

10-4-5 [Final Plat] Approvals

C. Review By Board: The final plat, the subdivision agreement (see section 10-4-6 of this chapter), and other applicable documents shall be reviewed by the board. The board shall then either approve or reject the subdivision final plat. If approved, the final plat shall be held by the planning and zoning department until the subdivider pays the required fees, and completes the improvements ~~and/or provides the guarantee(s) on improvements~~. Upon compliance with these requirements, the board chairperson shall sign and the county clerk shall attest the plat ~~and the subdivision agreement~~. The final plat ~~and subdivision agreement~~ shall then be submitted to the office of the county recorder by the subdivider.

10-4-6: Installation of Improvements and Repairs ~~or Agreement~~ and Bond / Guarantee for Maintenance or Warranty of Improvements:

Before recordation, the applicant/developer shall install all required improvements, including but not limited to electrical service; water; sewer; curb, gutter and sidewalk; roadways; telephone lines; internet lines; and repair any existing streets and other public facilities disturbed or damaged in the development of the subdivision. The applicant shall be responsible for the successful operation and all repair to the improvements for a two (2) year period following their installation. Proof of installation of all Improvements will be made to the County by an Idaho Licensed Professional Engineer. ~~Alternatively, if agreeable to the County, the applicant may negotiate, obtain and then execute and file with the Governing Board an agreement between himself and Cassia County, specifying the period within which required improvements and repairs shall be completed. The agreement shall also contain a provision that the applicant shall be responsible for the successful operation and all repair to the improvements for a two (2) year period following their installation. The agreement shall be accompanied by a cash deposit, in the amount of One Hundred Fifty Percent (150%) of the estimated cost of construction for the remaining improvements to be completed. In the event that the applicant does not timely complete the improvements, Cassia County may proceed against the cash deposit. If the cost of completion of the improvements exceeds the amount of the cash deposit, Cassia County may recover the full cost and expenses thereof from the applicant. For a phased subdivision, the required cash deposit shall be for the phase which is being developed.~~

Maintenance or Warranty Bond: The two (2) year warranty, as hereinbefore set forth in this section, shall be accompanied by a cash deposit in an amount equal to fifty percent (50%) of cost of the total improvements. Applicant/developer shall provide proof to the County of a maintenance or warranty bond in the amount equal to fifty percent (50%) of the total cost of improvements, which bond serves the obligee (homeowners association on private roadway or relevant highway district on public roadway, electric company, and any other public service provider to said subdivision) to ensure successful operation and maintenance for the two (2) year period following date installation is proved.

10-5-6 Planned Unit Developments

C. ~~Guarantee Of~~ Common Open Space Improvements: ~~As assurance of~~ The completion of common open space improvements shall be installed and completed prior to any PUD final plat being signed by the Board of Commissioners. Proof of installation of all common open space improvements will be made to the County Zoning and Building Department by an Idaho Licensed Professional Engineer. ~~, the subdivider shall be required to file with the county planning and zoning department as a surety a cash bond equal to one hundred fifty percent (150%) of the estimated costs of such improvements. The cash bond will be deposited by the County and shall guarantee the completion of improvements within twenty four (24) months after such filing. Upon completion of the improvements for which a cash bond has been filed, the subdivider shall call for inspection by the zoning and building department or its agent. If the inspection shows that the improvements have been completed in compliance with the plan, the cash bond therefor shall be released. If the cash bond is not released, the reasons therefor shall be given to the subdivider in writing, and the subdivider will be required to correct any problems which may be found with the development.~~

10-6-2 Improvements Required.

D. ~~Street~~ Roadway Construction And Surfacing: All ~~streets~~ roadways shall be graded and surfaced in accordance with the standards and technical specifications of the applicable highway district and fire district.