

CHAPTER 15: SUBDIVISION CONTROL

Section 1520: Dedication Requirements

1520.01. DEDICATION REQUIREMENTS.

As a condition of subdivision approval, subdividers shall dedicate a portion of any proposed subdivision for conservation purposes or for public use as parks, recreational facilities as defined and outlined in M.S. § 471.191, playgrounds, trails, wetlands or open space; provided that the city may choose to accept an equivalent amount in cash for part or all of the portion required to be dedicated based on the fair market value of the land following the criteria of M.S. § 462.358, Subd. 2b, as it may be amended from time to time.

- A. Land shall be reasonably suitable for its intended use and shall be at a location convenient to the people to be served. Factors used in evaluating the adequacy of propose park and recreation areas shall include size, shape, topography, geology, hydrology, tree cover, access, and location. Land with trash, junk, pollutants, flooding or wetlands and/or unwanted\structures are not acceptable.
- B. The Planning Commission and the City Council shall determine the land and/or cash contribution requirements for proposed subdivision.
- C. Any increase in density of subdivisions shall be reviewed for reconsideration of park land and/or cash contribution requirements.
- D. Cash contributions shall be deposited in the park dedication fund at the time of final subdivision approval.

Any person or entity proposing to plat real estate in the City of Rice shall pay a park dedication fee of \$500 per single lot or \$300 per multi-family unit (i.e. townhouse, apartment condominium, etc.).

