

**RESOLUTION NO. 2024-54**

**RESOLUTION GRANTING APPROVAL OF CONDITIONAL USE PERMIT TO PERMIT A TWO-FAMILY DWELLING IN THE R-1 ZONING DISTRICT AT 8031 HAYES STREET NE**

**WHEREAS**, Julie Caffari (the “Applicant”) submitted an application for approval of a conditional use permit to permit a two family dwelling at 8031 Hayes Street NE; and

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

Lot 12 Block 2 Spring Lake Estates, 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 September 23, 2024; and

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

**WHEREAS**, the City Council considered the application at its October 7, 2024 meeting and has made the following findings in support of approval of the conditional use permit application:

1. This project is necessary for the homeowner to provide a safe and suitable living arrangement for an elderly family member, contributing to the general welfare by supporting multi-generational living within the community.
2. The addition designed to be compatible with the surrounding neighborhood, ensuring that the changes will not be detrimental to the health, safety, or general welfare of residents in the vicinity.
3. With the adoption of Resolution 2024-53, the proposed addition complies with all other zoning regulations and will adhere to building codes and ordinances.
4. The addition is designed to blend seamlessly with the existing structure, utilizing architectural consistency and landscaping to minimize any potential impact on neighboring properties.
5. The existing streets and utilities are adequate to accommodate the proposed use, and no additional parking or loading spaces are necessary.
6. The residential nature of the addition means it will not create nuisances such as odor, noise, or vibration, and compliance with City lighting regulations will prevent light spillover onto neighboring properties.
7. 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 Julie Caffari for a conditional use permit to permit a two family dwelling at 8031 Hayes Street NE, subject to the following conditions:

1. Applicant shall comply with the conditions set forth in Resolution 2024-53.

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 7th day of October 2024.

APPROVED BY:

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Robert Nelson, Mayor

ATTEST:

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Daniel R. Buchholtz, City Administrator