

RESOLUTION # 283-08-01-06**A RESOLUTION TO APPROVE, WITH CERTAIN CONDITIONS, THE PRELIMINARY PLAT OF "BELLEVUE ON THE GREEN", A MAJOR SUBDIVISION IN SECTION 25 OF TETE DES MORTS TOWNSHIP**

WHEREAS, a preliminary plat of "Bellevue On The Green", a subdivision of a portion of the north half of section 25 of Tete Des Morts Township, a major subdivision under the provisions of the Jackson County Subdivision Ordinance, has been submitted for approval with the required fee, and

WHEREAS, this plat has been the subject of a public hearing before the Jackson County Zoning Commission and of comment from the County Engineer, and the Commission has recommended its approval with certain reservations and conditions, and

WHEREAS, this plat has been modified to lessen the potential for conflict with an existing livestock operation to the north, and

WHEREAS, this plat, with one exception noted below, has been found to meet all applicable standards for subdivisions, 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 preliminary plat of "Bellevue On The Green", as prepared and revised July 31, 2006 by registered land surveyor William Burger and submitted for approval by developer Charlie Wallace, is hereby approved subject to these conditions: 1) the relocated subdivision road intersection with 386th Avenue must be found to meet the minimum sight distance requirement of 500'; 2) the subdivision boundary description must be approved by the County Assessor and County Auditor; and 3) the subdivision improvements must include the creation of an effective drainage way within the 50' drainage easement shown on Lots 4, 5, 6 and 7; and the Association's fence maintenance easement be expanded on Lot 7 to include at least the entire existing erosion control structure. The developer is hereby invited to proceed with preparation of detailed plans and specifications for intended grading and roadway improvements and of the final plat and its required attachments, all to be developed in accordance with the standards and procedures of the Jackson County Subdivision Ordinance.

We note that we are granting variance from the 2000' maximum cul-de-sac length standard of our ordinance on grounds that the relatively low density of the proposed development and the relatively straight and level design of the subdivision roadway will preserve the intent of the ordinance.

PASSED AND APPROVED THIS 1st DAY OF AUGUST, 2006.


CHAIR, BOARD OF SUPERVISORS

ATTEST: 
JACKSON COUNTY AUDITOR