

## **CHAPTER VI PROCEDURE**

### **Section 603 Procedural Requirements Of The Planning Commission In Receipt Of The Preliminary Plat.**

1. In addition to the powers enumerated in Step 4 of Section 601 of this Chapter, the Planning commission may disapprove the preliminary plat of a subdivision and the Board of Adjustment may disapprove a subdivision if the subdivider cannot provide required drainage facilities, access, or improvements or if the Planning Commission or Board of Adjustment determine there would be a danger of flood, fire, or other hazard, or that the subdivision would be of such character or in such a location that its development would create excessive and undue costs for public services and facilities would endanger the health or safety of the public, would unreasonable damage or destroy the natural environment, would cause excessive air or water pollution or soil erosion, or would be inconsistent with any adopted general or specific plan of the area in which the subdivision would be located.
2. The Planning commission and appropriate County departments shall review the preliminary plat prior to any actions taken.
3. Upon completion of the procedures contained in this Section, the Planning Commission shall approve or disapprove the preliminary plat in the manner set forth in Section 601 of this Ordinance.