



Proposed Subdivision Ordinance Amendments

Ordinance 58-2018

January 15, 2019

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Planning Manager

Requested Council Action

- Amendment of Title 11 – Subdivision Code
 - Minor subdivisions
 - Administrative subdivisions
 - Condominium subdivisions

Overview

- Process
- Background
- Staff Analysis
- Recommendation
- Council Action

Process

- City council study session - August 14, 2018
- Planning commission study session - August 27, 2018
- Planning commission approval - November 12, 2018
- Council first reading approval - December 18, 2018
- **City council consideration - January 15, 2019**

Background

- Study session consideration
 - Efficiency
 - Improved processes
 - Clarity for citizens and applicants

Proposed Change- Minor and Administrative Plats

- **Amend 11-4-2**
 - Ties building permits to subdivisions
- **Combine minor subdivisions and administrative plats into a single process**
 - Involves from one to ten lots and usually no new public infrastructure
 - Combines preliminary and final platting into a single process
 - Submitted to council once, when complete
 - Allows increased use of the minor subdivision process
 - Removes unnecessary review processes

Proposed Change- Minor and Administrative Plats (Continued)

- **Move Section 4-1-9 into Chapter 11**
 - Administrative items addressed in operating statutes
 - Includes compliance with operating standards as part of the review
 - Recognize that planning commission and city council reviews are not quasi-judicial but administrative in nature
- **Add a new 11-4-3 to provide for correction plats**
 - Improves process to correct minor errors
- **Delete 11-9 on administrative plats**
 - Combined into minor subdivisions

Proposed Change- Condo Plats

- **Add a new Chapter 11-10 on condominium plats**
 - Currently the city has no process to create condominium plats
 - No guarantee city standards are followed
 - No review by city as to compliance with codes
 - City will now regulate condominium subdivisions

Process Details

2017-2018 Subdivision Cases	Current Code	% of Total	New Code	% of Total
Administrative	0	0%	9	50%
Minor – No Council Approval	0	0%	5	28%
Minor – Council Approval	14	78%	2	11%
Major	4	22%	2	11%
Total	18	100%	18	100%

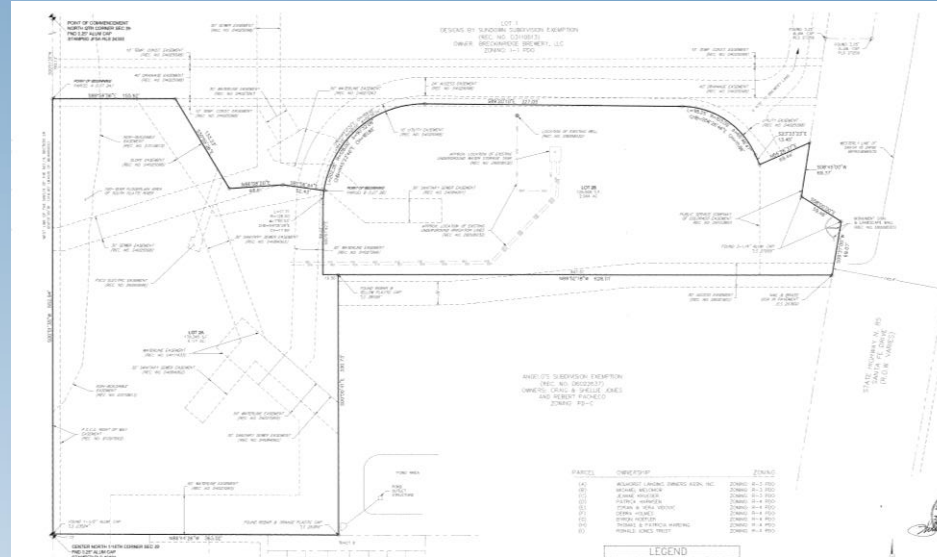
Case Study 1 – Breckenridge, DBS

Current Process:

- Major subdivision

Proposed Process:

- **Administrative**



Process Factors:

- Dedicated easements, not dedicating real property
- Lot size
- Lot depth
- Legal access but not abutting city street
- Two lots

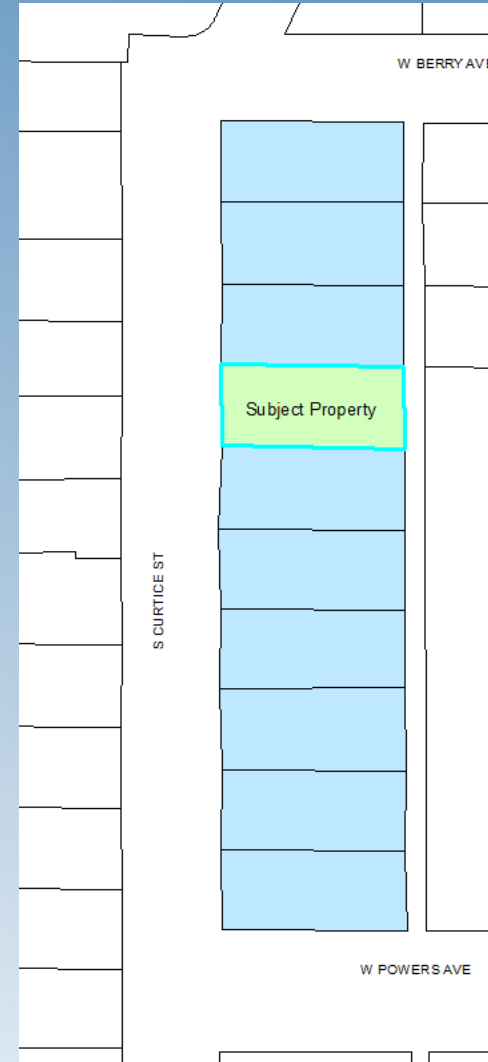
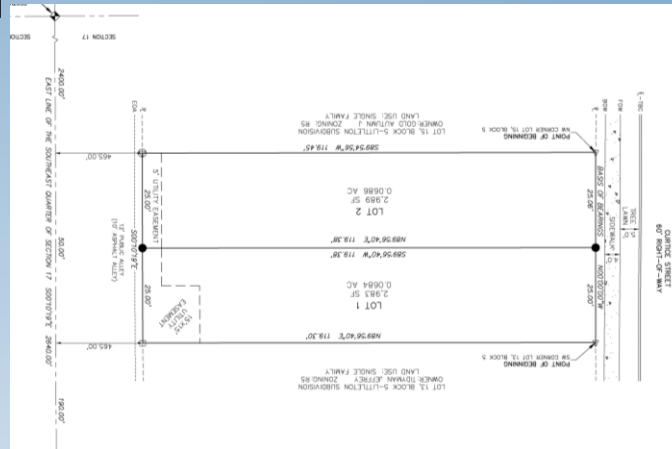
Case Study 2 – 5530 S. Curtice Duplex

Current process:

- Minor Subdivision

Proposed process:

- **Administrative**



Process Factors:

- Dedicated easements, not dedicating real property
- Lot size
- Lot width
- Two lots, one existing duplex structure

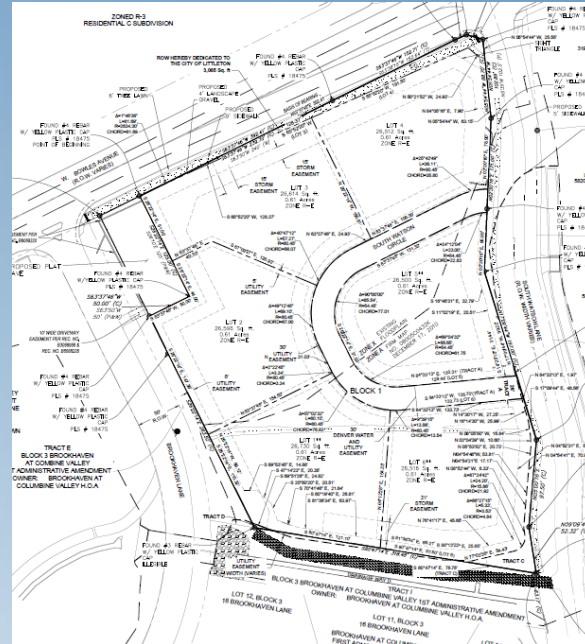
Case Study 3 – Watson Lane

Current process:

- Major subdivision

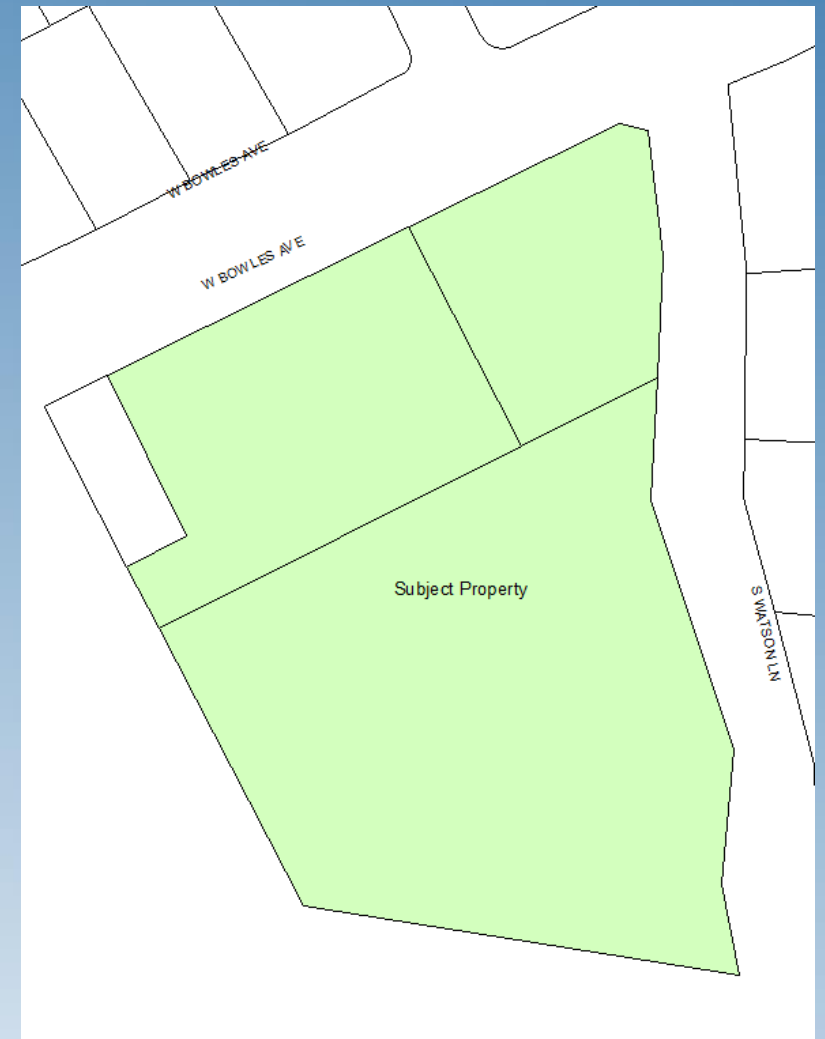
Proposed process:

- Minor – city council approval



Process Factors:

- Dedicates real property



The Code Revisions **Do Not**

- Allow the creation of lots that do not comply with the zone district
- Undermine the character established by the zone district
- Allow for greater density than established by the zone district
- Allow for dedication of real property without City Council approval

Recommendation

- Planning Commission: Approval
- Staff: Approval

Council Action

- Amendments to Title 11 Subdivision Ordinance

Options:

- Approval
- Approval with conditions
- Denial
- Continue to a date certain