

The attached version of Title 9 titled “**PLATTING PROCESS PROPOSAL**” shows track changes that will accomplish the following:

1. Page 7, defines “design professional” as it used in the platting process.
2. Page 9, defines “improvement plan” as it is used in final platting.
3. Page 14, defines the final plat that gets recorded as the “record plat”.
4. Page 17, makes it clear that a One-Time-Only land split is exempt from the definition of a subdivision.
5. Page 21. The word “posted” refers to a bond. Since we allow more than bonds as financial surety, the language needed tweaking.
6. Page 22, needed wording changes for the platting process changes proposed, including the final plat cannot be recorded until all of the improvements are installed and accepted by the county, and lots cannot be sold until that record plat is signed and recorded. The BOCC would like the PZC to consider the timeframe from Concept approval to the conditional final approval. Is two years enough? Should three years be allowed if studies (i.e. an N-P Study) are needed or should there be a blanket three years? Up for discussion.
7. Page 23, The BOCC would like the PZC to consider if a concept hearing should be required for applications with larger impacts on the surrounding neighborhoods.
8. Page 25. This establishes that the preliminary plat process includes a hearing before the P&Z Commission and a hearing before the Board of County Commissioners, in that order. To accommodate this added step I lowered the

number of days the county is allowed to take before putting a preliminary plat on an agenda from 150 to 90.

9. Page 37, makes it clear that we want the NP study prior to the Preliminary Plat hearing before the P&Z Commission, not the later hearing. Should the recommendation from DEQ be required prior to scheduling the first Preliminary Plat hearing with PZC?

10. Page 43, Similar to # 8 above. We want all Preliminary Plat materials prior to scheduling the hearing with the P&Z Commission.

11. Pages 44 and 45, these are needed changes to establish the 2 step preliminary plat process.

12. Pages 47 – 49, establishes at the end of the preliminary platting process that the improvements must be installed and accepted by the county prior to the final plat being recorded. This section also adds needed details about what is included in the improvement plans, and that “as-built” plans are required.

13. Page 49. We to standardize on using the words “improvement plans” whereas now we call them facilities plans, construction drawings, etc. Change the 150 days to 90 days here. With the second Preliminary Plat hearing, it shouldn’t take anywhere near 5 months to review administratively to place on an agenda.

14. Pages 50 – 52. Needed changes for the two step Preliminary Plat hearing process, for identifying the documents that need to be recorded after final approval, for the improvements getting installed next, and for the final (record) plat getting recorded. The subdivision is not “Approved” until the

final plat is recorded. Up until then, the approval is conditional for the final plat.

15. Page 58, is making the ordinance reflect what we have been requiring.

16. Page 59. Do we want this outdoor lighting section to match the one that is getting approved in the Title 8 amendment?

17. Page 60, specifies the timing for submittal of improvement plans.

18. Page 61, I don't know the best way to do this, but most of the two and three lot subdivisions are family divisions and they don't want an entrance sign to be required. Also, making the addressing requirement consistent.

19. Page 62 - 63. We allow more than just letters of credit now, so the changes here reflect cash deposits and bonds and bring consistency with the language in the Development Agreement template.

20. Page 62 bottom. Needed updating to be accurate.

21. Page 77, paragraph D. Before the county accepts land or improvements dedicated to the county, the county may request the land or improvements are brought up to county standards. My question is: will we only accept a bond as surety until the land or improvements are upgraded? Letter of credit? Cash?