



**SCOTT COUNTY
PLANNING AND ZONING COMMISSION
Tuesday, June 4, 2019
7:00 P.M.**

MEETING MINUTES
1st Floor Board Room
Administrative Center
600 W. 4th Street
Davenport, IA 52801

MEMBERS PRESENT: Clayton Lloyd, Easton Armstrong Daniel Portes, Carolyn Scheibe, Joan Maxwell, Hans Schneckloth, Lynn Gibson* (Recused from all votes and discussion)

MEMBERS ABSENT:

STAFF PRESENT: Timothy Huey, Planning & Development Director
Taylor Beswick, Planning & Development Specialist
Brad Wylam, Planning & Development Intern

Jon Burgstrum, County Engineer
Angie Kersten, Assistant County Engineer

OTHERS PRESENT: Three (3) members of the public

1. **Call to Order: Vice Chair Scheibe** called the meeting to order at 7:01 P.M.
2. **Minutes:** Approval of the May 7, 2019 meeting minutes. **Portes made a motion to approve. Seconded by Armstrong. Vote: All Ayes (6-0).**
3. **Subdivision Ordinance Review and Update Work Session: Vice Chair Scheibe** invited Planning & Development staff to present a review and history of the Scott County Comprehensive Plan and Subdivision Regulations.

Huey presented a review of the Scott County Comprehensive Plan and gave context to why a Subdivision Regulation Review had been initiated. This was the third work session that the



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Planning Commission had held on the topic. **Huey** also briefly overviewed development trends in Scott County since 1980.

Huey then reviewed a memo sent to the Planning Commission members, highlighting proposed changes to sections of the Subdivision Regulations. A large number of the proposed changes are updating language dealing with administrative procedures, technology, and the application process. **Huey** proposed having all these change sectioned for one motion of vote based on the Planning Commission's feedback. Individual changes which the Commission did not have a consensus, would be voted on individually. The Planning Commission was in a consensus of approval with this strategy to amend the Subdivision Regulations for a future Public Hearing.

Vice Chair Scheibe led a roundtable discussion of specific sections of the Subdivision Regulations in which the Planning Commission did not come to a consensus. The breadth of the discussion revolved around changes to language in the Subdivision Ordinance which would result in the Scott County Secondary Roads Department not accepting or maintaining future subdivision roads on the County Roads System.

Portes asked **Burgstrum**, County Engineer, why he was requesting to amend the ordinance to require private road association maintenances of all new subdivision roads rather than accepting them onto the County System. **Burgstrum** stated that by continuing to put more and more streets on the County System, particularly the shorter subdivision streets that often ended in cul-de-sacs it was becoming more and more difficult to maintain the level of service County residents expect. He also stated that due to the types of soil and lack of inspections during construction many of the residential subdivision roads had issues that required repair or additional maintenance. He felt the best solution was to discontinue adding roads to the County system so that efforts could be focused on the existing roads used by all County residents and not to add any more subdivision roads.

Scheibe, Portes, and Lloyd brought up issues on economic hardship relating to future development's roads not being maintained by the County and previous developments receiving maintenance from the County. In addition, **Portes** and **Lloyd**, questioned the contradicting message the Scott County Comprehensive Plan has related to economic development by promoting the developing of Single Family Residential (R-1) Districts versus the message of not accepting the new subdivision roads onto the County Roads System.

Maxwell and Schneckloth both brought up issues concerning the increased tax burden to Scott County residents by maintaining new subdivision roads.



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Lloyd did have other specific concerns with proposed changes in the Subdivision Regulations not related to the adoption of subdivision roads onto the County Roads system which he felt could be addressed at another work session.

There was clearly no consensus at this point on what the Commission would recommend on road maintenance issues for new subdivisions. The Commission did concur that they would need more work sessions to work out details and reach any possible consensus on their recommendation. The Commission also would like to schedule some public input sessions and invite individuals representing the various affected interest groups and stakeholders affected by any changes in the regulations such as home builders, real estate developers, rural subdivision home owners, home owner associations, farmers, and other rural residents. It would not be until after those meetings and additional work sessions that the Commission would likely be ready to hold a public hearing on the final draft and be able to forward a recommendation to the Board of Supervisors.

Vice Chair Scheibe stated for the next work session, the Commission will only discuss proposed changes to the Subdivision Regulations not related to maintenance of the roads. The Commission concurred.

4. **Other Business:**

- a. **Huey and Beswick** passed out materials for the next Planning and Zoning Commission meeting scheduled for June 18th.

5. **Adjournment: With no further comments and no other business to discuss, Vice Chair Scheibe adjourned the meeting at 8:25 P.M.**