



AGENDA ITEM ANALYSIS

Project/Issue Name: 26-01 An Ordinance of the City Council Amending Title IV ("Land Use"), Chapter 410 ("Subdivision Regulations"), Section 410.700 ("Sinkholes and Karst Features"), of the Municipal Code of the City of Republic, Missouri.

Submitted By: Chris Tabor, Principal Planner

Date: February 3, 2026

Issue Statement

Consideration to approve Amendments to Chapter 410 Subdivision Regulations.

Discussion and/or Analysis

The City of Republic is requesting Amendments to Chapter 410 Subdivision Regulations, specifically Section 410.700 "Sinkholes and Karst Features", to provide some flexibility towards development in and around sinkholes. Within the City limits there are 573 acres of mapped sinkholes, which represent more than 5% of the total area within Republic. Current regulations do not allow the permitting of any projects within 30 feet of those sinkholes.

Primarily, Section 410.700 contains the rules and regulation surrounding sinkholes as they concern property development. This section of code has been in place for more than twenty years. During that time, new methods for construction have been devised, new materials have been invented, and experts have learned more about this topic, which has necessitated a need to update this section. The proposed amendment addresses these changes by laying out a process for a Sinkhole Remediation Permit.

Each sinkhole is unique and may need to be addressed differently. The purpose of this permit is to provide a path for the applicant to study and, potentially, remove some of the constraint on development presented by a particular sinkhole. The process outlined leans heavily on the employ of subject matter experts, or geotechnical engineers, as consultants for the applicant and the City. These third parties will:

1. Determine the feasibility of remediation;
2. Outline the plan, when one exists, for remediation;
3. Assess the allowable uses, if any, for a remediated sinkhole;
4. Oversee the work conducted onsite to ensure it meets their plan.



Most importantly, during the course of the permit and subsequent construction work Community Development Staff will work closely with the applicant's team to ensure their focus prioritizes health and safety.

Recommended Action

Staff is recommending approval of the referenced Amendments.