

City of Owatonna

Park Land Dedication Ordinance Recommendation

Option to consider: Parkland Dedication Ordinance

Goal 1h below encourages the city to explore adoption of a Parkland Dedication Ordinance. This concept was introduced in the 2020 Parks and Trails System Master Plan. Excerpts from that recommendation are included below.

Why a Parkland Dedication Ordinance?

A Parkland Dedication Ordinance can provide much needed capital funding for parks and open space. Upon adoption of such an ordinance, a city may require that a reasonable portion of any proposed subdivision be dedicated to the public or preserved for conservation purposes or for public use as parks, playgrounds, trails, wetlands, or open space, and that the city may alternatively accept an equivalent amount in cash.

In order to continue to provide residents of Owatonna with park and recreation, it is recommended that the City explore using park dedication land or fee equivalents. When land develops with residential homes, there will be a need for park land to accommodate these new residents. It should be noted that this funding source only works if new developments are occurring in Owatonna as the fees cannot be used to replace or maintain existing facilities.

The 2020 Parks and Trails System Master Plan included examples from comparable communities, which is excerpted below for ideas on how this ordinance may be administered.

CITY	POPULATION	PARK DEDICATION FEE / LAND DEDICATION FEE OR BOTH	PARK DEDICATION FEE	LAND DEDICATION AMOUNT	ADDITIONAL NOTES
Bemidji	15,366	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 1 acre per 25 units, Nonresidential = 4% of gross area, Mixed Use = 4% of gross area	No wetlands, floodplains, drainage ways. Some private rec land may receive 20% credit
Faribault	23,750	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 7%; Commercial = 4%; Industrial = 4%, other 7%	No wetlands, ponding, drainage-ways.
New Ulm	13,238	Yes, both	\$340 per lot/unit (R1/R2); \$1,040 per lot, \$340 per unit (R3); \$265-\$2,185 (COMM/IND)	675 sf per unit (R1,R2,R3)	Land must not be drainage-way, floodplain or ponding. Land must be grading with 6" topsoil and seeded prior to dedication.
Northfield	20,084	Yes, both	Cash in lieu must be equivalent to land dedication costs. Commercial = 5% of land area; Industrial = 2% of gross area for trails only; 0-3.9 units/acre = 16%; 4-7.9 units/acre = 13%; 8+ units/acre = 10%	Commercial = 5% of land area; Industrial = 2% of gross area for trails only; 0-3.9 units/acre = 12% of net land area; 4-7.9 units/acre = 9% of net land area; 8+ units/acre = 6% of net land area	Commercial sites can be waived if affordable housing, tax revenue or greater benefit to the City. Land must be suitable, no steep slope, above OHW, graded and 4" topsoil.
Waseca	8,978	Yes, both	Residential = \$420/unit; Multi-Family = \$250-300/unit	Residential = 8-14%; Multifamily=20-45%, Mobile Homes = 13%	Fees are based upon \$15,000 per acre assumed land costs. Land must be graded and suitable 50% for fields, less than 2% grade.
Willmar	19,628	Yes, both	Cash in lieu equivalent based upon fair market value.	Residential = 7%; Commercial = 4%; Industrial = 4%, other 7%	City may waive if affordable housing or greater benefit to city. Private open space credit up to 25%.
Owatonna	25,794	No			