

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

RESOLUTION #22-084

A RESOLUTION APPROVING A CONDITIONAL USE PERMIT ALLOWING A DETACHED ACCESSORY BUILDING THAT EXCEEDS THE MAXIMUM ALLOWABLE SQUARE FOOTAGE ON THE PROPERTY GENERALLY KNOWN AS 18055 SAINT FRANCIS BLVD NW AND DECLARING TERMS OF SAME

RECITALS

1. Trevor Nordick, hereinafter referred to as the “**Permittee**,” has properly applied for a Conditional Use Permit to exceed the maximum allowable square footage for detached accessory buildings to construct an indoor riding arena (the “**Accessory Building**”) on the property generally known as 18055 Saint Francis Blvd NW and legally described as follows:

FORD BROOK ESTATES OUTLOT A, Anoka County, Minnesota

(the “**Subject Property**”)

2. That the **Permittee** appeared before the Planning Commission for a public hearing pursuant to Section 117-51 of the Ramsey City Code on April 28th, 2022, and that the public hearing was properly advertised and the minutes of said public hearing are hereby incorporated by reference.
3. That the **Subject Property** is approximately 5.28 acres in size and is eligible for a total of 3,500 square feet of accessory building space and a maximum of four (4) detached accessory buildings.
4. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and that the surrounding parcels to the west and south are also zoned R-1 Residential (Rural Developing), the parcel to the east is Ford Brook Park, which is zoned Public/Quasi-Public, and the adjacent parcels to the north are in the city of Nowthen (the **Permittee** owns both of the two abutting parcels).
5. That the acreage of the two (2) parcels owned by the **Permittee** in Nowthen would actually increase the allowed square footage of accessory structure space to 4,300 square feet and a total of five (5) detached accessory structures, if they were to be included in the property calculations (they are not included).
6. That the **Subject Property** currently has five (5) detached accessory buildings totaling in approximately 2,170 square feet as well as a member-type structure, which is used as a wood shed.
7. That the **Permittee** has stated that he is working on converting the membrane-type structure into a permanent, detached accessory building with tin walls and roof, which

would add approximately 300 square feet of yet additional detached accessory structure space to the **Subject Property**.

8. That the **Permittee** has agreed to remove one of the existing detached accessory buildings so that, in total, there would be five (5) on the **Subject Property** (including the wood shed noted in #7 above).
9. That the **Permittee** is seeking to construct the **Accessory Building** as an indoor riding arena that is sixty feet by one hundred and twenty feet (60' x 120') or 7,200 square feet.
10. That the **Subject Property** would have a total of approximately 9,670 square feet of accessory buildings with the proposed **Accessory Building**.
11. That the proposed **Accessory Building** would comply with all setbacks and height limitations for the R-1 Residential (Rural Developing) district.
12. 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.
13. That the **Permittee** has stated that the **Accessory Building** would be used to ride their horses year-round on the **Subject Property**.
14. That per City Code Section 10-24 (Horses), the **Permittee** may maintain up to six (6) horses on the **Subject Property**. This is based on not only the **Subject Property** but also the additional abutting acreage (in Nowthen) owned by the **Permittee**.
15. That the **Permittee** has stated that the **Accessory Building** would have 3 stalls, a horse wash station, a bathroom, and a 'TV/play room' for kids.
16. That the **Permittee** has stated that aside from the bathroom and the 'TV/play room', the remainder of the building will have a dirt floor for riding purposes.
17. That the **Accessory Building** would be a post-frame style (pole building) with an exterior finish of metal paneling that would match the colors and style of the home as close as possible.
18. That the **Accessory Building** will be outside all utility and drainage easements on the **Subject Property**.
19. That the **Accessory Building** shall comply with required setbacks from both the well and the septic system on the **Subject Property**.
20. That the surrounding properties are smaller in size but also contain large detached buildings.

21. That the Ramsey Planning Commission reviewed the request on April 28, 2022 and recommended **approval/denial** of the Conditional Use Permit.
22. That the City Council reviewed 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 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 one-hundred and twenty foot (60’ x 120’) detached riding arena (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 the construction of a 7,200 **Accessory Building** on the **Subject Property**.
2. That the **Subject Property** would have a total of approximately 9,670 square feet of detached accessory buildings and six (6) detached accessory buildings in total.
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), including soffit, fascia, and eave overhangs.
5. That the **Accessory Building** shall comply with the height restrictions outlined in City Code Section 117-349 (Accessory Uses and Buildings).
6. 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).
7. That the **Permittee** agrees that no part of the **Accessory Building** shall be used as an accessory dwelling.
8. That the **Permittee** agrees that, with the exception of the bathroom and 'TV/play room', all other portions of the **Accessory Building** floor shall remain as dirt.
9. That the **Permittee** agrees that any future building modifications will be subject to review by the City of Ramsey, either via a Building Permit Application or updated interior layout if a permit is not required.
10. That this **Permit** does not allow for commercial horse boarding within the **Accessory Building** or on the **Subject Property**.
11. That the **Permittee** shall submit a Sketch Drawing for review and filing in accordance with City Code Section 10-24 (Horses).
12. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
13. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.

Notary Public

The document drafted by:
The City of Ramsey
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