

WASHINGTON COUNTY DEVELOPMENT CODE AMENDMENT

WASHINGTON COUNTY ORDINANCE NO. 156

AN ORDINANCE AMENDING THE WASHINGTON COUNTY DEVELOPMENT CODE REGULATING LAND USE IN WASHINGTON COUNTY.

The Board of Commissioners of Washington County ordains:

SECTION 1: Amend Chapter One, Administration, Section 2. Definitions by adding:

Farmstead: A group of buildings and adjacent service areas which support the functions of a farm. Structures may include but are not limited to homes, barns, machinery sheds, granaries, pump houses, chicken coops, and garages.

Hazardous Building or Hazardous Property: "Hazardous buildings or Hazardous property", means any building or property which because of inadequate maintenance, dilapidation, physical damage, unsanitary condition, or abandonment, constitutes a fire hazard or a hazard to public safety or health.

SECTION 2: Amend Chapter Two, Zoning Regulations, Part 3, Performance Standards, Section 1. Development Standards, 1.2 Accessory Structures (3) (D) to read:

Land may be subdivided with a minor subdivision into parcels of no less than 5 acres and retain the existing number and square footage of accessory structures on the site if they are part of the farmstead as existed on January 1, 2001 subject to the following conditions:

- A) There shall be no additional accessory buildings constructed on the property.
- B) If any existing accessory buildings become "Hazardous Buildings", they shall be repaired or removed by the owner

SECTION 3: The Zoning Administrator is hereby directed to change the Washington County Development Code 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, Minnesota, this 20th day of March, 2001.

Myra Peterson, Chair
County Board of Commissioners

Attest:

James R. Schug
Washington County Administrator

Approved as to form and legality:
Meredith Magers
(for) Douglas H. Johnson
Washington County Attorney

BOARD OF COUNTY COMMISSIONERS
WASHINGTON COUNTY, MINNESOTA

RESOLUTION NO. 2001-031

DATE	March 20, 2001	DEPARTMENT	Land Survey/Land Management
MOTION BY COMMISSIONER	Hegberg	SECONDED BY COMMISSIONER	Abrahamson

Approving Text Amendment to the Washington County
Development Code - Ordinance No. 156 Chapter One
Section 2 and Chapter Two, Part 3, Section 1.2(D) Zoning Regulations

WHEREAS, Washington County is authorized to carry on County planning and zoning activities in the unincorporated areas of the County pursuant 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

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, an application has been submitted to amend Chapter One, Section 2 by adding definitions for "farmstead" and "hazardous building/hazardous property" and to amend Chapter Two, Part 3, Section 1.2(D) of the Washington County Development Code to allow a minor subdivision of no less than 10 acres and retain the existing number and square footage of accessory buildings on the site if they were part of the farmstead as it existed on January 1, 2001, subject to three conditions; and

WHEREAS, the Washington County Planning Advisory Commission held a public hearing on the proposed amendments on January 23, 2001 and recommended approval of the application to the Washington County Board of Commissioners; and

WHEREAS, on March 20, 2001, the Washington County Board of Commissioners conducted a public hearing to consider the amendments to Chapter One, Section 2, Definitions and Chapter Two, Part 3, Section 1.2(D); and

WHEREAS, the records of the public hearing consist of the minutes of the Planning Advisory Commission meeting, staff reports, correspondence, presentation by staff of the Washington County Department of Transportation and Physical Development-Land Management, Land Survey, representative of Denmark Township and members of the public; and

WHEREAS, Washington County 2015 Comprehensive Plan promotes preserving and protecting the rural areas and rural characteristics of the County which includes existing historic farm sites.

1. The amendment would apply to existing structures only.

2. That 5 to 20 acre parcels are small for productive farming operations of crops and livestock, yet are of reasonable size for hobby type farms.
3. That no commercial or business operations are allowed under the amendment.
4. That the amendment meets the intent of the Washington County 2015 Comprehensive Plan.

NOW, THEREFORE, BE IT RESOLVED, based upon the hearing record, the Washington County Board of Commissioners hereby amends Chapter One, Section 2. Definitions by adding:

Farmstead: A group of buildings and adjacent service areas which support the functions of a farm. Structures may include, but are not limited to, homes, barns, machinery sheds, granaries, pump houses, chicken coops and garages.

Hazardous Building or Hazardous Property: "Hazardous buildings or hazardous property" means any building or property which because of inadequate maintenance, dilapidation, physical damage, unsanitary condition or abandonment, constitutes a fire hazard or a hazard to public safety or health.

and amends Chapter Two, Zoning Regulations, Part 3, Performance Standards, Section 1. Development Standards, 1.2 Accessory Structures (3) (D) to read:

Land may be subdivided with a minor subdivision into parcels of no less than 5 acres and retain the existing number and square footage of accessory structures on the site if they were part of the farmstead as existed on January 1, 2001, subject to the following conditions:

- A) There shall be no additional accessory buildings constructed on the property.
- B) If any existing accessory buildings become "Hazardous Buildings," they shall be repaired or removed by the owner.

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. 156 in Chapter One, Section 2 and Chapter Two, Part 3, Section 1.2(D) thereto is repealed.

ATTEST:
JAMES R. SCHUG
COUNTY ADMINISTRATOR

MYRA PETERSON
CHAIR, COUNTY BOARD

	YES	NO
ABRAHAMSON	X	
HEGBERG	X	
PETERSON	X	
PULKRABEK		X
STAFFORD	Absent	