

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

RESOLUTION #23-003

A RESOLUTION APPROVING THE ISSUANCE OF AN INTERIM USE PERMIT TO ALLOW ONE (2) SEMI-TRAILER FOR BUSINESS STORAGE ON THE PROPERTY LOCATED AT 17725 NOWTHEN BLVD NW AND DECLARING TERMS OF PERMIT

RECITALS

1. Russell J. Peterson, hereinafter referred to as the “**Permittee**”, has properly applied for a Interim Use Permit (the “**Permit**”) to maintain a semi-trailer for business storage (the “**Trailer**”) on the property located at 17725 Nowthen Blvd NW and legally described as follows:

THAT PRT OF SE1/4 OF NW1/4 OF SEC 3 TWP 32 RGE 25 DESC AS FOL: COM AT INTER OF S LINE OF SD 1/4 1/4 & C/L OF CSAH NO 5 , SD PT BEING 862.82 FT W OF SE COR OF SD 1/4 1/4, TH NWLY ALG SD C/L ALG A CUR CONC TO NE RAD OF 1800.40 FT A CEN ANG OF 8 DEG 47 MIN 276 FT TO POB, CHORD TO SD CUR BEARS N 40 DEG 02 MIN 05 SEC W, TH CONT NWLY ALG SD C/L ALG SAME DESC CUR TO RT HAV A RAD OF 1800.40 FT WITH A CEN ANG OF 1 DEG 03 MIN 32.99 FT, TH N 35 DEG 07 MIN 05 SEC W 150 FT, TH NELY AT RT ANG & TO A PT 749.56 FT W OF E LINE OF SD 1/4 1/4, AS MEAS ALG S LINE THEREOF, TH SLY PRL/W E LINE OF SD 1/4 1/4 TO A PT 373.37 FT N OF S LINE OF SD 1/4 1/4, AS MEAS ALG E LINE THEREOF, TH W PRL/W S LINE OF SD 1/4 1/4 TO INTER/W A LINE DRAWN FROM POB ON A BRG OF N 53 DEG 49 MIN 55 SEC E, TH S 53 DEG 49 MIN 55 SEC W TO POB, EX RD, SUBJ TO EASE OF REC, Anoka County, Minnesota

(the “**Subject Property**”)

2. That on August 6, 2009, a Variance was approved to the front setback for an accessory structure to be used for personal storage only.
3. That on March 29, 2022, a code enforcement case was opened for off-street parking, open privy vault, and home occupation violations at the **Subject Property**, and a first notice of violation was sent to the **Permittee**.
4. That on September 6, 2022, the **Permittee**’s daughter contacted Staff and stated that he would address the violations and apply for the Home Occupation Permit.
5. That on October 14, 2022, the **Permittee**, submitted a completed questionnaire and land use application for a Home Occupation Permit to operate a septic maintenance business on the **Subject Property**.
6. That the **Subject Property** is zoned R-1 Residential (Rural Developing) and the surrounding parcels are also zoned R-1 Residential (Rural Developing).

7. That the **Subject Property** is approximately 1.56 acres in size and is surrounded by lots ranging in size from 0.77 acres to 15.42 acres.
8. That the **Subject Property** is guided for Rural Developing (residential) in the City's Future Land Use Map.
9. That the Planning Commission met and held a duly noticed public hearing on December 1, 2022, during their regularly scheduled meeting and recommended approval of a Home Occupation Permit, contingent upon an Interim Use Permit for the semi-trailer.
10. That the City Council reviewed the request during their regularly scheduled meeting on January 10, 2023, and **approved/denied** the request.

FINDINGS OF FACT

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** be compatible with the residential neighborhood due to (in part) density, lot size and use of the surrounding lots.
3. That the proposed use **will not** be unduly dangerous or otherwise detrimental to persons residing or working in the vicinity of the use or the public welfare.
4. That the proposed use **will not** substantially or adversely impair the use, enjoyment, or market value of neighboring properties.
5. That the proposed use **will not** be hazardous or disturbing to existing or future neighboring uses.
6. That the proposed use **will** be served adequately by public facilities and services such as highways and streets.
7. That the proposed use **will not** create excessive additional requirements at public cost for public facilities and services, and it will be detrimental to the economic welfare of the community.
8. That the proposed use **will not** involve activities and uses that would 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 request for an Interim Use Permit (the “**Permit**”) for a semi-trailer for business storage (the “**Trailer**”) on the **Subject Property** is hereby approved pursuant to Sections 117-52 of the Ramsey City Code with the following conditions:

1. That this **Permit** allows for use on the **Subject Property** until the home occupation ceases operations, or the property is sold.
2. That the **Permittee** shall obtain all necessary permits on the **Subject Property**.
3. That the **Permittee** shall maintain the **Subject Property** in compliance with City Code Sections 117-355 (Residential Development Off-Street Parking) and 117-111 (R-1 Employment District); Chapter 117 (Zoning and Subdivisions) Article II (Zoning) Division 6 (Performance Standards); and Chapter 30 (Nuisances) at all times.
4. That the **Permittee** shall maintain the **Trailer** in good repair and good condition.
5. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this Permit.
6. 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.
7. That there shall not be any additional outdoor storage without an amendment to this **Permit**. The area outside of the proposed location for the **Trailer** may not be used for outdoor storage. The **Trailer** may be used to store items, but additional outdoor storage is not allowed (business items, personal items, any items that could become a public nuisance, etc.).
8. That changes in screening of the **Trailer** on the **Subject Property** must first be reviewed by City Staff.
9. That this **Permit** shall automatically expire if the use is not initiated by January 10, 2024.

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 10th day of January, 2023.

Mayor

ATTEST:

City Clerk

