



Minnesota Association of County
Planning and Zoning Administrators

March 8, 2006

Gene Merriam
Commissioner of the Department of Natural Resources
500 Lafayette Road
St. Paul, MN 55164

Commissioner Merriam:

On February 14, the Minnesota Association of County Planning and Zoning Administrators (MACPZA) sent a letter indicating that the Association had concerns regarding the DNRs proposed Shoreland Thresholds. The Association has taken some time to obtain comments from county planning and zoning administrators around the state, and the MACPZA Legislative Committee has the following comments regarding the threshold flowchart dated January 31, 2006:

- The Association is concerned that as proposed, the rule could become very complicated making it difficult to carry out. It is very important to keep changes to the rule simple for ease of application.
- The Association does not recommend using different development thresholds for local units of government depending on whether or not that LGU has a shoreland ordinance. It is believed that there should be one set of threshold numbers for ease of application.
- The Association would like to encourage the DNR not to create separate thresholds for different types of development (i.e. PUDs, subdivisions, and shoreland alteration). It is instead suggested that the following thresholds be used:

Residential Development Thresholds

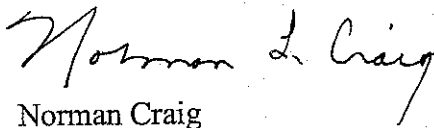
- Non-shoreland areas – Current threshold is acceptable (50 units)
- Recreational Development/General Development Lakes– 30 units (for both unattached and attached dwellings)
- Natural Development/Sensitive Shoreland – 15 units (for both unattached and attached dwellings)

Resort Development Thresholds

- Non-shoreland Resorts – Current threshold is acceptable (50 units)
 - Resorts on Recreational Development/General Development Lakes – Current threshold is acceptable
 - Resorts on Natural Development/Sensitive Shoreland – 25 units (new, expansion/conversion)
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- The flowchart currently lists threshold limits that would be triggered by percentages of impervious surface coverage. MACPZA membership has indicated the impervious surfaces would be problematic, or difficult to determine in some cases. Some counties indicated that this in fact would penalize development. The Association suggests leaving the impervious surface coverage out of the thresholds.
 - The flowchart refers to definitions that were used in the Alternative 6120 language. If a county updates their shoreland ordinance to include these definitions then development of this type gets an increased threshold limit. MACPZA opposes any reference to ALT6120 standards in EQB Rule. Again, for ease of application only one development threshold should be used.
 - Finally, the Association would like to encourage the EQB to review the basic EAW process, with particular focus on the petition provisions, as a method of addressing concerns surrounding the EAW/EIS.

The county planning and zoning members of MAPCZA appreciate your consideration of these concerns.

Sincerely,



Norman Craig
MACPZA President

cc: Environmental Quality Board Members
✓ Gregg Downing, Environmental Quality Board
Annalee Garletz, Association of Minnesota Counties
Jon Larsen, Environmental Quality Board
Peder Otterson, DNR Waters
Russ Schultz, DNR Waters