

**ORDINANCE NO. 07-03**

**AN ORDINANCE PROVIDING FOR ADDING NEW SECTION 82-2, DEFINITIONS,  
AND ADDING NEW SECTION 82-75, PLATTING FOR MINOR SUBDIVISIONS,  
SINGLE LOT PLAT AND LOT SPLITS AND ADDING NEW SECTION 82-76, LOT  
SPLITS TO CHAPTER 82, SUBDIVISIONS, ARTICLE 2, PLATTING,  
OF THE SALLISAW CODE**

**BE IT ORDAINED BY THE BOARD OF COMMISSIONERS OF THE CITY OF SALLISAW,  
OKLAHOMA:**

**SECTION 1.**

The Sallisaw Code be amended by adding thereto Section 82-2 and Section 82-75 and Section 82-76 to the present Chapter 82, Article 2.

**SECTION 2.**

Chapter 82, Article 2, Section 82-2 and Section 82-75 and Section 82-76 of the Sallisaw Code are hereby created to read as follows:

**CHAPTER 82: SUBDIVISIONS**

**ARTICLE 2: PLATTING**

**Section 82-2: Definitions.**

A. As used in this chapter, the following terms shall have the meanings respectively ascribed to them in this section:

1. "Minor Subdivision" means a plat or subdivision of land five (5) acres or less with no more than three (3) lots that needs no infrastructure or utilities to include streets. After completion of Administrative review, the plat must be submitted to and approved by City Council.
2. "Single Lot Plat" means a plot of land five (5) acres or less with only one (1) lot that needs not infrastructure or utilities to include street. The plat must be submitted to and approved by City Council.
3. "Lot Split" means any division or splitting of a single lot to an existing Plat or Subdivision of the City of Sallisaw by description into no more than two (2) lots or parcels, whether immediate or future, for transfer of ownership and does not constitute a subdivision, which does not hamper, block or obstruct the direct access of utilities due to the lot split.

**Section 82-75: Platting for Minor Subdivision, Single Lot Plat and Lot Splits.**



1. An individual may request Administrative review and approval of Minor Subdivisions, Single Lot Plats, or Lot Splits requiring no new streets or infrastructure.

2. Upon application and payment of fee for Administrative Review, the applicant may present a Minor Subdivision, Single Lot Plat or Lot Split which has been prepared, signed and sealed by a registered land surveyor for review and approval by the City of Sallisaw Building Development Director.

3. Once all requirements have been met and the Director has approved the Minor Subdivision, Single Lot Plat or Lot Split, the Director shall advance the Minor Subdivision, Single Lot Plat or Lot Split for endorsement of the governing body.

4. If the governing body deny, reject, modify, does not receive a simple majority vote of members present or otherwise take no action on the Application within 60 days of submission to the Director, it shall refer back to the Planning Commission for review. The plat will return as preliminary and be processed as such with no additional fees incurred as long as all requirements for advertisement have been met.

5. Once approved by the governing body recording of the Minor Plat shall follow the guidelines established in Section 82-74.

**Section 82-76: Lot Splits.**

A. For Lot Splits that comply with the following guidelines, Administrative approval can be requested.

1. Utilities for the property affected do not cause or eliminate other properties from access to the utilities.

2. Do not fall out of compliance with current zoning regulation in Chapter 102 of these Ordinances.

3. The extensions of utilities are limited to the lot affected.

4. The Lot Split is prepared and plat of survey signed and sealed by a registered land surveyor.

5. Once Administrative review has authorized the lot split, the action shall be forwarded to the governing body for recognition in a regularly scheduled meeting and be reflected in the minutes of the meeting.

**WHEREAS**, an emergency and immediate necessity exists by reason of the health, safety and protection of the citizens of Sallisaw; therefore, an emergency is declared to



exist by reason whereof this ordinance shall be in full force and effect from and after its passage and approval.

APPROVED this 9th day of April, 2007.

CITY OF SALLISAW, OKLAHOMA

By:

  
SHANNON VANN, Mayor

ATTEST:

  
ROBERT PARK, City Clerk

[SEAL]

