Subdivision Moratorium Analysis

A1

Current Situation

- County's General Plan encourages development to occur inside municipal boundaries where possible.
- The county owns no utilities; water, sewer, or storm drains.
- There is no gravity sewer system in the northwest quadrant and other isolated locations.
- High ground water is a problem in the northwest quadrant. A concentration of septic systems can pose problems.
- Hooper water is a private culinary water provider in the northwest quadrant. Fire flow issues are common. The county requires at least 750 gpm, most cities require at least 1,000 gpm for fire flow at hydrants.
- Development pressure is high everywhere.

Recommendations

- Replace 1 acre agriculture zoning with 3 acre zoning.
- Limit subdivision development to 1 - 2 lots per year.
- Increase fire flow rate for all new development to 1,000 gpm.
- Consider whether or not to allow septic systems.
- Consider a study to determine impact of septic systems in the northwest quadrant.