

- Clarifying 11-9-4 (B) language to accurately reflect the intention that lots that are more than 25 percent smaller are not eligible for an administrative plat or replat. This replaces the existing text of “less” with “more.” . The entire code section referenced here, starts on line 38 in the attached draft ordinance.
- Clarifying 11-9-4 (C) language to clarify the definition of “adequate.” The proposed re-write of this section is as follows, as identified in bold italics:

Each parcel created by the administrative plat has adequate water and sanitary sewer facilities. THE APPLICANT SHALL PROVIDE EVIDENCE THAT PUBLIC WATER AND SEWER FACILITIES ARE AVAILABLE TO SERVE EACH LOT. THIS SHALL BE IN THE FORM OF “WILL SERVE” LETTERS FROM THE APPROPRIATE SERVICE PROVIDERS.

Based on city code and state regulations, subdivisions must be able to show that there is availability of water and sewer to serve the property. While other sections within the city’s subdivision code reference the requirement that water and sewer are available, staff believes the original code intent of this section was to ensure applications to establish one or two lots also adhered to this city and state requirement.

Planning commission will consider these amendments to Chapter 9 at its July 24, 2017 meeting. Their input and recommendation will be provided to council verbally during this study session.