

Feedlot Review Committee – November 22, 2017

Potential feedlot ordinance changes:

- Setbacks (no further encroachment still allowed for “grandfathered” feedlots)
 - **Administrative subdivision setback (currently no setback)**
 - Potential language:
“In the A-160, A-80, A-40 and Urban Expansion (UE) zoning districts, proposed construction or modification of an animal feedlot shall be located a minimum distance of 700 feet from an administrative subdivision lot line intended for residential dwelling...unless a building envelope has been designated, for which the 700 foot setback will be applied.”
 - **Feedlot to property lines – 50 feet (currently 100 feet)**
 - In 2015-2017: 10 of 10 variances were granted
 - 50% of the applicants requested a variance for less than 50 feet (1 was an after-the-fact)
 - **10-50 animal units (AU) – setback to dwelling (currently 700 feet)**
 - In 2015-2017: 11 of 11 variances were granted (3 involved feedlots 10-50 AU)
 - Distances granted: 270 feet, 425 feet, 585 feet
 - **10-50 AU – setback to non-agricultural district (currently 350 feet)**
 - In 2015-2017: 2 of 2 variances were granted (1 was for a feedlot 10-50 AU for 175 feet)
- Urban Expansion District – animal unit density change to match that of R-5 zoning district
 - Parcels with at least 1 acre allowed up to 15 head of chickens (currently 12 head)
- Conditional use permit (CUP) / variance expiration dates – allow 2 years (currently 1 year – unless additional year formally requested)

Current setback provisions related to administrative subdivisions:

6.7.5 Setback Provisions

- A. Residential Setbacks.** A new residential dwelling unit shall be setback a minimum distance of seven hundred (700) feet from an animal feedlot consisting of ten (10) or more animal units when the animal feedlot is located in an A-160, A-80 or A-40 underlying or primary zoning district. This setback may also apply within cities which have entered into an agreement with the County regarding feedlot setbacks.
- B. Residential Subdivisions or Divisions.**
- (1) **New Residential Subdivision or Parcel.** The boundary of any new lot, parcel or tract, where the intended use is for a residential dwelling site, shall be located such that any proposed residential dwelling unit is located at least seven hundred (700) feet from any animal feedlot consisting of ten (10) or more animal units when the animal feedlot is located in an A-160, A-80 or A-40 zoning district.
 - (2) **Animal Feedlot to Vacant Residential Platted Lot or Building Envelope.** In the A-160, A-80, A-40 and Urban Expansion zoning districts, proposed construction or modification of an animal feedlot shall be located a minimum distance of seven hundred (700) feet from any platted lot line intended for residential dwelling, unless a building envelope has been designated, that is in existence at the time of application, (including those within cities which have entered into an agreement with the County regarding feedlot setbacks), except as provided for in *Sections and 5.1.4 and 6.7.5 B (3) of this Ordinance or an approved annexation agreement*. Alternatively, the seven hundred (700) foot setback will be applied to the buildable areas of the lot when a valid wetland determination approved by the Stearns County Environmental Services Department exists for the lot, which makes portions of the lot unbuildable.
 - (3) **Animal Feedlot to Residential Dwelling in Plat.** The residential dwelling Setback for any proposed construction or modification of an animal feedlot in the A-160, A-80, A-40 and Urban Expansion zoning district shall be a minimum of seven hundred (700) feet upon establishment of residential dwelling unit(s) on any potentially affected lot(s) within a plat (including those within cities which have entered into an agreement with the County regarding feedlot setbacks), except as provided for in *Section 5.1.4 of this Ordinance or an approved orderly annexation agreement*.