MAJOR SUBDIVISION REVIEW PROCESS SCHEMATIC - - *(NOTE: 76-4 REQUIREMENTS ARE ALSO INCLUDED IN ITALICS.)*

PRE-APP MEETING
Pre-Application meeting required within 30 days of written request by developer.

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APPLICATION SUBMITTAL
Preliminary Plat, Fee, and EA, if needed, are presented to the Governing Body or its Designated Agent. (GB/DA) *The application must include specific information regarding sanitation issues.*

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"ELEMENT" REVIEW
A review to ensure that all the necessary "elements" are included in the application must be conducted within 5 working days of receipt of the application.

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"INFORMATION" REVIEW
A review to ensure that the application contains "sufficient information" must be conducted within 15 working days. Note: The 60-day review "clock" starts after this review. Any deficiencies in these 5 and 15-day review period will start those clocks over.

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PUBLIC HEARINGS
At least one hearing by GB/DA must be held on the application. *The GB/DA must take public comment on sanitation issues and forward all relevant comments to the agency charged with reviewing the application for sanitation issues. (Usually the DEQ or local health officials.)* If two hearings are held and "new" information is received, the GB may disregard the new information and make a decision on the application - or – if the new information is relevant and credible, the GB may refer the new information back to another public hearing. An additional 45 days is added to the 60-day review period if an additional hearing is held. After the additional hearing on the new information is held, the GB may not consider any new information regarding the application.

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DECISION
GB decision must be made within 60 days after presentation of Preliminary Plat. *GB may not impose conditions or deny an application based on sanitation issues except through regulation enforceable by the GB.*

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WRITTEN FINDINGS
GB decision must be accompanied by written findings regarding "608" criteria and justification for the imposition of any conditions or plat denial under "625". GB can only deny or impose conditions as set forth in the denial criteria in statute and must reference where in the record the evidence for such denial or conditions is located.

SENATE LOCAL GOVERNMENT
EXHIBIT NO. 3
DATE 1-18-07
BILL NO. Informational