

**Planning Commission Workshop Agenda  
October 6, 2025**

1. Workshop meeting called to order at 6:00 PM
2. Roll call
3. Pledge to the flag
4. Approval of the Agenda
5. Land Division (Subdivision) Ordinance vs. Site Condominium Regulations \*
6. Commissioner Questions
7. Open Public Discussion
8. Adjourn

\* Includes attachment



July 31, 2025

**Subject:** Land Division (Subdivision) Ordinance vs. Site Condominium Regs

Subdivision Ordinance	Site Condominium Regs (ZO)	Observations	Strategies
<b>PROCESS</b>			
Major Subd Minor Subd (unplatted)	Major SC Minor SC	Not sure of the benefit of making this distinction	PC review recommended
Sketch Plat (optional) – PC  Preliminary Plat Review : Preliminary – PC : Tentative – CC : Final – Agencies/CC (~ 1 year process)  Final Plat Review – CC	Preliminary Plan Review – PC  Final Plan Review – CC (~ 3-6 month process)	No public hearing required for either  Minor subdivisions (i.e. unplatted land divisions) are subject to PC review  Subdivision review process is established by State law	PC review recommended
	Master Deed required	State law requirement for Site Condo	
Amendment process not detailed in Subdivision Ordinance	Major Change – PC/CC Minor Change – PC Exempt Change - Staff		CC review recommended
Variances – PC/CC	Variances – PC/CC	Only for standards established within the land division section . . not for ZO dimensional standards	
Preliminary Plats Effective Period – 2 years	Effective Period – 1 yr	Subdivision review process is established by State law	

Fee – ?	Fee – ?	The fee structure should be similar since the review processes are the same	CC review recommended
<b>DESIGN</b>			
Inspections	Inspections		
Performance Bond	Performance Bond		
Master Plan/Zoning Map	Master Plan/Zoning Map	This appears to be tied to use standards and service area designations	
Density: Complete Utility Subd. Partial Utility Subd Private Service Subd	Density: Complete Utility Subd. Partial Utility Subd Private Service Subd	This approach is used in both land division approaches . . . but requires lower density than allowed for unplatted	Revise to allow same density as unplatted . . or greater density if City wants to encourage planned land divisions (plats/site condos)
Streets	Streets		PC review for consistency with the Master Plan, City regs, PUD provisions, and best practices recommended
Lots	Lots		
Block Length	Block Length		
Easements	Easements		
Open Space	Open Space		

