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NEW = Underlined

Division VII. LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATIONS¹

Chapter 16.120 SUBDIVISIONS²

16.120.010 Purpose

Subdivision regulations are intended to promote the public health, safety and general welfare; lessen traffic congestion; provide adequate light and air; prevent overcrowding of land; and facilitate adequate water supply, sewage and drainage.

(Ord. No. 2011-011, § 1, 10-4-2011)

(Ord. No. 2011-011, § 1, 10-4-2011)

16.120.040 Approval Criteria: Preliminary Plat

No preliminary plat shall be approved unless:

- A. Streets and roads conform to plats approved for adjoining properties as to widths, alignments, grades, and other standards, unless the City determines that the public interest is served by modifying streets or road patterns.
- B. Streets and roads held for private use are clearly indicated on the plat and all reservations or restrictions relating to such private roads and streets are set forth thereon.
- C. The plat complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX. The subdivision complies with Chapter 16.128 (Land Division Design Standards).
- D. Adequate water, sanitary sewer, and other public facilities exist to support the use of land proposed in the plat.
- E. Development of additional, contiguous property under the same ownership can be accomplished in accordance with this Code.

¹Editor's note(s)—Ord. No. 2011-011, § 1, adopted October 4, 2011, amended the title of Div. VII.

²Editor's note(s)—Ord. No. 2011-011, § 1, adopted October 4, 2011, amended the Code by, in effect, repealing former Ch. 16.120, §§ 16.120.010 and 16.120.020, and adding a new Ch. 16.120. Former Ch. 16.120 pertained to general provisions, and derived from Ord. 86-851; Ord. 98-1053; and Ord. No. 2010-015, adopted October 5, 2010.

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- F. Adjoining land can either be developed independently or is provided access that will allow development in accordance with this Code.
 - G. Tree and woodland inventories have been submitted and approved as per Section 16.142.060.
 - H. The plat clearly shows the proposed lot numbers, setbacks, dedications and easements.
 - I. A minimum of five percent (5%) open space has been provided per Section 16.142.030 (Parks, Open Spaces and Trees-Single-Family Residential Subdivisions), if applicable.
 - J. Privately maintained trails for public use shall conform to the public trails standards in the Transportation System Plan (TSP).

(Ord. No. 2021-010 , § 2, 12-7-2021; Ord. No. 2015-003, § 2, 3-17-2015; Ord. No. 2011-011, § 1, 10-4-2011)
