

## PLANNING & DEVELOPMENT

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Timothy Huey  
Director

### SCOTT COUNTY PLANNING AND ZONING COMMISSION AGENDA

**Tuesday, June 16, 2020**

1<sup>st</sup> Floor Board Room Administrative Center

**5:00 P.M.**

#### **CALL-IN INFORMATION**

Phone: **408-418-9388**

Meeting number (access code): **126 161 3795**

Meeting password: **23456**

**PUBLIC NOTICE** is hereby given that the Scott County Planning & Zoning Commission meeting will be held by electronic telephone conference with the call originating from the Scott County Administrative Center with **MINIMAL** public access in an effort to mitigate the spread of **COVID-19**. The public will be allowed into the Scott County Administrative Center Board Room at 4:45P.M., however due to the Iowa Governor limiting gathering size limits 10 person, were recommend calling in. **The public may join the meeting by phone (408-418-9388) and entering the access code (126 161 3795) followed by the meeting password (23456).** Please place your phone on mute until you are called upon from the Chair. The electronic meeting is allowed is allowed by Scott County Planning and Zoning Commission's Administrative Rules and by Iowa Code Section 21.8(1)(b) as it is necessary to provide direction from the Commission for several time-sensitive issues listed on the agenda.

1. **Call to Order**
2. **Minutes:** Approval of the May 19, 2020 meeting minutes.
3. **Public Hearing – Variance to the Subdivision Ordinance:** In accordance with Section 9-20. of the Subdivision Ordinance of unincorporated Scott County, the Planning and Zoning Commission will review a request for a variance to Section 9-16.F.(4). **Ryan Dolan DBA Edgebrooke Homes** is requesting a variance of fifteen (15) feet wide flag lot access stems in lieu of the twenty (20) feet wide prescribed by the Subdivision Ordinance. This variance would be applied to Lot 3 and Lot 4 of the proposed Field's Edge Addition Major Subdivision. The applicant is applying for the variance before proceeding with formal approval of the Preliminary Plat.

The plat proposes to subdivide an existing seven 7.7 acre parcel, more or less, and a 1.2 acre parcel, more or less, into eight (8) new lots and one (1) outlot. The property is zoned Residential Single-Family (R-1) 635' feet from the Cristwell Street ROW, and the remainder is zoned Agricultural-General (A-G). Outlot A is platted in the A-G zoned

section of this property and is to be used for storm water retention. Each lot would retain one (1) development right. All lots would have access via a private road built to county standards, located to the east of Criswell Street. The property is legally described as Part of SW<sup>1</sup>/<sub>4</sub>NW<sup>1</sup>/<sub>4</sub> of Section 7, Pleasant Valley Township (Parcel ID#: 850717014 & 85071713).

4. **Discussion of Recently Enacted State Legislation:** House File 2477, an Act relating To County Regulation of Certain Agricultural Experiences; AND House File 2512, an Act relating to county zoning procedures, and including effective date and applicability provisions.
5. **Other business:** Additional comments or issues to discuss (Commission members) / Opportunity for public comments
6. **Adjournment.**

*Public Hearing/Meeting Procedure*

- a. Chairman reads public notice of hearing.
- b. Director reviews background of request.
- c. Applicant /Representative provide any additional comments on request.
- d. Public may make comments or ask questions.
- e. Director makes staff recommendation.
- f. Applicant may respond or comment.
- g. Commission members may ask questions.
- h. Chairman closes the public portion of the hearing (No more public comments).
- i. Discussion period for the Commission members.
- j. Commission members make motion to approval, deny, or modify request.
- k. Final vote. Recommendation goes to Board of Supervisors.