

**PUBLIC NOTICE**  
**CITY OF ST. STEPHEN**  
**ORDINANCE 2025-1**  
**AN ORDINANCE AMENDING ORDINANCE 45**  
**PLATTING AND SUBDIVISION REGULATIONS**

The City Council for the City of St. Stephen, Minnesota hereby ordains as follows:

1. That Section 45.03, Subd. 2: **LIVABILITY STANDARDS** shall be amended to read as follows:

“All residential lots shall contain at least 29,500 square feet of land which lies above the 100-year flood/high water contour. Of the 29,500 square foot lots, the following additional requirements must be present.

a) ISTS Area Each lot will require 29,500 square feet of combined eligible building area and yard area, plus the County-mandated area for two ISTS’s.”

(b through g are unchanged)

2. That Section 45.13: **COMMUNAL SEPTIC UTILITY DESIGN AND CONSTRUCTION POLICY FOR R-1, R-2, R-3, R-M, B-1, B-2, I-1 AND I-2 ZONING DISTRICTS** shall be deleted in its entirety.

3. That Section 45.14, Subd. 1: shall be amended to read as follows:

“Sub. 1. Purpose. To provide criteria for and regulation of individual sewage treatment systems (ISTS) to protect the public’s health and safety, and eliminate or prevent the development of public nuisances pursuant to the authority granted under Minn. Stat. Chapters 115 and 145A and Minnesota Rules Chapter 7080 and as amended that may pertain to sewage and wastewater treatment.”

4. That Section 45.14, Subd. 2 shall be deleted in its entirety.

5. That Section 45.14, Subd. 3 shall be amended to read as follows:

“Subd. 3. Private Disposal Per-

mit. Before commencement of construction of a private wastewater disposal system, other than for a single-family residence, the owner shall first obtain a written Private Disposal Permit signed by the MPCA. The application for the Permit shall be made on a form furnished by the MPCA, which the applicant shall supplement by any plans, specifications and other information as are deemed necessary by the MPCA. A permit and inspection fee, as established by the City Council, shall be paid at the time the application is filed.”

6. That Section 45.14, Subd. 4 shall be deleted in its entirety.

7. That Section 45.16, Subd. 6 shall be amended to read as follows:

“Subd. 6. Removal of Private Septic Tanks. At the time a connection is made to the public sewer, any septic tanks or other private wastewater disposal facilities shall be removed or filled with suitable material approved by Stearns County.”

8. That Section 45.18, Subd. 8 shall be amended to read as follows:

“Subd. 8. Inspection and Right of Entry. At point of sale, change in use or in the event there is reason to believe the system is failing, the employees of the City or Stearns County may enter upon any property having a private wastewater disposal system for the purpose of inspecting such system and making such other investigations and tests as are deemed necessary. Entry shall be made during the daylight hours unless abnormal or emergency circumstances require otherwise.

Passed by the City Council of St. Stephen, Minn. this third day of September, 2025.

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