

17.34.090 Short plat.

A. Applicability. Every division of land into nine or fewer lots, any one of which is less than one one-hundred-twenty-eighth of a section or five acres for the purpose of sale, lease or transfer of ownership may be processed as a short subdivision in compliance with this section and Sections [17.34.010](#) through [17.34.030](#) and [17.34.110](#) through [17.34.140](#).

B. Redivisions.

1. Within a Short Subdivision. Land within a short subdivision, the short plat of which has been approved within five years immediately preceding, may not be further divided in any manner, without the filing of a final subdivision plat thereof; provided, that any short plat containing fewer than nine parcels may be altered within the five-year period to create a total of [four-nine](#) lots within the original short plat boundaries.

Where there have been no sales of any lots in a short subdivision, nothing contained in this section shall prohibit a subdivider from completely withdrawing his entire short plat and thereafter presenting a new application.

2. Within a Recorded Plat. Unless otherwise restricted by resolution or city ordinance, lots recorded pursuant to Section [17.34.060](#) may be further divided pursuant to the requirements of this section.

C. Defining of Land in Short Subdivisions. Where a subdivider owns a minimum of eighty acres or one-eighth of a section, he need not include the entirety of his ownership in his short subdivision; provided, that any excluded parcel(s) shall be a minimum of forty acres or one-sixteenth of a section in area; and provided further, that any excluded parcel(s) shall have legal access which has been approved by the approving authority.

D. Conference Prior to Submission of Application. Prior to the submission of the short plat application, the subdivider or his representative may meet with the director for a prehearing conference as set forth in Section [17.34.040\(A\)](#).

E. Format and Content of Preliminary Application and Map. Short plat applications shall be submitted to the department on forms provided by the department and shall contain all information required by the Table of Required Information. See Section [17.34.150](#).

F. Responsibility for Data Accuracy. Accuracy for all data and information submitted on or with a short plat shall be the responsibility of the applicant.

G. Identification Markers. The subdivider shall, for identification purposes only, cause markers of a type approved by the city to be placed upon each of the approximate road frontage corners of the subject property and maintain them thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks of the proposed short subdivision. Where other data or where identification markers are found necessary by any relevant agency to assist it in making its determination, such data and markers shall be placed upon the land and maintained thereon during the period extending from the time of application to the time of final action for the purpose of permitting field checks by the applicable agencies.

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H. Time Limitation for Department Action. Short plats shall be approved, disapproved or returned to the applicant for modification or correction within thirty calendar days from the date of determination of a complete application, unless the applicant gives a written consent to the extension of such time period.