



# GOODHUE COUNTY MINNESOTA

TO EFFECTIVELY PROMOTE THE SAFETY, HEALTH, AND WELL-BEING OF OUR RESIDENTS

Goodhue County Planning Commission  
Government Center - Board Room  
509 West 5th St, Red Wing MN 55066

## Virtual Meeting Notice

The Goodhue County Planning Advisory Commission will be conducting a meeting on January 10, 2022 at 6:00 p.m. Due to concerns surrounding the spread of COVID-19, the meeting and all public hearings will be conducted by telephone or other electronic means. The public may monitor the meeting from a remote site by logging into <https://global.gotomeeting.com/join/561051037> or calling 1 877 309 2073 beginning at 5:50 PM or any time during the meeting. Access Code: 561-051-037

Public Comments: Interested persons must submit comments by phone, in writing, or via email by noon on Monday, January 10, 2021. To submit your comments please email them to [samantha.pierret@co.goodhue.mn.us](mailto:samantha.pierret@co.goodhue.mn.us) or mail them to the Land Use Management Department at 509 West 5th Street, Red Wing, MN 55066. Comments received by this deadline will be read into the record during the public hearing for that item, including name and address.

## 6:00 PM Call Meeting To Order

### Approval Of Current Agenda

### Approval Of Previous Month's Meeting Minutes

1. November 15, 2021 PAC Meeting Minutes

Documents:

[MINUTES\\_NOVEMBERPAC\\_JOINTMEETING2021.PDF](#)

### Appointment Of Chair, Vice-Chair, And BOA Representative

### Conflict/Disclosure Of Interests

### Public Hearings:

1. PUBLIC HEARING: Request For Map Amendment (Rezone)  
Request for map amendment, submitted by Welch Township, to rezone all A-3 (Urban Fringe) parcels within Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 01, 12, 13, 24, and the Welch Township portions of Section 25 Township 113 Range 16 to A-2 (General Agriculture).

Documents:

[PACPACKET\\_WELCH.PDF](#)

Other-Discussion

Adjourn

Anyone interested is invited to attend. Agenda items may be subject to change.

## Goodhue County Land Use Management

◆ Goodhue County Government Center ◆ 509 West Fifth Street ◆ Red Wing ◆ Minnesota ◆ 55066 ◆  
◆ Building ◆ Planning ◆ Zoning ◆ Telephone: 651/385-3104 ◆ Fax: 651/385-3106 ◆

PLANNING COMMISSION  
GOODHUE COUNTY, MN  
November 15, 2021 MEETING MINUTES  
**DRAFT**

The meeting of the Goodhue County Planning Advisory Commission was called to order at 6:25 PM by Chair Marc Huneke virtually at the Goodhue County Government Center in Red Wing.

**Roll Call**

Commissioners Present virtually via GoToMeeting: Todd Greseth, Chris Buck, Richard Miller, Darwin Fox, Carli Stark, Tom Gale and Richard Nystuen

Commissioners Absent: Howard Stenerson

Staff Present: Land Use Director Lisa Hanni (Virtual), Zoning Administrator Samantha Pierret, Zoning Assistant Alexandra Koberoski, and Zoning Administrative Assistant Kathy Bauer

**1. Approval of Agenda**

<sup>1</sup>Motion by Commissioner Miller; seconded by Commissioner Greseth to approve the meeting agenda.

**Motion carried 8:0**

**2. Approval of Minutes**

<sup>2</sup>Motion by Commissioner Buck; seconded by Commissioner Fox to approve the previous month's meeting minutes.

**Motion carried 8:0**

**3. Conflict/Disclosure of Interest**

There were no reported conflicts/disclosures of interest.

**4. PUBLIC HEARING: Request for Temporary Mobile Home to be Converted to**

**ADU Status** Request submitted by Rollin and Sharon Larson (Owners), to allow a temporary mobile home permitted in 2014 to be converted to ADU status.

*Pierret presented the staff report and attachments.*

**Chair Huneke Opened the Public Hearing**

*No one spoke for or against the request.*

**<sup>3</sup>After Chair Huneke called three times for comments it was moved by Commissioner Greseth and seconded by Commissioner Fox to close the Public Hearing.**

**Motion Carried 8:0**

**PLANNING COMMISSION  
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DRAFT**

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*Commissioner Miller stated there is a precedence for this in the Pine Island Township. The Pine Island Township did approve a secondary dwelling because it was more than the 100-feet and the dwelling was built before the ordinance was in existence.*

**4It was moved by Commissioner Fox and seconded by Commissioner Miller for the Planning Advisory Commission to:**

- adopt the staff report into the record;
- adopt the findings of fact;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

**APPROVE** the request from Rollin and Sharon Larson to allow a temporary mobile home to be converted to ADU status.

Subject to the following conditions:

1. A building permit should be obtained by the Applicants to verify the mobile home is in compliance with the building code;
2. A completed septic permit application(s) for both the primary dwelling and ADU must be submitted to the Goodhue County Environmental Health Department by May 1, 2022;
3. Upon approval, IUP 14-CU09 shall be revoked and replaced with this request.

**Motion carried 8:0**

**Other Discussion**

*There was no additional discussion.*

**5ADJOURN: Motion by Commissioner Stark and seconded by Commissioner Buck to adjourn the Planning Commission Meeting at 6:35 p.m.**

**Motion carried 8:0**

Respectfully Submitted,

Kathy Bauer, Zoning Administrative Assistant

**PLANNING COMMISSION  
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DRAFT**

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MOTIONS

- <sup>1</sup>APPROVE the PAC meeting agenda.  
Motion carried 8:0
- <sup>2</sup>APPROVE the previous month's meeting minutes.  
Motion carried 8:0
- <sup>3</sup>Motion to close the Public Hearing  
Motion carried 8:0
- <sup>4</sup>APPROVE the ADU request from Rollin & Sharon Larson  
Motion carried 8:0
- <sup>5</sup>ADJOURN. Motion to adjourn the meeting  
Motion carried 8:0

UNOFFICIAL UNTIL APPROVED BY THE PAC

# Goodhue County Land Use Management

Goodhue County Government Center | 509 West Fifth Street | Red Wing, Minnesota 55066

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**To:** Planning Advisory Commission  
**From:** Land Use Management  
**Meeting Date:** January 10, 2022  
**Report date:** December 30, 2021

## **PUBLIC HEARING: Request for Map Amendment (Rezone)**

Request for map amendment, submitted by Welch Township, to rezone all A-3 (Urban Fringe) parcels within Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 01, 12, 13, 24, and the Welch Township portions of Section 25 Township 113 Range 16 to A-2 (General Agriculture).

### **Attachments and links:**

Welch Request and Maps  
Change of Zone Project Review  
Table of Uses – A-2 General District Regulations  
Goodhue County Zoning Ordinance (GCZO):  
<http://www.co.goodhue.mn.us/DocumentCenter/View/2428>

### **Summary:**

Zoning staff has been reviewing the A-3 District regulations for several years. Staff is regularly contacted by property owners in A-3 zoned sections regarding splitting their property and building eligibility. Properties that are under 35-acres are not eligible to be split due to the 35-acre minimum lot size which results in difficulties obtaining financing and selling homestead sites separate from agriculture or forest lands. Property owners may not construct dwellings or agricultural structures (barns, pole sheds, etc.) on properties less than 35-acres. Additional issues property owners encounter in A-3 Sections include restrictions on agricultural operations and businesses.

Staff researched A-3 zoned sections across the County and based upon distance to urban development, low possibility of urban expansion, and requests from property owners, staff approached Welch Township regarding possibly rezoning the A-3 zoned sections.

Staff consulted with the Welch Township Board and Planning Commission and attended a meeting with the Planning Commission where it was noted that the Township already has these sections zoned A-2 Agriculture District. Welch Township requested staff bring a proposal for A-3 zoned sections of Welch Township to be rezoned to A-2 to the County Planning Commission and County Board.

### **Project Summary:**

#### **Section Information:**

- Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 01, 12, 13, 24, and the Welch Township portions of Section 25 Township 113 Range 16 are all zoned A-3 Urban Fringe District. Land west of Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 24 and 25 Township 113 Range 16 are zoned A-2. Land west of Sections 01, 12, and 13 Township 113 Range 16 are zoned A-1 (Agriculture Protection District). The Vasa Township portions of Section 25 Township 113 Range 16 are zoned A-3. Land within the City of Red Wing borders all sections to the east.

#### **Existing/Permitted Uses:**

- Existing parcels in Sections 13, 24, and 25 Township 114 Range 16 are mostly held in trust for the Prairie Island Indian Community and by the United States. Most of this land is within the

Floodplain and shoreland of Mississippi River backwaters. Properties held in trust are not subject to County zoning requirements however staff recommends rezoning these sections for mapping uniformity.

- Section 36 Township 114 Range 16 includes medium-density residential among lands within the Shoreland and Floodplain of the Vermilion River. Several acres are owned by the State of Minnesota in this section. County zoning regulations do not apply to State-owned lands.
- Section 01 Township 113 Range 16 consists of low-density residential among bluffs, floodplain, and shoreland. Additional acreage is used for row crop agriculture. Land in the northern portion of the section is owned by the State of Minnesota and Goodhue County. Parcel 46.001.1000 is zoned R-1 and contains a mobile home park. This parcel would not be rezoned under this request.
- Section 12 consists of medium-density residential among bluffs and some shoreland areas along County 19 BLVD. Additional acreage is used for row crop agriculture.
- Section 13 includes low-density residential among bluffs and land used for row crop agriculture. Section 13 includes a mining operation along Welch Shortcut (Luhman's Construction).
- Section 24 contains low-density residential among bluffs and land used for row crop agriculture.
- The Welch Township portions of Section 25 contain bluffs, one dwelling owned by Brett Nelson, lands within the shoreland of the Cannon River, and land within the Cannon River Scenic District. Much of the land along the Cannon River is owned by the State of Minnesota.
- Section 01 contains the only registered Feedlot within these sections, owned by Adam Bauer. The A-3 District does not allow new Feedlots and existing Feedlots may not expand beyond 100 total animal units. The A-2 District allows new Feedlots up to 300 animal units before a Conditional Use Permit is required, however, no new Feedlots are permitted within 1 mile of Red Wing's City limits (all of the affected sections are within 1 mile of the City of Red Wing).

Existing Feedlot expansions must meet a 99% odor annoyance-free rating distance, as determined by the OFFSET odor evaluation model at the closest incorporated municipality boundary line.

- Dwelling site eligibility will be affected for some parcels. Welch Township would need to approve all potential dwelling sites before property owners apply for building permits with the County. It should be noted that currently, while the County may permit a property as a dwelling site with 35-acres in the A-3 District, Welch Township may be more restrictive and not allow a site as a dwelling site under their current zoning. Township approval is required prior to the issuance of a building permit.
  - All land within Sections 13 and 24 Township 114 Range 16 are held in Trust for Prairie Island Indian Community or are owned by the United States. These lands are not subject to County zoning requirements.
  - Most of the land within Section 25 Township 114 Range 16 is held in Trust or owned by the United States. Parcel 46.125.0050 is owned by Carl Flynn RLT and would be eligible for two dwelling sites if rezoned.
  - Section 36 Township 114 Range 16 contains 12 dwellings. Upon rezoning, no additional dwelling sites would be permitted. Under the current A-3 Zoning parcel 46.136.0131 (103.98-acres) owned by Brian Childs could be split into two potential dwelling sites 35-acres or greater. Parcel 46.136.0030 (104.11-acres) owned by Arlene Childs could also be split to create one new dwelling site on at least 35-acres.
  - Section 01 Township 113 Range 16 contains 4 dwellings. Upon rezoning up to 8 new dwellings could be established, one per original  $\frac{1}{4}$   $\frac{1}{4}$  section. Most parcels with dwelling eligibility would retain that eligibility on some portion of their properties if the section were rezoned. Establishing new dwellings within this section would be restricted by

existing bluffslands/steep slopes, shoreland, floodplain, and the existing feedlot.

- Section 12 has 13 dwellings. Upon rezoning, no additional dwelling sites would be permitted. If rezoned, parcels 46.012.0600, 46.012.0800, 46.012.0300, 46.012.1400, 46.012.1301, 46.012.1300, and 46.012.1100 would lose dwelling site eligibility at the County level however their dwelling site eligibility may currently be affected by Welch Township regulations.
- Section 13 has 8 dwellings. Upon rezoning up to 4 dwellings would be permitted within open ¼ ¼ sections. Potential dwelling sites would be restricted by the Highway 61 corridor, required setbacks from mining operations, and existing bluffslands.
- Section 24 contains 5 dwellings. Upon rezoning up to 7 dwellings would be permitted within open ¼ ¼ sections. Potential dwelling sites would be restricted by shoreland, bluffslands, and accessibility restrictions (only one public road traverses Section 24 north to south, Circle Drive).
- Section 25 contains 1 dwelling. Upon rezoning up to 11 dwelling would be permitted within open ¼ ¼ sections. Potential dwelling sites would be restricted by property ownership (State of Minnesota lands occupy most of the Section), bluffslands, shoreland, floodplain, Cannon Scenic District, and the lack of a public road.

### **City of Red Wing:**

- The City of Red Wing was notified of the rezoning request and comments were requested however none were received prior to print. Staff will update the Planning Commission with any comments received from the City of Red Wing.
- Land within the City of Red Wing bordering Welch Township is predominantly zoned Agriculture District. The Agricultural District's purpose is to: "Preserve land for agricultural uses located outside the area of urban development".
- Some parcels bordering Sections 13 and 24 Township 113 Range 16 are zoned Agriculture Residential District. This District is intended to: "Provide for limited large lot low density residential development in a rural lifestyle where agricultural uses can be continued and orderly growth and sanitary facilities may be extended with zoning change in the future but currently there are limited City facilities".

### **Planning Information:**

- The A-2 Zoning District is intended to provide a district to maintain and conserve agricultural investments and prime agricultural farmland but provide for a slightly higher density of dwellings than the A-1 (Agricultural Protection) District. It is also intended that the district apply to areas where large farms and feedlots are more scattered and a greater number of non-farm uses or small parcels are present.
- The Prime Farmland Rating for Agriculture is shown in the attachment titled Project Review.
- Staff has been researching ways to improve or amend the A-3 District since the early 2000s. The County Board approved the rezoning of an entire section of Featherstone Township in early 2021 from A-3 to A-2. When a section is an appropriate distance away from the urbanized areas of cities where development and annexation are least likely to occur, staff would recommend Townships, the Planning Advisory Commission, and County Board consider requests to rezone to the A-2 District.

### **Goodhue County Comprehensive Plan:**

The Goodhue County Comprehensive Plan offers the following statements regarding agricultural preservation:

*"Lands outside the cities' growth zones will be considered rural and shall be managed to preserve the rural character and be compatible with the continued operation of agricultural uses..."*

*"Soils with Prime Farmland Rating shall be protected from residential development whenever possible"*



The Comprehensive Plan offers the following comment regarding the A3 district:

*“As part of the implementation of the County’s 1990 Comprehensive Plan the Goodhue County Zoning Ordinance and Official Zoning Map were amended in 1993, to add the Urban Fringe A-3 Zone District. The purpose of the A-3 Zone District was to facilitate planning for urbanization. The Planning Advisory Commission and County Board in 2014 expressed that the A-3 district is not serving its purpose as a growth zone and should be re-evaluated or perhaps eliminated.”*

**Staff Comments:**

LUM staff have reviewed the proposed rezoning and considered it within the context of the rural landscape as well as the direction provided by the County Zoning Ordinance and Comprehensive Plan. Rezoning these sections of Welch Township from A-3 to A-2 would have few detrimental effects on surrounding land uses and sections. Existing uses would continue to be permitted either by-right or conditionally and any animal agriculture expansion or establishment would be subject to review by the City of Red Wing given the proximity of the sections to Red Wing City limits. Dwelling density limits would match those currently enforced by Welch Township.

**Staff Recommendation:**

LUM Staff recommends the Planning Advisory Commission

- adopt the staff report into the record;
- accept the application, testimony, exhibits, and other evidence presented into the record; and

Recommend that the County Board of Commissioners **APPROVE** the request from Welch Township, to rezone all A-3 (Urban Fringe) parcels within Sections 13, 24, 25, and 36 Township 114 Range 16 and Sections 01, 12, 13, 24, and the Welch Township portions of Section 25 Township 113 Range 16 to A-2 (General Agriculture) excepting parcel 46.001.1000 which is currently zoned R-1 Suburban Residence District.

# Goodhue County Land Use Management

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Project Review per Article 3, Section 2, Subd. 5-10:

- Subd. 5
- A. The names and addresses of the petitioner or petitioners and their signatures to the petition. **Welch Township – Goodhue County LUM**
  - B. Survey information: **See Maps**
  - C. The current and proposed district: **A-3 to A-2**
  - D. The current use and the proposed use of the land. **Some lands/sections are currently held in Trust for the Prairie Island Indian Community. Most acreage is used for homestead sites and row crop agriculture among blufflands, forestlands, shoreland and floodplain of the Mississippi River backwaters and the Cannon River.**
  - E. The reason for the requested change of zoning district. **Welch Township has these sections zoned A-2. Changing the Zoning District would allow splitting of properties below 35-acres and allow agricultural operations and dwelling/structure development on eligible parcels.**
  - F. A copy of the soil map showing the soils types within the proposed boundary and the surrounding area. **Maps available upon request**
  - G. Prime Farmland Rating of the soil types in F. **See Below**
  - H. A statement of how the requested change is compatible with the Goodhue County Comprehensive Plan including but not limited to the following:
    1. The environmental impacts of the proposed use of land on the:
      - a. groundwater
      - b. natural plant and animal communities
      - c. existing trees and vegetation
      - d. bluffland stability
      - e. shoreland stability

**Some of these sections are located within the Mississippi River backwaters floodplain and shoreland areas. One section is located within the Cannon River floodplain and shoreland areas. There are several areas of steep slopes classified as blufflands. New structures and uses would need to meet Shoreland, Floodplain and bluffland standards prior to establishing the use. All environmental health restrictions would need to be met for new wells or septic systems. The proposed rezoning appears unlikely to have detrimental environmental impacts.**
    2. The compatibility with surrounding land uses.

**Surrounding land uses include low to medium-density residential and row crop agriculture among blufflands and Shoreland and Floodplain of the Mississippi River backwaters and Cannon River. The proposal appears compatible with surrounding land uses.**
    3. The physical and visual impacts on any scenic or historic amenities within or surrounding the proposed parcel.

**No impacts to existing scenic or historic amenities are anticipated as a result of the proposed rezone. Lands held in Trust for the Prairie Island Indian Community are not subject to County zoning regulations.**
- Subd. 6 The housing density of the affected Sections  
**These sections are zoned A-3 Urban Fringe District. Parcels range in size from**

**234 acres to 1.03 acres. The A-3 minimum parcel size is 35 acres. A breakdown of each section's density is provided in the staff report. There are 46 total dwellings in these sections 31 of which are on less than 35-acres. Over 67% of the dwellings in these sections are on non-conforming parcels.**

Subd. 7 The impact on any surrounding agricultural uses

**The proposed rezone appears compatible with agricultural uses in the immediate area. Rezoning the section from A-3 to A-2 would permit the establishment of feedlots up to 300 animal units. Expansion or establishment of new Feedlots would require a variance reviewed by the City of Red Wing however, because the section is within 1 mile of the City limits. Land within the City of Red Wing is zoned Agricultural and used for row crop agriculture and low-density residential.**

Subd. 8 The impact on the existing transportation infrastructure

**A majority of the parcels are accessible via a public road. Parcels that are landlocked are used for row crop agriculture or are located within the floodplain and are covered with water much of the year. County 19, County 18, County 31, and Highway 61 are the major roads in this section. There are also several Township roads providing access to various parcels.**

Subd. 9 The impact on surrounding zoning districts

**No substantial negative impacts to adjacent properties are anticipated as a result of the proposed rezone. All adjacent sections in the County are zoned agricultural.**

Subd. 10 A statement concerning the cumulative effect and compatibility of the requested zoning change on the affected Township and any cities located within 2 miles of the proposed parcel.

**These sections border the City of Red Wing. Land in the City limits is zoned Agriculture and is used for row crop agriculture and low-density residential. Any Feedlot establishment or expansion in any of these sections would require variance approval and review by the City. Welch Township has these sections zoned A-2.**

Subd. 11. Additional information as may be requested by the Planning Commission or zoning staff.

**Section 25 Township 114 Range 16 – Portions Regulated by Goodhue County**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Sparta Loamy Sand	0-6%	200.3	31.6%	Not Prime Farmland
Plainfield Loamy Sand	6-12%	22.5	3.5%	Not Prime Farmland
Rasset Fine Sandy Loam	0-6%	12.4	2.0%	Prime Farmland
Plainfield Loamy Sand	6-12%	22.5	3.5%	Not Prime Farmland
Calco Silt Loam	0-2%	32.8	5.2%	Not Prime Farmland
Calco Silt Loam	0-1%	15.3	2.4%	Not Prime Farmland

**Section 36 Township 114 Range 16**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Sparta Loamy Sand	0-6%	289.5	46.6%	Not Prime Farmland
Hawick Sandy Loam	18-45%	4.2	0.7%	Not Prime Farmland
Calco Silt Loam Ponded	0-1%	70.9	11.4%	Not Prime Farmland
Calco Silt Loam	0-2%	92.9	15.0%	Not Prime Farmland
Plainfield Loamy Sand	6-12%	67.2	10.8%	Not Prime Farmland
Plainfield Loamy Sand	12-18%	20.8	3.3%	Not Prime Farmland
Burkhardt Sandy Loam	0-3%	12.4	2.0%	Farmland of Statewide Importance
Lacrescent Flaggy Frontenac Rock Outcrop	45-90%	4.9	0.8%	Not Prime Farmland
Water	Water	58.0	9.3%	Not Prime Farmland

**Section 01 Township 113 Range 16**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Timula-Mt. Carroll Complex	2-6%	79.7	12.5%	Prime Farmland
Timula-Mt. Carroll Complex	6-12%	88.0		Farmland of Statewide Importance

			13.8%	
Timula-Mt. Carroll Complex	12-18%	83.5	13.1%	Not Prime Farmland
Frankville Nasset-Mt. Carroll	18-35%	16.1	2.5%	Not Prime Farmland
Meridian Silt Loam	0-3%	9.6	1.5%	Prime Farmland
Hawick Sandy Loam	18-45%	7.4	1.2%	Not Prime Farmland
Calco Silt Loam Poned	0-1%	7.3	1.1%	Not Prime Farmland
Calco Silt Loam	0-2%	129.0	20.2%	Not Prime Farmland
Klmarville-Radford Complex	0-3%	16.4	2.6%	Not Prime Farmland
Kennebec Silt Loam	0-2%	1.7	0.3%	Prime Farmland
Chaseburg Silt Loam	2-12%	5.7	0.9%	Not Prime Farmland
Volney Channery Silt Loam	2-12%	0.6	0.1%	Not Prime Farmland
Plainfield Loamy Sand	6-12%	1.8	0.3%	Not Prime Farmland
Frontenac Lacrescent Complex	30-70%	109.1	17.1%	Not Prime Farmland
Lacrescent Flaggy Frontenac Rock Outcrop	45-90%	2.2	0.3%	Not Prime Farmland
Water	Water	35.1	5.5%	Not Prime Farmland

**Section 12 Township 113 Range 16**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Timula Mt. Carroll Complex	2-6%	122.4	19.7%	Prime Farmland
Timula-Mt. Carroll Complex	6-12%	114.3	18.4%	Farmland of Statewide Importance
Timula-Mt. Carroll Complex	12-18%	138.6	22.2%	Not Prime Farmland
Timula-Mt. Carroll Complex	18-25%	26.9	4.3%	Not Prime Farmland
Frankville-Nasset-Mt. Carroll Complex	12-18%	4.2	0.7%	Not Prime Farmland
Frankville-Nasset-Mt. Carroll Complex	18-35%	47.1	7.6%	Not Prime Farmland
Meridian Silt Loam	0-3%	2.7	0.4%	Prime Farmland
Hawick Sandy Loam	18-45%	5.7	0.9%	Not Prime Farmland
Kalmarville-Radford Complex	0-3%	9.9	1.6%	Not Prime Farmland

“To effectively promote the safety, health, and well-being of our residents”

Kennebec Silt Loam	0-2%	21.5	3.5%	Prime Farmland
Chaseburg Silt Loam	2-12%	14.0	2.2%	Not Prime Farmland
Volney Channery Silt Loam	2-12%	1.5	0.2%	Not Prime Farmland
Lilah Sandy Loam	6-12%	0.8	0.1%	Not Prime Farmland
Frontenac Lacrescent Complex	30-70%	104.2	16.7%	Not Prime Farmland
Brodale-Bellechester Complex	30-60%	8.6	1.4%	Not Prime Farmland
Water	Water	0.6	0.1%	Not Prime Farmland

**Section 13 Township 113 Range 16**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Pits, Limestone Quarry	N/A	12.8	2.0%	Not Prime Farmland
Timula-Mt. Carroll Complex	2-6%	91.6	14.5%	Prime Farmland
Timula-Mt. Carroll Complex	6-12%	110.8	17.5%	Farmland of Statewide Importance
Timula-Mt. Carroll Complex	12-18%	147.5	23.3%	Not Prime Farmland
Timula-Mt. Carroll Complex	18-25%	74.6	11.8%	Not Prime Farmland
Lindstrom Silt Loam	6-12%	12.1	1.9%	Farmland of Statewide Importance
Frankville-Nasset-Mt. Caroll	18-35%	61.4	9.7%	Not Prime Farmland
Downs Silt Loam Valleys	18-25%	10.7	1.7%	Not Prime Farmland
Chaseburg Silt Loam	2-12%	36.7	5.8%	Not Prime Farmland
Frontenac-Lacrescent Complex	30-70%	58.1	9.2%	Not Prime Farmland
Frankville-Nasset Complex	18-35%	11.4	1.8%	Not Prime Farmland
Brodale-Bellechester Complex	30-60%	3.4	0.5%	Not Prime Farmland
Water	Water	0.9	0.1%	Not Prime Farmland

**Section 24 Township 113 Range 16**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Pits, Limestone Quarry	N/A	1.6	0.3%	Not Prime Farmland
Timula-Mt. Carroll Complex	2-6%	90.3	14.4%	Prime Farmland
Timula-Mt. Carroll Complex	6-12%	97.2	15.5%	Farmland of Statewide Importance

Timula-Mt. Carroll Complex	12-18%	78.2	12.4%	Not Prime Farmland
Timula-Mt. Carroll Complex	18-25%	45.6	7.2%	Not Prime Farmland
Lindstrom Silt Loam	6-12%	4.4	0.7%	Farmland of Statewide Importance
Lindstrom Silt Loam	12-18%	3.3	0.5%	Not Prime Farmland
Frankville-Nasset-Mt. Carroll Complex	6-12%	5.0	0.8%	Farmland of Statewide Importance
Frankville-Nasset-Mt. Carroll Complex	12-18%	2.4	0.4%	Not Prime Farmland
Newhouse-Valton Complex	2-6%	4.6	0.7%	Prime Farmland
Downs Silt Loam Valleys	18-25%	2.5	0.4%	Not Prime Farmland
Ridgeton Sandy Substratum-Eden Prairie	6-12%	9.9	1.6%	Farmland of Statewide Importance
Ridgeton Sandy Substratum Eden Prairie	12-20%	11.4	1.8%	Not Prime Farmland
Tama Silt Loam	12-18%	0.4	0.1%	Not Prime Farmland
Waucoma-Winneshiek Complex	6-12%	12.8	2.0%	Farmland of Statewide Importance
Winneshiek-Waucoma Complex	12-18%	19.7	3.1%	Not Prime Farmland
Winneshiek-Waucoma Complex	18-35%	8.3	1.3%	Not Prime Farmland
Lilah-Billett Complex	12-18%	4.1	0.6%	Not Prime Farmland
Meridian Silt Loam	0-3%	36.4	5.8%	Prime Farmland
Meridian Silt Loam	6-12%	2.4	0.4%	Farmland of Statewide Importance
Hawick Sandy Loam	18-45%	35.1	5.6%	Not Prime Farmland
Waucoma Loam	2-6%	4.9	0.8%	Prime Farmland
Kalmarville-Radford Complex	0-3%	13.9	2.2%	Not Prime Farmland
Kennebec Silt Loam	0-2%	3.0	0.5%	Prime Farmland
Chaseburg Silt Loam	2-12%	20.6	3.3%	Not Prime Farmland
Coloma Loamy Sand	0-6%	3.3	0.5%	Not Prime Farmland
Plainfield Loamy Sand	6-12%	2.4	0.4%	Not Prime Farmland
Frontenac Lacrescent Complex	30-70%	63.9	10.2%	Not Prime Farmland
Frankville-Nasset Complex	18-35%	29.7	4.7%	Not Prime Farmland
Brodale-Bellechester Complex	30-60%	9.5	1.5%	Not Prime Farmland
Water	Water	1.6	0.3%	Not Prime Farmland

**Section 25 Township 113 Range 16 – Welch Portions**

<b><i>Soil Name</i></b>	<b><i>Slope</i></b>	<b><i>Amount (acres)</i></b>	<b><i>% of Total</i></b>	<b><i>Prime Farmland Rating</i></b>
Timula-Mt. Carroll Complex	2-6%	29.2	7.7%	Prime Farmland
Timula Mt. Carroll Complex	6-12%	46.7	12.3%	Farmland of Statewide Importance
Timula-Mt. Carroll Complex	12-18%	29.8	7.8%	Not Prime Farmland
Frankville-Nasset-Mt. Carroll Complex	12-18%	4.4	1.2%	Not Prime Farmland
Frankville-Nasset-Mt. Carroll Complex	18-35%	0.8	0.2%	Not Prime Farmland
Hawick Sandy Loam	18-45%	40.4	10.6%	Not Prime Farmland
Calco Silt Loam	0-2%	148.4	39.0%	Not Prime Farmland
Ankeny-Zumbro Complex	0-3%	2.2	0.6%	Farmland of Statewide Importance
Frontenac-Lacrescent Complex	30-70%	23.2	6.1%	Not Prime Farmland
Frankville-Nasset Complex	18-35%	3.0	0.8%	Not Prime Farmland
Brodale-Bellechester Complex	30-60%	24.4	6.4%	Not Prime Farmland
Water	Water	28.0	7.4%	Not Prime Farmland



# Welch Township Board

Goodhue County  
Welch, MN 55089

November 8, 2021

MS Samantha Pierret  
Goodhue County Zoning Administrator  
509 West 5<sup>th</sup> St.  
Red Wing, MN 55066

RE: Zoning Change to Border parcels

Dear MS Pierret:

The Welch Town Board is in support of the proposed County rezoning of several border parcels from the present A3 to A2 agricultural. Both the Welch Planning Commission and the Board of Supervisors agree this change would simplify permit requests made by the farmers in that area. The proposed change would better align the zoning of the affected sections with the County and Township ordinances.

Sincerely,

Ken Slingsby, Clerk  
Welch Township  
Board of Supervisors

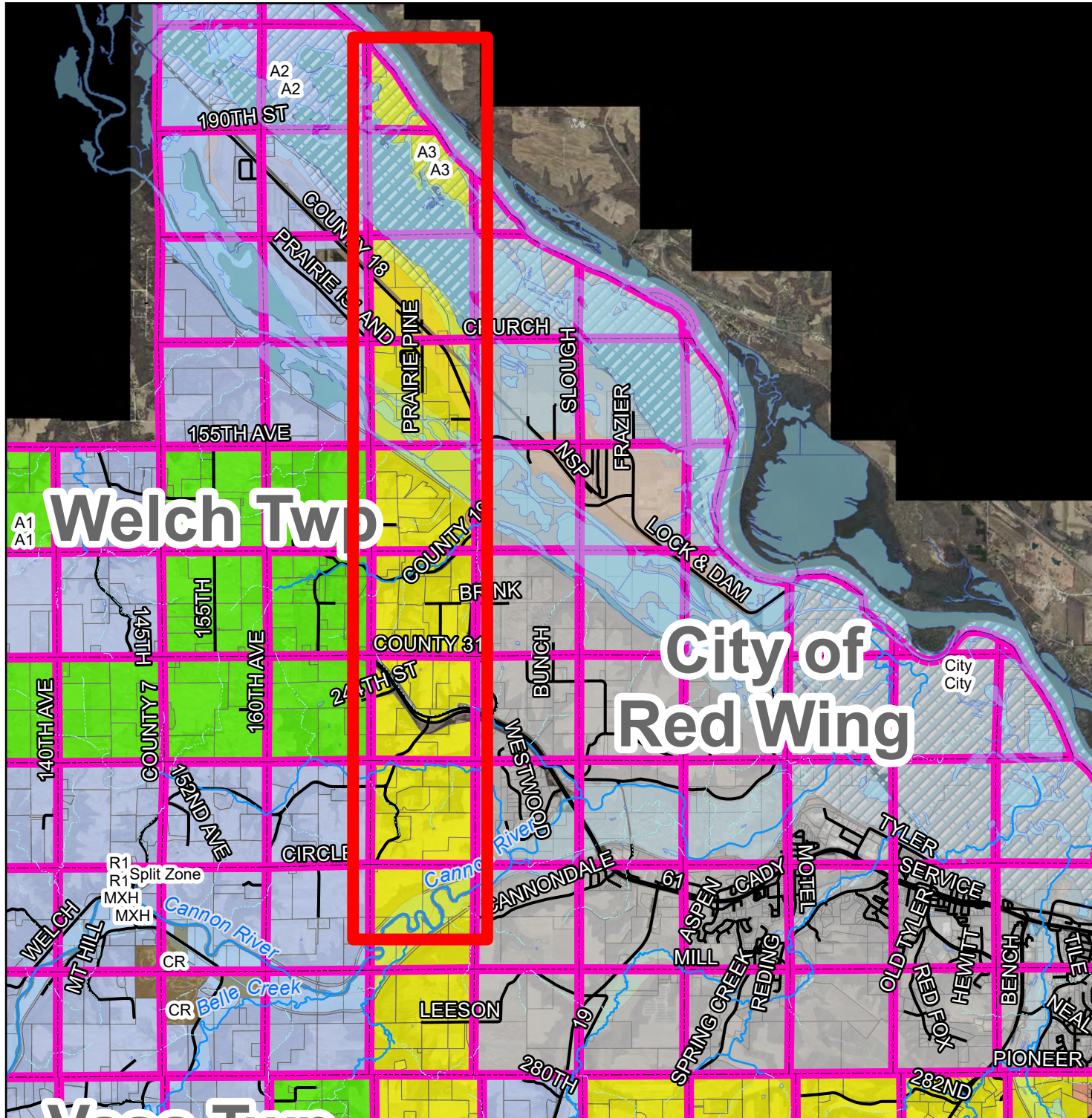
# MAP 01: PROPERTY OVERVIEW

## Planning Advisory Commission

Public Hearing  
January 10, 2022

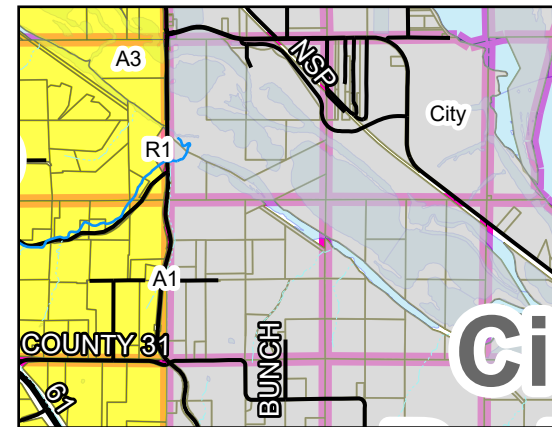
Welch Township Section 25 TWP 113  
A3 Zoned District

Request to rezone Section 25 from A3 to  
A2 District



### Legend

- |  |                            |  |                              |
|--|----------------------------|--|------------------------------|
|  | Intermittent Streams       |  | Bluff Impact Zones (% slope) |
|  | Protected Streams          |  | 30                           |
|  | Lakes & Other Water Bodies |  |                              |
|  | Shoreland                  |  |                              |
|  | Historic Districts         |  | FEMA Flood Zones             |
|  | Parcels                    |  | 2% Annual Chance             |
|  | Registered Feedlots        |  | A                            |
|  | Dwellings                  |  | AE                           |
|  | Municipalities             |  | AO                           |
|  |                            |  | X                            |



0 2,500 5,000 10,000 15,000  
US Feet

DATA DISCLAIMER: Goodhue County assumes NO liability for the accuracy or completeness of this map OR responsibility for any associated direct, indirect, or consequential damages that may result from its use or misuse. Goodhue County Copyright 2021.

2020 Aerial Imagery  
Map Created December, 2021 by LUM



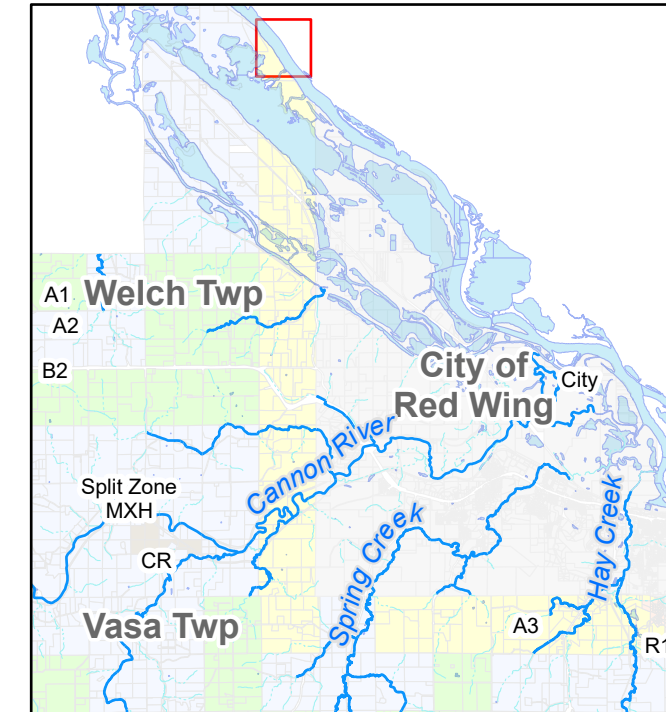
# Section 13, T114N, R16W



Current A-3 Zoning:  
 0 existing dwellings  
 0 potential dwelling sites

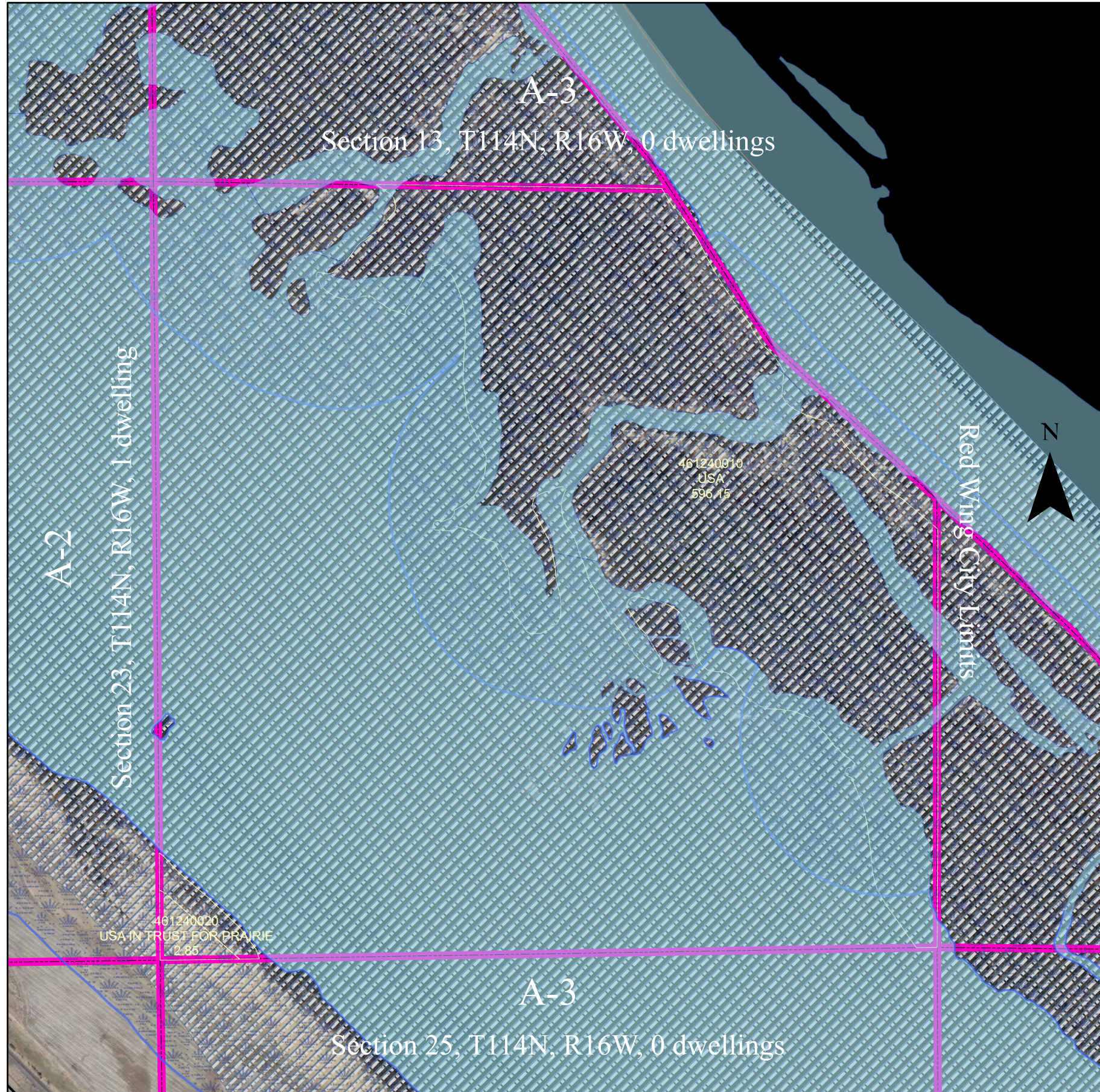
Proposed A-2 Zoning:  
 0 potential dwelling sites

- No Feedlots
- No CUPs
- No Bluffs
- Floodplain in section
- Shoreland in section



- Shoreland
- Tax Parcels
- Section Lines
- Roads
- Dwelling Point
- FLOODWAY

# Section 24, T114N, R16W



Current A-3 Zoning:  
 0 existing dwellings  
 0 potential dwelling sites

Proposed A-2 Zoning:  
 0 potential dwelling sites

- No Feedlots
- No CUPs
- No Bluffs
- Shoreland in section
- Floodplain in section



- Shoreland
- Tax Parcels
- Section Lines
- Roads
- Dwelling Point
- FLOODWAY

# Section 25, T114N, R16W

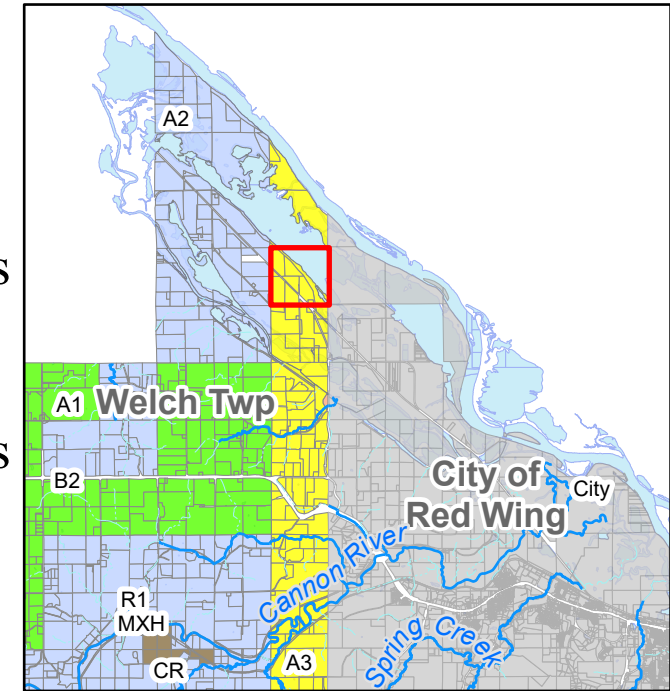


Current A-3 Zoning:  
 0 existing dwellings  
 2 potential dwelling sites

Proposed A-2 Zoning:  
 2 potential dwelling sites

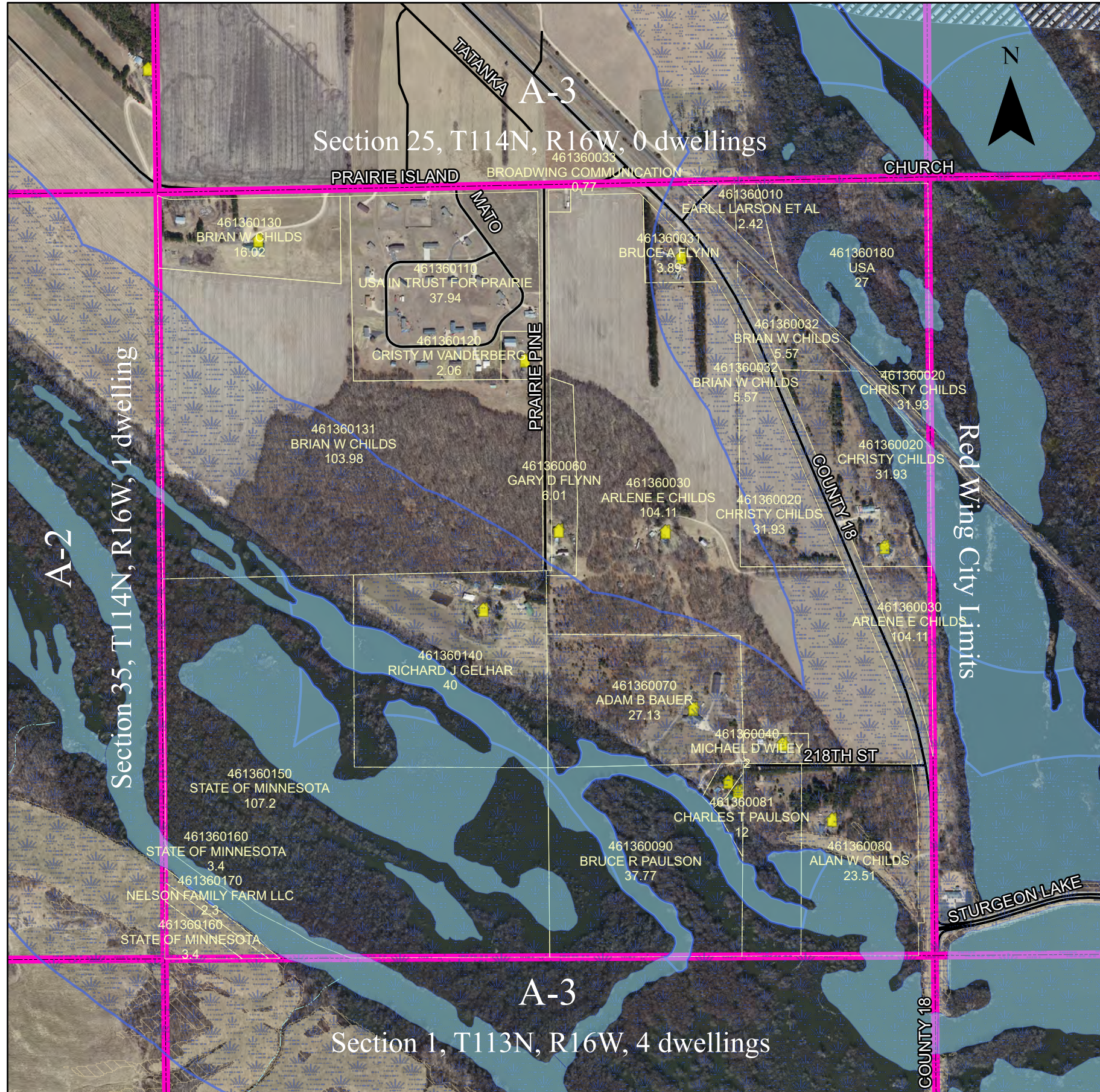
- No Feedlots
- No CUPs
- No Bluffs
- Floodplain in section
- Shoreland in section

\*Potential dwelling calculations based on current County Zoning. Welch Township may be more restrictive.



- Shoreland
- Tax Parcels
- Section Lines
- Roads
- Dwelling Point
- FLOODWAY

# Section 36, T114N, R16W










Current A-3 Zoning:

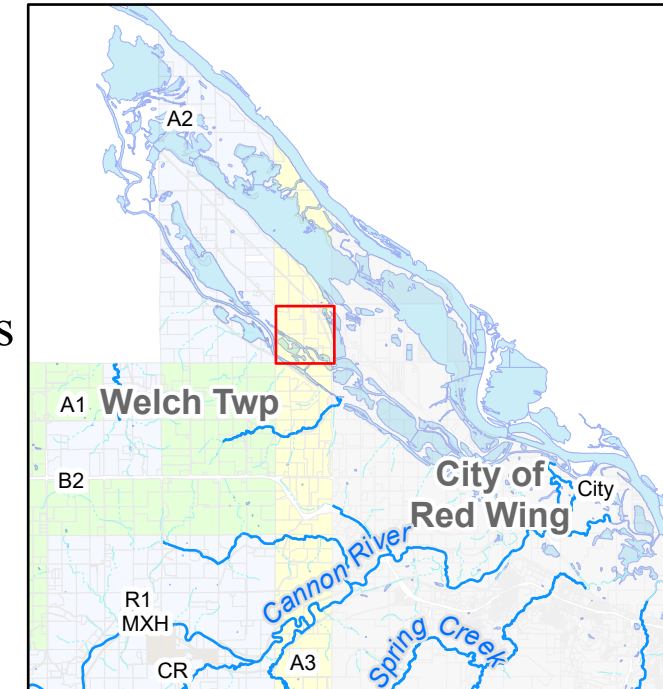
12 existing dwellings  
3 potential dwelling sites

Proposed A-2 Zoning: 0  
potential dwelling sites

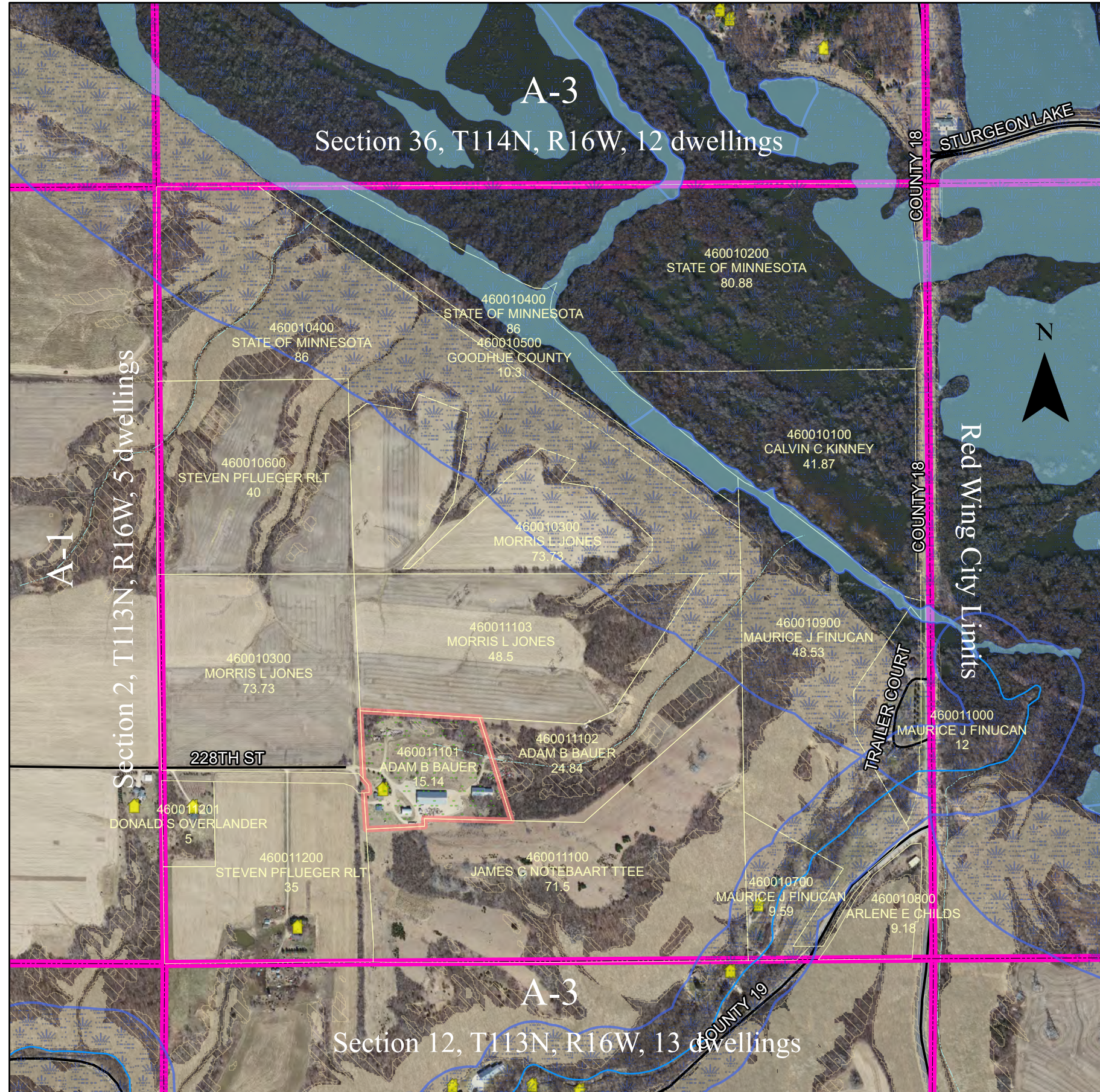
No Feedlots  
No CUPs  
Floodplain  
Shoreland in section

\*Potential dwelling calculations based on current County Zoning.  
Welch Township may be more restrictive.

-  Shoreland
-  Tax Parcels
-  Section Lines
-  Roads
-  Dwelling Point
- Bluff Impact
- % Slope
  -  20
  -  30



# Section 1, T113N, R16W











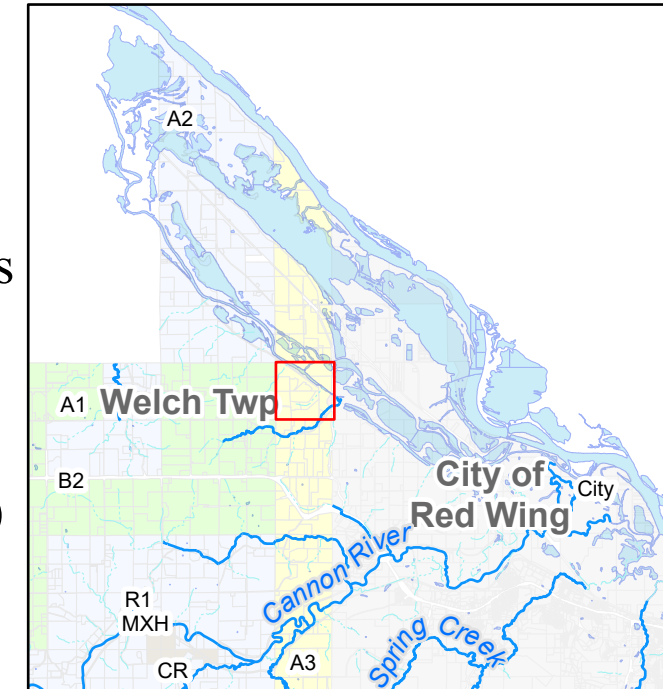
Current A-3 Zoning:  
4 existing dwellings  
6 potential dwelling sites

Proposed A-2 Zoning: 5  
potential dwelling sites  
(based on open 1/4 1/4s)

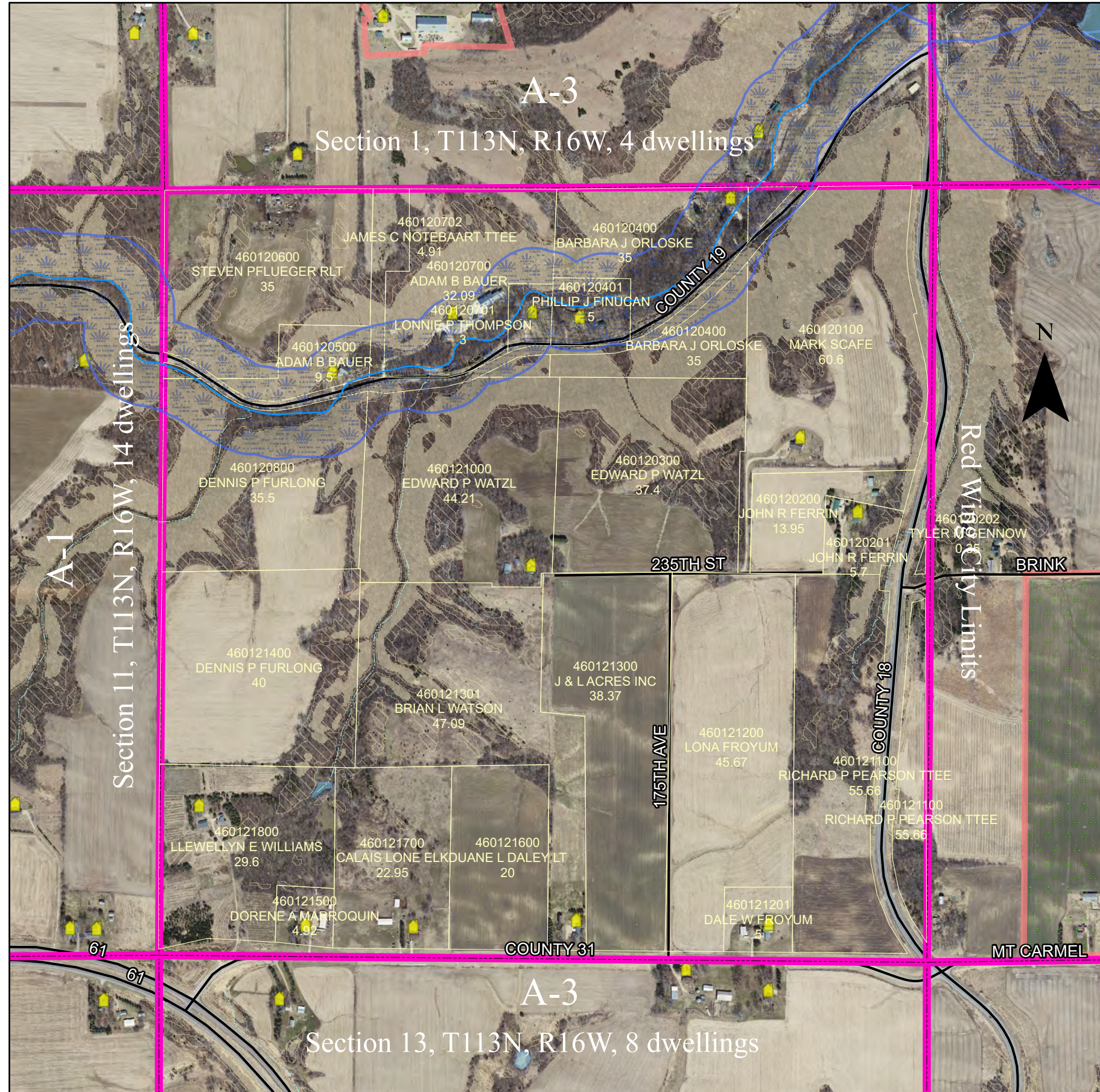
One Feedlot  
No CUPs  
Bluffs in section  
Shoreland in section

\*Potential dwelling calculations based on current County Zoning. Welch Township may be more restrictive.

-  Shoreland
-  Tax Parcels
-  Section Lines
-  Roads
-  Feedlot Parcels (2020)
-  Dwelling Point
- Bluff Impact
- % Slope
-  20
-  30



# Section 12, T113N, R16W








Current A-3 Zoning:  
13 existing dwellings  
7 potential dwelling sites



Proposed A-2 Zoning:  
0 potential dwelling sites

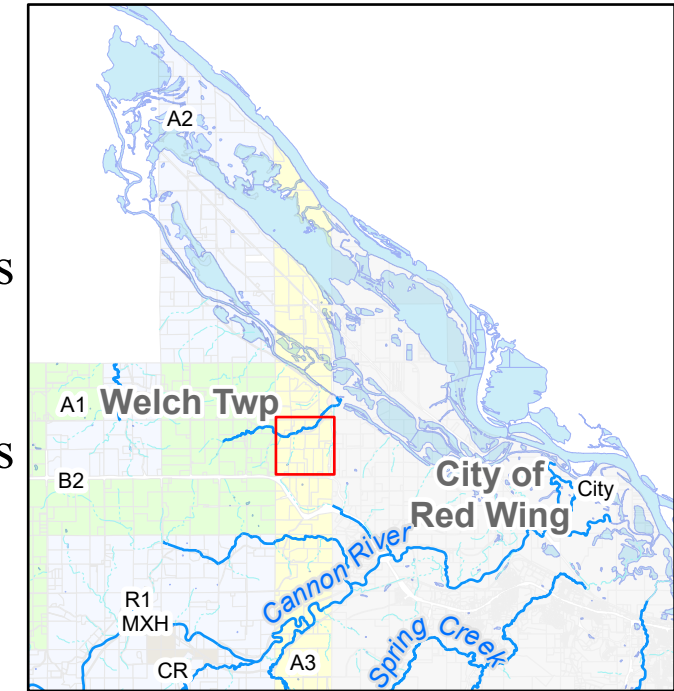
No Feedlots  
No CUPs  
Bluffs in section  
Shoreland in section

\*Potential dwelling calculations based on current County Zoning. Welch Township may be more restrictive.

-  Shoreland
-  Tax Parcels
-  Section Lines
-  Roads
-  Dwelling Point

Bluff Impact

- % Slope
-  20
-  30





# Section 13, T113N, R16W



Current A-3 Zoning:  
8 existing dwellings  
6 potential dwelling sites

Proposed A-2 Zoning: 4  
potential dwelling sites  
(based on open 1/4 1/4s)

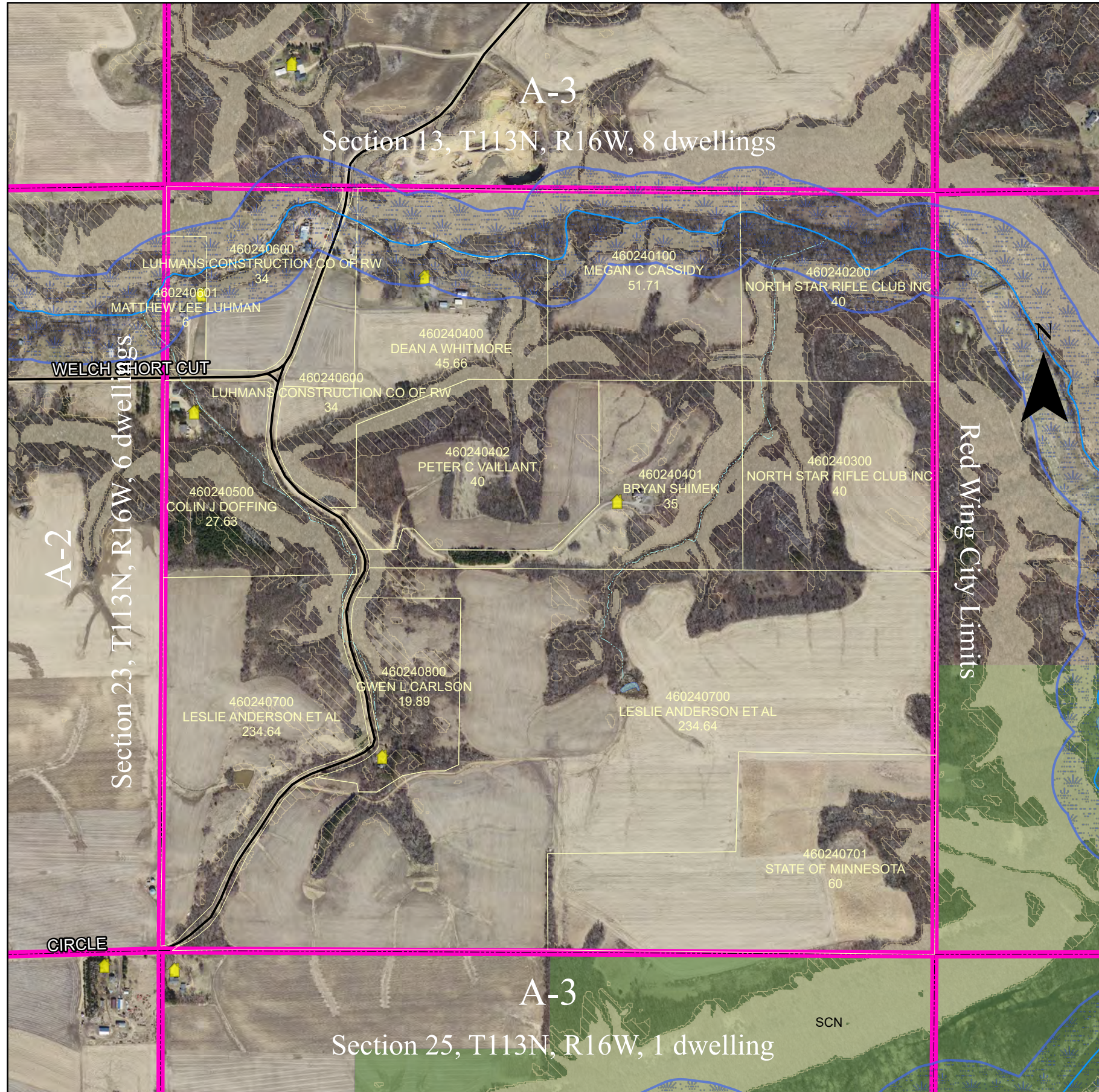
No Feedlots  
No CUPs  
Minor Shoreland Bluffs  
in section  
Mining Operation in  
Section

\*Potential dwelling calculations based on current County Zoning.  
Welch Township may be more restrictive.

- Shoreland
- Tax Parcels
- Section Lines
- Roads
- Dwelling Point
- Bluff Impact
- % Slope
- 20
- 30



# Section 24, T113N, R16W

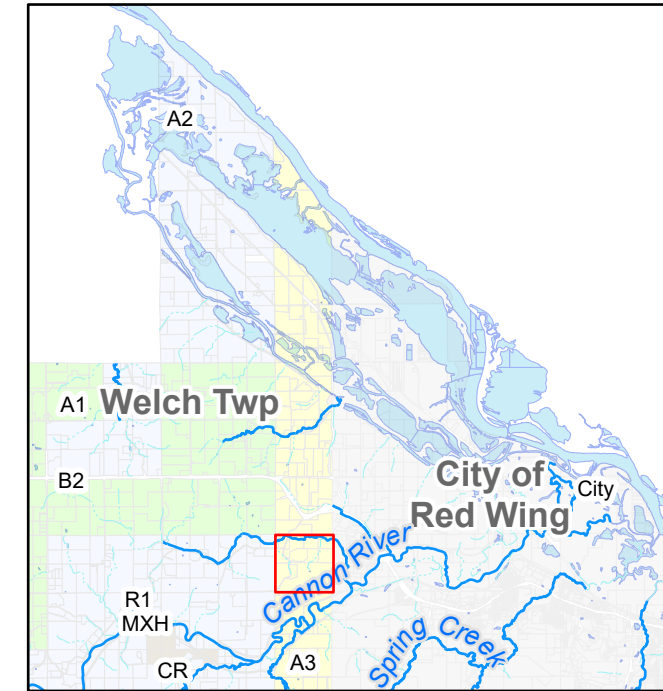









Current A-3 Zoning:  
5 existing dwellings  
8 potential dwelling sites

Proposed A-2 Zoning: 7  
potential dwelling sites  
(based on open 1/4 1/4s)

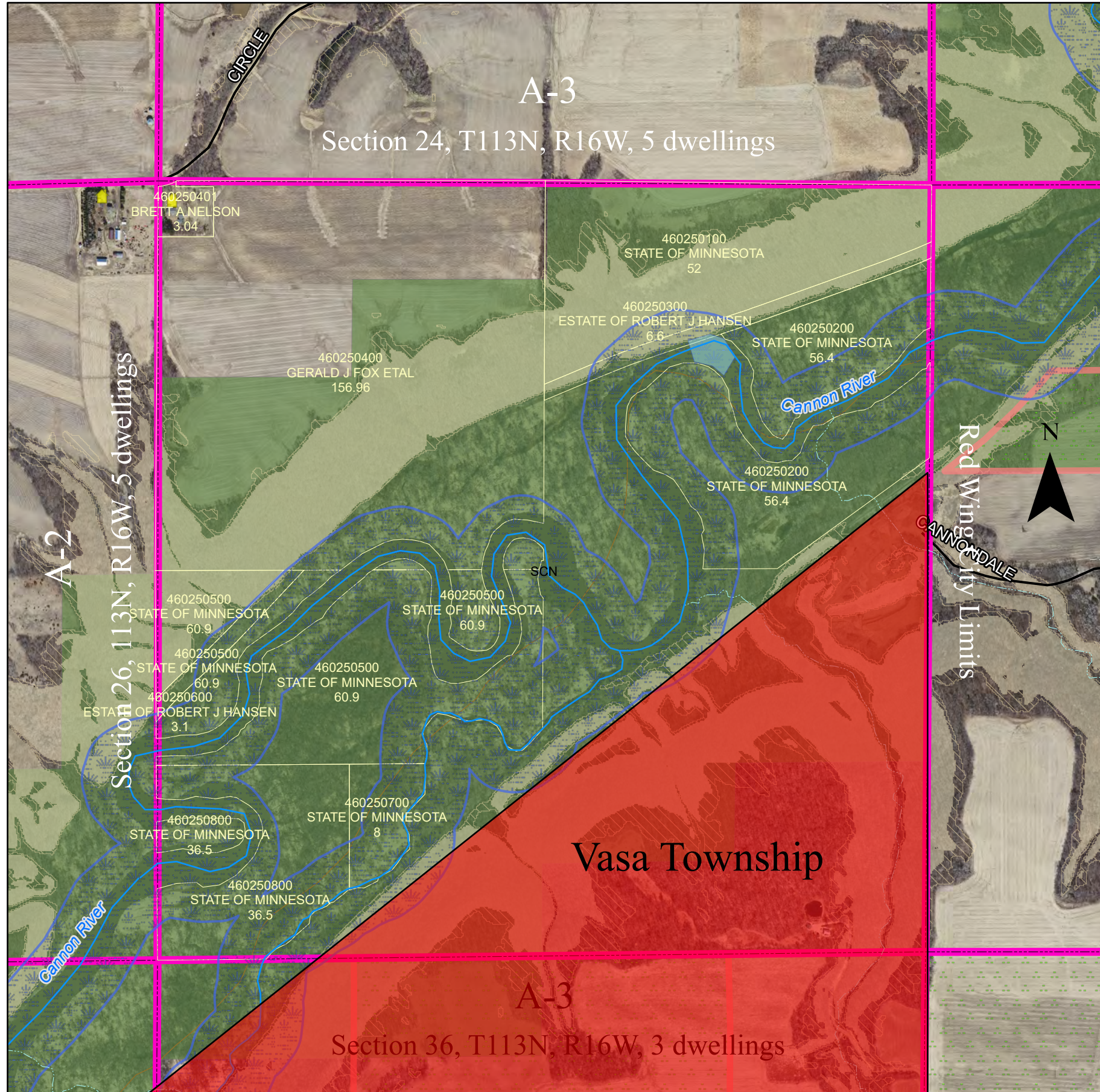
No Feedlots  
No CUPs  
Shoreland in section  
Bluffs in section

\*Potential dwelling calculations based on current County Zoning.  
Welch Township may be more restrictive.



-  Shoreland
-  Tax Parcels
-  Section Lines
-  Roads
-  Dwelling Point
- Bluff Impact**
- % Slope**
-  20
-  30

# Section 25, T113N, R16W











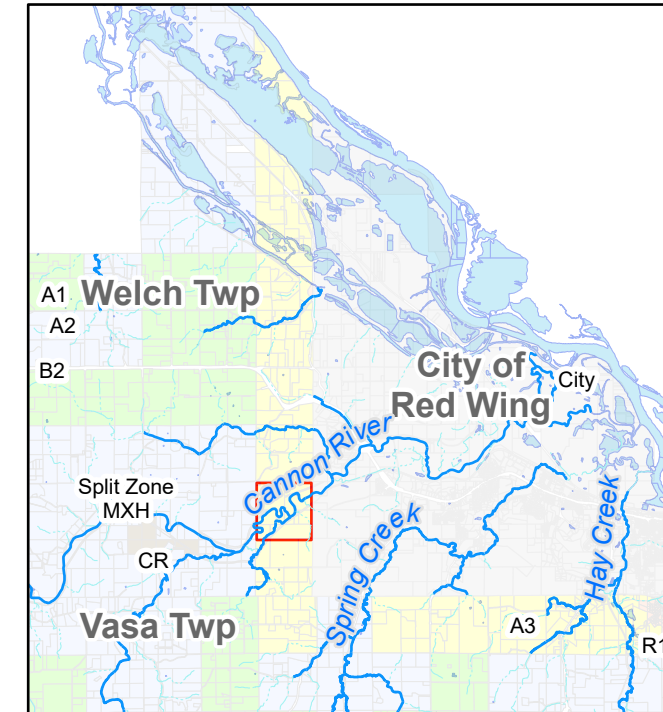
Current A-3 Zoning:  
 1 existing dwelling  
 4 potential dwelling sites

Proposed A-2 Zoning: 3  
 potential dwelling sites  
 (based on open 1/4 1/4s  
 and property ownership)

No Feedlots  
 No CUPs  
 Shoreland in section  
 Bluffs in section

\*Potential dwelling calculations based on current County Zoning. Welch Township may be more restrictive.

-  Shoreland
-  Tax Parcels
-  Section Lines
-  Roads
-  Dwelling Point
- Bluff Impact
- % Slope
-  20
-  30
- Additional Zoning
-  SCN - Cannon River Scenic



# GOODHUE COUNTY ZONING ORDINANCE

## Table of Uses

Use	A-1	A-2	A-3	R-1	CS
<b>Residential</b>					
Single-Family Dwelling	P	P	P	P	P
Two, Three, Or Four Family Dwellings	NP	NP	NP	P	NP
Accessory Dwelling Unit (ADU) (Art. 11 § 31)	P	P	P	P	P
Residential Accessory Buildings ≥ 7,200ft <sup>2</sup> (Art. 11 § 6)	C/I	C/I	C/I	NP	C/I
Mobile Home Park (Art. 16)	NP	NP	NP	C/I	NP
<b>Agricultural</b>					
Feedlots (Art.13)					
New Feedlot (Art.13)	P	P	NP	NP	NP
New Feedlot outside of Farmyard (Art.13)	C/I	C/I	NP	NP	NP
Feedlot expansion up to ≤ 100 Animal Units (Art.13)	P	P	P	NP	NP
Feedlot expansion to ≥ 300 Animal Units (Art.13)	P	C/I	NP	NP	NP
Feedlot expansion to ≥ 500 Animal Units (Art.13)	C/I	C/I	NP	NP	NP
Animal waste storage structure ≥ 500,000 gallons (lagoon system, earthen basin, or associated structure [pit]) (Art.13)	C/I	C/I	C/I	NP	NP
Agricultural Operations (including tree farms) (Art.11 § 24)	P	P	P	NP	P
Farm Market/On-farm market/Roadside Stand < 2400ft <sup>2</sup> (Art. 11 § 29)	P	P	P	NP	NP
Farm Market/On-farm market/Roadside Stand > 2400ft <sup>2</sup> (Art. 11 § 29)	C/I	C/I	C/I	NP	NP
Plant Nurseries & Sales	P	P	P	NP	NP
Farm Wineries < 10,000ft <sup>2</sup> (Art. 11 § 27)	P	P	P	NP	NP
Farm Wineries > 10,000ft <sup>2</sup> (Art. 11 § 27)	C/I	C/I	C/I	NP	NP
Temporary/Seasonal Off-Site Roadside Produce Stands	C/I	C/I	NP	NP	C/I
Education Farm Retreat (Art. 11 § 14)	C/I	C/I	C/I	NP	NP
Non-Agricultural Uses Associated W/Agritourism (Art. 11 § 30)	C/I	C/I	C/I	NP	NP
1 Animal Unit per acre on a minimum 1-acre parcel				I	
Agricultural Tourism Accessory Uses (Art. 11 § 28) (including, but not limited to, barn dances, corn mazes, gift shops, petting farms, sleigh/hay rides, vineyard harvest festivals)	P	P	P	NP	NP
<b>Commercial</b>					
Home Businesses - Tier 1 (Art.11 § 12)	P	P	P	P	P
Home Businesses - Tier 2 (Art.11 § 12)	P	P	P	I	I
Home Businesses - Tier 3 (Art.11 § 12)	I	I	I	NP	NP
Commercial Kennel/Raising of fur-bearing animals (Art.11 § 26)	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Commercial/Industrial Uses primarily intended to serve Ag. Community	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Boarding or Rooming Houses as an accessory use	C/I	C/I	C/I <sup>bc</sup>	C/I	NP
Bed and Breakfast Inn (Art.11 § 13)	C/I	C/I	C/I <sup>bc</sup>	C/I	NP
Contractors Yard (Art.11 § 33)	C/I	C/I	C/I	NP	NP
Veterinary Clinic	C/I	C/I	NP	NP	NP
<b>Industrial</b>					
Mining, Quarrying, Excavating/Filling (Art.14)	P	P	NP	NP	NP
Junk/Salvage Reclamation Yard (Art.11 § 10)	C/I	C/I	NP	NP	NP

a. Accessory buildings > 500ft<sup>2</sup> shall be ≥ 100ft from any lot line and ≥ 200ft from the nearest dwelling (Art.23 § 3 subd. 1)

b. Any mining, excavating, or filling of land for these uses shall be by conditional use (Art.23 § 3 subd. 10)

c. Accessory structures and uses customarily incidental to this use shall be by conditional use (Art.23 § 3 subd. 11)

KEY: P = PERMITTED NP = NOT PERMITTED C = CONDITIONAL USE PERMIT I = INTERIM USE PERMIT

# GOODHUE COUNTY ZONING ORDINANCE

## Table of Uses

Use	A-1	A-2	A-3	R-1	CS
<b>Recreational</b>					
Public Stable	C/I	C/I	C/I	NP	NP
Park/Recreational Area (operated by a governmental agency)	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Park/Recreational Area	NP	NP	NP	C/I	C/I
Hunting Club/Shooting Preserve	C/I	C/I	NP	NP	NP
Campground &/or RV Site ( <i>Art.16 § 7</i> )	C/I	C/I	C/I	NP	NP
Park Manager's Residence (1 per campground/RV park w/ ≥ 30 campsites)	NP	C/I	C/I	NP	NP
Commercial Outdoor Recreation Facilities (including, but not limited to, Golf Courses/Driving Ranges, Tennis Courts, Skiing, Swimming Pools, Park Facilities)	C/I	C/I	C/I <sup>abc</sup>	NP	NP
Commercial Outdoor Recreation Health Facilities	NP	C/I	NP	NP	NP
Commercial Outdoor Recreation Storage Structure (size & location to be approved by the Planning Advisory Commission)	NP	NP	C/I <sup>bc</sup>	NP	NP
Retreat Centers ( <i>Art.11 § 25</i> )	NP	C/I	C/I	NP	NP
<b>Institutional</b>					
Community Building	C/I	C/I	C/I <sup>bc</sup>	C/I	C/I <sup>bc</sup>
Church	C/I	C/I	C/I <sup>bc</sup>	C/I	C/I <sup>bc</sup>
Cemetery	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Memorial Garden	C/I	C/I	NP	NP	NP
Public School	C/I	C/I	C/I <sup>bc</sup>	C/I	NP
Private School	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Nursery School	C/I	C/I	C/I <sup>bc</sup>	NP	NP
Funeral Home	NP	NP	C/I <sup>bc</sup>	NP	NP
Hospital, Sanitarium, Philanthropic/Eleemosynary Institutions (except correctional institutions, animal hospitals)	NP	NP	C/I <sup>bc</sup>	NP	NP
<b>Miscellaneous</b>					
WECS (Non-Commercial Micro) ( <i>Art. 18</i> )	P	P	P	P	P
WECS (Non-Commercial) ( <i>Art. 18</i> )	P	P	C/I	NP	NP
WECS (Commercial) ( <i>Art. 18</i> )	C/I	C/I	NP	NP	NP
WECS (Meteorological Tower) ( <i>Art. 18</i> )	P	P	C/I	NP	NP
SES (Utility Scale) ( <i>Art. 19</i> )	C/I	C/I	C/I	NP	NP
SES (Commercial Scale) ( <i>Art. 19</i> )	P	P	P	P	P
SES (Residential Scale) ( <i>Art. 19</i> )	P	P	P	P	P
Aircraft Landing Fields & Facilities	C/I	C/I	NP	NP	NP
Sanitary Landfills/Sewage Disposal Works	C/I	NP	NP	NP	NP
Non-agricultural Lagoons (In accordance w/ MPCA regulations)	C/I	NP	NP	NP	NP
Migratory Labor Camp	C/I	C/I	NP	NP	NP
Commercial Radio Towers/TV Towers/Transmitters	C/I	C/I	C/I	NP	C/I

KEY: P = PERMITTED   NP = NOT PERMITTED   C = CONDITIONAL USE PERMIT   I = INTERIM USE PERMIT

# **ARTICLE 22 A-2, AGRICULTURE DISTRICT**

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## **SECTION 1. PURPOSE**

The purpose of this district is to maintain and conserve agricultural investments and prime agricultural farmland, but provide for a slightly higher density of dwellings than the A-1 District. This A-2 District is intended to apply to those areas where large farms and feedlots are more scattered and greater numbers of non-farm uses or small parcels are present. This district also has more topographic features and less prime farmland than the A-1 District.

## **SECTION 2. PERMITTED USES**

All Permitted uses are subject to zoning and building permits. Permitted uses allowed in the A2 Zoning District shall be as shown in Article 20, Section 7, "Table of Uses".

## **SECTION 3. CONDITIONAL USES AND INTERIM USES**

All conditional uses and interim uses are subject to zoning and building permits. Conditional and Interim uses allowed in the A2 Zoning District shall be as shown in Article 20, Section 7, "Table of uses".

## **SECTION 4. ACCESSORY USES AND STRUCTURES**

Accessory structures and uses customarily incidental to any of the above permitted uses shall be permitted when located on the same property. Refer to Article 11, Section 5 for further regulations on Accessory Structures. Accessory uses in the A-1 District shall include Agricultural Related Uses as defined in Article 10 of this ordinance subject to performance standards set forth in Article 11 of this Ordinance.

## **SECTION 5. GENERAL DISTRICT REGULATIONS**

Any parcel in an A-2, Agriculture District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

**Subd. 1. Lot Size.**

- A. All buildable parcels in this district shall contain an area not less than two (2) acres.

**Subd. 2. Density Requirements.**

- A. Twelve (12) single family dwellings per section unless additional dwellings are permitted by Sections 2 and 3 of this Article.
- B. Any dwellings allowed by Subd. A. above shall be limited to one per 1/4, 1/4 section, except as allowed by Sections 2 and 3 of this Article.

**Subd. 3. Yard Requirements.**

- A. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:

1. Front Yard.
  - a. There shall be a minimum setback of sixty (60) feet from the right-of-way line of any public road or highway.
  - b. In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
2. Side Yard.
  - a. Every building shall have two (2) side yards. Each side yard shall have a minimum width of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.
3. Rear Yard.
  - a. Every building shall have a rear yard. The rear yard shall have a minimum depth of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.

Subd. 4. Public Road Frontage or Road Access Easements Standards:

- A. Each Lot shall include a minimum 33 feet of frontage on a public road right-of-way line extending to the building line. As an alternative a single lot that does not front on a public road may be permitted upon recording (with the Goodhue County Recorder) of a driveway access easement that is a minimum of 33 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management Department.
- B. Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.

Subd. 5. Bluff Impact Zone. For any use or structure in the A-2 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.

Subd. 6. Height Requirements. Every permitted, conditionally permitted or accessory building shall meet the following height requirements:

- A. All permitted or conditionally permitted principal buildings shall not exceed thirty-five (35) feet in height.
- B. Accessory buildings shall comply with regulations set forth in Article 11 of this Ordinance.

## **SECTION 6. GENERAL REGULATIONS**

Subd. 1. All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of "Prime Agricultural Soils" as identified in the Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).

Subd. 2. Certain uses are exempted from meeting the lot size, yard and height requirements. These exceptions are listed in Article 11, Section 21.

Subd. 3. Distances from feedlots, dwellings, churches, parks, and schools are listed in Article 13 of this Ordinance.

# **ARTICLE 23 A-3, URBAN FRINGE DISTRICT**

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## **SECTION 1. PURPOSE**

The intent of the A-3 District is to provide for urban expansion in close proximity to existing incorporated urban centers within Goodhue County in accordance with the Comprehensive Plan by conserving land for farming and other open space land uses for a period of time until urban services become available.

It is the intent that urban development be deferred in such areas until an orderly transition from farm to urban uses shall be achieved by either the annexation of areas adjacent to the incorporated limits of existing urban centers or the extension of public or other centralized sewage collection and treatment systems.

It is intended that the status of all areas in this district be reviewed, jointly, by the appropriate planning bodies who shall determine whether there should be a transfer of all or any part of such area to some other appropriate land use, or to indicate any changes in the existing Land Use Plan for the particular political entity or change in the Capital Program of the community affecting this district.

## **SECTION 2. PERMITTED USES**

All permitted uses are subject to zoning and building permits. Permitted uses allowed in the A3 Zoning District shall be as shown in Article 20, Section 7, "Table of Uses".

## **SECTION 3. CONDITIONAL USES AND INTERIM USES**

All conditional uses and interim uses are subject to zoning and building permits. Conditional and interim uses allowed in the A3 Zoning District shall be as shown in Article 20, Section 7, "Table of Uses".

## **SECTION 4. ACCESSORY STRUCTURES AND USES**

Accessory structures and uses customarily incidental to any of the above permitted uses shall be permitted when located on the same property. Refer to Article 11, Section 5 for further regulations on Accessory Structures.

## **SECTION 5. GENERAL DISTRICT REGULATIONS**

Any lot in the A-3, Urban Fringe District on which any permitted or conditionally permitted use is erected shall meet the following minimum standards:

- Subd. 1. Lot Area.
  - A. There shall be a minimum lot size of thirty-five (35) acres per principal building or use when not served by a public or centralized sewage collection and treatment system.
  - B. Lot area shall meet the requirements in Article 24, Section 5, Subd. 1.B if served by a municipal sewage treatment system.



- C. Parcels with an existing dwelling as of June 5, 2012 which have 35 acres or more may be split provided the minimum lot size for the dwelling parcel must be at least 2 acres. All other requirements listed in Subdivisions 2, 3 and 4 of this Section would apply. Further development of dwellings on a parcel from which a dwelling site has been split shall be prohibited until such time as the Zone District Classification is changed.

**Subd. 2. Yard Requirements.**

- A. Every permitted, conditionally permitted or accessory building shall meet the following yard requirements:
  - 1. Front Yard.
    - a. There shall be a minimum setback of sixty (60) feet from the right-of-way line of any public road or highway.
    - b. In the event any building is located on a lot at the intersection of two (2) or more roads or highways, such lot shall have a front yard abutting each such road or highway.
  - 2. Side Yard.
    - a. Every building shall have two (2) side yards. Each side yard shall have a minimum width of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.
  - 3. Rear Yard.
    - a. Every building shall have a rear yard. The rear yard shall have a minimum depth of thirty (30) feet. However, livestock buildings shall be subject to a side yard setback of one hundred (100) feet.

**Subd. 3. Public Road Frontage or Road Access Easements Standards:**

- A. Each Lot shall include a minimum 33 feet of frontage on a public road right-of-way line extending to the building line. As an alternative a single lot that does not front on a public road may be permitted upon recording (with the Goodhue County Recorder) of a driveway access easement that is a minimum of 33 feet in width and has been determined to be acceptable by the Goodhue County Land Use Management Department.
- B. Access for two or more lots shall follow the Road Design Standards in the Goodhue County Subdivision Controls Ordinance.

**Subd. 4. Bluff Impact Zone.** For any use or structure in the A-3 District, the setback from the bluff impact zone shall be no less than thirty (30) feet.

**Subd. 5. Height Requirements.** Every permitted, conditionally permitted or accessory building shall meet the following height requirements:

- A. All permitted or conditionally permitted principal buildings shall not exceed thirty-five (35) feet in height.
- B. Accessory buildings shall comply with regulations set forth in Article 11 of this Ordinance.

## **SECTION 6. GENERAL REGULATIONS**

- Subd. 1. No new animal feedlots shall be established and expanding feedlots shall not exceed one hundred (100) animal units.
- Subd. 2. Each permanent dwelling shall be sited on a separately surveyed or described parcel.
- Subd. 3. All building, grading and development activities shall be reviewed with the goal of minimizing loss or disruption of “Prime Agricultural Soils” as identified in the Goodhue County Soil Survey (United States Department of Agriculture Web Soil Survey).

## **SECTION 7. JOINT POWERS REVIEW**

All proposed developments within this district shall be submitted to the incorporated community and appropriate township for review and comment. The proposal shall be submitted to the affected public entity at least twenty (20) days prior to the scheduled appearance before the Planning Commission.

All review and comments by the affected entity to the Goodhue County Planning Commission shall be in writing.