

ORDINANCE NO. 2137

**AN ORDINANCE ADDING PROCEDURAL REQUIREMENTS FOR RECISSION OF
SUBDIVISION APPROVAL**

The City of Coon Rapids does ordain:

Section 1. Revised City Code – 1982 Section 11-1504.2(3) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(3) Recording the Final Plat. Within 90 days after the City Council takes final action on a subdivision plat, the owner must record the plat with the County. ~~Any final plat not so recorded will become void unless the Council has granted an extension, which cannot exceed 90 additional days.~~ The subdivider must furnish the City with a receipt from the County showing evidence of the recording of the final plat. Failure of the subdivider to comply with the requirements of recording will be cause for rescission of approval by the City Council following notice and a public hearing. Prior to releasing the final plat for recording, the applicant must provide the following:

- (a) A signed Developers Agreement, if applicable;
- (b) easement documents as required by conditions of approval;
- (c) private common utility and access agreements, if applicable;
- (d) park dedication payment, if applicable;
- (e) signed petition and agreement for the installation of public improvements if applicable, and
- (f) any other documents, as required by conditions of approval.

Section 2 Revised City Code- 1982 Section 11-1504.4(4) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(4) Disposition of the Lot Split by the City Council. The City Council must take action on the lot split within 120 days following receipt by the Director of a properly completed application. If the recommendation from the Planning Commission has not been received by the City Council within the 120-day period, the Council may act without such recommendation. The City Council must approve, approve with conditions or disapprove by resolution. If approved, following compliance with all conditions of approval, a certified copy of the resolution approving the lot split shall be attached to the notice of approval and forwarded to the petitioner. The lot split, together with a certified copy of the resolution, can then be recorded with the County. Within 90 days from the date of approval, the petitioner must furnish the City with a receipt from the County showing evidence of the recording of the lot split. Failure of the

petitioner to comply with the requirements of recording will be cause for rescission of approval by the City Council following notice and a public hearing.

Section 3 Revised City Code- 1982 Section 11-1504.5(6) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(6) Within 90 days from the date of approval, the subdivider must furnish the City with a receipt from the County showing evidence of the recording of the Registered Land Survey. Failure of the subdivider to comply with the requirements of recording will be cause for rescission of approval by the City Council following notice and a public hearing.

Section 4 Revised City Code- 1982 Section 11-1504.6(2)(b) is hereby amended as follows:

(Deletions in brackets, additions double underlined)

(b) If approved, following compliance with all conditions of approval, a certified copy of a Certificate of Exception from Subdivision Regulations approving the subdivision exemption must be recorded with the County. Within 90 days from the date of approval, the petitioner must furnish the City with a receipt from the County showing evidence of the recording of the exemption. Failure of the petitioner to comply with the requirements of recording will be cause for rescission of approval by the Planning Commission following notice and a public hearing.

Introduced this 5th day of May, 2015.

Adopted this ____ day of _____ 2015.

Jerry Koch, Mayor

ATTEST:

Joan Lenzmeier, City Clerk

