ROAD CONSTRUCTION ORDINANCE FLOW CHART

1. Plat committee or Planning Commission hearing re preliminary plat approval. KPB 20.12.080.

1-A. Plat committee decisions on plat denial/approval/conditions, but not determination of whether roads are properly constructed, may be submitted to Planning Commission for reconsideration. Planning Commission decisions may be appealed to BOA. See 2-B below for process to challenge road construction requirement. KPB 21.20.210(A)(7); KPB 21.20.230; KPB

2. Preliminary plat submitted to the RSA per KPB 14.06.225 if road construction required per KPB 20.16.065(A).

Exceptions to road construction

2-A.
Subdivision > 660 ft from maintained road. KPB 20.16.065(A)(2).
Homesite parcel. KPB 10.16.065(F)(2).
Dedication is solely for access to adjoining parcel. KPB 20.16.065(F)(1)(b).
Road on subdivision boundary where lots are double frontage. KPB 20.16.065(E).
Remote parcel exemption. KPB 20.16.065(F)(3).
Subdivision without legal access. KPB 20.16.065(F)(1)(a).

If developer disagrees with RSA staff determination re road construction requirement or makes initial waiver application:

2-B. Request waiver or reconsideration from RSA board of road construction determination. KPB 14.06.235.

3. If desired, applicant submits application to RSA for surety bond in lieu of road construction prior to final plat approval.

3-A. KPB 14.06.225(B)(1). If surety is approved, RSA sends notice to Planning Department that surety bond has been approved. If all other conditions are met, Planning may approve final plat.

4. Two years to construct and submit final plat to Platting Division. KPB 20.12.090.

4-A. Request extensions in 1-year increments from Planning Commission. KPB 20.12.090.

5. Platting Division has 56 days to review final plat. Plat may be submitted to Planning Commission for final approval if it varies substantially from preliminary plat approval. KPB