

Subdivision Ordinance Of Isanti County, Minnesota

AN ORDINANCE ESTABLISHING REGULATION FOR THE SUBDIVISION AND PLATTING OF LAND WITHIN ISANTI COUNTY AND OUTSIDE THE BOUNDARIES OF CITIES, DEFINING CERTAIN TERMS USED HEREIN, PROVIDING FOR THE PREPARATION OF PLATS; PROVIDING FOR THE INSTALLATION OF STREETS, ROADS AND OTHER IMPROVEMENTS; ESTABLISHING PROCEDURES FOR THE APPROVAL AND THE RECORDING OF PLATS; AND PROVIDING PENALTIES FOR VIOLATION OF THIS ORDINANCE.

Section 1 General Provisions

Subdivision 1 Short Title

This Ordinance shall be known as the "Subdivision Ordinance of Isanti County" and will be referred to herein as "this Ordinance."

Subdivision 2 Purpose and Intent

This Ordinance is enacted for the following purposes: to safeguard the best interests of Isanti County; to assist the subdivider in harmonizing his interests with those of the County at large, as well as with those of the local towns and cities located within the County; to prevent piecemeal and unplatted development of subdivisions, undesirable, disconnected patchwork of pattern, and poor circulation of traffic; to correlate land subdivisions with the County Comprehensive Plan; to secure the rights of the public, with respect to public lands and waters; to improve land records by establishing standards for surveys and plats; to discourage inferior development which might adversely affect property values; and to establish subdivision development of standards compatible with affected towns and cities within the County.

It is the purpose and intent of this Ordinance to make certain regulations and requirements for the platting of land in Isanti County pursuant to "an act authorizing County Planning and zoning activities; establishing a Board of Adjustment; authorizing the enactment of official controls, and providing penalties for violation thereof," as authorized in Minnesota Statutes Chapter 394, as amended, which regulations the Board of County Commissioners deems necessary for the health, safety, and general welfare of the County.

Subdivision 3 Jurisdiction

The regulations herein governing plats and the subdivision of land shall apply to all the areas of the County lying outside the incorporated limits of cities. Those areas where a municipality has extended their subdivision regulations or to those

areas where the County and municipality have implemented the Urban Service Area #1 provisions of the Isanti County Zoning Ordinance shall not be regulated by this Ordinance .

Subdivision 4 Application of Ordinance

This Ordinance shall apply to any subdivision of land lying within the jurisdiction of this Ordinance.

Subdivision 5 Approvals Necessary for Acceptance of Subdivision Plats

Before any plat shall be recorded or have any validity, it shall be approved by the County Planning Commission and by the Board of County Commissioners as having fulfilled the requirements of this Ordinance. Where any city has adopted extraterritorial subdivision platting regulations as provided by State Law, or where a proposed plat lies within the Urban Service Area #2 district surrounding a city it shall be submitted to and reviewed by said municipality. Township approval and acceptance of the roads shall require a duly adopted Township Resolution which authorizes the Township officials to affix their signatures to the Final Plat.

Subdivision 6 Compliance

No plat of any subdivision shall be recorded in the County Recorder's Office or have any validity until the plat thereof has been prepared, approved, and acknowledged in the manner prescribed by this Ordinance.

Subdivision 7 Building Permits

No building permits shall be issued for the construction of any building, structure, or improvement to the land or to any lot in a subdivision, as defined herein, until all requirements of this Ordinance have been complied with.

Subdivision 8 Design Standards

All provisions in this Ordinance shall be considered minimum requirements. Design features such as lot, block and street layout shall conform to accepted standards. The Planning Commission and County Board shall interpret standards of acceptable design.

Subdivision 9. Consistency With Other Controls

1. Subdivisions must conform to all official controls of Isanti County. A subdivision will not be approved where a later variance from one or more standards in official controls would be needed to use the lots for their intended purpose.

2. In the shoreland areas not served by publicly owned sewer and water systems, a subdivision will not be approved unless domestic water supply is available and a sewage treatment system consistent with the County Zoning Ordinance can be provided for every lot.
3. Lots that would require use of holding tanks will not be approved.

Subdivision 10 Separability

If any part or provision of these regulations or the application of these regulations to any person or circumstances is adjudged invalid by any court of competent jurisdiction, the judgment shall be confined to the part ,provision, or application directly involved, and shall not affect or impair the validity of the remainder of these regulations or their application.

Subdivision 11 Repealer

The Isanti County Subdivision Ordinance adopted on February 10, 1982 and all subsequent amendments adopted by the Isanti County Board of Commissioners, are hereby repealed in their entirety. Any previous Subdivision Ordinance which has not been repealed is also hereby repealed in its entirety.