

WASHINGTON COUNTY DEVELOPMENT CODE AMENDMENT  
WASHINGTON COUNTY  
ORDINANCE NO. 176

The Board of Commissioners of Washington County Ordains:

- SECTION 1: The Washington County Comprehensive Plan and the Washington County Development Code be amended to rezone one parcel of land approximately 7.42 acres in size located at the southwest quadrant of C.S.A.H. 21 and 30<sup>th</sup> Street North in Baytown Township, Washington County Minnesota as more particularly described on attached Exhibit A from a Rural Residential land use designation (8 dwelling units per 40 acres) to a SFE, Single Family Estate land use designation and zoning (16 dwelling units per 40 acres).
- SECTION 2: The Washington County Zoning Administrator is hereby directed to amend the Washington County Comprehensive Plan and the Washington County Development Code, including zoning maps, in accordance with the foregoing amendment.
- SECTION 3: Effective Date. This Ordinance shall be and is hereby declared to be in full force and effect after its passage and publication according to law.

Passed by the Board of County Commissioners of Washington County, this 10<sup>th</sup> day of July, 2007.

EXHIBIT A

Rezoning Request of G.V. Properties, Inc.  
PID: 15.029.20.34.0004

South 43 rods of the Southeast One Quarter of the Southwest One Quarter of Section 15, Township 29 North, Range 20 West, except the West 1013.02 feet thereof, and the South 43 rods of the Southwest One Quarter of the Southeast One Quarter of Section 15, Township 29 North, Range 20 West, lying West of the centerline of Stagecoach Trail as now constructed except that parcel conveyed to the County of Washington by Warranty Deed dated August 23, 1984, as Document No. 470410. (Document No. 3592312)

**Board of County Commissioners  
Washington County, Minnesota**

**Resolution No. 2007-082**

DATE: July 10, 2007

DEPARTMENT: Survey-Land Management

MOTION BY COMMISSIONER Orth

SECONDED BY COMMISSIONER Pulkrabek

Resolution Amending the Washington County 2020  
Comprehensive Plan and Approving a Rezoning Request  
Ordinance No. 176

WHEREAS, Washington County is authorized to carry on county planning and zoning activities in the unincorporated areas of the county pursuant to MINN. STAT. CHAPT. 394; and

WHEREAS, the Washington County 2015 Comprehensive Plan was adopted by the Washington County Board of Commissioners on April 22, 1997 and became effective October 1, 1997 as Washington County Ordinance No. 124 and was amended on March 26, 2002 to Washington County 2020 Comprehensive Plan; and

WHEREAS, MINN. STAT. § 473.865 requires counties to adopt the official controls described in their Comprehensive Plan so as to implement the Comprehensive Plan; and

WHEREAS, the Washington County Development code was adopted by the Washington County Board of Commissioners and became effective on October 20, 1997 as Washington County Ordinance No. 127; and

WHEREAS, G.V. Properties, Inc. owns a parcel of land approximately 7.42 acres in size at the southwest quadrant of C.S.A.H. 21 and 30<sup>th</sup> Street North in Baytown Township, Washington County, Minnesota; and

WHEREAS, the legal description of the property is attached and incorporated herein by reference as Exhibit A; and

WHEREAS, G.V. Properties, Inc. has submitted an application to amend the Washington County Comprehensive Plan and the Washington County Zoning Ordinance to change the land use designation and zoning from a Rural Residential land use designation and zoning (8 dwelling units per 40 acres) to a SFE, Single Family Estate land use designation and zoning (16 dwelling units per 40 acres) on the 7.42 acres; and

WHEREAS, the request was referred to the Washington County Planning Advisory Commission, which recommended approval of the request after holding a public hearing on May 22, 2007; and

WHEREAS, on June 26, 2007, the Washington County Board of Commissioners conducted a public hearing on the request pursuant to a Notice of Intent to Adopt an ordinance to amend the Washington County Comprehensive Plan and Washington County Development Code; and

WHEREAS, the records of the public hearing consist of the minutes of the Washington County Planning Advisory Commission of May 22, 2007 and the staff reports, correspondence, presentations by staff of Washington County Transportation and Physical Development, representative of the applicants and members of the public; and

WHEREAS, the record indicates that in granting the requested amendment:

1. The proposed land uses and zoning would be in conformance with the Washington County Comprehensive Plan, a Policy guide to 2020 and the Washington County Development Code.
2. The proposed densities of the site and the planned use of the Property would be consistent with surrounding land uses.
3. The proposed zoning would not constitute spot zoning.

NOW, THEREFORE, BE IT RESOLVED that for the foregoing reasons, the request of G.V. Properties, Inc. to amend the Washington County Comprehensive Plan and the Washington County Development Code to rezone the parcel legally described on Exhibit A is granted.

BE IT FURTHER RESOLVED, that the Washington County Zoning Administrator is directed to make the changes set forth in the Washington County Development Code and cause the same to be published and codified according to law and from and after the effective date of Amended Ordinance 176.