



7550 Sunwood Drive NW • Ramsey, Minnesota 55303
City Hall: 763-427-1410 • Fax: 763-427-5543
www.cityoframsey.com

Quality RV
Attn: Corey Moyer
8175 Riverdale Dr NW
Ramsey, MN 55303

Re: Conditional Use Permit

Dear Mr. Moyer,

The purpose of this letter is to review some of the requirements of the Conditional Use Permit (the "Permit") that was approved by the Ramsey City Council on December 13, 2011. As you know, one of the requirements of the approved Permit was for Quality RV to submit grading and drainage plans related to the installation of class V gravel at the property located at 8175, 8151, and 8101 Riverdale Dr (the "Subject Property"). On June 26, 2012, the City did receive plans, prepared by Brenteson Companies, from the owner of the Subject Property. Our Engineering Staff have reviewed the information submitted and have provided the following comments:

- The plan does show piping connecting the existing pond to the storm sewer in the street but does not show an outlet for the proposed pond.
- The letter from Brenteson Companies accompanying the plans states the lot size is 0.99 acres; however, our records indicate that the vacant site alone is over one (1) acre. In addition, the portion of the middle lot that would also be improved appears to put the area of improvement above one (1) acre. A Lower Rum River Watershed Management Organization (LRRWMO) requires a permit for projects that disturb an area one (1) acre or greater.
- Ramsey City Code requires calculations for the ten (10) and 100 year storm events. The new ponding area must provide rate control for the ten (10) and 100 year storm events. The developed rate of runoff must be limited to 75% of the pre-developed rate. Please supply the City with calculations to support these design standards.
- Additional information must be provided demonstrating that the proposed ponding area will provide the necessary rate control and a plan showing connection to the existing storm sewer.

At this point, the plans submitted are considered incomplete until additional information is received for review. City Staff met this morning to discuss the conditions of the Permit as it relates to both the use of unimproved surfacing (present condition of the eastern portion of the site) as well as the requirement to have drainage/grading plans approved by June 30, 2012 to initiate the Permit. It is obvious at this point that neither condition will be met by that date.

City Staff desires to work collaboratively to identify a timely solution to complete the terms of the agreement contained within the Permit. City Staff will be preparing a case for the July 10, 2012 City Council meeting to discuss various options with the City Council and seek their direction on how the City Council would prefer City Staff to proceed. City Staff would prefer to suggest a brief extension (something like 30 to 60 days) to allow you an opportunity to get updated and complete drainage/grading plans submitted and approved, obtain your WMO permit, and complete the class V installation. Staff's recommendation would be based on the agreement that the deadline would not be extended a second time and assurances would be in place to ensure that the required steps will be completed within the extension time frame.

Another option that could be considered would be to reduce the amount of inventory on the Subject Property to the existing limits of pavement (keeping in mind the requirement to accommodate customer and employee parking on site rather than on the public road).

Assuming the temporary extension is granted by the City Council, and you agree to the terms of the extension, the Subject Property must be brought into conformance with the terms of the Permit. If the terms of the Permit are not completed, the City will be forced to explore the option of scheduling a public hearing to consider revoking the Permit.

While not desirable to initiate a revocation hearing, Staff does not have the authority to continue to allow you to operate beyond the parameters and conditions of the Permit. The Permit was approved in December of 2011, which was intended to provide ample time to develop plans and complete the installation of class V surfacing. Our intent is to work with you to accomplish the required improvements, but since the deadline with the Permit is upon us, we need to receive direction from our City Council on how they would prefer to address this matter.

If you have any questions, please don't hesitate to contact me by phone at (763) 433-9905 or by email at canderson@ci.ramsey.mn.us.

Sincerely,



Chris Anderson

Associate Planner/Environmental Coordinator

Cc: Greg Aberle, 16843 Huntington Path, Lakeville, MN 55044
Brian Ahtelik, 8175 Riverdale Dr NW, Ramsey, MN 55303
Kurt Ulrich, Ramsey City Administrator
Tim Gladhill, Ramsey Senior Planner