

## **PREAMBLE**

### **Statutory Authorization**

This Zoning Ordinance is adopted pursuant to the authority conferred by the State of Minnesota in the planning in orderly annexation area legislation contained in Minnesota Statutes Chapter 414, Section 414.0325 subd. 5., the municipal and township planning and zoning enabling legislation contained in the Minnesota Statutes Chapter 103 F and 462, subdivision authorities contained in Minnesota Statutes Chapter 462 and 505, airport zoning authority contained in Minnesota Statutes Chapter 360 and Minnesota Rules, Chapter 8800, Common Interest Ownership contained in Minnesota Statutes Chapter 515B, shoreland management authority contained in Minnesota Regulations, Parts 6120.2500 – 6120.3900, joint powers act authority contained in Minnesota Statutes, Section 471.59, and any amendments to said Statutes and Rules subsequently adopted, for the purpose of protecting the small town character of the Greater Bemidji Area, preserving the natural environmental values of its land, preserving and enhancing the economic and natural environmental qualities and values of surface water and shore lands, and providing for the wise utilization of waters and related land resources.

### **Policy**

The uncontrolled use of land within the Greater Bemidji Area affects the public health, safety and general welfare not only by contributing to pollution of land and waters, but also by impairing the local tax base. It is, therefore, in the best interest of the public health, safety and welfare of Bemidji Area residents for their local governmental entities to work together to develop plans for governing as one community and to provide for the wise utilization of land, water, and cooperative resources through the planned regulation of land uses within the Greater Bemidji Area. The Minnesota Legislature, through enabling legislation, has delegated responsibility to local units of government in Minnesota to conduct planning, regulate the subdivision of land, and enact official controls for the development and use of land within their jurisdictions. This includes shoreland regulation of public waters and wetlands in the Greater Bemidji Area. This responsibility is hereby recognized and embraced by the City of Bemidji and Northern Township acting together as the Greater Bemidji Area Joint Planning Board, and will be accomplished through the enactment and enforcement of this Zoning and Subdivision Ordinance.