

**CITY OF SCANDIA
SUMMARY OF ORDINANCE NO. 128**

**THIS SUMMARY HAS BEEN PREPARED FOR
PUBLICATION PURSUANT TO M. S. § 412.191 Subd. 4**

TITLE

AN ORDINANCE ADOPTING A NEW CHAPTER 3 (SUBDIVISION REGULATIONS)
OF THE DEVELOPMENT CODE OF THE CITY OF SCANDIA

SUMMARY

This ordinance repeals Chapter 3 of the New Scandia Development Code, as adopted by Ordinance No. 74 on January 8, 2002 and as subsequently amended, and adopts a new Chapter which contains the following sections:

- SECTION 1. TITLE AND APPLICATION
- SECTION 2. ENFORCEMENT AND PENALTIES
- SECTION 3. ADMINISTRATION
- SECTION 4. RULES AND DEFINITIONS
- SECTION 5. PREMATURE SUBDIVISION
- SECTION 6. MINOR SUBDIVISIONS
- SECTION 7. LOT CONSOLIDATION/ LOT LINE ADJUSTMENTS
- SECTION 8. MAJOR SUBDIVISION – CONCEPT REVIEW
- SECTION 9. MAJOR SUBDIVISION – PRELIMINARY PLAT
- SECTION 10. MAJOR SUBDIVISION – FINAL PLAT
- SECTION 11. DEVELOPMENT AGREEMENT
- SECTION 12. PARK DEDICATION REQUIREMENTS
- SECTION 13. MINIMUM DESIGN STANDARDS
- SECTION 14. STORM WATER MANAGEMENT AND EROSION CONTROL

PURPOSE AND INTENT

The ordinance is adopted for the following purposes:

1. To implement the Scandia Comprehensive Plan;
2. To ensure that subdivisions are consistent with all applicable provisions of all applicable plans, laws and regulations;

3. To establish standard requirements, conditions, and procedures for the design and review of subdivisions;
4. To provide for the orderly subdivision of land, and to ensure proper legal descriptions and monumentation of subdivided land;
5. To encourage the wise use and management of land and natural resources throughout the City in order to preserve the integrity, stability, and natural beauty of the community;
6. To ensure that adequate public infrastructure, facilities and services are available concurrent with development;
7. To require subdividers to furnish land, install infrastructure, pay fees, and establish mitigative measures to ensure that development provides its fair share of capital facilities;
8. To encourage a beneficial relationship between the uses of land and circulation of traffic throughout the City, and to provide for the proper location and design of streets;
9. To prevent problems associated with inappropriately subdivided lands, including premature subdivision, excess subdivision, partial or incomplete subdivision, or scattered subdivision;
10. To assure that new subdivisions will contribute toward an attractive, orderly, stable, livable, and safe community.

COMPLIANCE AND ENFORCEMENT

No land shall be divided, subdivided, or re-subdivided in a manner that does not comply with the provisions of this Chapter. If any subdivision, construction, reconstruction, or use occurs in violation of this Chapter, the Zoning Administrator may, in addition to other remedies, institute any proper criminal action or proceedings in the name of the City of Scandia, and hereby shall have the powers of a police officer to prevent such unlawful subdivision, construction, reconstruction, or use, to restrain or correct such violations, to prevent the occupancy of said property, or to prevent any illegal act, conduct, business or use in or about said premises.

Any person who violates a provision of this Chapter is guilty of a misdemeanor and, upon conviction thereof, shall be fined or penalized not more than the maximum levels established by the State of Minnesota for misdemeanor offenses.

AVAILABILITY OF FULL TEXT

A printed copy of the entire ordinance is available for inspection by any person during the City Clerk's regular office hours. The ordinance is also available on the City of Scandia web site, www.ci.scandia.mn.us.

Ordinance adopted and summary approved for publication by the City Council of the City of Scandia, this 20th day of September, 2011.

Randall Simonson, Mayor

ATTEST:

Anne Hurlburt, Administrator/Clerk