

## ORDINANCE NO. 2218

### AN ORDINANCE ESTABLISHING A MORATORIUM ON DEVELOPMENT, CONSTRUCTION, OR EXPANSION OF SELF-STORAGE FACILITIES

**Therefore, the City of Coon Rapids does ordain:**

#### Section 1. Findings

- A. Minnesota Statute 462.355, subdivision 4, provides that a municipality may adopt an interim ordinance for the purpose of protecting the planning process and the health, safety, and general welfare of its residents.
- B. Such interim ordinance may regulate, restrict, or prohibit any use, development or subdivision within the municipality or a portion thereof not to exceed one year from the effective date, and may be extended for such additional periods as a municipality may deem appropriate, not exceeding a total additional period of eighteen (18) months.
- C. The City of Coon Rapids regulates self-storage units in order to protect the health, safety, and general welfare of its residents.
- D. A need exists to conduct a study to better understand the future market demand for this type of use in the community; where it is currently allowed and the appropriateness of those locations to accommodate additional development; how other communities regulate this use; whether there is a need for additional or more prescriptive standards of approval; and whether there are additional design criteria for these types of uses to incorporate into the zoning code.
- E. That an interim ordinance is necessary to protect the planning process and health, safety and general welfare of the citizens of the City and there is a need to restrict new self-storage facilities until the study has been completed and modifications, if any, are made to the zoning code.

Section 2. City of Coon Rapids staff is hereby directed to study the impact of new self-storage facilities and determine whether there should be amendments to the City's official controls or its comprehensive plan regarding self-storage facilities in the City.

Section 3. In accordance with the findings set forth in Section 1 and from the effective date of this ordinance a six (6) month moratorium is hereby adopted on the development, construction, or expansion of self-storage facilities.

Section 4. The moratorium shall not apply to the repair and/or maintenance of any self-storage facility existing at the time of the adoption of this interim moratorium ordinance.

Section 5. The moratorium is applicable throughout all zoning districts in the City. No development applications related to self-storage facilities will be accepted or approved by the City regardless of location during the scope of this moratorium.

Section 6. Any person, corporation or other entity that violates this Ordinance is guilty of a misdemeanor and shall be subject to additional legal or equitable remedies available to the City.

Introduced this 5th day of February, 2019.

Adopted this \_\_\_ day of February, 2019.

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Jerry Koch, Mayor

ATTEST:

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Joan Lenzmeier, City Clerk