

COMMENTS
April 7, 2016 Workshop

- Thank you for your time to let residents provide input into the process. It helps just to look at options and know how decisions were made.
- Regarding the development, road traffic and Dobbs counter argument that they can't bring trucks from the back because it would compact the soil, which would make septic unfeasible:
 - You could still have a road and just have all trucks/construction traffic come in thru the one spot versus coming all the way down Bowers Drive. So not the back of each lot, but in thru one access point and that would get them on the road to access the lots from the front.

Notes to bring to the next City of Ramsey meeting set for Thursday, April 7th

Do I want 3 1/2 Homes in front of my one lot?

Who is Pearson properties and do they have the experience to build and maintain this so-called covenant. What are the Covenant details?

What is Pearson's properties track record with homebuilding?

Who will maintain and finance the water and septic systems? Where will they go as they are not shown on the plan?

Will the covenant or shared septic be a mound system and if so, what about the constant power outages? Do you think 39 people will know not to use water and flush toilets during a power outage? If not, where will the sewer overflow go? (Average household size in Ramsey $3 \times 13 = 39$)

Where will the storm runoff and drainage go? Will there be a run off pond? What will this do to the environment and to the existing neighbor's water and sewer systems? Has anyone approached the Coon Creek Watershed on whether they will even allow this without creating a building area retention pond or water storage system?

If you have 13 homes most likely you will have 26 drivers at a minimum, going to and from work daily. That is 52 trips down Bowers Drive each day, then add their children's cars and truck deliveries.

Code stats, construction dirt and debris on roadways needs to be kept clean and open excavation areas needs to be watered down from blowing sand. Who will maintain a road free clean environment? Will the city enforce these laws to keep this clean and in control and do we have the cities word they will enforce this?

Will there be a cost to us homeowners that appears on our electric bill for the storm drainage utility ordinance?

Can the Electric co-op guarantee the existing home owners enough power in the coming years to not dig up Bowers Drive and replace the existing Power?

The minimum lot size in Ramsey is 2.5 acres. Why do we make standards for the lot sizes if we change them for a favor?

13 lots 100 X 200 = 20,000 Sq. Ft or .45 Acres totaling 5.85 Acres.
This equates to 2 Legal lots

My 1.65 Acre lot = 71,873 Sq. Ft. Which means I can fit 3.5 Lots on my property.
Will the city of Ramsey grant me a permit to tear down my home and build 3.5 houses much less two on my property?
(Reference, 1 Acre = 43,559 Sq. Ft, 2.5 Acre lot = 108,899 Sq. Ft)

There should be no development on Bowers Drive until the future Riverdale Drive is completely intact.

The Developer should pay for improvements to Bowers Drive to handle additional traffic burdens without assessments to existing Bowers Drive residents.

I started this out with, do I want 3 1/2 Homes in front of my one lot? No I do not.

I don't normally get involved in these antics because I know who usually wins in the long run.

The City of Ramsey 2030 Comprehensive Plan, Chapter 5: Land use under Future Land Use 2. The General plan b. Low Density Residential reads:

b) Low Density Residential

Areas guided Low Density Residential must have urban services before development can take place. These areas will average 3 units per acre and contain single family, detached dwellings.

Where Low Density Residential is directly adjacent to areas guided Rural Developing that contain 2.5 acre lots, strategies for density transitioning will be employed. This means that while an area of Low Density Residential may average 3 units per acre, those lots directly adjacent to 2.5 acre lots will be closer in size to 2.5 acres in order to provide an effective transition that maintains the existing character of the neighborhood. Screening methods, such as landscaping must also be employed to transition between very low density areas and urban lots.

The City of Ramsey 2030 Comprehensive Plan, Chapter 5: Land use under 4. Future Land Use Categories, c) Urban Residential reads:

It is the intention of this plan to assure compatibility between future urban housing and existing residential developments by establishing some form of transition between existing single family homes and future (new) urban development. Areas where transitions are necessary are primarily (but not exclusively) located along the edges of the urban services boundary and are to be served by municipal sewer and water.

The City of Ramsey 2030 Comprehensive Plan, Chapter 5: Land use under 4.

Future Land Use Categories, Low Density Residential Performance Criteria reads:

3. Higher intensity housing shall have direct access to major roadways (local collectors) so excessive traffic is not routed through local streets and lower density neighborhoods.

6. Where possible and practical, traffic generated by new development shall be routed to collector streets rather than through adjacent local neighborhood streets.

8. New development that is adjacent to existing single- family detached development shall be compatible in density and type with existing and planned development.

References:

<http://www.city-data.com/city/Ramsey-Minnesota.html>

<http://www.cityoframsey.com/sites/default/files/documents/Planning/ComPlan/Chapter%2005%20-%20Land%20Use%20FINAL.pdf>