

CITY OF LAKE ELMO  
WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 97-142

AN ORDINANCE RELATING TO THE ADOPTION OF A DEVELOPMENT  
MORATORIUM IN THE VILLAGE AREA

The Lake Elmo City Council ordains that Section 301.160 and its subdivisions shall be added to the Lake Elmo Municipal Code to read as follows:

**301.160      Development Moratorium**

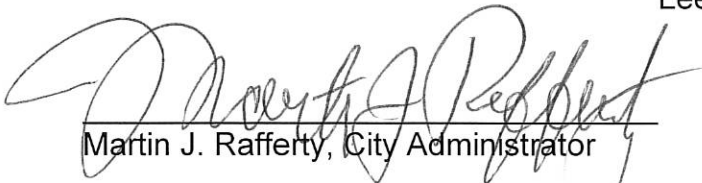
- A.    The Village Area of the City of Lake Elmo (the "City") is designated on **Exhibit A** attached (the "Village Area")
- B.    The City has commissioned various studies to determine development impacts and infrastructure requirements for future development of the Village Area.
- C.    The City has received reports relating to street layouts, waste water treatment facilities, and the provision of City water to the Village Area.
- D.    The City needs to complete its review of surface water drainage issues relating to the Village Area.
- E.    Upon completion of the surface water drainage study, the City will be in a position to amend its comprehensive plan and official controls to guide and facilitate orderly development in the Village Area.
- F.    In order to protect the planning process and the health, safety and welfare of its citizens, a Development Moratorium is hereby adopted pursuant to the provisions of Minn. Stat. 462.355, Subd. 4, as amended, for all property in the Village Area subject to the following conditions which shall be applicable during the term of the Development Moratorium:
  - 1.    Property may only be rezoned to an agricultural use.
  - 2.    Property may not be further subdivided except in connection with an approved lot line adjustment.
  - 3.    Vacant platted residential lots which have already been approved by the City may be developed consistent with the City's current zoning and building regulations and any conditional use permit which may apply to such property.

4. Additions to existing construction shall be allowed subject to the issuance of appropriate permits.
  5. Additions to existing structures or new construction which would require a variance shall not be permitted.
- G. This Development Moratorium shall remain in effect for up to (12) Twelve months from the date of publication of this Ordinance unless terminated or extended by action of the City Council.
- H. The City Council may, by amendment to this Ordinance following the adoption of specific findings, remove specific parcels from the area of this Development Moratorium; or repeal the Development Moratorium in its entirety.

**Effective Date.** This Ordinance shall be effective the day following its publication.

**Adoption Date:** Passed by the City Council of Lake Elmo the 5th day of October, 2004.

  
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Lee Hunt, Mayor

  
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Martin J. Rafferty, City Administrator

**Publication Date:** This Ordinance was published in the Stillwater Gazette  
ON October 12, 2004.

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