



AGENDA MEMORANDUM

Planning Commission Meeting of July 24, 2019

DATE: July 19, 2019

TO: Nina Nixon-Méndez, Director of Development Services

FROM: Greg Collins, Senior City Planner, Development Services
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Briefing on State Platting Mandates

BACKGROUND / STAFF ANALYSIS:

This is a briefing to Planning Commission on recent state legislation that goes into effect on September 1, 2019, relating to plats. The legislation requires that a municipal authority “act on” a plat within a 30-day period. The period may be extended by the applicant if the extension is approved by the city. Conditional approvals or denials of plats shall have a written statement of the conditions to approval or reasons for disapproval. Each condition or reason must be directly related to the requirements under subdivision platting law and include a citation to the law and may not be arbitrary. The applicant may submit a written response that satisfies each condition or remedies the reason for disapproval. The city shall determine whether to approve or disapprove the plat not later than the 15th day after the response was submitted.

Regarding replats, public notice is required for residential plats that have plat variances (waivers). Residential plats without plat variances (waivers) do not require public notice, but do require the city to mail written notice of the approval of the replat to each lot owner in the subdivision not later than the 15th date after the replat is approved.