



development of all 4 lots in the short term – rather, one of them is intended for their daughter and son-in-law (Lot 4), while the other 3 will be available for possible future development by other family members, including grandchildren.

Lassiter indicated that the subdivision is within the 2-mile subdivision review jurisdiction of the City of Burlington, and it had been recommended for approval by the City's Planning and Zoning Commission at a meeting the previous week, on Tuesday, March 19.

He then described the available roads and utilities to serve the subdivision, noting that the County Secondary Roads Department will allow Lots 3 and 4 to use the existing entrances directly adjacent, while one new entrance would be allowed further to the north on Irish Ridge Road, that could be shared between Lots 1 and 2 (unless Lot 2 shares with Lot 4 instead, in which case Lot 1 could have its own individual entrance). He stated that there is direct access to existing water and electric lines, though the water line on the east side of Irish Ridge likely won't have sufficient water pressure to serve all 4 lots, thereby requiring 1 or more connections to the transmission line on the opposite side of the street. Finally, he noted that the plat includes a 15-foot wide easement for an underground electric line that extends through the southern half of Lot 3, to serve the existing home on Lot 4. He stated that a representative for Eastern Iowa REC was initially concerned about this, but it was determined that the lot was large enough for the home to be built entirely to the north of the easement. Alternatively, the line could be relocated if need be.

Mr. James noted that no public comments had been received regarding the proposed subdivision, including from any neighboring or nearby property owners. He then asked if any of the members had questions or comments, and also asked the subdivider if she had anything else that she would like to add. Ms. Laue indicated that she had no other information to offer at this time.

Mr. Lassiter stated that Commission member Dick Keith was unable to attend the meeting, but had submitted an e-mail response beforehand, after reviewing the agenda packet submitted by staff. Mr. Keith had stated that he was opposed to staff's original recommendation that Zoning Commission review of the Final Plat be waived. Staff had suggested this because Fox Hollow Valley meets the Ordinance definition of a 'standard subdivision', which requires only one public hearing with the Commission. Mr. Keith felt that the Commission should still have a chance to review the Final Plat, since the subdivider had not yet finalized their plan for how each of the lots would be accessed from the County Road (in terms of which lots would share entrances with one another).

Mr. Keith had also stated that he was opposed to the County enforcing any turnaround requirements from the Burlington Fire Marshal. Mr. Lassiter noted that the Fire Marshal's submitted comment had cited a passage in the International Fire Code, concerning the installation of a turnaround for fire trucks, whenever the length of a dead-end road that 150 feet. He stated that the Fire Marshal's comment was merely a recommendation, which the individual property owners would be encouraged to (voluntarily) consider, depending on how far their house would be built from the County Road.

**Motion #3:** To close the public hearing.  
**Motion by:** Jones  
**Seconded by:** Caston  
**Vote:** Unanimous vote. Motion carried.

Mr. Fry closed the public hearing at approximately 6:04 P.M.

Referring to the staff report, Mr. Lassiter suggested that the Commission consider adding two conditions to the recommended approval of this Preliminary Plat. These were as follows:

- 1) The Final Plat shall contain access easements for any lots in which the subdivider intends them to share access with any of the other lots, in accordance with the requirements of Des Moines County Secondary Roads.
- 2) Article V, Section B of the Des Moines County Subdivision Ordinance shall be waived, allowing the Final Plat to proceed to the Board of Supervisors for final approval, without prior Zoning Commission review.

Mr. Caston said that he agreed with Mr. Keith's suggestion not to waive the Commission's review of the Final Plat. However, he felt that the other suggested condition (about access) made sense, and it is directly relevant to the reasons for not waiving the Final Plat review.

**Motion #4:**

To recommend approval of the <sup>Preliminary</sup> Final Plat for Fox Hollow Valley Subdivision, with the following condition:

- The Final Plat shall contain access easements for any lots in which the subdivider intends them to share access with any of the other lots, in accordance with the requirements of the Des Moines County Secondary Roads Department.

**Motion by:** Caston

**Seconded by:** Jones

**Vote:** Unanimous vote. Motion carried.

**6. Old Business**

None

**7. Public Input**

None

**8. Future Agenda Items**

Mr. Lassiter noted that the Final Plat for Fox Hollow Valley Subdivision would likely be completed fairly soon, within the next couple of months. He also noted that a rezoning request is likely to be submitted in the near future.

**9. Adjournment**

**Motion #5:** To adjourn

**Motion by:** Jones

**Seconded by:** Caston

**Vote:** Unanimous vote. Motion carried.

The meeting adjourned at approximately 6:11 P.M.

**APPROVED:**   
Ryan Nagrocki, Chairman

**ATTEST:**   
Zach James, Land Use Administrator