16.16.090 Sidewalks.

Sidewalks shall be constructed on both sides of all public or private streets in conformity with the design standards set forth in the Street Design Criteria Manual, standard specifications and Title 12 of this code unless an exception or variance has been granted. The responsibility for constructing sidewalks shall be divided as follows:

A. The subdivider/developer will be responsible for constructing all corner ramps and all sidewalks on lots which no building permit is anticipated (drainage lots, utility lots or other common lots). The subdivider/developer will be required to have the above sidewalks installed within 2 years from the date the final plat has been approved.

B. All other sidewalks will be installed at the time a building permit for the lot is obtained. If at the time of final inspection, a sidewalk which conforms to City specifications has not been installed, no certificate of occupancy will be issued. If a person or entity holding a residential contractor license builds a house or other building on a parcel and does not comply with this section more than 1 time in a year the City shall require that they post a bond or other form of surety to guarantee the completion of sidewalks on all other projects on which they are working. If they fail to post a bond or other suitable surety then City Building Official or their designee may order that work be stopped until such time as the sidewalk is installed or the surety has been posted. Any person or entity that is required to post surety pursuant to this paragraph may, after having corrected the problems which resulted in them being required to post surety, request that the City Council consider their subsequent actions and remove the requirement that they post surety on future projects. If a majority of the City Council votes to remove the requirement they post surety then the person/entity will no longer be required to post surety unless there is a subsequent violation.

(Ord. 5157, 2006: Ord. 3112 (part), 1994: prior code Appendix B (Art. V, §10))