



Land Development Text Amendment- Lot Split Amendment

Purpose

In line with the development philosophy that assists local citizens in developing their land in an economically responsible manner, we propose to increase the creation of new lots that are split to three lots by administrative process. This will reduce the cost for smaller developers and lower income homeowners to develop their property with a higher density to help increase the City's tax base.

Current Language- Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

A subdivision creating no more than one new lot may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:

Proposed Language- Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

A subdivision creating no more than ~~one~~ **three** new lot(s) may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:

Full Section with Proposed Text- Sec 152-39-4 Necessity Of Plat; Exemption From Plat Requirements

All subdivisions shall be required to prepare and receive approval of a preliminary and final plat in accordance with the provisions of this chapter, except as follows:

1. A subdivision creating no more than three lot(s) may be approved by city staff without the necessity of preparing and filing a preliminary plat or final plat if:
 1. Notice is provided by city as required by this chapter.
 2. The proposed subdivision:
 1. Is not traversed by the mapped lines of a proposed street as shown in the general plan and does not require the dedication of any land for street or other public purposes.
 2. Does not impact an existing easement or right of way or, if it does have an impact, evidence is shown that the impact will not impair the use of any such easement or right of way.
 3. Has been approved by the culinary water authority and sanitary sewer authority.
 4. Is located in a zoned area, and conforms to all applicable land use ordinances or has properly received a variance from the requirements of an otherwise conflicting and applicable land use ordinance.



2. A lot or a parcel resulting from a division of agricultural land is exempt from the plat requirements of this chapter if the lot or parcel:
 1. Meets the minimum size requirement of applicable zoning; and
 2. Is not used and will not be used for any nonagricultural purpose.
3. The creation of a lot under subsection A of this section shall not be approved until a plan for providing utilities and other required improvements to the proposed lot has been reviewed and signed by members of the joint utility committee. No building permit will be issued for said lot until the approved improvements are constructed and accepted.
4. The boundaries of each lot or parcel exempted under subsection A or B of this section shall be described by deed and upon approval of city staff, shall be recorded with the county recorder.