



Amendment to Subdivision Regulations for Preliminary Plats

City Council
4.10.23

Subdivision Regulations



BACKGROUND

- City regulates subdivision of land
- Adopted 1994, as amended
- 2021 amendment
 - allowed waiver of PP requirement (10 or fewer lots)
 - administrative extensions of PP/FP approval

Subdivision Regulations



WORKSESSION

- Oct 3, 2022 Council direction
- Preliminary plats require Commission/Council action
- Goodyear the exception
- Proposed administrative approval
- Support continuous improvement

Subdivision Regulations



WORKSESSION

- Benefits
 - Applicants save 1-2 months
 - Staff/departmental efficiencies
 - Fee savings (analyzed with last fee study)*
 - \$1,493 (11-200 lots)
 - \$2,796 (201+ lots)
- Council directed staff to move forward

*Fee changes subject to future Council action

Subdivision Regulations



PROPOSED AMENDMENT

- Administrative PP approval
- Development Services Director
 - Approve, approve with conditions, or deny
 - Appeal Director's decision to Commission
 - Appeal Commission's decision to Council

Subdivision Regulations



OUTREACH & ANALYSIS

- Support from development community
 - Developer Forum
- Greater efficiencies for applicants & staff
- Time saving for applicants
- Cost savings
- Foster continuous improvement efforts

Subdivision Regulations



RECOMMENDATION

- Approve amendment to subdivision regulations
- Adopt Ordinance No. 23-1572