

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

RESOLUTION #23-239

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR AN
OVERSIZED DETACHED ACCESSORY BUILDING ON THE PROPERTY
GENERALLY KNOWN AS 14275 APALCA STREET NW AND DECLARING TERMS
OF SAME**

RECITALS

1. Jay and Carol McDonald, hereinafter referred to as the “**Permittee**,” has properly applied for a Conditional Use Permit to allow an oversized detached accessory building on the property generally known as 14275 Alpaca Street NW and legally described as follows:

Lot 1, Block 2 Alpaca Estates 2nd Addition, Anoka County, Minnesota

(the “**Subject Property**”)
2. That the **Subject Property** is approximately 3.12 acres in size.
3. That the **Subject Property** is zoned R-1 Residential (MUSA) – 80.
4. That the parcels to the south and west of the **Subject Property** are also zoned R-1 Residential (MUSA) – 80 and the parcels to the north and east of the **Subject Property** are zoned B-2 Highway Business.
5. That based on the acreage of the **Subject Property**, the **Permittee** is eligible for a total of 2,700 square feet of detached accessory building space.
6. That the **Subject Property** currently has a single detached accessory structure that is 2,700 square feet in size, which is the maximum square footage allowed by Ramsey City Code Section 117-349.
7. That the **Permittee** is requesting a Conditional Use Permit to construct a fourteen foot by fifty foot (14’ x 50’) carport (the “**Addition**”) on the north side of the existing detached accessory structure to provide overhead cover for a motorhome.
8. That the **Subject Property** would have a total of 3,400 square feet of detached accessory building space.
9. That the proposed **Addition** to the existing detached accessory building meets all setback requirements for the R-1 Residential (MUSA) – 80 district.
10. That the proposed **Addition** will essentially be an extension of the existing roof of the detached accessory building.

11. That the roof of the **Addition** will match the existing roof of the detached accessory building.
12. That the **Permittee** has stated that no part of the detached accessory building or Addition will be used for a home occupation.
13. That there is an existing asphalt driveway that leads to the detached accessory building and an existing class V gravel driveway extension that encircles the building for maneuvering purposes.
14. That a concrete or asphalt parking pad will need to be installed underneath the carport to comply with City Code Section 117-355 (Residential Development Off-Street Parking).
15. That the **Permittee** has also applied for a variance to the driveway setback for the existing driveway along the south boundary of the **Subject Property**.
16. That the **Addition** will not disrupt the current individual well and septic systems on the **Subject Property**.
17. That the Ramsey Planning Commission duly held a public hearing and recommended approval/denial of the Conditional Use Permit during their regularly scheduled meeting on September 28, 2023.

FINDINGS OF FACT

1. That the size of the **Addition** will not impair an adequate supply of light and air to adjacent property.
2. That the size of the **Addition** will not unreasonably increase the congestion on the public street.
3. That the size of the **Addition** will not have the effect of allowing any use prohibited in the R-1 Residential (MUSA) – 80 District.
4. That the size and location of the **Addition** 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 that are lower than those required by state law.
5. That the size of the **Addition** will not increase the danger of fire or endanger the public safety.
6. That the size of the **Addition** 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 **Addition** 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 **Addition** will not violate the intent and purpose of the Comprehensive Plan.
9. That the size of the **Addition** 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 fourteen foot by fifty foot (14’ x 50’) carport addition (the “**Addition**”) onto the existing detached accessory building on the **Subject Property**, contingent upon the following conditions:

CONDITIONS

1. That this **Permit** allows for a 700 square foot carport to be constructed along the north side of the existing detached accessory building, resulting in a total of 3,400 square feet of detached structure square footage on the **Subject Property**.
2. That there shall be no other accessory buildings constructed on the **Subject Property**, unless in accordance with City Code.
3. That the **Permittee** shall construct the **Addition** in accordance with all other provisions of City Code Sections 117-111 (R-1 Residential District) and 117-349 (Accessory Uses and Buildings).
4. That the **Permittee** agrees to construct the **Addition** as shown on **Exhibit 1**.
5. That the **Addition** shall consist of roofing that matches the existing roof of the detached accessory building on the **Subject Property**.
6. That the **Permittee** agrees that no part of the **Addition** shall be used for a home occupation unless in compliance with City Code Section 117-351 (Home Occupations).
7. That the **Permittee** agrees to install an asphalt or concrete parking surface under the **Addition** to ensure compliance with off-street parking regulations outlined in City Code Section 117-355 (Residential Development Off-Street Parking), 117-349 (Accessory Uses and Buildings), and 117-111 (R-1 Residential District).
8. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.

9. That the **Permittee** shall be responsible for all City costs incurred in administering and enforcing this **Permit**.
10. That the **Permittee** shall obtain all necessary permits prior to commencing any construction of the **Addition**, including a building permit.
11. That the City Administrator, or his/her designee, shall have the right to inspect the **Subject Property** for compliance and safety purposes.
12. That this **Permit** shall automatically expire if the use is not initiated by October 10, 2024, and issuance of the building permit shall constitute initiation.

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 October, 2023.

Mayor

ATTEST:

City Clerk

Exhibit A Site Plan

