

Amendment #A2

Revision of Sec. 29-5.1 Subdivision Standards

Text to be added shown in BLUE, UNDERLINED, AND HIGHLIGHTED and text to be removed shown in ~~blue, strikethrough and highlighted~~

ARTICLE 5. SUBDIVISIONS

Sec. 29-5.1 Subdivision standards.

(a) *Applicability.*

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(g) *Public improvements.*

- (1) *Standards and specifications.* All required public improvements, including but not limited to streets and utilities, shall be installed or constructed in accordance with the procedural requirements in section 29-5.2, or in related public improvements standard specifications or policies established by the city department or other entity responsible for the design, operation, or maintenance of that type of improvement.

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- (4) *Utilities.* Utilities, including but not limited to water, sewer, natural gas, electric and telephone lines, and fire hydrants, shall be provided to lots in accordance with standards and specifications governing the construction and installation of such utilities adopted by council or promulgated by the city departments or utility companies responsible for those utilities.

~~Easements for public and private utilities shall be provided adjacent to all street right-of-way and in other locations in accordance with facility requirements and design standards. To the maximum extent feasible, utilities shall be located in designated easements and not in the street right-of-way.~~

(5) *Easements.*

(i) *Generally.* Easements for public and private utilities shall be provided abutting all street right-of-way and in other locations in accordance with facility requirements and design standards. To the maximum extent feasible, utilities shall be located in designated easements and not in the street right-of-way.

(ii) *M-DT Easements.* The dedication of easements abutting rights-of-way in the M-DT district may conflict with buildings constructed at the required building line (RBL). For property in the M-DT district, the dedication of a ten-foot (10') utility easement along right-of-way is not mandatory; however, may be required by the Director of Utilities if it is found that there is insufficient area within existing street or alley rights-of-way to allow for the adequate provision of current and future City services and facilities.

Sec. 29-5.2. Subdivision of land procedures.

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