

Councilmember _____ moved for the adoption of the following findings of fact:

RESOLUTION #15-04-099

A RESOLUTION ADOPTING FINDINGS OF FACT #0943 RELATING TO A REQUEST FOR A CONDITIONAL USE PERMIT FOR A CONDITIONAL USE PERMIT FOR THE CONSTRUCTION AND OPERATION OF A 199-FOOT TELECOMMUNICATIONS TOWER AT 14601 RAMSEY BLVD NW.

WHEREAS, Connexus Energy, hereinafter referred to as “Applicant”, has properly applied for a Conditional Use Permit to construct and operate a monopole telecommunications tower (“Tower”) on the property located 14601 Ramsey Blvd. NW, or legally described as:

Lot 1, Block 1, AEC Energy Park, 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 117-51 of the Ramsey City Code on March 5, 2015 and that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
2. That the Subject Property is guided as Business Park in the Comprehensive Plan. The Subject Property is bordered by area of Low Density Residential to the north, Public/Quasi-Public to the east, Business Park to the south, and Mixed Use (The COR) to the west.
3. That the Subject Property is located within the E-2 Employment District. The Subject Property is bordered by the R-1 Residential (MUSA) District to the north, Public/Quasi-Public District to the east, E-2 Employment District to the south, and The COR District to the west.
4. That telecommunications towers are permitted as a conditional use on the Subject Property, subject to certain conditions.
5. That the Applicant is proposing a 199 foot monopole communications tower to implement a ‘smart-grid’ communications system, enhancing safety and reliability of the electrical grid, related to their operation supplying electricity to the City and broader service area. A site plan depicting the Tower attached as Exhibit A, attached hereto.
6. That the Tower is at least 120 feet from all property lines at its smallest measurement, and located as far away as 1,120 feet from at least one (1) property line, according to materials submitted by the Applicant.
7. That City Code requires a monopole design unless the City Council determines that an alternative design is preferred in cases where structural or design considerations, neighborhood compatibility, locational availability, or the number of potential co-locations warrants this consideration.
8. That City Code requires ground mounted equipment to be screened from view by suitable vegetation, except where a design of non-vegetative screening better reflects and complements the character of the surrounding neighborhood, as determined by City Council. In this instance, equipment will be located within the principal building of Connexus Energy rather than a separate accessory structure.

9. That City Code states that no new tower shall be approved unless the City Council finds that the equipment planned for the proposed tower cannot be accommodated on an existing or approved tower or building within a one (1) mile radius of the Tower for various reasons including insufficient height to reasonably function.
10. That the Applicant has stated that there are no existing buildings or structures in the one (1) mile search area of a sufficient height to accommodate the proposed equipment and provide a strong, seamless signal, due to the height of the landfill mound and the signal area necessary for the Applicant to provide coverage over their entire service area with a single tower.
11. That City Code requires newly constructed towers to accommodate at least two (2) additional users.
12. That the proposed use will/will not negatively affect traffic into and from the premises, or to any adjoining road.
13. That the proposed use will/will not be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use, or to the public welfare.
14. That the proposed use will/will not substantially impair the use or market value of surrounding properties.
15. That the proposed use will/will not be harmonious with and in accordance with the specific objectives of the comprehensive plan.
16. That the proposed use 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 whether such a use will/will not change the essential character of that area.
17. That the proposed use will/will not be hazardous or disturbing to existing or future neighboring uses.
18. That the proposed use will/will not be served adequately by essential public facilities and services.
19. That the proposed use will/will not create excessive additional requirements at public cost for public facilities and services and will/will not be detrimental to the economic welfare of the community.
20. That the proposed use will/will not involve equipment and conditions of operation that will be detrimental to any persons, property, or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare, or odors.
21. That the proposed use will/will not be consistent with the intent and purposes of Chapter 117.

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 ____ day of _____, 2015.

Mayor

ATTEST:

City Clerk

Exhibit A
Site Plan