

Title 16 - ZONING AND COMMUNITY DEVELOPMENT CODE
Division VII. - LAND DIVISIONS, SUBDIVISIONS, PARTITIONS, LOT LINE ADJUSTMENTS AND MODIFICATIONS
Chapter 16.122 LAND PARTITIONS
Exhibit A15

DELETE = ~~Strikethrough~~

NEW = Underlined

Chapter 16.122 LAND PARTITIONS¹

16.122.010 Generally

A. Approval Required

A tract of land or contiguous tracts under a single ownership shall not be partitioned into two (2) or more parcels until a partition application has been approved by the City Manager or his/her designee.

B. City Action

The City Manager or his/her designee shall review the partition applications submitted in accordance with Section 16.70 and shall approve, approve with conditions or deny the application.

(Ord. No. 2011-011, § 1, 10-4-2011)

16.122.020 Approval Criteria: Preliminary Plat

Partitions shall not be approved unless:

- A. The partition complies with applicable zoning district standards and design standards in Division II, and all provisions of Divisions IV, VI, VIII and IX, and complies with Chapter 16.128 (Land Division Design Standards).
- B. The partition dedicates to the public all required common improvements and areas including but not limited to streets, parks, floodplains, and sanitary sewer, storm water, and water supply systems.
- C. The applicant must demonstrate ~~A~~adequate water, sanitary sewer and other public facilities exist to support the proposed use of the partitioned land, ~~as determined by the City and are in compliance with City standards.~~ For the purposes of this section:
 - 1. Adequate water service shall mean: the ability to connect ~~Connection~~ to the City water supply system and the City water supply system has the capacity to provide service in compliance with City standards. ~~shall be deemed to be adequate water service.~~
 - 2. Adequate sanitary sewer service shall mean: the-~~a~~Ability to connect ~~Connection~~ to the City sanitary sewer system and the City sanitary sewer system has the capacity to provide service in compliance with City standards ~~shall be deemed to be adequate sanitary sewer service if City~~

¹Editor's note(s)—Ord. No. 2011-011, § 1, adopted October 4, 2011, amended the Code by, in effect, repealing former Ch. 16.122, § 16.122.010, and adding a new Ch. 16.122. Former Ch. 16.122 pertained to preliminary plats, and derived from Ord. 86-851; Ord. 91-922; Ord. 94-991; Ord. 98-1053; Ord. No. 2010-015, adopted October 5, 2010; and Ord. No. 2011-009, adopted July 19, 2011.

DELETE = ~~**Strikethrough**~~

NEW = ~~**Underlined**~~

sanitary sewer lines are located within three-hundred (300) feet of any point of the lot lines of the partition. ~~or if the lots created are less than 15,000 square feet in area.~~

3. Installation of private on-site septic sewage disposal facilities shall be deemed adequate ~~on-when~~ the lots ~~proposed are of~~ 15,000 square feet or more if the private on-site septic system is permitted by Washington County Health and City sewer lines are not within three-hundred (300) feet.

34. The adequacy of other public facilities such as storm water and streets shall be determined by the City Manager or his/her designee based on applicable City policies, plans and standards for said facilities.

D. Adjoining land can be developed, or is provided access that will allow future development, in accordance with this Code.

E. Future Development Ability

In addition to the findings required by Section 16.122.010, the City Manager or his/her designee must find, for any partition creating lots averaging one (1) acre or more, that the lots may be re-partitioned or resubdivided in the future in full compliance with the standards of this Code. The City Manager or his/her designee may require the applicant to submit partition drawings or other data confirming that the property can be resubdivided. If re-partitioning or resubdividing in full compliance with this Code is determined not to be feasible, the City Manager or his/her designee shall either deny the proposed partition, require its redesign, or make a finding and condition of approval that no further partitioning or subdivision may occur, said condition to be recorded against the property.

(Ord. No. 2011-011, § 1, 10-4-2011)

16.122.030 Final Partition Plat

DELETE = ~~**Bold Strikethrough**~~

NEW = **Bold Underlined**