

RES 25-1906 Early Notification System Revisions

..Title

Updating the Early Notification System Policy and Procedures regarding subdivisions.

..Body

WHEREAS, the Early Notification System (“ENS”) Policy and Procedures was originally adopted in 1979, received a major update in 1989, and was subsequently amended in 2009, 2013, and 2014; and

WHEREAS, the ENS was created to facilitate the necessary information exchange between various city departments, boards, committees, commissions, task forces, the city council, city agencies, and affected neighborhood organizations, other agencies, and individual residents; and

WHEREAS, the ENS Policy and Procedures require notice of at least forty-five (45) days for subdivision applications, but only thirty (30) days for zoning code amendments, comprehensive plan amendments, and actions of similar impact; and

WHEREAS, communication technology and norms have changed greatly since 1979 and the subsequent ENS policy updates; and

WHEREAS, since 1979, the nature of subdivisions has changed, with very few subdivisions of major significance moving forward to public hearing without having substantial public input via master planning, neighborhood planning, rezoning, site planning, or other processes related to development; and

WHEREAS, meeting the requirements of Minnesota Revised Statutes 462.358 to approve or deny a subdivision within 120 days of receiving a complete application can be especially challenging when ENS notice is required 45 days in advance;

NOW THEREFORE BE IT RESOLVED, that that sections 7 and 8 of Appendix Chapter A-11 are hereby amended to read as follows:

7. ENS notice shall be provided at least forty-five (45) days prior to a public hearing to consider the following:
 - a. Class N license application relating to liquor, as defined in Leg. Code § 310.01, following verification of the application.
 - b. Petition to vacate the public interest in a street alley, or other public land.
 - c. ~~Subdivision review applications, including replatting and lot split applications.~~

~~dc~~. Special assessments affecting more than two (2) properties within a single city clock.

~~ed~~. Development/redevelopment advertisement.

8. ENS notice shall be provided at least thirty (30) days prior to a public hearing to consider the following:

a. Comprehensive plan amendments, including small area plans.

b. Zoning ordinance amendments initiated by the city council or planning commission, including text and map amendments, except interim ordinance procedures initiated under Minn. Stat. § 462.355, Subd. 4.

c. Subdivision applications.

~~ed~~. Master plans for city parks, trails, recreation centers and other city parkland.

~~de~~. Capital improvement project proposals for city parks, trails, recreation centers, other city parklands reviewed by the parks and recreation commission.

~~ef~~. Operating or management agreements for the operation or other occupancy of city park facilities by persons, corporations, government agencies, or other non-government organizations.

~~fg~~. Eminent domain actions.

~~gh~~. City initiated building demolition action.