

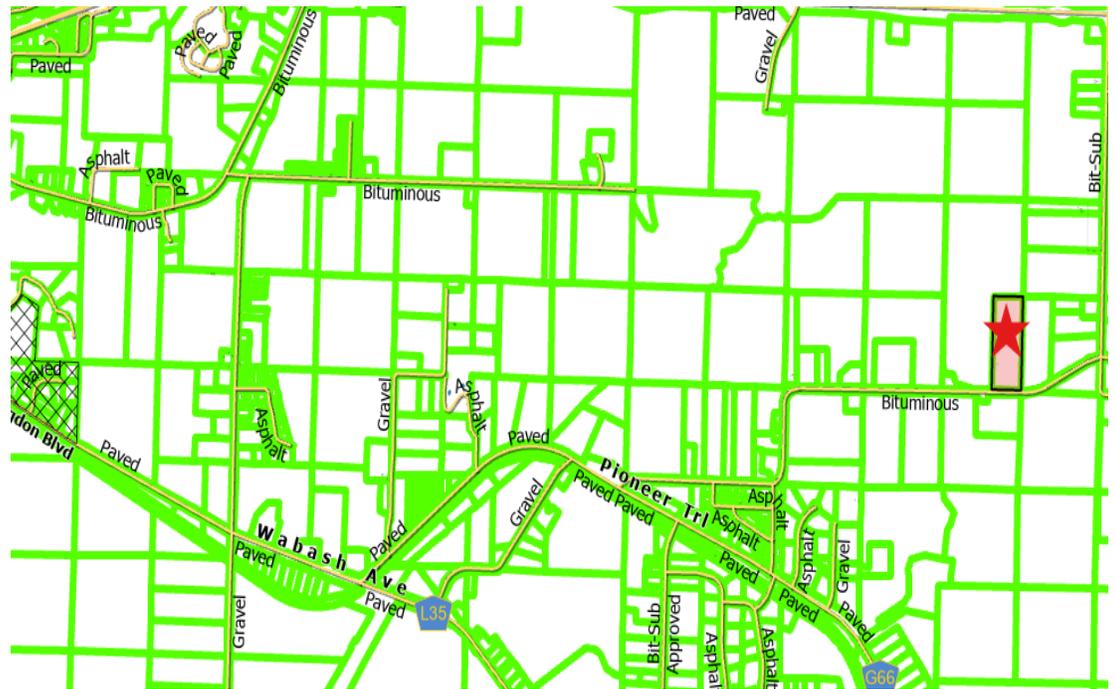
TO: Planning & Zoning Commission
FROM: Pam Kalstrup
DATE: June 14, 2021

RE: Case #SUB-2020-04
REQUEST: Preliminary plat approval of Bond Subdivision

LOCATION: Lewis Township

LEGAL DESCRIPTION: 11-74-43 E15 AC SW SE

The subject property is located approximately 2 ¾ miles to the east of the city limits of Council Bluffs on Chestnut Rd.



PROPERTY OWNER: Roger A – Debra Bond

SURVEYOR: Rogers Surveying

GENERAL INFORMATION: The applicant has made this request in order to allow them to split their property into two lots, creating one new building site. SEE ATTACHMENT 1.

SITE REVIEW: The parcel consists of 15 acres. There are currently two homes, a well, a septic system and some outbuildings on the property.



AREA REVIEW:

The subject property is located immediately adjacent to Chestnut Road, an Official Bituminous County Road. The current Iowa Department of Transportation Traffic Flow Map indicated an average traffic flow of 110 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 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 9.01.065.03 states:

.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.

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

LARSON BACKHOE SERVICES INC

In my Professional opinion the land at 22730 Chestnut rd has adequate room to support a third septic system.

Thanks

Glen Vanderpool

Larson backhoe Services INC

WATER SUPPLY: It is the applicant's intent that the new building lot will be serviced by a well.

Weilage Well Drilling
50756 Brohard Avenue
Council Bluffs, Iowa 51503
(712) 366-1379 -shop
(402) 980-3837 - cell

5-10 - 2021
To Roger Bond
Syracuse Nebraska

Water suitability letter

Roger the area around 22730 Chestnut Road Council Bluffs Iowa would be suitable for developing new wells for residential , agricultural , and commercial . Going back through my drill records the area is underlain with approximately 60 ft of the Dakota sand formation that is known to be in the area . Test pumping and drawdown data indicates any site could yield up to 600 gallons per minute so constructing a residential well of 10 - 20 gallons per minute would not have an adverse impact on the formation. If you need more information please feel free to ask.

Daryl Weilage
Weilage Well Drilling
Council Bluffs Iowa

Iowa drillers certificate number 5742

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

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

EXTERIOR ROAD: The existing developed lot has direct access onto Chestnut Road, an Official Bituminous County Road. The proposed building lot will also have direct access onto Chestnut Road. Two homes already share an existing entrance and since code allows only two homes to share an easement, the proposed building lot will have its own separate entrance. An entrance permit has been secured with 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 110 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 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.