

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

**RESOLUTION #23-293**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A  
COMMERCIAL DOG BREEDER AT 15110 URANIMITE ST NW**

**RECITALS**

1. Angeliah Kohout, hereinafter referred to as the “**Permittee**” has properly applied for a Conditional Use Permit to allow for a commercial dog breeder to operate on the property legally described as follows:

The West 213 feet of the South 205 feet of the North 1275 feet of the Southeast Quarter of Section 21, Township 32, Range 25, Anoka County, Minnesota, subject to easements of record

(the “**Subject Property**”)

2. That the **Subject Property** is zoned RR, Rural Residential District, which is a residential zoning designation and guided as such in the 2040 Comprehensive Plan.
3. That the **Permittee** is the sole owner of the **Subject Property**.
4. That the **Permittee** expressed interest in owning and keeping up to seven (7) dogs on the **Subject Property**.
5. That commercial dog breeding is classified as a Commercial Dog Kennel, which is a conditional use in the RR, Rural Residential District.
6. That Staff conducted an inspection of the **Subject Property** on November 7th, 2023, to verify habitability and safety for the dogs and occupants of the home.
7. That Staff believes the **Subject Property** is suitable for the Conditional Use Permit for a commercial dog breeder with appropriate maintenance of property, including but not limited to the exterior fencing.
8. That the **Permittee** appeared before the Planning Commission for a public hearing on November 30th, 2023, that said public hearing was properly advertised and that the minutes of said public hearing are hereby incorporated by reference.
9. That the Planning Commission reviewed and recommended approval of the request on November 30th, 2023.
10. That the City Council reviewed and approved the request on December 12th, 2023.

## **FINDINGS OF FACT**

1. That the proposed use **will not** adversely impact traffic in the area.
2. That the proposed use **will not** substantially or adversely impair the use, enjoyment or market value of surrounding properties.
3. That the proposed use **will not** create additional requirements at public cost for public facilities and services.
4. That the proposed use **will not** be detrimental to the economic welfare of the community.
5. That the proposed use **will not** be disturbing or hazardous to existing or future neighboring uses.
6. That the proposed use **will not** involve uses, activities, processes, materials and equipment and conditions of operation that may be detrimental to any persons, property or the general welfare, by reason of excessive production of traffic, noise, smoke or glare.

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

1. That the Ramsey City Council (the “**City**”) hereby grants approval of the Conditional Use Permit (the “**Permit**”) to operate a commercial dog breeding business on the **Subject Property** contingent upon the following:

### **CONDITIONS:**

1. That this **Permit** shall be perpetual in duration as long as the terms are herein complied with.
2. That this **Permit** authorizes the **Permittee** to operate a commercial dog breeding business on the **Subject Property**.
3. That the **Permittee** shall repair and maintain the fence in accordance with zoning regulations.
4. That the **Permittee** agrees to maintain compliance with all applicable State Laws and Local Ordinances pertaining to the keeping of up to seven dogs on the subject property.
5. The **Permittee** shall maintain the yard free from excrement.
6. The **Permittee** shall ensure that all dogs are current on all vaccinations.

7. That the **Permittee** shall be responsible for all **City** costs incurred in administering and enforcing this **Permit**.
8. That this **Permit** shall be recorded in the office of the Anoka County Recorder.

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 12th of December, 2023.

\_\_\_\_\_  
Mayor

**ATTEST:**

\_\_\_\_\_  
City Clerk