

May 31, 2013

Linda Eidem
8010 176th Ln NW
Ramsey, MN 55303

Re: Conditional Use Permit Request

Dear Ms. Eidem:

The City of Ramsey has received your application for Conditional Use Permit maintain two (2) horses located at 8010 176th Ln NW. City Staff is recommending to the Planning Commission approval of the request, contingent upon the following:

- Required amendments as outlined in the attached Staff Report dated May 31, 2013.

Please note: this is only a recommendation that is subject to review by the Planning Commission and final decision by the City Council (site plan subject to review by City Council). A copy of the Staff Report is attached for your review. The Planning Commission will review the request on **Thursday, June 6th, at 7:00 p.m.** at the Ramsey Municipal Center in the Council Chambers. You, or a representative of the development, are highly encouraged to attend this meeting. Please contact me at your earliest convenience prior to the meeting to verify if you will be attending. Following the Planning Commission, the Site Plan request will need to be reviewed for a final decision by the City Council. This hearing would tentatively be scheduled for Tuesday, June 25th, 2013, at 7:00 p.m. in the Council Chambers.

Please let me know if you have any questions or concerns. I can be reached at (763) 576-4308 or by email at tgladhill@ci.ramsey.mn.us.

Sincerely,

CITY OF RAMSEY

Tim Gladhill
Development Services Manager

Enclosures

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	5/31/2013	PROJECT ADDRESS	8010 176 TH LN NW
PROJECT. TITLE	EIDEM CONDITIONAL USE PERMIT		
ESCROW #	113641		
DEPARTMENT:	Planning Division		
TECHNICAL REVIEWER:	Name: Tim Gladhill Phone: 763-576-4308 Email: tgladhill@ci.ramsey.mn.us		

We offer the following comments regarding your request for an extension to an interim use permit:

General: The Property Owner has requested a Conditional Use Permit to maintain two (2) horses on the Subject Property, which consists of 2.5 acres. Per City Code Chapter 10 (Animals), parcels between 1.5 and 2.99 acres in size require the issuance of a Conditional Use Permit to maintain horses. The number of allowable horses is prescribed in said ordinance.

The request is an allowable use under City Code Section 117-111 (R-1 Residential (Rural Developing)) as a Conditional Use. Conditional Uses are essentially permitted uses that allow the City to review site specific standards and attach reasonable conditions based on the individual site conditions. It should be noted that the City shall approve a Conditional Use unless there is just cause to deny (i.e. the Property would not be able to support the use based on unique conditions).

Of note, City Code Chapter 10 (Animals) provides that parcels three (3) acres in size or greater can maintain horses on their parcel without the issuance of a CUP. In this case, the Property is 2.5 acres.

At this time, Staff recommends approval of the request, subject to a site visit to verify conditions. The Applicant received a number of letters of support from adjoining neighbors that need to be verified.

Specific conditions of approval are included in the attached CUP and findings of fact.

**CITY OF RAMSEY LAND USE APPLICATION
TECHNICAL REVIEW FILE**

DATE	5/31/13	PROJECT ADDRESS	8010 176 TH LN NW
PROJECT. TITLE	Case of Linda Eidem		
ESCROW #	113641		
DEPARTMENT:	Building		
TECHNICAL REVIEWER:	Name: Lee Gladitsch Phone: 763-433-9849 Email: inspectron@ci.ramsey.mn.us		

We offer the following comments regarding your request for an extension to an interim use permit:

Building:

General: Pen for animals is not on top of septic or well as described by supplied paperwork. Building department has no technical issues with request.