



Memorandum

Planning Division
Community & Economic Development Department

To: Planning Commission
From: Casey Stewart, Senior Planner
Date: October 24, 2012
Re: Proposed Amendments to Subdivision Ordinance
Encl: A "strike and underline" draft version of proposed amendments

The Planning Division is currently drafting extensive changes to Title 20 *Subdivisions* of the city code. The proposed changes stem from the City's sustainability initiatives, which included improved connectivity in and between new subdivisions, developments that facilitate use of renewable energy, and updated, improved review processes.

Regulations affecting subdivision design and development were located in primarily two places – a seldom referenced document titled *Site Development Ordinance* and the existing subdivision title - and this amendment project attempts to consolidate subdivision regulations into one area for ease of use. This resulted in reorganizing the title by moving some regulations from one section to another and deleting outdated sections or regulations. Many regulations were further clarified or enhanced to aid in understanding.

Briefly, the major changes are as follows:

- **Processing:** Subdivision review would focus more on the design standards and requirements and less on gathering general public input. Utah state code does not require public hearings for subdivisions. The amendments will remove public hearings as a "requirement" but continue to utilize them for subdivisions that are contested on grounds of not meeting the standards. This change will emphasize design and standards of a subdivision, rather than whether a neighborhood likes or dislikes the proposal. All preliminary subdivision plats, regardless of type or number of lots, could be approved by the Planning Director. Only those approvals that are appealed, or where the developer seeks a significant modification to the standards, or where an existing street right-of-way is being modified, would be heard by the commission. Types of projects affected: typical subdivisions, subdivision amendments, lot line adjustments, and lot consolidations. The amendments increase conformance with state law.

- **Design and Standards updates:** A number of the design and standards for subdivisions was located in a dated Site Development Ordinance that was a stand-alone document, which often resulted in developers and staff missing those standards in reviewing the subdivision application. Those standards are proposed to be moved to the Subdivision Ordinance and then updated and clarified to meet current engineering, transportation, and site layout design standards. A number of standards from the Site Development Ordinance were discovered to be outdated and/or addressed by other more current standards of other City departments – and thus are proposed for deletion.
- **Digital application submittal:** Application requirements for subdivision applications would be updated to include drawings in digital formats for ease in review, reduced paper costs, and more efficient reviews by city departments.
- **Improve process for lot line adjustments and lot consolidations:** At times the ordinance has been confusing and limiting in regard to how and when lot line adjustments could be accomplished. The proposed changes attempt to clarify lot line adjustments and also include a specific section for consolidation lots.
- **Standardize neighborhood notification for subdivisions:** In the past, different types of subdivision applications had different noticing requirements. The noticing requirements will be standardized and also moved to one section for ease of reference and updating when needed.
- **Requirements for solar-oriented subdivision lots and improved connectivity:** As recommended by consultants who provided initial ordinances for the Mayor’s sustainability initiative, new requirements are proposed to create “solar-oriented” lots and improve connectivity within and between subdivisions.

At this time, staff is asking for feedback primarily on the major changes outlined above, and then any other changes in the proposed ordinance that members of the commission would like to discuss. The proposed changes have been reviewed by numerous city departments and their comments have been included as much as possible.

Staff is also considering moving the “condominiums” chapter from the zoning ordinance to the subdivision ordinance so all types of land divisions are in the same Title. Staff does not anticipate substantive changes to the condominium regulations.

It is anticipated that staff will return with a final draft for a public hearing in December or January.

Thank you.