

**RESOLUTION NO. 22-\_\_\_**

**RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT FOR  
BOING US HOLDCO, INC AT 8301 UNIVERSITY AVENUE NE**

**WHEREAS**, Boing US Holdco, Inc. (the “Applicant”) submitted an application for approval of a conditional use permit to permit the operation of a car wash (conveyor) & self service vacuums at 8301 University Avenue NE; and

**WHEREAS**, the legal description for the conditional use permit is as follows:

Outlot 9 Terrace Manor 4<sup>th</sup> Addition, County of Anoka, Minnesota, subject to easement of record; and

**WHEREAS**, the Planning Commission considered the Applicant’s request at a duly noticed Public Hearing which took place on May 23, 2022; and

**WHEREAS**, the Planning Commission recommended approval of the application to the City Council; and

**WHEREAS**, the City Council considered the application at its June 6, 2022 meeting and has made the following findings in support of approval of the conditional use permit application:

1. The City has standards for review of conditional uses to review and regulate potential impacts to surrounding properties and public roadways.
2. The proposed car wash use may generate traffic that could impact area roadways. Limiting and regulating traffic on and about the site is a reasonable exercise of the City’s authority.
3. The proposed car wash use may generate noise beyond an acceptable level given its location near existing residential uses. Requiring screening to block noise is a reasonable exercise of the City’s authority.
4. The use as conditioned with this approval meets the criteria for approving a Conditional Use Permit in SLPC 16.56.030(E)(1).

**NOW, THEREFORE, BE IT RESOLVED** by the City Council of the City of Spring Lake Park that the City Council does hereby approve the application made by Boing US Holdco Inc for a conditional use permit to permit the operation of a car wash (conveyor) and self-service vacuums at 8301 University Avenue NE, subject to the following conditions:

1. The applicant will submit architectural elevations for review by the City Planner prior to building permit approval.
2. Hours of operation will be 8:00am to 6:00pm, Sunday through Saturday.
3. Given the proximity of the site to the nearest commercial use and residential uses to the east, a solid fence or wall 8 feet in height will be installed on the east side of the site to block noise from the vacuum and parking area. The fence or wall will be of materials and colors compatible with the building, to be reviewed and approved by the Zoning Administrator.

4. Building materials will conform to Performance Standards as shown in Section 16.28.010 of the Zoning Code.
5. All lighting will be downcast cutoff type fixtures that allow no more than 0.5 footcandle of light spillage beyond the property lines or onto the public road rights-of-way.
6. Signage will be submitted for a sign permit before a building permit is issued.
7. All landscaping will be installed as indicated on the landscape plan and guaranteed for at least one year.
8. *Traffic.* If car stacking on University Service Drive becomes a problem, applicant shall install signs indicating that no queuing on University Service Drive is permitted.
9. *Traffic.* The applicant shall provide heated concrete to the vehicle exit area to prevent the tracking of water onto city streets to help prevent possible icing issues.
10. *Grading.* Site plan shall be revised to create high points in all 3 driveways to prevent site drainage from draining directly onto 83<sup>rd</sup> Avenue NE or University Service Drive. Utilize proposed green space(s) or stormwater management.
11. *Drainage.* Review permitting requirements with Coon Creek Watershed District. All stormwater management facilities shall be considered private and shall be maintained by the property owner.
12. *Drainage.* Applicant shall provide copies of the watershed district permit and stormwater facilities maintenance agreement to the City.
13. *Site.* Coordinate all street and curb work to with the Public Works Director.
14. *Site.* Applicant shall provide sidewalk improvements along site frontage on 83<sup>rd</sup> Avenue NE.
15. *Sanitary sewer.* Applicant shall show existing sanitary sewer service(s) on the utility plan. Applicant shall reuse an existing service for site service (no new connection). Applicant shall locate and plug any existing sanitary sewer service that is not to be used.
16. *Water works.* Applicant shall show existing water service(s) on utility plan. Applicant shall locate and plug any existing water service(s) that will not be reused (plug at the main).
17. *Water works.* A separate water main connection for site irrigation is not permitted.
18. *Water works.* A larger water service will likely be required for the building fire suppression system. If a larger main is required for fire suppression, the domestic water service can tap off the larger main. Applicant shall install water meter in the building.
19. Final site work construction plans shall be approved by the Public Works Director prior to beginning site work.
20. A Preconstruction Conference, including the Public Works Director, shall be held prior to beginning site work.

The foregoing Resolution was moved for adoption by Councilmember .

Upon Vote being taken thereon, the following voted in favor thereof:

And the following voted against the same:

Whereon the Mayor declared said Resolution duly passed and adopted the 6th day of June, 2022.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, City Administrator

State of Minnesota )  
Counties of Anoka and Ramsey ) ss  
City of Spring Lake Park )

I, Daniel R. Buchholtz, duly appointed and qualified City Clerk in and for the City of Spring Lake Park, Anoka and Ramsey Counties, Minnesota, do hereby Certify that the foregoing is a true and correct copy of Resolution No. 22-\_\_\_\_, A Resolution Approving Application for Conditional Use Permit for Boing US Holdco, Inc at 8301 University Avenue NE, adopted by the Spring Lake Park City Council at their regular meeting on the 6th day of June, 2022.

(SEAL)

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Daniel R. Buchholtz, Administrator, Clerk/Treasurer

Dated: \_\_\_\_\_