

# Attachment I

*(reserved for recording information)*

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CITY OF ARDEN HILLS  
RAMSEY COUNTY, MINNESOTA

## **CONDITIONAL USE PERMIT AMENDMENT**

**Case No. 22-018**

**1. Recitals.**

A. The County of Ramsey is a political subdivision of the State of Minnesota (“Ramsey County”) and is the owner of the property located at 1425 Paul Kirkwold Drive, Arden Hills, Minnesota, legally described as:

The South 1425 feet of the East 1572.47 feet of the Southwest Quarter of Section 15, Township 30 North, Range 23 West, Ramsey County, Minnesota, except the North 810 feet of the East 626 feet thereof. Subject to County State Aid Highway (C.S.A.H.) 96 Right of way.

(“Subject Property”).

B. The City of Arden Hills granted a Conditional Use Permit (formerly named Special Use Permit) to Ramsey County to develop a public works facility (Case No. 03-08) and Conditional Use Permit Amendment (Case No. 03-26) to allow expansion of the public works facility and to develop a sheriff’s station. Said document is dated September 13, 2004 and was recorded on April 18, 2005 as Ramsey County Document No. A3848950.

C. The City of Arden Hills also granted a Conditional Use Permit (Case No. 04-19) (formerly named Special Use Permit) to Ramsey County to establish a used oil and household hazardous waste collection facility on the Subject Property. Said document is dated February 28, 2005 and was recorded on April 18, 2005 as Ramsey County Document No. A3848949.

Collectively, Conditional Use Permit and Amendment, recorded as Document No. A3848950 and Conditional Use Permit recorded as Document No. A3848949, are hereinafter referred to as Conditional Use Permits.

D. The Ramsey County Sheriff's Office ("Applicant") has submitted an application for a site plan review and an amendment to the approved Conditional Use Permits to install security perimeter fencing, vehicle gates, and two parking lot additions on the Subject Property.

E. Pursuant to City Code, a Conditional Use Permit is required for fences with barbs or spikes and for a Site Plan review requiring parking lot additions/improvements.

F. At a public hearing on the 5<sup>th</sup> day of October, 2022, the Arden Hills Planning Commission reviewed Applicant's application, the report and recommendations of the Arden Hills Community Development Director, the comments made by the public during the public hearing, and recommended approval of a Conditional Use Permit Amendment, subject to certain conditions, to the City Council.

D. On the \_\_\_\_ day of \_\_\_\_\_, 2022, the Arden Hills City Council considered the recommendations of the Planning Commission, the comments made during the public hearing on 5<sup>th</sup> day of October, 2022, the effects of the proposed Conditional Use Permit Amendment on the health, safety, convenience, and general welfare of the owners and occupants of the surrounding land, and the community as a whole, and passed a motion approving Planning Case No. 22-018, subject to certain conditions enumerated herein.

**2. Permit.** Subject to the terms and conditions set forth herein, the City of Arden Hills hereby grants a Conditional Use Permit Amendment for the following use:

Installation of a security perimeter fencing consisting of a 6-foot tall decorative metal fencing with spikes along Paul Kirkwold Drive and a 6-foot tall vinyl coated chain link fence with three-strand barbed wire along Highway 96 West, as well as, vehicle gates, and two parking lot additions with a total of 23 stalls.

**3. Property.** This Conditional Use Permit Amendment is for the following above-described Subject Property located at 1425 Paul Kirkwold Drive, in the City of Arden Hills, Ramsey County, Minnesota.

**4. Conditions.** This Conditional Use Permit Amendment is issued subject to full compliance by Ramsey County and Applicant, or their successors, of the following conditions:

a. The Conditional Use Permit (Case No. 03-08) and Conditional Use Permit Amendment (Case No. 03-26) recorded as Document No. A3848950, and

the Conditional Use Permit (Case No. 04-19) recorded as Document No. A3848949 shall remain in full force and effect.

- b. Ramsey County or Applicant shall apply for a separate zoning permit, as required, for all proposed fencing.
- c. Ramsey County or Applicant will work with the City to evaluate lighting to address any potential safety issues.
- d. This Conditional Use Permit Amendment shall be signed by the property owner, Ramsey County, and Applicant prior to the issuance of the zoning permit.
- e. This Conditional Use Permit Amendment shall be recorded upon the Subject Property.

**5. Termination of Permit.** The City may revoke this Conditional Use Permit Amendment following a public hearing for violation of the terms of this permit.

**6. Lapse.** If within one year of the issuance of this Conditional Use Permit Amendment the allowed use has not been completed or the use commenced, this Conditional Use Permit Amendment shall lapse.

**7. Criminal Penalty, other Enforcement.** Both Ramsey County and the Applicant are responsible for compliance with this Conditional Use Permit. Violation of the terms of this conditional use permit is a criminal misdemeanor.

*Remainder of page intentionally left blank.  
Signatures contained on following pages.*

Dated: \_\_\_\_\_, 20\_\_.

**CITY OF ARDEN HILLS**  
A Minnesota municipal corporation

By \_\_\_\_\_  
David Grant, Mayor

(SEAL)

And \_\_\_\_\_  
Julie Hanson, City Clerk

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF RAMSEY    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_, by **David Grant** and by **Julie Hanson**, respectively the Mayor and City Clerk of the **City of Arden Hills**, a Minnesota municipal corporation, on behalf of the corporation and pursuant to the authority granted by its City Council.

\_\_\_\_\_  
Notary Public

Dated: \_\_\_\_\_, 20\_\_.

**RAMSEY COUNTY**  
A political subdivision of the State of Minnesota

By \_\_\_\_\_  
\_\_\_\_\_ [print name]  
Its \_\_\_\_\_ [title]

STATE OF MINNESOTA    )  
  (ss.  
COUNTY OF RAMSEY    )

The foregoing instrument was acknowledged before me this \_\_\_\_\_ day of  
\_\_\_\_\_, 20\_\_, by \_\_\_\_\_ the \_\_\_\_\_ of  
**Ramsey County**, a political subdivision of the State of Minnesota, on behalf of the entity.

\_\_\_\_\_  
Notary Public

Dated: \_\_\_\_\_, 20\_\_.

**RAMSEY COUNTY SHERIFF'S OFFICE**

By \_\_\_\_\_  
\_\_\_\_\_ [print name]  
Its \_\_\_\_\_ [title]

STATE OF MINNESOTA )  
( ss.  
COUNTY OF RAMSEY )

The foregoing instrument was acknowledged before me this \_\_\_\_ day of \_\_\_\_\_,  
20\_\_, by \_\_\_\_\_, the \_\_\_\_\_ of **Ramsey**  
**County Sheriff's Office**, a \_\_\_\_\_, on behalf of the entity.

\_\_\_\_\_  
Notary Public

DRAFTED BY:  
**CAMPBELL KNUTSON**  
*Professional Association*  
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JJJ