

RESOLUTION # 63-10-22-02

**A RESOLUTION TO APPROVE THE FINAL PLAT OF
OAK RIDGE FARMS SUBDIVISION**

WHEREAS, the final plat of Oak Ridge Farms Subdivision, a subdivision of the Southeast Quarter of the Southwest Quarter of Section 19 in Township 87 North, Range 4 East, has been submitted for approval with the required fee, and

WHEREAS, this plat has untypical features, being the means by which three members of a partnership owning land wish to create separately owned lots on which to establish residences, accessed by a driveway which also serves the partnership land, and

WHEREAS, this plat has been reviewed by the County Auditor, the County Assessor, the County Zoning Administrator, and the County Engineer, who has waived requirements for drainage calculations, and

WHEREAS, this plat has been found to appropriately balance the interests of the property seller, the property buyer, and the public, and to have minimal potential for negative impact,

NOW, THEREFORE, BE IT RESOLVED BY THE JACKSON COUNTY BOARD OF SUPERVISORS, that the final plat of Oak Ridge Farms Subdivision, as signed October 4, 2002 by registered land surveyor David P. Schneider, is hereby approved for recording in accordance with the provisions of the Jackson County Subdivision Ordinance pending technical review and receipt of all attachments required by the Subdivision Ordinance, plus a properly signed Fence Agreement, with these notations:

1. Under the terms of the Subdivision Ordinance, these lots could be required to be accessed by means of a subdivision road, since more than one party is accessing the public road by means of an easement over land owned by an entity distinct from each of them; this would accordingly require the major subdivision procedure and standards. However, since the developers are also the intended owners of the lots and the owners by partnership of the land being divided, we find that the development proposed is close in character to a minor subdivision. Given these circumstances, we have compromised the standards for major and minor subdivisions, allowing the lots to be accessed by means of a private, shared driveway and using the minor subdivision procedure, but in return requiring that the portion of the driveway shared by all three lots must meet minimum standards for small subdivision roads inasmuch as is feasible on the site, and that the survey include topographic contours and all easement areas.
2. The private drive and public utility easement serving these lots will remain a private shared driveway and will not be named or numbered as part of the public road system, and will not be maintained by Jackson County beyond the right-of-way of 320th Street.
3. A special filing fee of \$200 is hereby established for this plat only, to reflect the compromises noted above.

PASSED AND APPROVED THIS 22 **DAY OF OCTOBER, 2002.**


Chair, Board of Supervisors

ATTEST: 
JACKSON COUNTY AUDITOR