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CHAPTER IX – MUNICIPAL PLANNING

ARTICLE I – MUNICIPAL LIMITS

SECTION 9-101: MUNICIPAL LIMITS; DEFINED

All additions, lots, lands, subdivisions and parcels of ground included within the official municipal map and plat on file at the office of the county register of deeds having been (A) by act or ordinance of the City Council or by law duly annexed to or made a part of this city, or (B) by the act, authority, acquiescence, consent, platting and dedication of their respective owners, created either as the original townsite or as additions to the City, are hereby declared to be within the corporate limits of the City. Lawfully constituted additions or changes in said municipal limits shall be indicated upon said map and plat by the city engineer after such addition or change has been completed in accordance with the ordinances of this city and the laws of the State.

SECTION 9-102: ORIGINAL PLATS

Each and every plat, lot, block, addition, subdivision, outlot and parcel of ground included within the corporate limits of the City and not vacated of record prior to the enactment of this chapter, including the Original Plat of the City, is hereby accepted, approved and confirmed as valid; and each and every one of said lots, blocks, additions, subdivisions and outlots as heretofore platted and recorded in the office of the county register of deeds and not heretofore vacated, and all other parcels of ground included within said corporate limits, are hereby declared to be within said city and an integral part thereof.

ARTICLE II – ZONING

SECTION 9-201: ORDINANCE

The Zoning Ordinance for the City of Valley, dated 2017 and prepared by Marvin Planning Consultants, be and the same hereby is adopted as the official Zoning Ordinance of the City. Three copies of the Zoning Ordinance shall be kept on file in the office of the city clerk. (Am. by Ord. No. 709, 2/13/18)

SECTION 9-202: ZONING MAP

An official Zoning Map was developed and is maintained in accordance with Section 3.02 of the Zoning Ordinance. A copy of the map shall be kept on file in the office of the city clerk. Amendments to the map are made on a regular basis to incorporate changes to the zoning designations of land and changes to the boundaries and zoning jurisdiction of the City due to the subdivision and annexation of land.

SECTION 9-203: COMPREHENSIVE PLAN

The Comprehensive Development Plan Update 2017 to 2042 for the City of Valley, dated 2017 and prepared by Marvin Planning Consultants, be and the same is hereby adopted as the official Comprehensive Development Plan of the City. Three copies of the Comprehensive Development Plan Update 2017 to 2042 shall be kept on file in the office of the city clerk. (Ord. No. 708, 2/13/18)

SECTION 9-204: FUTURE LAND USE MAP

A Future Land Use Map was developed and is maintained in accordance with the Comprehensive Plan of the City, establishing the location, size, shape and boundaries of the current and future land uses approved by the City Council for the guidance of future development as provided. A copy of the same shall be kept on file in the office of the city clerk. Amendments to the map are made on a regular basis to incorporate changes to the zoning designations of land and changes to the boundaries and zoning jurisdiction of the City due to the subdivision and annexation of land; therefore, such map will be readopted on an annual basis.

SECTION 9-205: SUBDIVISION REGULATIONS

To provide for harmonious development of the City and its environs; for the integration of new subdivision streets with other existing or planned streets or with other features of the Comprehensive Plan; for adequate, open spaces for traffic, recreation, light, air; for the distribution of population and traffic in a manner which will tend to create conditions favorable to health, safety, convenience, or prosperity, to ensure conformance of subdivision plans with capital improvements programs of the City; and to secure equitable handling of all subdivision plans by providing uniform procedures and standards for observance by subdividers, the Planning Commission and the City Council, the Subdivision Regulations for the City, as prepared by Marvin Planning Consultants and reviewed by the city engineer and the City of Valley and reviewed and recommended for adoption by the Valley Planning Commission, are hereby adopted as the official subdivision ordinance of the City. (Ord. No. 721, 6/11/19)

ARTICLE III - MUNICIPAL PLAN REVIEW FEES

SECTION 9-301: INTENT

It is the intent of this Article to provide for the collection of fees for review of preliminary plats, review of final plats, review of lot splits, and plan review and administrative review-fees. The fees required by this Article shall be collected by the municipal clerk at the times

stipulated below.

SECTION 9-302: FEES

The following are the municipal plan review fees to be charged by the City:

1. *Preliminary Plats*. The review fee shall equal the total costs and expenses incurred by the City and its consultants to review and approve the preliminary plat. Costs and expenses shall include engineering, legal, fiscal, administrative, and other associated services. The total review fee shall be calculated by the City, submitted to the applicant and paid by him/her prior to official City approval of the preliminary plat.

2. *Final Plats*. The review fee shall equal the total costs and expenses incurred by the City and its consultants to review and approve the final plat. Costs and expenses shall include engineering, legal, fiscal, administrative, and other associated services. The total review fee shall be calculated by the City, submitted to the applicant and paid by him/her prior to official City approval of the final plat.

3. *Lot Splits/Administrative Plats/Lot Line Adjustments*. The review fee shall equal the total costs and expenses incurred by the City and its consultants to review and approve the lot split, administrative plat, or lot line adjustment. Costs and expenses shall include engineering, legal, fiscal, administrative, and other associated services. The total review fee shall be calculated by the City, submitted to the applicant and paid by him/her prior to official City approval of the lot split, administrative plat, or lot line adjustment.

4. *Review of Construction Plans*. The review fee shall equal the total costs and expenses incurred by the City and its consultants to review and approve the construction plans. Costs and expenses shall include engineering, legal, fiscal, administrative, and other associated services. The total review fee shall be calculated by the City, submitted to the applicant, and paid by him/her prior to official city approval of the construction plans.

ARTICLE IV - PENAL PROVISION

SECTION 9-401: VIOLATION; PENALTY

Any person who shall violate or refuse to comply with the enforcement of any of the provisions of this chapter, whether set forth at full length herein or incorporated by reference, shall be deemed guilty of a misdemeanor, and upon conviction thereof shall be fined in a sum of not more than \$500.00 for each offense. A new violation shall be deemed to have been committed every 24 hours of such failure to comply.