

Councilmember \_\_\_\_\_ introduced the following resolution and moved for its adoption:

**RESOLUTION #22-082**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT TO ALLOW FOR A DETACHED ACCESSORY BUILDING THAT WOULD EXCEED THE MAXIMUM ALLOWABLE SQUARE FOOTAGE ON THE PROPERTY GENERALLY KNOWN AS 16501 JARVIS ST NW AND DECLARING TERMS OF SAME**

**RECITALS**

1. Allen Skogquist, hereinafter referred to as the “**Permittee**,” has properly applied for a Conditional Use Permit to allow a proposed detached accessory building that would exceed the maximum allowable square footage on the property generally known as 16501 Jarvis St NW and legally described as follows:

UNPLATTED RAMSEY TWP SW1/4 OF SW1/4 SEC 7-32-25, Anoka County, Minnesota

(the “**Subject Property**”)

2. That the **Subject Property** is approximately 43.44 acres in size and is eligible for a total of 12,000 square feet of accessory building space and a maximum of eight (8) detached accessory buildings.
3. That the **Subject Property** currently has a single detached accessory structure that is 12,000 square feet in size, which is the maximum square footage allowed by Ramsey City Code Section 117-349 but not the maximum number of structures allowed.
4. That the Permittee is requesting a Conditional Use Permit to construct an additional 60’ x 84’ accessory structure (the “**Accessory Structure**”) on the Subject Property.
5. That the **Subject Property** is zoned R-1 Residential (Rural Developing) the surrounding parcels to the north and east are also zoned R-1 Residential (Rural Developing), parcels to the south are zoned PUD (Planned Unit Development), and the parcels to the west are in Elk River, Sherburne County, Minnesota.
6. That the **Subject Property** would have a total of 17,040 square feet of accessory buildings with the proposed **Accessory Building**.
7. That the proposed **Accessory Building** meets all setback requirements for the R-1 Residential (Rural Developing) district.
8. That the proposed **Accessory Building** will be twenty-seven feet and two inches (27’2”) tall at the peak, which exceeds the allowed height of accessory structures as designated by City Code Section 117-349.

9. That the **Permittee** has stated that no part of the **Accessory Building** would be used for a home occupation, nor would anything stored in the **Accessory Building** be associated with a home occupation.
10. That the **Permittee** has stated that the **Accessory Building** would be used to store animal feed, farm equipment, and personal recreational and maintenance equipment.
11. That the **Accessory Building** would be post-frame style (pole building) with an exterior finish of siding that would match the colors and style of the home and existing barn as close as possible.
12. That the **Accessory Building** will be outside all utility and drainage easements on the **Subject Property**.
13. That the **Accessory Building** will not disrupt the current individual well and septic systems on the **Subject Property**.
14. That the Ramsey Planning Commission duly held a public hearing and recommended approval of the Conditional Use Permit during their regularly scheduled meeting on April 28, 2022.
15. That the City Council **approved/denied** the Conditional Use Permit during their regularly scheduled meeting on May 10, 2022.

## **FINDINGS OF FACT**

1. That the size of the **Accessory Building** will not impair an adequate supply of light and air to adjacent property.
2. That the size of the **Accessory Building** use will not unreasonably increase the congestion on the public street.
3. That the size of the **Accessory Building** will not have the effect of allowing any use prohibited in the R-1 Residential (Rural Developing) District.
4. That the size and location of the **Accessory Building** will not permit a lesser degree of public health, safety, and general welfare protection that established by Chapter 117 of the Ramsey City Code or permit standards which are lower than those required by state law.
5. That the size of the **Accessory Building** will not increase the danger of fire or endanger the public safety.

6. That the size of the **Accessory Building** 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 size of the **Accessory Building** 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 size of the **Accessory Building** will not violate the intent and purpose of the Comprehensive Plan.
9. That the size of the **Accessory Building** will be in accordance with the objectives of the intent of Section 117-51 (Conditional Use Permits) of the Ramsey City Code.

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

That the Ramsey City Council hereby grants approval of a Conditional Use Permit (the “**Permit**”) to construct a sixty foot by eighty-four foot (60’ x 84’) detached accessory structure (the “**Accessory Building**”) on the **Subject Property**, that would otherwise exceed the maximum allowable square footage as set by the Ramsey City Code, contingent upon the following conditions:

**CONDITIONS**

1. That this **Permit** allows for a 5,040 **Accessory Building**, resulting in a total of 17,040 square feet of detached structures on the **Subject Property**.
2. That this **Permit** allows for an **Accessory Building** with a height of twenty-seven feet and two inches (27’2”) on the **Subject Property**.
3. That there shall be no other accessory buildings constructed on the **Subject Property**, unless in accordance with City Code.
4. That the **Permittee** shall construct the **Accessory Building** in accordance with all other provisions of City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).
5. That the **Permittee** agrees to construct the **Accessory Building** as shown in **Exhibit 1**.
6. That the **Accessory Building** shall be architecturally similar to the dwelling and existing accessory structures on the **Subject Property**. The Zoning Administrator must approve the architectural finish to ensure it is architecturally compatible with the existing home and detached buildings at time of building permit.

7. That the **Permittee** agrees that no part of the **Accessory Building** shall be used for a home occupation unless in compliance with City Code Section 117-351 (Home Occupations).
8. That the **Permittee** agrees that no part of the **Accessory Building** shall be used for living space.
9. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
10. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
11. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Accessory Building**, including a building permit.
12. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes.
13. That this **Permit** shall automatically expire if the use is not initiated by May 10, 2023, and issuance of the building permit shall constitute initiation.
14. That the **Permittee** agrees to have the **Accessory Building** be serviced by a driveway of compliant material as stated in the Ramsey City Code for the R-1 Residential (**Rural Developing**) District that will gain access from Jarvis Street NW.
15. That the **Permittee** agrees to store all animal feed, recreational vehicles, farm equipment, etc. within the **Accessory Building** or in a manner compliant with City Code Section 117-355 (Residential Off-Street Parking). All vehicles and items currently in violation of City Code shall be stored properly once the building is completed.
16. That the **Permittee** agrees to build the **Accessory Building** as provided in Exhibit A.

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 10<sup>th</sup> day of May, 2022.

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Mayor

**ATTEST:**

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City Clerk

