ATTACHMENT D

		City Growth Area IA	City Growth Area IB	City Growth Area II	County Development Area
Subdivision Actions & Jurisdictional Roles	**Subdivisions**	x	x	x	x
	Parcel Splits (refer to Ch. 6 of the Joint City-County Land Use Study for minimum area requirements)	x	x	x	x
	Homestead Splits (refer to Ch. 6 of the Joint City-County Land Use Study for minimum area requirements)	x	x	x	
	Property Line Adjustments that do not create a new buildable lot (allows 2 buildable lots to replat into 2 buildable lots)	x	x	x	x
	Property Line Adjustments that create a new buildable lot (allows 1 buildable lot and 1 non-buildable lot to replat into 2 buildable lots)				x
	City's Review Role	x	x	x	Notification Only
	County's Review Role	None	None	Procedural for subdivisions. Full review of County sketch plats for parcel splits, homestead parcel splits and property line adjustments.	x
	Development Standards Applied	City	City	City	County
	Jurisdictional Application	City, if annexation occurs concurrently with development County, if annexation is not practicable	City, if annexation occurs concurrently with development County, if annexation is not practicable	City, if annexation occurs concurrently with development County, if annexation is not practicable	County
	Zoning Jurisdiction	County until annexation	County until annexation	County until annexation	County
Infrastructure	**Sanitary**	Required (unless City requirements for septic are met) Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer	Required (unless City requirements for septic are met) Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer	Community sanitary systems until City sanitary sewer is available Subdivisions should be designed to place sanitary facilities in an outlot of size and dimension that will facilitate future recreation or development Existing septic permitted until sanitary sewer is available within 200' of the subject property or when the tract is connected to sanitary sewer Septic systems on tracts 20 acres or more are permitted if County requirements are met	Septic, per County requirements
	Water	Council Bluffs Water Works, unless City requirements for a well are met or currently connected to Rural Water	Council Bluffs Water Works, unless City requirements for a well are met or currently connected to Rural Water Maintenance or replacement of wells permitted	Council Bluffs Water Works or Rural Water Maintenance or replacement of wells permitted Wells on tracts 20 acres or more are permitted if they can meet County requirements	Rural Water or well
	Stormwater Management	City	City	City	County
	Streets and Roads	City	City	City	County
Annexation Requirements	**Immediate Annexation**	Yes, if subdivision activity meets one or more of the following criteria: • Occurs adjacent to City limits; • Annexation would connect to land in City Growth Area IB or II; • Annexation would square off a boundary; and/or • Annexation would facilitate infrastructure improvements	Yes, if subdivision activity meets one or more of the following criteria: • Occurs adjacent to City limits; • Annexation would connect to land in City Growth Area IA or II; • Annexation would square off a boundary; and/or • Annexation would facilitate infrastructure improvements	Yes, if subdivision activity meets one or more of the following criteria: • Occurs adjacent to City limits; • Annexation would connect to land in City Growth Area IA or IB; • Annexation would square off a boundary; and/or • Annexation would facilitate infrastructure improvements	No
	Annexation Agreement	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation Property line adjustments are exempt from this requirement	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation	Yes, if none of the criteria outlined above are met or when it is determined by the City to be beneficial to delay annexation	No
Fees	**Fee Capture for Sanitary Sewer**	Yes; per acre (City)	Yes; per acre (City)	Yes; per acre (City)	N/A
	Building Permit Applications/Fees	Jurisdiction at the time of permit submittal	Jurisdiction at the time of permit submittal	Jurisdiction at the time of permit submittal	County
	Zoning/Subdivision Application Fees	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	Jurisdiction (City if one or more of the criteria for "Immediate Annexation" are met)	County