

House Research Act Summary

CHAPTER: 497

SESSION: 2000 Regular Session

TOPIC: Plats for Land Abutting Highways

Date: May 19, 2000

Analyst: John Williams, 651-296-5045

This publication can be made available in alternative formats upon request. Please call 651-296-6753 (voice); or the Minnesota State Relay Service at 1-800-627-3529 (TTY) for assistance. Summaries are also available on our website at: www.house.mn/hrd.

- 1 **Review of subdivision applications.** Requires municipal ordinances that govern the establishment of subdivisions, which are required to provide for review of applications for subdivision, to make that review apply to subdivisions that include lands that abut on present or proposed trunk highways and county highways.
- 2 **Plat approval; road review.** Repeals existing law that provides for review of plats by a county engineer when it includes land that abuts a county highway, and substitutes a detailed procedure for review. Makes this review apply when the lands are in a city or town and when the county highway is designated on a map or county highway plan.

Under the procedures the city or town would submit the plat to the county engineer within 5 days after the city or town receives the plat filing. The county engineer would review the plat only for factors of county significance. Within 30 days of receiving the plat the county engineer would provide written comments to the city or town, including recommended modifications to satisfy county guidelines. The city or town could not approve the plat until it had received the county engineer's comments or until the 30 day comment period has expired, whichever is first.

Within 10 days of the city or town approving the plat it would submit notice of approval to the county board. If the plat did not incorporate the recommendations of the county engineer, the county and city or town would meet to determine whether changes are appropriate before final approval.

Preliminary site plans for proposed platted areas would, in addition to existing requirements, be required to include dimensions to scale, authenticated by a registered engineer or land surveyor, that shows the existing or proposed state or county highway and all existing or proposed rights-of-way, easements, general lot layouts, and lot dimensions.
- 3 **Offers to sell land before recording of plat.** Allows a person to offer to sell land included in a plat, by reference to the plat, before the plat is recorded. Under present law a civil penalty is imposed on anyone who disposes of, leases, or offers to sell land included in a plat, by reference to the plat, before it is recorded.

