

MNDOT GSID Station #781, named "F 257",
Elevation = 864.762 (NAVD88)

DEVELOPMENT DATA

LAND USE:
SINGLE FAMILY HOMES: 2 LOTS
OUTLOT: 1 OUTLOT
TOTAL: 405,752± sq.ft. 9.31± acres (ABOVE WATER AS LOC. 6/25/25)
EXISTING ZONING: R-1A
PROPOSED ZONING: R-1A

PROPERTY DESCRIPTION

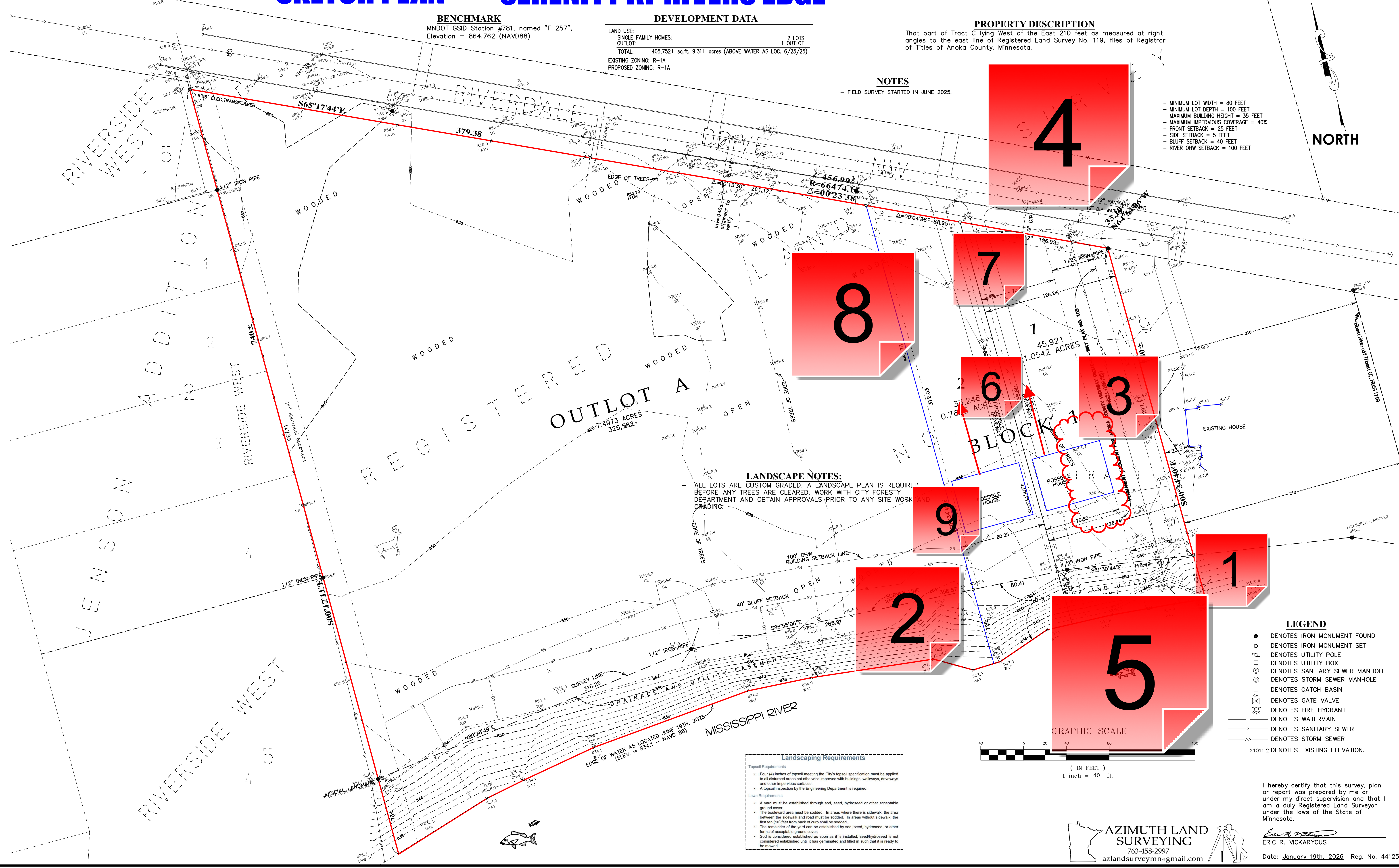
That part of Tract C lying West of the East 210 feet as measured at right angles to the east line of Registered Land Survey No. 119, files of Registrar of Titles of Anoka County, Minnesota.

NOTES

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- MINIMUM LOT DEPTH = 100 FEET
- MAXIMUM BUILDING HEIGHT = 35 FEET
- MAXIMUM IMPERVIOUS COVERAGE = 40%
- FRONT SETBACK = 25 FEET
- SIDE SETBACK = 5 FEET
- BLUFF SETBACK = 40 FEET
- RIVER OHW SETBACK = 100 FEET

NORTH



REGISTERED
OUTLOT A
7.4973 ACRES
326,582.7

BLOCK 1
3.248 ACRES
105,000.0

LANDSCAPE NOTES:
ALL LOTS ARE CUSTOM GRADED. A LANDSCAPE PLAN IS REQUIRED BEFORE ANY TREES ARE CLEARED. WORK WITH CITY FORESTRY DEPARTMENT AND OBTAIN APPROVALS PRIOR TO ANY SITE WORK GRADING.

Landscaping Requirements

Topsoil Requirements

- Four (4) inches of topsoil meeting the City's topsoil specification must be applied to all disturbed areas not otherwise improved with buildings, walkways, driveways and other impervious surfaces.
- A topsoil inspection by the Engineering Department is required.

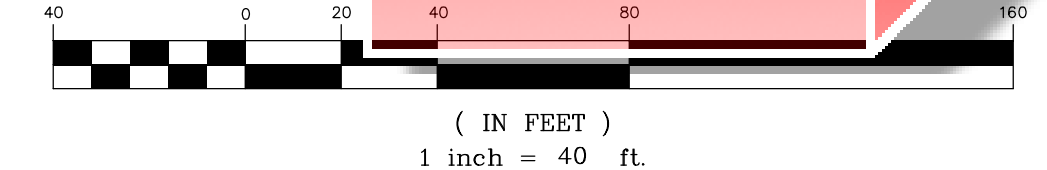
Lawn Requirements

- A yard must be established through sod, seed, hydroseed or other acceptable ground cover.
- The boulevard areas must be sodded. In areas where there is sidewalk, the area between the sidewalk and road must be sodded. In areas without sidewalk, the first ten (10) feet from back of curb shall be sodded.
- The remainder of the yard can be established by sod, seed, hydroseed, or other forms of acceptable ground cover.
- Sod is considered established as soon as it is installed, seed/hydroseed is not considered established until it has germinated and filled in such that it is ready to be mowed.

LEGEND

- DENOTES IRON MONUMENT FOUND
- DENOTES IRON MONUMENT SET
- DENOTES UTILITY POLE
- DENOTES UTILITY BOX
- DENOTES SANITARY SEWER MANHOLE
- DENOTES STORM SEWER MANHOLE
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- DENOTES FIRE HYDRANT
- DENOTES WATERMAIN
- DENOTES SANITARY SEWER
- DENOTES STORM SEWER
- DENOTES EXISTING ELEVATION.

GRAPHIC SCALE



AZIMUTH LAND SURVEYING
763-458-2997
azlandsurveying@gmail.com

I hereby certify that this survey, plan or report was prepared by me or under my direct supervision and that I am a duly Registered Land Surveyor under the laws of the State of Minnesota.
Eric R. Vickaryous
Date: January 19th, 2026 Reg. No. 44125

1 - Floodway and Flood Fringe

Created by: Chris Anderson
On: 01/22/2026 08:52 AM

Please add the boundaries of the floodway and flood fringe from FIRM Panel 27003C0281E, dated December 15, 2015. Because of the presence of floodplain, an As-Built Grading Certificate and/or an Elevation Certificate shall be required prior to issuance of a Certificate of Occupancy to verify the lowest floor elevation complies with floodplain standards. This will also benefit the buyers as it will make it clear the homes are outside the floodplain boundary and thus, it would eliminate the federal mandate for floodplain insurance.

----- 0 Replies -----

2 - Shore Impact Zone

Created by: Chris Anderson
On: 01/22/2026 09:19 AM

The Shore Impact Zone (SIZ) begins at the Ordinary High Watermark (OHW) and extends into the land fifty (50) feet. Vegetation management standards found in City Code Section 106-910 (i) apply.
https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodeId=PTIICOOR_CH106ZOCO_ARTIXOVDI_S106-910MIRICOCRAR

----- 0 Replies -----

3 - Eave Overhang

Created by: Chris Anderson
On: 01/22/2026 09:20 AM

No part of the eave overhang can encroach into this d/u easement.

----- 0 Replies -----

4 - Additional Information to be Added

Created by: Chris Anderson
On: 01/22/2026 09:32 AM

Please add a density calculation for the proposed lots.
Add the floodway and flood fringe boundaries.
Add the Shore Impact Zone boundary (50% of the required setback, so the SIZ is 50' from the OHW).

----- 0 Replies -----

5 - Primary Conservation Areas Present

Created by: Chris Anderson
On: 01/22/2026 09:42 AM

There are multiple Significant Existing Vegetative Stands present on the property. Thus, a detailed project description must be provided and the Significant Existing Vegetative Stands must

be identified on the Sketch Plan. Use this map to locate the Significant Existing Vegetative Stands:
<https://arcgis.dnr.state.mn.us/portal/apps/instant/basic/index.html?appid=a74ce8dcc819434588a4fc5204187dee>

Per the MRRCA regulations, only the minimum tree removal necessary to accommodate development is permitted.

----- 0 Replies -----

6 - Shift House Pads North

Created by: Chris Anderson
On: 01/22/2026 11:32 AM

City Code Section 106-430 (https://library.municode.com/mn/ramsey/codes/code_of_ordinances?nodid=PTIICOOR_CH106ZOCO_ARTIVREDI_S106-430BUST) states that the maximum front setback for the R-1A district is 35 feet. However, there is a caveat that would allow the houses to meet the existing setback pattern of existing homes.

Both house pads should be shifted north to match the existing setback pattern of the homes to the east. Additionally, this will create more separation from the 100 foot setback boundary from the OHW, potentially allowing more space for future homeowner improvements, such as a deck/patio, swimming pool, etc. This also likely reduces the number of trees needing to be removed on Lot 1 (at least for initial construction of the home).

----- 0 Replies -----

7 - Driveways

Created by: Chris Anderson
On: 01/22/2026 11:33 AM

The driveways should have some curvature to them to 'snake' through the trees, minimizing to the extent possible how many need to be removed. Plus, this will create more privacy as those homes would be better screened from Riverdale Drive.

----- 0 Replies -----

8 - Tree Inventory

Created by: Chris Anderson
On: 01/22/2026 11:34 AM

A tree inventory and preservation plan is required with the final plat application. While this could cover the entire site, it could also just focus on Lots 1 & 2 and exclude the outlot for now. All oaks and evergreens that are 4" or greater in diameter, and all other trees that are 8" or greater in diameter shall be included in the inventory and it should include species (not just oak, pine, elm, but red oak, bur oak, red pine, white pine, American elm, Siberian elm, etc.), diameter, status (saved or removed), and brief description of why it's being removed (general grading, stormwater basin, etc.). Any deviation from the standard tree inventory process would require a variance.

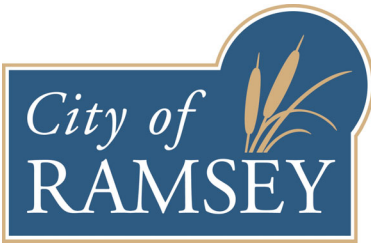
----- 0 Replies -----

9 - Decks and Patios

Created by: Chris Anderson
On: 01/26/2026 11:09 AM

Decks and patios are subject to the 100 foot setback from the OHW also. There is a provision built in that decks and at grade patios can encroach into the required 100 foot setback from the OHW up to 15 feet without the need for a variance as long as it remains compliant with the vegetation management and land alteration standards.

----- 0 Replies -----



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Property Owner Guidance for Vegetation Clearing Permits in the Mississippi River Corridor Critical Area (MRCCA)

Intensive vegetation clearing in many areas of the MRCCA needs a permit. The permit requires that removed vegetation be replanted through a restoration plan. A restoration plan is also required upon failure to obtain a vegetation clearing permit when one is required. This guidance explains when to apply for a vegetation clearing permit and how to complete the permit application, including a vegetation restoration plan.

Does all vegetation removal in the MRCCA require a permit?

No, common activities such as maintaining existing lawns, landscaping and gardening do not require a permit. Additionally, *selective vegetation removal - the removal of only isolated individual trees and shrubs that does not substantially reduce the tree canopy or understory cover* - is allowed anywhere in the MRCCA without a permit.

The MRCCA is a corridor of land along each side of the Mississippi River in the Twin Cities Metro Area with coordinated state, regional and local land use planning and zoning. Vegetation removal is regulated through a local permit to protect the corridor's scenic, natural, and recreational features.

The purpose of the permit is to help property owners remove and restore vegetation in a manner that sustains natural character and animal habitat, and stabilizes slopes.

When is a permit required?

A permit is required for any *intensive vegetation clearing - the removal of all or a majority of the trees or shrubs in a contiguous patch, strip, row, or block* - in areas known as **Primary Conservation Areas (PCAs)**. PCAs include:

- **The shore impact zone:** Land within 50% of the required structure setback from the river.
- **The bluff impact zone:** A bluff and land within 20 feet of a bluff. A bluff is a natural feature with a minimum 25 ft. height and an average slope exceeding 18%.
- **Native plant communities:** Plant communities of five acres or greater that meet the quality criteria established by the Minnesota Biological Survey to qualify as a native plant community.
- **Significant existing vegetative stands:** Largely intact and connected plant communities that contain a sufficient representation of the original native plant community.
- **Areas within 50 feet of a wetland or natural drainage route.**



Selective vegetation removal is the removal of only isolated individual trees and shrubs that do not substantially reduce the tree canopy or understory.



Intensive vegetation clearing is the removal of all or a majority of the trees or shrubs in a contiguous patch, strip, row, or block.

Can I get a permit for ANY intensive vegetation clearing within PCAs?

No, intensive vegetation clearing is only allowed for the following purposes:

- Clearing vegetation that is dead, diseased, dying, or hazardous or to prevent the spread of diseases or insect pests.
- Clearing to remove invasive non-native species.
- Clearing to prepare for restoration and erosion control management activities consistent with a plan approved by planning staff.
- The minimum clearing necessary for development allowed with a building permit or allowed as an exemption under Section 117-148(l) of the Mississippi River Corridor Critical Area Overlay District Development Standards.

Within PCAs, all other intensive vegetation clearing is prohibited.

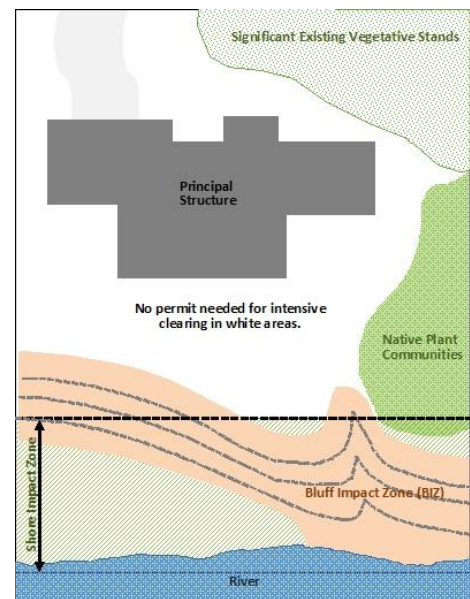
How do I know if my property contains PCAs?

The [DNR's online PCA mapper](#) shows the location of common PCAs. After opening the online mapper, enter your property address in the search box. The online mapper will then zoom in to your property and you will be able to see if there are any PCAs on your property. PCAs are identified in the map legend.

What does a vegetation clearing permit application include?

The application form includes questions about where vegetation clearing will occur, the purpose of the vegetation clearing, the type and quantity of removed vegetation, and how vegetation removal will be designed and phased to minimize erosion and impacts to natural resources and scenic views.

The application form requires applicants to develop a restoration (or planting) plan. Developing the restoration plan is the most significant part of the application. Restoring vegetation in the same location as that removed may or may not be possible or desirable depending on the reason for removing the vegetation, and other priority areas or opportunities for restoration. The application asks applicants to assess their property to identify if any of the following three "restoration priority areas" exist:



Intensive vegetation clearing within PCAs requires a vegetation clearing permit



1. Areas with soils showing signs of erosion, especially on or near the top and bottom of steep slopes and bluffs



2. Shoreline areas within 25 feet of the water with no natural vegetation, degraded vegetation, or planted with turf grass.



3. Steep slopes and bluffs visible from the river with no natural vegetation, degraded vegetation, or planted with turf grass.

If any of these restoration priority areas exist, then they will be the focus of the restoration plan. If none of these areas exist, applicants must propose other opportunity areas that could benefit from restoration. For ideas of other areas to restore, consult local zoning staff and the restoration priorities map in the City of Ramsey's MRCCA plan.

What are the restoration plan performance standards?

All restoration (or planting) plans must meet the following performance standards:

- Restored vegetation is planted in one or more of the identified restoration priority or opportunity areas.
- Restored vegetation provides suitable habitat, and effective soil stability, runoff retention, and infiltration capability relevant to the priority or opportunity area. For example, shoreline areas with turf grass should be restored with a mix of ground cover, understory vegetation and trees providing habitat/pollinators and soil stabilization. The vegetation species, composition, density, and diversity of restored vegetation must be guided by nearby patches of native plant communities. Use the [DNR's Native Plant Encyclopedia plant selector](#) to select plants that are suitable for your specific site conditions and county.
- Highly erodible soils disturbed during removal and/or restoration are stabilized by deep-rooted vegetation with a high stem density.
- The area (sq. ft.) of the restored vegetation is similar to that removed to the greatest extent practicable.
- For **restoration of removed native plant communities**, restored vegetation must also provide biological and ecological function equivalent to the removed native plant communities. The restored area (sq. ft.) should be equivalent in area to that of the vegetation removed.

The [Native Vegetation Establishment and Enhancement Guidelines](#) is a comprehensive guide for planning, implementing, and maintaining native plant community restoration plans. It contains good advice and considerations for any type of restoration plan.

What are the permit application submittal requirements?

A complete permit application includes:

- ✓ An aerial photo and/or site plan showing:
 - Property boundaries
 - Location of existing PCAs
 - Location and area (sq. ft.) of the vegetation proposed to be cleared within PCAs
 - Location and area (sq. ft.) of the restored vegetation in the restoration priority areas
- ✓ Photos of the vegetation proposed for removal.
- ✓ A restoration (or planting) plan(s) for the identified restoration priority or opportunity area(s) showing the location, type (ground cover, understory, tree) and name of proposed plants.

The locations of the vegetation proposed to be cleared and restored can be shown on these aerial photos with hand drawings. Detailed site plans, including a survey, may be needed for more complex projects.

Note: Aerial photos printed from the [DNR's online PCA mapper](#) (see example to the right) show property boundaries and PCAs.



Example of aerial photo from DNR's online PCA mapper.

How does the size and complexity of the project affect review and approval?

In most cases, property owners will be able complete their own restoration plan provided the project is relatively small, no native plant communities are being removed (this is rare) and the restoration plan meets performance standards. If planning staff determines that the plan does not meet the performance standards, a qualified landscape professional may be needed.

Large, complex projects, including but not limited to native plant community restorations, require more detailed information and scaled drawings and should be prepared by an experienced landscape designer or architect. For larger projects, a detailed three-year maintenance plan that includes provisions for controlling invasive species and plant replacement is required. For native plant community restorations, applicants will need to identify the type and location of the native plant community used to guide the restoration.

If you are uncertain about the level of restoration plan needed for your vegetation clearing project or how to meet performance standards, it is a good idea to consult planning staff early in the process.

What happens when I submit my permit application?

Planning staff will review the application to make sure it is complete and that all PCAs and restoration priority areas have been identified. Staff will also review to ensure that the vegetation clearing is the minimum necessary and designed to blend with the natural terrain and minimizes impacts to scenic views. Finally, they will look at the restoration plan to ensure it meets the performance standards.

If the permit application is complete and meets the performance standards, the permit will be approved. Standard conditions of approval require that:

- the work be completed consistent with the submitted application and by a specific date,
- the restored vegetation be maintained for three years, including control of invasive species, and
- photos of the completed project be submitted.

Once the permit is approved, work may proceed. When photos of the completed project are submitted, a certificate of compliance will be issued. Local officials may enter the property, during normal business hours, for up to three years after the date of the certificate of compliance to verify that the restored site is being maintained consistent with the conditions of approval.

