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ISANTI COUNTY BOARD OF COMMISSIONERS
NOTICE OF AMENDMENT TO THE ISANTI COUNTY ZONING ORDINANCE

The Isanti County Board of Commissioners adopted the following amendments to the Isanti County Zoning Ordinance as it relates to short term rentals and bed and breakfasts.

The ordinance as amended will read as follows:

Section 4. Rules and Definitions

Subdivision 2. Definitions

Bed and Breakfast – A dwelling designed and used as a residence in which one or more bedrooms are rented to short term guests on a day – to – day basis and in which breakfast is served to these overnight guests.

Short Term Dwelling Rental – A single family dwelling that is rented out on a short term basis for a fee. A short term rental under this definition shall be a rental for any period of time less than thirty (30) consecutive days.

Section 6, Agriculture/Residential District, Subdivision 4. Interim Uses, #17. Short Term Rental

Section 7, Rural Service Center, Subdivision 4, Interim Uses, #3. Short Term Rental

Section 11. Shoreland District, Subdivision 2. - All Subdistricts, Subdivision 2 (SP), 4. Interim

Uses, #1. Short Term Rental; (R), 4. Interim Uses #1. Short Term Rental; (WC) 4. Interim

Uses, #1 Short Term Rental; (G) 4. Interim Uses #1 Short Term Rental

Section 12, Rum River Scenic District, Subdivision 6, Interim Uses, #1 Short Term Rental

Interim use permit

1. Short Term Rental

- a. Must meet structure setbacks within the Zoning District;
- b. Capacity not to exceed two people per bedroom plus two additional people;

- c. All occupancy must be in the dwelling used for the proposed use;
- d. An address sign must be visible from the access road with no other signage allowed;
- e. Will not create an increased demand upon existing services or amenities;
- f. Are screened or able to be screened adequately, or are sufficiently separated from adjacent development or land, to prevent undue negative impact to nearby properties;
- g. Will not have an appearance that is inconsistent or incompatible with the surrounding area;
- h. Will protect public and private property and the natural resources from damage resulting from storm-water runoff and erosion;
- i. No on-street parking will be allowed;
- j. Adequate onsite parking to accommodate number of occupants;
- k. Noise, fumes, dust, odors, vibration, or light generated as a result of the proposed use will at the property line, be below the volume, frequency, or intensity such that they do not unreasonably interfere with the enjoyment of life, quiet, comfort, or outdoor recreation of an individual of ordinary sensitivity and habits in amounts not inconsistent with Minnesota Statutes. This standard shall not apply to incidental traffic parking, loading, and construction, farming, or maintenance operations;
- l. Must obtain and maintain all applicable local, state and federal licenses/permits; and shall otherwise comply with all applicable local, state, and federal statutes and regulations.
- m. Owner must identify the property lines to all renters;
- n. Owner must provide their name and telephone contact information to anyone within a quarter mile of the property with a maximum two hour response time;
- o. Must provide "How to stay neighborly brochure" to all guests;
- p. These terms apply only when using the property as a Short Term Rental.

Additional requirements for Shoreland District:

- q. The septic system must be adequate for the proposed use and a compliance septic inspection;
- r. Impervious surface coverage of lots must not exceed twenty-five (25) percent of the lot area.

With the following findings:

1. The Zoning Department has become aware of residents within Isanti County advertising homes for short-term rental opportunities.
2. A number of individuals have provided information to the Zoning Department, the County Planning Commission, and the County Board concerning the benefits of introducing guests to Isanti County, and the economic benefits resulting from additional rental income.
3. The Zoning Department has been made aware of complaints concerning just one property where the owners were renting the home on a short-term basis.

4. While a number of individuals have expressed opposition to permitting short-term rentals without requiring extended setbacks for the properties from other residences, the County Board believes that requiring an interim use permit in order to operate a short-term rental property appropriately balances those concerns with the benefits available to homeowners wishing to make use of their homes in this way.
5. In attempting to balance the interests at stake in this discussion, the Planning Commission received public input at multiple public hearings, and also engaged in a joint working session with the County Board.
6. This proposed amendment meets the goals for guiding the Comprehensive Plan by promoting the development of a variety of housing types.

Adopted by the Isanti County Board of Commissioners on the 3rd of April, 2019



A handwritten signature in black ink, appearing to read "Kevin VanHooser", is written over a horizontal line.

Kevin VanHooser
Isanti County Administrator