



Legislation Details (With Text)

File #: 18-0111 **Version:** 1 **Name:**
Type: Planning Item **Status:** Regular Agenda
File created: 3/8/2018 **In control:** Planning Commission
On agenda: 3/15/2018 **Final action:** 3/15/2018
Title: Plat 2 Glendale Resubdivision Lots 10&11, Block A
Sponsors: Planning Commission

Indexes:

Code sections:

Attachments: 1. Stan Johnson Variance Request.pdf, 2. Glendale Lot 11&12 Resub Plat.pdf

Date	Ver.	Action By	Action	Result
3/15/2018	1	Planning Commission	approved as recommended	Pass

Plat 2 Glendale Resubdivision Lots 10&11, Block A

SUMMARY: The owners of Lot 10 and 11 in the Glendale Subdivision are proposing a lot line adjustment between their lots. Since the properties are located outside the City Limits and do not have sewer available, a new soils study and State Environmentalist signature would be required for the lot getting smaller. The owners are requesting a variance. They presented to staff a notarized letter stating that the existing field lines for their septic is unaffected by the lot line shift, and they are the owners of the adjacent lot on the other side and have no intention of ever separating the two lots. Should their existing septic system fail, a backup or replacement system could be installed on the adjacent lot.

STAFF RECOMMENDATION: Staff recommends approval of the variance and plat. With the signed statement of the owner, staff feels that this would remove liability from the City should the septic system fail and no back up system be available.

NECESSARY PLANNING COMMISSION ACTION: Approve or deny the variance and Plat.