

Possible 2020 Zoning Ordinance Amendments

Please note any new text (with the exception of headers or titles) is shown in bold. Any proposed deleted text is struck out.

Article 11.01.D (Article 11, Page 37) – Add new.

- D. Additional dwellings per quarter-quarter section or Government Lot may be constructed by using one of the following options:
- (1) The procedures outlined in Meeker County’s Transfer of Development Rights Article 12A, which outlines how up to three (3) additional single family dwellings may be permitted by “transferring” the development “rights” of contiguous undeveloped quarter-quarter sections or Government Lots.
 - (2) A dwelling may be constructed on a lot or tract of land that was transferred from a quarter-quarter section or government lot prior to October 19, 2001 if it is the first recorded transfer. Subsequent transfers are not eligible for this provision.
 - (3) Full quarter quarter sections and government lots may have two (2) additional building rights besides the one (1) building eligibility that each full quarter quarter section or government lot is given if they can meet the following criteria:
 - a. This option shall be used one time only for each tract of land that qualifies.
 - b. Each additional building right tract must have an approved conditional use permit
 - c. A maximum of one (1) acre of tillable land (used for any purpose) can be sold with each additional building right.
 - d. Each additional building right tract must have a permanently preserved open space easement of five (5) acres of non-tillable land. ISTS systems are permitted on the permanently preserved open space easement area. The balance of the tract may be planted in trees, shrubs and/or bushes or may be utilized for any other use deemed to be reasonable and appropriate in the discretion of the Meeker County Planning Commission during the conditional use permit approval process.
 - e. The buildable area and the restricted area must be contiguous and follow the site requirements in Section 11.06 of this Ordinance.
 - f. This building right shall not be transferred to another tract of land. This tract shall not be split or subdivided.
 - g. **The building site and the open space cannot be split or sold separately.**

Section 22.13.I (Article 22, Page 47) – Change to Read

- I. Mandatory Compliance Inspections of Existing Systems. An SSTS shall require a compliance inspection when any one of the following conditions occur:
1. Any time that a permit or variance is applied for in a Shoreland Management Area;
 2. When a transfer of land occurs pursuant Section 4.08 herein;
 - a. If the seller fails to provide a Certificate of Compliance, or if a compliance inspection indicates a notice of noncompliance or if the seller is unable to complete a compliance inspection due to frozen soil conditions, the seller **or buyer** shall provide ~~the buyer~~ sufficient security in the form of an escrow agreement to assure the installation of the complying SSTS. The security shall be placed in an escrow with a licensed real estate closer, licensed attorney at law, or federal or state-chartered financial institution. The amount escrowed shall be equal to 120% of a written estimate to install a complying SSTS provided by a licensed installation business or certified installer or if a written estimate cannot be completed due to frozen soil conditions, the amount escrowed shall be equal to 120% of the annual average cost of a mound system as determined by the Department. The escrow agreement shall list Meeker County as having the “release authority” of the escrow monies which shall not be released until a Certificate of Compliance is issued by the Department or its agent. After a complying SSTS has been installed and a Certificate of Compliance issued, the Department shall provide the escrow agent a copy of the Certificate of Compliance which shall cause the escrow to be released. A copy of the escrow agreement and written estimate must be submitted to the Department.

Article 22.21.D (Article 22, Page 90) – Change to Read.

Section 22.21. RECREATIONAL CAMPING AREAS. The provisions of Minnesota State Acts, Section 327.10 - 327.28 and by the Minnesota Department of Health or other authority having jurisdiction shall be complied with in addition to the regulations set forth in this Ordinance.

- A. Any recreational camping area established after the effective date of this Ordinance shall contain not less than ten (10) camping sites and must be at least forty thousand (40,000) square feet in area.
- B. Access to a recreational camping area shall abut upon a public street.
- C. Recreational camping sites shall be set back twenty-five (25) feet from front and rear property lines and twelve (12) feet from side property lines.
- D. The minimum lot area per campsite within a recreational camping area shall be ~~one thousand five hundred (1,500) square feet.~~ **two thousand (2000) square feet.**

Article VI, Subdivision Ordinance, Section 6.05 (Section 6, Page 28) – Add new.

Section 6.05. FINANCIAL GUARANTEE. At the option of the County Board, the Board may exercise (1) or more of the following financial guarantees to assure completion of the minimum necessary required improvements.

- A. Escrow Deposit: An amount equal to one hundred twenty-five (125) percent of the County Engineer's costs of the improvements to be furnished and/or installed by the subdivider per his/her contract shall be deposited with the County Auditor by the subdivider. The County shall be entitled to reimbursement from said deposit for cost and expense incurred by the County for the inspection of the construction and for the completion of work not approved by the County Engineer and/or other civil engineer and for any damages sustained by the breach of contract. Upon completion of the work and termination of any liability, the remaining balance of the escrow deposit shall be refunded to the subdivider.
- B. Performance Bond: The subdivider may furnish a public contractor's performance bond as prescribed by Minnesota Statutes, with corporate surety in a penal sum equal to one hundred twenty-five (125) percent of the County Engineer's cost estimate for the required improvements to be furnished and/or installed by the subdivider. The performance bond shall be approved by the County Attorney prior to its acceptance. A certified check shall be submitted by the subdivider for the estimated inspection costs of the required improvements to be furnished and/or installed by the subdivider. Said check is to be submitted at the time of the submission of the performance bond.
- C. Line of credit. **A letter of credit provided from a financial institution in the amount equal to one hundred twenty five (125) percent of the County Engineer's costs of the improvements to be furnished and/or installed by the subdivider per his/her contract shall be deposited with the County Auditor by the subdivider.**