

CHAPTER 8 SUBDIVISION DESIGN, IMPROVEMENTS AND DEDICATIONS

TABLE OF CONTENTS

8.1.	General	8-1
8.1.1.	Purpose	8-1
8.1.2.	Applicability.....	8-1
8.1.3.	Relationship of the Requirements of this Chapter to Rural Land Use Plan	8-2
8.2.	Conformity with Plans and Standards	8-2
8.2.1.	Conformity with the Master Plan	8-2
8.2.2.	Conformity with this Code.....	8-2
8.2.3.	Zoning and the Division of Land.....	8-2
8.2.4.	Conformity with the ECM.....	8-2
8.2.5.	Conformity with Self-Imposed Restrictions.....	8-2
8.3.	Restrictions Associated with the Plat	8-2
8.3.1.	Plats to be Recorded	8-2
8.3.2.	No Changes to Approved Plat without BoCC Approval	8-2
8.3.3.	Actions Required at Recording of Plat	8-3
(A)	Plat Notes Required	8-3
(B)	Plat Addressed Prior to Recording	8-3
(C)	Taxes Paid Prior to Recording of Plat	8-3
(D)	Fees and Dedications.....	8-3
8.3.4.	Plat Filed Before Construction of Structures	8-3
8.4.	Design Considerations and Standards	8-3
8.4.1.	Planning Considerations.....	8-3
(A)	Land Found Unsuitable for Development.....	8-3
(B)	Safe for the Intended Purpose	8-3
(C)	Topography to be Considered	8-4
(D)	Planning Required for Remainder Parcels	8-4
(E)	Continuation of Roads and Other Linear Facilities.....	8-4
(F)	Lot Layout, Design and Configuration	8-4
(G)	Preservation of Natural Landscape	8-4
(H)	Preservation of Historical and Archaeological Sites.....	8-4
8.4.2.	Environmental Considerations.....	8-5
(A)	Miscellaneous Environmental Requirements	8-5
(1)	Buffers	8-5
(2)	Multifamily Lots Served by Central Sewage Collection System.....	8-5
(3)	Airport Impacts	8-5
(4)	Threatened and Endangered Species Compliance	8-5
(B)	Hazards	8-5
(1)	Flood Hazard Area Requirements.....	8-6
(2)	Noise	8-7
(3)	Unsuitable Building Areas	8-9
(4)	Snow Drift Areas.....	8-10

8.4.3.	Division of Land, Block, Lot, and Tract Layout Standards	8-10
(A)	Division of Land Standards	8-10
(1)	Minimum Frontage for Division of Land.....	8-10
(B)	Block Standards	8-10
(1)	General.....	8-10
(2)	Block Lengths and Pedestrians.....	8-10
(C)	Lot Design	8-10
(1)	Buildable Lots	8-10
(2)	Lot Area and Dimensions	8-10
(3)	Double Frontage and Reverse Frontage Lots.....	8-11
(4)	Flag Lots.....	8-12
(5)	Division of Lots by Boundaries and Man-Made or Natural Features	8-12
(D)	Tracts.....	8-13
(1)	Not Eligible for Building Permits.....	8-13
(2)	Not Subject to Minimum Lot Size Requirements.....	8-13
(3)	Areas to Be Shown.....	8-13
(4)	Tract Boundary Line Locations.....	8-13
(5)	Minimum Frontage.....	8-13
(6)	Park and School Tracts	8-13
(7)	Tracts Not Divided by Municipal, County, or Zoning District Boundary	8-14
(8)	Public and Common Areas in Tracts.....	8-14
8.4.4.	Transportation System Considerations and Standards.....	8-14
(A)	Planning and Design of Transportation System.....	8-14
(1)	Transportation System Design Principles	8-14
(2)	Consistent with MTCP	8-14
(3)	Transportation Facilities Adequate.....	8-14
(B)	Right-of-Way Dedication Required.....	8-14
(C)	Public Roads Required.....	8-14
(D)	Dead-End Road Standards	8-15
(1)	Maximum Number of Lots on Dead-End Road	8-15
(2)	More than 25 Lots on a Dead-End Road	8-15
(3)	Maximum Length of Dead-End Road	8-15
(E)	Private Road Allowances.....	8-15
(1)	Use of Private Roads Generally Limited	8-15
(2)	Private Roads Require Waiver	8-15
(3)	Private Roads to Meet County Standards.....	8-15
(4)	Private Roads Determined to Comply with Access Requirements	8-16
(5)	Private Roads Posted.....	8-16
8.4.5.	Drainage Considerations and Standards	8-16
(A)	Drainage Design Concepts	8-16
(B)	Site Drainage Standards	8-16
(1)	Lot Grading.....	8-16
(2)	Coordinated with Drainage and Flood Control Systems	8-17
(C)	Drainage and Bridge Facility Design and Construction Standards	8-17
(1)	Drainage and Bridges Constructed to ECM Standards.....	8-17
(2)	Compliance with Drainage Basin Planning Study and Master Drainage Plan.....	8-17
(D)	Maintenance Provisions Required.....	8-17
(E)	Protection of Hazardous Areas Associated with Drainage Facilities	8-17

	(1)	Low-Lying Areas Preserved	8-17
	(2)	Prudent Line Setback	8-17
	(3)	Subdivision Below a Jurisdictional Dam.....	8-17
(F)		Detention Ponds Located in Tracts	8-17
(G)		Drainage Easements	8-17
	(1)	Drainage Easements Required for Watercourses and Ditches.....	8-17
	(2)	Drainage Easements Required Outside Subdivision Boundaries	8-18
	(3)	Drainage Easements Required for Runoff Leaving Roadside Ditch	8-18
	(4)	Width of Drainage Easements.....	8-18
8.4.6.		Utilities Considerations and Standards	8-18
	(A)	General.....	8-18
	(B)	Utilities Standards.....	8-18
	(1)	Utilities Located Underground	8-18
	(2)	Extended to Each Lot or Building Site.....	8-19
	(3)	Utilities Located in Rights-of-Way or Easements	8-19
	(C)	Standards for Easements	8-19
	(1)	General.....	8-19
	(2)	Easement Locations and Dimensions	8-20
	(D)	Vacation of Easements.....	8-20
	(1)	Easement Vacation to Follow Requirements of Chapter 6	8-20
	(2)	Approval of Structure over Easement Not Construed as Vacation.....	8-21
8.4.7.		Water Supply Standards.....	8-21
	(A)	General.....	8-21
	(1)	Purpose	8-21
	(2)	Applicability.....	8-21
	(3)	Exceptions	8-22
	(4)	Terminology.....	8-22
	(B)	Water Resource Report.....	8-22
	(1)	General.....	8-22
	(2)	Description Report Contents and When Required	8-23
	(3)	Water Resource Report.....	8-24
	(4)	Basis of Determination of Sufficiency.....	8-29
	(5)	Finding of Sufficient Dependability	8-32
	(6)	Adequate Proof of Ownership or Right of Acquisition	8-32
	(7)	Finding of Sufficient Quantity	8-36
	(8)	Determination of Available Water.....	8-38
	(9)	Water Calculation by Category of Water Type.....	8-38
	(10)	Finding of Sufficient Quality.....	8-41
	(C)	General Requirements (Clarifications)	8-42
	(1)	Renewable Groundwater Life 300 Years	8-42
	(2)	Recharge Not Used to Modify Bedrock Calculations	8-42
	(3)	Alternative Supplies May be Considered Renewable	8-43
	(4)	Private Arrangements and Agreements	8-43
	(5)	Nonrenewable Water from Off-Site	8-43
	(D)	Post-Approval Compliance	8-43
	(1)	Prior to Authorization of Building Permits.....	8-43
	(2)	Proof of Well Permit Prior to Approval of Building Permits	8-43
	(3)	Water Provider No Longer Able to Supply	8-43
	(4)	Production Well Testing	8-44

	(5)	Water Level Monitoring	8-44
(E)		Substantial Change In Water Supply	8-45
	(1)	Substantial Change Requires Compliance	8-45
	(2)	Administrative Determination of Whether Change is Substantial.....	8-45
	(3)	Substantial Change Requires New Final Plat Submittal	8-46
	(4)	Administrative Approval of Change Granted	8-46
8.4.8.		Wastewater Disposal.....	8-46
(A)		General.....	8-46
	(1)	Purpose	8-46
	(2)	Applicability.....	8-46
(B)		Minimum Standards.....	8-46
	(1)	General.....	8-46
(C)		Onsite Wastewater Systems (OWS)	8-47
	(1)	Burden of Proof on Subdivider to Show OWS Effective.....	8-47
	(2)	Two OWS Sites Required for All Lots or Parcels	8-47
(D)		Public System.....	8-47
	(1)	Evidence Provision Made for System.....	8-47
	(2)	Public System Operated in Conformance with Regulations	8-48
	(3)	Plans for Off-Site and New Facilities	8-48
	(4)	Construction Costs	8-48
(E)		Report Requirements	8-48
	(1)	General.....	8-48
	(2)	Types of Reports	8-48
8.4.9.		Geology and Soils Standards and Reports	8-51
(A)		Geology and Soils Report Required.....	8-51
	(1)	Required with Sketch Plans and Preliminary Plans	8-51
	(2)	Previously Submitted.....	8-52
(B)		General.....	8-52
	(1)	Prepared by Professional Geologist.....	8-52
	(2)	Combined with Wastewater Disposal Report.....	8-52
	(3)	Roads, Drainage, Trail Improvements Avoid Natural Hazards	8-52
	(4)	No Interference with Extract of Commercial Mineral Deposits.....	8-52
(C)		Report Requirements	8-52
	(1)	Data to be Complete to Allow Review	8-52
	(2)	Issues to be Addressed by Report	8-52
(D)		Relationship to ECM.....	8-58
(E)		Referral to and Resolution of Issues Raised by the CGS	8-58
(F)		Effect of Approval	8-58
8.5.		Dedication and Fee Standards and Requirements	8-58
8.5.1.		General.....	8-58
(A)		Applicant or Owner Responsible	8-58
(B)		Common Homeowner Land	8-59
	(1)	Homeowners Association Required	8-59
	(2)	Conveyance of Common Homeowner Land	8-59
(C)		Public Land Dedications and Payment of Fees in Lieu.....	8-59
	(1)	Dedication of Public Lands	8-59
	(2)	Payment of Fees in Lieu.....	8-60
	(3)	Dedication of Easements	8-60
	(4)	Land Dedication and Fees Not Personal Obligation	8-61
	(5)	Disposition of Dedicated Lands and Refund of Fees	8-61
8.5.2.		Park and Open Space Standards and Dedications.....	8-62

(A)	General.....	8-62
	(1) Purpose	8-62
	(2) Dedication of Land for Parks	8-62
	(3) Exemptions from Dedication or Fee Requirements	8-62
	(4) Establishment of Agency to Acquire and Transfer Land	8-63
	(5) Banking Reserved Land	8-63
(B)	Considerations in Locating Park Land.....	8-63
(C)	Standards for Dedicated Land.....	8-64
	(1) Dedicated Land Reasonably Adaptable for Park Use.....	8-64
	(2) Associated Water Rights to be Dedicated.....	8-64
	(3) Conveniently Located and Free of Hazards	8-64
	(4) Served by Roads, Utilities and Required Infrastructure	8-64
(D)	Dedication Requirements	8-65
	(1) Park Land Dedication Requirements.....	8-65
	(2) Trail Dedication Requirements	8-67
	(3) Fees in Lieu of Park Land Dedication	8-67
	(4) Combination of Land and Fees in Lieu of Land	8-67
	(5) Adjustments to Park Land Dedication Requirements.....	8-67
	(6) Credit for Required Park Land Dedication	8-69
	(7) Regional Park Requirements	8-69
	(8) Credit for Joint Use for School and Park Sites.....	8-69
(E)	Park Land Dedications to Other Entities	8-69
	(1) Dedication to Governmental or Quasi-Governmental Entity	8-69
	(2) Dedication to Future Quasi-Governmental Entity.....	8-69
8.5.3.	School Land Standards and Dedications	8-69
(A)	General.....	8-69
	(1) Purpose	8-69
	(2) Exemptions from Dedication or Fee Requirements	8-69
	(3) Division of Responsibility.....	8-70
(B)	Criteria for Determining Appropriateness of Dedication.....	8-70
(C)	Standards for Dedicated Land.....	8-70
	(1) Land Centrally Located and Public Access.....	8-70
	(2) Dedication Reasonably Provides for Future Residents.....	8-70
	(3) Land Free of Hazards.....	8-70
	(4) Land Served by Required Roads, Utilities and Infrastructure	8-71
	(5) Land to Accommodate Intended Use	8-71
	(6) School Site Area Standards	8-71
(D)	Standards for Dedication	8-71
	(1) General.....	8-71
	(2) Dedication Requirements	8-72
	(3) Adjustments to School Land Dedication Requirements	8-72
	(4) Fees in Lieu of Land Dedication.....	8-73
(E)	Guarantee of Future School Land Dedication	8-73
(F)	Reservation of School Sites for Future Acquisition by a School District.....	8-73
	(1) Purpose of Reservation	8-73
	(2) Reservation for 5 Years Does Not Constitute Conveyance	8-73
	(3) Reservation Not a Substitute for Dedication	8-73
	(4) Compensation of Owner by School District.....	8-74
	(5) Reserved Land Not to be Used Inconsistently with Reservation	8-74
	(6) Plat Designation and Plat Note Required.....	8-74
	(7) Extension of 5 Year Reservation by Mutual Agreement	8-74

	(8)	Removal of the Plat Restriction Reserving School Land.....	8-74
	(G)	Transfer of Land and Fees to School District	8-74
	(1)	Transfer of Land to School District	8-74
8.5.4.		Road Dedication and Fees	8-75
	(A)	Dedication of Right-of-Way	8-75
	(1)	Dedication of Right-of-Way Required	8-75
	(2)	Subdivision Adjoining Existing Road	8-75
	(3)	Section Line Road Dedication	8-76
	(4)	Dedication of Half of Road Right-of-Way	8-76
	(5)	Dedication Modified When Not Proportional to Impact	8-76
	(B)	Fair Share Reimbursement Fees Paid Before Recording	8-76
	(C)	Traffic or Transportation Fee Paid Before Recording	8-76
8.5.5.		Drainage Facilities Dedication and Fees	8-76
	(A)	Purpose	8-76
	(B)	Dedication of Right-of-Way Required	8-76
	(C)	Drainage Basin Fees and Bridge Fees	8-76
	(1)	Drainage Basin Fees Established	8-76
	(2)	Fees Paid at Time of Filing of Plat for Recording.....	8-77
	(3)	Fee Reductions, Credits or Reimbursement for Facilities.....	8-77
8.6.		Construction and Acceptance of Required Improvements.....	8-79
8.6.1.		General	8-79
	(A)	Construction of Common Development and Public Improvements	8-79
	(B)	Improvements to Division of Land Require Construction Permit.....	8-79
8.6.2.		Responsibility for Road Construction	8-79
	(A)	Road Construction to Conform to this Code and ECM	8-79
	(B)	Capital Cost of Adequate Transportation Facilities	8-79
	(C)	Construction of Required Road Improvements	8-79
	(1)	Internal Roads	8-79
	(2)	Adjacent Roads and Related Improvements.....	8-79
	(3)	Half Road Construction	8-80
	(4)	Railroad Grade Separations Required	8-80
8.6.3.		Responsibility for Drainage Improvements.....	8-80
	(A)	Owner Responsible for Drainage Improvements	8-80
	(B)	Extension of Facilities Outside Boundaries of Subdivision	8-80
8.6.4.		Acceptance of Public Improvements	8-80
	(A)	Acceptance of Public Improvements Required Before Maintenance Begins.....	8-80
	(B)	County Acceptance of Public Improvements.....	8-80
8.7.		Public Infrastructure Financing Provisions.....	8-81
8.7.1.		Off-Site Road Studies, Plans and Impact Assessments	8-81
	(A)	General	8-81
	(1)	Purpose	8-81
	(2)	Applicability.....	8-81
	(3)	Relationship to MTCP	8-81
	(4)	Relationship to the ECM.....	8-81
	(B)	Study Process, Contents, and Review	8-81
	(1)	Study Requirements	8-81
	(2)	Study Boundaries	8-81
	(3)	Amendment to Boundaries.....	8-82
	(4)	Land Within More Than One Study Boundary Or District	8-82
	(5)	Review and Adoption Process	8-82
	(6)	Previous Studies.....	8-82

	(7)	Modification or Termination	8-82
(C)		Eligible Expenses for Roads and Appurtenant Facilities.....	8-82
(D)		Unit Costs Based on ECM.....	8-83
(E)		Credits for Fees Paid.....	8-83
(F)		Modifications to the Requirements of the Study.....	8-83
(G)		Relationship to a Special District or Local Improvement District.....	8-83
(H)		Intergovernmental Agreements	8-83
(I)		Imposition of County Fee.	8-83
	(1)	Adoption of Fee	8-83
	(2)	Form of Traffic or Transportation Fee	8-83
(J)		Recovery of Costs	8-84
	(1)	Recovery of Costs of Study	8-84
	(2)	Recovery of Eligible Construction Costs	8-84
(K)		Refund of Fees Not Spent, Credits for Payment or Overpayment, Transfer of Credits.....	8-84
	(1)	Eligibility for Refund of Unused Fees	8-84
	(2)	Eligibility for Refund of Fees Where Reduction of Fees Applicable	8-84
	(3)	Requirement to Cover Underpayment Where Increase in Impact.....	8-84
	(4)	Credits Run with Land	8-84
8.7.2.		Cost Recovery for Off Site Improvements.....	8-85
(A)		General.....	8-85
	(1)	Purpose	8-85
	(2)	Applicability.....	8-85
	(3)	Retroactive Application.....	8-85
(B)		Eligibility.....	8-85
	(1)	Improvements that May be Eligible for Cost Recovery	8-85
	(2)	Right to Apply for Cost Recovery Approved by DSD Director	8-85
	(3)	Assignments	8-85
	(4)	Metropolitan Districts, Local Improvement Districts, Regional Transportation Authorities, or Similar Governmental Entities	8-86
	(5)	Limits to Cost Recovery	8-86
	(6)	Ineligibility to Pursue Cost Recovery.....	8-86
(C)		Approval and Effect of Private Agreements	8-86
	(1)	Allowed and Limited Rights to Seek Cost Recovery	8-86
	(2)	Private Agreement to be Reviewed and Approved by DSD Director	8-86
(D)		Process for Request and Approval of Fair Share Reimbursement	8-86
	(1)	Application for Fair Share Reimbursement	8-86
	(2)	Request Based on Estimated Cost of Improvement	8-87
	(3)	Review of Cost Recovery Statement.....	8-88
	(4)	Initial Notice to Potential Benefited Property Owners	8-88
	(5)	Approval or Denial of Cost Recovery Statement.....	8-88
	(6)	Notice of DSD Director Decision	8-88
	(7)	Notice of Fair Share Reimbursement Recorded	8-88
(E)		Notification	8-89
	(1)	Notification by Mail	8-89
	(2)	Address to be Used for Notice	8-89
	(3)	Burden to Keep County Informed of Current Address	8-89
(F)		Appeal	8-89
	(1)	Notice of Appeal	8-89
	(2)	Notice of Hearing.....	8-89

	(3)	BoCC Hearing Procedure.....	8-90
	(4)	Notice of BoCC Determination	8-90
	(5)	Review of BoCC Determination.....	8-90
	(6)	Limit of Effect of Request for Judicial Review	8-90
(G)		Payments, Interest and Duration of Cost Recovery Obligations	8-90
	(1)	Reimbursement Limited to 15 years.....	8-90
	(2)	Amount Due for Fair Share Reimbursement	8-90
	(3)	BoCC May Limit Obligation	8-91
	(4)	Hearing Concerning Requestor Subdivider's Request for Reimbursement	8-91
	(5)	DSD Director Actions Upon Receipt of Funds	8-92
	(6)	Return of Funds.....	8-92
(H)		Release of Notice of Fair Share Reimbursement After Expiration of 15-Year Period	8-92
	(1)	Filing of Release.....	8-92
	(2)	Erroneously Recorded Release	8-92
	(3)	Effect of Release Upon Re-Subdivision/More Intensive Development	8-93