



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Monday, October 8, 2018
7:30 P.M.**

MEETING MINUTES

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

MEMBERS PRESENT: Clayton Lloyd, Easton Armstrong, Joan Maxwell, Carolyn Scheibe, Hans Schneklath

MEMBERS ABSENT: Lynn Gibson, Daniel Portes

STAFF PRESENT: Timothy Huey, Planning & Development Director
Jon Burgstrum, County Engineer
Angie Kersten, Assistant County Engineer
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 7:37 P.M.
2. **Subdivision Ordinance Review and Update Work Session:** Chairman Lloyd welcomed staff to brief the Commissioners that were absent during the last work session on the intent behind reviewing and updating the Subdivision Ordinance.

Kersten 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.

Maxwell asked whether the Secondary Roads fund included a contingency or emergency fund for new road projects. **Burgstrum** said the department had a 5-year construction plan, but that expenditures are extremely weather-dependent and remaining funds aren't "banked" from year to year.



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Chairman Lloyd asked whether the 5-year construction plan anticipated the maintenance of any private roads, which **Burgstrum** said only County roads were considered in the plan. **Lloyd** asked if the remaining undeveloped roadways in Park View were part of the plan, and **Burgstrum** said that only major planned projects were considered and other projects would be part of smaller maintenance plans. **Lloyd** asked Burgstrum to describe what it's like for the Secondary Roads department to maintain subdivision roads. **Burgstrum** said the two main challenges in subdivisions were storm sewers and poor subgrades.

Scheibe asked whether those challenges were as prevalent in newer subdivisions, and **Burgstrum** said the really substandard roadways are private.

Armstrong asked what the rationale was behind accepting any new subdivision roadways outside of Park View. **Huey** said he assumed they were deemed to have met the County standards for the Board to accept them at the time the plats were approved. Huey also stated that it was generally agreed upon at the time major plats were submitted whether the roads would remain private or the County would be asked to accept them for maintenance.

Scheibe presented an alternative analysis to what was presented by Kersten, which used the same figures the county presented but comparing one mile of new road income to one mile maintenance costs resulting in a net gain in revenue for Secondary Roads when new subdivision roads are accepted into the system. During discussion, commissioners agreed the calculations were somewhat subjective, so it would be difficult to come to a conclusion about what the net cost of maintenance would be to the roads budget. **Huey** said it would be appropriate for the Commission to act on separate recommendations; for instance, the Commission could vote on a recommendation on the "housekeeping" revisions to the Subdivision Ordinance, and then make separate recommendations regarding the various elements of roadways and roadway acceptance.

Scheibe asked staff to estimate how much existing Agricultural-General (A-G) zoning would be developed in the next 20 years. **Huey** said somewhere between a third and a half of A-G zoned land would be a reasonable estimate. **Scheibe** said she didn't see how that small of an amount of new development would be a burden for the Secondary Roads department. **Burgstrum** said the department was already at its limit with the existing staff and equipment.

Chairman Lloyd said he would interested in seeing visual examples from the Secondary Roads department show existing Scott County roads that would and would not be permitted under "rural character" SUDAS standards. **Lloyd** asked which incorporated cities require County subdivisions to meet their subdivision regulations. **Huey** said cities approve the majority of plats as approved by the County with only slight modifications.



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Chairman Lloyd welcomed members of the public to speak. **Jim Hass** (26 Chippiannock Place, Rock Island) said not all subdivisions and the roadways within them are created equal, and that the quality of any future subdivisions to be built in unincorporated areas of the County would mean increased property tax base and well-constructed, long-lasting roads. **Hass** said since there are already such limited areas that could be considered for future subdivisions, it would be wrong to think the County may be saddled with accepting an excessive amount of more subdivision roads.

Tim Dolan (18 Country Club Court) presented property tax figures on the existing and planned Stoney Creek development in Pleasant Valley, and said more discussion should be had about Secondary Roads revenue and expenses before any changes are made regarding roadway acceptance.

Pete Stopulos (1940 Cromwell Circle, Davenport) cited, though did not furnish, an IDOT study that concluded it costs more in the long-term for counties to not accept roadways into their systems and that not taking them was short-sighted.

The Commission agreed it was not yet prepared to hold a public hearing on any proposed changes to the Subdivision Ordinance, and directed staff to schedule another work session for a future meeting.

3. **Adjournment: With no further comments and no other business to discuss, Chairman Lloyd adjourned the meeting at 9:09 P.M.**