

**RESOLUTION #361-02-05-08**

**A RESOLUTION TO APPROVE THE FINAL PLAT OF  
TIMBER VALLEY SUBDIVISION**

**WHEREAS**, the final plat of Timber Valley, a subdivision of part of the northwest fractional quarter of section 18, Township 87 North, Range 4 East of the 5<sup>th</sup> Principal Meridian, has been submitted for approval with the required fees, and

**WHEREAS**, the preliminary plat has been the subject of a proper public hearing before the county's Zoning Commission and a revised preliminary and final plat have been examined and recommended for approval by this Board, and

**WHEREAS**, the improvement plan and specifications for this subdivision have been reviewed and approved by the County Engineer, and

**WHEREAS**, this plat has been found to meet all applicable standards for subdivisions, except that the subdivision roads slightly exceed our maximum grade standard, and to appropriately balance the interests of the property seller, the property buyer, and the public,


**NOW, THEREFORE, BE IT RESOLVED BY THE JACKSON COUNTY BOARD OF SUPERVISORS**, that the revised preliminary and final plats of Timber Valley Subdivision, as signed by Licensed Land Surveyor William H. Burger January 11, 2008, are hereby accepted and the final plat is approved for recording in accordance with the provisions of the Jackson County Subdivision Ordinance, with the following notations:

1. Standards have been modified as provided for in section 6-1-34 of the County Code of Ordinances to allow maximum road grades of 7.8% for reasons stated by the designing engineer.
2. The requirement for inspection of individual lot driveways is waived for lots 2, 4, 5, 6, 7, 10, 11 and 15 on recommendation of the County Engineer. Inspection fees are being collected for lots 1, 3, 8, 9, 12, 13, and 14.
3. 361<sup>st</sup> Street and 304<sup>th</sup> Avenue are and will remain private access roads, and Jackson County accepts no responsibility for the ownership or maintenance of these roads, either now or in the future.



4. County road 296<sup>th</sup> Ave. accessing Timber Valley Subdivision has a gravel surface. Jackson County at this time has no plan or intention to make improvements to the grading of this road or to provide it with a paved surface.
5. Waterways exist within and adjacent to these lots that are subject to flooding. Portions of lots 4, 5, 11, 12, 13, 14, and 15 fall within the area of special flood hazard as mapped by the applicable Flood Insurance Rate Map of the National Flood Insurance Program and overlain upon the plat. As required, more precise data has been generated and submitted by the designing engineer. All development on these lots will be subject to local, state, and federal flood plain regulation, and special flood insurance may be required by lenders. No permits for construction, including grade alteration, will be granted by Jackson County on the portions of these lots within the regulated flood plain, with the exception of construction of the road and drainage improvements. Improvement construction may not take place without applicable permits from state and local authorities.
6. This subdivision borders agricultural land in agricultural use and an active rock quarry site. These uses may create unpleasant noises, smells, vibration, or other off-site effects which must be expected to continue.

The chairman of the Board of Supervisors is hereby directed to certify this resolution of approval, adopted this 5th day of February, 2008.

  
\_\_\_\_\_  
**CHAIR, BOARD OF SUPERVISORS**

ATTEST:   
\_\_\_\_\_  
**JACKSON COUNTY AUDITOR**