

Washington County, Minnesota

Ordinances

Ordinance No. 164

Washington County Development Code Amendment

Amendment to the Washington County 2020 Comprehensive Plan and a Rezoning Request by Vince Turnblad, New Scandia Township, Minnesota

Date Approved: 03/11/2003

Date Published: 03/20/2003

Resolution No. 2003-043

Resolution Amending The Washington County 2020 Comprehensive Plan and Approving a Rezoning Request Ordinance No. 164

WHEREAS, Washington County is authorized to carry on County planning and zoning activities in the unincorporated area 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, Vince Turnblad is the owner of a 69 acre parcel of property legally described as the Southeast Quarter of the Southeast Quarter of Section 15, Township 32 North, Range 20 West, Washington County, Minnesota except the East 433.00 feet of the North 1080.00 feet thereof. (PID: 15-032-20-44-0004) and the Northeast Quarter of the Northeast Quarter of Section 22, Township 32 North, Range 20 West, New Scandia Township, Washington County, Minnesota (PID: 22-032-20-11-0001), which parcel is located in an area zoned A-4, Agricultural use under the Washington County Zoning Ordinance; and

WHEREAS, Mr. Turnblad 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 69 acres.

WHEREAS, the request was referred to the Washington County Planning Advisory Commission which after holding a public hearing on January 28, 2003 recommended approval of the request; and

WHEREAS, on March 11, 2003, 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 January 28, 2003 and the staff reports, correspondence, presentations by staff of Washington County Division of Survey and Land Management, representative of Mr. Turnblad 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.
3. The proposed zoning would not constitute spot zoning.
4. The rezoning request to Single Family Estate 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 Vince Turnblad to amend the Washington County Comprehensive Plan and the Washington County Development Code to rezone the parcel legally described as:

The Southeast Quarter of the Southeast Quarter of Section 15, Township 32 North, Range 20 West, Washington County, Minnesota except the East 433.00 feet of the North 1080.00 feet thereof. (PID: 15-032-20-44-0004) and the Northeast Quarter of the Northeast Quarter of Section 22, Township 32 North, Range 20 West, New Scandia Township, Washington County, Minnesota (PID: 22-032-20-11-0001)

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 No. 164.

WASHINGTON COUNTY DEVELOPMENT CODE AMENDMENT

WASHINGTON COUNTY ORDINANCE NO. 164

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 69 acre parcel of property legally described as the Southeast Quarter of the South East Quarter of Section 15, Township 32 North, Range 20 West, Washington County, Minnesota except the East 433.00 feet of the North 1080.00 feet thereof. (PID: 15-032-20-44-0004) and the Northeast Quarter of the Northeast Quarter of Section 22, Township 32 North, Range 20 West, New Scandia Township, Washington County, Minnesota (PID: 22-032-20-11-0001) from A-4, Agricultural to SFE, Single Family Estate.

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 11th day of March, 2003.

Dennis Hegberg, Chair
Washington County Board of Commissioners

ATTEST:
James R. Schug
Washington County Administrator

Approved as to form and Legality:
Meredeth Magers
Assistant Washington County Attorney