

DIVISION I. GENERAL PROVISIONS

Chapter 17.04

GENERAL PROVISIONS

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17.04.010 Purpose.

- A. The city council finds that the protection of the public health, safety, and general welfare requires that the division of land into two or more lots proceed in accordance with standards to prevent overcrowding of land; to lessen congestion of streets and highways and provide proper ingress and egress; to provide adequate space, water storage, sewage, parks, recreation, schools, ways and other public uses and to assure uniform monumenting of land subdivisions and conveyancing by accurate legal descriptions.
- B. The legislature has prescribed a method for accomplishing the aforesaid purposes and has vested cities with the responsibility for controlling the division of land in incorporated areas.
- C. The council deems the controls, standards, procedures and penalties set forth in this chapter to be essential to the protection of the public health, safety and general welfare of the citizens of the city; and the adoption thereof to be in the public interest. (Ord. 398 S1 (part), 1981.)

17.04.020 Comprehensive plan. The city comprehensive plan shall guide the use of all land within the incorporated areas of the city. (Ord. 398 S1 (part), 1981.)

17.04.030 Suitability for subdivision. Land which the planning commission finds to be unsuitable for land subdivision due to flooding, bad drainage, steep slopes, rock formations, or other features likely to be harmful to the safety and general health of future residents, shall not be subdivided unless adequate methods are provided for overcoming these conditions. (Ord. 398 S1 (part), 1981.)

17.04.040 **Conformance with standards and policies.** All installation of improvements, including those serving, but located outside the subdivision, shall be installed in conformance with all applicable ordinances and codes adopted by the city. (Ord. 398 S1 (part), 1981.)

17.04.050 **Administrator.** The mayor, or his designated representative, hereafter referred to as the administrator, is vested with the duty of administering subdivisions and platting regulations within the incorporated areas of the city and may prepare and require the use of such forms as are essential to their administration. (Ord. 398 S1 (part), 1981.)

17.04.060 **Subdivision review committee.** The planning commission shall review and report to the council on subdivisions. (Ord. 398 S1 (part), 1981.)