

ORDINANCE 2022-02

AN INTERIM ORDINANCE ESTABLISHING A MORATORIUM
ON LAND USE APPLICATIONS FOR THE CITY OF DELLWOOD

THE CITY OF DELLWOOD ORDAINS:

Section 1. Findings.

WHEREAS, on April 12, 2022, the City of Dellwood placed its 2040 Comprehensive Plan into effect; and

WHEREAS, pursuant to Minnesota Statutes 473.864 and 473.865, the City of Dellwood is required to review and amend its official controls and fiscal devices in order to implement the 2040 Comprehensive Plan; and

WHEREAS, the City Council of the City of Dellwood has identified a need to study possible amendments to the Zoning and Subdivision Ordinances related to policy changes enacted by the 2040 Comprehensive Plan; and

WHEREAS, the concerns of the City Council include, and are not limited to, compatibility of existing and future uses, permitted uses within districts, consolidation of zoning districts, minimum lot areas related to septic systems, lot dimensional standards, platting requirements, parkland dedication, and similar; and

WHEREAS, as a result of the important land use, zoning, and subdivision regulation standards cited above, the City Council finds that it is necessary to conduct a study to address the type of development and land uses that are consistent with the updated Comprehensive Plan. The study will identify any appropriate changes, if any, that should be made to the City's official land use and development controls, including but not limited to the City's Zoning and Subdivision Ordinances; and

WHEREAS, the City Council has determined that a moratorium is necessary to protect the planning process during the City's study on land use and development regulations and official controls related to these policy changes.

Section 2. Moratorium Established. In accordance with the findings set forth in Section 1, no conditional use permits, rezonings, zoning amendments, comprehensive plan amendments, subdivisions of property, plats, or minor subdivisions or other such action that results in the establishment of a new non-residential use on a property or a new parcel of land shall be granted, and no applications for such approval will be accepted pending the completion of the study of official controls referred to in Section 1.

Section 3. Applicability. The moratorium shall be applicable to all property within the City limits.

Section 4. Term. Unless terminated by City Council action at an earlier date, this

Ordinance shall remain in effect until August 8, 2023, or until the effective date of the amended official controls intended to fully implement the 2040 Comprehensive Plan.

Section 5. Effective Date. This Ordinance shall become effective immediately upon its passage and publication.

PASSED AND ADOPTED BY THE CITY COUNCIL OF THE CITY OF DELLWOOD THIS 8th DAY OF AUGUST, 2022.

APPROVED:

Mike McGill
Mayor

ATTEST:

Joel Holstad
City Clerk

(seal)