



**RESOLUTION 2024-7-5**

**CITY OF STACY  
CHISAGO COUNTY, MINNESOTA**

**A RESOLUTION APPROVING A CONDITIONAL USE PERMIT FOR A SELF-STORAGE FACILITY LOCATED AT 5370 ATHENS TRAIL (PID 05 00100 02)**

**WHEREAS**, Jeff Selvog (“Applicant”) has requested a Conditional Use Permit (CUP) on property owned by Selvog Holdings LLC located at 5370 Athens Trail, PID 05.00100.02, for a self-storage facility. The property (“Subject Property”) is legally described as:

Lot 2 Block 1 Athens Commercial Plat

And,

**WHEREAS**, the subject property is zoned RTC – Rural Transit Center, which lists “general service and repair businesses” as a conditional use. A self-storage facility, also called a mini-storage facility, can be considered a service business consistent with the intent of the RTC district; and,

**WHEREAS**, the Planning Commission considered the application for the CUP at its meeting on June 18, 2024, and held a public hearing, after due notice having been given regarding the application; and

**WHEREAS**, the Planning Commission reviewed the application and recommended approval with conditions; and

**WHEREAS**, the City Council considered the Planning Commission's recommendation at its meeting on July 9, 2024.

**NOW, THEREFORE, BE IT RESOLVED** that the City Council of the City of Stacy hereby approves a Conditional Use Permit for a self-storage facility as described in the Applicant’s submitted materials, with the following conditions and findings of fact:

Conditions for Approval of the Conditional Use Permit

- 1) Detailed building façade designs will be provided that detail and show ordinance acceptable materials for all exterior finishes and a design that meets the quality standards specified for the RTC district is provided, to be reviewed and approved by the City Planner and City Engineer.

- 2) Site plans and all other applicable development permit drawings will be required to show setbacks that conform to the RTC district regulations.
- 3) Engineering issues will be addressed before issuance of a building permit:
  - a. The project needs to meet the NPDES/SDS General Stormwater Permit for Construction Activity requirements.
  - b. The applicant should confirm with Chisago County the receipt of the access permit with revised driveway width and whether a ROW permit is needed for storm sewer piping work in the County ROW.
  - c. Confirm the turn lane width with Chisago County.
  - d. Confirm that an impervious surface is placed on the driveway.
- 4) Any signage on the site and building must be reviewed, approved and permitted by the City Planner for compliance with the City's signage standards.
- 5) No outdoor storage is permitted for a period greater than customary loading and unloading of materials between storage units and vehicles.
- 6) The project will meet all other zoning and engineering requirements before issuance of a building permit.
- 7) No work on motorized vehicles or equipment is allowed in the storage units or on site.
- 8) All lighting on the site or the building will be downcast cutoff type fixtures so that the source of the light is not visible to surrounding properties at eye level or to surrounding streets, with no more than 1 foot-candle spillover beyond the property line.

#### Findings of Fact for Approval

- 1) Jeff Selvog with Selvog Holdings LLC owns the property at 5370 Athens Trail and has proposed to develop and operate A1 Storage, a self-storage facility. He also plans to improve the existing access and construct a new access lane from Athens Trail from the described as Lot 3, Block 1, Athens Commercial Plat located directly to the east.
- 2) The property at 5370 Athens Trail is zoned RTC – Rural Transit Center, which lists “general service and repair businesses” as an allowed conditional use.
- 3) A self-storage facility is considered a service business.
- 4) Selvog Holdings proposes three buildings with a total size of 49,700 square feet on the site for a mini-storage facility (a.k.a. self-storage facility) which is considered a service use and allowed under a Conditional Use Permit (CUP) in the RTC – Rural Transit Center.
- 5) The project as conditioned in this approval will meet the standards for approving a conditional use permit in Section 4.02.B.2. of the Zoning Code.

Council Member Mark Utecht introduced the foregoing resolution and moved its adoption:

The motion for adoption of the foregoing resolution was duly seconded by Council Member Tim Sawatzky and, upon vote being taken thereon, the following voted in favor thereof: Mark Utecht, Time Sawatzky, Jeff Barrett, Carolyn Cagle, and Dennis Thieling. The following voted against or abstained: None.

Whereupon the resolution was declared duly passed and adopted the 9<sup>th</sup> day of July, 2024.

**PASSED AND ADOPTED** by the City Council of the City of Stacy, Minnesota this 9<sup>th</sup> day of July, 2024.

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Mark Utecht, Mayor

ATTEST: \_\_\_\_\_

Angela Comstock, Deputy City Clerk