

CITY OF CHAMPLIN

INTERIM ORDINANCE 20-____

**AN INTERIM ORDINANCE PLACING A SIX-MONTH
MORATORIUM ON RESIDENTIAL HOUSING DEVELOPMENTS LOCATED
IN THE FOLLOWING AREAS:**

Attachment A

**WITHIN THE CITY OF CHAMPLIN TO STUDY LOT DENSITY, FUTURE ACCESS,
FLOW OF TRAFFIC, AND UTILITY ISSUES**

WHEREAS the Champlin City Council has identified lot density, future access of flow traffic and utility issues associated with the potential development of property located within the City of Champlin and described as follows:

See Attachment A

WHEREAS, said issues include but are not limited to an inconsistency with the designation of the Comprehensive Plan as Rural Agricultural, and the City's Zoning of Low Density for the property. In addition, other issues include unaddressed topographical and lot density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above, and well as to examine topographical issues of the property that may cause constraints to density and housing lot sizes; and

WHEREAS, the potential density issue may affect the water, sewer, and stormwater infrastructure that the City will need to utilize in the potential development of the property, including analyzing the potential of sharing potential services to service the property with the neighboring City of Dayton; and

WHEREAS, Minn. Stat Statutes 462.355 permits the governing body of the municipality to adopt an interim ordinance applicable to all or part of its jurisdiction for the purpose of protecting the planning process and the health, safety and welfare of its citizens. The interim ordinance may regulate, restrict, or prohibit any use, development, or subdivision within the jurisdiction or a portion thereof for a period not to exceed one year from the date it is effective; and

WHEREAS the Champlin City Council has identified a need for a study in order to determine needs related to lot density and traffic circulations including future access, flow of traffic, and utility issues for this property in the City of Champlin and is submitted the matter to the Planning Commission to conduct a study and provide consideration and input to the Council; and

WHEREAS, the Champlin City Council has determined that there would be a threat to the overall effectiveness of the Comprehensive Plan and the planning process by individuals or entities

submitting plans or seeking permits on a premature basis in order to avoid any subsequent amendment of the Comprehensive Plan or residential development of the property due to unaddressed topographical and lot density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above; and

WHEREAS, the Champlin City Council as it has determined that there would be a threat to the overall safety of the community of permitting the location and development of a residential development at the property due to unaddressed topographical and density issues, as well as future access, flow of traffic, transportation, and utility issues in the identified area as noted above; and

WHEREAS it is expected that the City's Planning Department will study and make a report on the matter to the City Council after consideration of the matter;

NOW, THEREFORE, BE IT RESOLVED, that the City Council of the City of Champlin, for the reasons given above, finds that it is necessary and in the interest of the health, safety and welfare of its citizens, hereby declares a moratorium on the submission of any development plans, applications or permits for the following properties for six months after the effective date of this interim ordinance:

Attachment A
and

BE IT FURTHER RESOLVED THAT, staff is authorized and directed to conduct such study; and

BE IT FURTHER RESOLVED THAT this ordinance will take effect immediately upon its adoption; and

BE IT FURTHER RESOLVED THAT this ordinance does not delay or prohibit any subdivision that has been given preliminary approval nor extend the time for action under the 60-day rule with respect to any application filed prior to the effective date of this interim ordinance.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF CHAMPLIN THIS ____ DAY OF _____, 2025.

APPROVED:

Ryan Sabas
Mayor of Champlin

ATTEST:

Julie Tembreull
City Clerk