



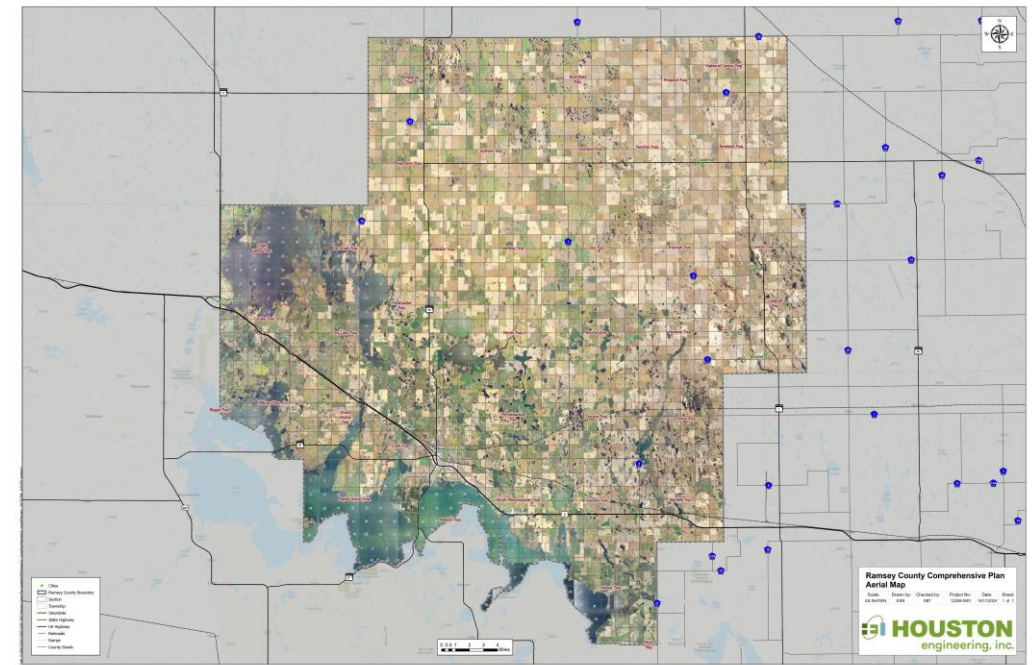
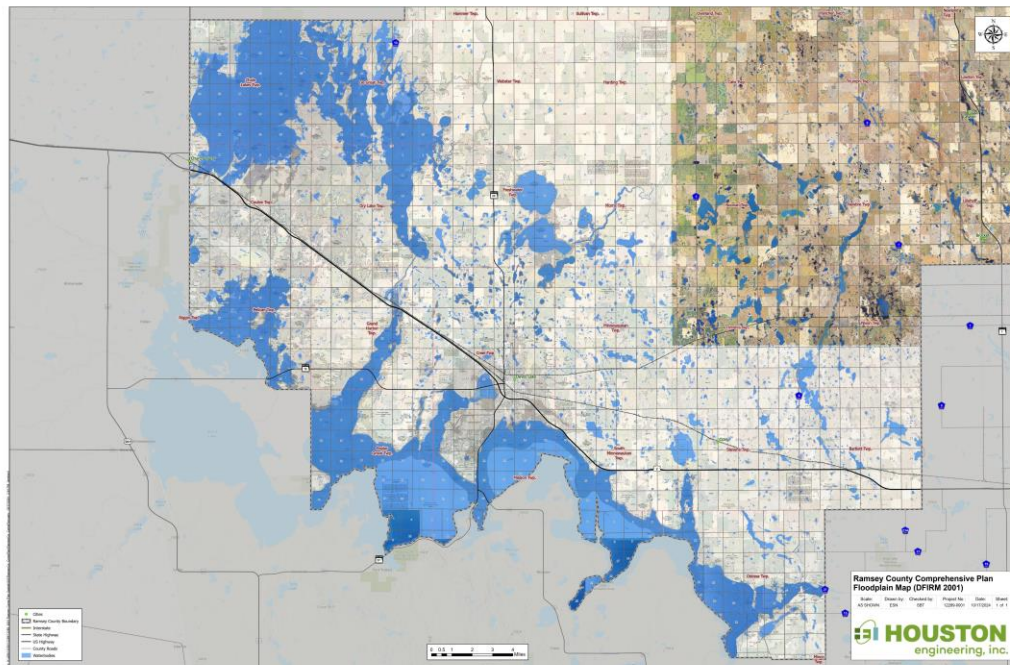
Ramsey County Comprehensive Plan Draft Plan

April 23, 2025

What is our project?



- Comprehensive Plan – Summer 2024 to Spring 2025
- Zoning Ordinance – Spring 2025 to Fall 2025
- Subdivision Ordinance – Spring 2025 to Fall 2025
- Floodplain Regulations – Summer 2025 to Fall 2025
- Multi-Jurisdictional Cooperation – Fall 2025 to Fall 2026



What is a Comprehensive Plan?



- (1) Legal Document: To address the planning requirements of state law;
- (2) Private Sector Notice: To provide some predictability about the potential land uses and timing of development so that both public and private sectors can make informed decisions in the area of real estate and capital investments.
- (3) Basis for Public Decisions: Zoning ordinances and other land use regulations should be consistent with the goals, objectives, and policies of the Comprehensive Plan.

The Comprehensive Plan should be updated as conditions in the County change.

Public Engagement



- Steering Committee
- Stakeholder Interviews
- Open Houses
- Project Website
- Social Pinpoint Survey/Map
- Public Comments



Project Website



- How do I get to the Website?
 - See on the County Website
 - Go to: <https://bit.ly/RamseyCountyPlan>

Ramsey County Comprehensive Plan Update

Welcome to the Ramsey County Comprehensive Plan website! Together, we can build a brighter tomorrow. Share your feedback to guide Ramsey County's future.

The **Ramsey County Comprehensive Plan** will guide the County's future. This includes an overall vision for growth and development including goals and policies to follow when structuring land use regulations such as zoning, subdivision, and floodplain regulations.

Below you will find public engagement tools to allow you to provide input and feedback for the Comprehensive Plan. In addition, this website will keep you informed about the status of the Comprehensive Plan project.

Reach out to us directly with any questions at dbye@houstoneng.com.

View Plan

Document Library

 **Draft Ramsey County Comprehensive Plan**
PDF (5.75 MB)

Public Meeting 4/23/25Ask a QuestionShare Your FeedbackPublic Meeting #1

Q&A

Open

Ask us a question and our team will respond back to you.

Ask a Question

Who's Listening?

Search the questions

Timeline

- Project Kick-Off Steering Committee Meeting
July 2024
- Stakeholder Interviews
September - October 2024
- Steering Committee Meeting #2
October 2024
- Public Open House
October 29, 2024
4:30 - 6:30 pm
Lake Region State College
- Steering Committee Meeting #3
November 2024
- Draft Plan Development
November - January 2025
- Steering Committee Meeting #4
January 2025
- Final Plan Development
March 2025

Public Meeting 4/23/25Ask a QuestionShare Your FeedbackPublic Meeting #1

Share Your Feedback

Let us know if you have any questions for our team or additional feedback we should consider with the Comprehensive Plan.

Add Comment

Screen name *

ZIP Code Required

Your Comment

B I

Choose a file...

Submit

Ramsey County Comprehensive Plan Update

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Vision Guiding Objectives Strategies





Survey Basics

- On-line survey conducted late October through late November.
- 100 people completed the survey
- Information to provide direction for Comprehensive Plan

Takeaways from the Survey

- Public supports growth.
- Public supports diversifying the economy.
- Public supports a focus on the next generation.
- Develop floodplain regulations that provide minimum regulations required to maintain flood insurance rules and protect waterways.
- Fairly strong support for development of subdivision and infrastructure design standards and rural road standards.
- Consistent approvals of subdivisions with reasonable design standards across jurisdictions.
- All zoning related issues that were surveyed rated lower on the intensity scale.
- Zoning development standards should be developed with very modest zoning controls.

- Diversify the Economy
- Encouraging and supporting growth for the next generation.

Guiding Objectives



- Reasonable regulations to maintain your quality of life.
- Encourage growth where services and utilities are available

■ Areas to Improve

1. Better coordination and cooperation with regulations among township, city, county
2. Better consistency of regulations with township, city, and county
3. Predictable and understandable regulations

■ Areas to Maintain

1. Private Property rights/Low regulations
2. Local Control

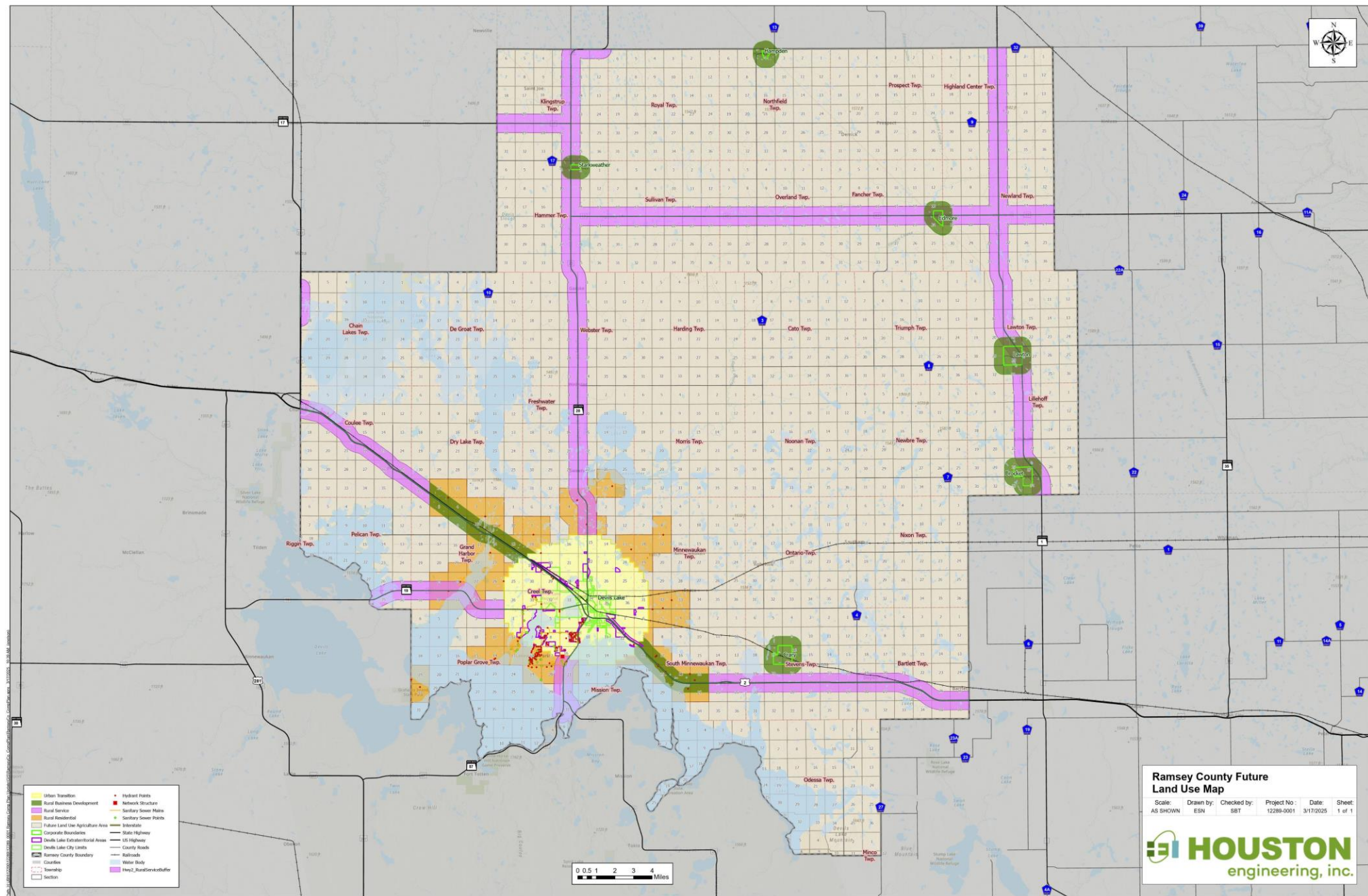
Growth Management Strategy



- Encourage growth where services and utilities are available.
- Determined through a GIS analysis
- Guide the development and implementation of land use regulations.

Future Land Use (FLU) Areas

FLU Area	Determination	Map Color
Urban Transition	City of Devils Lake 2-mile extraterritorial area	Yellow
Rural Residential	Water/Sewer Services current and future service areas	Orange
Rural Service	Along Arterial Roads without sewer available	Purple
Rural Business Development	Along US Highway 2 and within GRWD sewer service area or within ½ mile of small town sewer system	Green
Agriculture	All other areas of County	Light Orange



Ramsey County Future Land Use Map

Scale:	Drawn by:	Checked by:	Project No:	Date:	Sheet:
AS SHOWN	ESN	SBT	12289-001	3/17/2025	1 of 1

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Land Development Standards



- Zoning standards should include the following types of zoning districts with the following characteristics

District	Description	FLU Area
Agriculture District	That allows for all agricultural uses and other "compatible uses"	Agriculture
Rural Single-Family Residential Districts	1 unit per acre or less that allows for low density residential and allow for septic tanks	Agriculture
Large Lot Single-Family Residential District	2-3 units per acres that allow for slightly higher density when sewer and adequate road services are available.	Rural Residential Rural Service and Rural Business Development (with appropriate land use transitions to higher intensity uses)
Urban Single-Family Residential District	4-5 units per acres; Only allowed in areas with full city services	Urban Transition (Covered by City of Devils Lake Zoning Ordinance)
Limited Commercial/Industrial District	Ag support and limited industrial/warehouse or convenience commercial	Rural Service
Highway Commercial District	That are encourage in areas with appropriate level of services.	Rural Business Development
Rural Industrial District	That are encourage in areas with appropriate level of services. (Possible to split into heavy and light industrial districts)	Rural Business Development

Land Development Standards (continued)



Subdivision Standards

1. Set reasonable design standards consistent across jurisdictions
2. Roadway Approval Options-
 - Approve developer-built roads to a common roadway design standard before the road is dedicated to the county or township.
 - Approve developer-built roads to a common private roadway standard with a requirement for a road district or homeowner association dedicated to maintenance.
3. Develop a process to approve water, sewer, and drainage plans for a subdivisions through common engineering design standards.
4. Clear and concise approval process.

Floodplain Recommended Standards

1. Include basic rules required by FEMA to maintain or institute FEMA Flood Insurance program.
2. Enforce floodplain regulations consistently across jurisdictions.
3. Property cut-off from access to right-of-way should go incorporated into new subdivision ordinances.
4. Floodplain regulations should be developed through a process with a facilitated educational and feedback sessions that include all jurisdictions.

Land Development Standards (continued)



Shoreline Management Standards

1. Ramsey County will utilize the current State of North Dakota Sovereign Lands permit process to avoid duplication of effort and maintain consistency with shoreline management of Devils Lake.
2. A permit is required for any land disturbing activities within the shore zone (anything between the high-water mark and low-water mark) to ensure it does not have an adverse effect to State Sovereign Land resources.

Septic Tank Standards –

Septic system must be located where:

1. The lot is at least an acre in size.
2. Soils have acceptable percolation rates.
3. There is a minimum drain field size.
4. Other minimum standards that will be included within the Ramsey County Zoning Ordinance.



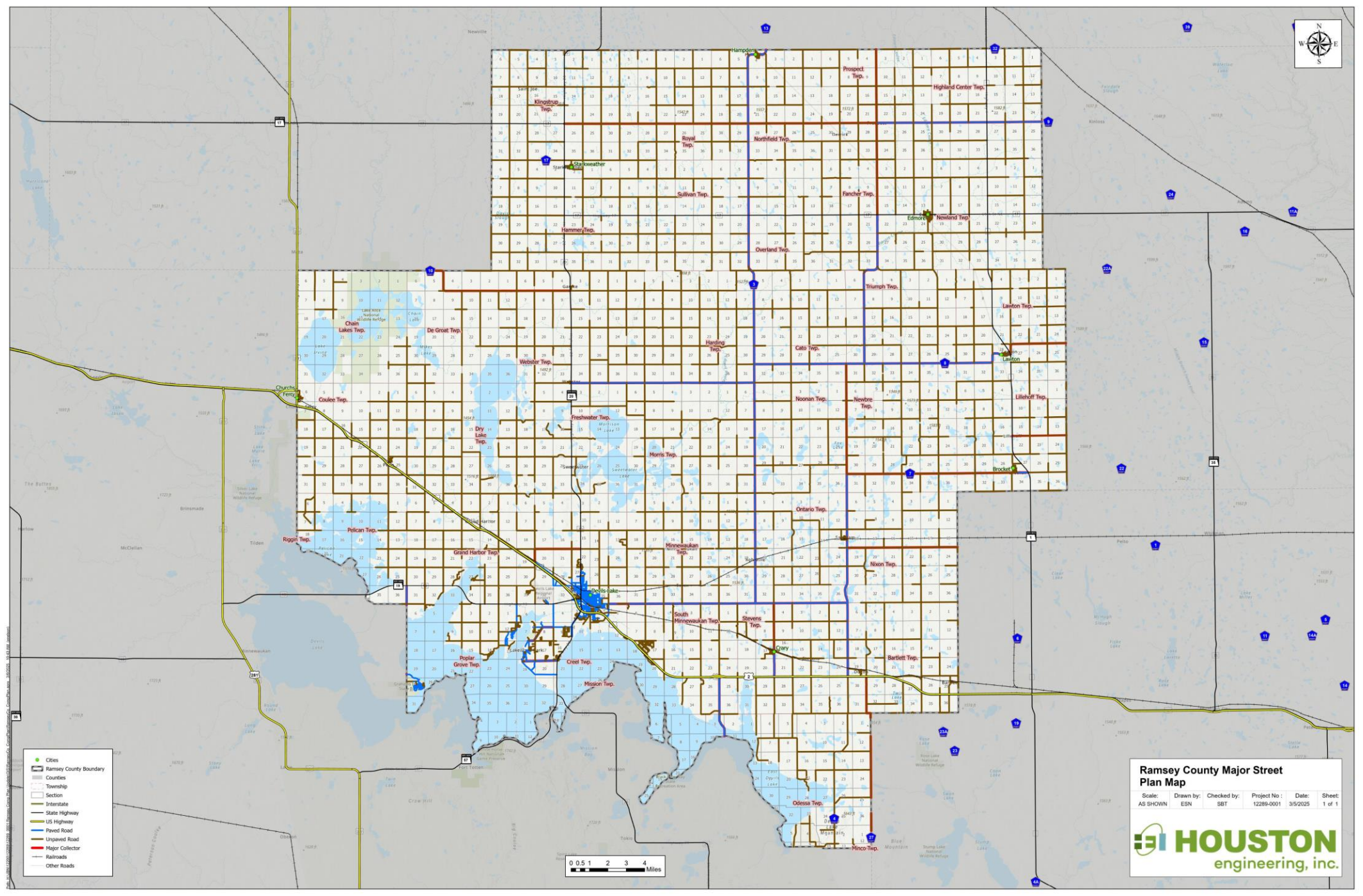
Major Street Plan

- Used as basis for County Subdivision Ordinance standards

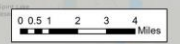
Major Street Designation	Description	Right-of-Way
Arterial	State or Federal Highways	150 feet or more
County Major Collector	Provides connectivity from major state highways to local road system.	150 feet
Local - County	A minor collector roadway to distribute traffic to major collectors and arterials	66 feet
Local - Township	Typically gravel but also trail or primitive roadways on section-lines to access local rural areas.	66 feet
Local - Subdivision	Designed to access rural subdivision residences	60-66 feet

County Roadway Design Standards

1. Update the Local Roads (Other) to include 3 feet of separation from road top to ditch bottom to allow for more snow storage area.
2. Explore increasing County road weight limit standards from 80,000 pounds to 105,500 pounds.
3. Subgrade preparation should be included with roads standards.
4. Ensure road requirements for subdivisions and private approaches augment the county road standards to ensure that subdivision roads are properly constructed and maintained.
5. Ensure County roadway standards are implemented by coordinating the subdivision review process with townships and the City of Devils Lake in the extraterritorial area.



- Cities
- ▬ Ramsey County Boundary
- ▬ Counties
- ▬ Township
- ▬ Section
- ▬ Interstate
- ▬ State Highway
- ▬ US Highway
- ▬ Paved Road
- ▬ Unpaved Road
- ▬ Major Collector
- ▬ Railroads
- ▬ Other Roads



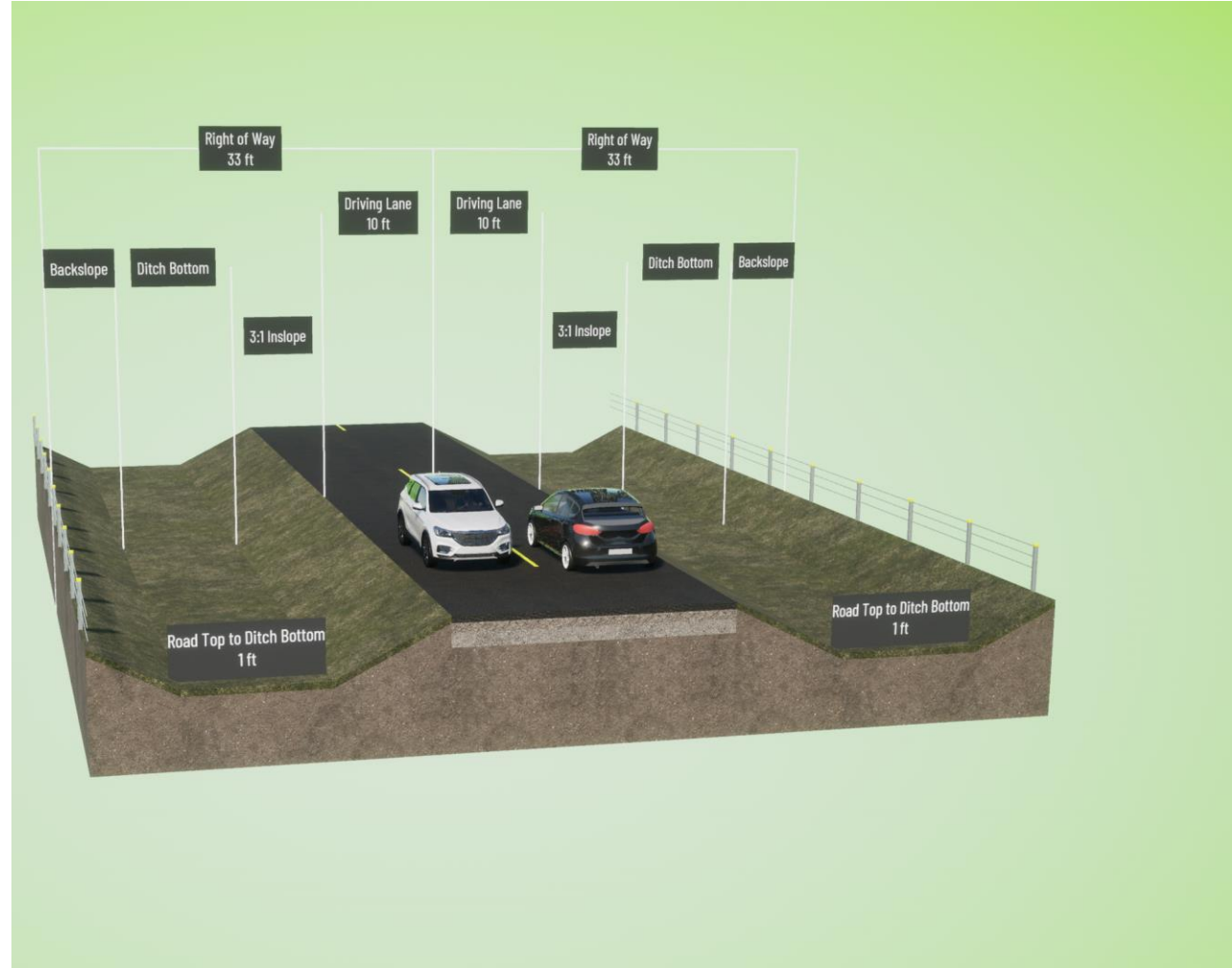
Ramsey County Major Street Plan Map

Scale: AS SHOWN	Drawn by: ESN	Checked by: SBT	Project No: 12289-0001	Date: 3/5/2025	Sheet: 1 of 1
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Current Road Standards

	COUNTY MAJOR COLLECTORS (CMC) "ON-SYSTEM"	LOCAL ROADS (COUNTY) "OFF-SYSTEM"	LOCAL ROADS (TOWNSHIP) "OFF-SYSTEM"	LOCAL ROADS (OTHER) "OFF-SYSTEM"
BRIDGE WIDTH (CLEAR ROADWAY)	28'	28'	28'	28'
STORM DESIGN FLOOD FREQUENCY (BRIDGES)	25 YEAR	25 YEAR	15 YEAR	15 YEAR
DESIGN LOADING (BRIDGES)	HS-25	HS-25	HS-25	HS-25
CULVERT DESIGN FLOOD FREQUENCY	10 YEAR	10 YEAR	10 YEAR	10 YEAR
GRADED ROADBED WIDTH (SUB-GRADE) - PAVED SURFACE	36'	28'	24'	22'
- MINIMUM TRAVEL WAY WIDTH (BOTH LANES + SHOULDERS)	30'	22'	22'	20'
- MINIMUM PAVEMENT SECTION (BASE AND HBP)	8" AGG BASE 4" HBP	6" AGG BASE 4" HBP	6" AGG BASE 4" HBP	6" AGG BASE 3" HBP
GRADED ROADBED WIDTH (SUB-GGRADE) - GRAVEL SURFACE	36'	28'	24'	22'
- MINIMUM TRAVEL WAY WIDTH (BOTH LANES + SHOULDERS)	30'	24'	24'	20'
- MINIMUM GRAVEL THICKNESS	4" - 8"	4" - 8"	4" - 8"	4"
DESIGN SPEED	65	55	55	55
RIGHT OF WAY WIDTH	150'	66'	66'	66'
INSLOPE RATIO	4 TO 1	4 TO 1	3 TO 1	3 TO 1
SEPARATION (ROAD TOP TO DITCH BOTTOM)	3'	3'	3'	3'
PAVEMENT REPAIR	22" SUBCUT GEOTEXTILE FABRIC 12" AGGREGATE SUB-BASE 6" AGGREGATE BASE 4" HBP	22" SUBCUT GEOTEXTILE FABRIC 12" AGGREGATE SUB-BASE 6" AGGREGATE BASE 4" HBP	22" SUBCUT GEOTEXTILE FABRIC 12" AGGREGATE SUB-BASE 6" AGGREGATE BASE 4" HBP	22" SUBCUT GEOTEXTILE FABRIC 12" AGGREGATE SUB-BASE 6" AGGREGATE BASE 4" HBP
SUBGRADE REPAIR - GRAVEL ROAD	18" SUBCUT GEOTEXTILE FABRIC 14" AGGREGATE SUB-BASE 4" AGGREGATE BASE	18" SUBCUT GEOTEXTILE FABRIC 14" AGGREGATE SUB-BASE 4" AGGREGATE BASE	18" SUBCUT GEOTEXTILE FABRIC 14" AGGREGATE SUB-BASE 4" AGGREGATE BASE	18" SUBCUT GEOTEXTILE FABRIC 14" AGGREGATE SUB-BASE 4" AGGREGATE BASE
DESIGN AGGREGATE SURFACE COURSE (NEW)	4" AGGREGATE SURFACE	4" AGGREGATE SURFACE	4" AGGREGATE SURFACE	4" AGGREGATE SURFACE

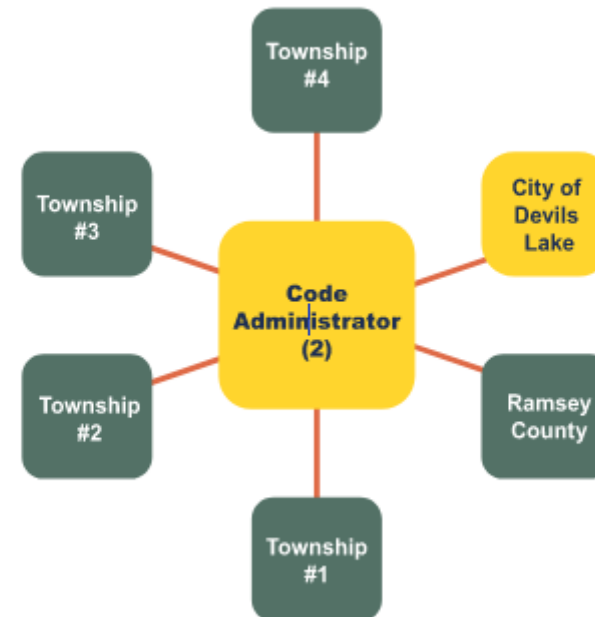
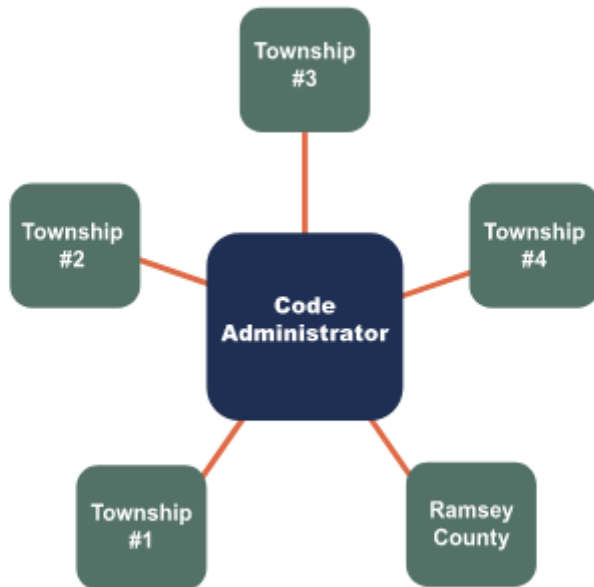


Implementation



To develop consistency and coordination among jurisdictions

1. Hire a common code administrator should be hired or contracted with
2. Provides a “one-stop shop” for all regulations
3. Code administrator only processes and enforces current regulations
4. Building permits that require a public hearing, Code administrator would set that up with the appropriate jurisdiction.



Next Steps for Comprehensive Plan



- Steering Committee Meeting to determine any changes based on public input.
- Planning Commission Public Hearing
- County Commission Public Hearing
- Adoption