

EUREKA TOWNSHIP
DAKOTA COUNTY, MINNESOTA
Ordinance No. _____

**AN ORDINANCE AMENDING CHAPTER 240 OF THE CODE
OF THE TOWN OF EUREKA REGARDING AGRITOURISM**

The Board of Supervisors of the Town of Eureka ordains:

Section 1. Agricultural District. Section 240-7(C) of the Code of the Town of Eureka is hereby amended by adding a new use to the list of conditional uses as follows:

(13) Agritourism activities, including associated agritourism infrastructure.

Section 2. Definitions. Section 240-64 of the Code of the Town of Eureka is hereby amended by adding new definitions as follows:

AGRITOURISM ACTIVITY

An activity carried out on a farm or ranch that allows organizations or members of the general public, for recreational, entertainment, charitable, or educational purposes, to view, enjoy, or participate in rural activities, including, but not limited to: farming; viticulture; winemaking; ranching; farm markets; freshly made and packaged food and beverage; and historical, cultural, recreational, farm stay, gleaning, harvest-your-own, or natural activities and attractions including but not limited to: site related and agritourism related retail; educational programs; fire pits; hay pyramids; corn mazes; games and sports; mechanical and non-mechanical rides; camping; arts and crafts; music; and markets. An activity is an agritourism activity whether or not the participant pays to participate in the activity.

AGRITOURISM INFRASTRUCTURE

Includes, but is not limited to, utility services, parking, buildings, kitchens, fixtures, signage, bathrooms, storage, tents, seating areas, canopies, landscaping, workshops, fencing, hardscape, and offices in service to an agritourism activity.

Section 3. Incorporation of Amendments. The Town Attorney and Town Clerk-Treasurer are hereby authorized and directed to incorporate the amendments made by this ordinance, and any previous amendments that have not been incorporated, into the Code of the Town of Eureka, including updating the table of contents and making non-substantive corrections as may be needed. Such updated document shall constitute the Town's official Code of the Town of Eureka.

Section 4. Effective Date. This ordinance shall be effective upon the first day of publication after adoption.

Adopted on the ___ day of _____ 2024.

BY THE TOWN BOARD

Pete Storlie, Chairperson

Attest: _____
Liz Atwater, Clerk-Treasurer

New material is shown in double underlining and deleted material is shown in ~~strikeout~~.

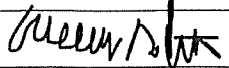
EUREKA TOWNSHIP

TEXT AMENDMENT APPLICATION

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024
Phone: (952) 469-3736 / Email: deputyclerk@eurekatownship-mn.us

SITE INFORMATION Eureka Township		PIN# 130040075020	Permit# _____
Site Address: 22702 Hamburg Ave		City Eureka Township	Zip 55044
PROPERTY OWNER INFORMATION			
Name Kathryn Parranto (**See Attached Representation Authorization Form)		Email	Phone
Address		City	State Zip
Cell Phone [REDACTED] (William Rueter, Representative)		Day Time Phone	Fax
NATURE OF REQUEST			
Application is hereby made to amend the Zoning Ordinance <u>240-7</u> , Section <u>C</u> and <u>240-64</u>			
<p>Proposed Text: New Section 240-7C(13) to be added: "(13) Agritourism Activities including associated Agritourism Infrastructure."</p> <p>New Definitions to be added to Section 240-64: "Agritourism activity" Activity carried out on a farm or ranch that allows organizations or members of the general public, for recreational, entertainment, charitable, or educational purposes, to view, enjoy, or participate in rural activities, including, but not limited to: farming; viticulture; winemaking; ranching; farm markets; freshly made and packaged food and beverage; and historical, cultural, recreational, farm stay, gleaning, harvest-your-own, or natural activities and attractions including but not limited to: site related and agritourism related retail; educational programs; fire pits; hay pyramids; corn mazes; games and sports; mechanical and non-mechanical rides; camping; arts and crafts; music; and markets. An activity is an agritourism activity whether or not the participant pays to participate in the activity.</p> <p>"Agritourism Infrastructure" includes but is not limited to utility services, parking, buildings, kitchens, fixtures, signage, bathrooms, storage, tents, seating areas, canopies, landscaping, workshops, fencing, hardscape, and offices in service to an agritourism offering.</p>			
Is the text amendment consistent with the Eureka Township Comprehensive Plan? <input checked="" type="checkbox"/> Yes or <input type="checkbox"/> No			
<p>Reason for requesting the text amendment (Explain): Applicant is seeking zoning text which would support their concurrent application for a Conditional Use Permit to operate the property commonly known as Applewood Orchard as an agritourism operation.</p> <p>***Application does not trigger review from Vermillion River Watershed District.</p>			

I hereby certify that the information provided in this application is true, correct and complete. I understand that this is an application for a zoning ordinance text amendment only, and that approval does not absolve me from obtaining all other applicable permits, such as land use or building permits. I understand that I shall be responsible for all expenses and outside fees incurred by the Town Board in processing this application; that the Town Board shall require escrow of funds for fees for attorneys, professional services, and/or other outside expenses prior to incurring such costs/ and that I shall be permitted to withdraw this application at any time in writing, but shall not be entitled to refund of escrow funds already expended.

Signature of Applicant: 	Date: 5/24/24
Printed name of Applicant: William Rueter	

EUREKA TOWNSHIP

Representative Authorization Form

Eureka Township / 25043 Cedar Avenue, Farmington MN 55024
 Phone: (952) 469-3736 / email: deputyclerk@eurekatownship-mn.us

SITE INFORMATION Eureka Township		PIN#	Permit#
Site Address: 22702 Hamburg Rd		City Lakeville	Zip 55044
PROPERTY OWNER INFORMATION			
Name Kathryn Parranto		Email	Phone
Address 22702 Hamburg Rd		City Lakeville	State MN Zip 55044
REPRESENTATIVE INFORMATION			
Name William Rueter		Email billy@endurancefarmpartners.com	
Address 1252 Union St		City San Francisco	State CA Zip 94109
Cell Phone		Day Time Phone	Fax
<p>By signing this document, I/We the above-named PROPERTY OWNER(S) hereby legally authorize the REPRESENTATIVE named above to act on my/our behalf before Eureka Township Planning Commission, Town Board and/or Board of Adjustments and Appeals in all matters related to my/our APPLICATION for:</p> <p>Approval for agritourism-related zoning ordinance modifications for the property at 22702 Hamburg Rd. With application being made in May or June 2024</p> <p>(Include Type and date of application for the property involved)</p> <p>This authorization includes answering questions about the APPLICATION and entering into legally binding agreements with Eureka Township related to the APPLICATION.</p>			
		05/22/24	
Property Owner signature		Date	
_____		_____	
Property Owner signature		Date	

Township Use Only	
Received by: <u>5/28/2024 - Liz Ahoater</u> <u>via email</u>	
Zoning Administrator: <u>[Signature]</u>	Date: <u>5/28/24</u>
Notes:	



Applewood Orchard

Materials 5/14/2024

Applewood Orchard

- “Applewood” began when Kathryn & Mark Parranto bought the 60-acre farm in 1995 which they opened to the public in 1999 with 20+ acres of u-pick apple trees
- Over the past 25 years, Applewood became a seasonal destination for families drawn to the wholesome outdoor experience of picking apples, the opportunity to learn about farming, and the experience of tasting fresh food & drinks made at the farm.
- The farm was listed for sale in October 2023. In April 2024, our group of experienced farmers and agritourism pioneers was selected as the buyer. It is our desire to preserve the Parranto family’s legacy and enhance Applewood to serve as a gateway to learning and enjoying a true Minnesotan farm

Applewood Aerial



Airport

Airport

Lafrance

Applewood

Airport

Temple

Garden center

Our Goals Today

- (1) Introduce our team and purpose
- (2) Provide an overview of agritourism
- (3) Share ideas for Applewood
- (4) Share ideas on how we could work with Eureka to help us enhance this vibrant, seasonal property
- (5) Take suggestions and answer questions

Who We Are

Experienced team dedicated to preserving farmland and sharing educational, wholesome, delicious, agrarian experiences with visitors



Wayne Bishop

Farmer and agritourism expert. Owner of Bishop's Pumpkin farm in Wheatland California, welcoming over 150k visitors per year – 8k in field trip visitors alone



Billy Rueter

Real estate entrepreneur. Experience with construction, planning, and development across five states – future Eureka resident



Jeff Manley

Farmer and agritourism expert. Former manager of the The Rock Ranch in The Rock, GA. Speaker on agritourism across the country



Chris Fuller

Small business investor. A career supporting talented entrepreneurs acquire and grow small businesses across the country

Agritourism – Focus on Families

Creating traditions in Eureka Township

Apple
picking

Experience
the farm



Family
time

See
neighbors



Homemade
cider donuts

Fresh
apple cider

What is Agritourism

- Agritourism is a form of commercial agriculture with visitors to a farm participating in recreation, entertainment, consumption, or education related to farming and / or a rural setting
- Agritourism is a defined term by more than 25 states
- In the state of Minnesota: “ “Agritourism activity” means any activity carried out on a farm or ranch that allows organizations or members of the general public, for recreational, entertainment, charitable, or educational purposes, to view, enjoy, or participate in rural activities, including, but not limited to: farming; viticulture; winemaking; ranching; and historical, cultural, farm stay, gleaning, harvest-your-own, or natural activities and attractions. An activity is an agritourism activity whether or not the participant pays to participate in the activity.”

Applewood - A Destination for families

Build on Applewood's longstanding activities

Audience: Goal to attract family visitors from our local communities of Eureka and Lakeville

Continue Applewood Tradition:

- U-pick: Apples, pumpkins, flowers
- Activity yard: Safe, farm play area for kids
- Hayride: Access to entire orchard
- Corn maze: Fun way to explore

Enhanced offerings:

- Baked goods: Cider donuts & apple baked-good
- Apple cider: Fresh cider pressed on site
- Fresh food: Snacks & lite faire

Local vendors: Focus on stocking Applewood's main barn with local produce, products and retail assortments

Community-led and locally run: Operated by a manager who lives and works at Applewood



Education – A Keystone of our plans

Entertain and educate local students

Audience: Students (Fifth grade and younger) from local schools, after-school programs, and camps

Programming:

- How to grow apples and maintain an orchard
- “What’s in a wetland?” vs. “What’s in a stream?”

Interactive Learning:

- Apple lifecycle: planting, germination, fruit development, ripening and harvesting
- How organisms symbiotically support different ecosystems

Minnesota Produce: Focus on how Applewood’s soil supports specific apples including the Honeycrisp

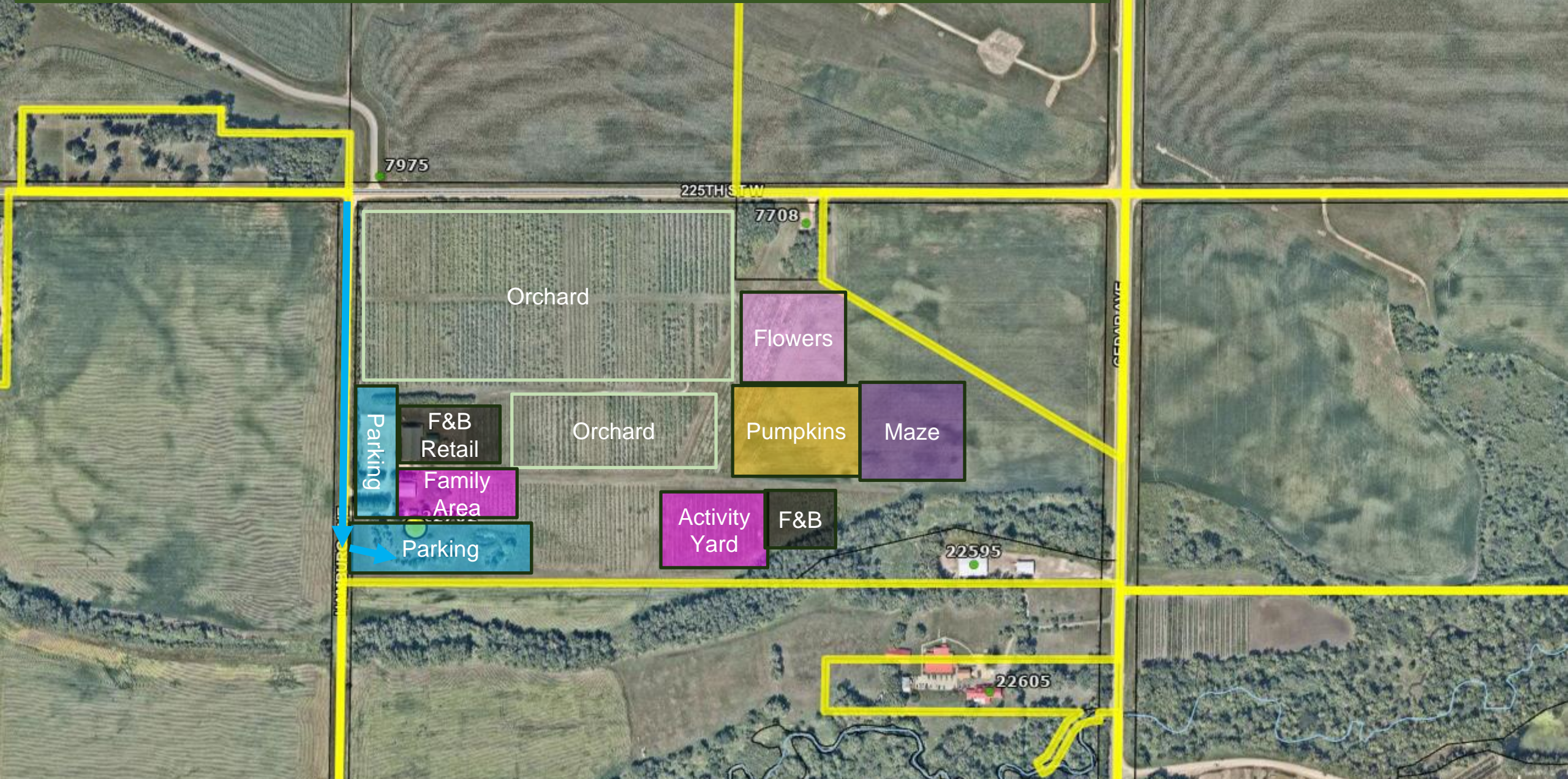
Farming: Show how Minnesota farmers work to produce hearty, fresh fruit



Existing Agritourism Farms

Benchmark	Applewood	Fireside	Abelman's / Apple Creek	Crazy Legs	Brand Farms	Afton Apple Orchard	Waldoch Farm	Montgomery Orchard
Location	Eureka	Northfield	Faribault	Farmington	Farmington	Hastings	Lino Lakes	Montgomery
Distance to Applewood	N/A	19 min / 15 miles	34 min / 32 miles	15 min / 9 miles	16 min / 9 miles	40 min / 35 miles	50 min / 50 miles	80 min / 60 miles
U-Pick	Apples (Pumpkins, Flowers)	Apples	Apples	Pumpkins, Flowers	Apples, Eggs	Apples, Pumpkins	Veggies	Apples, Xmas Tree
Corn maze	Historically Yes	No	No	Yes	No	Yes	Yes	Yes
Activity Yard	Yes	Small	Small	Moderate	Moderate	Large	Large	Small
Farm Store	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Food & Beverage	Donuts, hot dogs, pies, caramel apples, cider	Baked goods, sandwiches, soup, pies, cider etc.	Pulled pork, pizza, donuts, nachos, kettle corn, candy etc.	Unknown	Baked goods, Eggs	Baked goods, ice cream, pies, etc.	Chicken, hot dogs, kettle corn, cheese curds, fried dough	Cider & Wine, candy, caramel apples

Proposed Site



Eureka Township Comprehensive Plan

Our plans for Applewood would further the Township's goals for:

- (1) Land use*
- (2) Agricultural resources*
- (3) Natural resources*

We will bring more opportunities for connections, culture building, jobs, awareness, and pride in the rural and agricultural traditions of the Township

We will enhance connections local food and to “farm-to-table” by offering table-to-farm food experiences

We will make rural and agricultural land more viable and durable by keeping up with commercial agriculture trends of direct consumer sales

Introduction

Residents of Eureka Township prize their community's rural character. Farms, waterways and water bodies, woods and forests, high quality natural habitat, rural historic and cultural sites, and wide open spaces are defining features of Eureka's rural character. These attributes can be considered the Township's natural, agricultural, and cultural resources.

This chapter:

- Identifies Eureka's natural, agricultural, and cultural resources;
- Identifies issues and priorities for protecting these resources; and
- Sets out goals and policies to guide local decision-making.

Why you might support Applewood

Reason	Explanation
Family Tradition	Continue Parranto Family's 30-year legacy at Applewood and create new, farm-based traditions for guests
Support Farmers	Help farmers thrive by supporting agritourism which allows them to create direct-to-consumer experiences
Agricultural Land	Preserve farming and natural resources by diversifying and strengthening income sources for farms
Education/Field Trips	Introduce children to farms via field trips, planting days, interactive learning experiences
Local Employment	Applewood plans to employ 15 to 20 people across diverse skillsets, experience levels, and time availabilities
Local Businesses	Chance to sell local produce and goods on site to members of the community
Tax Revenue	Plan to work with the township on ways to share and benefits of a successful farm welcoming guests
Thoughtful Zoning	Introduce zoning and professional standards that other farms & townships could follow
Demarcate Township	Enhance an attractive, financially vibrant farm at the border with Lakeville
Adjacent Parcels	No adjacent residences. North is airport, East is airport, South is temple farmland, West is open farmland

Why you might not support Applewood

Concern	Description	Mitigant
Traffic	<ul style="list-style-type: none">Worried about road traffic	<ul style="list-style-type: none">Applewood is on the outskirts of the Township & on roadway already doing between 11,000 and 23,000 cars per day
Precedent	<ul style="list-style-type: none">Other farms would want to follow suit	<ul style="list-style-type: none">Working together to be the agrarian destination for families is good for everyone

Appendix

Traffic Volumes

23,000 per day
volume



Road Infrastructure

Figure 3.6: Number of Lanes – Principal and A-Minor Arterials

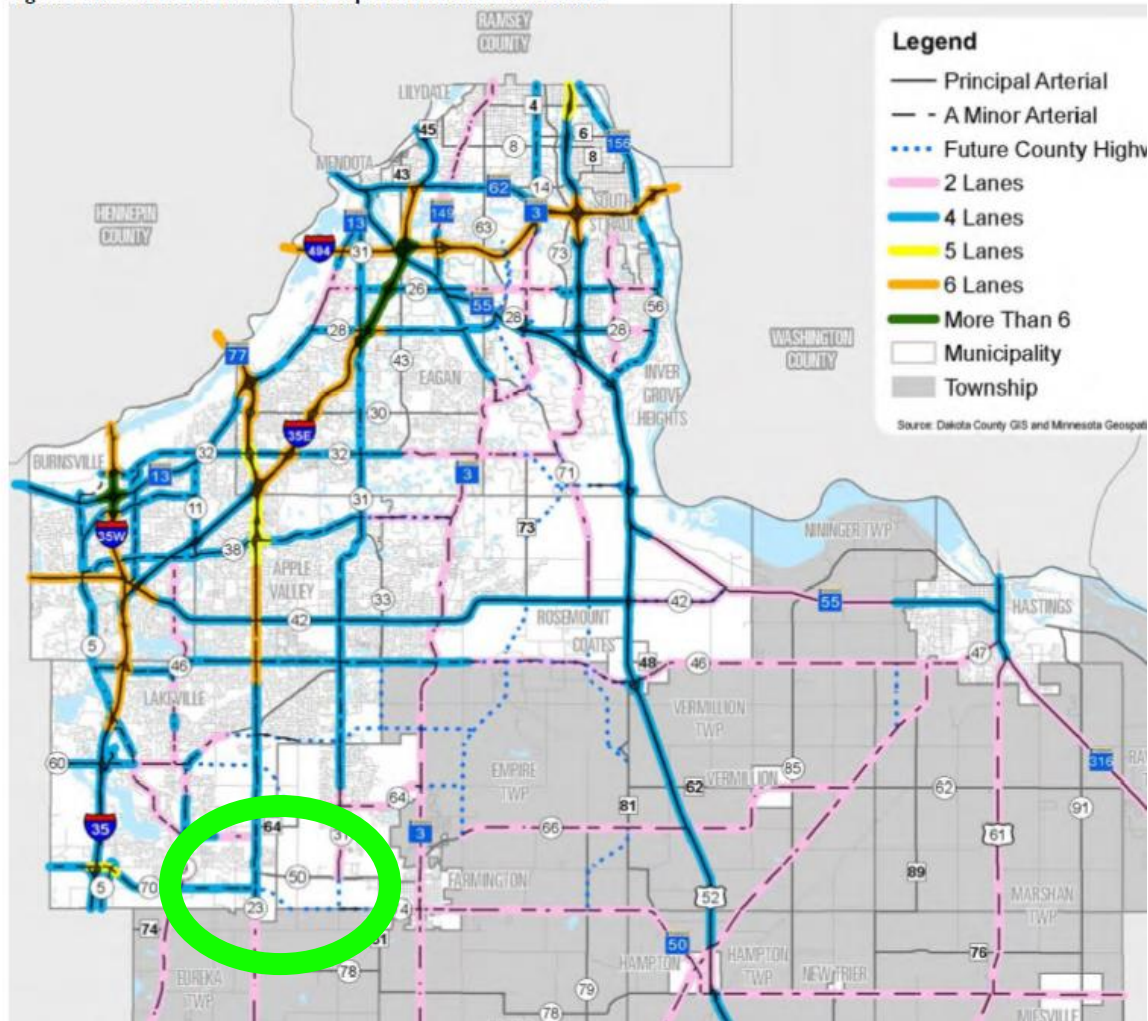
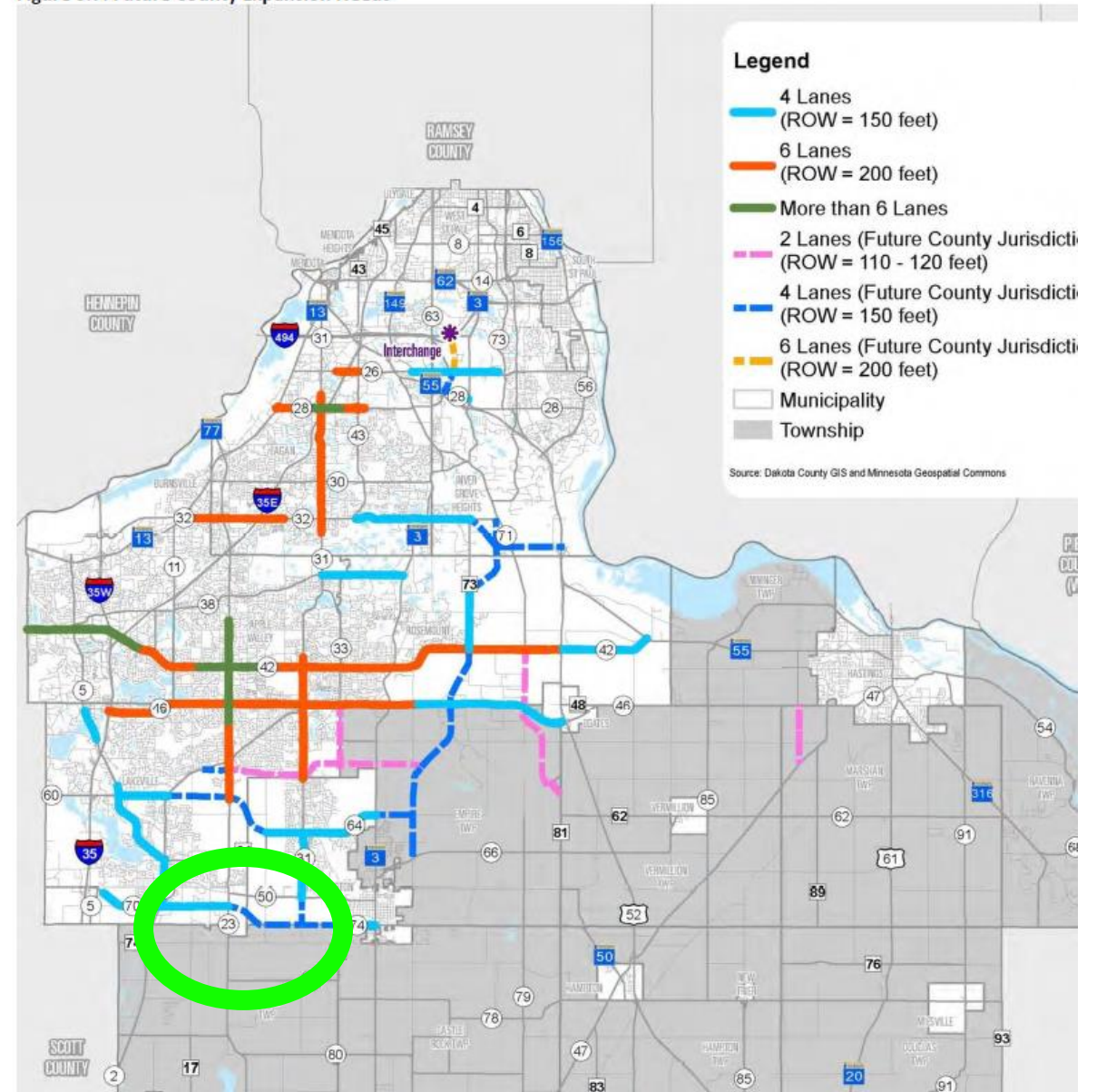


Figure 3.7: Future County Expansion Needs



Agricultural Resource Issues

- *Local foods and locally supported agriculture*
- *Fresh food as opposed to processed food*
- *Cultural connections and pride in farms*

Agricultural Resources Issues and Priorities

Loss of farmland near urban areas is a national phenomenon, and the Twin Cities metropolitan region is no exception. Farmland is a finite natural resource, and once lost is difficult to reclaim. Eureka Township seeks to continue being a rural community, and recognizes that farms are an important part of that identity.

Commercially viable farms are necessary in order for Eureka Township to maintain its rural character. Farming is a business activity that also provides public benefit.

- Farming is part of the rural lifestyle, local economy, and heritage of Eureka Township.
- Agricultural land can offer environmental benefits including wildlife habitat and groundwater recharge.
- Studies show that privately owned and managed agricultural land generates more in local tax revenues than it costs in services.
- Public health depends on the quality and availability of the food supply.



The nature of farming is changing. For row crops and larger scale operations, land is being consolidated under the operation of fewer farmers. Large blocks of agricultural lands are needed for such operations. In addition, markets are shifting in part due to the biofuel market. Traditional, larger scale farming operations have contributed to the Township's rural landscape and continue to be an asset to the community.

Another trend in farming is growing interest in locally supported agriculture and organic products. According to the Minnesota Department of Agriculture, demand for organics has outpaced supply. An increase in awareness of and demand for locally grown food has joined the public's interest in organic products. Farms that produce these higher-value, direct-marketed products are generally of a smaller scale and have different needs and attributes than larger scale row crop farms and livestock operations. Eureka Township seeks to be supportive of smaller scale as well as larger scale farms.

As a component of public health and safety, local food systems are capturing the attention of local government across the country. Fresh food, as opposed to processed food, helps combat the obesity epidemic. A local food supply contributes to the security of the metropolitan area, in the event of a natural or other disaster that would cut off transportation routes and access to national and global food products. Local food systems connect farmers to residents of the cities and suburbs, to the benefit of both parties. For example, Community Supported Agriculture allows farmers to share the risks of farming with shareholders, while shareholders gain cultural connections to farms as well as fresh food.

Natural Resource Goals

- *Preserve open space*
- *Protect water sources and natural areas*

Goals and Policies

The following goals and policies will guide local decision-making in protecting Eureka Township's natural, agricultural, and cultural resources.

Natural Resource and Aggregate Resource Goals

1. Protect priority water resources and natural areas for future generations to enjoy.
2. Protect the significant regional groundwater recharge areas in the Township by managing growth and land use in the short-term and long term.
3. Preserve open space for the benefits of public health, property values, and rural community character.
4. Protect surface waters and wetland areas to promote recreation opportunities, aesthetic qualities, natural habitat areas, surface water quality, and ground water recharge.
5. Protect the habitat and biodiversity of the area.
6. Provide for the economic availability, removal, and processing of sand, gravel, rock, soil, and other aggregate materials, while protecting against adverse impacts.
7. Protect access to direct sunlight for solar energy systems and permit development of accessory solar energy systems to utilize solar resources.

Policies

To achieve these goals, the Township will:

1. Encourage minimal tree loss during development of home sites and roads, and encourage protection of high quality woodlands.
2. Recognize land stewardship practices by private property owners that protect natural areas. An example of recognition would be an article in the Eureka Township newsletter.

Agricultural Resource Goals

Our plans for Applewood align with all four agricultural resource goals of the Township:

- We protect and promote the rural and agricultural character of the Township*
- Will be more economically viable*
- We will prevent development and encourage surrounding agriculture to preserve the experience of being on our farm*
- We will be growing and processing products for local consumption on site in the Township at our farm*

Agricultural Resources Goals

1. Protect the Township's rural and agricultural character.
2. Promote the economic viability of farming operations.
3. Protect agriculture and farm operators from development that may contribute to the loss of farmland, land use conflicts and/or nuisance complaints.
4. Promote agricultural operations that grow products for local consumption.

Policies

To achieve these goals, the Township will:

1. Maintain Eureka Township's agricultural zoning of one housing unit per quarter-quarter section.
2. Continue to support the Right to Farm when using generally accepted agricultural practices. The Township recognizes that with farming come smell, noise, dust, and slow-moving vehicles.
3. Limit the subdivision of the Township's farmland for housing and other non-farm land uses. Allow limited non-farm development provided that the impact on other land uses is minimized.
4. Provide information to residents of the potential conflicts or incompatibilities that can arise between development and agricultural uses.
5. Provide for adequate separation of new non-farm houses from existing confined animal feedlots or manure storage facilities.
6. Use local ordinances to support the commercial viability of farming.
7. Work with County and State officials to improve programs that assess farmland at a lower tax rate.
8. Encourage enrollment in farmland preservation programs.
9. Encourage units of government, institutions, or other entities doing business in Eureka Township to consider local agricultural products when making purchasing decisions.
10. Be receptive to adjusting local ordinances so that local farms can adapt to new trends in farming.
11. Avoid fragmentation of farmland in order to support a "critical mass" of farms, making farming activity more viable in the Township through the zoning ordinance requirement for a minimum of one single-family dwelling unit per each quarter-quarter section.

Land Use Goals

Our plans for Applewood align with all of Eureka's land use goals including:

- Helping maintain the geographic boundaries of the township*
- Keep agriculture and a rural character protected, preserved, and prioritized*
- Further the standard setting of a land use that keeps the rural character of the land and shares an appreciation for it with the general public*

Goals and Policies

The following goals and policies will guide local decision-making related to land use.

Land Use Goals

1. Allow land uses that will maintain Eureka Township's rural character.
2. Encourage protection of priority natural areas and natural resource corridors through local land use decisions.
3. Promote the continuation of agriculture as the primary land use.
4. Allow limited non-farm development provided that the negative impacts are minimized.
5. Maintain the geographic boundaries of the Township.
6. Provide for the economic availability, removal and processing of sand, gravel, and other aggregate materials vital to the economic well-being of the region.
7. Protect solar resources and permit and regulate development of accessory residential and agricultural solar energy systems in the Township.

Policies

To achieve these goals, the Township will:

1. Maintain Eureka Township's agricultural zoning of one housing unit per quarter-quarter section.
2. Discourage pipelines, power lines, and other utility uses which fragment the Township's agricultural land, natural resources, aggregate resources, or that would otherwise be in conflict with the goals of the Comprehensive Plan.
3. Maintain the Township's transfer of housing rights program to achieve the following goals:
 - a. The program should be useful in achieving the goals of the Comprehensive Plan.
 - b. The program should help relieve development pressure on large blocks of agricultural property.
 - c. The program should allow property owners to gain revenue by selling housing rights.
 - d. The program should be compatible with the Metropolitan Ag Preserves Program. Property owners should continue to have choices to use their land in ways that maintain eligibility in Ag Preserves.
 - e. The program should protect opportunities for efficient and cost-effective land development for a time when public sewer and water services may become available. Such opportunities include the creation of a suitable commercial/industrial area in the Township.

Local Food in Eureka

- *Using the strategic positioning to serve growing demand for local ag products*

Eureka Township is strategically positioned to serve the growing demand for local agricultural products.

- Eureka's convenient location within the metropolitan region is a natural fit for the local foods movement.
- The Township has a diversity of farms already growing food for Twin Cities' farmers' markets and grocery stores.
- As the metropolitan area becomes more culturally diverse, farmers from immigrant communities are introducing their cultures' farming methods, crops, and markets. This diversity in farming contributes to Eureka Township's agricultural character.
- Nurseries are growing trees and other landscaping materials, serving local as well as wider markets.



Eureka's location at the edge of the metropolitan region presents challenges as well as assets for farmers. Potential barriers for farmers of small scale and large scale operations alike include:

- High land and housing costs for new-entry farmers
- Active farmers reaching retirement age without a "next generation" farmer to take over the farm
- Lack of nearby processing facilities and farm-related services
- Lack of housing for seasonal workers and intern/apprentice housing
- Limited options for sale of products within Eureka Township (roadside stands or local market)
- Conflicts between agricultural and residential land uses.

Town Hall Park

Our plans for Applewood would offer the opportunity for park-like facilities integrated into our agricultural setting that could be an amenity to the township during hours they are available

- **Town Hall:** Rural communities that have a single, local park facility tend to attach it to Town Hall property. If local demand grows in Eureka Township for active park facilities, such as a ball field or playground, the Township may wish to consider creating a park at or near the Town Hall. This would allow for indoor/outdoor community events or recreation programming, and would make efficient use of restroom facilities, water supply, and parking.



Example of a Town Hall park