

**FIGURE 3-4  
SERVICES MATRIX (1)**

<b>SERVICE</b>	<b>ZONING AMENDMENTS</b>	<b>SUBDIVISION</b>	<b>SITE PLAN</b>
ACCESS	<u>Preliminary Zoning:</u> Identify how access is to be provided; if problems are anticipated with acquiring access, the applicant shall submit evidence that necessary easements or rights-of-way across have been acquired or an option to acquire has been executed.	<u>Preliminary Plat:</u> Provide preliminary road layout and identify approximate grades, cuts and fills. Acquire means of access to existing County road system. The extent of easements or rights of way must be sufficient to build an access road meeting County standards.	<u>Site Plan:</u> Provide evidence that access has been acquired or is available to existing County road system.
	<u>Final Zoning:</u> Provide evidence that access has been acquired to existing County road system.	<u>Final Plat:</u> Same as preliminary plat. Applicant must obtain approval of road improvement plans from the Engineering Department.	
FIRE/EMERGENCY MEDICAL	<u>Preliminary Zoning:</u> Analyze availability of fire and emergency medical services. If problems are anticipated, the applicant shall provide information on proposed mitigation measures.	<u>Preliminary/Final Plat:</u> Provide signoff from the fire district.	<u>Site Plan:</u> Provide sign off from fire district.
	<u>Final Zoning:</u> Provide sign off from fire district.		
	<u>Major Developments:</u> The requirements for the provision of equipment or facilities for fire protection and emergency medical services for major developments are stated in Section 3504.02.		
POLICE PROTECTION	<u>Major Developments:</u> The requirements for the provision of equipment or facilities for police protection for major developments are stated in Section 3504.02.		

PUBLIC USE AREAS	<u>Preliminary/Final Zoning:</u> Developer to pay public use area fees or dedicate land as required by County Zoning Regulations (Chapter 3).	<u>Final Plat:</u> Subdivider to pay public use area fees or dedicate land prior to recordation as required by County Zoning Regulations (Chapter 3).	<u>Site Plan:</u> Developer to pay public use area fees or dedicate land prior to building permit or as required by County Zoning Regulations (Chapter 3).
	<u>Major Developments:</u> The requirements for the provision of school facilities for major developments are stated in Section 3504.02.		
SEWAGE DISPOSAL	<u>Preliminary Zoning:</u> Identify method of sewage disposal. If a central system is proposed, signoff from purveyor indicating that adequate capacity is available to serve the development. If other than a central system, and problems with the septic systems is anticipated or with techniques for sewage disposal, applicant shall submit: 1. proposed location of leach fields and soil absorption beds 2. soil types and suitability for use in leach fields and soil absorption beds 3. engineering feasibility study	<u>Preliminary Plat:</u> Evidence of adequate method of sewage disposal for each lot to be developed must be provided. If a central system is proposed, evidence from purveyor that adequate capacity is available. If Onsite Wastewater Systems ("OWS") are proposed, the subdivider shall submit a plan with the location of all OWS. If deemed necessary, the Public Health Department may also require percolation rates and profile hole data.	<u>Site Plan:</u> If a central system is proposed, signoff from purveyor must be provided If other than a central system is proposed, evidence that percolation rates and profile hole data meet Env. Health requirements must be provided
	<u>Final Zoning:</u> If a central system is proposed, evidence from purveyor that adequate capacity available. If other than central system, evidence that onsite sewage disposal system is feasible (see Chapter 8)	<u>Final Plat:</u> If a central system is proposed, signoff from purveyor must be provided. If Onsite Wastewater Systems ("OWS") are proposed, the subdivider shall submit a plan with the location of all OWS. If deemed necessary, the Public Health Department may also require percolation rates and profile hole data.	
UTILITIES	<u>Preliminary Zoning:</u> Identify source of utilities and location of nearest lines.	<u>Preliminary Plat:</u> Signoff from utility companies	<u>Site Plan:</u> Signoff from utility companies

	<u>Final Zoning:</u> Demonstrate feasibility of supplying utilities and evidence from utility companies, that adequate capacity is available.	<u>Final Plat:</u> Signoff from utility companies	
WATER	<u>Preliminary Zoning:</u> Identify source of water supply; If other than a central system is proposed, and problems with water quality or quantity are anticipated, applicant shall submit information on: <ol style="list-style-type: none"> <li>1. source of water rights</li> <li>2. test well data</li> </ol>	<u>Preliminary Plat:</u> Provide evidence of adequate supply of water in terms of quantity and quality shall be provided. If central system, signoff from purveyor must be provided. If other than a central system is proposed, <ol style="list-style-type: none"> <li>1. signoff from State Engineer's Office that adequate water rights are available</li> <li>2. evidence regarding water quality, dependability and quantity acceptable to Engineering</li> </ol>	<u>Site Plan:</u> If a central system is proposed, signoff from purveyor. If other than a central System is proposed, provide evidence that: <ol style="list-style-type: none"> <li>1. adequate water right</li> <li>2. data on quality, dependability and quantity of water available meet Engineering requirements</li> </ol>
	<u>Final Zoning:</u> Provide evidence of adequate supply of water in terms of quantity and quality for the proposed development. If central system, evidence from purveyor that adequate capacity is available. If other than a central system is proposed, <ol style="list-style-type: none"> <li>1. signoff from State Engineer's Office that adequate water rights are available</li> <li>2. evidence that water quality is acceptable</li> </ol>	<u>Final Plat:</u> If a central system is proposed, signoff from purveyor must be provided. If other than a central system is proposed, <ol style="list-style-type: none"> <li>1. signoff from State Engineer's Office that adequate water rights are available</li> <li>2. evidence regarding water quality, dependability and quantity acceptable to Engineering</li> </ol>	

- (1) Figure 3-4 provides a summary of requirements for the availability of access and services at each stage in the development process. Section 3504 provides further explanation of these requirements. It is important to note the information in this figure is not all inclusive, nor binding and must be used in conjunction with the text of the regulations to identify the requirements applicable to a development. Where there is a conflict between the text of the Code and this figure, the specific requirements outlined in the text of the Code shall prevail.