

County Land Use and Its Affect on the Road System

by

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**Any Permitting of Land Use Away
From State or Federal Highways
Affects Local Roads!**

A Broad View of Land Use

- Housing
- Commercial Development
- Large-scale Feedlots, Dairies, etc.
- Ethanol Plants
- Other Agribusinesses
- **Oil Refinery!**
- Power Transmission Lines
- Pipelines (under the land)
- Others

How Do You Protect Your Interest in Sustaining the Local Road System?

Communicate, Communicate, Communicate!

And

Document, Document, Document!

Communication

- Strive to be aware of pending projects and development.
- Be proactive.
- Ask Questions:
 - What roads will be used?
 - Type & volume of traffic?
 - Duration of use
 - Will there be special use/restoration agreements for local roads?

Documentation

- What?
- When?
- Why?

What to Document

- **Existing Road Condition:**
 - Depth of gravel/asphalt surfacing
 - Roadway width
 - General surface condition
 - Crown
 - Rutting in asphalt surfaces
 - Pipe & structure condition
 - Drainage
 - General notes on condition of roadway

When to Document

- Immediately prior to beginning of special or changing use of roads
- Reasonable intervals thereafter
- Inspect gravel roads after heavy or prolonged rainfall
- At end of project

Why Document?

- **Protect the agency's investment in the local infrastructure**
- **Provide objective evaluation of conditions**
(I don't like video logs)
- **Eliminate much of the controversy at end of projects**
- **Can really expedite settlement**

Documentation – General Advice

- Keep simple, clear, concise notes.
- Make sure to note exact locations.
- Make sure measurements are accurate.
- Photo documentation to support field data is very good!

**Example of some photo
documentation on current project**

**Aggregate
Production
for a Wind Energy
Substation Site**































Documentation 10-19-09

- Met 10 tractor/trailer gravel trucks in approx 20 minutes between “Larson” pit and substation site.
- Noted roadway being shoved out at intersection of 481st Ave and 197th St.
- Noted low severity rutting at several locations on haul road.
- Noted roadway being shoved out at intersection of 481st Ave and 198th St.

Example of Documentation of Gravel Loss on Dairy Access Road

- Comparison made between two county roads
 - One serves the dairy (test section)
 - The other carries normal local traffic (control section)
- Fresh gravel layer placed on Aug 5th and 6th, 2008 at depth of five inches.
- Gravel loss measured on 5-27-09
- Gravel loss measured on 9-23-09

Part of photo log of tests









- **Conclusions at this time are pretty sobering!**
- **4.06 inches remaining gravel on the control section.**
- **Only 2.0 inches remaining on the test section.**

- **This requires some time and effort.**
- **But, it is a very objective way to document the added stress on a local road from changing land use.**