

**CITY OF FINLAYSON SUBDIVISION ORDINANCE
CITY ORDINANCE # 147
SUMMARY OF ORDINANCE FOR PUBLICATION**

Notice is hereby given that the City of Finlayson has adopted and passed the above referenced Ordinance. By 4/5's vote of the City Council the City has elected to publish this summary of the ordinance. The full text of the ordinance can be found at the Finlayson City Hall. Copies of the Ordinance may be purchased through the City Clerk.

The Subdivision Ordinance consists of 15 pages. In general the Ordinance controls and regulates the division of existing parcels of property into smaller parcels and/or modifying the size or area of parcels that are of record at the time of the passage of the Ordinance.

The Ordinance begins with General Provisions that are a guide to the City and to Persons who seek to subdivide property within the City. The General Provisions cover such topics as Policy, Purposes, Jurisdiction, Interpretation and Conflict and Separability, Amendments, Resubdivision of Land, Vacation of Plats, Variances, and Enforcement (including violations and penalties).

At Section 1.02 the Ordinance provides the Definitions of words or terms that are used in the Ordinance.

Section 1.03 of the Ordinance sets forth the requirements of and the process for creating a Minor Subdivision – which is a subdivision that results in four(4) or fewer parcels and are situated in a locale where conditions are well defined and on new roads or other public infrastructure is needed.

Section 1.04 deals with the requirement of the submission of a Concept Plan when a Major Subdivision is planned. The section outlines the information that is to be submitted in connection with the Concept Plan.

Sections 1.05 and 1.06 provide the procedure for preparing and submitting a Preliminary Plat to the City. The required submittals are itemized in these sections. The process of review, for the conducting of Public Hearings and approval by the Planning Commission and City Council are also set forth in these sections.

The Ordinance has specific design standards for properties that are “urban” and for properties that are “rural”. There are standards for properties served by sewer and water and standards for properties which are not served by municipal sewer and water. The requirements for the location and size of Streets within Subdivisions or serving Subdivisions is set forth in Section 1.07. Other subjects covered in Section 1.07 are Easements, Blocks, Lots, Public Dedication and Open Space requirements, and Storm Water Management.

Section 1.08 of the Ordinance deals with Improvements that are constructed or are required to be construction in connection with the subdivision. Provided for in this section are such matters as inspections, as-built plans, street improvement standards, drainage facilities, subsurface conditions, city water and sanitary sewer systems, public utilities, and non-conformance.

Section 1.09 addresses the Final Plat process. The procedure for final approval, including hearings, council action, recording of the Plat, and required final plat data are included in this section.

Section 1.10 addresses Registered Land Surveys; Section 1.11 addresses Easements; Section 1.12 addresses Plats Previously Approved; Section 1.13 deals with permits including location of improvements in locations approved by the City. This section also deals with the requirement that parcels of property resulting from subdivision must have access to a public street or highway,

Section 1.14 sets forth the requirement of Permit Fees that are required in connection with an application for subdivision approval and further sets forth the penalties for violation of the provisions of the Ordinance.

The Ordinance shall become effective upon its adoption and publication of this Summary. This Summary is approved by the Finlayson City Council.

Adopted by the City of Finlayson, Pine County this 21 day of May, 2007.

By: _____
Mayor

Attested By: _____
Clerk