

Woodbury County Secondary Roads Department

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PPM #5, 2015

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT POLICY AND PROCEDURE MEMORANDUM

SUBJECT: PAVING POLICY

1.0 Purpose

Subdivision development in the rural area creates additional traffic on gravel surfaced roads which were designed primarily for rural farm access. Fugitive dust and rough roads draw frequent complaints from residents who move to the rural area and construct new homes. The county receives requests for paving the roads to meet the new traffic demand.

Property taxes generated by rural residential development rarely pay back the cost of grading and paving a road to meet the new demand. As such, the county is developing this policy to gain participation in road improvement costs from the subdivider or those who purchase rural residential property. This policy states the level of county participation in road improvements and sets a framework for developing paving agreements in the rural area.

The County has not realized total reimbursement of roadway improvement costs from subdivision developers or land owners. Financial, human and other resources are limited and therefore the County desires to establish financial resource guidelines for future pavement extensions to, adjacent and through rural subdivisions.

For new subdivisions the terms of roadway improvement cost sharing within this Paving Policy shall be implemented by the use of Agreements to Impose Covenants; more commonly known as Paving Agreements. Specifically, as a condition of a subdivision's final plat approval, that the Board of Supervisors will require the timely recording of any Paving Agreement.

Samples of Paving Agreement language meeting this Paving Policy is attached and marked Exhibit A and Exhibit B.

Financial Resources

1.1 Special Assessment District

Chapter 331, Section 485, Code of Iowa, establishes the procedures for “County Special Assessment Districts”. This process would be the most logical form of cost reimbursement to the County. Section 331.486 indicates that “a county may construct and assess the cost of public improvements within a district in the same manner as a city may proceed under Chapter 384...” Sections 384.37 – 384.79 describes the procedures cities are required to follow for special assessment districts. District boundaries are established by the Board of Supervisors as per Section 331.485.

1.2 Tax Increment Financing

Chapter 403, Code of Iowa, is the “Urban Renewal Law”. Section 403.22 describes public improvements related to housing and residential development and low income assistance requirements. The County has use of the funds, but must designate the Low to Moderate Income (LMI) portion to go towards LMI benefit.

1.3 Real Estate Improvements District

Chapter 358C, Code of Iowa, establishes the procedures for creation of a Real Estate Improvement District. The general assembly created this program to assist developers and communities in increasing the availability of housing in Iowa communities. Section 358C.4 authorizes the district to acquire, construct, reconstruct, install, maintain, and repair any of the public improvements listed in this section. Section 358C.4.2.m identifies “Public roads, streets, and alleys” as eligible public improvements.

1.4 General Obligation Bonds

Section 331.441-331.460 describes the procedures for issuance of General Obligation Bonds for “Essential County Purpose”. Section 331.441.2.b.2 identifies “Bridges on highway or parts of highways which are located along the corporate limits of cities and are partly within and partly without the limits and are in whole or in part secondary roads”.

2.0 Participation Guidelines

- 2.1 Woodbury County will begin to consider paving extensions and County participation when the Average Daily Traffic (ADT) falls within the range of 250 to 500 vehicles per day.
- 2.2 The County will participate up to 20% of the construction costs for paving extension to, adjacent or through a new subdivision or through an existing development. Project development costs will be borne solely by the developer, subdivider or land owners requesting the road upgrade. Grading costs to prepare the roadway for paving will be included in the cost of the project to be shared by the parties requesting the paving improvement.
- 2.3 Woodbury County will use six (6) vehicles per day as a planning number to estimate the number of trips generated by a single family residence.
- 2.4 Bridges, box culverts and other drainage structures will be negotiated individually as proposed projects are presented to the County.

- 2.5 Payment of the cost of the project will be made from funds of the County that may be legally used for such purpose at the sole discretion of the Board of Supervisors.
- 2.6 The Woodbury County Engineer may assist the developer with the development of opinions of cost related to the proposed pavement extension. This shall be considered as a planning tool only. Actual final construction costs will determine the necessary financial commitment of the developer, subdivider or land owner.
- 2.7 Design guidelines and standards will be established by the Woodbury County Engineer.
- 2.8 Schedules will be determined by the Woodbury County Engineer.
- 2.9 These guidelines are not intended to be all inclusive. The Board of Supervisors reserves the right to modify these guidelines as necessary to accommodate the social and economic needs of the project.

3.0 Summary

Woodbury County desires that these guidelines shall be made in accordance with a comprehensive plan and designed to facilitate the adequate provision of transportation, to encourage efficient urban development patterns and to lessen congestion in the street or highway.

Such regulations shall be made with reasonable consideration, among other things, as to the character of the area of the district and the peculiar suitability of such are for particular uses, and with a view to conserving the value of buildings and encouraging the most appropriate use of land throughout Woodbury County.

This Paving Policy approved this 5th day of May, 2015 for Woodbury County, State of Iowa,

SO APPROVED this 5th day of May, 2015.

WOODBURY COUNTY BOARD OF SUPERVISORS



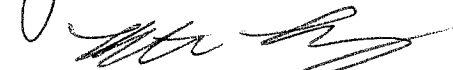
Mark A. Monson, Chairman



Larry D. Clausen, Member



Jaclyn Smith, Member

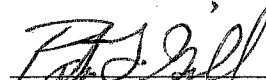


Matthew A. Ung, Member



Jeremy J. Taylor, Member

ATTEST:



Patrick F. Gill, County Auditor
Recorder