

POTTAWATTAMIE COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING AGENDA

MONDAY, FEBRUARY 14, 2022
5:30 P.M. – Meeting

SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA

1. **CALL TO ORDER**

The meeting was called to order by Chairman B. Larson at ____ P.M.

2. **ROLL CALL**

Members Present: Leaders R.Larson B.Larson Wede Silkworth
Members Absent: Leaders R.Larson B.Larson Wede Silkworth
Staff Present: Kalstrup Wyant

3. **MINUTES**

Motion #1: to approve the Minutes of the January 24, 2022 Meeting.
Motion by: Leaders R.Larson B.Larson Wede Silkworth
Second by: Leaders R.Larson B.Larson Wede Silkworth

Vote: _____

4. **PUBLIC HEARINGS**

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

CASE #SUB-2022-01

PROPERTY OWNER: Matriarch Manor LLC (Doreen Blakely)
REQUEST: Preliminary Plat Approval of Matriarch Manor East and Matriarch Manor West
TOWNSHIP: Garner
STREET: 205th St
LEGAL DESCRIPTION: 4-75-43 PT NE SE COMM SW COR TH N1322.08' E21.67' TO C/L RD SELY1422.31' W502.73' TO POB and 4-75-43

CASE #SUB-2022-02

PROPERTY OWNER: John E Liston
REQUEST: Preliminary Plat Approval of Liston Subdivision
TOWNSHIP: Lake
STREET: 20296 Old Lincoln Hwy
LEGAL DESCRIPTION: LAKE TWP AUD SUB NW SW 7-75-43 PT LTS 2 & 3 COMM 377.9'S NW COR LT 2 TH NE318.63' SE832.19' WLY474.03'N536.54' TO POB

5. **OTHER BUSINESS:**

6. **ADJOURNMENT**

Motion # ____: to adjourn.
Motion by: Leaders R.Larson B.Larson Wede Silkworth
Second by: Leaders R.Larson B.Larson Wede Silkworth

Vote: _____

The meeting was adjourned at approximately ____ P.M.

**POTTAWATTAMIE COUNTY
PLANNING AND ZONING COMMISSION
REGULAR MEETING MINUTES
MONDAY, JANUARY 24, 2022
SUPERVISORS' HEARING ROOM-COUNTY COURTHOUSE
227 SOUTH 6TH STREET, COUNCIL BLUFFS, IOWA**

1. CALL TO ORDER

The meeting was called to order by Chairman B. Larson at 5:30 P.M.

2. ROLL CALL

Members Present: B. Larson, Silkworth, Leaders
Members Absent: R. Larson, Wede
Staff Present: Kalstrup

3. MINUTES

Motion #1: to approve the Minutes of the December 20, 2021 meeting.
Motion by: Silkworth.
Second by: Leaders.
Vote: Unanimous vote. Motion carried.

4. ELECTION OF OFFICERS

Chairman

By acclamation, Silkworth was elected Chairman of the Planning and Zoning Commission for 2022.

Vice-Chairman

By acclamation, Leaders was elected Vice Chairman of the Planning and Zoning Commission for 2021.

5. REVIEW OF 2021 MEETING SCHEDULE AND 2020 ATTENDANCE ROSTER

6. PUBLIC HEARING

The Chairman read a statement advising the audience that the public hearing would be conducted in accordance with the Commission's Rules of Procedure.

CASE #SUB-2021-04

PROPERTY OWNER: Rachael – Blake Schmidt
REQUEST: Preliminary Plat Approval of Schmidt's Creek Phase 1 and Phase 2
TOWNSHIP: Hazel Dell
STREET: Badger Ave
LEGAL DESCRIPTION: Parcel 21267 NW SW NW N OF RD 29-76-43 and 30-76-43-NE
NE N OF RD LT 2

Motion #2: to open the public hearing on Case #SUB-2021-04
Motion by: Leaders.
Second by: Silkworth.
Vote: Unanimous Vote. Motion Carried.

Motion #3: to close the public hearing on Case #SUB-2021-04.
Motion by: Silkworth.
Second by: Leaders.
Vote: Unanimous Vote. Motion Carried.

Motion #4: to recommend that the request of Rachael – Blake Schmidt for Preliminary Plat Approval of Schmidt’s Creek Phase 1 and Phase 2, as filed under Case #SUB-2021-04, be **approved by the Board of Supervisors**.

Motion by: Leaders.
Second by: Silkworth.
Vote: Ayes –B. Larson, Leaders, Silkworth. Motion Carried.

CASE #ZMA-2022-01

PROPERTY OWNER: John – Katy Cox
REQUEST: Zoning Map Amendment to reclassify approximately 35.84 acres from a Class A-3 (Riverfront & Ag Production) to a Class I-1 (Limited Industrial).
TOWNSHIP: Lewis
STREET: 192nd Street
LEGAL DESCRIPTION: 17-74-43 SE SW EXC RR

Motion #5: to open the public hearing on Case #ZMA-2022-01
Motion by: Leaders.
Second by: Silkworth.
Vote: Unanimous Vote. Motion Carried.

Motion #6: to close the public hearing on Case #ZMA-2022-01.
Motion by: Leaders.
Second by: Silkworth.
Vote: Unanimous Vote. Motion Carried.

Motion #7: to recommend that the request of John – Katy Cox for a Zoning Map Amendment to reclassify approximately 35.84 acres from a Class A-3 (Riverfront & Ag Production) to a Class I-1 (Limited Industrial), as filed under Case #ZMA-2022-01, be **approved by the Board of Supervisors**.

Motion by: Leaders.
Second by: Silkworth.
Vote: Ayes –B. Larson, Leaders, Silkworth. Motion Carried.

8. ADJOURNMENT

Motion #8: to adjourn.
Motion by: Leaders.
Second by: Wede.
Vote: Unanimous. Motion carried.

The meeting was adjourned at approximately 5:56 P.M.

Dolores Silkworth, Chairman

Date

ATTEST:

Matt Wyant, County Planning Director

Date

TO: Planning and Zoning Commission
FROM: Pam Kalstrup
DATE: February 2, 2022

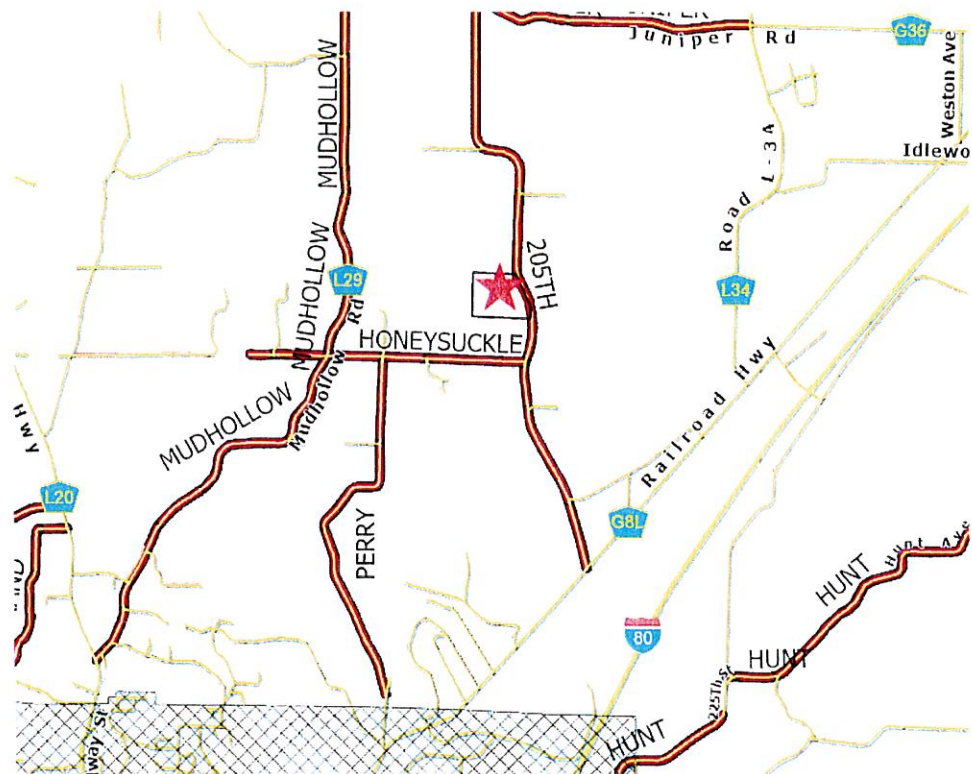
RE: Case #SUB-2022-01

REQUEST: Preliminary plat approvals of Matriarch Manor East and Matriarch Manor West

LOCATION: Garner Township

LEGAL DESCRIPTION: 4-75-43 PT NE SE COMM SW COR TH N1322.08' E21.67' TO C/L RD
SELY1422.31' W502.73' TO POB and 4-75-43

The subject properties are located approximately 2 1/4 miles to the north of the city limits of Council Bluffs on 205th Street.



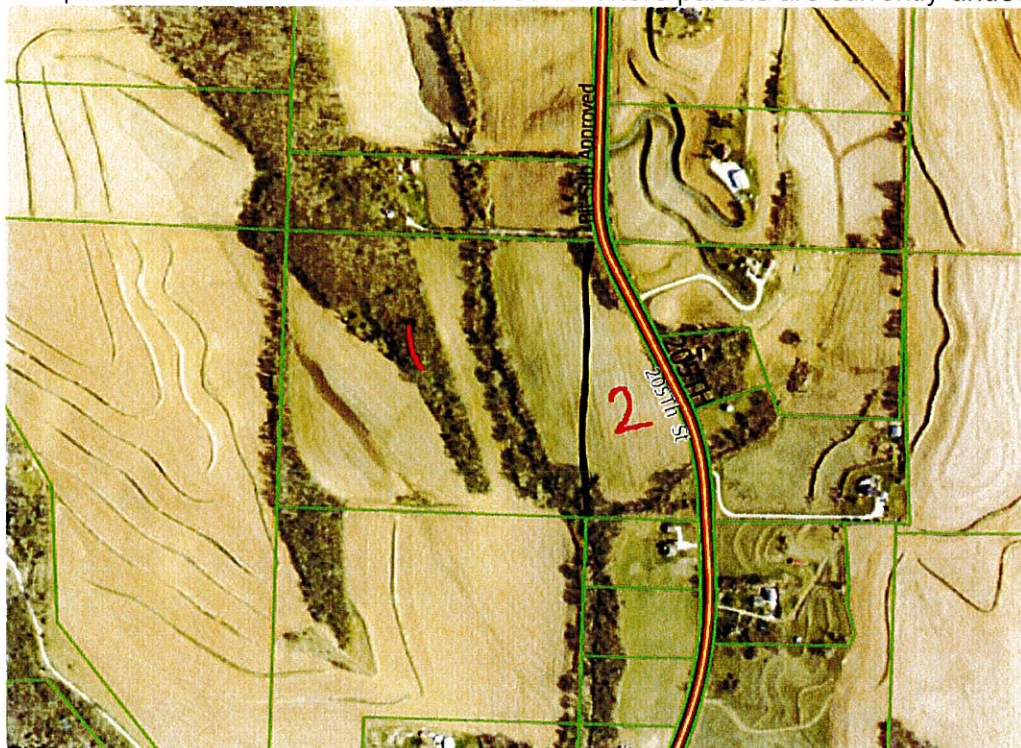
PROPERTY OWNER: Matriarch Manor LLC (Doreen Blakely)

SURVEYOR: Wilke Land Surveying Inc

GENERAL INFORMATION: The applicant has made this request in order to allow her to split her properties into two minor subdivisions. Matriarch Manor East is a 3 lot subdivision. Matriarch Manor West is a 4 lot minor subdivision. The applicant owns properties in two separate 1/4 1/4 sections – the NE SE and the NW SE. The NE SE 1/4 1/4 is divided by 205th Street and therefore qualifies for the Exception Section of Chapter 9 (see below). The NE SE is an undivided 1/4 1/4 section. SEE ATTACHMENTS 1 and 2.

SITE REVIEW:

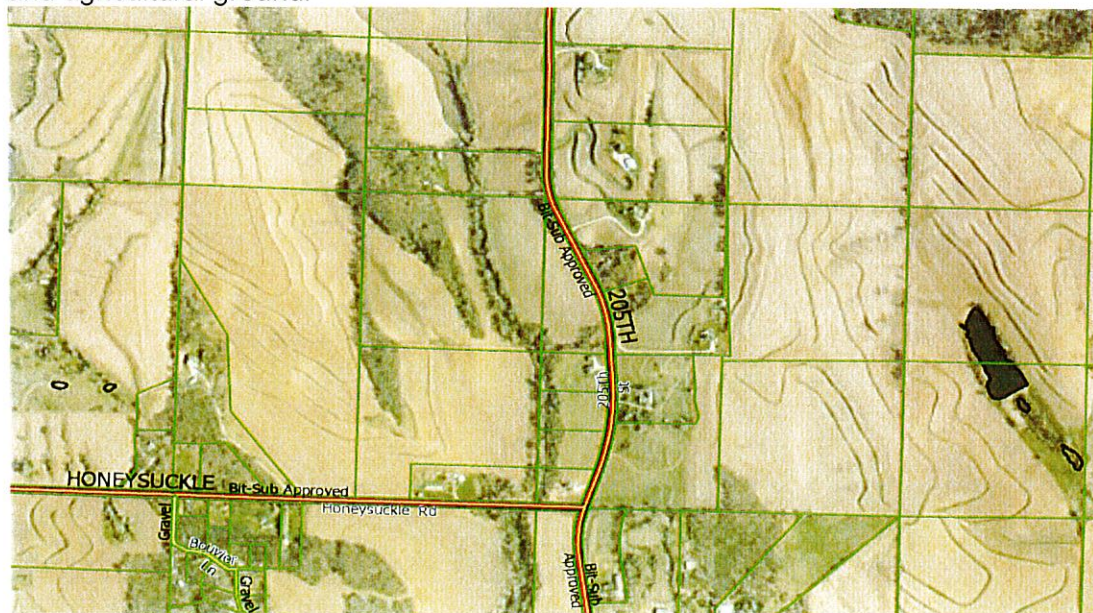
The parcels consists of 8.39 acres and 39.7. There parcels are currently undeveloped.



AREA REVIEW:

The subject properties are located immediately adjacent to 205th Street, an Official Bituminous County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 280 vehicles per day.

The properties in the immediate area are a mixture of rural residential acreages, timber and agricultural ground.



ZONING:

The subject property is currently located in a Class A-4 (Loess Hills) District.

8.014.010 INTENT: The Class A-4 District is intended to preserve the unique natural and environment characteristics of the Loess Hills' rare soils and topographic region of western Pottawattamie County, Iowa and at the same time allow for appropriate types and scales of development. Primary uses of these lands has historically been grasslands with significant regions cultivated for farming, as well as many farm dwellings and non-farm households adjacent or having access to hard surfaced street. (Ordinance #2015-05/12-18-2015)

Subsection 8.014.020.04 of the Pottawattamie County, Iowa, Code, lists "Platted minor subdivisions for single-family dwellings, when located on a hard surfaced street or an official bituminous road", as a permitted principal use in the Class A-4 District.

The minimum standards for the A-4 District with individual septic systems and municipal common water are as follows:

	<u>Minimum</u>
Lot Size	1.0 Acres
Lot Width	125'
Lot Depth	200'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

The minimum standards for the A-4 District with individual septic systems and wells are as follows:

	<u>Minimum</u>
Lot Size	2.0 Acres
Lot Width	175'
Lot Depth	300'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

**SUBDIVISION
ORDINANCE:**

Subsection 9.01.065 states:

.03 A minor subdivision plat may also be prepared for an existing parcel that lies within a Quarter - Quarter section that is divided by a public road.

9.02.680 SUBDIVISION: The division of a quarter-quarter section of land into two (2) or more lots, parcels, or other divisions of land for the purpose, whether immediate or future, of transfer of ownership, building development or lease. The term includes resubdivision and when appropriate to the context, shall relate to the process of subdividing or the land subdivided. (Ordinance #2004-14/07-01-04)

C. No more than four (4) lots shall be created, except as provided in Section 9.01.065. The creation of more than four (4) lots and/or parcels in a quarter-quarter section shall require the platting of a major subdivision, except as provided in Section 9.01.065. ((Ordinance #2018-03/05-10-18)

**SEWAGE
DISPOSAL:**

Where an adequate public or common sanitary sewer system is not reasonably accessible or not required, onsite wastewater treatment and disposal systems may be used for the purpose of providing a private means of sewage disposal for each lot in the subdivision.

- A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries of the subdivision if the evidence is deemed unacceptable by the County Board. Each test hole shall be numbered and its location and results shown on the final construction plans. All tests shall be performed in accordance with the Pottawattamie County, Iowa, Onsite Wastewater Treatment and Disposal System Ordinance.
- B. Lots where onsite wastewater treatment and disposal systems are proposed shall provide adequate space for two (2) such systems. The area dedicated for the second system is provided as a back up when the first system fails.
- C. Onsite wastewater treatment and disposal systems, if approved, may be installed at the expense of the developer, or at the expense of a subsequent lot owner at the time development of the lot takes place.

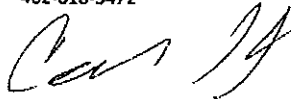
It is the applicant's intent to serve the lots with onsite wastewater treatment and disposal systems.

To whom it may concern:

The property of Doreen Blatky at the address
of Matriarch Manor East has been evaluated for the purpose of future
developments requiring septic system installs. It is my opinion that the soil on/around this property is
suitable for future septic systems installed by a professional.

Any further questions in regard to this matter can contact as needed.

Thank you,
Cody Hildreth
Western Iowa Utilities
402-618-5472



WATER SUPPLY: All lots (Lots 1-3) in Matriarch Manor East will be serviced by Regional Water. Lots 3 & 4 of Matriarch Manor West will be serviced by Regional Water. Lots 1 & 2 of Matriarch Manor West will be serviced by wells.

COVENANTS: The applicant is proposing the following covenants:

Outline of Protective Covenants or Deed Restrictions

- No mobile home
- Must have foundation
- Minimum 2 car garage

OTHER AGENICES COMMENTS: A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)
Underwood School District (no comment received)
Underwood Township Fire Department (no comment received)
Pottawattamie County Sheriff (no comment)

EXTERIOR ROAD: The proposed building lots will have direct access onto 205th Street. Lots 2 & 3 of Matriarch Manor East will have a shared entrance. Lots 1 & 2 of Matriarch Manor West will have a shared entrance off of the road but will each have ownership to their own driveway. Lots 3 & 4 will have a shared entrance. Entrances have been reviewed and verbally approved by the Secondary Roads Department. The County Subdivision regulations require that all subdivisions be in areas in which the property lies immediately adjacent to and has access to a hardsurfaced street. This proposed subdivision, as previously noted, meets this requirement. The Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 280 vehicles per day.

LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property as Loess Hills.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

INDEX LEGEND	
DATE OF SURVEY:	1/24/2022
SURVEYOR:	Dean A. Wilke, PLS #17048
COUNTY:	Pottawattamie
SECTION:	4 TOWNSHIP: 75N RANGE: 43W
ALIQUOT PART:	N1/2 SE1/4
TAX ADDRESS:	18389 Sunnydale Road Council Bluffs, IA 51503
PROPRIETOR(S):	Matriarch Manor, LLC
REQUESTED BY:	Doreen Blakely

Attachment 1

Case# SUB-2022-01

WILKE LAND SURVEYING INC. - 401 1800TH ST. PANAMA, IOWA 51562 - PHONE (712)489-2898 CELL (712)579-0551

PAGE 1 OF 2
JOB #2021160

PRELIMINARY PLAT OF MATRIARCH MANOR EAST
PART OF THE N1/2 OF THE SE1/4 OF
SECTION 4, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

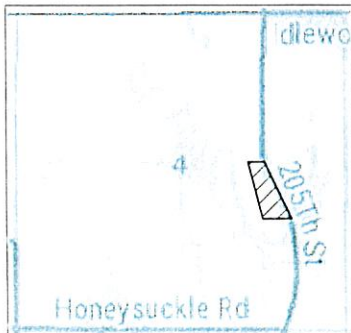
LEGAL DESCRIPTION:

A parcel of land containing part of the North Half of the Southeast Quarter of Section 4, Township 75 North, Range 43 West of the 5th Principal Meridian, Pottawattamie County, Iowa, described as follows:

Commencing at the Northeast Corner of the Southeast Quarter of said Section 4; thence North 89°07'11" West (Assumed Bearing) along a portion of the North line of said Southeast Quarter a distance of 1282.78 feet to a point on the non-tangent centerline curve of 205th Street, said Corner being the point of beginning; thence continuing North 89°07'11" West along said North line a distance of 384.23 feet; thence South 18°00'36" East a distance of 837.53 feet; thence South 89°07'11" East a distance of 497.88 feet to said centerline of 205th Street; thence Northerly along said centerline the following two (2) courses: 1) thence North 25°49'45" West a distance of 749.06 feet to the point of curvature of said non-tangent curve; 2) thence Northwesterly 132.54 feet along a portion of said non-tangent centerline curve with a 705.50 foot radius concave to the Northeast with a chord bearing of North 20°26'51" West and a chord length of 132.35 feet to the point of beginning. Said parcel contains 7.910 acres, more or less, including 0.667 acre of county road right-of-way along the East side thereof, and is subject to any and all easements apparent or of record.

SURVEYOR NOTES:

1. FEMA Flood Insurance Rate Map Number 19155C0410F (revised 04/16/2013) does not show the subject property being in a designated flood hazard area.
2. 205th Street has a ±22' wide seal coat surface.
3. Lot 1 is proposed to have its own private road/driveway entrance.
4. Lot 2 and Lot 3 are proposed to share a single road/driveway entrance. A shared 50' by 50' area will be dedicated as shown by the hatched area hereon.
5. Lots 1, 2, & 3 are proposed to have rural water service.
6. Lots 1, 2, & 3 are proposed to have private septic systems.
7. The contours and contour elevations shown hereon are approximate.
8. Bench Mark Elevation: 1131.39' NAVD 88 (Iowa Dept. of Trans. RTN GPS Network - Zone 6)
Top of a 5/8" diameter rebar as the R.O.W. Corner monument
±28.1' South and ±23.2' West of the Southeast Corner of Lot 3
of this subdivision.



SECTION 4-T75N-R43W
SCALE: 1"=2000'

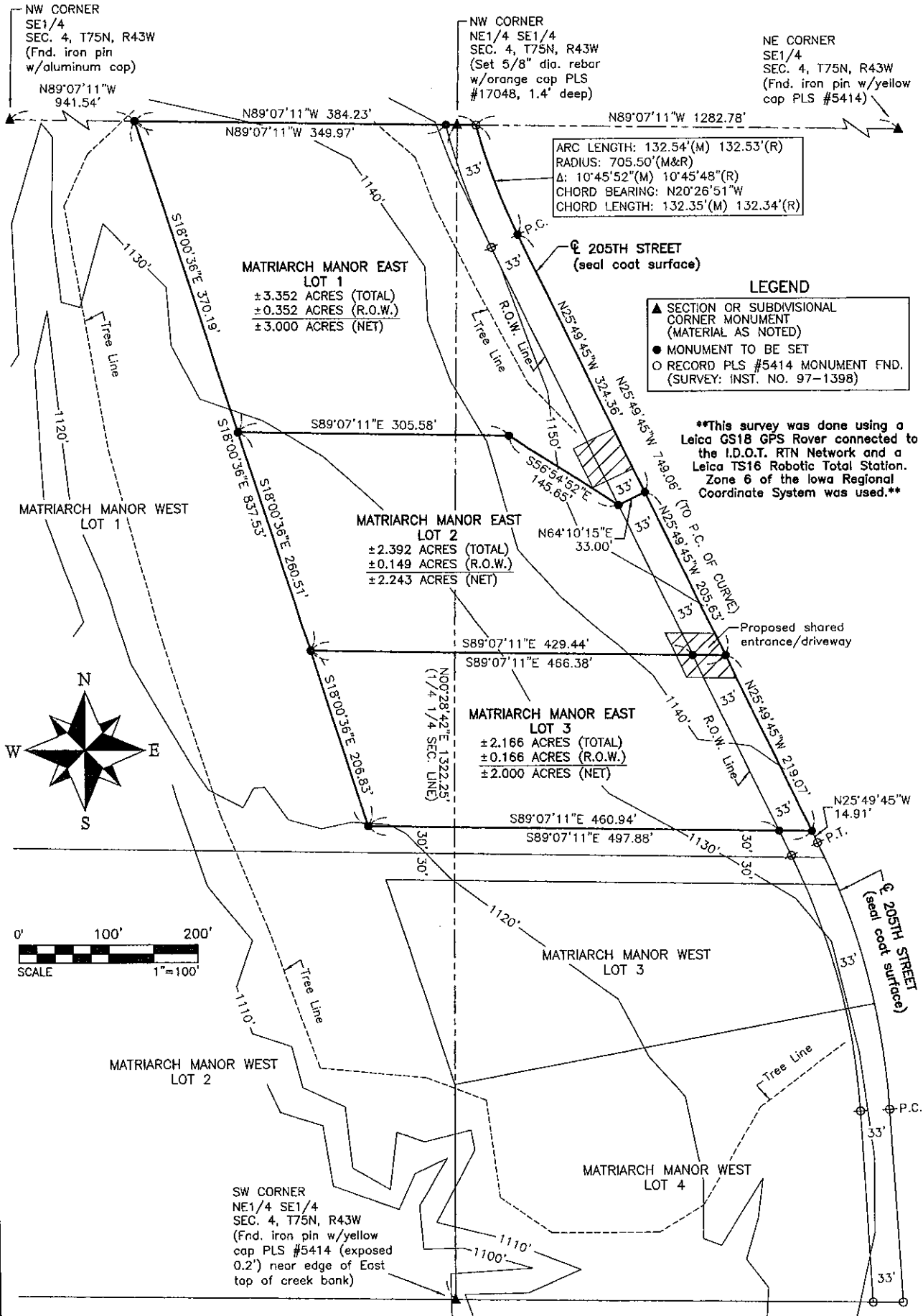


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Dean A. Wilke 1/25/2022
Dean A. Wilke Date

License number 17048
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: Pages 1 & 2 of this document.

PRELIMINARY PLAT OF MATRIARCH MANOR EAST
 PART OF THE N1/2 OF THE SE1/4 OF
 SECTION 4, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA



INDEX LEGEND	
DATE OF SURVEY:	1/14/2022
SURVEYOR:	Dean A. Wilke, PLS #17048
COUNTY:	Pottawattamie
SECTION:	4 TOWNSHIP: 75N RANGE: 43W
ALIQUOT PART:	N1/2 SE1/4
TAX ADDRESS:	18389 Sunnydale Road Council Bluffs, IA 51503
PROPRIETOR(S):	Matriarch Manor, LLC
REQUESTED BY:	Doreen Blakely

Attachment 2
Case # SUB-2022-01

WILKE LAND SURVEYING INC. - 401 1800TH ST. PANAMA, IOWA 51562 - PHONE (712)489-2898 CELL (712)579-0551

PAGE 1 OF 2
JOB #2021160

PRELIMINARY PLAT OF Matriarch Manor West
PART OF THE N1/2 OF THE SE1/4 OF
SECTION 4, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA

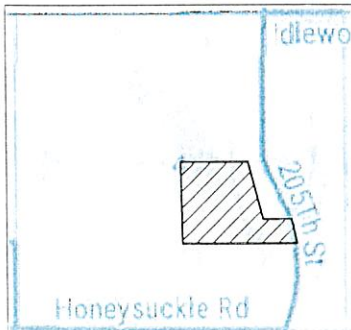
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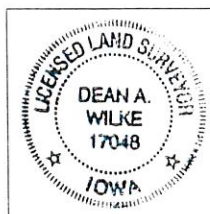
Commencing at the Northeast Corner of the Southeast Quarter of said Section 4; thence North 89°07'11" West (Assumed Bearing) along a portion of the North line of said Southeast Quarter a distance of 1667.01 feet to the point of beginning; thence continuing North 89°07'11" West along said North line a distance of 941.54 feet to the Northwest Corner of said Southeast Quarter; thence South 00°35'30" West along the West line of the Northwest Quarter of said Southeast Quarter a distance of 1327.62 feet to the Southwest Corner of said Northwest Quarter of the Southeast Quarter; thence South 89°21'21" East along the South line of said Northwest Quarter of the Southeast Quarter a distance of 1306.87 feet to the Southwest Corner of the Northeast Quarter of said Southeast Quarter; thence South 89°22'21" East along a portion of the South line of said Northeast Quarter of the Southeast Quarter a distance of 502.76 feet to the centerline of 205th Street; thence Northwesterly along said centerline the following three (3) courses: 1) thence North 03°25'48" West a distance of 215.80 feet; 2) thence 312.31 feet along a 797.77 foot radius non-tangent curve with a chord bearing of North 14°35'43" West and a chord length of 310.32 feet; 3) thence North 25°49'45" West a distance of 14.91 feet; thence North 89°07'11" West a distance of 497.88 feet; thence North 18°00'36" West a distance of 837.53 feet to the point of beginning. Said parcel contains 41.257 acres, more or less, including 0.411 acre of county road right-of-way along a portion of the East side thereof, and is subject to any and all easements apparent or of record.

SURVEYOR NOTES:

1. FEMA Flood Insurance Rate Map Number 19155C0410F (revised 04/16/2013) does not show the subject property being in a designated flood hazard area.
2. 205th Street has a ±22' wide seal coat surface.
3. Lot 1 and Lot 2 are proposed to share a single road/driveway entrance. A shared 50' by 50' area will be dedicated as shown by the hatched area hereon.
4. Lot 3 and Lot 4 are proposed to share a single road/driveway entrance. A shared 50' by 50' area will be dedicated as shown by the hatched area hereon.
5. Lots 1, 2, 3, & 4 are proposed to have rural water service.
6. Lots 1, 2, 3, & 4 are proposed to have private septic systems.
7. The contours and contour elevations shown hereon are approximate.
8. Bench Mark Elevation: 1131.39' NAVD 88 (Iowa Dept. of Trans. RTN GPS Network - Zone 6)
Top of a 5/8" diameter rebar as the R.O.W. Corner monument
±40.4' West and ± 8.2' North of the Northeast Corner of Lot 3
of this subdivision.



SECTION 4-T75N-R43W
SCALE: 1"=2000'

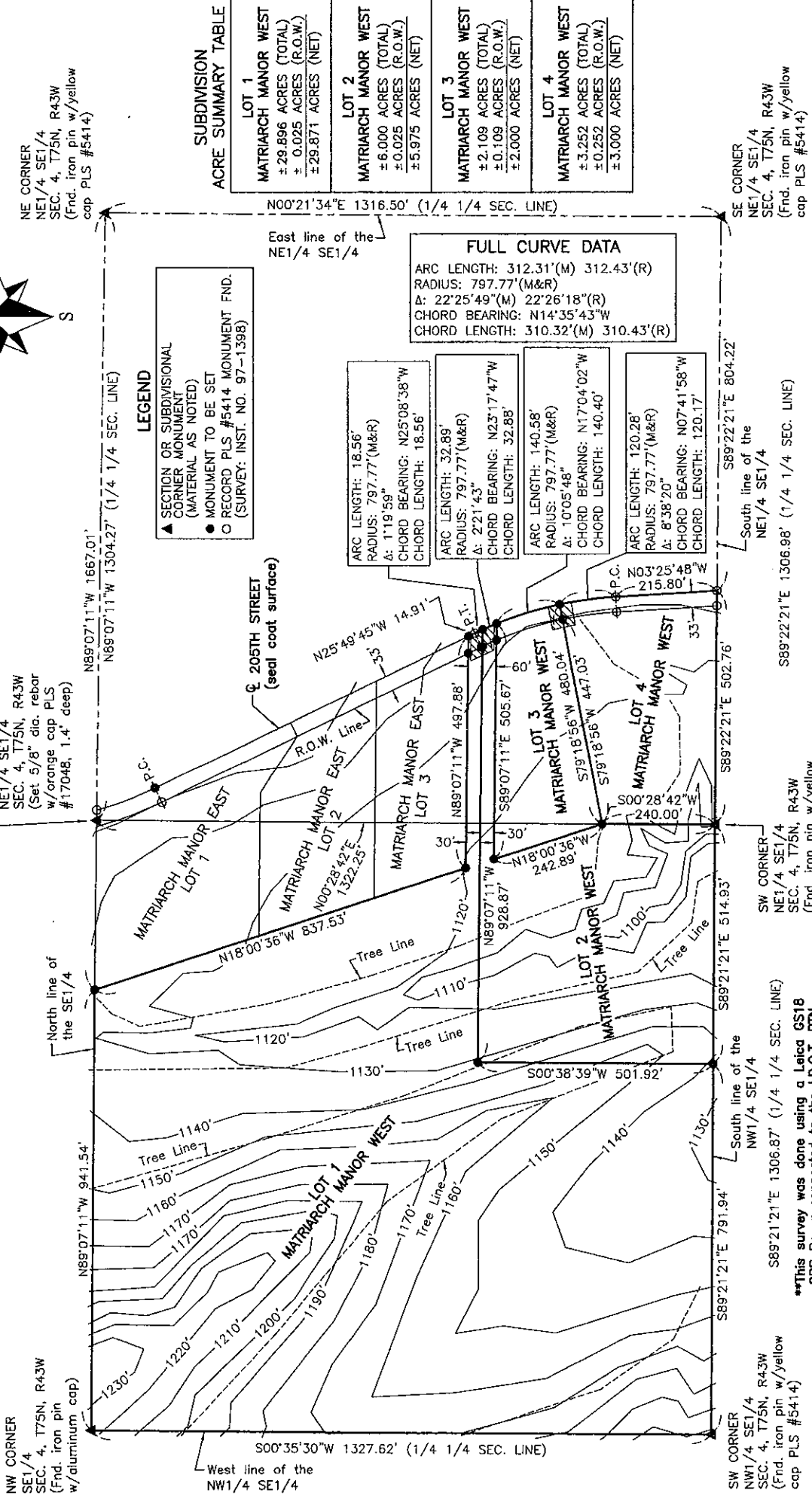
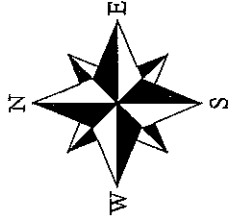


I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Dean A. Wilke 1/25/2022
Dean A. Wilke Date

License number 17048
My license renewal date is December 31, 2023
Pages or sheets covered by this seal: Pages 1 & 2 of this document.

PRELIMINARY PLAT OF MATRIARCH MANOR WEST
PART OF THE N1/2 OF THE SE1/4 OF
SECTION 4, T75N, R43W OF THE 5TH P.M., POTTAWATTAMIE COUNTY, IOWA



SUBDIVISION ACRE SUMMARY TABLE

LOT	MATRIARCH MANOR WEST
LOT 1	±29.896 ACRES (TOTAL) ± 0.025 ACRES (R.O.W.) ±29.871 ACRES (NET)
LOT 2	±6.000 ACRES (TOTAL) ±0.025 ACRES (R.O.W.) ±5.975 ACRES (NET)
LOT 3	±2.108 ACRES (TOTAL) ±0.109 ACRES (R.O.W.) ±2.000 ACRES (NET)
LOT 4	±3.252 ACRES (TOTAL) ±0.252 ACRES (R.O.W.) ±3.000 ACRES (NET)

FULL CURVE DATA

ARC LENGTH:	312.31'(M) 312.43'(R)
RADIUS:	797.77'(M&R)
Δ:	22°25'49"(M) 22°26'18"(R)
CHORD BEARING:	N14°35'43"W
CHORD LENGTH:	310.32'(M) 310.43'(R)

LEGEND

- ▲ SECTION OR SUBDIVISIONAL CORNER MONUMENT (MATERIAL AS NOTED)
- MONUMENT TO BE SET
- RECORD PLS #5414 MONUMENT FND. (SURVEY: INST. NO. 97-1398)

ARC LENGTH:	18.56'
RADIUS:	797.77'(M&R)
Δ:	1°19'59"
CHORD BEARING:	N25°08'38"W
CHORD LENGTH:	18.56'
ARC LENGTH:	32.89'
RADIUS:	797.77'(M&R)
Δ:	2°21'43"
CHORD BEARING:	N23°17'47"W
CHORD LENGTH:	32.88'
ARC LENGTH:	140.58'
RADIUS:	797.77'(M&R)
Δ:	10°05'48"
CHORD BEARING:	N17°04'02"W
CHORD LENGTH:	140.40'
ARC LENGTH:	120.28'
RADIUS:	797.77'(M&R)
Δ:	8°38'20"
CHORD BEARING:	N07°41'58"W
CHORD LENGTH:	120.17'

This survey was done using a Leica GS18 GPS Rover connected to the I.D.O.T. RTN Network and a Leica TS16 Robotic Total Station, Zone 6 of the Iowa Regional Coordinate System was used.

TO: Planning and Zoning Commission
FROM: Pam Kalstrup
DATE: February 2, 2022

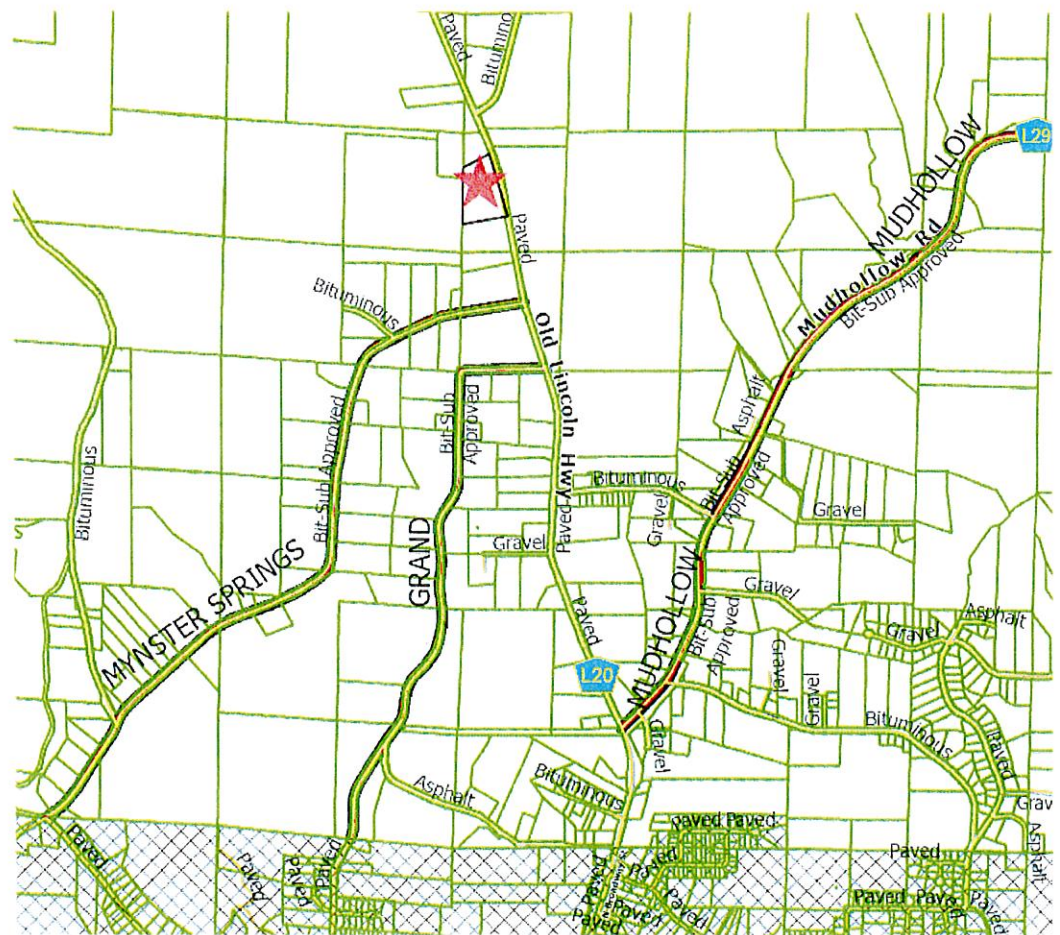
RE: Case #SUB-2022-02

REQUEST: Preliminary plat approval of Liston Subdivision

LOCATION: Lake Township

LEGAL DESCRIPTION: 7-75-43 PT LTS 2 & 3 COMM 377.9'S NW COR LT 2 TH NE318.63' SE832.19' WLY474.03'N536.54' TO POB

The subject property is located approximately 1 1/4 miles to the north of the city limits of Council Bluffs at 20296 Old Lincoln Highway.



PROPERTY OWNER: John E Liston

SURVEYOR: Rogers Surveying

**GENERAL
INFORMATION:**

The applicant has made this request in order to allow him to split his property into two lots via a minor subdivision. The property meets the criteria as stated in 9.01.065 Exceptions of the Pottawattamie County, Iowa Subdivision Ordinance (see below). The City of Council Bluffs has reviewed and given approval to this proposal. The applicant plans to demolish the existing homes and construct two new homes. SEE ATTACHMENT 1.

SITE REVIEW:

The parcel consists of 6.04 acres. There are currently two single family dwellings on the property, septic systems and regional water.



AREA REVIEW:

The subject property is located immediately adjacent to Old Lincoln Highway, a paved County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 2770 vehicles per day.

The properties in the immediate area are a mixture of rural residential acreages, commercial property (The Mile Away is directly to the south), timber and agricultural ground.



ZONING:

The subject property is currently located in a Class A-4 (Loess Hills) District.

8.014.010 INTENT: The Class A-4 District is intended to preserve the unique natural and environment characteristics of the Loess Hills' rare soils and topographic region of western Pottawattamie County, Iowa and at the same time allow for appropriate types and scales of development. Primary uses of these lands has historically been grasslands with significant regions cultivated for farming, as well as many farm dwellings and non-farm households adjacent or having access to hard surfaced street. (Ordinance #2015-05/12-18-2015)

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The minimum standards for the A-4 District with individual septic systems and municipal common water are as follows:

	Minimum
Lot Size	1.0 Acres
Lot Width	125'
Lot Depth	200'

It appears that the proposed lot sizes, lot widths and lot depths conform to the minimums.

**SUBDIVISION
ORDINANCE:**

Subsection 9.01.065 states:

9.01.065 EXCEPTIONS: *A minor subdivision plat may be prepared for an existing parcel being divided if it meets these allowed exceptions: (Ordinance #2018-03/05-10-18)*

.01 A minor subdivision plat may be prepared for an existing parcel being divided into two lots where the tract of record has previously been divided into more than four (4) parcels if all of the following are met:

- A. Zoning requirements for minimum size and access can be met.
- B. Adjoins buildable platted property (not outlots) on rear and sides or property has double frontage.
- C. Existing parcel is more than four times the minimum parcel size in respective zoning district.
- D. Does not cause conflict with future access or development to subject parcel and/or adjacent parcels.

**SEWAGE
DISPOSAL:**

Where an adequate public or common sanitary sewer system is not reasonably accessible or not required, onsite wastewater treatment and disposal systems may be used for the purpose of providing a private means of sewage disposal for each lot in the subdivision.

- A. The developer shall submit, with the preliminary plat, acceptable evidence of the suitability of the soil for onsite wastewater treatment and disposal systems on the site. The developer may be required to make one (1) or more soil boring tests and/or preliminary percolation tests within the boundaries of the subdivision if the evidence is deemed unacceptable by the County Board. Each test hole shall be numbered and its location and results shown on the final construction plans. All tests shall be performed in accordance with the Pottawattamie County, Iowa, Onsite Wastewater Treatment and Disposal System Ordinance.
- B. Lots where onsite wastewater treatment and disposal systems are proposed shall provide adequate space for two (2) such systems. The area dedicated for the second system is provided as a back up when the first system fails.
- C. Onsite wastewater treatment and disposal systems, if approved, may be installed at the expense of the developer, or at the expense of a subsequent lot owner at the time development of the lot takes place.

The existing homes have septic systems. It is the applicant's intent to serve the lots with onsite wastewater treatment and disposal systems.

WATER SUPPLY: The current homes are serviced by Regional Water, as will the new proposed homes.

COVENANTS: None proposed.

**OTHER AGENICES
COMMENTS:** A copy of the preliminary plat has been forwarded to the following agencies.

Pottawattamie County Engineer (no comment received)
Council Bluffs School District (no comment received)
Crescent Township Fire Department (no comment received)
Pottawattamie County Sheriff (no comment)

EXTERIOR ROAD: The lots will have direct access onto Old Lincoln Highway via an existing shared entrance. The County Subdivision regulations require that all subdivisions be in areas in

which the property lies immediately adjacent to and has access to a hardsurfaced street. This proposed subdivision, as previously noted, meets this requirement. The Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 2770 vehicles per day.

LAND USE PLAN: In 2015 the County Comprehensive Plan 2030 was adopted. That Plan designates the Future Land Use of the subject property as Loess Hills.

FLOOD HAZARD: The Flood Insurance Study prepared by the Federal Emergency Management Agency for the County designates in the Flood Insurance Rate Maps that the majority of the property as being in a Zone X-Areas of minimum flooding.

