

Councilmember _____ introduced the following resolution and moved for its adoption:

RESOLUTION #13-11-182

A RESOLUTION ADOPTING FINDINGS OF FACT #0918 RELATING TO A REQUEST FROM FAMILY PROMISE IN ANOKA COUNTY TO ALLOW FOR PERIODIC TEMPORARY LODGING ACCOMMODATIONS AT THEIR DAY CENTER FACILITY

Family Promise in Anoka County, hereinafter referred to as "Applicant", properly applied to the City of Ramsey (the "City") for an Interim Use Permit to allow for periodic temporary lodging accommodations on the property generally known as 14501 Nowthen Blvd NW and legally described as follows:

Lot 1, Block 1, Stoney River Addition, except road subject to easement of record,
Anoka County, Minnesota

(the "Subject Property")

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF RAMSEY, ANOKA COUNTY, STATE OF MINNESOTA, as follows:

- 1) That the Applicant appeared before the Planning Commission for a public hearing pursuant to Section 117-52 (Interim Use Permits) of the Ramsey City Code on November 7, 2013 and that the public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
- 3) That the Subject Property is approximately thirty-five (35) acres in size and includes the Lord of Life church and two other secondary buildings, including a single family home and a secondary building, generally known as 14515 Nowthen Blvd NW, that houses the Applicant's day center program (the "Building").
- 4) That the Subject Property has multiple zonings including R-1 Residential (MUSA), R-2 Residential (Medium Density), and R-3 Residential (High Density); the Building is within the R-1 Residential (MUSA) district.
- 5) That the surrounding properties are zoned R-3 Residential (High Density), R-2 Residential (Medium Density), and R-1 Residential (MUSA).
- 6) That the Building on the Subject Property was formerly utilized for counseling and support services provided by Lord of Life Lutheran Church.
- 7) That in November of 2012, the City confirmed that support/counseling services without overnight accommodations offered by the Applicant were considered a lawful, non-conforming use of the Subject Property.

- 8) That the Applicant's day center operation provides program participants a place to shower, do laundry and access the internet for employment and housing searches.
- 9) That the Applicant initially stated that there would be no overnight accommodations on the Subject Property as they work with partner churches that provide meals and overnight accommodations throughout the year.
- 10) That since moving their operation to the Building on the Subject Property, the Applicant has made two (2) requests to the City to allow temporary overnight accommodations for up to fourteen (14) 'guests' plus one (1) staff person when their partner churches could not provide said accommodations.
- 11) That the Applicant was informed in March of 2013, in response to the Applicant's first request to allow temporary overnight accommodations, that an interim use permit would be necessary to address any similar future requests.
- 12) That the Applicant requested permission from the City again in September of 2013 to allow temporary overnight accommodations for up to four (4) families when their partner churches could not provide said accommodations .
- 13) That request was deferred for additional review because the Applicant had not applied for nor obtained an interim use permit to allow such use.
- 14) That the Applicant has since submitted an application for an interim use permit to allow temporary overnight accommodations for up to fourteen (14) individuals and one (1) staff person when there are gaps in their hosting schedule.
- 15) That the Applicant has indicated that in 2014, they have commitments from their partner churches to provide meals and overnight accommodations for forty (47) of the fifty-two (52) weeks.
- 16) That the Applicant is requesting permission to provide emergency temporary lodging accommodations for up to twelve (12) weeks per year in their Building, if they are unable to arrange alternative accommodations with a partner church and that emergency temporary lodging accommodations would be limited to no more than one (1) week per month.
- 17) That the Applicant shall install and maintain both smoke detectors and carbon monoxide detectors in accordance with Minnesota State Building Code for all rooms to be used for sleeping.
- 18) That the Applicant shall at all times ensure that exits remain clear from any and all debris.
- 19) That the Applicant shall ensure that the Building is properly addressed.

- 20) That the Building is serviced by a subsurface sewage treatment system (SSTS) that was designed to handle twenty (20) gallons per person per day for twenty-eight (28) people, which is the equivalent of a four (4) bedroom home.
- 21) That the Applicant shall install a meter on the inside of the Building to monitor the water usage relative to the design capacity of the SSTS.
- 22) That if the water usage does exceed the designed capacity of the SSTS, the Applicant shall upsize the SSTS in accordance with Minnesota Rules Chapter 7080 within twelve (12) months.
- 23) That the Applicant is requesting the interim use permit for a duration of five (5) years.
- 24) That the proposed interim use will/will not result in adverse effects on the public health, safety and welfare of the residents of the City.
- 25) That the proposed use will/will not adversely impact traffic in the area.
- 26) That the proposed use will/will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.
- 27) That the proposed use will/will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
- 28) That the proposed use will/will not be operated and maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will/will not change the essential character of the area.
- 29) That the proposed use will/will not create additional requirements at public cost for public facilities and services.
- 30) That the proposed use will/will not be detrimental to the economic welfare of the community.
- 31) That the proposed use will/will not involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.
- 32) That the proposed use will/will not be in accordance with the objectives of the Comprehensive Plan and the intent of Section 117-52 (Interim Use Permits) of the City Code.

The motion for the adoption of the foregoing resolution 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 26th day of November, 2013.

Mayor

ATTEST:

City Clerk