

Public Services Element Executive Summary

The Refinement Group modified the Public Services Element to recognize that owners of existing parcels of record have the expectation that they will be allowed reasonable use of their land.

Public service limitations are not used in the Refinement Group's work product as a growth control method. Policies were modified to allow existing parcels of record, including those in rural areas, to be used consistent with the applicable zoning.

The Refinement Group recognizes that subdivisions have the potential to exacerbate existing deficiencies in public services. We have therefore retained many of the Public Services policies as they apply to subdivisions.

The Refinement Group has revised policies for domestic water, wastewater services, water reclamation and recycling policies.

In making revisions, the Refinement Group was guided by the following principles:

- Ensure that the first single-family residential dwelling and any structure allowed pursuant to LU-9.1 on a legal lot of record shall not be considered development for the purposes of the Public Services Element.
- Avoid duplication of state, federal or local water agency law.
- Respect individual property owners' overlying right to reasonable and beneficial use of water beneath their property.
- Respect riparian property owners' right of access to and beneficial use of riparian waters.

Some of the changes made to the Public Services Element of GPU-3 are:

- The standards of Table PS-1 are made to apply only to creation of new parcels.
- The concept of Fair Share payment for public services was added to ensure that applicants are not required to pay for more improvements to public services than are necessitated by the proposed development.
- Applicants are not required to connect to public water and wastewater systems unless it is feasible for them to receive service.

- Parcel size for on-site septic systems is retained at the present one-acre minimum county-wide (with additional requirements if there is also an on-site well).
- Drainfields may be installed on slopes greater than 30 percent if various requirements are met, including approval by the Division of Environmental Health or the Regional Water Quality Control Board.
- Alternative on-site sewage disposal systems approved by the Regional Water Quality Control Board may be used in place of septic systems.
- Drainage controls are focused on preventing harmful off-site flows.
- Park development is focused on providing parks where they are needed.