

Conditional Use Permit Application

RECEIVED
FEB 28 2018
BY: _____

Applicant/Contact Information

Applicant Name	Travis Longfield			
Applicant Address	<i>Street address</i> 5751 177th Ave. NW	<i>City</i> Ramsey	<i>State</i> MN	<i>Zip</i> 55303
Home Phone Number (763)	463-5042	Work Phone Number ()		
Email Address	traavis@tracercompanies.com	Fax Number ()		
Name of Business (if applicable)	Tracer Landscape and Concrete, Inc.			
Business Address (if applicable)				
Business Phone Number	Business Fax Number			

Proposed site (subject property) of Conditional Use Permit

Address	5751 177th Ave. NW, Ramsey, MN 55303		
PIN	02-32-25-14-0013		
Legal Description	Lot 2, Block 1, Echo Ridge 2nd Addition <i>(circle one)</i>		
Zoning	R-1 / R-2 / R-3 / B-1 / B-2 / E-1 / E-2 / TC other _____		

Property Owner Contact Information

(if different from applicant's information)

Name	Kathryn and Travis Longfield			
Address	<i>Street Address</i> same as above	<i>City</i>	<i>State</i>	<i>Zip</i>
Phone Number	Home phone number ()	Work phone number ()		

**Please provide a detailed description of your request
and attach a copy of your property layout (if applicable)**

A "Land Use Sign" will be placed on the Subject Property to allow Ramsey Residents the opportunity to obtain information about your request.

I understand that the application fee is non-refundable. All costs associated with the processing of this application are the responsibility of the applicant whether this application is approved or denied. Any excess of escrow account deposits over expenditures will be refunded at the time of account closure. I also understand that as the applicant, it is my responsibility to obtain all other permits or licenses required by any applicable regulatory agencies for this Land Use Application.

<i>Kathryn Duglin</i>	2.28.18	<i>Travis Hill</i>	2-28-18
Applicant Signature	Date	Co-Applicant Signature	Date

I hereby certify that I am the fee title owner/contract for deed vendee of record for the above-mentioned property. Failure to prove ownership may void any agreements entered into by the City of Ramsey and I will be held liable for any and all costs incurred by the City.

<i>Kathryn Duglin</i>	2.28.18	<i>Travis Hill</i>	2-28-18
Property Owner Signature	Date	Co-Property Owner Signature	Date

To be filled out by the City of Ramsey:

Application amount: _____

Escrow Amount: _____

Date Paid: _____

Cash Receipt: _____

Date Received: _____

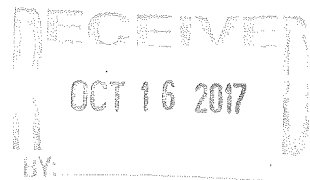
Escrow Number: _____

10 - 152

#2

COMPLETE

Collector: Web Link 1 (Web Link)
 Started: Sunday, October 15, 2017 6:31:29 PM
 Last Modified: Sunday, October 15, 2017 8:39:02 PM
 Time Spent: 02:07:33
 IP Address: 68.47.81.212



Page 1: Supplemental Questionnaire

Q1 What is the address of the parcel in question?

Address 5751 177th ave nw

Q2 Does the (will the) Home Occupation owner live in the home on the property? Yes

Q3 Does the Home Occupation owner rent or own the Property? Own

Q4 Will any part of the occupation be conducted in the home? Yes,
 If so, what activities will be conducted in the home and in which room(s)?:
 All laptop work, wherever I want to do the work that particular day.

Q5 What is the gross square footage of the living area of the home?

2250

Q6 How much of that area will be used for the occupation?

Laptop sitting on my lap.

Q7 Will an attached garage or any detached accessory building or garage be used for the occupation? No

Q8 Will there be at least 400 square feet of garage space reserved for the indoor residential parking and storage related to the residential use on the property? Yes

Q9 Will any structural additions or alterations to home or garages be required for this occupation? No

Q10 Will you employ persons that do not live in the home on the property? **No**

Q11 If you employ non-resident employees, how many will work on the Property?

zero

Q12 If you employ non-resident employees, how many will work off-site and not arrive on the Property?

Two

Q13 If you employ non-resident employees and they work off-site, will it be necessary at any point for these employees to come to the Property?

Yes they may come for a check or to carpool.

Q14 Will any customers or clients come to the Property? **No**

Q15 How many vehicle trips per day do you anticipate entering and leaving the property in a typical 24 hour period, including employees, customers, deliveries, etc.?

We have zero customers coming to our property, zero deliveries and 2 trucks that leave in the morning and come back at night Mon thru Fri, April-Nov.

Q16 Will any vehicles, other than your private vehicle(s), be used in connection with the home occupation?

Yes,

If so, provide number, size, and type of vehicles.:

2, Ford f250 Truck, Ford f550 dump

Q17 Do you intent to store supplies and/or materials on the site?

No,

Please describe items to be stored and were.:

Our house and yard is under construction so all materials on site are being used for this.

Q18 Are any of the home occupation processes or materials subject to review and permitting by Anoka County Environmental Services?

No

Q19 What is your contact information (the person filling out this form)?

Name	Travis Longfield
Company	Tracer Landscape and Concrete INC
Address	5751 177th ave nw
City/Town	Ramsey
State/Province	Minnesota
ZIP/Postal Code	55303
Email Address	travis@tracercompanies.com
Phone Number	7634641691

BACKGROUND INFORMATION RELEVANT TO APPLICATION

THE PROPERTY

The Property is composed of 8 wooded acres sitting at the very end of 177th Ave. NW, where it culminates in a cul-de-sac. The Property is heavily wooded, and surrounded by dense trees on all sides. The Property is zoned R-1(Rural Developing).

The Property is accessed by 177th Ave. NW, which culminates in a cul-de-sac. Only the Property and a 35-acre working farm to the South access their property at the end of the street.

The Property currently has an approximately 2000 square foot residential home on the Western portion of the property, and a small temporary foot horse stable. The Applicant resides in the home on the property with his family.

The Property's immediate neighbor to the south (5750 177th Ave. NW) is a 35-acre working farm (the "Farm"). To the North of the Property, is a 9.46 acre residential property at 5750 179th Ln NW, where the residence is to the northmost section of the property (farthest away from the Property). Also to the North of the Property is a 4.3 acre cemetery and an 8.07 acre vacant parcel, both owned by Cross of Hope Lutheran Church.

The only residential parcel abutting the Property to its West is 5829 177th Ave. NW, a 2.07-acre property with a single-family home. Also to the West, but not directly abutting the Property, is 5880 177th Ave. NW, a 5-acre property with a single-family home.

Aerial photographs showing the property and surrounding properties are attached.

THE PROPOSED BARN

The proposed barn is compliant with Code § 117-349 (Accessory uses and buildings), and may be built as a matter of right, without the need for a CUP. Code § 117-349 permits accessory structures of up to 4700 square feet and 22 feet high for an 8-acre property. Applicant will seek a building permit prior to construction.

The proposed barn also satisfies the requirements of the Home Occupation ordinance. The storage of equipment in the barn will be incidental and secondary to the residential use of the property, and Applicant will occupy the residence on the property with his family. Code § 117-351(1)(a), (b) & (c).

The proposed barn will eliminate any "exterior evidence" of the business. There will be no displays, exterior storage of equipment of vehicles, or signage relating to the business. Code § 117-351(1)(g).

STORAGE OF VEHICLES AND EQUIPMENT

Applicant' storage of trucks and landscaping equipment in the barn is expressly permitted. Code § 117-355(a). Indoor storage of vehicles is expressly permitted by Code § 117-355(a).

Additionally, the limited operation of the trucks outdoors for the purpose of pulling them out of and into the barn is permitted under the Code. The Code expressly provides that commercial motor vehicles and equipment may be stored outside provided that they are appropriately screened and parked in the side or rear yard. Code § 117-355 (c)(2).

TRAFFIC

The 5 round trips related to operation of the business would be fewer than what is permitted as a matter of right under Code §117-351, which defines “excessive vehicular traffic” for the purpose of a home occupation as in excess of any combination of eight round trips, not including one round trip per eligible employee. Code 117-351(1)(i). For any parcel three acres or greater, a home occupation can have up to three employees, including an owner. 117-351(2)(a)(1). Therefore, three of the round trips are not included in the calculation. Under this calculation, the business will generate 4 round trips.

CONSISTENT WITH NEIGHBORHOOD

The proposed use would be consistent with, and would not pose any nuisance to, surrounding properties. For instance, the traffic generated by Applicant is not only below the level already permitted by the Code, but would be consistent with that produced by neighboring properties. For instance, the Farm to the South was granted a CUP to construct a second dwelling on the property to be inhabited by employee caretakers of the farm (Resolution 00-02-038, 2/8/2000). Traffic related to Applicant’s use is not expected to be any greater than that of the Farm property.

Furthermore, the limited use of the Property described in the Application will not generate any excessive noise or otherwise disturb the neighborhood.

REQUEST FOR CONDITIONAL USE PERMIT

Applicant seeks a conditional use permit permitting him to operate his landscaping business, Tracer Landscape and Concrete, Inc., from his property at 5751 177th Ave. NW, Ramsey, MN 55303 (the “**Property**”). While Applicant’s business operation largely complies with the City Code 117-351 (Home Occupations), Applicant is seeking a seeking a Home Occupation permit through the CUP process at the suggestion of City staff.

Applicant wishes to use the Property for storage of landscaping equipment belonging to his business, Tracer Landscape and Concrete, Inc. Tracer performs landscaping work on properties belonging to others from April through November.

Equipment

The business uses the following equipment, which it proposes to store within a storage barn to be constructed at the rear of the property:

1. 1 Ford F-450 pickup truck (Applicant’s personal vehicle)
2. 1 Ford F-250 pickup truck
3. 1 Ford F-550 dump truck
4. 1 enclosed trailer
5. 2 flatbed trailers
6. 2 skidsteer loaders
7. 1 excavator

The Proposed Storage Barn

Applicant intends to construct a storage barn at the rear of his property to store the landscaping equipment. The storage barn will be the sole accessory building on the property.¹

- The building will be 60’ by 78’, and will be masked from view by extensive tree coverage surrounding the property, and by a privacy fence around the rear portion of the property. It will not be possible to see the storage building from the public roadway, or from neighboring homes.
- The storage building will be of sufficient size so that it can store all landscaping equipment, including the trucks and trailers entirely within the building, and allow for all loading and unloading of equipment entirely within the structure. No loading or unloading of equipment will need to occur outside of the storage building.
- The building will have no exterior signage.
- The building will be accessed by way of a crushed concrete driveway running from the road along the southern boundary of the property to the storage building.
- The class-5 surface currently in place at the front of the property abutting the street will be removed and replaced by a paver or concrete driveway that will comply with City

¹ A temporary horse shed on the property will be removed. The horses will be moved into the barn upon completion.

requirements. The class-5 surface remains in place there only to allow for access to the property by construction equipment necessary to build the storage building.

Applicant's plan is depicted on the enclosed rendering and survey.

Limited Operations On The Property

Tracer employs 2-3 employees seasonally. With the exception of two employees coming to the Property each morning to each pick up a truck and to return it at the end of the day, no employees will be present at or performing work at the Property.

Anticipated vehicle traffic relating to the business will be as follows:

Morning:

2 employees arrive and park their cars (2 vehicles) in the storage barn to be constructed at the rear of the Property.

3 pickup trucks leave the Property for the day (driven by 2 employees and Applicant)

Evening:

3 pickup trucks return to the Property and are promptly stored in the storage barn at the rear of the Property.

2 employees depart for the evening (2 vehicles)

Total: 5 round trips

The business will not receive delivery of materials to the Property, and landscaping materials to be used for commercial purposes will not be stored at the Property.

February 1, 2018

By Email

Mr. Eric Maass
Planning Consultant
Community Development Department
City of Ramsey
7550 Sunwood Dr. NW
Ramsey, MN 55303
Email: EMAass@ci.ramsey.mn.us

Re: Plan to store landscaping equipment at 5751 177th Ave. NW., Ramsey, MN

Mr. Maass:

Please accept this letter and enclosed documentation on behalf of Travis Longfield concerning his intended use of the real property at 5751 177th Ave NW, Ramsey MN (the "**Property**"). Mr. Longfield intends to operate his landscaping business from the Property in full compliance with Ramsey Ordinance 117-351. The purpose of this letter is to describe the steps that Mr. Longfield intends to take to ensure compliance with the ordinance.

The Property

The Property is composed of 8 wooded acres sitting at the very end of 177th Ave. NW, where it culminates in a cul-de-sac. The Property is heavily wooded, and surrounded by dense trees on all sides. The Property's immediate neighbor to the south (5750 177th Ave. NW) is a 35-acre working farm (the "**Farm**"). To the west, farther down 177th Ave. are several residential homes (5829 177th Ave. NW is a 2.07-acre property with a single-family home and 5880 177th Ave. NW is a 5-acre property with a single-family home). Only the owners of Farm and the Property access their homes by way of the end of the cul-de-sac.

Aerial photographs showing the property and surrounding properties are enclosed.

The Business

Mr. Longfield owns a landscaping business called Tracer Landscape and Concrete Inc. It primarily operates from May through November and performs landscaping work for other people's properties.

Although all of the landscaping work will be performed at other properties, Mr. Longfield intends to store his landscaping equipment on the Property. The property will not be used to

February 1, 2018

Page 2

receive deliveries of materials for the landscaping business, nor will it be used as a staging point for employees.

The Plan

In order to ensure full compliance with the ordinance, Mr. Longfield intends to do the following this spring:

- Construct a 60' by 78' building at the very rear of my 8-acre property to store all landscaping equipment. The storage building will be masked from view by extensive tree coverage surrounding the property, and by a privacy fence around the rear portion of the property. It will not be possible to see the storage building from the public roadway, or from neighboring homes.
- The storage building will be of sufficient size so that it can store all landscaping equipment, including the trucks and trailers entirely within the building, and allow for all loading and unloading of equipment entirely within the structure. No loading or unloading of equipment will need to occur outside of the storage building.
- The building will have no exterior signage.
- The building will be accessed by way of a crushed concrete driveway running from the road along the southern boundary of the property to the storage building.
- The class-5 surface currently in place at the front of the property abutting the street will be removed and replaced by a paver or concrete driveway that will comply with City requirements. The class-5 surface remains in place there only to allow for access to the property by construction equipment necessary to build the storage building.

Mr. Longfield's plan is depicted on the enclosed rendering and survey.

Mr. Longfield looks forward to addressing these issues before the Planning Commission and City Council. Please provide this letter to the members of these bodies along with the enclosed supporting documentation.

Regards,



Rob Shainess

Attorney at Law

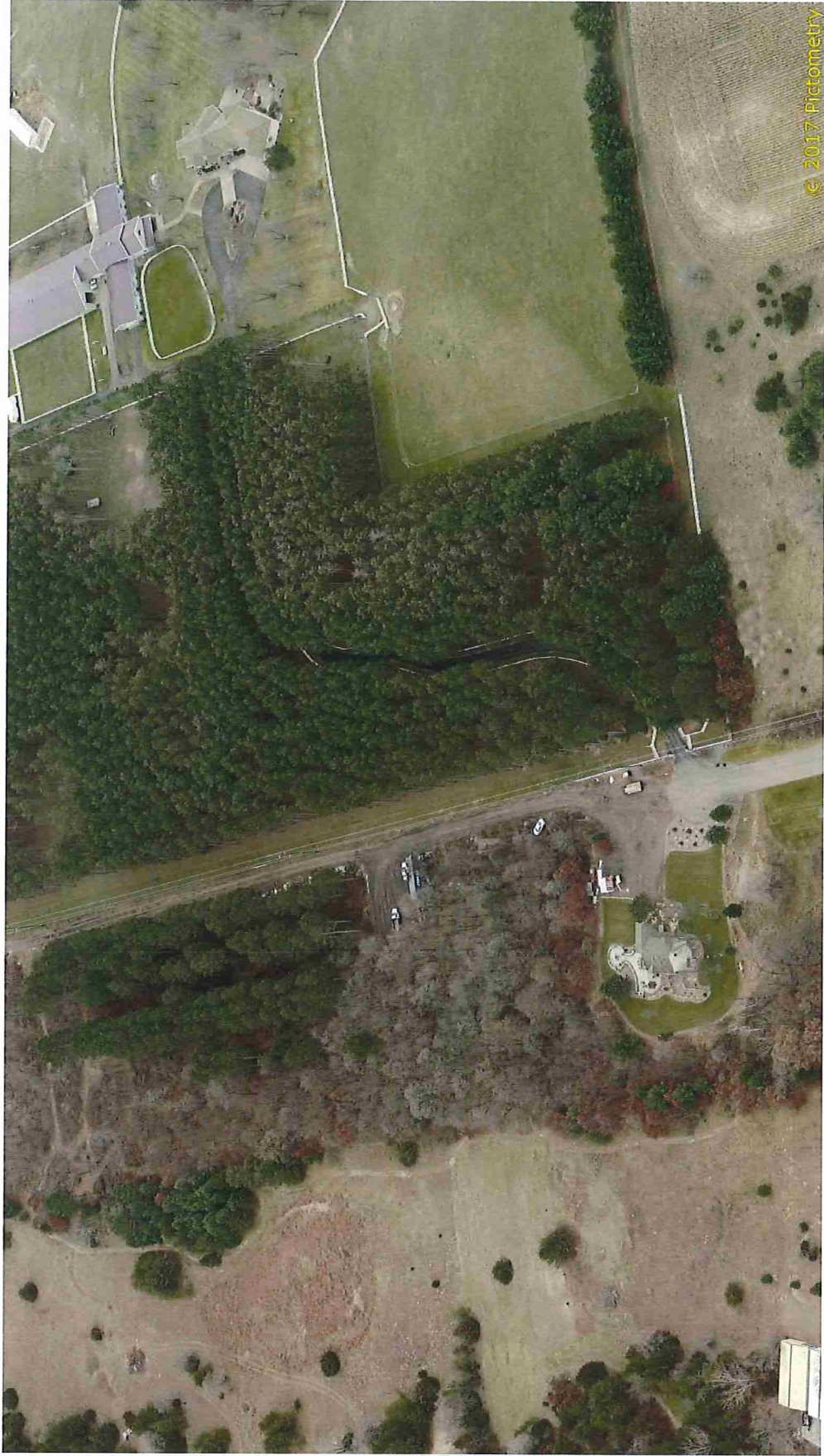
rob@capstonelaw.com

cc: Travis Longfield (by email) and Tim Gladhill (by email)

Phone 612-548-1604 // Fax 952-314-9616 120 South Sixth Street, Suite 1720
www.capstonelaw.com Minneapolis, MN 55402



11.20.17 photo 1



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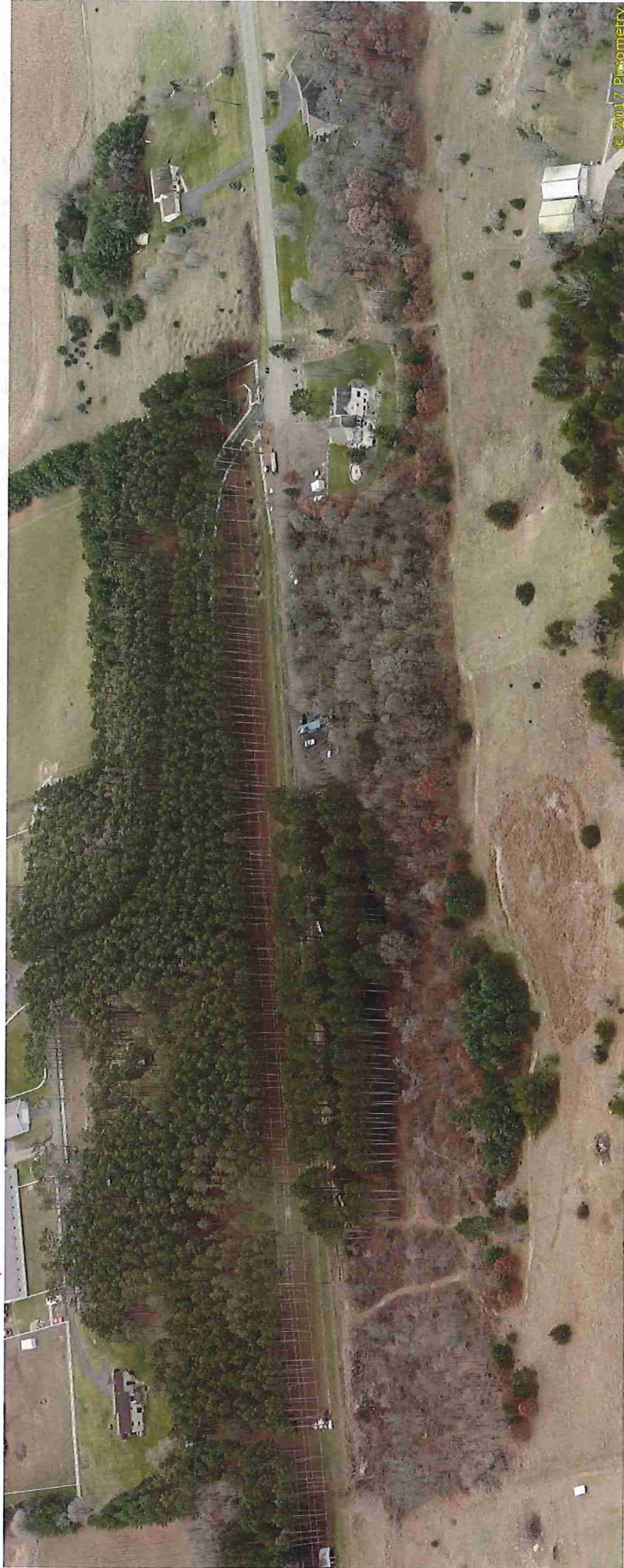


11/20/2017

11.20.17 Photo 3



11.20.17 Photo 4

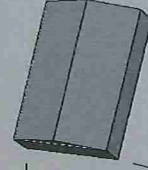


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11/20/2017

• Crushed Concrete Driveway

• Crushed Concrete Pad



.09

78"

• < Privacy Fence 6' >

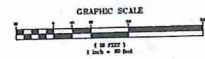
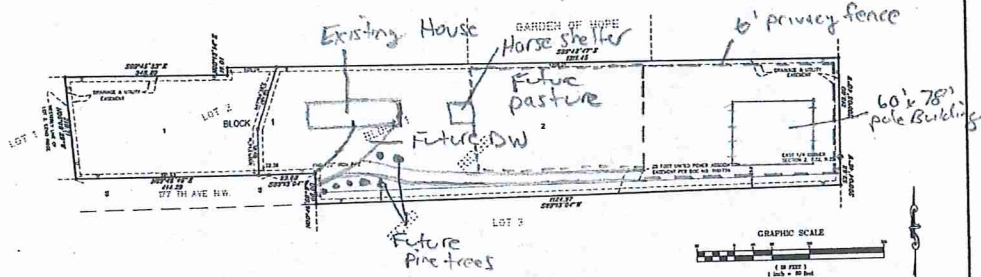


"Official Plat"

OFFICIAL PLAT

ECHO RIDGE SECOND ADDITION

City of Ramsey
County of Anoka
Section 2, T.23, R.23
Sec. 18 of T23N14R23



NORTH

NOTICE TO THE PUBLIC: That Robert S. Langford and Eric A. Langford, husband and wife, hereby certify that the plat hereon is a true and correct copy of the original plat as the same was filed in the office of the County Auditor of Ramsey County, Minnesota, on the 15th day of October, 2012.

Lot 2, Block 1, Echo Ridge

These lands are to be surveyed and platted as ECHO RIDGE SECOND ADDITION and do hereby authorize the same to be done and shown by change and utility easements as shown on this plat.

Witness my hand and seal of office at Ramsey, Minnesota, this 15th day of October, 2012.

Robert S. Langford
Eric A. Langford

Notary Public
Notary Public

I hereby certify that I have surveyed and platted the grounds described on this plat as ECHO RIDGE SECOND ADDITION, and that the same conform to the original plat as the same was filed in the office of the County Auditor of Ramsey County, Minnesota, on the 15th day of October, 2012.

Witness my hand and seal of office at Ramsey, Minnesota, this 15th day of October, 2012.

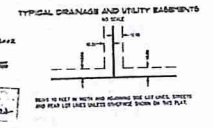
Robert S. Langford
Eric A. Langford

Notary Public
Notary Public

LEGEND

- 1. BOUNDARY LINES AND CORNER MARKERS
- 2. EXISTING AND PROPOSED UTILITIES
- 3. EXISTING AND PROPOSED BUILDINGS
- 4. EXISTING AND PROPOSED DRIVEWAYS

FOR THE PURPOSES OF THIS PLAT, THE UNITS VERTICALLY LISTED ON THIS PLAT ARE CORRECT AS SHOWN ON THIS PLAT.



E. G. RUD & SONS, INC.
Land Surveyors
20216 243rd St. S.W. • 76100





11/20/2017



11/20/2017