

## Legislation Text

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**File #:** ID# 17-220, **Version:** 1

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Agenda Date: July 24, 2017

**Subject:**

A draft ordinance for minor clarifications to Title 11, Subdivision Code, Chapter 9, Administrative Plat and Replat

Presented By: Jocelyn Mills
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**POLICY QUESTION:**

Does city council support an ordinance for minor clarifications to Title 11, Subdivision Code, Chapter 9, Administrative Plat and Replat?

**BACKGROUND:**

Generally in land use, zoning codes establish uses and performance standards for each zone district. Subdivision codes provide the process for creating the records of legal land title for establishing lots, via recorded plats. Title 11 is Littleton's Subdivision code.

On May 16, 2017, city council approved Ordinance 13-2017 amending the city's Subdivision Regulations, primarily related to Chapter 9 of the code. Prior to this, planning commission recommended approval of the ordinance to city council.

The proposed ordinance is a minor update to further clarify the language in Chapter 9 regarding Section 4, Criteria for Decision. Ordinance 13-2017 is attached to this staff communication for reference.

**PROPOSED AMENDMENTS:**

Chapter 9 provides the administrative plat and replat process for the establishment of one or two lots.

The proposal is for minor updates to Chapter 9, and include:

- 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.