



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, September 18, 2018
7:00 P.M.**

MEETING MINUTES

Magistrate's Courtroom
Scott County Courthouse
400 W. 4th Street
Davenport, IA 52801

MEMBERS PRESENT: Clayton Lloyd, Lynn Gibson, Joan Maxwell, Carolyn Scheibe

MEMBERS ABSENT: Easton Armstrong, Daniel Portes, Hans Schnekloth

STAFF PRESENT: Timothy Huey, Planning & Development Director
Angela Kersten, Assistant County Engineer
David Farmer, Budget Director
Alan Sabat, Planning & Development Specialist

OTHERS PRESENT: Three (3) members of the public

1. **Call to Order:** Chairman Lloyd called the meeting to order at 7:02 P.M.
2. **Minutes:** Consideration of the September 4, 2018 meeting minutes. **Maxwell made a motion to approve the minutes as presented. Seconded by Scheibe. Vote: 4-0, All Ayes**
3. **Subdivision Ordinance Review and Update Work Session:** Chairman Lloyd welcomed staff to describe the intent behind reviewing and updating the Subdivision Ordinance. Huey said during the Board of Supervisors proceedings for its review of two recent subdivisions, the Supervisors made it clear the new subdivision roads, including those built for future subdivisions, will not necessarily be accepted into the County Secondary Roads system, and directed staff to review the Ordinance language with the Commission to convey that. Huey said reviewing the Ordinance would give the Commission the opportunity to revise other areas in the text, including: the Statewide Urban Design and Specifications (SUDAS), the definitions section, plat submittal requirements, erosion and sediment control plans, stormwater regulations, the yet-to-be-built roadways in the remaining undeveloped portions of Park View, and requirements such as agricultural nuisance waivers, construction bonding, and review fees.

Commissioners agreed it was probably time to review the Ordinance text, but expressed their reservations about revising the language on roadway acceptance. The Ordinance requires developers to meet certain roadway standards, and members said it doesn't seem



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fair for the County to require those standards if it doesn't intend to take ownership. They also agreed there was a perceived mismatch between the support for limited development in the unincorporated areas of the county conveyed in the Comprehensive Plan, and the Board of Supervisors' reluctance to accept new roadways.

Kersten and **Farmer** presented an analysis of the revenue and expenses for road service and maintenance which conveyed, in short, that an increase in revenue from new property taxes in a new subdivision will not lead to an increase in road service and maintenance given the presumed increased mileage in the County system. **Kersten** argued that the required roadway standards that are in place have less to do with whether or not the County accepts them into its system and more to do with protecting the interests of current and future residents who live on and use the roads. Commissioners said they understood Kersten and Farmer's position and the data they presented, but still felt it was inequitable for the County to refuse the roadways for a new subdivision, especially if that new subdivision is in close proximity to existing subdivisions where the roadways are in the system.

Chairman Lloyd welcomed the public to comment. **Steve Piatak** (11355 130th Street) commented that his tax contribution was reasonable for the amount of County roads he uses on a daily basis. **Tim Dolan** (19437 251st Avenue) said he felt the County road system was handicapped by substandard, older roads, and needed an influx of new development to help balance the costs. **Dolan** said, as a developer, he did not like the idea of making large investments in subdivision roads while taking the risk that the County may not accept them into its system. **Jim Hass** (26 Chippiannock Place, Rock Island) said he understood that the County encouraged development to occur within cities, but that there are limited areas in the unincorporated areas that have been deemed appropriate for development in the Comprehensive Plan and Future Land Use Map. Those limited areas, **Hass** said, do not have the potential to drastically expand the County road system if they were developed. **Hass** said perhaps the Secondary Roads Department wasn't getting adequate funding, but that its limited capacity is not the fault of developers. **Hass** finished by saying it is clear the County doesn't *want* new subdivision roads, but that the ordinance as written obligates it to take them.

Given that three Commissioners were unable to attend this work session, the Commission agreed it should meet again in a special session as a full group to discuss how to move forward. The Commission directed staff to coordinate a meeting time sometime before the joint meeting with the Board of Supervisors and Zoning Board of Adjustment on October 16th.

4. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 8:37 P.M.**