

OUTLINE OF PROPOSED CHANGES TO SUBDIVISION CODE

1. Objectives:

- a. Move subdivision related language into a single code making it easier for users and citizens to know the rules.
- b. Recognize that the review required for minor subdivisions should reflect the fact that they are not as complex as major subdivisions.
- c. Address missing areas of the subdivision process such as correction plats and condominium plats.

2. Goal:

- a. Improve the subdivision code to allow for more efficient processing of subdivisions by the city.

	Proposed Change	Reason
1.	Move Section 4-1-9 into Chapter 11	Ties building permits to subdivisions, should be in subdivision code
2.	Combine minor subdivisions and administrative plats into a single process	<ol style="list-style-type: none">a. Minor subdivisions and administrative plats involve from one to ten lots. Unlike major subdivisions there is usually no new public infrastructure being constructed and dedicated.b. Combine preliminary and final platting process into a single process that when complete is submitted once to the city council.c. Allow use of the minor subdivision process for all developments of ten lots or less unless there is an appeal of a requirement.d. Remove unnecessary review processes costing both applicants and the city time and money
3.	Amend 11-4-2	<ol style="list-style-type: none">e. Administrative items such as numbers of copies are addressed in operating statutes and may change.f. Include compliance with operating standards as part of the review

		g. Recognize that planning commission and city council reviews are not quasi-judicial but administrative in nature
4.	Add a new 11-4-3 to provide for correction plats	a. Frequently plats will be submitted with minor errors, such as a setback line in the wrong place or an improperly worded note. Currently, we require an entirely new plat to correct errors.
5.	Delete 11-9 on administrative plats	a. Combined into minor subdivisions
6	Add a new Chapter 11-10 on condominium plats	a. Currently the city has no process to create condominium plats, applicants are told to go to the county. b. No guarantee city standards are followed. c. No review by city as to compliance with codes. d. City will now regulate condominium subdivisions.