

SECTION 05-05 DISQUALIFICATION/DENIAL OF PLATS

05-05-01 Denial of Plat

Section 05-05-01. Denial of Plat. The Planning Commission may recommend denial and the Council may deny the subdivision if it makes any one or more of the following findings:

- A. That the proposed subdivision is in direct conflict with adopted applicable general and specific comprehensive plans of the City, County, or Region;
- B. That the physical characteristics of this site, including but not limited to topography, percolation rate, soil conditions, susceptibility to erosion and siltation, susceptibility to flooding, water storage, drainage and retention, are such that the site is not suitable for the type of development, development density, design, or use contemplated;
- C. That the design of the subdivision or the proposed improvements are likely to cause substantial environmental damage;
- D. That the design of the subdivision or the type of improvements are likely to cause serious public health problems;
- E. That the design of the subdivision or the type of improvements will conflict with easements of record or with easements established by judgment of a court;
- F. That the proposed subdivision is inconsistent with the policies and standards of the State defined Shoreland Districts and Wetland Districts.
- G. That the proposed subdivision adversely affects the flood-carrying capacity of the floodway, increases flood stages and velocities, or increases flood hazards within the City.
- H. That any lot or block in the proposed subdivision is exceptionally narrow or shallow, or is otherwise of any irregular or unusual shape.
- I. That the subdivision is deemed premature by the conditions outlined in Section 05-04-2 of this Ordinance.
- J. That the subdivision is inconsistent with the provisions of this Ordinance.