

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

RESOLUTION #20-188

**RESOLUTION APPROVING A CONDITIONAL USE PERMIT
FOR BLUE COTTAGE FARMS TO OPERATE AN EVENT CENTER
ON 5552 179TH LANE NW IN THE CITY OF RAMSEY**

RECITALS

1. Rachel and Christopher Massmann, hereafter referred to as “Applicant”, has properly applied for a Conditional Use Permit to operate an event center known as Blue Cottage Farms on the property generally known as 5552 179th Lane NW, on the land legally described as

The Southwest Quarter of the Northwest Quarter of Section 1 Township 32 Range 25, Excluding Part Platted as Riverwood Hills Plat 1 and Excluding Roads and Easements of Record, Anoka County, Minnesota (the ‘Subject Property’); and
2. The Subject Property is approximately 13.1 acres in size; and
3. The Subject Property is zoned R-1 Rural Residential District; and
4. The Subject Property is adjacent to other R-1 Rural Residential lots ranging from less than one (1) acre in size to forty (40) acres in size, and a religious use to the west; and
5. The Planning Commission met and held a public hearing on September 3, 2020 and the minutes of such are incorporated by reference; and
6. The Applicant has requested a Zoning Text Amendment to allow event centers on residential properties; and
7. This permit shall be contingent upon said Zoning Text Amendment; and
8. Blue Cottage Farms hosts weddings, graduation parties, reunions, birthday parties, bridal showers, and other similar events; and
9. The Subject Property has a barn that would be used for smaller events, and larger events would take place outside and utilize the barn as a backdrop. No events would take place in the home on the property; and
10. Whereas the Barn on the Subject Property is approximately 1,100 square feet; and
11. The City Council reviewed and approved the requested on September 22, 2020.

FINDINGS OF FACT

1. That the proposed use will not adversely impact traffic in the area.
2. That the proposed use will not be dangerous or detrimental to persons residing or working in the vicinity of the use or to the public welfare.

3. That the proposed use will not substantially or adversely impair the use, enjoyment or market value of surrounding properties.
4. That the proposed use will 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 not change the essential character of the area.
5. That the proposed use will not create additional requirements at public cost for public facilities and services.
6. That the proposed use will not be detrimental to the economic welfare of the community.
7. That the proposed use will not be disturbing or hazardous to existing or future neighboring uses.
8. That the proposed use 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.
9. That the proposed use will be in accordance with the objectives of the intent of Section 117-51 Conditional Use Permits of the City Code.

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

That the Ramsey City Council hereby grants a Conditional Use Permit (the "Permit") for Blue Cottage Farms contingent upon the following:

CONDITIONS

1. That this Permit allows for an event center on the Subject Property.
2. That this Permit is contingent upon:
 - a. An approved site plan for the use
 - b. Fire Marshal and Building Official approval
 - c. A new Certificate of Occupancy for the barn space
 - d. A Zoning Text Amendment allowing event centers on residential properties
 - e. Staff Review in ProjectDox, City Attorney, and City Engineer approval
 - f. There shall be no parking related to the use on 179th Lane NW or any other road. All parking for the use must take place on the site or on an adjacent site if a property owner expressly allows this.
3. Hours of operation shall be 9 AM to 11 PM daily, with music ending at 10 PM.
4. That the Permittee is limited to twenty six (26) events per year, with a year being January 1 to December 31.
5. Events shall have no greater than two hundred (200) attendees.
6. All events shall have event insurance.
7. There shall be no animals, excluding properly permitted Service Animals, on the Subject Property related to events.

8. If Blue Cottage Farms wishes to allow a smoking area, City Staff must approve of this location to ensure it will not impact adjacent Property Owners.
9. Any event with attendees who do not reside on the Subject Property, including events for friends or family members, constitutes an event for the purposes of this permit.
10. That the current septic system onsite cannot handle event loads, so the Permittee shall utilize portable toilets. All portable toilets shall be placed in a discrete location away from existing residential properties, and said location shall be approved administratively by City Staff.
11. That the Permittee shall maintain the Subject Property in compliance with City Code Sections Chapter 117 (Zoning and Subdivisions), Article II (Zoning) Division 8 (Signs), and Chapter 30 (Nuisances) at all times.
12. That the Permittee shall own and reside on the Subject Property at all times. If the Property Owners do not reside on the Subject Property, this permit shall be terminated.
13. That the Permittee shall obtain all necessary permits to complete any required building modifications.
14. That this Permit shall expire within one (1) year from the date of approval if the use is not initiated. Building Permit application shall constitute initiation.
15. That this Permit shall be perpetual in duration as long as the terms are herein complied with.
16. That the Permittee shall be responsible for all City costs incurred in administering and enforcing this Permit.
17. That the City Administrator, or his/her designee, shall have the right to inspect the premises for compliance and safety purposes annually or at any time, upon reasonable request.

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 22nd day of September, 2020.

Mayor

ATTEST:

City Clerk