

CITY OF MAHTOMEDI, WASHINGTON COUNTY, MINNESOTA

ORDINANCE NO. 2021-34

AN ORDINANCE AMENDING MAHTOMEDI CITY CODE CHAPTER 11, SECTION 11.02
RELATED TO LOT LINE ADJUSTMENTS

THE CITY COUNCIL OF THE CITY OF MAHTOMEDI HEREBY ORDAINS AS FOLLOWS:

Section One. Amendment. Chapter 11, Section 11.02, subdivision 3 of the Mahtomedi City Code is hereby amended as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code:

Lot Line Adjustment. A lot line adjustment is defined as an adjustment between two or more existing adjacent parcels where the land taken from one parcel is added to an adjacent parcel and where a greater or lesser number of parcels than originally existed are not thereby created.

Section Two. Amendment. Chapter 11, Section 11.02, subdivision 6 of the Mahtomedi City Code is hereby added as follows. The ~~struck-out~~ text shows the deleted wording and the underlined text shows the language added to the code. Current subdivision 6 and all remaining subdivisions are renumbered to reflect the addition of this subdivision 6.

6.0 Lot Line Adjustment.

A. Administrative Approval Permitted. Lot line adjustments meeting the specified criteria may be reviewed and approved administratively by the Zoning Administrator.

B. Application Submittal. A complete application shall be submitted to the Zoning Administrator and shall include payment of the required fees. The application shall include the following information as applicable or as directed by the Zoning Administrator or other Authorized Agent:

1. A narrative statement describing the lot line adjustment
2. Proof of ownership
3. A certificate of survey showing the following:
 - a. The dimensions of the lots
 - b. The area of the lots, all corner elevations
 - c. All existing structures, including dimensions to existing and proposed property lines
 - d. All visible encroachments

- e. All easements of record
 - f. The proposed altered lot lines
 - g. Existing and proposed legal descriptions
- C. Approval Criteria.** Lot line adjustments shall only be approved if they meet the following criteria:
1. No new parcels are created through the adjustment of the lot line(s)
 2. Will not cause any structure to be in violation of any zoning code requirements.
 3. If a lot line adjustment involves an existing non-conforming lot, the lot line adjustment shall serve to decrease the non-conformity.
 4. Lot line adjustment shall not cause any new nonconformity.
 5. The parcels to be adjusted may not have been previously altered in any way in the previous two (2) calendar years.
 6. No public improvements shall be necessary.
 7. Any easement agreements necessary shall be approved by the City Council.
- D. Approval or Denial.** The Zoning Administrator or their designee shall approve or deny the request in writing. Upon written approval of the request, the applicant shall be responsible for filing the subdivision or combination survey with the County Recorder's office as applicable. If the request is denied, the Zoning Administrator or their designee shall provide to the applicant a written statement of denial stating the reasons for the denial. The Zoning Administrator may require utilization of the minor subdivision process or platting to alter property lines, if appropriate.

Section Three. Effective Date. This Ordinance shall be in full force and effect upon its passage and publication as provided by law.

Passed in regular session of the City Council of the City of Mahtomedi on the 19 day of October, 2021.

Motion for adoption by: Brainerd
 Seconded by: Charlesworth
 Ayes: Brainerd, Charlesworth, Ledermann, Marshall, Schneeweis
 Nays: None
 Abstained: None
 Absent: None

CITY OF MAHTOMEDI

By _____
 Judson Marshall
 Its: Mayor

Attest:

By: _____
 Jerene Rogers
 Its: City Clerk

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