

Chapter 3

GENERAL REQUIREMENTS

11-3-1: STANDARDS AND SPECIFICATIONS:

The city council shall prepare or have prepared specifications and standards for the design and quality of all required improvements. Said specifications and standards shall be adopted by resolution by the city council. Said requirements shall be considered minimum and shall apply to all subdivisions under all ordinary circumstances; provided, however, that where the subdivider can show that a provision of these general requirements and design standards would cause unnecessary hardship if strictly adhered to and where, because of topographical or other conditions peculiar to the site, in the opinion of the city council, a departure may be made without destroying the intent of such provisions, the city council may authorize a variance. Any variance authorized shall be stated on the final plat and the reasons for such departure shall be entered in writing in the minutes of the city council. (Ord. 6-18-81C, 6-18-1981)

11-3-2: IMPROVEMENT STANDARD:

All improvements shall be installed in accordance with city specifications, as directed by the city council. (Ord. 6-18-81C, 6-18-1981)

11-3-3: PARKS, SCHOOL SITES AND OTHER PUBLIC SPACES:

In subdividing property, consideration shall be given to sites for schools, parks, playgrounds and other areas for public use as shown on the master plan. Any provision for such open spaces should be indicated on the preliminary plan in order that it may be determined in what manner such areas will be dedicated to, or acquired by, the appropriate agency. (Ord. 6-18-81C, 6-18-1981)

11-3-4: AMENDED PLATS:

Amended plats must be filed. When major changes in a plat of a subdivision which has been recorded are made, approval of said subdivision shall be vacated and an amended plat thereof approved and filed in accordance with the requirements of this title. No change shall be made in approved plats unless approval thereof has been obtained by the planning commission and the city council. (Ord. 6-18-81C, 6-18-1981)

11-3-5: ENFORCEMENT AND PERMITS:

No officer of the city shall grant any permit or license for the construction or use of any building or land unless and until the requirements hereof shall have been complied with. (Ord. 6-18-81C, 6-18-1981)

11-3-6: CONSTRUCTION AND MAINTENANCE OF PRIVATE ROADS AND DRIVEWAYS IN CITY PROHIBITED:

- A. All officials of the city shall refrain from opening, accepting, grading, paving or lighting a street, authorizing the laying of sewers and water mains, or making connections to public water or sewer lines in a street which:
1. Has not received the status of a public street prior to the taking effect of the ordinance codified herein; or
 2. Has not been approved by the planning commission as part of appropriately submitted preliminary plans; or (Ord. 6-18-81C, 6-18-1981)
 3. Having been submitted to the planning commission has not been approved by the city council by a favorable vote of two-thirds ($\frac{2}{3}$) of their membership.
- B. No city officer or employee shall enter upon private driveways or roads for the purpose of maintaining or constructing the same, unless and until such private driveways or roads shall have first been made to comply with the standards for public streets for width and improvements, as set forth in this title, and shall have been accepted as a public street or road by the planning commission and city council. (Ord. 6-18-81C, 6-18-1981; amd. 2003 Code)

11-3-7: WORK DONE BY ENGINEER:

All engineering work or surveying of property must be done by or under direction of a registered professional engineer or land surveyor registered in the state. (Ord. 6-18-81C, 6-18-1981)

