



# Text Amendment

## Land Use Management

509 W 5th Street Suite 103  
Red Wing, MN 55066

T: 651-385-3104

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Pursuant to Goodhue County Zoning Ordinance Article 2 Section 3: it shall be unlawful to proceed with the change of use, erection, enlarging or structural alteration of any building without first procuring the Zoning Administrator's approval and the Building Official's approval for a building permit, if applicable.

The first page consists of instructions which should be read carefully before the application form is completed. Land Use Management Department (LUM) staff is available to advise you in the preparation of this application. Call (651) 385-3104 for further information.

The Zoning Ordinance promotes and protects the public health, safety and general welfare of the people of Goodhue County. The Zoning Ordinance will assist in the economic growth of the County by providing a basis for reasonable and orderly residential, commercial and industrial development; and shall encourage farmers, residents and businesses to protect the land from erosion, loss of wetlands, loss of water quality, and loss of woodlands. To achieve this purpose the Zoning Ordinance shall regulate the use of property, and the size, design, and siting of buildings that may be constructed on a piece of property. Each Zoning District has standards for buildings that govern such features like rear yard setbacks, front yard setbacks, usable open space, height, and parking. No permit shall be issued unless such building or land use is designed and arranged to conform to the provisions of the Goodhue County Zoning Ordinance and the adopted Building Code. Application for a permit shall be signed by the applicant or his authorized agent and filed with the Zoning Administrator's office.

## WHAT IS A ZONING TEXT AMENDMENT?

The County Board may issue an amendment to the Zoning District or Zoning Map to reflect changes in conditions in the County or to correct mistakes in the Ordinance or Map.

Any text within the Ordinances governed by the Land Use Management Division can be amended, unless otherwise stated. State and Federal laws may require specific regulations.

## WHO MAY INITIATE AMENDMENTS?

The proposal to amend, extend, or add to the regulation of the Zoning Ordinance shall be filed to the Zoning Administrator. The application can be filed by a petition from residents, recommendations from the PAC, or by action from the County Board. (Article 3, Section 2, Subd1.).

## INSTRUCTIONS FOR SUBMITTAL:

A complete application shall include the following materials:

1. **Text Amendment Application Form:** Completed application form fulfilling the requirements of Article 3, Section 2: Applications.
2. **Additional Information:** as it pertains to this request.
3. **Application Fees:** Fees for such permits shall be pursuant to fee schedules and amendments, thereto, as established by the County Board. Please refer to the Goodhue County Land Use Management Department Fee Schedule available at <http://www.co.goodhue.mn.us> or at the Land Use Management offices Located in the Government center at 509 West 5<sup>th</sup> Street Suite 103, Red Wing, MN 55066

Some applications may require additional materials not listed. Upon review, applications may require other information concerning the property or adjoining property as determined by the Zoning Administrator and/or Building Official. All plans and other exhibits submitted with this application will be retained as part of the permanent record in this case.

Applicant or representative is encouraged to attend the scheduled public hearings

**To file your Zoning Text Amendment application,** please call (651) 385-3104 in advance to schedule an intake appointment. At your scheduled appointment with a staff planner, please bring the application completed to the best of your ability with all required materials. Receipt of this application and required materials by the LUM Department serves to open a Planning file for the proposed project. At that time, the planner assigned will review for completeness to Ordinances and Minnesota Statue 15.99 or whether additional information is required. The necessary County permits shall be issued when they are deemed in compliance with the above items.

APPLICATION FOR

# Text Amendment

APPLICANT OR AUTHORIZED AGENT'S NAME:	
APPLICANT'S ADDRESS:	TELEPHONE:
	(     )
	EMAIL:
CONTACT FOR PROJECT INFORMATION:	
Same as Above <input type="checkbox"/>	
ADDRESS:	TELEPHONE:
	(     )
	EMAIL:

- Amendment to Subdivision Ordinance Article: \_\_\_\_\_, Section: \_\_\_\_\_, \_\_\_\_\_
- Amendment to Zoning Ordinance Article: \_\_\_\_\_, Section: \_\_\_\_\_, \_\_\_\_\_
- Amendment to Zoning Ordinance Article: \_\_\_\_\_, Section: \_\_\_\_\_, \_\_\_\_\_
- Other: \_\_\_\_\_

**1. Stated reason for amendment(s) requested:**

**2. Compatibility of proposed ordinance amendment(s) with the Goodhue County Comprehensive Plan:**

**3. Provide proposed amended text and statements outlining any perceived effects the proposed amendment(s) may have on other areas of the Ordinance:**

**4. Provide any additional information that will assist the Planning Advisory Commission and the County Board in reviewing your request:**

**Applicant's Affidavit**

Under penalty of perjury the following declarations are made:

- 1. The information presented is true and correct to the best of my knowledge.
- 2. If I am unable to be present at the meeting where my request is decided, I agree to accept the Notice of Decision by USPS mail.
- 3. Other information or applications may be required.

Signature: \_\_\_\_\_

Date: \_\_\_\_\_

Print name: \_\_\_\_\_ owner or authorized agent