

ORDINANCE NO. 2021-06

AN ORDINANCE ENTITLED, AN ORDINANCE TO AMEND ARTICLE II "SUBDIVISION PLANS IN GENERAL" ADOPTED BY ORDINANCE 2004-02, AS AMENDED, OF THE SUBDIVISION ORDINANCE OF GRANT COUNTY.

BE IT ORDAINED by the Board of County Commissioners of Grant County, South Dakota: that ARTICLE II "Subdivision Plans in General", Section 203 "Plat Approval Process", adopted by Ordinance 2004-02, as amended, of the Subdivision Ordinance of the Grant County be amended by adding language in bold and underline:

Section 203. Plat Approval Process

1. **Except as identified herein**, all proposed subdivision plats must be approved through a three-phase development process. Where a proposed subdivision would contain no more than two (2) parcels or plots of land and no new roads, the procedure of preparing a sketch plan and preliminary plat may be waived by the **Administrative Official or** County Commission.

- a. Sketch Plan

Prior to the submission of the preliminary plat to the Planning Commission, the developer shall present a sketch of the proposed plan to the Administrative Official for discussion and comments regarding the requirements for the general layout of roads, reservations of land, road improvements, drainage, and similar matters as well as the availability of services. This informal review should prevent unnecessary costly revisions in the layout and development of the subdivision. The informal advisory meeting does not require formal application, fee, or filing of plat with the Planning and Zoning Commission or County Commission

- b. Preliminary Plat

Based on the discussion of the sketch plan, the applicant may submit the preliminary plat for approval. The preliminary plat shall provide all of the information indicated in Article III. This plan will be subject to review by the Administrative Official and Highway Superintendent, and approval of the Planning and Zoning Commission and the County Commission.

- c. Final Plat **County Commission Approval**

The final plat shall provide the information indicated in Article IV and shall require the approval of the County Commission. At the time of the final plat, either all or a portion of the preliminary plat may be approved by the County Commission for platting.

- d. **Final Plat Administrative Approval**

1. **All plats are to be approved separately by the Planning Commission and County Commission, except as noted below.**

**a. Pursuant to the authority granted in SDCL §11-3-6 and as authorized by the County Commission, the Administrative Official may approve plats in lieu of approval by the Planning Commission and County Commission subject to the following:**

**i. Where a proposed subdivision would contain no more than two (2) parcels or plots of land and no new roads.**

**ii. Lot line revisions so long as the lots created conform to the density requirements of the applicable zoning district.**

**iii. Prior to approval, the Administrative Official is required to consult with the Chair of the Planning Commission and a County Commissioner.**

Passed and adopted this 2<sup>nd</sup> day of November, 2021.

William J. Tostenson  
Chairperson  
Grant County, SD

ATTEST:  
Karen M. Layher  
Grant County Auditor

1<sup>st</sup> Reading: 10-18-2021  
2<sup>nd</sup> Reading: 11-02-2021  
Adopted: 11-02-2021  
Published: 11-03-2021  
Effective: 11-24-2021