



Commissioner Anderson introduced the following resolution and moved for its adoption:

**RESOLUTION #19-044**

**A RESOLUTION APPROVING THE ISSUANCE OF A VARIANCE TO LOT FRONTAGE AND TO ACCESSORY BUILDING HEIGHT ON THE PROPERTY LOCATED AT 17902 SAINT FRANCIS BLVE NW AND DECLARING TERMS OF PERMIT**

**RECITALS**

1. The City of Ramsey received an application from Dale and Tammy Wills (the "Permittee") requesting a Variance to the lot frontage requirement as well as the maximum allowable height for detached accessory buildings on the property generally known as 17902 Saint Francis Blvd NW and legally described as follows:

The northwest Quarter of the northeast Quarter together with the northeast Quarter of the northwest Quarter both in Section 2, Township 32, Range 25, Anoka County, Minnesota, except roads subject to easement of record.

(the "Subject Property")

2. That the Permittee appeared before the Planning Commission for a public hearing pursuant to Section 117-53 (Variances) of the Ramsey City Code on February 7, 2019, and that said public hearing was properly advertised and that the minutes of said public hearing are available.
3. That the Subject Property is approximately 137 acres in size, with about eighty (80) acres located in Ramsey and the remainder located in the city of Nowthen.
4. That the surrounding parcels in Ramsey range in size from about 0.84 acres to 2.62 acres.
5. That the Subject Property is zoned R-1 Residential (Rural Developing), and the surrounding parcels to the east, west, and south are also zoned R-1 Residential (Rural Developing) and the land to the north, in Nowthen, appears to be zoned Rural Residential Agriculture.
6. That the Subject Property is guided as Rural Developing on the City's Future Land Use Map.
7. That the Permittee is currently under contract to purchase the Subject Property and that the current owner of the Subject Property has signed the application for the Variance.
8. That the Permittee has also applied for a Conditional Use Permit and Home Occupation Permit that would address the proposed indoor riding arenas, stables, and hay and equipment storage.

9. That the existing home and accessory buildings on the Subject Property are currently accessed by a driveway from Saint Francis Blvd (Highway 47).
10. That the Permittee intends to construct a residence in the near future that will require a lot split of the Subject Property and the new residence would gain access from Potassium Street.
11. That City Code Section 117-111 (R-1 Residential District) states that lots shall have a minimum frontage of 100 feet if on a cul-de-sac.
12. That the Subject Property currently has access from Highway 47, but also has three (3) other roads stubbed to it; from the south Potassium Street and Sodium Street, and from the north (within the city of Nowthen), Potassium Street, and from the west, 179<sup>th</sup> Lane.
13. That there is currently approximately 280 feet of frontage existing for the Subject Property spread out amongst the existing access on Highway 47, and the three (3) stubbed streets along the southern and western boundaries.
14. That just north of Potassium Street, there is a natural 'valley' that appears to carry stormwater runoff from a couple parcels to the south and a portion of the existing cul-de-sac to a low spot on the Subject Property.
15. That the edge of pavement of the existing cul-de-sac is only about fifteen to twenty feet (15' x 20') south of the boundary of the Subject Property.
16. That extending the cul-de-sac into the Subject Property would result in the need for significant grading to 'fill in' the valley and could disrupt the natural drainage pattern for this area.
17. That extending the cul-de-sac into the Subject Property would also result in removal of additional tree cover, beyond what would be needed for a residential driveway, thereby reducing some of the existing, natural screening between the Subject Property and the properties to the south.
18. That requiring the extension of the cul-de-sac would add significant cost without adding much benefit or value to the project.
19. That the Permittee is proposing to construct two (2) indoor riding arenas, indoor stalls, stables and a hay/equipment storage barn nearer the front property line than the home on the Subject Property.
20. That the Permittee has agreed to reduce the proposed height of the stables, one side of the indoor stalls, and the hay/equipment storage barn to comply with the twenty-two (22) foot height restriction (since the Subject Property is over 2 acres in size).

21. That the Permittee is proposing to construct the both indoor riding arenas as hybrid Clear Span buildings, with steel walls compatible with the indoor stalls, stables, and hay/equipment barn, and a fabric roof material.
22. That the purpose of the proposed hybrid Clear Span construction is to eliminate any need for supporting posts to ensure clear and safe riding areas for horses and riders, and the fabric roofing will allow penetration of natural light and warmth, creating a healthier environment for the horses and riders.
23. That due to the construction design of the roof and the width of the indoor riding arenas, it forces the need for a higher ridge and greater roof slope to satisfy snow load requirements.
24. That sidewall height needs to be at least thirteen (13) feet to allow for proper head clearance for indoor equestrian jumping.
25. That the mean gable height of both indoor riding arenas would be twenty-seven and a half (27.5) feet and that both would be a total of forty-two (42) feet and that both would be taller than the home on the Subject Property.
26. That one side of the proposed indoor stalls (for horses) will need to match the same height as the indoor riding arenas, as these will connect directly to both indoor riding arenas.
27. That the City hosted a Public Workshop on January 3, 2019 to provide surrounding property owners an opportunity to learn more about the proposed horse farm operation and also brought forth the concept plan to the Planning Commission that same evening and to City Council on January 22, 2019.
28. That the Permittee has made some adjustments to the proposed Site Plan in an attempt to accommodate some concerns that were identified during the Public Workshop and by City Staff relating to building height.

#### **FINDINGS OF FACT**

1. That the reduced lot frontage and additional accessory building height will not impair an adequate supply of light and air to adjacent property.
2. That the reduced lot frontage and additional accessory building height will not unreasonably increase the congestion on the public street.
3. That the reduced lot frontage and additional accessory building height will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the reduced lot frontage and additional accessory building height will not permit a lesser degree of public health, safety, and general welfare protection than

established by Chapter 117 of the Ramsey City Code or permit standards which are lower than those required by state law.

5. That the reduced lot frontage and additional accessory building height will not increase the danger of fire or endanger the public safety.
6. That the reduced lot frontage and additional accessory building height will not unreasonably diminish or impair established property values within the neighborhood, or in any way be contrary to the intent of Chapter 117 of the Ramsey City Code.
7. That the reduced lot frontage and additional accessory building height will be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and such use will not change the essential character of the area.
8. That the reduced lot frontage and additional accessory building height will not violate the intent and purpose of the Comprehensive Plan.
9. That the reduced lot frontage and additional accessory building height will be in accordance with the objectives of the intent of Section 117-53 (Variances) of the Ramsey City Code.
10. That the reduced lot frontage and additional accessory building height will be compatible with the principal building on the Subject Property.
11. That the reduced lot frontage and additional accessory building height will be compatible with existing development in the immediate neighborhood.
12. That the reduced lot frontage and additional accessory building height is the minimum necessary to accomplish the Permittee's intended purpose.
13. That the termination of the Potassium Street cul-de-sac occurs before the boundary of the Subject Property creating a practical difficulty relating to lot frontage.

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

That the Ramsey Planning Commission hereby grants approval of a variance (the "Variance") to the minimum lot frontage requirement and the maximum allowable height for accessory buildings on the **Subject Property** contingent upon the following conditions:

## CONDITIONS

1. That this **Variance** shall allow a future lot split of the **Subject Property** without the minimum required lot frontage for the new residence. All other standards shall be adhered to at the time of the lot split.
2. That this **Variance** shall allow for the construction of two (2) indoor riding arenas, as well as a portion of the indoor stalls, to be constructed with a mean gable height of twenty-seven and a half feet (27.5'), a total height of forty-two (42) feet, and be located closer to the front property line than the home on the **Subject Property**.
3. That the **Permittee** successfully obtains a Conditional Use Permit for the excess square footage for the indoor riding arenas, indoor stables, stalls and hay/equipment storage barn and a Home Occupation Permit for the operation of the commercial horse farm.
4. That the **Permittee** shall obtain all necessary permits for the proposed structures and comply with all applicable local, state and federal regulations.
5. That this **Variance** shall be perpetual in duration as long as the terms are herein complied with.
6. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Variance**.
7. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes annually or at any time, upon reasonable request.
8. That the **Permittee** shall install the facilities (indoor riding arenas, indoor stalls, stables, and hay/equipment barn, as well as parking stalls and driveway, in general conformance with the Site Plan attached herein as Exhibit 1.
9. That adequate water supply and on-site sewage disposal facilities shall be the responsibility of the **Permittee**.
10. That this **Variance** shall automatically expire if the use is not initiated by February 26, 2020, and initiation shall be considered issuance of a Building Permit(s) for the riding arena.

The motion for the adoption of the foregoing resolution was duly seconded by Commissioner Gengler, and upon vote being taken thereon, the following voted in favor thereof:

Chairperson Bauer  
Commissioner Anderson  
Commissioner Gengler  
Commissioner Surma  
Commissioner Van Scoy  
Commissioner Woestehoff

and the following voted against the same:

None

and the following abstained:

None

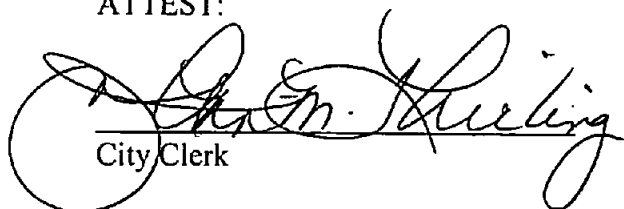
and the following were absent:

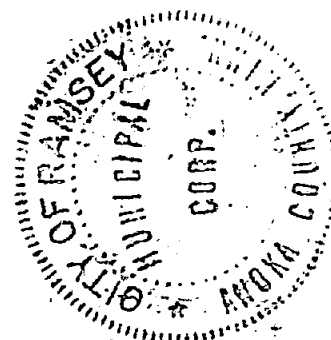
Commissioner Onyambu

Whereupon said resolution was declared duly passed and adopted by the Ramsey Planning Commission this the 7<sup>th</sup> day of February, 2019.

  
Chairperson

ATTEST:

  
City Clerk





ANOKA COUNTY MINNESOTA

Document No.: 2225583.002 ABSTRACT

I hereby certify that the within instrument was filed in

this office for record on: 04/29/2019 12:46:00 PM

Fees/Taxes In the Amount of \$46.00

JONELL M. SAWYER

Anoka County Property Tax

Administrator/Recorder/Registrar of Titles

JMW, Deputy

Record ID: 4198012