

## **SECTION 10 PUBLIC LAND DEDICATION**

### **Subdivision 1: DEDICATIONS OF PUBLIC SITES AND OPEN SPACES**

All residential subdivisions shall dedicate land for public use such as parks, playgrounds, open spaces, natural sites, or other uses according to the following schedule except for plats that create a maximum of two (2) lots and that have one (1) existing single family home on the property, the park fee shall not be required for the lot with the single family home.

Single Family Development = 1000 Square feet per lot  
or (\$1000.00 per lot)

Multi-family Development = 400 Square feet per unit  
or (\$300.00 per unit)

### **Subdivision 2: SUBDIVISIONS INVOLVING MIXED USES**

For subdivisions incorporating a mixture of uses and/or densities, the public use areas shall be determined by applying the appropriate dedication requirement for each use listed in this Section.

### **Subdivision 3: DEDICATION OF LAND**

Where a proposed public site or open space as shown on the Master Plan of the City, is located in whole or in part in a subdivision, the Planning Commission may require the dedication or reservation of such within the subdivision in those cases in which the Planning Commission deems such requirements to be reasonable given the impact of the proposed development on the City's parks and open space. Land reserved for public sites and open spaces shall be of a character and location suitable for the intended use as determined by the Planning Commission. Public sites and open spaces shall have frontage on one (1) or more streets unless otherwise approved by the City Council after recommendation of the Planning Commission.

#### **Subdivision 4: CASH IN LIEU OF LAND**

Under Minn. Statutes Section 462.358 Subd 2.b guidelines, in the event the Planning Commission determines a subdivision is too small, and/or does not include a park area as shown on the Master Plan, and/or the need for funds to develop existing park land in the area is more important, the owner or subdivider shall pay to the City money on a per unit or per Lot basis as set out above. This cash payment is intended to be equal to the value of the land that would otherwise be provided.

#### **Subdivision 5: SPECIAL PARK FUND**

The City shall establish a separate fund into which all cash contributions received from owners and developers in lieu of conveyance of dedication of land for such public purposes shall be deposited. The deposit shall be used by the City for acquisition of public site/open space that will be available to and benefit the persons in the subdivision for which payment was made.

#### **Subdivision 6: DEED TO PROPERTY**

Such dedication of land for public use shall be without restrictions or reservations and shall be transferred to the City by Warranty Deed.

#### **Subdivision 7: PROPERTY TAXES ON DEDICATED PROPERTY**

Property taxes due and payable on dedicated properties must be paid by subdivider prior to recording of the subdivision.