

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

RESOLUTION #22-243

**RESOLUTION APPROVING AN INTERIM USE PERMIT FOR
FOR OUTSIDE STORAGE AT 9525 156TH AVENUE NW**

RECITALS

1. Name Brand Self Storage Ramsey LLC, hereinafter referred to as the “**Permittee**”, has properly applied for an Interim Use Permit to offer open and outside storage for customers on a portion of the property located at 9525 156th Avenue NW and legally described as follows:

Lot 1, Block 1 Name Brand 1st Addition, Anoka County, Minnesota

(the “**Subject Property**”)

2. That the Subject Property is zoned E-1 Employment and is approximately 8.5 acres in area.
3. That the Subject Property is guided as Business Park in the 2040 Comprehensive Plan.
4. That the Subject Property abuts industrial lands to the west (Elk River), BNSF railroad tracks to the north (and north of the tracks, industrial land and the Links at Northfork golf course), and industrial land on the south side of 156th Avenue.
5. That in 2019, the Permittee received Site Plan approval for fourteen (14) individual, self-storage buildings on the Subject Property.
6. That, to date, the Permittee has constructed five (5) of the fourteen (14) buildings, has installed a class V gravel base across all areas that were to be paved, pavement around the five constructed buildings, curb and gutter and landscaping per the approved Site Plan.
7. That the Permittee has stated that the demand for self-storage units has slowed down, which is impacting the timeframe for constructing additional storage units on the Subject Property.
8. That the Permittee has applied for an Interim Use Permit (IUP) to allow outside storage of items such as vehicles, boats, RVs, fish houses, etc. (the “**Items**”) temporarily until demand increases for storage units.
9. That the Permittee is requesting use of the existing class V gravel base as acceptable surfacing for the proposed outside storage.

10. That the Permittee has provided an updated Site Plan indicating a total of fifty (50) outside storage ‘stalls’, with stall widths of at least sixteen (16) feet, stall depths of forty (40) feet, and drive aisles of twenty-eight (28) feet in width.
11. That based on the proposed location of the outside storage area, together with the existing landscaping around the perimeter of the Subject Property, the outside storage would not be readily visible by the general public.
12. That the Permittee has stated that the goal is still to build out the Subject Property in accordance with the approved Site Plan from 2019 (which would mean constructing another nine (9) self-storage buildings and eliminating all outside storage).
13. That the Planning Commission held a public hearing on October 27, 2022, and recommended **approval/denial** of the permit with conditions included in this Resolution.
14. That the City Council reviewed the permit on November _____, 2022.

FINDINGS OF FACT

1. That the interim use of a portion of the Subject Property for open and outside storage will not be unduly dangerous or detrimental to persons residing or working in the area.
2. That the interim use of a portion of the Subject Property for open and outside storage will not substantially adversely impair the use, enjoyment or market value of any surrounding property.
3. That the interim use of a portion of the Subject Property for open and outside storage will be maintained so as to be harmonious and appropriate in appearance with the existing or intended character of the general vicinity and will not change the essential character of the area.
4. That the interim use of a portion of the Subject Property for open and outside storage will not be hazardous to existing or future neighboring uses.
5. That the interim use of a portion of the Subject Property for open and outside storage will not impact essential public facilities and services, such as highways, streets, police and fire protection.
6. That the interim use of a portion of the Subject Property for open and outside storage will not create excessive additional requirements at public cost for public facilities and services and will not be detrimental to the economic welfare of the community.
7. That the interim use of a portion of the Subject Property for open and outside storage will not involve uses, activities or equipment that will be detrimental to any persons, property,

or the general welfare by reason of excessive production of traffic, noise, smoke, fumes, glare or odors.

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 an Interim Use Permit (the “**Permit**”) for open and outside storage on a portion of the **Subject Property** contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for open and outside storage on the **Subject Property**, as shown on Exhibit A attached hereto, for no more than four (4) years from the date of approval. After this date, the use will cease and vacate the **Subject Property** and the **Permittee** shall claim no rights to this use continuing on the **Subject Property**.
2. That the **Permittee** shall stripe, stake, or otherwise demark, with prior approval from the **City**, the fifty (50) storage ‘stalls’, which will aid in maintaining the **Subject Property** in an orderly and tidy fashion, while also ensuring the drive aisles remain unobstructed for public safety purposes.
3. That any **Items** stored outside on the **Subject Property** shall be operable and properly licensed.
4. That should the **Permittee** construct additional self-storage buildings (in accordance with the approved 2019 Site Plan) on the **Subject Property**, the outside storage area shall be reduced accordingly so that the remaining storage ‘stalls’ maintain the dimensions shown on Exhibit A and that drive aisle widths remain compliant with City Code.
5. That all storage ‘stalls’ shall abut a drive aisle on at least one side (no double stacking unless each row has direct access from a drive aisle and no triple stacking).
6. Outdoor storage of materials or debris is not authorized by this interim use permit.
7. That the **Permittee** shall, as needed, apply treatment(s) to the class V gravel surface to control dust.
8. 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.

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 ___ day of November, 2022.

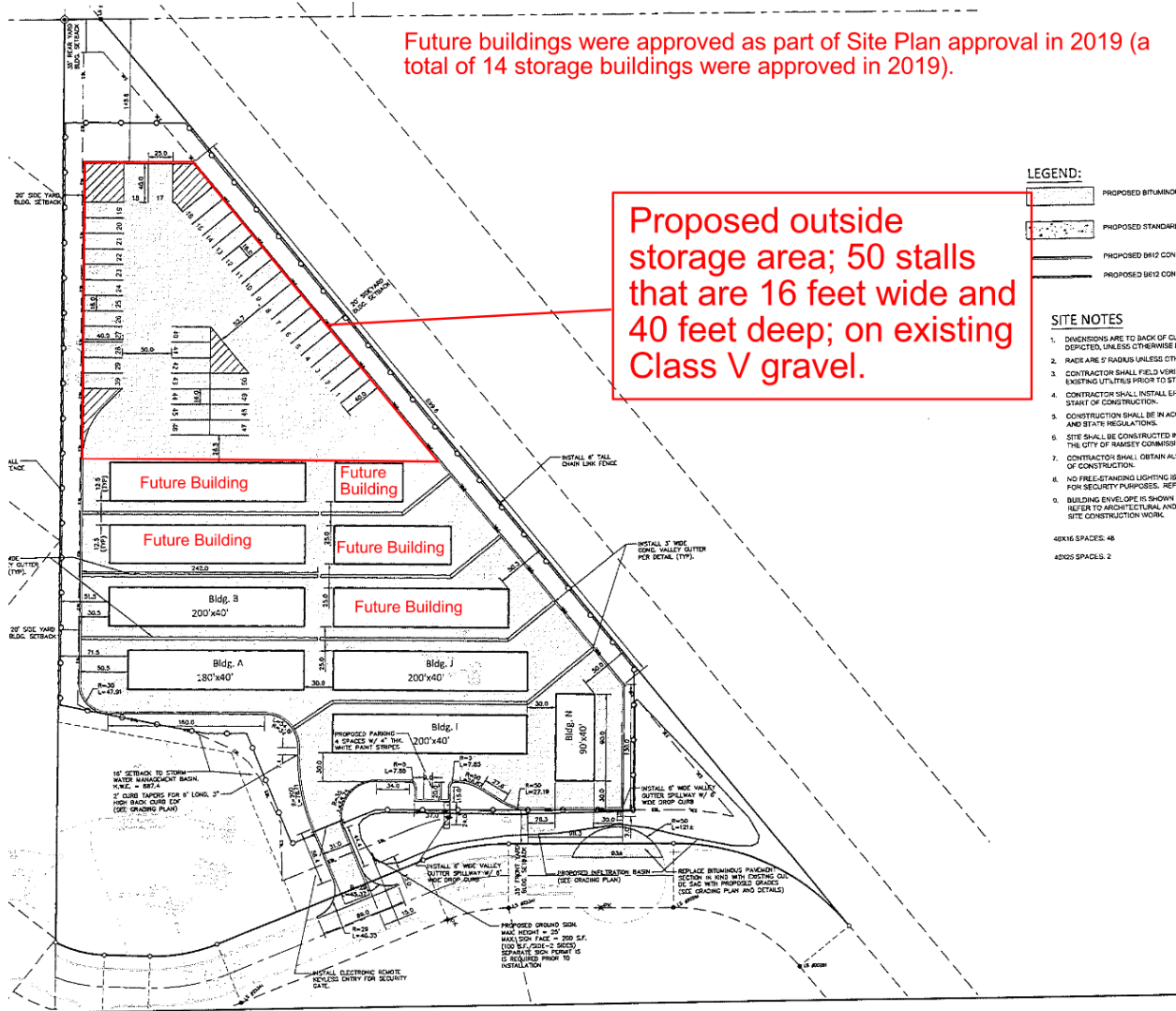
Mayor

ATTEST:

City Clerk

EXHIBIT A

Future buildings were approved as part of Site Plan approval in 2019 (a total of 14 storage buildings were approved in 2019).



Proposed outside storage area; 50 stalls that are 16 feet wide and 40 feet deep; on existing Class V gravel.