

# Washington County, Minnesota

## Ordinances

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### Ordinance No. 136

### Comprehensive Plan Amendment and Rezoning Request

Date Approved: 10/13/1998

Date Published: 02/24/1999

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### Resolution No. 98-153

#### Resolution Approving Comprehensive Plan Amendment and Rezoning Request

**WHEREAS**, CAMAS, Inc. has submitted an application to amend the Washington County Comprehensive Plan and the Washington County Development Code to rezone 320 acres of property legally described as all of Section 27, T29N, R20W lying East of Stagecoach Trail North (CSAH 21) except the North 1204.5 feet and except the South 116.42 feet of the East 486.75 feet of the NE1/4 of the NW1/4 and except Parcel #97027-2800, West Lakeland Township from SFE Single Family Estate to RR Rural Residential; and

**WHEREAS**, these requests were heard by the Washington County Planning Advisory Commission at their meeting of July 28, 1998; and

**WHEREAS**, the Washington County Planning Advisory Commission recommended denial; and

**WHEREAS**, on October 6, 1998, the Washington County Board of Commissioners conducted public hearing on the two requests; and

**WHEREAS**, the record of the public hearing consists of the minutes of the Planning Advisory Commission meetings, including the written comments thereto, a staff memorandum to the County Board dated September 28, 1998, including five letters to the Commissioners, West Lakeland Township's resolution supporting the zoning request dated July 14, 1998 and presentations by the Washington County Department of Health, Environment and Land Management, representatives of CAMAS, Inc. and members of the public.

**NOW, THEREFORE**, based upon the hearing record, the Washington County Board of Commissioners hereby amends the Washington County Comprehensive Plan by changing the land use designation from Rural Residential to Semi-Rural and Washington County Development Code by rezoning the above described property in West Lakeland Township from (SFE) single family estate, one home per 2.5 acres, to (RR) rural residential, one home per 5 acres, for the following reasons:

1. Both SFE and RR zones permit residential use.  
The only difference between the two zones as to residential use is the permitted density.
2. The Washington County Board has approved and submitted to the Metropolitan Council for its review the Washington County 2015 Comprehensive Plan. CAMAS, Inc. is seeking to have the Generalized Land Use Plan Map of that plan changed from Rural Residential (16 d.u. per 40 acres) to Semi Rural (8 d.u. per 40 acres) so that they can mine aggregate on this property. Existing conditions in the area are open farm land, aggregate mining and rural residential uses. The CAMAS, Inc. rezoning request is for a zoning classification which permits 5 acre lots and aggregate mining; this is not in conflict with the semi-rural and general rural land use category descriptions in the Comprehensive Plan.
3. The County Comprehensive Plan also recognizes the need to preserve potentially productive aggregate areas from development to meet long term regional needs. The plan states the following:

Reserve enough potentially productive aggregate areas from development to meet long term regional needs.

4. The CAMAS, Inc. operation is located at the junction of Interstate Highway 94 and State Highway 95, which provides for both efficient delivery of the resource and minimal residential or community disturbance.
5. Significant operational improvements have been made in current operations to reduce noise to levels that are below the State of Minnesota standards. This is a level that is less than the noise generated by the surrounding road system and, more importantly, to a level which is rarely discernible to its nearest neighbors.
6. Dust emissions are below state and federal standards in current operations. CAMAS, Inc. continues to improve its performance in this area by paving roads, modifying and removing equipment, watering internal roads, accelerating the reclamation of the mine floor and planting trees.
7. CAMAS, Inc.'s community actions on behalf of, and with the assistance of, the Neighborhood Advisory Committee demonstrate the commitment of the company to the community, the neighborhood and to responsible, cooperative citizenship.
8. This is a natural, expansion of an existing mine in pursuit of an existing aggregate vein which the company has been mining for a long time.

***BE IT FURTHER RESOLVED***, that the Washington County Zoning Administrator is directed to make the appropriate changes in the Comprehensive Plan and Development Code and to cause the same to be publisher' and codified according to law.

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Attest:

James R. Schug, County Administrator

Dennis C. Hegberg, Chairman, County Board

Abrahamson – X – Yes

Hauser – X – Yes

Hegberg – X – Yes

Peterson – X – Yes

Stafford – X – Yes