

Shared comments from Michael Poehlman relative to the subdivision regulations update.

My concern and recommendations have to do primarily with private roads.

While it might be a good idea to reduce or eliminate all county roads in Boone County, I believe that there are cases where private roads are more beneficial. A private road with a smaller footprint sometimes fits a development plan better by way of controlling the disruption of trees, terrain, and natural landscape when only a limited number of properties are being served. In such instances the County should have the option of permitting a private road.

Private roads should not be without restriction, however. concerns about logical and safe integration into the existing state and county road networks, service by school buses, fire and rescue vehicles, and longevity/maintenance agreements are things that need to be considered and managed in order to make sure that the benefits of a private road do not outweigh the costs.

Private roads should be a privilege that we allow in Boone County, but should not necessarily be a right. They must be justified by particular lot arrangements and the benefits they provide in each separate case. With the proper regulations and standards they can be developed and maintained accordingly for years to come.

Areas that private road regulations need to cover:

Layout: Private roads need to be planned and laid out such that they are safe and that they make sense: (They should join existing roads properly, they shouldn't connect one road to another, they shouldn't be too long, they should have a proper turnaround and places for vehicles to pass, they shouldn't serve too many lots, they shouldn't interfere with existing or planned public right of ways, and they need to be named and marked according to standard)

Design: Private roads should be planned and designed so they are safe, not difficult to maintain, and so they can be around for a long time without significant impact on their surroundings.. ie storm drainage, erosion, noise, etc.

Maintenance: Private roads need to be clearly marked as such. There should be signage indicating the start of private roads and there should be proper notes on plats that get shown and filed. A maintenance agreement should be in place before any of the lots are sold that takes care of the road for years to come independent of ownership changes along the road.