



## Legislation Text

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**File #:** 15-0164, **Version:** 1

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### Revision to Lot 1 of Webb-Napier Subdivision

#### SUMMARY:

The plat submitted is modifying the existing Plat Book 11 page 596, which was reviewed and approved by the planning commission in April 2014. The owner is proposing to sell a portion of lot 1 to an adjoining property, thus increasing the amount of property on lot 2, as shown on the plat. In the past, we have not required a soils analysis and state environmentalist's signature for property being added to a lot. One of the primary reasons for the requirement is to ensure part of the subsurface septic system is not being "cut off".

According to the regulations, a new soils analysis and state signature would be required for lot 1. Since the original plat was just reviewed approximately 1 year ago and approved and the existing reserved soil area is shown on the new proposed plat as on the recorded plat, without losing any of the area, the owner is asking for a variance to the required state environmentalist's signature.

**VARIANCE REQUEST:** The owner is requesting a variance to the subdivision regulation requiring the state environmentalist's signature for Lot 1 of the proposed subdivision.

**STAFF RECOMMENDATIONS:** Staff recommends approval of the variance, based on the fact that the reserved soil area has not changed from the original recorded plat from approximately 1 year ago for lot 1.

**NECESSARY PLANNING COMMISSION ACTION:** Approve or deny the plat with variance request.