

Chapter 0100 ~ Land Use Plan

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SECTION 1 ~ INTRODUCTION

0100.0101 PURPOSE OF PLANNING

In order to update and revise the existing zoning ordinance and subdivision regulations, it is necessary at the same time to develop some basic goals and growth policies for future development in the County. These goals and policies can then serve as a basis for the generalized land use plan and ordinances including the zoning districts and the performance standards in the zoning ordinance and subdivision regulations.

0100.0102 MAJOR LAND USES

Basically, Houston County is a rural County with a majority of the land consisting of agriculture or forest land. In fact, the County is somewhat unique among rural counties in that a majority of its land consists of forest land. Some of this forest land is part of the Richard Dorer Memorial Hardwood State Forest.

0100.0103 DISTINGUISHING NATURAL FEATURES

Perhaps the most distinguishing natural features in the County are the steep bluffs covered with hardwood forests and a number of major river corridors, streams, and lowlands cutting through the bluffs. Some of the streams represent environmentally sensitive areas in that they are classified as trout streams. The Mississippi River including a number of major sloughs run along the eastern border of the County and serves as a source of recreation as well as river commerce.

0100.0104 AGRICULTURAL LAND

Much of the agricultural land is located in the lowlands or on top of the bluffs. While the total amount of land in the County devoted to agriculture is less than half of the total, forty-three (43) percent agriculture and agricultural industries is a very important part of the rural communities located throughout the County.

In most of the townships in the County, the dominant land uses are hardwood forests or agriculture, with the amount of cultivated land in all of the townships with the exception of three townships. These townships are Caledonia, Wilmington, and Spring Grove located in the southwestern portion of the County. In contrast, the proportion of cultivated land in some of the townships in the eastern portion of the County is relatively small. For example, the proportion of cultivated land in La Crescent Township is less than twenty-five (25) percent.

0100.0105 URBAN GROWTH AREAS

Most of the urban growth in the County is currently taking place in or near some of the major cities such as Caledonia (County seat) and La Crescent.

Parts 0100.0105 – 0100.0106

This is especially true in relation to La Crescent and La Crescent Township in the northeastern portion of the County as growth continues to spill over from La Crosse, Wisconsin. Due to the fact that this area does not contain prime agricultural land, the County officials are likely to encourage growth to take place in this area or within the existing cities rather to scatter throughout the County.

0100.0106 SUMMARY

In summary, most of the land in the County consists of either agricultural land or environmentally sensitive areas such as the bluffs with the hardwood forests, rivers and trout streams and wetlands and sloughs adjacent to the Mississippi River. Most of the growth in the County is currently taking place in the north-eastern part of the County in or near La Crescent.

In view of the importance of agriculture to the local economy, the County officials have adopted a position of encouraging the protection of the agricultural land by strictly limiting urban development in the prime agricultural areas of the County. The County officials have also adopted the same position in relation to some of the environmentally sensitive areas such as the steep bluffs, trout streams and major watersheds to minimize soil erosion and potential pollution problems to the ground water supply. Thus, urban growth will be encouraged to continue in the north-eastern portion of the County and within the existing cities where services can be easily provided and where growth will not result in the loss of prime agricultural land or environmentally sensitive areas.

SECTION 2 ~ GENERALIZED COUNTY LAND USE PLAN

0100.0201 GENERALIZED LAND USE PLAN

As was indicated previously, Houston County is essentially a rural County with most of the existing land uses consisting either of agricultural land or natural resource areas such as woodlands, steep bluffs, sloughs, rivers and trout streams.

Subdivision 1. Preservation of Essential Agricultural Resources. Agricultural production is an essential part of the local economy, both to the County as a whole as well as the township and cities. Thus, the County officials have determined to strictly regulate any non-farm development in the agricultural areas.

Subd. 2. Protection Of Environmentally Sensitive Natural Resources. Houston County has also determined that it is important to protect the environmentally sensitive areas such as the bluffs, woodlands and water resources from scattered urban growth to minimize pollution to the ground water supply, to minimize soil erosion and to preserve the wildlife habitat.

Subd 3 Two Principal Land Uses. For the reasons cited above, the County Board of Commissioners have designated most of the land throughout the County for agricultural and natural resource protection in this land use plan.

In order to effectively protect these areas, the zoning ordinance has designated most of the County for Agricultural Protection District, where a density control system (one non-farm dwelling unit per quarter quarter section) has been adopted. In addition, the floodplains and shorelands of the rivers and streams are being protected through adoption of state-mandated standards for these areas.

0100.0202 DEVELOPMENT ADJACENT TO INCORPORATED COMMUNITIES

Most of the urban development will be encouraged to take place in the northeastern part of the County, in or near, La Crescent to reinforce existing trends of growth moving into this area from La Crosse, Wisconsin. Most of this area is unsuitable for agricultural uses.

Urban growth will also be encouraged to take place either in or adjacent to the several cities in the County such as Caledonia, Houston and Hokah where urban services can be easily provided.

0100.0203 EXISTING UNINCORPORATED DEVELOPMENT

It should also be noted that existing subdivisions in various parts of the County have been included in both the land use plan and zoning ordinance. However, future proposed subdivisions in rural areas will be discouraged.

SECTION ~ 3
THE PROTECTION OF AGRICULTURAL LAND
AND ENVIRONMENTALLY SENSITIVE AREAS

0100.0301 LIMITING NON-FARM DEVELOPMENT

The Houston County Board has adopted land use regulations and ordinances which limit the density of development in the unincorporated areas of the County. In essence, this is accomplished by limiting the density of non-farm residential development to one (1) residential unit per quarter-quarter section (approximately 40 acres). The minimum lot size is one (1) acre to ensure that the private sewer systems will function properly.

0100.0302 PURPOSES FOR LIMITING NON-FARM DEVELOPMENT

The following are the major reasons for adopting this system of regulating development.

- 1. Agriculture is a Vital Part of the Local Economy.** Houston County is essentially a rural County which has and continues to be highly dependent upon an agricultural economy. This is true both in relation to agricultural production in the townships as well as agricultural related industries and businesses in the communities. Thus, it is of interest to both the County as well as the local communities to protect the existing agricultural land as a permanent and vital part of the local economy.
- 2. Prohibit Scattered Urban Development.** Another reason for adopting the density control system is to prohibit scattered urban development into the rural areas of the County with its consequent adverse effects on agriculture, rising service costs, etc.. Thus, urban developments are encouraged to take place within the existing communities where urban services can easily be provided or extended.
- 3. Minimize Urban/Rural Conflicts.** Scattered urban development in prime agricultural areas often results in conflicts between the urban land uses and agricultural production. Oftentimes, there are complaints from the occupants of non-farm residential units over the noise, smell and hours of operation from agricultural operations. In order to minimize this conflict, there is a need to carefully control the density of non-farm development.
- 4. Minimize Local Service Costs.** An increasingly important reason for regulating the density of urban development is to minimize public service costs such as road maintenance, etc. and the consequent increases in property taxes. Oftentimes, the occupants of non-farm dwellings demand the same level of services available in cities, especially related to road maintenance, snow removal, etc. This places an increasing burden on the township officials and results in higher property taxes which makes it difficult for farmers to continue farming.
- 5. Protect Woodland Areas.** Woodlands serve a vital function in terms of minimizing soil erosion and energy demands (windbreaks), as a means of minimizing excessive storm water runoff by absorbing storm water and as a continuous source of lumber and

firewood. Thus, it is vital to protect the woodlands by regulating the density of development in these areas.

6. Protect Wetlands, Sloughs and Streams. The sloughs and streams in the County serve an important function in terms of absorbing storm water runoff and snow melt, to act as a natural filter for the storm water and to serve as wildlife habitat. Thus, it is important to regulate development in these areas in order to minimize storm water runoff and consequent soil erosion and loss of wildlife habitat.

7. Minimize Pollution Problems. The density control system adopted by the County is also designed to minimize pollution problems from private sewer systems. This is the reason for a minimum lot size of one acre for residential dwellings.

8. The Density Control System is the Best Approach Available. The density control system of one non-farm dwelling per quarter-quarter section with a minimum lot size of one acre is the best system for protecting agricultural land and environmentally sensitive areas from scattered residential development.

The reason for this is that by controlling the density of development (one dwelling unit per quarter-quarter section) and at the same time requiring a minimum lot size of only one acre, there is a minimum amount of land removed from agricultural production.

In comparison, a minimum lot size system of 5-10 acres often results in removal of substantial amount of agricultural land. In addition, this land often is poorly maintained with substantial amount of weeds growing on the land.

SECTION 4 ~ URBAN FRINGE DEVELOPMENT

0100.0401 URBAN FRINGE DEVELOPMENT

Several urban development projects either exist or have been proposed adjacent to some cities in the County. The cities of Caledonia and La Crescent have experienced development pressure.

While urban development will be encouraged to take place within the cities, in some cases this type of development will be encouraged in certain rural areas such as adjacent to La Crescent provided that adequate sanitary sewer service either is available or can safely be provided.

The following is a brief discussion of the more specific land use plans for the areas adjacent to some cities and the rural communities not presently incorporated.

0100.0402 LA CRESCENT

As noted above, much of the urban growth in the County has taken place adjacent to the City of La Crescent. This is an extension of the growth from La Crosse, Wisconsin. The County Board has determined as part of this Land Use Plan to encourage further growth in this area of the County since it will not have an adverse effect on agriculture.

The La Crescent Map shows much of the area north and west of the City designated for future urban residential development. In addition, some areas are designated for highway commercial and industrial development.

0100.0403 CALEDONIA

Caledonia, being the Houston County seat, has experienced some urban growth during the last few years, some of it taking place outside the City boundaries.

The Land Use Plan for the City recommends that future urban development take place within the City. There is a substantial amount of undeveloped land available within the City and to which public utilities can easily be provided. The only exception to this are two residential developments, one located immediately south of the City and the other north of the City adjacent to County Road 76 and an industrial development south of the City adjacent to County Roads 44 and 76.

0100.0404 HOUSTON

Two areas outside of the City have been designated in the land use plan for urban development. An area immediately north-east of the City adjacent to County Road 76 has been designated for industrial development and an area east of the City along Minnesota Trunk Highway 16 has been designated for highway commercial.

0100.0405 HOKAH

Hokah has a Land Use Plan which recommended that all future development take place within the City.

0100.0406 EITZEN

An area immediately south of the City adjacent to County Road 76 has been designated for highway commercial.

0100.0407 SPRING GROVE

Two areas outside of the City have been designated for urban development One area immediately east of the City adjacent to County Road 44 has been designated for industrial development. In addition, an area to the east of the City has been designated for urban development.

0100.0408 BROWNSVILLE

The City currently has a substantial amount of buildable land within the City and any future urban development has been recommended to locate within the City.

0100.0409 MONEY CREEK, SHELDON, FREEBURG, RENO AND RICEFORD

There are several rural, unincorporated communities located in various parts of the County. Most of these communities have not experienced any growth and the County officials are not actively encouraging future growth in these areas due to a lack of urban services. Most of these areas have been designated for residential development.

SECTION 5 ~ DEVELOPMENT GOALS AND POLICIES

0100.0501 GENERAL GOALS AND POLICIES

Subdivision 1. General Goals. The following goals shall serve as guidance for the future development of Houston County:

Goal 1. To Preserve Commercial Agriculture. To preserve commercial agriculture as an essential long-term, permanent land use in the County.

Goal 2. To Protect Natural Resource. To protect the major natural resource areas of the County including the floodplains, trout streams, steep bluffs and hardwood forests, so they will serve as a basis for recreation and logging in the County.

Goal 3. To Locate Urban Development Where Services Can Easily Be Provided. To locate urban development near the major cities where services can easily be provided and extended.

Subd. 2. Policies Intended To Implement General Goals. The following policies are intended to implement the General Goals stated above:

Policy 1. Preserve Historically Tilled Agricultural Land. Enact programs to protect and preserve prime agricultural land which has been historically tilled.

Policy 2. Allow Residential Development Only On Marginal Agricultural Soils And Adjacent To Communities From Which Public Utilities Can Be Easily Extended. Locate rural housing development away from recognized commercial agricultural areas and into areas with marginal agricultural soil, and areas adjacent to existing cities where urban services can easily be extended.

Policy 3. Preserve Historically Significant Areas. Enact programs to preserve and protect historically significant areas throughout the County.

Policy 4. Adopt State Standards For The Protection of Natural Resources. Adopt State of Minnesota standards as minimum requirements for the protection of floodplains, solid waste disposal, feedlots, sanitary waste disposal, water quality standards, and other necessary pollution control measures.

Policy 5. Enact Programs To Protect The Natural Resources. Enact programs to protect the natural resources in the County. Use natural resource information as a basis for determining future areas for urban expansion.

Policy 6. Protect Sensitive Natural Resources From Urban Development. Enact programs to protect and preserve shorelands, floodplains, trout streams and steep bluffs from urban development which may be detrimental to the general public health and welfare.

Policy 7. Prohibit Development In Unsuitable Areas. Prohibit extensions of public services into areas where development should not occur due to natural and man-made constraints. Such areas include floodplains, steep bluffs, major forest and parks and wildlife areas.

Policy 8. Adopt Utility Standards And Programs That Will Minimize Pollution. Adopt utility standards and programs (sewer and water) that will minimize pollution problems and reinforce the County development policies.

Policy 9. Allow Residential Development Only On Buildable Lots. Allow rural housing, which is not scheduled to receive central sewage disposal service only in areas where the soils, topography and water table are such that the individual sewage disposal systems can properly function.

Policy 10. Locate Transportation Facilities To Minimize Environmental Damage. Locate transportation facilities in such a manner as to minimize environmental damage, and reinforce County growth policies and plans for the area. These uses include highways, airports, railroads and other modes of moving people and goods.

Policy 11. Coordinate County And Cities Development Policies. Coordinate County policies with the adopted policies of the cities for extension of their development into the rural areas.

0100.0502 AGRICULTURAL GOALS AND POLICIES

Subdivision 1. Agricultural Goals. The following goal shall serve as guidance for the future development of agriculture in Houston County:

Goal 1. To Preserve Commercial Agriculture. To preservation commercial agriculture as a viable, permanent land use and as a significant economic activity in the County.

Subd. 2. Policies Intended to Implement Agricultural Goals. The following policies are intended to implement the Agricultural Goal stated above:

Policy 1. Preserve Prime Agricultural Land. Protect and preserve prime agricultural land throughout the County by strictly limiting development in these agricultural areas.

Policy 2. Promote Agriculture As Significant Economic Activity And Land Use. Promote County and state legislation which will retain and promote agriculture as significant economic activity and land use in the County.

Policy 3. Avoid Locating Major Public Facilities On Agricultural Land. Encourage governmental units to avoid locating major public facilities, roads, and developments in good agricultural land areas.

Policy 4. Promote Soil Erosion Control Practices. Encourage farmers to adopt and maintain sound soil erosion control practices such as contour plowing, strip cropping, minimum tillage, shelter belts, etc..

Policy 5. Require Site Specific Feedlot Management. Carefully control the location of feedlots and other animal confinement areas in the County to minimize pollution and nuisance problems.

Policy 6. Require Buildable Lots. Require lot sizes of sufficient size to meet the MPCA and Houston County standards for private sewer systems.

0100.0503 URBAN EXPANSION AREAS GOALS AND POLICIES

Areas adjacent to incorporated communities are most susceptible to urban growth pressures; therefore, distinct policies should be adopted to assure orderly and timely growth, and to retain the land for agriculture purposes until such time as conversion to another use is appropriate.

Subdivision 1. Urban Expansion Area Goals. The following goal shall serve as guidance for the future urban development in Houston County:

Goal 1. Promote Orderly Development Around Cities. Encourage the adoption of orderly annexation plans and urban growth districts around cities.

Subd. 2. Urban Expansion Area Policies. The following policies are intended to implement the Urban Expansion Goal stated above:

Policy 1. Regulate Urban Expansion To Minimize Leap-Frog Development. Carefully regulate urban expansion in the areas around the major cities including Caledonia and La Crescent to minimize leap-frog development.

Policy 2. Establish An Urban Development Review Procedure. Develop a review procedure between the cities and the County for all development proposed in this area.

Policy 3. Allow Urban Development Only In Areas Scheduled For Public Services. Allow urban development in an area only if the area is included in the City's Capital Improvements Program to provide public services such as sanitary sewers and highways.

Policy 4. Base Urban Expansion On Long Range Planning Projections. Base any additional future urban expansion area around the cities on projected land use needs as determined by population projections and urban growth trends.

0100.0504 UNINCORPORATED COMMUNITIES

Subdivision 1. Unincorporated Community Goals. Unincorporated Communities in Houston County are unique in their development by having both residential and commercial areas. However, these areas do not have identifiable boundaries and are governed by the County.

Because of their unique situation, a series of policies for land use within these areas are needed and the zoning of each of the major land use categories must fall under specific districts.

The following goal shall serve as guidance for development in unincorporated communities:

Goal 1. Develop Orderly Unincorporated Community Development And Redevelopment Plans. Cooperatively plan the orderly development and redevelopment of unincorporated communities to minimize pollution and conflicts with agricultural uses.

Subd. 2. Unincorporated Community Policies. The following policies are intended to implement the Unincorporated Community Goal stated above:

Policy 1. Apply Urban Land Use Controls When Needed. Recognize unincorporated communities as urban type densities and apply appropriate land use controls.

Policy 2. Community Sewer System Required For New Development. Require all new urban density development in the unincorporated communities to install a Community Sewer System that meets the Minnesota Pollution Control Agency requirements, and the Houston County Sanitation Ordinance requirements. Urban densities are those identified in the Houston County Zoning Ordinance.

Policy 3. Land Use District Conformance Required. Require all new development to conform to the land use classification zoning district as established by the County.

Policy 4. Non-Conforming Parcel Development. Allow existing parcels of land not meeting minimum lot standards or density requirements to be developed providing they meet minimum standards for disposal of onsite sewage disposal.

0100.0505 ECONOMIC DEVELOPMENT

Subdivision 1. Economic Development Goals. The following goals shall serve as guidance for economic development throughout the County:

Goal 1. Diversified Economic Development. Encourage and promote diversified economic development in order to provide for continued employment opportunities.

Goal 2. Expansion Of Trade And Service Industries. Encourage and promote the continued expansion of trade and service industries in the County.

Goal 3. Location Of Commercial Facilities. Encourage and promote the location of commercial facilities so as to provide reasonable access for the citizens to adequate supply of goods and services.

Goal 4. Expansion Of Industrial Development Encourage and promote the continued expansion of industrial development in the County to provide employment opportunities for the citizens.

Goal 5. Minimize Conflict With Surrounding Land Uses. Encourage and promote the location of commercial and industrial development to minimize conflict with surrounding land uses.

Subd 2. Economic Development Policies. The following policies are intended to implement the Economic Development Goals stated above:

Policy 1. Diversified Economic Development. Encourage programs that will promote diversified economic development in the County, including industrial, retail, trade, and service industries.

Policy 2. Increase The Tax Base And Employment Opportunities. Encourage industrial development in such a way as to enhance the tax base and increase employment opportunities while at the same time place minimal demands on the environment.

Policy 3. Industrial Developments Location. Encourage major industrial developments to locate in or near existing cities where public services (City sewer and water) can easily be extended and near places of good accessibility.

Policy 4. Commercial Development Location. Encourage major commercial developments (shopping centers) to locate in or near existing cities where public services (sewer and water) can easily be extended and near places of good accessibility.

Policy 5. Scattered, And Strip Commercial Development. Discourage unplanned, scattered, and strip commercial development that will have an adverse effect on existing commercial centers.

0100.0506 RESIDENTIAL DEVELOPMENT

Subdivision 1. Residential Development Goals. The following goals shall serve as guidance for Residential Development throughout the County:

Goal 1. Housing Choices. To provide a broad choice of housing types for all income groups.

Goal 2. Access To Public And Private Facilities. To provide convenient access for housing to public and private facilities and activities.

Goal 3. Safe, Healthful And Blight-Free Housing. To provide safe, healthful and blight-free residences and residential developments.

Subd. 2 Residential Development Policies. The following policies are intended to implement the Residential Development Goals stated above:

Policy 1. Location Of Residential Subdivisions. Encourage the location of residential subdivisions and major developments near existing cities where urban services can easily be provided.

Policy 2. Scattered And "Leap-Frog" Development. Discourage scattered and "leap-frog" residential development in commercial agricultural areas.

Policy 3. Residential Site Design. Encourage the use of natural resource information such as soils, topography, groundwater, etc., in residential site designs.

Policy 4. Minimize Pollution Problems. Prohibit the location of rural housing with septic tanks and drainfields in areas of steep slopes, high bedrock or water table to minimize pollution problems.

Policy 5. Minimum Lot Sizes For Rural Housing. Use soils and other-natural resource information as a basis for establishing minimum lot sizes for rural housing with septic tanks and drainfields.

Policy 6. Manufactured Homes. Encourage the location of manufactured homes within manufactured home parks where adequate services can be provided.

Policy 7. Manufactured Home Parks. Encourage the location of manufactured home parks in urban residential or mobile home residential districts which are served by central sewer and water services.

Policy 8. Multi-Family Residential Development. Only allow the location of multi-family residential development in areas where community sewer and water facilities are available.

Policy 9. Innovative Site And Housing Unit Designs. Develop and adopt provisions in development ordinances which encourage innovative site and housing unit designs.

Policy 10. Rehabilitation Of Existing Older Homes. Enact programs to encourage the rehabilitation of existing older homes.

0100.0507 NATURAL RESOURCE PROTECTION

Subdivision 1. Natural Resource Protection Goal. The following goal shall serve as guidance for Natural Resource Protection throughout the County:

Goal 1. Protection Of Natural Resources. Protect and enhance air, water, and land resources in the County as a vital ingredient of the quality of life.

Subd. 2. Natural Resource Protection Policies. The following policies are intended to implement the Natural Resource Protection Goal stated above:

Policy 1. Land Management Practices. Promote land management practices that protect the natural resources in the County including wetlands and sloughs, bluffs, woodlands, and prime agricultural areas.

Policy 2. Woodlands And Hardwood Forests. Protect the woodlands and hardwood forests in the County by carefully regulating the location and density of development and by prohibiting the clear-cutting of the woodlands. Woodlands need to be protected for the following reasons:

- (1) To absorb stormwater in order to minimize stormwater runoff and the consequent soil erosion.
- (2) To serve as a continuous source of lumber and firewood.
- (3) To serve as vegetation in order to retain a proper balance of nature.

Policy 3. Wetlands And Sloughs. Protect existing wetlands and sloughs in the County by prohibiting development and chaining of these areas. These areas need to be protected for the following reasons:

- (1) To absorb stormwater and snow melt and thereby minimizing rapid stormwater runoff or consequent soil erosions.
- (2) To act as a natural filter for stormwater runoff.
- (3) To serve as a wildlife habitat.

Policy 4. Rivers And Trout Streams. Promote the preservation and improvement of all rivers and trout streams in an unpolluted state by enforcing floodplain and shoreland ordinances.

Policy 5. Soil Conservation And Erosion Control. Promote soils conservation and erosion control practices in the County.

Policy 6. Subdivision And Urban Development. Encourage subdivisions and urban development to conform to the natural limitations presented by topography and soils so as to create the least potential for soil erosion.

Policy 7. Feedlots And Animal Confinement Areas. Control the location of feedlots and other animal confinement areas in the County to minimize pollution and nuisance problems.

Policy 8. Solid Waste Disposal Sites. Regulate the location of solid waste disposal sites to minimize pollution and nuisance problems.

0100.0508 OPEN SPACE AND RECREATION DEVELOPMENT

Subdivision 1. Open Space And Recreation Development Goals. The following goals shall serve as guidance for Open Space and Recreation Development throughout the County:

Goal 1. Parks And Open Space. To provide sufficient parks and open space to meet the recreation needs of the citizens in the County.

Goal 2. Recreation Facilities And Programs. To provide recreation facilities and programs in the existing parks to meet the needs of all income and age groups.

Subd. 2. Open Space And Recreation Development Policies. The following policies are intended to implement the Open Space and Recreation Development Goals stated above:

Policy 1. County Parks. Establish sufficient County parks to compliment the state parks to meet the demands of citizens in the County.

Policy 2. Recreation Facilities In Existing Parks. Provide sufficient recreation facilities in the existing parks to maximize the use of the parks.

Policy 3. Protection Of Natural Resource Areas. Encourage the protection of natural resource areas (wetlands, floodplains, forests, steep slopes) through public acquisition for both active and passive recreation uses.

0100.0509 PUBLIC FACILITIES

Subdivision 1. Public Facilities Development Goal. The following goal shall serve as guidance for Public Facilities Development throughout the County:

Goal 1. Maximizes Public Health, Safety And Welfare. Provision of public facilities in a manner that maximizes public health, safety and welfare.

Subd. 2. Public Facilities Development Policies. The following policies are intended to implement the Public Facilities Development Goal stated above:

Policy 1. Sites Unsuitable For On-Site Sewage Treatment Systems. Discourage development in areas where on-site sewer systems are likely to malfunction due to poor soil characteristics.

Policy 2. Standards Concerning On-Site Sewer Systems. Enforce the Minnesota Pollution Control Agency's standards concerning on-site sewer systems.

Policy 3. Utilities To Scattered Development. Discourage extension of public utilities over large undeveloped parcels to serve small pockets of scattered development.

Policy 4. Concentrate Major Land Uses Near Cities. Concentrate major residential, commercial and industrial land uses near cities which have City sewer routes and water systems.

Policy 5. Regulate The Location Of Essential Services. Carefully regulate the location of oil pipelines and high voltage transmission lines in the County to minimize pollution problems and the impact on prime agricultural areas.

0100.0510 TRANSPORTATION

Subdivision 1. Transportation Development Goal. The following goal shall serve as guidance for Transportation Development throughout the County:

Goal 1. Complementary To Land Use Policies. A transportation system which compliments land use development and land use policies through the County.

Subd. 2. Transportation Development Policies. The following policies are intended to implement the Transportation Development Goal stated above:

Policy 1. Reinforce The County's Growth Policies. Develop a transportation system which reinforces the County's growth policies.

Policy 2. Integrate Land Use And Transportation Plans. Integrate land use and transportation plans to minimize the adverse effects of transportation systems (noise, air pollution) on the adjacent development.

Policy 3. Location Of Transportation Facilities. To the extent possible, avoid locating transportation facilities so as to adversely affect the natural resources and prime agricultural areas of the County.

Policy 4. Safety, Accessibility, Environmental Protection And Cost. Encourage the development of a transportation system which properly balances considerations of safety, accessibility, environmental protection and cost.

Policy 5. Land Use Development At The Major Transportation Intersections. Carefully control land use development at the major transportation intersections and interchanges to avoid compromising safety, accessibility and functions of the highways.

Policy 6. Highways To Maximize Safety And Accessibility. Encourages the development of a transportation system which properly integrates the various types and levels of highways (state, County, and local) to maximize safety and accessibility.

0100.0511 IMPLEMENTATION STRATEGIES

Subdivision 1. Implementation of the County Goals and Policies. The following strategies shall serve as guidance to implement the County Goals and Policies listed in Parts 0100.0501-0100.0510:

Strategy 1. Adopt Official Controls. Develop and adopt official controls and methods that will effectively implement the County's policies.

Strategy 2. Coordinated Implementation To Balance Public And Private Interest. Encourage effective and coordinated implementation methods that properly balance private incentives and the protection of the public interest.

Strategy 3. Coordinate The Implementation of Official Controls. Effectively coordinate the various public implementation tools such as regulatory devices (zoning ordinance, subdivision regulations, etc.) public acquisition, utility extensions (sewer, water, highways) and property tax policies.

Strategy 4. Review And Revise Official Controls. Update the County ordinances (zoning ordinances and subdivision regulations) on a periodic basis.

SECTION 6 ~ REPEAL, ADOPTION AND EFFECTIVE DATE

0100.0601 REPEAL

The Houston County Land Use Plan, adopted Nov 2, 1982, as amended, is hereby repealed upon the adoption and publication of this Plan. Any other plans or parts of plans of the County of Houston in conflict with the provisions of this Plan are hereby repealed.

0100.0602 PUBLIC HEARING AND PLANNING COMMISSION RECOMMENDATION

The Houston County Planning Commission, after proper notice and publication, held a public hearing on the adoption the this Plan on Sept 24 1998, at the Houston County Courthouse. After hearing public testimony and with due deliberation, the planning commission voted 5 Ayes and 0 Nays to recommend adoption of this Plan to the Houston County Board of Commissioners.

0100.0603 ADOPTION

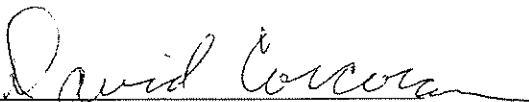
The Houston County Board of Commissioners, after proper notice and publication, held a public hearing on the adoption this Plan on Dec 8, 1998, at the Houston County Courthouse and with due deliberation, the Houston County Board of Commissioners voted 5 Ayes and 0 Nay to adopt this Plan.

0100.0604 EFFECTIVE DATE

This Plan shall be in full force and effect from and after Dec 8, 1998.

Adopted: Dec 8, 1998.

Published: Nov 24, 1998.


Chairperson, Houston County
Board of Commissioners

Attest: 
County Auditor



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