

**WASHINGTON COUNTY DEVELOPMENT CODE AMENDMENT**

**WASHINGTON COUNTY  
ORDINANCE NO. 161**

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 a 40 acre parcel of property legally described as the Southeast Quarter of the Southwest Quarter of Section 17, Township 29 North, Range 20 West, Baytown Township, from A-4, Agricultural to SFE, Single Family Estate.

**SECTION 2:** The Washington County Comprehensive Plan and the Washington County Development Code be amended to rezone a 40 acre parcel of property legally described as the Northeast Quarter of the Southwest Quarter of Section 17, Township 29 North, Range 20 West, Baytown Township, from A- 4, Agricultural to RR, Rural Residential.

**SECTION 3:** 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 4:** 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 7th day of May, 2002.

Bill Pulkrabek, Chair  
Washington County Board of Commissioners

ATTEST:

James R. Schug  
Washington County Administrator

Approved as to form an legality:  
Meredeth Magers  
Assistant County Attorney

**BOARD OF COUNTY COMMISSIONERS  
WASHINGTON COUNTY, MINNESOTA**

**RESOLUTION NO.2002-057**

**DATE** May 7, 2002 **DEPARTMENT** Survey and Land Management

**MOTION BY COMMISSIONER** Abrahamson **SECONDED BY COMMISSIONER** Peterson

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**RESOLUTION AMENDING  
THE  
WASHINGTON COUNTY 2020 COMPREHENSIVE PLAN  
AND APPROVING A REZONING REQUEST  
ORDINANCE NO. 161**

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 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.

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, Norman Dupre Jr., is the owner of a 80 acre parcel of property legally described as the East OneHalf of the Southwest One-Quarter (E/2 of SW/4) of Section 17, Township 29 North, Range 20 West, Baytown township, Washington County, Minnesota, which parcel is located in an area zoned A-4, Agricultural use under the Washington County Zoning Ordinance; and

WHEREAS, Mr. Dupre 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 an agricultural land use designation and zoning (A-4) to a Semi Rural Land Use Designation and SFE, Single Family Estate Zoning Designation (16 per 40 acres) on the south 40 acres of the property and a Rural Residential Land Use Designation (8 per 40) on the north 40 acres of the property.

WHEREAS, the request was referred to the Washington County Planning Advisory Commission which after holding a public hearing on March 26, 2002 recommended approval of the request; and

WHEREAS, on April 26, 2002, the Washington County Board of Commissioners, pursuant to a Notice of Intent to Adopt an ordinance to amend the Washington County Comprehensive Plan and Washington County Development Code conducted a public hearing on the request; and

WHEREAS, the records of the public hearing consist of the minutes of the Washington County Planning Advisory Commission of March 26, 2002 and the staff reports, correspondence, presentations by staff of Washington County Division of Survey and Land Management, representative of Mr. Dupre, Metropolitan Airport Commission representative of Baytown Township 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 would be consistent with adjacent land uses Rural Residential zoning district to the east and west in Baytown Township, and Single Family Estate, SFE zoning district to the south in West Lakeland Township.
3. The proposed zoning would not constitute spot zoning
4. There would be vehicular access to the site
5. The rezoning request to Single Family Estate and rural residential would be an environmentally sound use of this property and there is no negative off-site impact as a result of the rezoning.

**NOW, THEREFORE, BE IT RESOLVED**, that for the foregoing reasons, the request of Norman Dupre, Jr. to amend the Washington County Comprehensive Plan and the Washington County Development Code to rezone the parcel legally described as:

The East One-Half of the Southwest One-Quarter (E/2 of SW'4) of Section 17, Township 29 North, Range 20 West, Baytown Township, Washington County, Minnesota

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 161.

**ATTEST:**

**James R. Schug**  
**COUNTY ADMINISTRATOR**

**Bill Pulkrabek**  
**CHAIRMAN, COUNTY BOARD**

**PULKRABEK**  
**ABRAHAMSON**  
**HEGBERG**  
**PETERSON**  
**STAFFORD**

<b>YES</b>	<b>NO</b>
<b>X</b>	
<b>X</b>	
<b>X</b>	
<b>X</b>	
<b>X</b>	