

## Subdivision Regulations Proposed Amendments

### Private Road and Fire Access Standards

| Section                                      | Description of change   |
|--|---|
| 7.2B(3) – p. 52,                             | Specifies that stub streets must have a temporary turnaround. Also requires a note on the plat that the temporary turnaround may removed if the road is extended to serve adjoining property.   |
| 7.2D(3)(b, c, and g) – p. 54                 | Modifies road standards for mobile home parks, apartment complexes, county standard private roads and planned unit developments to increase road widths from 16’ to 18’ and changes the design standards as shown in figure 6.  |
| 7.2D(4) – p. 55                              | Limits road certification to licensed engineers.  |
| 7.4B(2) – p. 56                              | Modifies the provisions for subdivisions accessing pre-1975 road beds to widen the road to 22’ for a distance of 40’ to provide a pull-out for safe passage of vehicles. This only applies to the lot being created and an example is provided in figure 9.   |
| 7.4B(3) – p. 57, Figures 7, 8, and 9 – p. 58 | Modifies the design specifications for minor subdivision roads serving up to four lots. The road has to be installed per the design in figure 7 and certified by a licensed engineer upon completion. Turnarounds must be provided at the end of each road that is longer than 250’ and 22’ by 40’ long pull-outs for safe passage of vehicles provided every 500’. Figures 7, 8, and 9 show the specifications. A note must also be added to the plat stating that the entire length of the road shall be constructed prior to issuance of a building permit for a building on any lot served by the road. |
| 7.4C(1) – p. 60                              | Specifies that the minimum flag pole width shall be 30’ the entire length of the flag pole from the road to the main body of the lot.   |
| 7.4C(3) - p. 61                              | Clarifies that applicants for non-residential minor subdivisions for bona fide farm activities do not have to include a site plan as part of the application, as required for other non-residential uses.   |

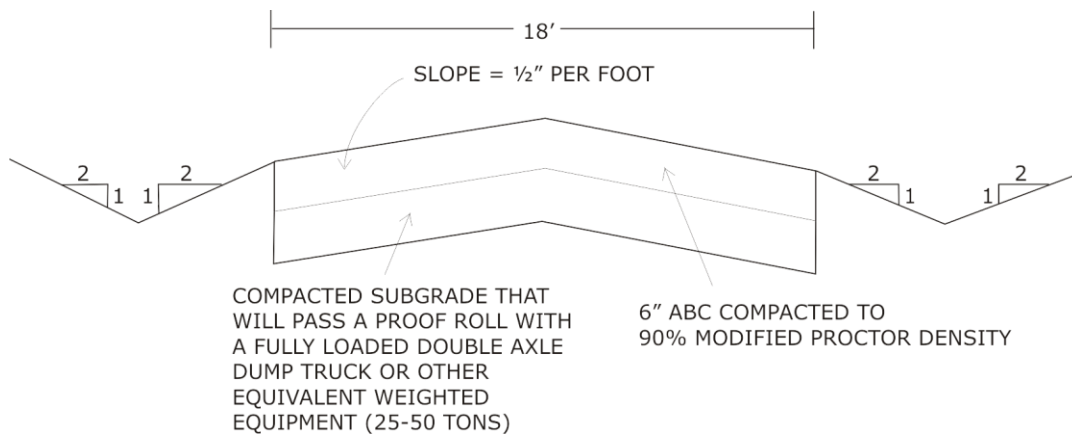


Figure 6: Minimum 18' Gravel Road Standard

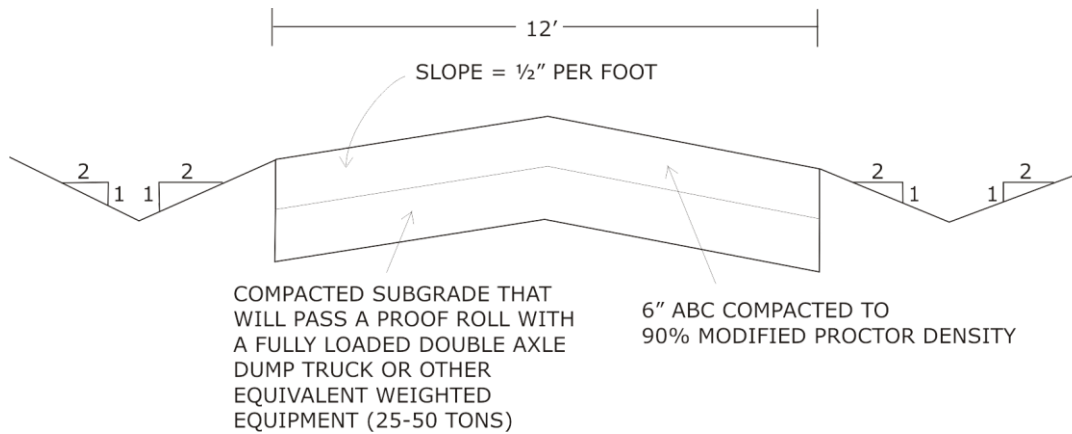


Figure 7: 12' Minimum Gravel Road Standard

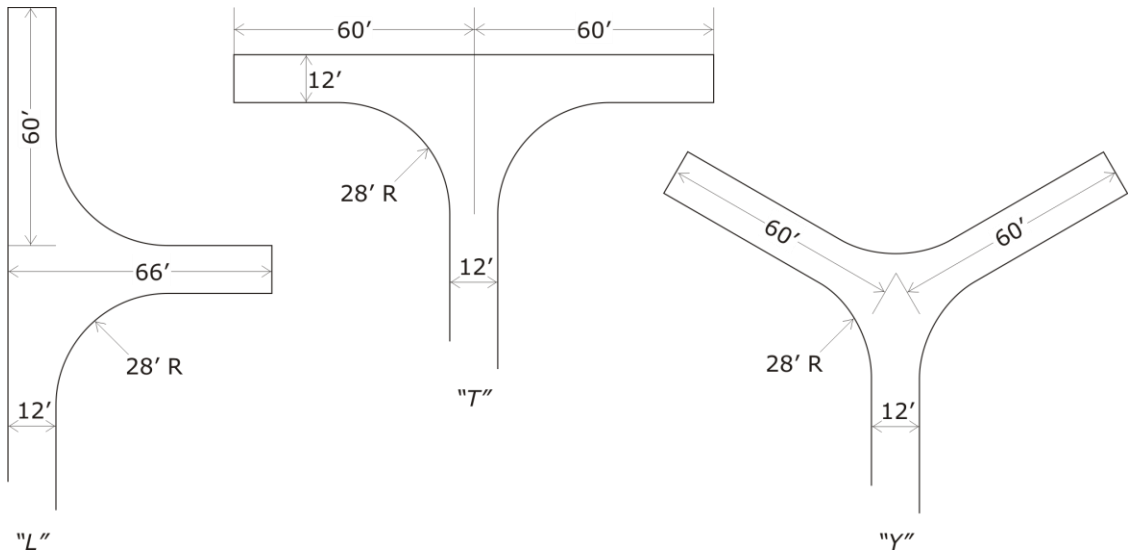


Figure 8. Options for Turnarounds for Private Travelways

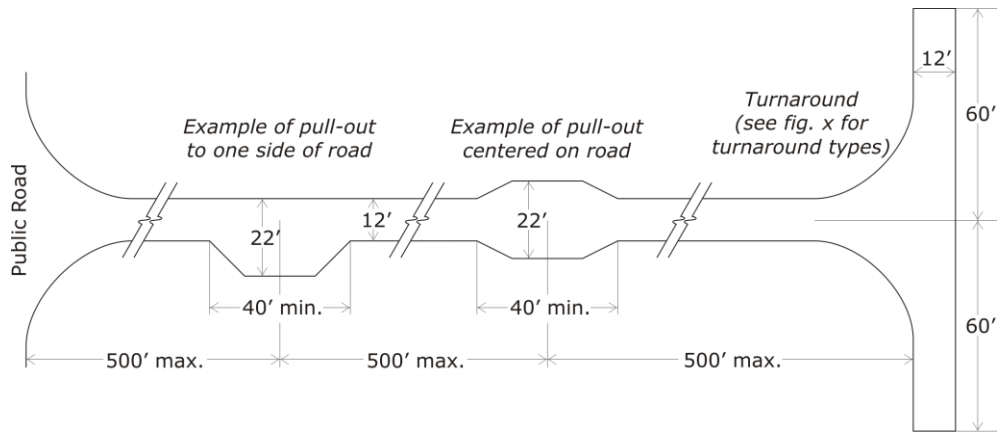


Figure 9. Illustration of Pull-outs for Private Travelways

## Subdivision Regulations Proposed Amendments

### Miscellaneous

| Section  | Description of change   |
|--|---|
| 3.1B(1) – p. 19  | Specifies that waterlines must complete and ready for acceptance by the county before a financial guarantee will be accepted prior to recording a final plat.   |
| 5.2C(5)(b) – p. 29, 5.2C(7) – p. 30, 5.2D(5) – p. 34, Figure 3 – p. 35, 5.2F(10) – p. 39 | Changes the time the Board of Commissioners has to consider First Plat, Construction Plans, or Final Plats from four regular meetings to 60 days from the official submission date to the Board of Commissioners. |
| 5.2D(6) – p. 34  | Clarifies that Construction Plan approval is valid for 24 months from the time of approval by the Technical Review Committee, in addition to the Board of Commissioners.  |
| 6.2B – p. 44   | Clarifies that Environmental Impact Assessments do not apply to non-residential subdivisions for bona fide farm activities.   |
| 7.5B(4) – p. 63  | Clarifies that sight distance easements are required at the intersection of public and private streets.   |