Resolution AA: Promote 80% Retention of Open Space

Proposed Zoning Ordinance Changes to Stearns Ordinance 7.14.10 C (1) Open Space Design Standards

WHEREAS the Stearns County Planning Commission has proposed a series of changes in the rules affecting rural land development in Ag Districts; and

WHEREAS the intent of those changes is to encourage the retention of the rural landscape and provide flexibility to developers; and

WHEREAS a key effect of the current Open Space 50% protection rule could be to inadvertently create sprawling 13 acre home sites instead of the intended clustered developments; and WHEREAS an 80% protection rule will still allow developers over 5 acres per home site; therefore

BE IT RESOLVED that the Avon Hills Initiative's membership congratulates Stearns County for working to preserve rural land; and

BE IT FURTHER RESOLVED that the Avon Hills Initiative's membership strongly endorses the concept of protecting 80% instead of 50% of the land in an open space development; and BE IT FURTHER RESOLVED that the Avon Hills Initiative empowers the Chair to send a letter to the Stearns County Commissioners and Boards regarding the proposed zoning ordinance changes on open space and cluster development and to empower the Executive Committee to follow-up on that issue in subsequent meetings and letters.

Example of the effect of the Open Space design requirement on an 80 acre parcel					
Percent	Acres of	# of homes allowed	# of acres		
Open Space	Open Space	(A-40 with	per home site		
required	retained	50% density bonus)			
50%	40 acres	3	13.3 acres		
60%	48 acres	3	10.6 acres		
80%	64 acres	3	5.3 acres		
90%	72 acres	3	2.7 acres		

>>>>>>>>>>	>>>>>>>>>	·>>>>>	<i>>>>>>>></i>
------------	-----------	--------	-------------------------------------

Action taken:

Recommended by vote of the Executive Committee for adoption by the full group:

Motion passed Avon Hills executive committee Chris Schellinger, Chair	Date: _14 October 2004_
Adopted by vote of the full Avon Hills Initiative:	Date: 18 November 2004
Chris Schellinger. Chair	= 3.3.2.

The full group gave the Government Operations committee the freedom to make any necessary adjustments to the resolutions before presenting them to the county.

This resolution was presented to the Stearns County Commissioners board at their December 14th, 2004 meeting by Alan Davisson, Chris Schellinger, Leroy Gondringer, and Tom Kroll. The Board acknowledged the work of the Avon Hills Initiative and advised the group that a revision of the County Comprehensive plan was to begin soon and these concepts should be considered in that process.