

Councilmember _____ moved for the adoption of the following resolution:

RESOLUTION #11-05-___

A RESOLUTION ADOPTING FINDINGS OF FACT #___ RELATING TO A REQUEST FOR AN INTERIM USE PERMIT TO ALLOW FOR COMMERCIAL OUTDOOR RECREATION FOR THE OPERATION OF A GO CART TRACK

WHEREAS, Karl Janzen, hereinafter referred to as "Applicant", has properly applied for an Interim Use Permit to allow the operation of a go cart track on the subject property generally known as 14550 Armstrong Blvd NW, legally described as:

Lot 1 and 3, Block 1, Hauser Addition, Anoka County, Minnesota.

(the "Subject Property").

NOW THEREFORE, BE IT RESOLVED BY THIS CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA that the findings of fact relating to the request are determined to be as follows:

1. That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on May 5, 2011 and that said public hearing was properly advertised.
2. That the Subject Property is approximately 1.23 acres in size and located in the COR-2 Sub-District.
3. That the Subject Property is surrounded by parcels also zoned COR-2 and is located adjacent to the Burlington Northern/Santa Fe Railroad.
4. That Section 117-118 (The COR) of City Code does not list commercial outdoor recreation as a permitted or conditional use.
5. That the Subject Property was previously used as a gas and convenience store and is currently vacant.
6. That the Applicant is proposing to host weekly go cart races and other related recreational vehicle races including, but not limited to, snowmobiles and lawn mowers, on the Subject Property with up to forty (40) racers per event.
7. That the Applicant is proposing to construct a clay racing surface as proposed on the site plan prepared by Hakanson Anderson dated April 12, 2011 (the "Site Plan"), including safety and screening fencing, herein attached as Exhibit A.
8. That the Site Plan indicates construction of a six (6) foot tall privacy fence and a four (4) foot tall chain-link fence.

9. That the Applicant is proposing to construct a sign and scoring tower on the Subject Property.
10. That the Applicant is proposing to utilize used tires, off-rim, stacked eighteen (18) to twenty-four (24) inches high on the inside of the proposed chain-link fence of the track as a safety measure for spectators, per insurance requirements for the Applicant.
11. That the Applicant is proposing to establish a parking area consisting of a combination of asphalt and gravel totaling twenty-one (21) parking spaces on the Subject Property.
12. That a drainage and utility easement exists in the southern portion of the Subject Property.
13. That the Applicant has proposed to utilize the adjacent parcel for parking for racers on a grass surface.
14. That the Applicant is proposing to erect a seventeen (17) feet long by three (3) tier high bleacher section on the Subject Property.
15. That the Applicant is proposing to utilize two (2) portable restrooms on the Subject Property.
16. That the Applicant has stated that there will not be a fuel pump on the Subject Property and that individual racers shall be responsible for their own fuel.
17. That the Applicant has stated that concessions will be provided on the Subject Property by a private vendor.
18. That the Applicant has stated that electrical service will be provided in the interior of the track.
19. That the Applicant has stated that the gravel/clay track will be monitored as to control dust through the use of a water truck.
20. That the Applicant has stated that the Applicant will carry a \$2,000,000 insurance policy for the interim use and building all safety specification per requirements of the Applicant's insurance agency.
21. That the City has researched formulas for number of portable restrooms required for similar uses that show it appears that four (4) to six (6) portable restrooms should be required.
22. That the Applicant's proposal will/will not substantially adversely impair the use, enjoyment or market value of any surrounding property.
23. That the Applicant's proposal will/will not be designed, constructed, operated, and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will/will not change the essential character of the area.

24. That the proposed interim use will/will not be served adequately by essential public facilities and services, such as highways, streets, police and fire protection.
25. That the proposed interim use will/will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
26. That the proposed interim use will/will not be consistent with the intent and purposes of this chapter.

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

and the following voted against the same:

and the following abstained:

and the following were absent:

whereupon said resolution was declared duly passed and adopted by the Ramsey City Council this the 31st day of May, 2011.

Mayor

ATTEST:

City Clerk

Exhibit A
Site Plan