

CITY OF FARMINGTON

BILL 27062024

ORDINANCE 11-2I 197

AN ORDINANCE AMENDING CHAPTER 410 OF THE MUNICIPAL CODE OF THE CITY OF FARMINGTON, MISSOURI PERTAINING TO SUBDIVISION DEFINITIONS, PROCEDURES AND REQUIREMENTS.

WHEREAS, there has been presented on this date an amendment to the Municipal Code of the City of Farmington related to application and process; and

WHEREAS, the proposed amendment has been affirmatively recommended by the Planning and Zoning Commission of the City of Farmington; and

WHEREAS, a public hearing regarding the proposed amendment was held on May 9, 2024 wherein all citizens or parties in interest were given the opportunity to address the City Council regarding said amendment; now therefore,

SECTION 1. That the definition for BOUNDARY ADJUSTMENT contained within Section 410.040 shall be deleted in its entirety and replaced by the following:

“MINOR SUBDIVISION PLAT: The division or consolidation of previously subdivided land into not more than three (3) lots each of which is less than five (5) acres in area or the adjustment of boundaries between the owners of adjoining lots.

A Minor Subdivision Plat may include:

1. A division of land into no more than three (3) lots, each of which is less than five (5) acres in area.
2. An adjustment in boundaries between the owners of adjoining lots.
3. A resurvey to consolidate or combine two (2) or more lots into no more than three (3) new lots.”

SECTION 2. That subsection 410.050 (F) is hereby deleted in its entirety and replaced with the following:

“Minor Subdivision Plat.

1. An application, the required copies of the plat and the required fees shall be submitted to the Planning Administrator. The Planning Administrator and appropriate City staff shall review the proposed Minor Subdivision Plat to ensure compliance with the requirements. A Minor Subdivision found to be in compliance with the requirements shall be approved by the Planning Administrator.
2. The Planning Administrator shall file the approved plat with the St. Francois County Recorder of Deeds. Two (2) copies of the plat as filed with the St. Francois County Recorder of Deeds shall be retained by the Planning Administrator. The owner shall be responsible for payment of all recording fees to the City upon approval of the

plat.”

SECTION 2. That subsection 410.060 (C) is hereby deleted in its entirety and replaced with the following:

C. Minor Subdivision Plat. Six (6) copies of a drawing and certified land survey, prepared by a land surveyor registered in the State of Missouri, shall be submitted on paper not less than eight and one-half (8 ½) inches by eleven (11) inches in size showing the following:

1. A legal description provided by a registered land surveyor of both the original lot and each of the proposed lots.
2. North arrow and graphic scale
3. Location of existing buildings, rights-of-way, easements, utilities, and adjoining properties.
4. Name, address, and telephone number of the owner(s) of record and a copy of the deeds of record.
5. Certificate from the Tax Collector showing that there are no delinquent taxes outstanding.
6. Verification of proper placement of survey monuments.
7. Certificate of compliance from the Planning Administrator and City Clerk.

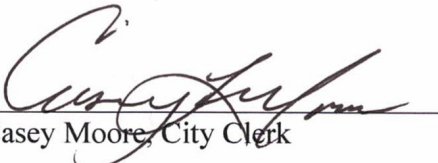
SECTION 4. That the sections, paragraphs, sentences, clauses and phrases of this ordinance are severable, and if any phrase, clause, sentence, paragraph, or section shall be declared unconstitutional or otherwise invalid by valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this ordinance.

SECTION 5. This ordinance shall take effect and be in full force and effect from and after its date of passage and approval.

DULY READ AND PASSED THIS 24TH DAY OF JUNE, 2024.


Larry Forsythe, Mayor

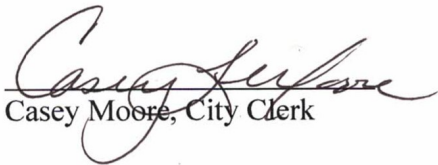
ATTEST:


Casey Moore, City Clerk

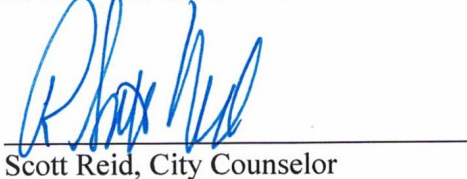
Approved this 24th day of June, 2024.


Larry Forsythe, Mayor

ATTEST:


Casey Moore, City Clerk

APPROVED AS TO FORM:


Scott Reid, City Counselor

