



**February 2, 2026**  
**7:00 pm**

**Afton City Council Chambers**  
**3033 St. Croix Trail**  
**Afton, MN 55001**

**Please Note: Due to technical issues, remote participation via Zoom will not be available for this meeting.**

**AGENDA**

- 1. CALL TO ORDER –**
  - 2. PLEDGE OF ALLEGIANCE –**
  - 3. ROLL CALL -**
    - a) Sally Doherty
    - b) Kris Kopitzke (Chair)
    - c) Justin Sykora
    - d) Christian Dawson
    - e) Doug Parker
    - f) Kuchen Hale
    - g) Alison Miller
    - h) Chris Bursack
    - i) Kate McGinn
  - 4. APPROVAL OF AGENDA –**
  - 5. APPROVAL OF MINUTES –**
    - A. January 5, 2026 Meeting Minutes
  - 6. REPORTS AND PRESENTATIONS – none**
  - 7. PUBLIC HEARINGS –**
    - A. Conditional Use Permit Application for a Private Riding Stable at 13750 15<sup>th</sup> Street South
  - 8. NEW BUSINESS – None**
  - 9. OLD BUSINESS -**
    - A. Draft Agriculture Conservation Development Ordinance
    - B. Update on City Council Actions – Council Highlights from the January 20, 2026 Council meeting - attached.
  - 10. ADJOURN –**
- A quorum of the City Council or Other Commissions may be present to receive information.**
-

CITY OF AFTON  
**DRAFT PLANNING COMMISSION MINUTES January 5, 2026**

The meeting was held in-person, participation via Zoom was not available.

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1. **CALL TO ORDER** – Chair Kris Kopitzke called the meeting to order at 7:00 pm.

2. **PLEDGE OF ALLEGIANCE**

3. **ROLL CALL** – Present: Justin Sykora, Kris Kopitzke, Alison Miller, Chris Bursack, Kuchen Hale, Doug Parker, Kate McGinn, Christian Dawson. Absent was Sally Doherty (excused). A quorum was present.

**ALSO IN ATTENDANCE** – City Administrator Ron Moore, Council member Annie Perkins, City Planner Emily Herald.

4. **APPROVAL OF AGENDA** –

Motion/Second Parker/Sykora to approve the agenda for the January 5, 2026 Planning Commission meeting. Passed 8-0.

5. **APPROVAL OF MINUTES** –

Motion/Second Parker/Bursack to approve the minutes of the December 1, 2025 Planning Commission meeting. Passed 6-0-2 (Hale, Dawson abstain).

6. **REPORTS AND PRESENTATIONS**

None

7. **PUBLIC HEARINGS**

A. Landspec 5 Afton Preliminary Plat, Vacation of Easements and street ROW Lot combination and CUP at 300 and 377 Maple Court

Chair Kopitzke opened the public hearing at 7:04 pm.

Emily Herold, City Planner provided a summary of the suite of applications which consist of requests for a preliminary plat, street vacation, and Conditional Use Permit (CUP) – in order to construct a 125,600 ft<sup>2</sup> multi-tenant business park building on the southeast corner of Hudson Road S and Manning Avenue S. To prepare the land for the proposed use, the applicant is proposing for the two subject properties of 300 Maple Court S and 377 Maple Court S to be combined into one lot, and Maple Court S to be shortened to the northeast to create more buildable area on the combined property. Additionally, a small outlot would be created on the eastern edge of the southwestern abutting parcel (501 Manning Avenue S) to address the encroachment of residential accessory structures on the subject property.

Applicants' Joe Raddick of Contour Civil development; Luke Appert of Landspec Properties; and Mark Young Crossroad Properties were present to answer questions. The project is for small bay industrial users similar to one just completed in Lake Elmo.

There were no other public comments.

Motion/second Parker/Dawson to close public hearing. Passed 8-0.

Hearing closed at 7:15pm.

The Planning Commission discussed the plat and the street vacation first. There was short discussion on this application and did not express any major concerns with the project; Commissioner Sykora did recommend amending the landscaping plan to include more locally native, context-specific tree species.

Brief discussion was held on the zoning and also on the secondary septic locations.

Motion/Second Bursack/Hale to recommend approval of the preliminary plat and the vacation of street easements with added condition that the applicant provide a revised landscaping plan to include native context-specific tree species. Passed 8-0.

55 The Planning Commission briefly discussed the Conditional Use Permit and the uses.  
56 The applicants indicated that they no longer want to incorporate a handful of uses into the CUP request that  
57 were originally proposed.  
58 **Motion/Second Sykora/ Bursack to recommend approval of the proposed Conditional Use Permit with**  
59 **findings and conditions recommended, with the removal of the following uses: data center, laboratory**  
60 **(medical/dental), laboratory (research/development), and ground-mounted community solar energy**  
61 **system. Passed 8-0.**  
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64 **8. NEW BUSINESS**

65 None

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67 **9. OLD BUSINESS -**

68 A. Draft Ag Conservation Development Ordinance

69 The Ag Preservation Committee will be meeting on January 12 to discuss.

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71 B. Update on City Council Actions

72 Administrator Moose provided a summary of the December 16, 2025 Council meeting.  
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74 **10. ADJOURN -**

75 **Motion/Second Sykora/Hale to adjourn. Passed 8-0.**

76 Meeting adjourned at 8:10 pm.  
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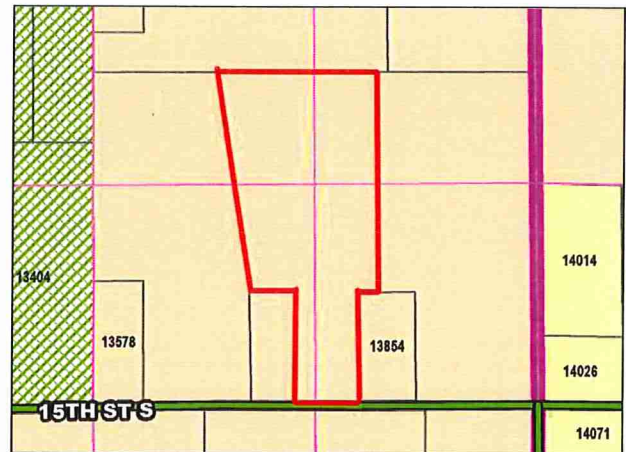
81 Respectfully submitted by:

82  
83 \_\_\_\_\_  
84 Julie Yoho, City Clerk  
85  
86

87 To be approved on

88 January 5, 2025 as (check one): Presented: \_\_\_\_\_ or Amended: \_\_\_\_\_  
89  
90

**To:** City of Planning Commission  
**CC:** Ron Moose, City Administrator  
**From:** Claire Stickler, Planner  
**Date:** January 26, 2026  
**Re:** Conditional Use Permit Application for an Indoor Riding Stable at 13750 15<sup>th</sup> St S  
(PID: 08.028.20.13.0009)



**PID – 08.028.20.13.0009**  
**Zoning District – Agriculture**

**Background and Summary of Request**

The applicant intends to turn this property, 13750 15<sup>th</sup> St S, into a family farm consisting of a house, barn with indoor riding arena, accessory storage structure(s), exterior riding areas/pasture space, and land for cultivating alfalfa hay. The applicant is requesting a Conditional Use Permit in order to establish the indoor private riding stable, which is a conditional use in the Agricultural district. The property measures 30.8 acres and is zoned Agriculture.

Planning staff recommends approval of the requested Conditional Use Permit (with conditions), because riding stables are allowed as a conditional use in the Agriculture district and the proposed barn appears to meet all dimensional requirements.

**Proposed Use**

The property owner/applicant has proposed the following operations for the proposed indoor riding arena:

1. Site improvements would include a house, barn with indoor riding arena, accessory storage structure(s), exterior riding area/pasture space, and land for cultivating alfalfa hay. A site plan has been attached to this staff report for reference.
2. The applicant has indicated that the stable and grounds will be used for personal use only. There will be no commercial or public component to the proposed riding stable.
3. The barn, which will house the riding arena, will measure approximately 14,400 ft<sup>2</sup> and appears to meet dimensional standard requirements, including property line setbacks (100

feet for domestic farm animal buildings). Agricultural buildings on rural farms are exempt from maximum square footage requirements for accessory structures.

4. The owners currently have four horses that would be on the premise, they would need to use the 4 acre hay field as pasture to be allowed 4 horses on the property.
5. As part of this application they are requesting the ability to have up to ten horses with no horses kept outdoors overnight.
  - a. *Staff comment: Sec 153.078 of Afton's code requires 2 acres of natural pasture land (which has a slope of <12% and the ability to feed grazing animals) for each horse. The fenced pastures marked on the submitted site plan measure approximately 5 acres, which would allow two horses; since Afton's code does not define pasture land, the areas in front of the riding stable could be utilized as pasture land if they were seeded to have the ability to feed grazing animals. Staff did mention this to the applicant and they were okay with that. The remaining 15 acres were planned for growing hay, but this would impede the ability to have 10 horses. The Planning Commission can discuss whether the open lawn and areas adjacent to the stormwater pond count towards the required pasture acreage in order for the applicant to have 10 horses.*

## **CUP Request Compliance with Afton City Code**

### Conditional Use Permit [§ 153.027(A)]

*The purpose of a Conditional Use Permit is to provide the City of Afton with a reasonable degree of discretion in determining the suitability of certain designated uses upon the general welfare, public health and safety. In making this determination, whether or not the conditionally permitted use is to be allowed, the City shall consider the nature of the adjoining land and/or buildings, the effect upon traffic into and from the premises and/or on any adjoining roads, and all other factors the City shall deem a prerequisite of consideration in determining the effect of the general welfare, public health and safety.*

### Agricultural District Purpose [§ 153.059(A)]

1. *The Ag Zoning District is intended to recognize land in the city that is primarily rural in character with the primary land use being farming or agriculture.*
2. *This district is designated in recognition of the Comprehensive Plan that states the city's policy to retain prime agricultural land and to encourage the continuance of commercial farming.*
3. *While non-farm housing is a permitted use as regulated herein, the primary purpose of the district is to preserve and protect land for commercial farming.*

### Riding Stable Definition [§ 153.005]

**RIDING STABLE.** *The training and riding of horses for private or public use on lots of 20 or more acres that require indoor riding structures of appropriate size. This may also include boarding of horses, training of horses and riders and similar uses and activities.*

### Livestock Density [§ 153.078(G)]

*(G) Animal unit. On parcels of five acres or more, one animal unit or its equivalent is permitted on each two acres of natural pasture land having a slope of less than 12% and with the ability to feed grazing animals. For the purposes of these regulations, the following animal unit equivalents apply.*

| <i>Animal</i>  | <i>Animal Units</i> |
|----------------|---------------------|
| <i>1 horse</i> | <i>1.0</i>          |

## Findings of Fact

1. The property zoned Agriculture and is currently used for agricultural production; it is abutted on all sides by Agriculture-zoned parcels.
2. The property measures 30.8 acres.
3. The applicant is proposing to build a barn that will be used as a private riding stable, which is a conditional use in the Agriculture district for properties exceeding 20 acres in size.
4. The barn, which will house the riding arena, will measure approximately 14,400 ft<sup>2</sup> and appears to meet dimensional standard requirements for agricultural buildings and structures within the Agricultural District.
5. The applicant has indicated that the grounds will be used for personal use only. There will be no commercial or public component to the proposed riding stable.
6. The applicant is requesting to house up to 10 horses in the barn. The City requires two acres of pasture land per horse.
7. The proposed site improvements – including the indoor riding stable – appears to be sufficiently compatible with adjacent residential and agricultural land uses. There is not anticipated to be any deterrence to the enjoyment or development of adjacent properties as a result of this Conditional Use Permit.
8. The property is guided for Agriculture in the 2040 Comprehensive Plan’s Future Land Use map.
9. The use is consistent with the purposes of the Ordinance and the purposes of the zoning district in which the applicant intends to locate the proposed use.
10. The use is not in conflict with the Comprehensive Plan.

## Recommendation

Staff is recommending that the City of Afton Planning Commission:

- Adopt the staff report into the record;
- Accept the application, testimony, exhibits, and other evidence presented into the record; and
- **Recommend APPROVAL** of the Conditional Use Permit to establish an indoor private riding stable at 13750 15<sup>th</sup> St S, with the following conditions:
  - The project shall be completed and maintained according to submitted plans, specifications and narrative unless modified by a condition or amendment of this Conditional Use Permit.
  - The applicant shall acquire all required permitting, including building permit(s) and septic permit, prior to project commencement.
  - Per § 153.077, no accessory buildings shall be constructed nor accessory use located on a lot until a building permit has been issued for the principal building to which it is accessory.
  - The number of horses shall comply with livestock section requirements.
  - A manure management plan shall be provided and the plan shall be subject to City review and approval, as well as on-going monitoring.
  - Approval of this Conditional Use Permit is subject to review and approval of the grading, drainage and erosion control plans by the City Engineer and the Valley Branch Watershed District, and the completion and on-going maintenance of these plans.

## **Additional Alternatives**

- The Planning Commission could recommend denial of the Conditional Use Permit request and change the findings of fact; or
- The Planning Commission could table the application and request additional information.

## **Attachments**

1. Project Narrative
2. Property Site Plans and Building Plans
3. Site Location Map
4. SSTS Permit

CITY OF AFTON  
RECEIVED APPLICATION CHECKLIST  
(✓if received)

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13750 50th St. S.  
Property Address

CUP (Z25-73), Farmsite (P25-18) & Admin Ag Building (Z25-72)  
Applications Received w/Permit Numbers

- Completed application form, including full legal name (first, middle, and last) and address of the applicant, fee owner, and any other persons having a legal interest in the property.
  - Fee as set forth in the current Fee schedule as adopted by the City.
  - Location map showing the general location of the proposed use within the City.
  - Legal description of the property, including street address, if any, property identification number, and proof
  - Written statement explaining requested use of the property or building and reasons variance from code standards is needed (hardship). Also address impact on adjacent properties and measures (if any) that will be taken to minimize impacts.
  - Site Plan (and/or Certificate of Survey) drawn to scale showing:
    - Property dimensions
    - Adjacent roads and location of existing and proposed curb cuts, driveways, and parking spaces
    - Location of existing and proposed buildings, including setbacks, dimensions and square footage
    - Location of bluffline or distance from crest of slope of 18 percent or greater
    - General existing topographic and soils information
    - General existing vegetation and landscaping/screening information
    - Location of wetlands (if applicable)
    - Location of existing and proposed wells and septic systems (if applicable)
    - Grading and drainage plans (if applicable)
  - If request involves a building, drawing (or photographs) of building elevations showing:
    - Height of building
    - Exterior building materials and colors
    - Floor plan
  - An accurate list showing names and mailing addresses (and labels) of the recorded owners of all property within a minimum of 500 feet of the boundaries of the property for which the application is submitted.
  - Obtain from Washington County Survey & Land Management 651-430-4300
  - Property deed or tax statement to document property ownership.
  - Any other such information as the Zoning Administrator may reasonably require to complete the review of the request
- 

**Note: The City may waive or modify some of these submittal requirements if appropriate to the specific situation. Call the Afton City Planner at (612) 548-3137 with questions about specific submittal requirements.**

**City of Afton**  
**ADMINISTRATIVE PERMIT CHECKLIST**  
**Agriculture Building**

City \_\_\_\_\_

- \_\_\_\_\_ ✓ Completed application form, including full legal name (first, middle, and last) and address of the applicant, fee owner, and any other persons having a legal interest in the property.
- \_\_\_\_\_ Fee as set forth in the current Fee schedule as adopted by the City.
- \_\_\_\_\_ Location map showing the general location of the proposed use within the City
- \_\_\_\_\_ Legal description of the property, including street address, if any, property identification number, and proof of legal ownership. (NOTE: The Washington County Land Appraisal Statement stating the land is assessed as "agriculture" must be attached.) ✓
- \_\_\_\_\_ A completed Farm Site Permit Application with fees must be attached to this application. ✓
- \_\_\_\_\_ Written statement explaining requested use of the property. ✓
- \_\_\_\_\_ Site Plan (and/or Certificate of Survey) drawn to scale showing: ✓
- Property dimensions ✓
  - Adjacent roads and location of existing and proposed curb cuts, driveways, and parking space ✓
  - Location of existing and proposed buildings, including setbacks, dimensions and square footage ✓
  - Building setbacks from property lines and the crest of slopes greater than 18 percent ✓
  - Existing topographic information and finished grading and drainage plan ✓
  - Existing and proposed wells and septic systems ✓
  - Sewer and water plan with estimated use per day (if applicable) ✓
  - Existing vegetation and proposed landscaping and screening plans, including species and sizes of trees and shrubs
  - Location of wetlands ✓
  - Soil type and soil limitations for the intended use. If severe soil limitations for the intended use are noted, a plan or statement indicating the soil conservation practice or practices to be used to overcome said limitation shall be made part of the permit application ✓
  - Type of business or activity and proposed number of employees (if applicable) ✓
  - Proposed floor plan, with uses indicated, and elevations of buildings (if applicable) ✓
  - Photometric lighting plan
  - Total percentage of impervious surface
- \_\_\_\_\_ Four-sided color building elevations, identifying primary and secondary building materials. ✓
- \_\_\_\_\_ Map showing principal land uses within five hundred (500) feet of the subject parcel
- \_\_\_\_\_ An accurate list showing the names and mailing addresses of the recorded owners of all property within a minimum of 500 feet of the boundaries of the property for which the application is submitted
- \_\_\_\_\_ The applicant will sign the Certificate of Compliance and submit it with the farmsite application. The City will sign it after final inspection.

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**Note: The City may waive or modify submittal requirements if appropriate to the specific situation. Call the City Zoning Administrator at (651) 436-8957 with questions about specific submittal requirements.**

City of Afton

# Certificate of Compliance

## Agricultural Building

### Building Permit Exemption


I hereby attest and affirm that the accessory building at \_\_\_\_\_, allowed under an Administrative Permit by the City of Afton as an Agricultural Building and deemed exempt from MN Building Code requirements under MN State Statute 326B.103, Subd. 3 is located on land classified as "Agricultural" by the Washington County Assessor.

I hereby certify that the USE of this accessory building at \_\_\_\_\_ as an agricultural building under requirements in MN State Statute 326B.103, Subd. 3 meets and will continue to meet the following requirements:

Said accessory building is designed, constructed, and used to house farm implements, livestock, or agricultural products under section 273.13, subdivision 23 of Minnesota Statutes; and, is used by the owner, lessee, and sublessee of the building and members of their immediate families, their employees, and persons engaged in the pickup or delivery of agricultural products. The building will be used only as provided in applicable law.

PROPERTY OWNERS:

CITY OF AFTON:

  
\_\_\_\_\_, owner

12/15/25  
Date

\_\_\_\_\_  
Afton City Administrator

\_\_\_\_\_  
Date

\_\_\_\_\_. owner

\_\_\_\_\_  
Date

December 13, 2025

We purchased the 30 acres at 13750 15<sup>th</sup> St S to build our dream family farm.

Our intent is to build a house, barn with indoor riding area, uncovered outdoor riding area, and pasture space for our horses while also farming some of the land for hay. We will not have any public events on the farm.

The house will be built north of the house setback requirement, and the barn will be built to the east of the house. The barn will measure 72' wide and 200' long running north and south. The barn will match the house color which is planned to be white with black trim. The barn will have a maximum size to potentially have 10 horses and there will be no outdoor horses overnight. Inside the barn, there will be an indoor riding arena. East of the barn, we intend to have a separate building measuring 42'x 56' to store hay, shavings, and machinery. North of the barn, there will be an outdoor dressage ring and 2 pastures. South of the barn we intend two pastures.

The South four acres that abut 15<sup>th</sup> St will be farmed alfalfa hay. The 4 acres south of the house but north of the 5 acre lot will be farmed for hay. North of the house will be either farmed for hay or may be planted for a prairie restoration area used for both any water retention purposes or for some outdoor riding trails.

Our goal is to seamlessly integrate into the current agriculture neighborhood having a space to keep our horses, ride year round, and utilize the land to grow hay for our horses.

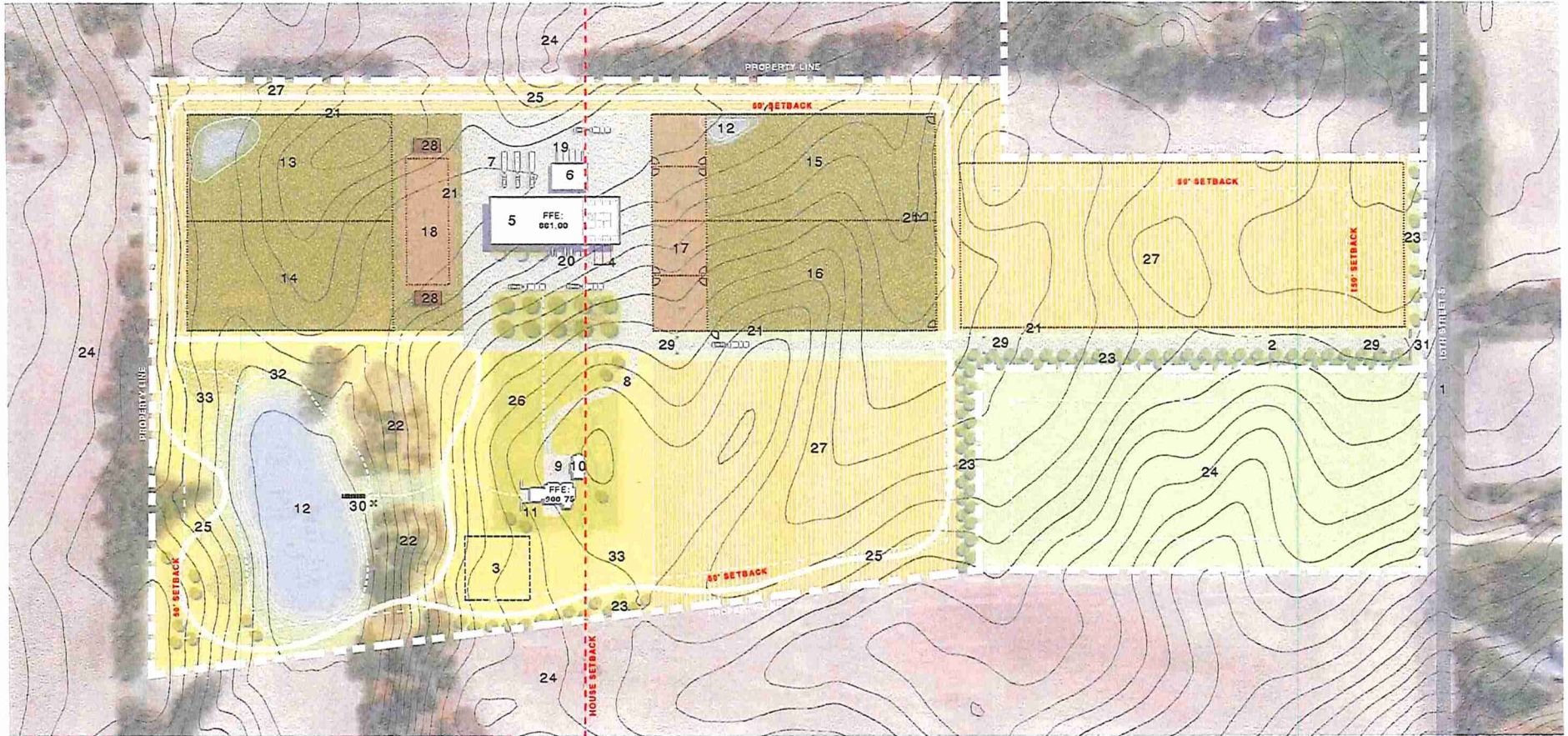
Thank you for your consideration.

Greg and Jennifer Swanson

SWANSON FARM  
LANDSCAPE SCHEMATIC DESIGN 2

MASTER PLAN

tvls



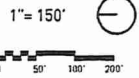
LEGEND

- 1. EXISTING ROAD
- 2. PROPOSED 15' ENTRY DRIVE
- 3. PROPOSED SEPTIC LOCATION
- 4. TURNOUT AREA (12'x25')
- 5. PROPOSED HORSE STABLES/BARN
- 6. PROPOSED HAY STORAGE/MACHINE BARN(42' X 56')
- 7. PROPOSED HORSE TRAILER LOADING AREA

- 8. PROPOSED RESIDENCE ENTRY DRIVE
- 9. PROPOSED RESIDENCE AUTOCOURT
- 10. PROPOSED NEW RESIDENCE
- 11. PROPOSED BACK TERRACE + WALK OUT
- 12. PROPOSED STORMWATER MANAGEMENT AREA
- 13. PROPOSED PASTURE 1 (1.25 ACRES)
- 14. PROPOSED PASTURE 2 (1.25 ACRES)
- 15. PROPOSED PASTURE 3 (1.4 ACRES)
- 16. PROPOSED PASTURE 4 (1.4 ACRES)

- 17. PROPOSED HORSE PADDOCKS (65' x 95' | 4)
- 18. PROPOSED DRESSAGE RING (20m x 40m)
- 19. PROPOSED MANURE STORAGE
- 20. PROPOSED PARKING
- 21. FENCING
- 22. EXSITING TREES
- 23. PROPOSED SCREENING TREES
- 24. NEIGHBORING PROPERTY
- 25. PROPOSED 6' RIDING TRAIL

- 26. PROPOSED LAWN
- 27. PROPOSED FIELD/HAY (10 ACRES TOTAL)
- 28. PROPOSED PERGOLA
- 29. PROPOSED CULVERT
- 30. PROPOSED DOCK AND FIREPIT AREA
- 31. ENTRY MONUMNET/ADDRESS MARKER
- 32. PROPOSED 4' WALKING PATH
- 33. PROPOSED MEADOW



**EXISTING LEGAL DESCRIPTION:**

That part of the south half of the northeast quarter and that part of the south half of the north half of the northeast quarter, all in Section 8, Township 28 North, Range 20 West, Washington County, Minnesota described as follows:

Commencing at the east quarter corner of said Section 8, thence South 88 degrees 24 minutes 29 seconds West (bearing assumed) along the south line of said northeast quarter 729.76 feet; thence North 01 degrees 33 minutes 59 seconds West parallel with the east line of said northeast quarter 682.00 feet; thence South 88 degrees 24 minutes 29 seconds West parallel with the south line of said northeast quarter 217.02 feet to the point of beginning of the property to be described; thence continuing parallel with the south line of said northeast quarter 120.48 feet; thence South 01 degrees 23 minutes 39 seconds East 602.00 feet to a point on the north line of said northeast quarter; thence westerly along said north line to the southeast corner of the west 320.00 feet of said northeast quarter; thence northerly, parallel with the west line of said northeast quarter, to the north line of the south 772.00 feet of said northeast quarter; thence westerly, parallel with the south line of said northeast quarter, to the west line of said northeast quarter; thence northerly along the west line of said northeast quarter to the northwest corner of the south half of the north half of said northeast quarter; thence northerly along the north line of the south half of the north half of said northeast quarter to the intersection with a line which passes through the point of beginning and has a bearing of South 01 degrees 23 minutes 39 seconds East and is parallel with the east line of said northeast quarter; thence South 01 degrees 23 minutes 39 seconds East to the point of beginning.

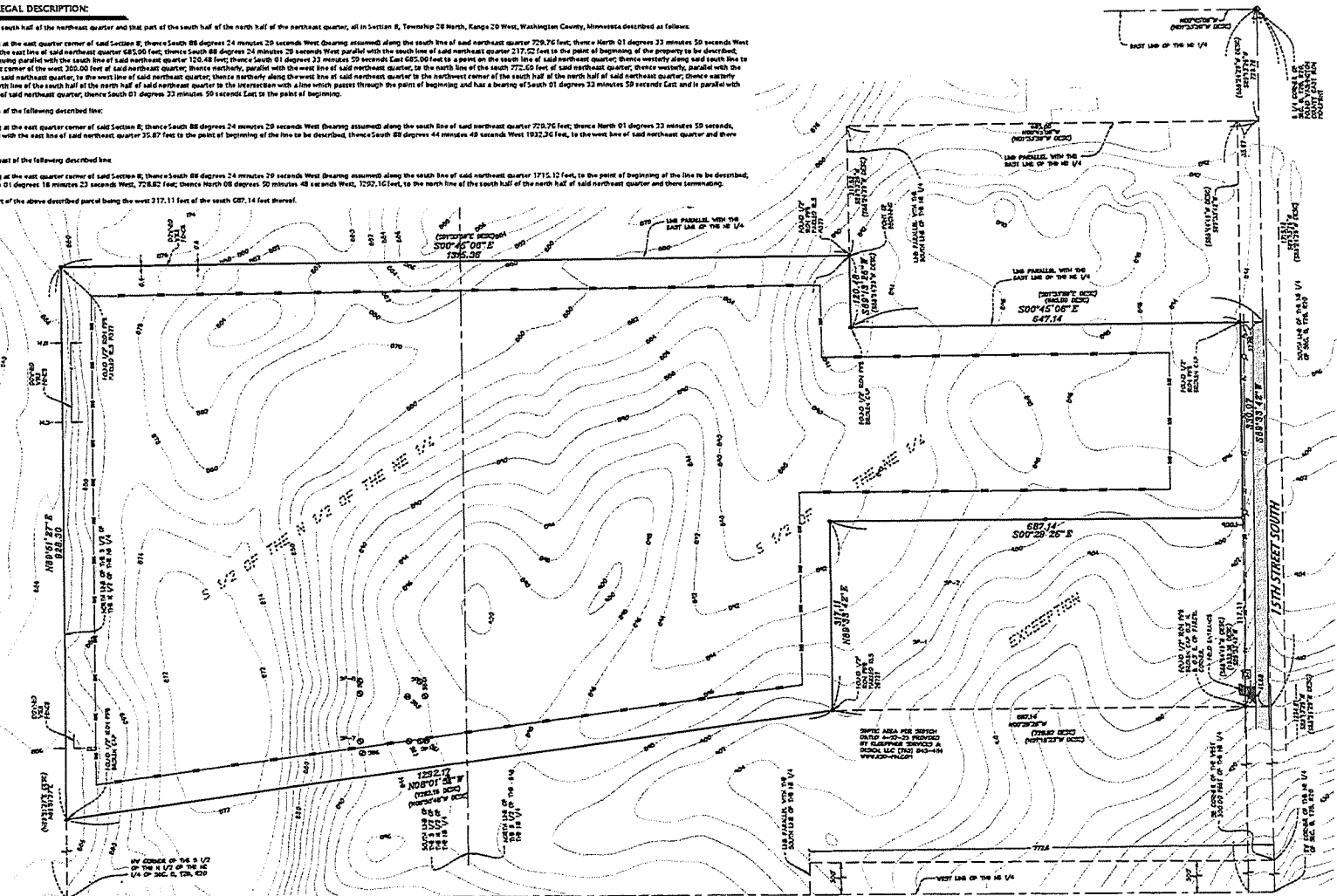
which lies north of the following described line:

Commencing at the east quarter corner of said Section 8, thence South 88 degrees 24 minutes 29 seconds West (bearing assumed) along the south line of said northeast quarter 729.76 feet; thence North 01 degrees 33 minutes 59 seconds West parallel with the east line of said northeast quarter 35.87 feet to the point of beginning of the line to be described; thence South 88 degrees 44 minutes 49 seconds West 1932.36 feet, to the west line of said northeast quarter and there terminating.

and which lies east of the following described line:

Commencing at the east quarter corner of said Section 8, thence South 88 degrees 24 minutes 29 seconds West (bearing assumed) along the south line of said northeast quarter 1715.12 feet, to the point of beginning of the line to be described; thence North 01 degrees 18 minutes 23 seconds East 728.87 feet; thence North 08 degrees 30 minutes 48 seconds West, 1092.10 feet, to the north line of the south half of the north half of said northeast quarter and there terminating.

EXCEPT that part of the above described parcel being the west 317.11 feet of the south 687.14 feet thereof.



**SWANSON FARM**

**CONTACT:**  
 Bob Appert  
 Redstone Builders - Co-Owner  
 3437 Denmark Avenue - Suite  
 440 Egan, MN 55123  
 Cell - 612-490-5963  
 Office - 651-454-4297  
 www.redstonebuilders.net

**COUNTY/CITY:**  
 WASHINGTON COUNTY  
 CITY OF AFTON

**REVISIONS:**  
 DATE REVISION  
 11-25-25 SITE PLAN

**CERTIFICATION:**  
 I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor in the State of Minnesota.  
 [Signature]  
 David E. Williams, Professional Engineer, 25118  
 Exp. 11-25-25

**PROJECT LOCATION:**  
 13750  
 15TH STREET S.  
 PID#0802820130009

Sheet #200  
 1878 Northwestern Ave.  
 Stillwater, MN 55082  
 Phone 651.275.8800  
 dms@cornerstone-land.com

**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME: 22143350  
 PROJECT NO: SURV223350

**SITE/GRADING PLAN**  
 SHEET 1 OF 4 SHEETS

**AREA:**  
 TOTAL PARTS: 1,112.77 SQ. FT. / 30.13 ACRES



**EASEMENT NOTES:**

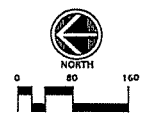
- The following survey related easements are as shown on the SW City Section 8, 40 acres for First American Title Insurance Company title Commitment No. 250042, dated January 23, 2025.
- Rights of the public and others entitled to the use of that portion of the land lying within the bounds of 15th Street South, over the Southern portion of the Land, as shown by available maps, (15TH STREET SHOWN ON SURVEY)
- Terms and conditions contained in City of Afton Resolution No. 1996-46, creating a minor subdivision, dated 01/27/1997, per Decree No. 31807E, 92243D, 92243J, (NOT SHOWN ON SURVEY)
- Terms and conditions contained in City of Afton Resolution No. 2001-27, granting a minor subdivision, dated 10/23/2001, per Decree No. 319004B, (NOT SHOWN ON SURVEY)

**LEGEND**

- FOUND CALL IRON MONUMENT
- FOUND MONUMENT UNKNOWN
- NOT SHOWN THE MONUMENT WITH BEARING AND DISTANCE
- LAND EVIDENCE
- ELECTRIC METER
- ELECTRIC TRANSFORMER
- UTILITY
- POWER POLE
- LAN METER
- TELEPHONE PEG POINT
- UTILITY ELEVATION
- WATER WELL
- MAN HOLE
- CONCRETE SURFACE
- GRAVEL SURFACE
- UNDERGROUND TELEPHONE
- OVERHEAD WIRE
- UNDERGROUND GAS
- DRIVE

**SURVEY NOTES:**

- BEARINGS ARE BASED ON COORDINATES SUPPLIED BY THE WASHINGTON COUNTY SURVEYING OFFICE.
- UNDERGROUND UTILITIES NOT SHOWN. CONTOURS SHOWN PER AMTDPO WEBSITE, 2012 DNR LIDAR GENERATED CONTOURS, NOT FIELD VISIBLE.
- FOR THE PURPOSE OF THIS SURVEY THE RIGHT OF WAY LINE FOR 15TH STREET SOUTH HAS BEEN SHOWN TO SET THE SOUTHERLY LINE OF THE PARCEL SURVEYED. NO DOCUMENT WAS PROVIDED TO SHOW THAT THIS STRIP BETWEEN THE SOUTHERLY PARCEL AND THE EAST-WEST QUARTER WAS PROVIDED. THE ACTUAL WIDTH OF THE RIGHT OF WAY MAY DIFFER ON-LINE. THE RIGHT OF WAY SHOWN IS FOR REFERENCE PURPOSES ONLY.



**PROPOSED IMPROVEMENT AREAS:**

HOUSE AREA IMPROVEMENTS:  
 HOUSE - 2056  
 PATIO - 241  
 FRONT SIDEWALK - 22  
 GARAGE - 744  
 DRIVEWAY BY HOUSE - 4,811  
 TOTAL = 8,114

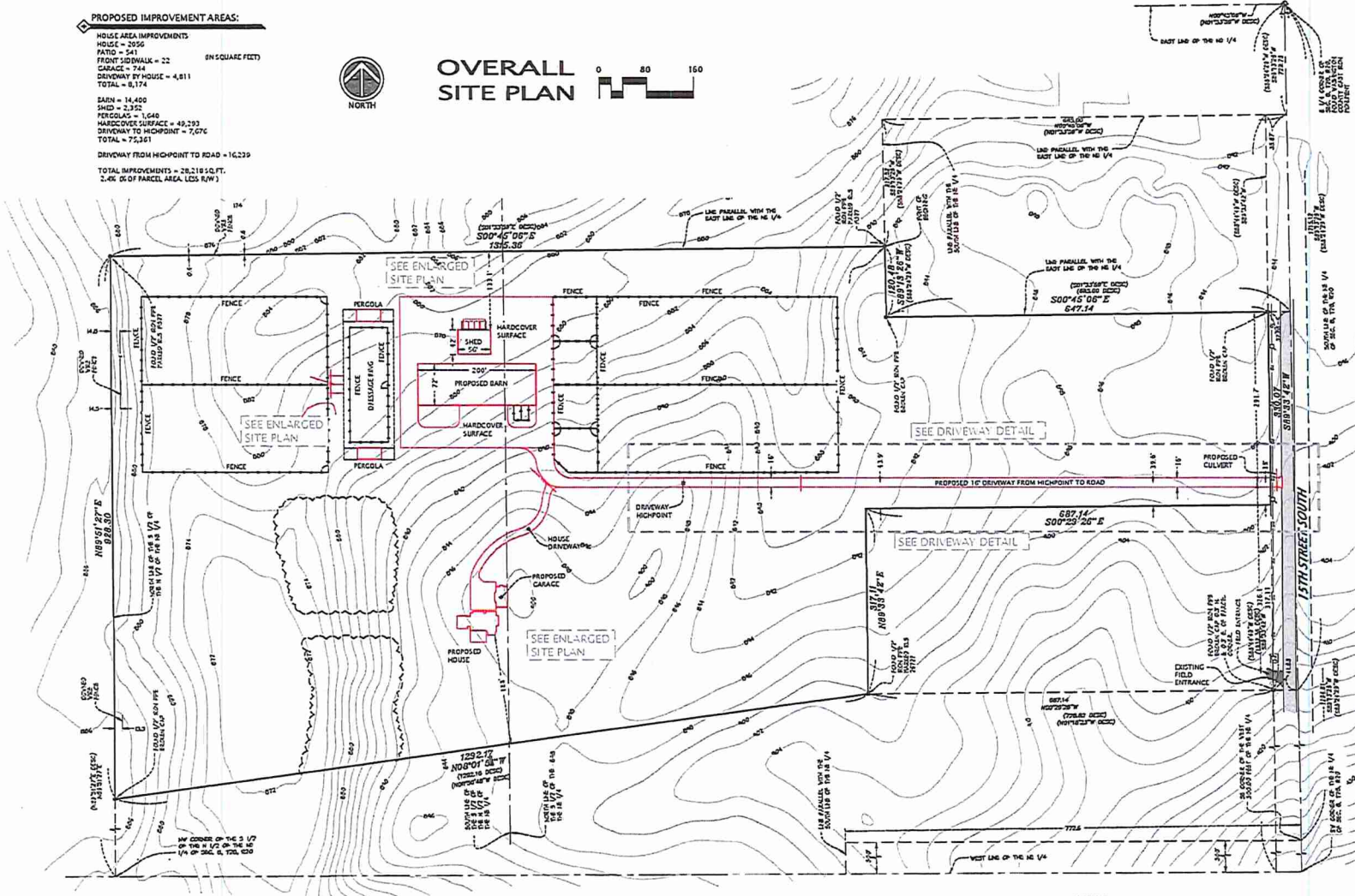
SHED = 14,450  
 SHED - 2,352  
 PERGOLAS = 1,646  
 HARDCOVER SURFACE = 49,293  
 DRIVEWAY TO HIGHPOINT = 7,676  
 TOTAL = 75,811

DRIVEWAY FROM HIGHPOINT TO ROAD = 16,239

TOTAL IMPROVEMENTS = 28,219 SQ. FT.  
 2.46 % OF PARCEL AREA (LDS R/W)



**OVERALL SITE PLAN**



**SWANSON FARM**

**CONTACT:**  
 Bob Appert  
 Redstone Builders - Co-Owner  
 3422 Denmark Avenue - Suite  
 440 Eagan, MN 55123  
 Cell - 612-490-5963  
 Office - 651-454-4297  
 www.redstonebuilders.net

**COUNTY/CITY:**  
 WASHINGTON COUNTY  
 CITY OF AFTON

**REVISIONS:**

| DATE     | REVISION        |
|----------|-----------------|
| 11-25-25 | DRIVEWAY PERMIT |
| 11-25-25 | SITE PLAN       |
| 12-25    | REVISED         |

**CERTIFICATION:**  
 I hereby certify that this plan was prepared by me, or under my direct supervision, and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota.  
 [Signature]  
 State of Minnesota Registration Number: 23718  
 Exp. 11-25-25

**PROJECT LOCATION:**  
**13750**  
 15TH STREET S.  
 PID#0802820130009

Sheet #200  
 1970 Northwestern Ave.  
 Stillwater, MN 55082  
 Phone 651.272.8909  
 dan@csurvey.net

**CORNERSTONE LAND SURVEYING, INC.**

FILE NAME: 221433.DD  
 PROJECT NO: SURV2233.DD

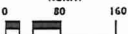
**OVERALL SITE PLAN**  
 SHEET 2 OF 4 SHEETS



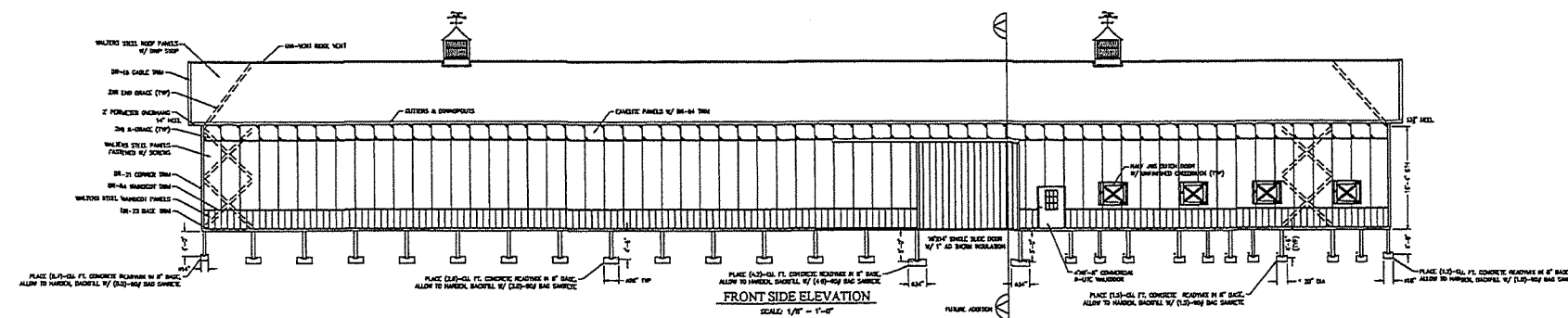
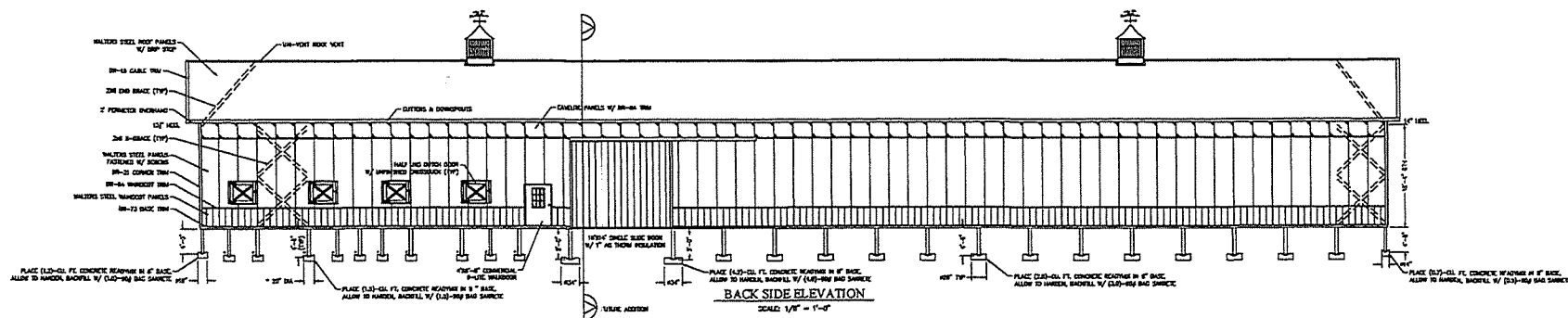
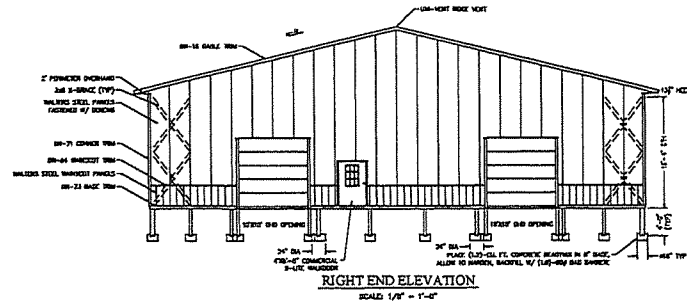
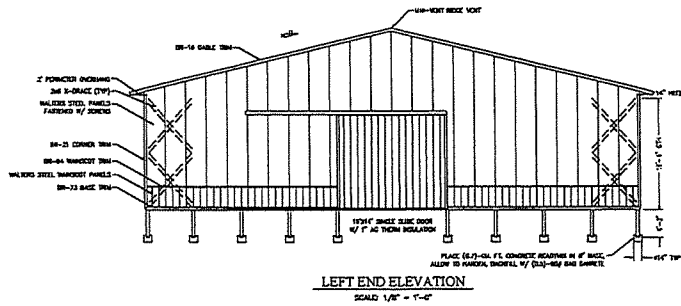
SEE SURVEY BY CORNERSTONE LAND SURVEYING DATED 11-25-25 FOR BOUNDARY AND LEGAL DESCRIPTION INFORMATION

**LEGEND**

- ◆ FOUND CAST IRON MONUMENT
- FOUND MONUMENT (NO HEIGHT)
- 1/2" HIGH PEG MARKED WITH SURVEYING PIN 25718
- CABLE TV PEGS/PA
- ELECTRIC METER
- ELECTRIC TRANSDUCER
- COTURNIX
- FIBER OPTIC
- GAS METER
- TELEPHONE PEGS/PA
- SURETIE CEMENT
- MAIL WELL
- MAIL BOX
- BUILDING LINE
- BITUMINOUS SURFACE
- CONCRETE SURFACE
- 4"
- 8"
- 12"
- OVERPAVED AT 15°F
- UNDERGROUND ESTIMATED
- UNDETERMINED
- FENCE







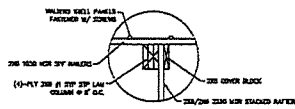
Owner: DOUG & SUE ROWEN  
 Project: HUDSSON, WI  
 Dealer/Salesman: CURT MIERS

Drawn By: AAS  
 Date: 6/26/14  
 Revised By:  
 Revised Date:

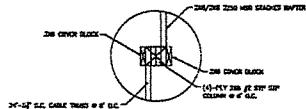
Walters Buildings  
 1000 W. 10th St.  
 P.O. Box 388 4600 Algona, IA  
 Algona, IA 52007  
 WWW.WALTERSBUILDINGS.COM



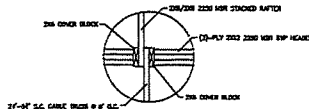
Job No: 98-0795  
 Checked By:  
 Approved By:  
 Sheet No: OF 5



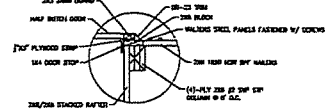
**DETAIL A**  
SCALE: 3/4" = 1'-0"



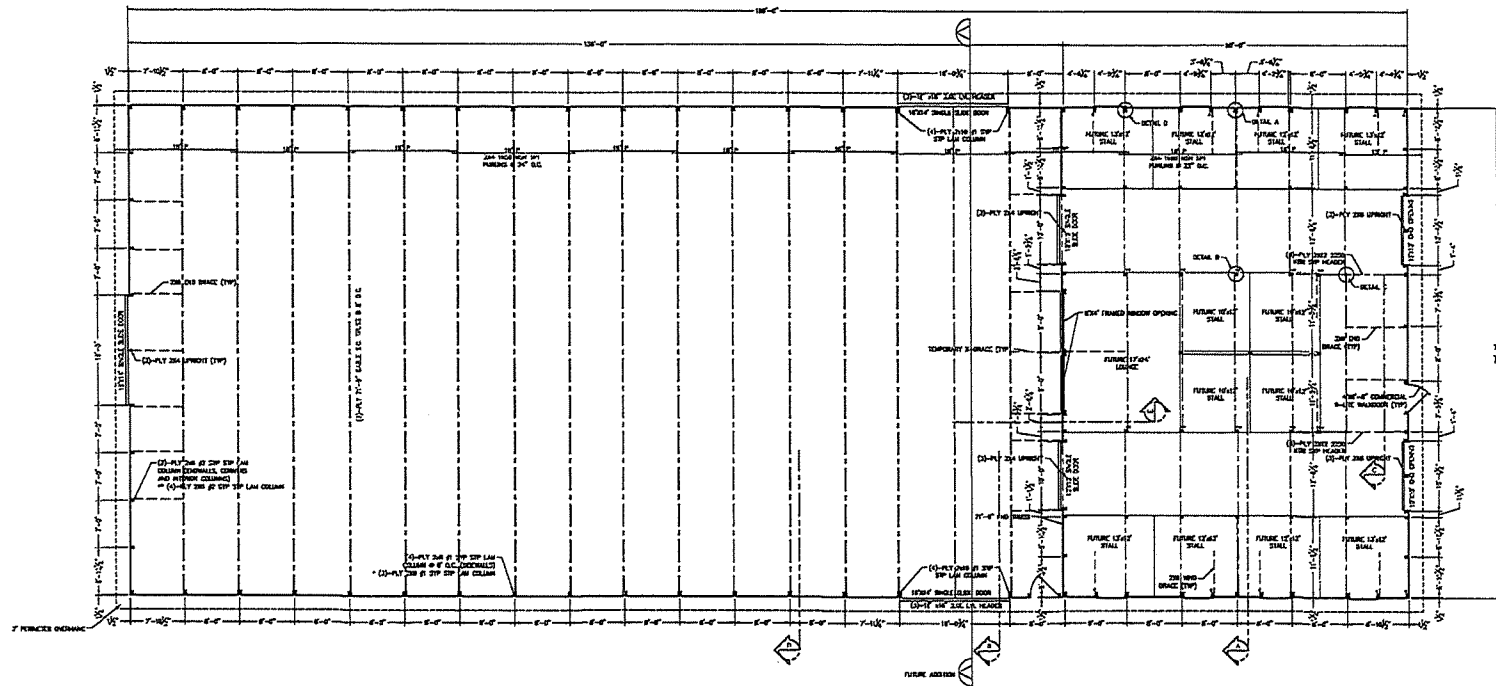
**DETAIL B**  
SCALE: 3/4" = 1'-0"



**DETAIL C**  
SCALE: 3/4" = 1'-0"



**DETAIL D**  
SCALE: 3/4" = 1'-0"



**FRAMING PLAN**  
SCALE: 1/8" = 1'-0"

Owner: DOUG & SUE ROWEN  
Project: HUDSON, WI  
Location: HUDSON, WI  
Dealer/Salesman: CURT MIERS

Drawn By: AAS  
Date: 6/14/26  
Revised By:  
Revised Date:

**Walters Buildings**  
P.O. Box 388, 6500 N. Highway 16  
Alton, IL 62424  
1-800-333-1700  
WWW.WALTERSBUILDINGS.COM



Job No: 98-0796  
Checked By:  
Approved By:  
Sheet No: 2 OF 5



DEPARTMENT OF PUBLIC HEALTH AND ENVIRONMENT

14949 62nd Street North P.O. Box 6

Stillwater, MN 55082-0006

Office: 651-430-6655 TTY: 651-430-6246 Fax: 651-430-6730

Community City Of Afton

Permit Number 2025-3551

Owner Moris James J

Owner Address 13854 15th St S , Afton Mn 55001

Applicant Alex Pepin

PERMISSION IS HEREBY GRANTED

To execute the work specified in this permit on the following identified property upon express condition that said persons and their agents, and employees shall conform in all respects to the provisions of Ordinance #206, Washington county Development Code, Chapter Four, Subsurface Sewage Treatment System Regulations. This permit may be revoked at any time upon violation of any of the provisions of said ordinance.

Project Address \_\_\_\_\_

Geo Code 0802820130008

Designer Ten Thirty Environmental Solutions, SBC

Type of System: New Installation Mound

**Design Criteria**

Depth to Restriction: 28 Inches

Land Slope 3.34 %

Flow Rate: 750.00 GPD

**Mound Sizing**

Rock Bed Width: 10.00 Feet

Rock bed Length: 75.00 Feet

Absorption Width: 29.00 Feet

Depth of Clean Sand: 1.00 Feet

Downslope Dike Width: 23.00 Feet

**Pressure Distribution**

Number of Laterals: 3

Perforation Spacing: 3.0 Feet

Perforation Diameter: 3/16 Inch

Lateral Diameter: 1-1/2 Inches

Total Dynamic Head: 19 Feet

11/21/25, 11:14 AM

Issued Permit

**Tank Sizes**

Tank 1: 1500 Gallons

Tank 2: 1500 Gallons

Tank 3: 1500 Gallons

Pump Tank 1: 1500 Gallons

Pump Tank 2: 1000 Gallons

Upslope Dike: 10.10 Feet

Length of Dike: 100.30 Feet

Pump 1: 32 GPM

Pump 2: 20 GPM

**Authorized Work/Special Conditions**

The granting of this permit does not alleviate the applicant from obtaining any other Federal, State, or local permits required by law for this project.

\*\*

\*\*Two 1,500 gallons tanks from the house to a 1,500 gallon pump tank\*\*

\*\*One 1,500 gallon tank from the barn to a 1,000 gallon pump tank. Barn pump tank delivers to first house septic tank\*\*

\*\*System designed with additional flow from employees using barn bathroom\*\* Back-up area for second future on-site system must be protected from all traffic., Building sewer can be no closer than 20 feet from well and must be pressure tested Schedule 40 within 50 feet., Call at least 24 hours before the time you need an inspection., Effluent Filter & Alarm Required on outlet of last tank in series, Establish a vegetative cover over the soil treatment area within 30 days of the installation. Protect the soil treatment area from erosion until the vegetative cover is established., Install a meter to monitor wastewater flow., Installer must verify head and elevation so the proper pump size is used., Install individual sewage treatment system as per approved design in area tested and shown on the site plan., Install only when soil is below the plastic limit (dry soil conditions)., Insulate tank lids to a value of R-10 if tanks are 2 feet or less from the surface., Pressurized laterals can be no further apart than 36 inches and require accessible cleanouts at the end of each lateral., Rope off and protect tested area from all vehicle traffic., System must be operated in accordance with the attached Management Plan., This system must be installed by a certified/licensed sewage treatment system installer holding a current license with the Minnesota Pollution Control Agency. Use of tanks registered with the Minnesota Pollution Control Agency required.

**All permitted SSTS work must include an inspection and scheduled 24 hours in advance by calling 651-430-6655. Required Inspections: Final, Rough-Up, Soil Treatment Area, Tank Inspection**

Permit Issuance Date: 11/21/2025

Permit Expiration Date: 11/21/2026

6ecf2b7a9cf6b9a7cff76185f9a8216f

c3359abb58a999afd83f2ce1c3b62b1d

Joe Sanders 11/21/2025 - Issued

Parcel Search: December 15, 2025 at 11:39 a.m. by SURVPUB  
500 feet surrounding 0802820130009. 12 parcels, 11 labels.

0802820110001  
0802820120002  
0802820120003  
0802820130003  
0802820130007  
0802820130009  
0802820140001  
0802820140002  
0802820140003  
0802820410002  
0802820410005  
0802820420001



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**Washington County**  
 PUBLIC WORKS DEPARTMENT  
 SURVEY DIVISION  
 11683 Myron Road North  
 Stillwater, Minnesota 55082  
 (651) 436-4350  
 PublicWorks@washcountymn.gov  
 www.washingtoncountymn.gov/545/Survey

**LEGEND**

- DNR PROTECTED WATERS
- - - - - DNR PROTECTED WETLAND
- · - · - DNR PROTECTED WATERCOURSE
- - - - - MUNICIPAL BOUNDARY
- - - - - PARK BOUNDARY

N  
  
 SCALE: 1 inch = 540 feet

SECTION TOWNSHIP-RANGE INDEX

|        |        |        |
|--------|--------|--------|
| 000200 | 000200 | 000200 |
| 070200 | 000200 | 000200 |
| 100200 | 170200 | 160200 |



SECTION VICINITY MAP

|    |    |    |    |
|----|----|----|----|
| 22 | 21 | 20 | 19 |
| NW | +  | NE |    |
| 23 | 24 | 23 | 24 |
| +  | +  | +  | +  |
| 22 | 31 | 42 | 41 |
| SW | +  | SE |    |
| 23 | 34 | 43 | 42 |

PROPERTY IDENTIFICATION (BASED ON PARCEL (SECTION))

| SECTION | TOWNSHIP | RANGE | COUNTY | SPECIFIC IDENTIFICATION |
|---------|----------|-------|--------|-------------------------|
| 22      | 22       | 02    | 02     | 000000                  |
| 23      | 22       | 02    | 02     | 000000                  |

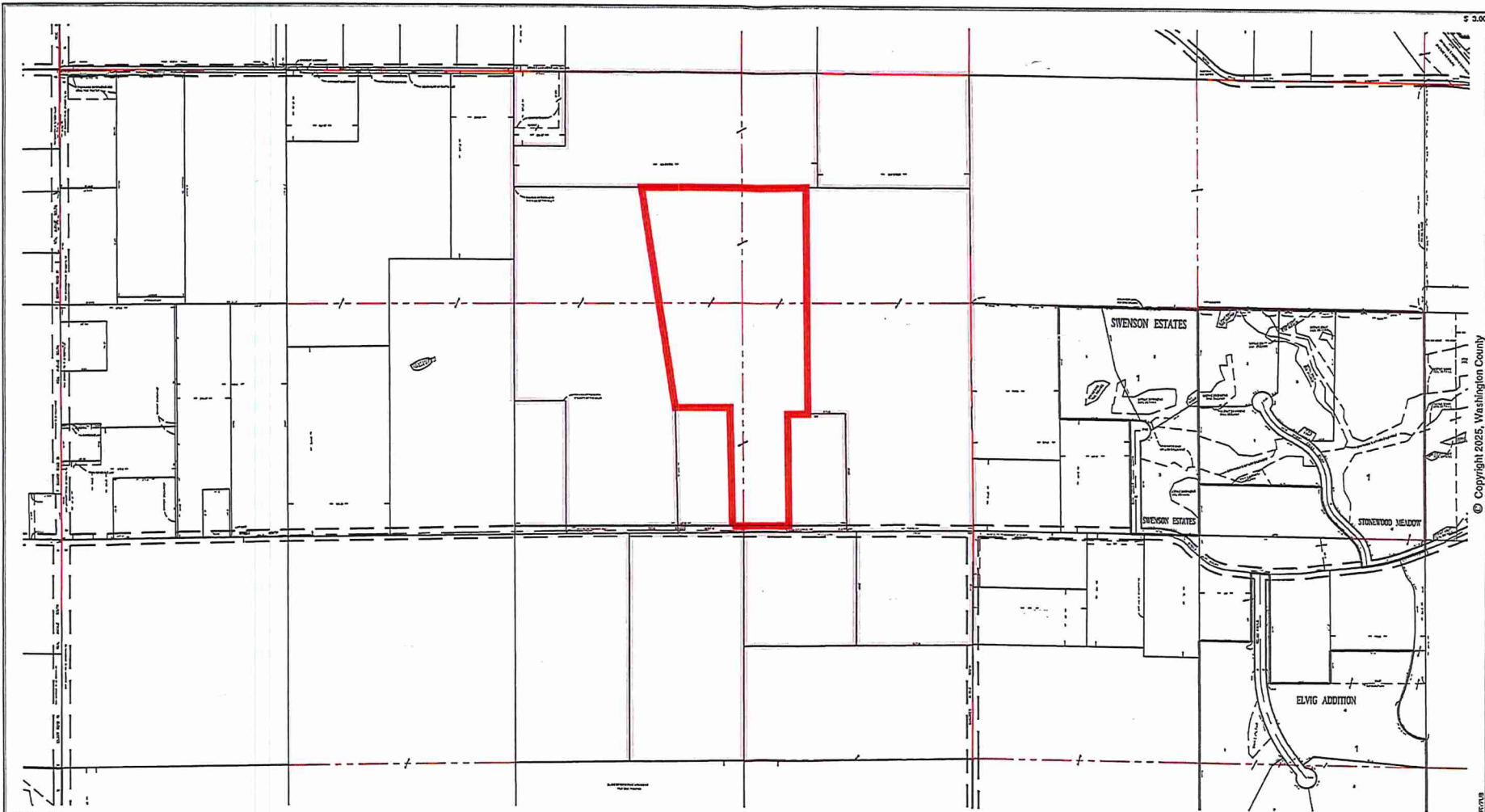
[0000] = NOT FROM SURVEY PROPERTY  
 [0000] = SURVEY GROUND WATER

THIS DRAWING IS THE RESULT OF A COMPILED AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES. PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.

MAP LAST UPDATED: September 16, 2025

NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE

DATE OF CONTOURS: November, 2011    DATE OF PHOTOGRAPHY: April, 2025



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**Washington County**  
 PUBLIC WORKS DEPARTMENT  
 SURVEY DIVISION  
 11650 Myerson Road North  
 Othello, Minnesota 55052  
 (857) 420-4200  
 PublicWorks@washingtancountymn.gov  
 www.washingtancountymn.gov/548/County

- LEGEND**
- DNR PROTECTED WATERS
  - DNR PROTECTED WETLAND
  - DNR PROTECTED WATERCOURSE
  - MUNICIPAL BOUNDARY
  - PARK BOUNDARY

N  
 SCALE: 1 inch = 540 feet

SECTION-TOWNSHIP-RANGE BLOCK

|        |        |        |
|--------|--------|--------|
| 220220 | 220230 | 220240 |
| 220250 | 220260 | 220270 |
| 220280 | 220290 | 220300 |



SECTION VICINITY MAP

|    |    |     |    |
|----|----|-----|----|
| 22 | 21 | 32  | 31 |
| NW | +  | N-E |    |
| 23 | 24 | 33  | 34 |
| +  | +  | +   | +  |
| 32 | 31 | 42  | 41 |
| SW | +  | S-E |    |
| 33 | 34 | 43  | 44 |

PROPERTY IDENTIFICATION TABLE (FORM 1) (SECTION)

| SECTION | TOWNSHIP | RANGE | QUARTER | SECTION | OWNER |
|---------|----------|-------|---------|---------|-------|
| 22      | 21       | 32    | 31      | 220220  |       |
| 22      | 21       | 32    | 32      | 220221  |       |
| 22      | 21       | 32    | 33      | 220222  |       |
| 22      | 21       | 32    | 34      | 220223  |       |
| 22      | 21       | 32    | 35      | 220224  |       |
| 22      | 21       | 32    | 36      | 220225  |       |
| 22      | 21       | 32    | 37      | 220226  |       |
| 22      | 21       | 32    | 38      | 220227  |       |
| 22      | 21       | 32    | 39      | 220228  |       |
| 22      | 21       | 32    | 40      | 220229  |       |
| 22      | 21       | 32    | 41      | 220230  |       |
| 22      | 21       | 32    | 42      | 220231  |       |
| 22      | 21       | 32    | 43      | 220232  |       |
| 22      | 21       | 32    | 44      | 220233  |       |

THIS DRAWING IS THE RESULT OF A COMPILATION AND REPRODUCTION OF LAND RECORDS AS THEY APPEAR IN VARIOUS WASHINGTON COUNTY OFFICES. WASHINGTON COUNTY IS NOT RESPONSIBLE FOR ANY INACCURACIES. PROPERTY LINES AS SHOWN ARE FOR REFERENCE PURPOSES AND MAY NOT REPRESENT ACTUAL LOCATIONS.

MAP LAST UPDATED: September 16, 2025  
 NO ADDITIONAL CHANGES HAVE BEEN REPORTED TO DATE  
 DATE OF CONTOURS: November, 2011 DATE OF PHOTOGRAPHY: None

Printed in the U.S.A. by the Washington County Survey Division

City of Afton  
3033 St. Croix Trl, P.O. Box 219  
Afton, MN 55001

# Planning Commission Memo

## Meeting: February 2, 2026

To: Chair Kopitzke and members of the Planning Commission

From: Ron Moorse, City Administrator

Date: January 28, 2026

Re: Draft Agriculture Conservation Development Ordinance

The Agriculture Preservation Committee met on Monday, January 12, 2026 to discuss and provide feedback regarding the Draft Agriculture Conservation Development (ACD) Ordinance. The following is a summary of the Committee's feedback.

### Summary of Agriculture Preservation Committee Feedback

- The committee was supportive of the ordinance and did not have any major concerns.
- Some farmers have indicated the ordinance could provide beneficial opportunities, but needs to allow flexibility in how it is used to optimize its benefits.
- It is necessary to determine types of Ag uses not desired as part of an ACD. The Committee discussed a number of types of Ag uses and whether they should be allowed on the Ag parcel that is created by an ACD subdivision. While there is a need to limit types of uses that could be detrimental to an agriculture conservation development, it is important that the limitations not be so prescriptive as to affect the general interest in and viability of the ACD as an option for the use of ag land.
  - Feedlot. A clear and more limited definition is needed if a feedlot is to be allowed. The current definition is not clear in terms of the size and scope of a feedlot.
    - Current Definition: The place of confined feeding of livestock or other animals for food, fur, pleasure or resale purposes in yards, lots, pens, buildings or other areas not normally used for pasture or crops and in which substantial amounts of manure or related other wastes may originate by reason of the feeding of animals.
  - The number and size of agricultural buildings allowed on the Ag parcel need to be limited; for example, not to exceed 10% of the area of the Ag parcel.
  - Any agricultural buildings need to be directly accessory to the Ag uses on the Ag parcel. They cannot be accessory only to Ag uses on other parcels.
  - While a tree nursery for growing trees for sale should be allowed, planting a forest for lease to hunters or for future harvesting and sale of timber should not be allowed.
  - A riding stable should not be allowed, because it requires a large building that could be an obstacle to the viability of other Ag uses if the riding stable use was discontinued.
  - Ag tourism, such as commercial wedding venues and other commercial uses that generate substantial traffic and noise, is not currently allowed.

### Third Party Holder of the Agriculture Conservation Easement

The Minnesota Land Trust is currently undertaking an in-depth review of the draft Agriculture Conservation Development ordinance and the draft Agriculture Conservation Easement agreement, as a key step in determining whether the Land Trust would hold the Agriculture Conservation Easements. This review could result in requests for revisions to the Ag Conservation Development Ordinance and/or the Ag Conservation

Easement document. This process could take several months, after which the Land Trust will make a determination regarding the holding of the Ag Conservation Easements.

**Planning Commission Feedback Requested**

**Provide additional feedback regarding the Agriculture Conservation Development Ordinance.**

## CHAPTER 167: AGRICULTURAL CONSERVATION DEVELOPMENTS

### Sec. 167.01. General provisions.

An Agricultural Conservation Development (ACD) is a tract of land that is developed in a way that allows single-family residential development while preserving at least 50% of the tract for agricultural use. An ACD may be allowed in the AG zoning district to preserve agricultural use.

### Sec. 167.02. Purpose.

The purposes of this article are:

- A. To preserve and promote Afton's agricultural legacy
- B. To preserve land for long-term continued agricultural use. An agricultural use is any use listed in the definition of Agriculture, Rural in Section 153.005 Definitions of the Zoning Code.
- C. To provide new financial options for property owners in the City of Afton who are currently using large tracts of land for agricultural use, but do not want to continue to be involved in agriculture.
- D. To encourage more creative and efficient development of land currently used for agriculture than is allowed under existing zoning requirements, while promoting continued agricultural use and meeting the standards and purposes of the city's comprehensive plan.
- E. To preserve land for agricultural uses while also preserving open space, wildlife habitat and corridors and natural resources.
- F. To preserve for agricultural uses a minimum of fifty (50) percent of property currently used for agriculture while allowing residential development on the remaining portion of the property based on the number of lots currently allowed on the entire property.
- G. To preserve land for agricultural use through an agriculture conservation easement which would allow conversion of the easement area to undeveloped open space if future agricultural use is not economically viable or compatible with surrounding land use.
- H. To provide opportunities for new and immigrant farmers.

### Sec. 167.03. Permitted uses.

The permitted uses are:

- A. Those uses that are permitted in the underlying zoning district;
- B. Subdivisions in the underlying zoning district that also preserve a minimum of fifty (50) percent of land for agricultural use and that may require construction of a new public street.

### Sec. 167.04. General standards for approval.

- A. A Conditional Use Permit shall be required for all agricultural conservation developments. The City may approve the agricultural conservation development only if it finds that the development satisfies all of the following standards:
  - 1. The development area is a minimum of eighty (80) contiguous acres, although if an area of 80 acres includes one or two existing small lots, the area may be reduced by the area of the existing lots if the proposed agricultural use area is a minimum of 40 acres.
  - 2. The development is consistent with the City's comprehensive plan.
  - 3. The development includes an agricultural use area that is a minimum of fifty (50) percent of the development area or a minimum of 40 acres, whichever is greater.
  - 4. The location and design of both the agricultural use area and the residential development area promote long-term, economically viable agricultural use, contiguous open space and efficient use of public utilities and streets both within the residential development area and on adjacent land.
  - 5. The agricultural use area and any non-cultivated natural area shall be included in a permanent agricultural conservation easement (Easement) that includes provisions for conversion of the agricultural use area to natural open space in the future if it is mutually determined by the property owner, the City and the third party holder of the agriculture conservation easement that the agriculture use area is no longer economically viable for agricultural use and is not compatible with adjacent land uses.
  - 6. The agricultural use area and any non-cultivated natural area included in the Easement shall be designated as an outlot on the final plat.
  - 7. The subdivision plat may include a cul de sac in the residential development portion of the ACD.
  - 8. No final plat approval shall occur until a Developer's Agreement and an agricultural conservation easement between the developer, the City of Afton and an appropriate third party such as the Minnesota Land Trust or Washington County has been executed by all parties.
- B. The development area is a minimum of eighty (80) contiguous acres, except as allowed in A.1 above, and all of the following conditions exist:
  - 1. The proposal preserves a minimum of fifty (50) percent of the land currently used for agriculture through an agricultural conservation easement.
  - 2. The proposal would preserve the agricultural use of property in a way that facilitates the use of the land for economically viable agricultural uses over the long term.
  - 3. The proposal would ensure the concentration of farmland into workable or usable areas to enable economically viable agricultural uses over the long term.
  - 4. At least fifty (50) percent of the total tract is preserved as a long term agricultural use area.

**Sec. 167.05. Density, frontage on a public street and length of cul-de-sac requirements.**

- A. The allowed residential density of a proposed ACD shall be based on one additional lot per quarter-quarter section (4 lots vs 3 lots).
- B. For any quarter-quarter section where all or a portion of an ACD is proposed, four lots versus three lots shall be allowed for the purposes of calculating density to prevent the ACD from reducing the ability of other property owners located within the same quarter-quarter section to develop their property

**Sec. 167.06. Coordination with subdivision regulations.**

- A. It is the intent of this article that subdivision review under Chapter 160 be carried out simultaneously with the review of an ACD under this article.
- B. The plans required under this article must be submitted in a form that will satisfy the requirements of Chapter 160 for the preliminary and final plats.

**Sec. 167.07. General development plan.**

- A. An applicant shall make an application for a Conditional Use Permit following the procedural steps as set forth in Section 153.027.
- B. In addition to the criteria and standards set forth in Sec. 153.027 of this article for the granting of Conditional Use Permits, the following additional findings shall be made and the following condition shall be met before the approval of the outlined development plan:
  - 1. The proposed ACD is in conformance with the comprehensive plan.
  - 2. The proposal preserves a minimum of fifty (50) percent of the land for agricultural use through an agricultural conservation easement.
  - 3. The proposal would promote long-term, economically viable agricultural use, contiguous open space and efficient use of public utilities and streets both within the residential development area and on adjacent land.
  - 4. An Environmental Assessment Worksheet (EAW) shall be submitted and the required EAW review process shall be completed.
- C. The following exhibits shall be submitted to the city administrator or zoning administrator by the proposed developer as a part of the application for a Conditional Use Permit:
  - 1. An explanation of the character of the proposed ACD and the manner in which it has been planned to take advantage of the ACD regulations.
  - 2. A statement documenting present ownership of all the land included within the proposed ACD and a list of property owners within five hundred (500) feet of the outer boundaries of the proposed ACD property.
  - 3. A general indication of the expected schedule of development, including progressive phasing and time schedule.
  - 4. A survey or map providing the legal description of the property, including approximate total acreage and also indicating existing property boundaries and dimensions, ownership of all parcels, previous platting, existing easements, street rights-of-way, utilities, buildings, proposed uses for the property, and existing uses of adjacent land five hundred (500) feet beyond the property proposed for development.
  - 5. A natural features map or maps of the proposed ACD and area five hundred (500) feet beyond depicting contour lines at no more than two-foot intervals, drainage patterns, wetlands, vegetation, and soil and subsoil conditions.
  - 6. An Environmental Assessment Worksheet.
  - 7. A map indicating proposed land uses including housing units and types, vehicular and pedestrian circulation, agricultural uses and open space uses.
  - 8. Full description as to how all necessary governmental services will be provided to the ACD.
  - 9. An engineering report presenting results of percolation tests and soil analysis of the site.
  - 10. Any additional information requested by the City Administrator, Planning Commission and City Council that might be required for clarification of the proposed project.
  - 11. Two copies of all required information, as well as an electronic copy, shall be submitted.
- D. The applicant shall also submit a preliminary plat and all the necessary documentation as required under Chapter 12 for all or that portion of the project to be platted. For purposes of administrative simplification, the public hearings required for the Conditional Use Permit and preliminary plat

may be combined into one (1) hearing or may be held concurrently.

**Sec. 167.08. Final development plan.**

- A. Within ninety (90) days following the approval of the general development plan with recommended modifications, if any, and the preliminary plat, the applicant shall file with the City Administrator a final development plan containing in final form the information required in the general development plan plus any changes recommended by the Planning Commission and the City Council as a result of the public hearing. The applicant shall also submit a final plat for that entire portion to be platted.
- B. The City Administrator shall submit the final development plan and the final plat to the Planning Commission for review.
- C. The final development plan and the final plat shall conform to the general development plan and preliminary plat plus any recommended changes by the Planning Commission or City Council to the general development plan and preliminary plat.
- D. The City Council shall review the final development plan and final plat. If the final development plan is approved by the City Council, the City Administrator shall issue a Conditional Use Permit to the applicant.
- E. The applicant(s) shall grant a permanent agricultural conservation easement (Easement) to the City of Afton and the Minnesota Land Trust, Washington County or other independent third party qualified to hold an Easement and approved by the City of Afton, which restricts the uses and extinguishes all development rights within the area included in the Easement (Protected Property) within the ACD.
  1. The Easement shall include the following elements:
    - a. Identification of the agricultural qualities of the Protected Property that are to be protected as “agricultural values;”
    - b. Purpose of the Easement
    - c. Specific restrictions on the use of the Protected Property
    - d. References a separate agricultural management plan (Management Plan) that describes how the agricultural land within the Protected Property will be managed and maintained and how non-cultivated land will be converted to agricultural use or managed to protect and improve natural resources.
    - e. Retained rights of the property owner.
    - f. Conversion provisions if, in the future, it is determined by mutual agreement of all parties that agricultural use of the Protected Property is no longer economically viable for agricultural use or compatible with adjacent land uses; and there is a mutual development of a natural resource management plan for the agricultural use area that is to be converted to non-agricultural use
- F. The holder of the Easement (independent third party approved by the City of Afton) shall review and approve the Homeowners Association (HOA) covenants as they relate to the residential development portion of the ACD and shall provide a written statement that they will agree to the terms of the Easement and the HOA prior to final ACD approval.

**Sec. 167.09. Ownership, conveyance and maintenance of the Protected Property.**

- A. All land shown on the final development plan as Protected Property may continue to be owned and operated by the owner of the property at the time the ACD is approved, or ownership may be conveyed to a single person, corporation, a HOA created for the ACD, or other entity approved by

the City of Afton for the use and management of the Protected Property. The Protected Property, if conveyed is subject to the Easement, Management Plan and any covenants included in the final development plan approved by the City Council.

- B. If a HOA or similar organization is created, it shall be provided in an indenture establishing an association or similar organization for the maintenance of the planned development.
- C. If a homeowners association is created, the applicant shall submit plans at the time of final plan of development and documents which explain:
  - 1. Ownership and membership requirements.
  - 2. Articles of incorporation and bylaws.
  - 3. Time at which the developer turns the association over to the homeowners.
  - 4. Specific listing of items owned in common including such items as roads, recreation facilities, parking, common open space, Protected Property and utilities.

**Sec. 167.10. Standards for agricultural use area.**

No existing or proposed agricultural use area may be approved for inclusion in the Protected Property under the provisions of this article unless it meets the following standards:

- A. The location, shape, size, and character of the agricultural use area must be currently used or is suitable for agricultural use.
- B. The agricultural use area may be improved for continued agricultural use and to protect natural resources, including discontinuation of agricultural use and conversion to natural habitat; if it is mutually determined by the property owner, the City and any other signatory to the Easement that the agricultural use area is no longer economically viable for agricultural use and compatible with adjacent land use.

Agriculture -related accessory buildings, may be allowed within the agricultural use area with prior written approval of the City and co- holder of the Easement.

**Sec. 167.11. Agriculture Conservation Development Overlay District (ACDOD)**

The ACDOD is an overlay district that identifies and documents properties that could reasonably be eligible for an Agriculture Conservation Development. The Overlay District allows the City to proactively inventory, evaluate and catalogue all parcels that could reasonably utilize an ACD.

This Ordinance shall be in full force and effect from the date of the publication of this Ordinance.

ADOPTED BY THE CITY COUNCIL OF THE CITY OF AFTON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2026.

**SIGNED:**

\_\_\_\_\_  
Bill Palmquist, Mayor

**ATTEST:**

\_\_\_\_\_  
Ronald J. Moorse, City Administrator

## January 20, 2026 City Council Meeting Highlights

### *The Council:*

- Approved the Conditional Use Permit, Lot Combination, Vacation of Street Right-of-Way, and Preliminary Plat at 300 and 377 Maple Court.
- Denied the Variance and Minor Subdivision application at 3787 St Croix Tr S.
- Approved proceeding with changing the city's internet/website domain name to .gov format.
- Completed annual designations of the City Engineer, City Attorney, official newspaper, annual appointments, and other designations and appointments.
- The Council authorized planning to begin for the 2026 street maintenance and improvement projects, which will include cracksealing and microsurfacing to extend the life of the streets.
- The Council approved a recommendation from the Parks Committee that the Washington Conservation District develop a concept plan for a natural habitat park on the City's 40-acre Parcel at the East End of 45<sup>th</sup> Street
- The Lower St. Croix Valley Fire Department is initiating a program of annual fire inspections for commercial and industrial buildings and for residential rental buildings. The Council is supportive of a fire inspection program and is planning to meet in a work session with the Fire Chief to discuss the program.