

ORDINANCE NO. 1795

AN ORDINANCE ADOPTING AND AMENDING SECTIONS 18-401 OF CITY OF GOODLAND MUNICIPAL CODE TO ADD A PLAT AMENDMENT AND A PLAT CORRECTION PROCESS AND TO ADD SECTIONS 18-404.5 AND 18-404.7 TO THE CITY OF GOODLAND MUNICIPAL CODE.

WHEREAS, the City of Goodland Planning Commission has recommended to approve and adopt the amendments to Section 18-401 and add Sections 18-404.5 and 18-404.7 to the Municipal Code; and

WHEREAS, after a public hearing was held on February 11, the Planning Commission has recommended to approve and adopt the amendments to the Municipal Code; and

WHEREAS, the Governing Body finds it is in the best interest of the City of Goodland to adopt and approve the amendments to Section 18-401 and add Sections 18-404.5 and 18-404.7 to the City of Goodland Municipal Code.

NOW THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF GOODLAND, KANSAS:

Section 1. The City of Goodland Municipal Code Section 18-401 is amended to add the following:

Sec. 18-401. - General procedure.

A. Classification of Subdivisions. Land proposed to be subdivided shall be classified according to one of the following:

- 4. Plat Amendment.** The plat amendment process shall consist of one (1) phase, final plat, and is reviewed and approved by the Planning Commission. Plat amendments shall not create additional lots or interests in property but are subdivision actions allowed when an existing plat meets current code requirements and where no public improvements are required to the extent that lot lines may be relocated as part of a boundary line adjustment, or lots may be merged as part of a lot consolidation. Multiple plat amendments cannot be pursued by one or more property owners to circumvent the resubdivision (replat) process.
- 5. Plat Correction.** Plat Correction is a one (1) phase administrative process and may be used only to correct errors on an existing approved subdivision plat.

B. Procedure by Classification. Before any land is subdivided, the owner of the property proposed to be subdivided, or his authorized agent, shall apply for and secure approval of the proposed subdivision in accordance with the following procedures:

4. Plat Amendment or Plat Correction

- a. Copy of current recorded Plat
- b. Final Plat.

Official Submission Dates. For the purpose of these regulations, for major subdivisions, minor subdivisions, plat amendments, plat corrections, and staged subdivisions, the date of the Planning Commission meeting at which the application is first considered, shall constitute the official submission date of the plat on which the statutory period required for formal approval, conditional approval or disapproval of the Preliminary or Final Plat shall begin.

Section 2. Sections 18-404.5 and 18-404.7 are added to the City of Goodland Municipal Code as follows:

Sec. 18-404.5 Plat Amendment.

- A. **Type of Review.** Plat amendments require review by the City staff and the Planning Commission.
- B. **Purpose.** Plat amendments are intended to provide a prompt, efficient process to approve minor lot line adjustments in cases meeting the requirements of Subsection (C) below.
- C. **Criteria.** For the purposes of this Section, plat amendment means a subdivision of lands already in an approved plat that meets all of the following criteria:
 - (1) The amendment involves minor lot line adjustments which do not increase the number of lots previously included within the area involved in the amendment, and which meet the requirements of the zoning district in which the lots are located.
 - (2) The lots must be under the same ownership and shall not be separated by non-owned lots.
 - (3) No public improvements are required.
 - (4) The amendment affects minor adjustments in the boundaries of street right-of-way or utility easements.
 - (5) The plat amendment does not result in any lot or lots that cannot be built upon in accordance with the requirements of this Code.
 - (6) The requirements of any utility companies serving the property have or will be satisfied, and any required utility easements are properly maintained or granted in the deed(s) effecting the plat amendment; and
 - (7) The plat amendment will not change the overall perimeter boundary of the lots.

- D. **Procedure.** The plat amendment process shall consist of one (1) phase, final plat, and is reviewed and approved by the Planning Commission. All plat amendments shall adhere to the Final Plat procedures in Sec. 18-404 (C).
- E. **Submittal Requirements.** All Final Plats shall be prepared and stamped by a professional surveyor licensed in the State of Kansas and shall adhere to the Final Plat preparation standards in Sec. 18-404 (D).

18.404.7 Plat Correction.

- A. Type of Review. Plat corrections use an administrative process with review by staff.
- B. Purpose. The purpose of the plat correction is to amend minor errors on a plat including, but not limited to:
1. typographical and spelling errors or transpositions,
 2. incorrect seal,
 3. incorrect dates,
 4. monumentation incorrectly noted or drawn,
 5. missing or incorrectly displayed arrows or symbols.
- C. Criteria. The plat correction is limited to those items in subsection B. above.
- D. Procedure. The plat correction is submitted to the Building Department and if necessary the City Engineer/Consultant.
- E. Submittal requirements. The existing plat and the corrected plat must meet the requirements of Sec. 18-115. - Plat preparation.

SECTION 3. This ordinance shall be in force and take effect after its publication in the Goodland Star News.

PASSED AND ADOPTED this 18th day of February, 2025, by the Governing Body of the City of Goodland, Kansas.

Jason Showalter, Mayor

ATTEST:

Mary P. Volk, City Clerk