

## Community Development Committee

Meeting of November 16, 2020

## Environment Committee

Meeting of December 8, 2020

For the Metropolitan Council meeting of December 9, 2020

**Subject:** City of Ramsey 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21819-1

### Proposed Action

That the Metropolitan Council adopt the attached Advisory Comments and Review Record and take the following actions:

#### Recommendations of the Community Development Committee

1. Authorize the City of Ramsey to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 2 and Table 3 of the attached Review Record.
3. Advise the City that per state statute resolutions adopting comprehensive plans cannot be based on contingent approval by the Metropolitan Council. Minnesota Statutes, section 473.585, subdivision 3, states: Comprehensive "plans shall be submitted to the council following recommendation by the planning agency of the unit and after consideration but *before final approval by the governing body* of the unit." (emphasis added). Submission of an adopting resolution inconsistent with state statute may jeopardize the City's access to necessary permits or eligible grant programs.
4. Advise the City to implement the advisory comments in the Review Record for wastewater, surface water management, land use, water supply, and plan implementation.
5. Advise the City to adopt the Mississippi River Critical Corridor Area (MRCCA) Plan within 60 days after receiving final DNR approval and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

#### Recommendation of the Environment Committee

1. Approve the City of Ramsey's Comprehensive Sewer Plan.
2. Implement the advisory comments in the review record for wastewater.

### Summary of Committee Discussion/Questions

#### *Community Development Committee*

Planning Analyst Eric Wojchik presented the staff's report to the Committee. Tim Gladhill, Community Development Director, from the City of Ramsey was in attendance. During his presentation, Mr. Wojchik added recommendation #3 to the proposed actions following guidance from General Counsel. Ahead of the meeting, Mr. Gladhill had submitted a written request that the Council waive its deadline on amendments to 2030 comprehensive plans to allow the City to proceed with a change in the short term. The Committee declined to hear the request to waive Council policy. The Community Development Committee unanimously recommended approval of the proposed action at its meeting on November 16, 2020 without any further questions or discussion.

*Environment Committee*

No comments or questions. The proposed action was approved on consent agenda at the Environment Committee's Tuesday, December 8, 2020 meeting.

## Community Development Committee

Meeting date: November 16, 2020

## Environment Committee

Meeting date: December 8, 2020

For the Metropolitan Council meeting of December 9, 2020

**Subject:** City of Ramsey 2040 Comprehensive Plan and Comprehensive Sewer Plan, Review File 21819-1

**District(s), Member(s):** District 9, Raymond Zeran

**Policy/Legal Reference:** Metropolitan Land Planning Act (Minn. Stat. § 473.175), Minn. Stat. § 473.513

**Staff Prepared/Presented:** Eric Wojchik, Planning Analyst (651-602-1330)  
Angela R. Torres, Local Planning Assistance Manager (651-602-1566)  
Kyle Colvin, Engineering Programs, Manager (651-602-1151)

**Division/Department:** Community Development / Regional Planning  
Environmental Services / Technical Services

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1. Authorize the City of Ramsey to place its 2040 Comprehensive Plan into effect.
2. Revise the City's forecasts upward as shown in Table 2 and Table 3 of the attached Review Record.
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#### Recommendation of the Environment Committee

1. Approve the City of Ramsey's Comprehensive Sewer Plan.

## ***Advisory Comments***

The following Advisory Comments are part of the Council action authorizing the City of Ramsey to implement its 2040 Comprehensive Plan (Plan).

### **Community Development Committee**

1. As stated in the *Local Planning Handbook*, the City must take the following steps:
  - a. Adopt the Plan in final form after considering the Council's review recommendations as contained in the body of this report.
  - b. Submit one hard copy and one electronic copy of the Plan to the Council. The electronic copy must be submitted as one unified file.
  - c. Submit to the Council a copy of the City Council resolution evidencing final adoption of the Plan.
2. The *Local Planning Handbook* also states that local governments must formally adopt their comprehensive plans within nine months after the Council's final action. If the Council has recommended changes to the Plan, local governments should incorporate those recommended changes into the Plan or respond to the Council before "final adoption" of the comprehensive plan by the governing body of the local governmental unit. (Minn. Stat. § 473.858, subd. 3)
3. Local governments must adopt official controls as identified in their 2040 comprehensive plans and must submit copies of the official controls to the Council within 30 days after the official controls are adopted. (Minn. Stat. § 473.865, subd. 1)
4. Local governmental units cannot adopt any official controls or fiscal devices that conflict with their comprehensive plans or which permit activities in conflict with the Council's metropolitan system plans (Minn. Stat. §§ 473.864, subd. 2; 473.865, subd. 2). If official controls conflict with comprehensive plans, the official controls must be amended within 9 months following amendments to comprehensive plans (Minn. Stat. § 473.865, subd. 3).

### **Environment Committee**

1. The Council-approved Comprehensive Sewer Plan becomes effective only after the Plan receives final approval from the local governmental unit's governing body. After the Plan receives final approval from the City and the Comprehensive Sewer Plan becomes effective, the City may implement its Plan to alter, expand, or improve its sewage disposal system consistent with the Council-approved Comprehensive Sewer Plan.
2. A copy of the City Council resolution adopting its 2040 comprehensive plan, including its Comprehensive Sewer Plan, must be submitted to the Council.

## Background

The City of Ramsey is located along the western border of Anoka County. It is surrounded by the communities of Nowthen, Oak Grove, Andover, Anoka, Champlin, Dayton, and Rogers.

The City submitted its 2040 Comprehensive Plan (Plan) to the Council for review to meet the Metropolitan Land Planning Act requirements (Minn. Stat. §§ 473.851 to 473.871) and the Council's 2015 System Statement requirements.

## Review Authority & Rationale

Minn. Stat. § 473.175 directs the Metropolitan Council to review a local government's comprehensive plan and provide a written statement to the local government regarding the Plan's:

- **Conformance** with metropolitan system plans
- **Consistency** with the adopted plans and policies of the Council
- **Compatibility** with the plans of adjacent governmental units and plans of affected special districts and school districts

By resolution, the Council may require a local government to modify its comprehensive plan if the Council determines that "the plan is more likely than not to have a substantial impact on or contain a substantial departure from metropolitan system plans" (Minn. Stat. § 473.175, subd. 1).

Each local government unit shall adopt a policy plan for the collection, treatment, and disposal of sewage for which the local government unit is responsible, coordinated with the Metropolitan Council's plan, and may revise the same as often as it deems necessary (Minn. Stat. § 473.513).

The attached Review Record details the Council's assessment of the Plan's conformance, consistency, and compatibility, and is summarized below.

Review Standard	Review Area	Plan Status
Conformance	Regional system plan for Parks	Conforms
Conformance	Regional system plan for Transportation, including Aviation	Conforms
Conformance	Water Resources (Wastewater Services and Surface Water Management)	Conforms
Consistency with Council Policy	<i>Thrive MSP 2040</i> and Land Use	Consistent
Consistency with Council Policy	Forecasts	Consistent, with the proposed forecast revision
Consistency with Council Policy	<i>2040 Housing Policy Plan</i>	Consistent
Consistency with Council Policy	Water Supply	Consistent
Consistency with Council Policy	Community and Subsurface Sewage Treatment Systems (SSTS)	Consistent
Compatibility	Compatible with the plans of adjacent and affected governmental districts	Compatible

## Thrive Lens Analysis

The proposed 2040 comprehensive plan is reviewed against the land use policies in *Thrive MSP 2040*. To achieve the outcomes identified in Thrive, the metropolitan development guide defines the Land Use Policy for the region and includes strategies for local governments and the Council to implement. These policies and strategies are interrelated and, taken together, serve to achieve the outcomes identified in Thrive.

## **Funding**

The Metropolitan Council awarded the City a Planning Assistance Grant of \$32,000 to complete its 2040 comprehensive plan. The first half of this grant was paid to initiate the local planning process. The second half of the grant will be paid after Council authorization of the City's plan, local adoption, and the City's submittal of final reporting requirements.

## **Known Support / Opposition**

List any known local opposition/support if applicable. There is no known local opposition to the 2040 comprehensive plan.

# REVIEW RECORD

## City of Ramsey 2040 Comprehensive Plan

### Review File No. 21819-1, Business Item No. 2020-309 JT

The following Review Record documents how the proposed Plan meets the requirements of the Metropolitan Land Planning Act and conforms to regional system plans, is consistent with regional policies, and is compatible with the plans of adjacent and affected jurisdictions.

### Conformance with Regional Systems

The Council reviews plans to determine conformance with metropolitan system plans. The Council has reviewed the City's Plan and finds that it conforms to the Council's regional system plans for Regional Parks, Transportation (including Aviation), and Water Resources.

#### *Regional Parks and Trails*

*Reviewer: Colin Kelly, Community Development (CD) - Regional Parks (651-602-1361)*

The Plan conforms to the 2040 Regional Parks Policy Plan (RPPP). Anoka County is the Park Implementing Agency for Regional Parks System components in Ramsey, for which the Plan accurately describes the Regional Parks System components. Regional Parks, Park Reserves or Special Recreation Features in the City include Rum River Central and Mississippi West regional parks. Regional Trails located within the City include the Central Anoka and Mississippi River regional trails. There are no State or Federal recreation lands in the City.

#### *Regional Transportation, Transit, and Aviation*

*Reviewer: Russ Owen, Metropolitan Transportation Services (MTS) (651-602-1724)*

The Plan conforms to the 2040 Transportation Policy Plan (TPP). The Plan accurately reflects transportation system components of the TPP as well as applicable land use policies for regional transitways. The Plan is also consistent with Council policies regarding community roles, the needs of non-automobile transportation, access to job concentrations, and the needs of freight, except as detailed below. The Plan is compatible with the plans of adjacent and affected governmental units.

#### **Roadways**

The Plan conforms to the Roadways system element of the TPP. The City's Plan accurately accounts for the metropolitan highway system of principal arterials including planned additions and improvements identified in the Current Revenue Scenario, and any right-of-way preservation needs. This includes the construction of an interchange and rail grade separation at TH 10 Armstrong Boulevard.

The City's Plan accurately reflects the regional functional classification map of A-minor arterials and has delineated major and minor collectors.

The Plan identifies all the required characteristics of the community's roadways, including existing and future functional class, right-of-way preservation needs, and existing and forecasted traffic volumes for principal and A-minor arterials. Forecasting was done consistent with regional methodology. The Plan also includes guidelines on how access will be managed for principal and A-minor arterials.

The Plan identifies roadway and corridor studies that include recommendations regarding alignments, changes in access, and/or changes in land use, including the Highway 10 Access Planning Study. The Plan accurately describes the status of such facilities, including needs for right-of-way and the likelihood and timing of funding.

## **Transit**

The Plan conforms to the Transit system element of the TPP. It shows the location of existing transit routes and facilities and acknowledges the City is within Transit Market Area IV.

The Plan incorporates existing and future transitways that are part of the Current Revenue Scenario in the TPP. This includes the Northstar Commuter Rail. For transitways that are in service or in advanced stages of planning, the Plan incorporates guiding land use for station areas that meet the minimum density targets of the TPP. (See Land Use section of this Review Record for land use and density analysis.)

The Plan is consistent with the policies of the Transit system element of the TPP. The Plan addresses community roles related to its Community Designation, as well as the opportunities and challenges related to its Transit Market Area.

## **Aviation**

The Plan conforms to Aviation system element of the TPP. The Plan includes policies that protect regional airspace from obstructions and addresses seaplane use.

## **Bicycling and Walking**

The Plan is consistent with the Bicycle and Pedestrian chapter of the TPP. The Plan identifies existing and future segments of and connections to the Regional Bicycle Transportation Network (RBTN) and regional trails. (For other comments regarding regional trails, see the Regional Parks section of this Review Record.) The Plan proposes a preferred alignment for an RBTN corridor and clearly identifies the alignment as “proposed for the RBTN”.

The Plan is also consistent with Bicycle and Pedestrian policies of the TPP by planning for local pedestrian and bicycle connections to transit, regional trails, regional job concentrations, and other regional destinations as identified on the RBTN map.

## **Freight**

The Plan is consistent with Freight policies of the TPP. The Plan identifies the needs of freight movement in and through the community, including accessibility to freight terminals and facilities. These specific needs include safety concerns at at-grade rail crossings.

## **Transportation Analysis Zones (TAZs)**

The Plan conforms to the TPP regarding TAZ allocations. The City’s TAZ allocations for employment, households and population appropriately sum to the Metropolitan Council’s citywide forecast totals for all forecast years.

## **Water Resources**

### **Wastewater Service**

*Reviewer: Kyle Colvin, Environmental Services (ES) – Engineering Programs (651-602-1151)*

The Plan conforms to the 2040 Water Resources Policy Plan (WRPP). It represents the City’s guide for future growth and development through the year 2040. It includes growth forecasts that are consistent with the Council’s accepted forecasts for population, households, and employment.

Current wastewater treatment services are provided to the City by the Metropolitan Council Environmental Services (MCES). Wastewater generated within the City is conveyed by Council Interceptors 7707 and 8362-299 with treatment at the Metropolitan Council’s Metropolitan Wastewater Treatment Plant in St. Paul. The Plan projects that the City will have 8,940 sewered households and 7,640 sewered employees by 2040. The Metropolitan Disposal System with its scheduled improvements has or will have adequate capacity to serve the City’s growth forecasts.



The Plan provides sanitary flow projections in 10-year increments. The rationale for the projections is given in the Plan and determined appropriate for planning local services. The Metropolitan Council is committing to provide the level of wastewater service based on the sewer forecasts as stated in the sewer element of the Plan.

The Land Use Plan reflects an overall minimum residential sewer density that is consistent with Council policy for future sewer residential growth for Emerging Suburban Edge communities.

The Plan defines the community's goals, policies, and strategies for preventing and reducing excessive inflow and infiltration (I/I) primarily in the local municipal (City) sanitary sewer system. The Plan includes a summary of activities and programs intended to mitigate I/I in the public collection system including inspection, evaluation and mitigation. The City's program includes a televised inspection program whereby 10% of the City's total system is inspected annually. Any I/I issues that are discovered from the inspection are corrected. Follow-up work includes addressing leaking joints, collapsed pipe and leaking manholes. The Plan characterizes that less than one percent of the homes within the City were built prior to 1970, and that half of those private services have been evaluated for I/I susceptibility. The Plan infers that I/I from private property sources is not significant and does not reflect any evaluation or mitigation efforts in this portion of the collection system.

The Plan describes the requirements and standards for minimizing I/I and references City Ordinance (92-05) that prohibits the connection of sump pump, rain leaders, or passive drain tile from the sanitary sewer system and requires those that exist be disconnected. The Plan also states that the City has adopted the Minnesota State Building Code, which states that storm sewer systems shall not drain into sewers intended for sanitary sewage only (§4715.2700).

The Plan describes the sources, extent, and significance of existing I/I within the private property collection system and provides a description of an implementation plan for preventing and eliminating excessive I/I from entering the public collection system. The Plan states that less than one percent of the total residential households within the City have clay tile services and suggests that very little I/I within the City originates in the private collection system. Using an unspecified methodology, the Plan suggests that as little as 1,000 gallons per day, or 0.001 million gallons per day originates from all private property sources. The Plan does not provide an estimate for I/I that originates in the public collection system.

### *Comprehensive Sewer Plan Comments*

The Sewer Element of the Plan has been reviewed against the requirements for Comprehensive Sewer Plans for Emerging Suburban Edge communities. It was found to be complete and consistent with Council policies. Upon adoption of the Plan by the City, the action of the Council to approve the Sewer Plan becomes effective. At that time, the City may implement its Update to alter, expand, or improve its sewage disposal system consistent with the approved Sewer Plan. A copy of the City Council Resolution adopting its Plan needs to be submitted to the Metropolitan Council for its records.

### *Advisory Comment*

1. The Plan references two previous studies related to wastewater system planning and system evaluation efforts. A 2012 Comprehensive Update Study, and a subsequent Bolton & Menk 2016 update to that study. A portion of the 2016 Update was provided in Appendix B. The City shall include full version copies of both studies within the final fully adopted Plan that is to be submitted to the Council after local adoption.

## Surface Water Management

Reviewer: Judy Sventek, ES – Water Resources (651-602-1156)

The Plan is consistent with Council policy requirements and in conformance with the Council's 2040 Water Resources Policy Plan for local surface water management. The Plan satisfies the requirements for 2040 comprehensive plans.

Ramsey lies within the oversight boundaries of the Lower Rum River Watershed Management Organization (WMO). The City submitted a draft Local Water Management Plan (LWMP) update to the Metropolitan Council (Council) in November 2018. Council Water Resources staff reviewed and commented on the LWMP to the City and WMO in a letter dated November 7, 2018. The LWMP was approved by the Lower Rum River WMO on December 20, 2018. The Plan incorporates the City's August 23, 2018 draft LWMP in an Appendix.

### Advisory Comments

When available, we request that the City provide to the Council the date the City adopted the final LWMP, and a copy of the final adopted LWMP.

## Consistency with Council Policies

The Council reviews plans to evaluate their apparent consistency with the adopted plans of the Council. Council staff have reviewed the City's Plan and find that it is consistent with the Council's policies, as detailed below.

### Forecasts

Reviewer: Todd Graham, CD – Research (651-602-1322)

The City and Council staff have discussed and agreed on forecast revisions. (Forecasts appear in Tables 1 through 4, Figures 5 and 15, Tables 21 through 24). Council staff find that there has been more growth in the past decade than previously forecasted. Forecast revisions are highlighted in the following tables:

Table 1. City of Ramsey Forecasts

	Census	Estimated	System Statement			Revised Forecast		
	2010		2019	2020	2030	2040	2020	2030
<b>Population</b>	23,668	27,263	26,400	30,700	34,700	<u>27,550</u>	<u>33,350</u>	<u>39,150</u>
<b>Households</b>	8,033	9,428	9,400	11,300	13,000	<u>9,600</u>	<u>11,500</u>	<u>13,500</u>
<b>Employment</b>	4,779	6,937	6,700	7,500	8,100	<u>6,900</u>	<u>7,800</u>	<u>8,400</u>

Table 2. City of Ramsey Sewer-Serviced Forecasts (Metro Plant)

	Census	System Statement			Revised Forecast		
	2010	2020	2030	2040	2020	2030	2040
<b>Population</b>	10,615	13,340	21,160	23,920	<u>14,210</u>	<u>19,865</u>	<u>25,900</u>
<b>Households</b>	3,615	4,720	7,780	8,940	<u>5,000</u>	<u>6,850</u>	8,940
<b>Employment</b>	4,304	6,080	6,800	7,340	<u>6,280</u>	<u>7,100</u>	<u>7,640</u>

The Council will approve the revised forecasts above, simultaneous with action on the Plan. The Affordable Housing Need calculation for Ramsey is unaffected by this forecast revision.

The Land Use Plan describes how land supply and staging accommodate forecasted growth. The City analyzes that the land supply within MUSA can accommodate the forecast for 2020-2040 if the land supply is fully developed and absorbed, mostly at densities above the mid-point of allowed ranges.

## *Thrive MSP 2040 and Land Use*

Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)

The 2040 comprehensive plan is consistent with *Thrive MSP 2040* and its land use policies. The Plan acknowledges the *Thrive* community designation of Emerging Suburban Edge (Figure 2). *Thrive* describes Emerging Suburban Edge communities as places that are in stages of transitioning into urbanized levels of development.

Emerging Suburban Edge communities are expected to plan for forecasted population and household growth at average densities of at least 3-5 units per acre for new development and redevelopment. Furthermore, communities designated as Emerging Suburban Edge are expected to target higher-intensity developments in areas with better access to regional sewer and transportation infrastructure, connections to local commercial activity centers, transit facilities, and recreational amenities. Unlike many other emerging suburban edge communities, Ramsey is uniquely characterized by a wide variety of land uses from higher intensity commercial and industrial uses along major transportation corridors to an extensive array of housing types ranging from rural residential homes to apartment buildings and mixed use developments in the Center of Ramsey (COR) area.

The existing land uses in the City of Ramsey are predominantly residential (40%) and undeveloped land (29%). The majority of the commercial (1%), industrial (3%) and institutional (1%) uses are near transportation corridors and within the Center of Ramsey area. Approximately 10% of the City consists of parks and open space (Figure 3).

Future residential land use categories include Low Density Residential, Medium Density Residential, High Density Residential, and Mixed Use (Figure 4). The latter land use category carries a residential share of 50%. The Mixed-Use category includes subcategories of MU Low (5-15<sup>dua</sup>), MU Medium (8-25<sup>dua</sup>), and MU High (15-75<sup>dua</sup>), all within the Center of Ramsey (COR) planning area. To determine the planned residential density calculation of the Mixed Use land use category in Table 3, the minimum of MU Low and the maximum of MU High are utilized because the Mixed Use land use category is mapped as a standalone land use in the Future Land Use Map (Figure 4).

Within the unsewered portions of the City, primarily the northwest, central, and northeastern portions of the City, the Plan guides land at low densities with the Rural Developing land use (1 unit per 10 acres) to allow for the future expansion of urban services to these areas. The Rural Developing land use recognizes existing development within this land use at 1 unit per 2.5 acres while seeking to transition lower density rural land to sewer development where minimum densities for urban services can be achieved.

For the most part, the 2030 and 2040 Plans are similar in terms of land use categories. Over the last few years, the City has adjusted the MUSA boundary through plan amendments. The principal difference between the 2030 and 2040 Plans is the MUSA boundary, which now extends further along US Hwy 10/US Hwy 169 and into the central, northern portion of the City. The COR has continued to develop, and the City has been very proactive in terms of small area planning and more detailed studies of its residential, mixed use, and commercial sectors. This work is reflected in the 2040 Plan.

The Plan is consistent with *Thrive* for land use and residential density policies for an Emerging Suburban Edge community designation. *Thrive* calls for Emerging Suburban Edge communities to plan for forecasted population and household growth at overall average densities of between 3 and 5 units per acre. As shown in Table 3 below, the overall planned residential density in the City is between 3.2 and 6.3 units per acre, and target opportunities for more intensive development near regional transit investments at densities and in a manner articulated in the *2040 Transportation Policy Plan*.

Table 3. Planned Residential Density, City of Ramsey

Category	2018-2040 Change				
	Min	Max	Net Acres	Min Units	Max Units
Low Density Residential	3	4	1096.9	3291	4388
Medium Density Residential	4	6	49.6	198	397
High Density Residential	8	15	29.5	326	443
Mixed Use*	5	75	33.0	165	2471
<b>TOTALS</b>			<b>1209</b>	<b>3890</b>	<b>7699</b>
<b>Overall Density</b>				<b>3.2</b>	<b>6.3</b>

\*50% residential. The MU land use includes MU subcategories with density ranges within the minimum and maximum shown here.

### Station Area Planning

The Plan recognizes the existing transitway, Northstar Ramsey Commuter Rail Station, that is part of the Current Revenue Scenario of the TPP.

The TPP directs Emerging Suburban Edge communities with existing commuter rail transit to guide an average minimum of 15 residential units per acre and target 40-75+ units per acre within the station area (area within 10-minute walk or 1/2 mile).

The Center of Ramsey (COR) is centered on US Hwy 10/US Hwy 169 and the Northstar Ramsey Ramsey Commuter Rail Station. This development consists of a mix of uses and is home to a long list of development projects including residential, retail, office, recreation, and government facilities. The Plan requires that residential development within 1/2 mile of the Northstar Commuter Rail Station guided as Mixed Use will be developed at a net minimum density of 15 units per acre. The City will track the 15 dwelling units/acre minimum density through the Council’s plat monitoring program. Planned densities for areas identified for redevelopment in the station area within the City are consistent with the minimum density required in the TPP.

### Advisory Comments

The Rural Developing (0.1-0.4 units/acre) and Low Density Residential (3-4 units/acre) density ranges leave a gap for planned development densities of 0.4 to three units per acre. While the Plan acknowledges a transitional development approach where the two land uses are adjacent to one another, it is unclear whether the density of this transitional development would be within the two categories’ allowed density ranges.

As the COR continues to develop, the Council encourages the City to submit a revised Future Land Use Map that specifically identifies the various Mixed-Use subcategories within the COR area. In the absence of a map specifically identifying these subcategories, the Council will calculate overall community density based on the full range (5-75du) of the Mixed-Use land use category.

### Housing

Reviewer: Hilary Lovelace, CD – Housing (651-602-1555)

The Plan is consistent with the 2040 Housing Policy Plan. As of 2016, the City has more than 9,000 homes including more than 850 multifamily units and 8,200 single-family homes. Roughly 1,000 homes are rented. More than 6,300 housing units are currently affordable to households earning under 80% of Area Median Income (AMI); however, more than 1,300 households earning 80% of AMI or below are paying more than 30% of their income toward housing costs. Notably, there are 122 units affordable to households with income at or below 30% AMI and more than 270 cost burdened households with incomes at or below 30% AMI.

The Plan identifies existing housing needs including create low-cost solutions to improve and rehab existing housing stock, provide sufficient housing options for all types of residents including lifecycle housing options, supporting affordable housing development and supporting. The City has more than 120 units of publicly subsidized housing, none of which are age-restricted for seniors.

The Plan acknowledges the 2021-2030 affordable housing need allocation of 499 units; 292 of which are needed at prices affordable to households earning 30% of AMI or less, 167 of which are needed at prices affordable to households earning between 31 and 50% of AMI, and 40 of which are needed at prices affordable to households earning between 51 and 80% of AMI. As shown in Figure 5, the Plan guides sufficient land expected to develop in the 2021-2030 time period at a minimum of eight units per acre to allow for development of at least 502 new housing units.

The housing implementation plan component of the Plan describes that the City will continue partnership with the Anoka County HRA to meet many of their housing needs including preservation of naturally occurring affordable housing and affordable housing nearing expiration terms. The Plan also indicates that the City sees senior and affordable projects at or below 50% AMI as great opportunities to apply for Livable Communities Act Funding. The City states that they will continue to make property owners aware of the Metro HRA Section 8 program and supports applications.

## **Water Supply**

*Reviewer: John D. Clark, ES – Water Supply Planning (651-602-1452)*

Ramsey's 2040 comprehensive plan is considered complete for review and is consistent with the 2040 *Water Resources Policy Plan* policies related to water supply, including the policy on sustainable water supplies, the policy on assessing and protecting regional water resources, and the policy on water conservation and reuse. The Metropolitan Council's review of water supply-related content reflects the expectations shared with communities in their system statements and the water supply-related policies in the WRPP.

## **Advisory Comments**

The City of Ramsey and the Council have agreed to changes to the total population forecasts for 2020, 2030, and 2040. These changes have been reflected in Table 7 of the Local Water Supply Plan (LWSP), and do not significantly alter future water demand projections. The City will need to append the LWSP to their final plan.

The Council encourages the community to expand its water conservation and efficiency program to help achieve the goals in the Master Water Supply Plan. The community's historical residential per capita demand is about 80 gallons per person per day, which is slightly higher than the regional sustainability goal of 75. Historical and projected total per capita demand of 131 is also greater than the regional sustainability goal of 100. This indicates that water use efficiency may be able to be increased, particularly with industrial and commercial customers. Council staff and resources are available to support these ongoing efforts.

Ramsey had previously prepared a Local Water Supply Plan that was submitted to both the MN Department of Natural Resources and Metropolitan Council and reviewed under separate cover. The Council shared comments with the DNR in July of 2017. The earlier version of the plan used different population forecasts to predict future demand and was included in a previous 2040 Plan submission. The current (updated) version of the City's LWSP should be provided to the DNR. The City may also provide the DNR with a memo describing the changes.

## **Community and Subsurface Sewage Treatment Systems (SSTS)**

*Reviewer: Kyle Colvin, ES – Engineering Programs (651-602-1151)*

The Plan indicates that there are approximately 4,600 individual SSTS, one privately-operated Community Wastewater Treatment System serving a 6-unit townhome development, and three cluster



systems serving four units each operating in the City. City Code Section 113, Article II guides SSTS installation, operation and maintenance within the City, and is consistent with Minnesota Pollution Control Agency Chapter 7080-7083 Rules and Council 2040 Water Resources Policy Plan requirements.

## *Special Resource Protection*

### **Mississippi River Corridor Critical Area**

*Reviewer: Raya Esmaili, CD – Local Planning Assistance (651-602-1616)*

The Plan includes a Mississippi River Corridor Critical Area Plan (MRCCA Plan) component that was reviewed by Minnesota Department of Natural Resources (DNR) staff and found to be substantially consistent with Minnesota Statutes 116G and Minnesota Rules Chapter 6106. Council staff also find the MRCCA plan component to be consistent with *Thrive MSP 2040* land use policies, and Minnesota Rules Chapter 6106. The DNR's April 24, 2020 conditional approval letter is attached as an appendix. Final DNR approval of the MRCCA Plan will be sent to the community after the Council authorizes local adoption of the Plan.

### *Advisory Comments*

Within 60 days after receiving final DNR approval, the community must adopt the MRCCA Plan; and submit a copy of the final adopted plan and evidence of adoption to the DNR, Council, and National Park Service within 10 days after the adoption.

### **Solar Access Protection**

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan is consistent with statutory requirements (Minn. Stat. § 473.859) and Council policy regarding planning for the protection and development of access to direct sunlight for solar energy systems as required by the Metropolitan Land Planning Act (MLPA). The Plan includes the required solar planning elements.

### **Aggregate Resource Protection**

*Reviewer: Cameran Bailey, CD – Local Planning Assistance (651-602-1212)*

The Plan states that there are no aggregate resources in the City. The Council's aggregate resources inventory information contained in *Minnesota Geological Survey Information Circular 46*, does not indicate the presence of any known viable aggregate resource deposits within the community.

### **Historic Preservation**

*Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)*

The Plan details Historic Preservation policies on within the Land Use chapter. The former Ramsey Township Town Hall is the only structure within Ramsey on the National Historic Database. Ramsey is working with the Anoka County Historical Society to develop a long-term plan for this facility. The City also recently partnered with the University of Minnesota through its Resilient Communities Project (RCP) to evaluated other cultural and historical resources that may exist within the community.

## *Plan Implementation*

*Reviewer: Eric Wojchik, CD – Local Planning Assistance (651-602-1330)*

Chapter 10: Implementation Plan includes a description of and schedule for any necessary changes to the capital improvement program, the zoning code, the subdivision code, the SSTS code, and the housing implementation program.

The Plan, with supplemental materials, describes the official controls and fiscal devices that the City will employ to implement the Plan. Specific implementation strategies are contained in individual chapters of the Plan, with capital improvements on page 236 of Chapter 10.

### *Advisory Comments*

The City provided a revised Chapter 10, page 236, with a website link to the current City of Ramsey 2020-2029 Capital Improvement Plan. This document must be appended to the final, City-adopted Plan submitted to the Council.

## **Compatibility with Plans of Adjacent Governmental Units and Plans of Affected Special Districts and School Districts**

The proposed Plan is compatible with the plans of adjacent jurisdictions. No compatibility issues with plans of adjacent governmental units and plans of affected special districts and school districts were identified. [MODIFY LANGUAGE IF OTHERWISE]

## **Documents Submitted for Review**

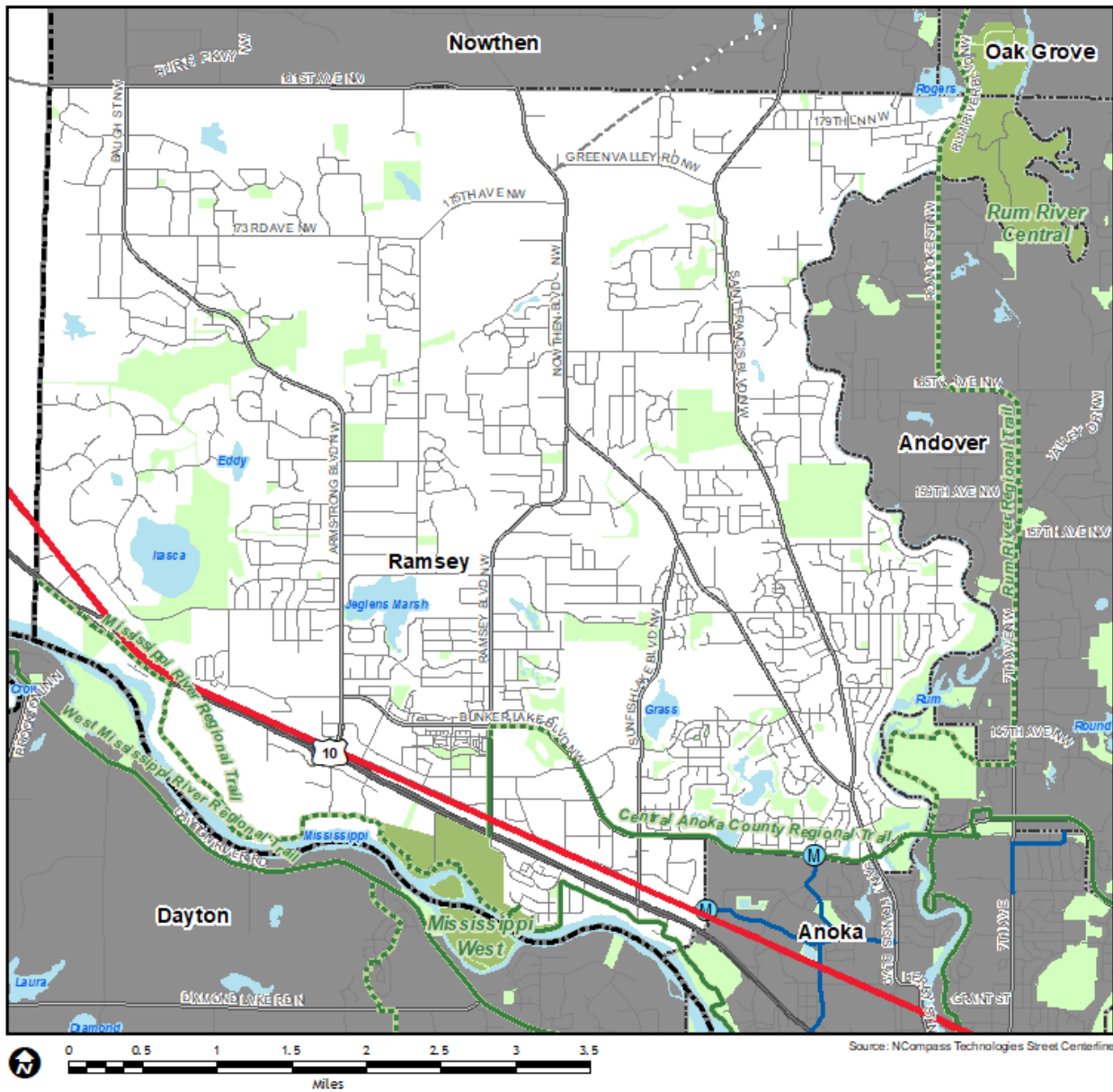
In response to the 2015 System Statement, the City submitted the following documents for review:

- November 13, 2017: Ramsey Preliminary 2040 Comprehensive Plan
- September 5, 2019: Ramsey 2040 Comprehensive Plan
- March 10, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Affected Jurisdiction Review, Wastewater, Forecasts, Land Use, Housing, Surface Water Management, Solar Resource Protection and Development, and Mississippi River Corridor Critical Area (MRCCA).
- August 31, 2020: Revised Comprehensive Plan Responding to Council Incomplete Items for Forecasts, Land Use, Housing, Wastewater, Water Supply, Implementation, and Mississippi River Corridor Critical Area (MRCCA).
- September 18, 2020: Revised Comprehensive Plan
- September 25, 2020: Local Water Supply Plan
- September 28, 2020: Capital Improvement Plan
- October 21, 2020: Revised MUSA Map and Water Supply Table

## **Attachments**

- Figure 1: Location Map with Regional Systems
- Figure 2: *Thrive MSP 2040* Community Designations
- Figure 3: Existing Land Use
- Figure 4: 2040 Future Land Use
- Figure 5: Development Staging Map
- Figure 6: Land Guided for Affordable Housing
- Figure 7: MRCCA Plan Approval Letter

Figure 1. Location Map with Regional Systems



**Regional Systems**

**Transportation**

- Transitways**  
 2040 Transportation System Policy - adopted January 2015
- Existing
  - - - - Planned Current Revenue Scenario
  - · - · - Planned Current Revenue Scenario - CTIB\* Phase 1 Projects
  - - - - Potential Increased Revenue Scenario

- Regional Highway System**
- Existing Principal Arterials
  - Planned Principal Arterials
  - Existing Minor Arterials
  - Planned Minor Arterials
  - Existing Other Arterials
  - Planned Other Arterials

**Recreation Open Space**

- Regional Parks**
- Existing (Open to Public)
  - In Master Plan (Not Open to Public)
  - Planned Units
- Regional Trails**
- Existing (Open to Public)
  - Existing (Not Open to Public)
  - Planned

- Wastewater**
- M Meters
  - L Lift Stations
  - MCES Interceptors
  - MTR MCES Treatment Plants

**Regional Park Search Areas and Regional Trail Search Corridors**

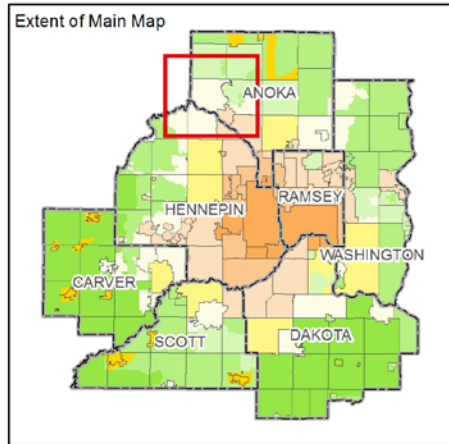
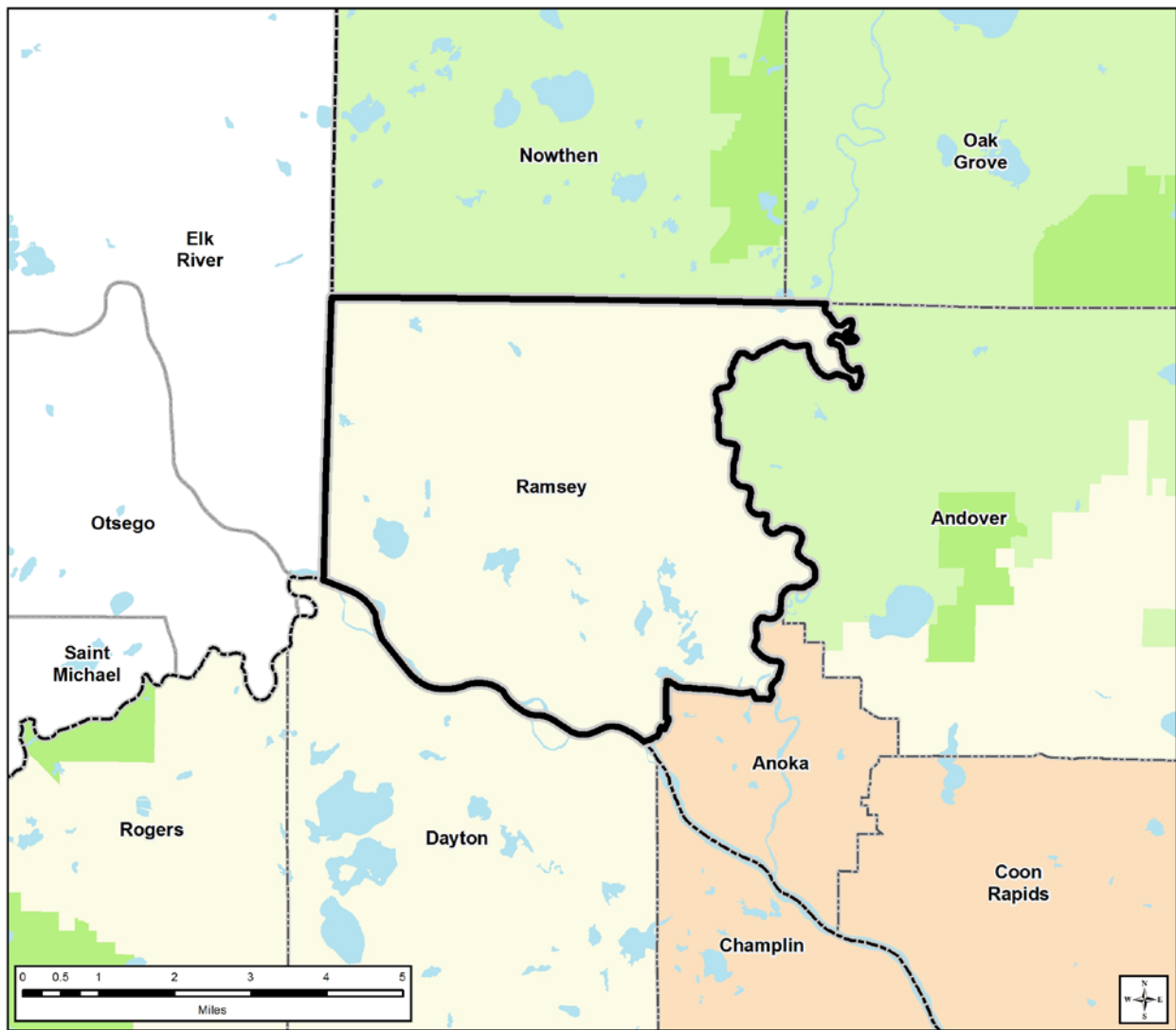
- Boundary Adjustment
- Search Area
- Regional Trail Search Corridors

- Local Streets
- Existing State Trails
- Other Parks, Preserves, Refuges and Natural Areas

\* Counties Transit Improvement Board (CTIB)



Figure 2. Thrive MSP 2040 Community Designations



**Community Designations**

- Outside Council planning authority
  - Agricultural
  - Rural Residential
  - Diversified Rural
  - Rural Center
  - Emerging Suburban Edge
  - Suburban Edge
  - Suburban
  - Urban
  - Urban Center
- 
- County Boundaries
  - City and Township Boundaries
  - Lakes and Major Rivers

Figure 3. Existing Land Use

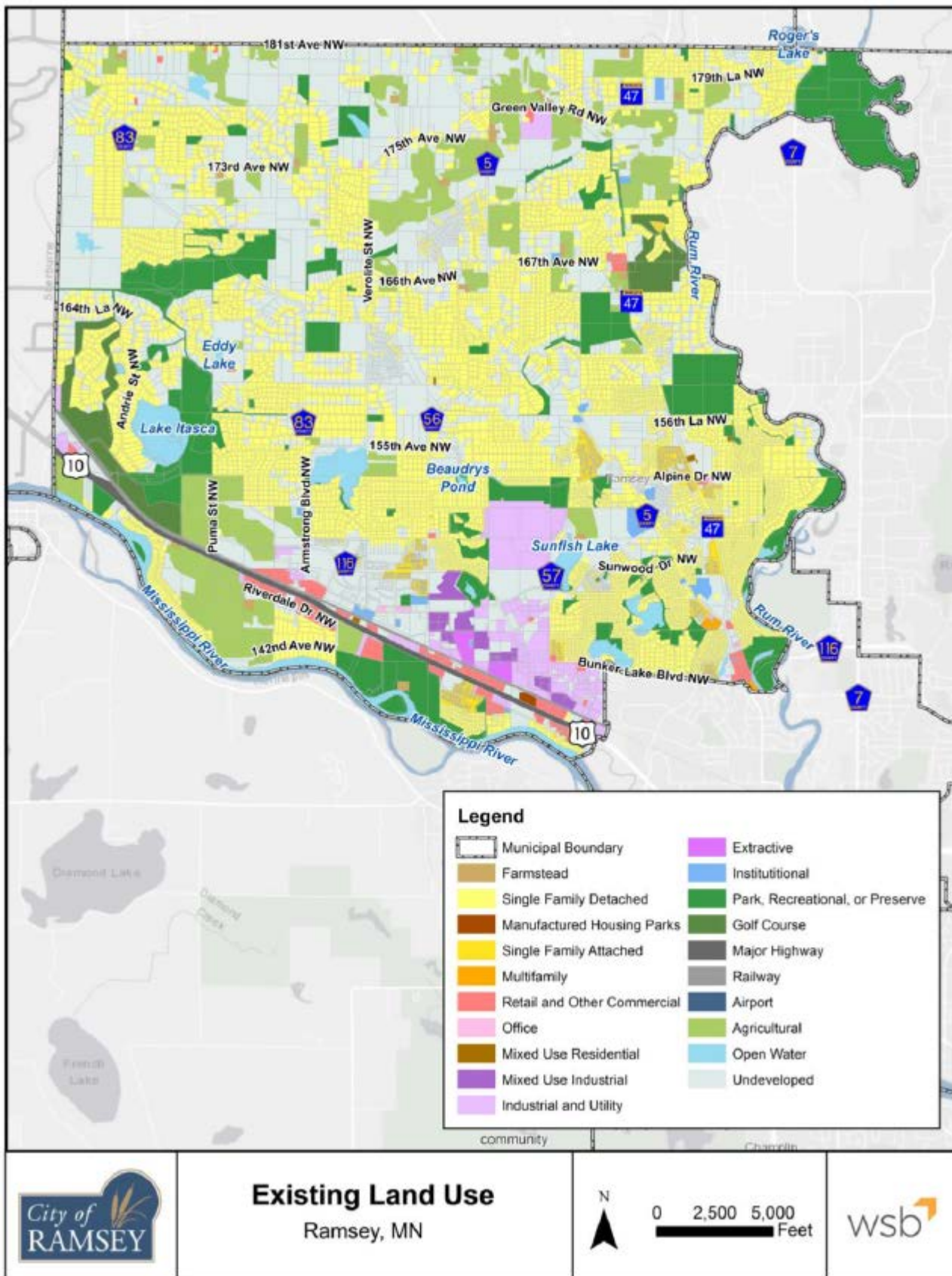


Figure 4. 2040 Future Land Use

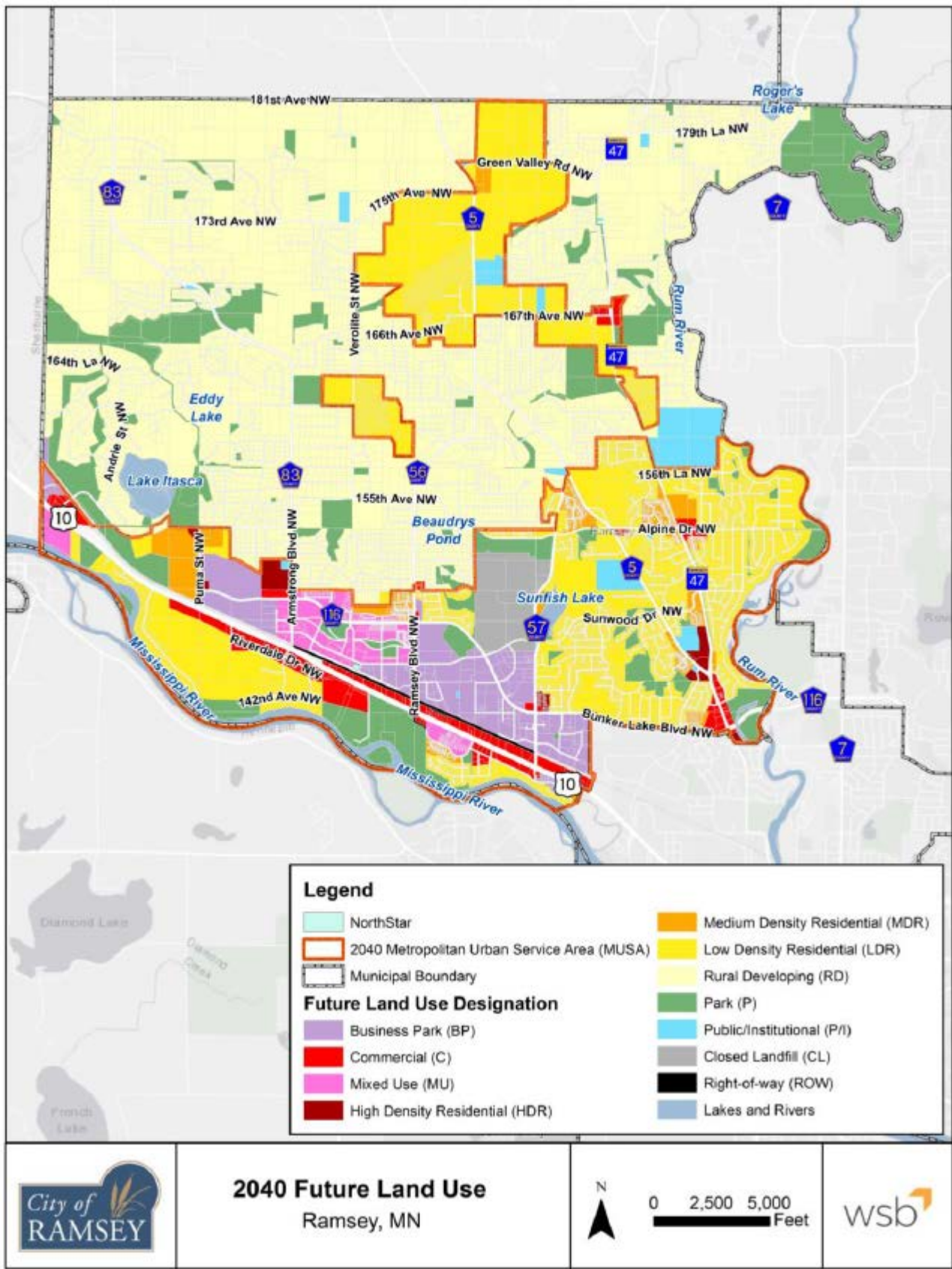
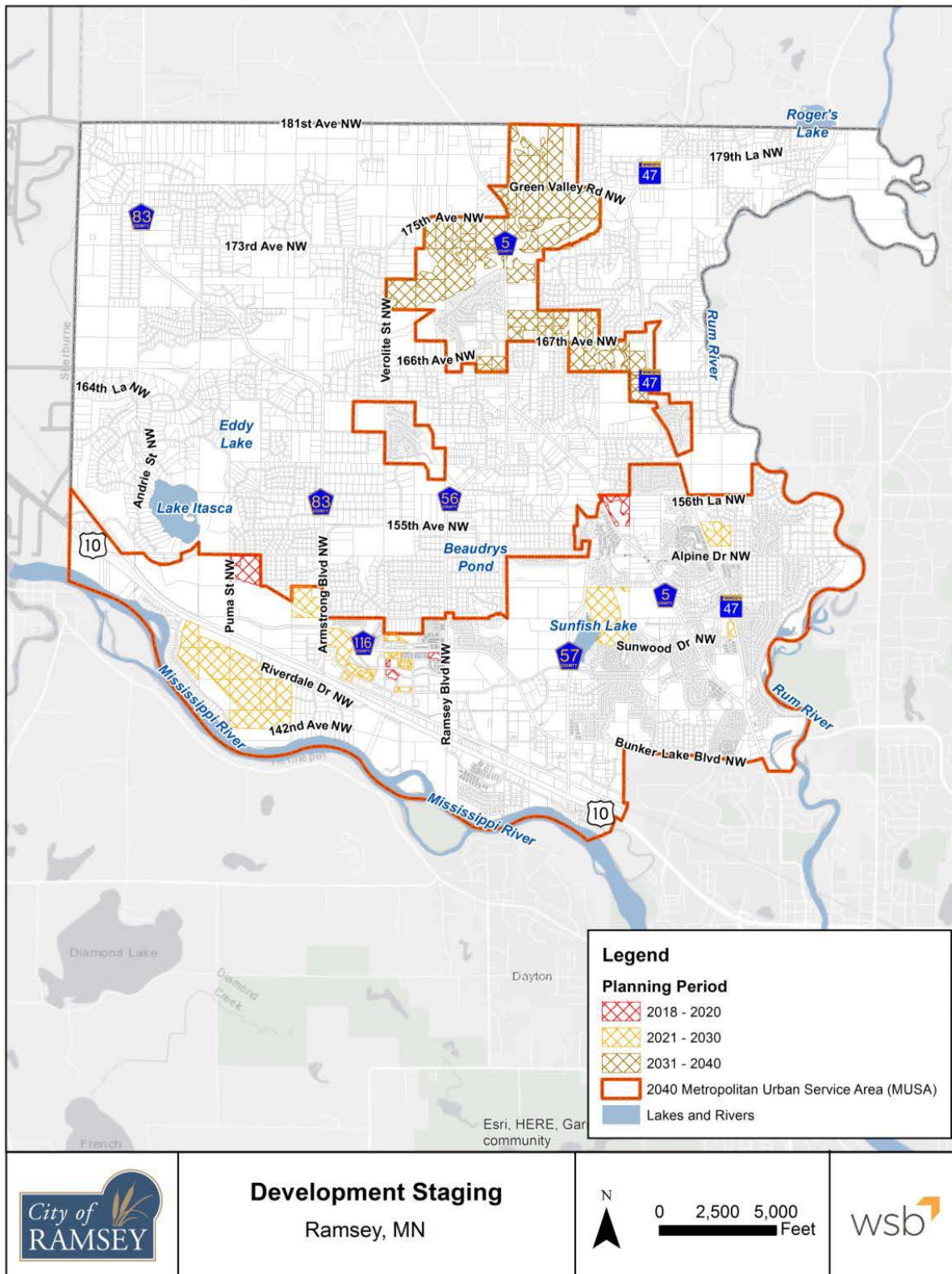




Figure 5. Development Staging Map



*Figure 6. Land Guided for Affordable Housing*

Insert your map here. Remember to add alt text for the map.

## Land Guided for Affordable Housing 2021-2030

### Ramsey

Anoka County

Council Member Wendy Wulff, District 16

2021-2030 share of regional need for Affordable Housing: **499 units**  
 2021-2030 total regional need for Affordable Housing: **37,900 units**

	<b>Available Acres</b>	<b>X</b>	<b>Minimum Density</b> <i>(units per acre)</i>	<b>X</b>	<b>Expected % Residential</b> <i>(if mixed use)</i>	<b>=</b>	<b>Minimum Units Possible</b>
<b>High Density Residential</b>	29.50		8		100%		236
<b>Mixed Use - Medium</b>	45.30		8		50%		182
<b>Mixed Use - High</b>	11.13		15		50%		84
<b>Total</b>	<b>30</b>						<b>502</b>

Sufficient/*(insufficient)* units possible against share of regional need: **3**

Affordable units built since 2021: **0**

Sufficient/*(insufficient)* units possible adjusted for affordable units built: **3**

Number of Comp Plan Amendments approved since Comp Plan Update: **0**



Figure 7. MRCCA Plan Approval Letter



April 24, 2020

Tim Gladhill, Community Development Director  
City of Ramsey  
7550 Sunwood Drive NW  
Ramsey, MN 55303

**Re: Conditional Approval of City of Ramsey MRCCA Plan**

Dear Mr. Gladhill:

I am pleased to inform you that the Minnesota Department of Natural Resources (DNR) conditionally approves the City of Ramsey's Mississippi River Corridor Critical Area (MRCCA) plan.

We reviewed the MRCCA plan chapter of your 2040 Comprehensive Plan submitted to the DNR on April 15, 2020. We have found that the MRCCA plan is substantially consistent with Minnesota Statutes, §116G and Minnesota Rules, chapter 6106. We will send final approval of your MRCCA plan after the Metropolitan Council authorizes the City of Ramsey to put the comprehensive plan into effect. Within 60 days of receiving DNR final approval, the City of Ramsey must adopt the MRCCA plan. The City must then submit a copy of the final adopted plan, with evidence of adoption, to the DNR, the Metropolitan Council, and the National Park Service within ten days of the adoption.

Only MRCCA plans and plan amendments approved by the DNR have the force and effect of law. Once in effect, local governments must implement and enforce the DNR-approved plans.

We appreciate your efforts to develop and adopt the MRCCA plan, which provides a solid basis for future ordinance amendments and MRCCA management. Please contact Dan Petrik at 651-259-5697 or at [daniel.petrik@state.mn.us](mailto:daniel.petrik@state.mn.us) if you have any questions about next steps.

Sincerely,

Jennifer Shillcox  
Land Use Unit Supervisor

c: Raya Esmaili, Metropolitan Council  
Alan Robbins-Fenger, National Park Service  
BJ Bonin, DNR Region 3 Area Hydrologist  
Dan Petrik, DNR Land Use Unit