Attachment A

6 PROPOSED LAND USE RECOMMENDATIONS

FUTURE LAND USE

Land use categories were identified to reflect the existing terminology used by both the City and the County. The following classifications have been identified for the purpose of this study:

Future Land Use Classifications

1. Residential Estates:

Generally intended for areas where residential uses are suitable but cannot be fully serviced with sanitary sewer collection and potable water distribution systems. The anticipated density of this classification is one unit/acre.

2. Residential:

Generally intended for residential housing units. The classification is intended to broadly include a variety of densities and typologies except for those defined as estates. It is expected that the density will be determined by the availability of sanitary sewer and potable water services and access to the transportation network. Within these areas, neighborhood commercial and/or mixed-use development may also occur.

3. Commercial:

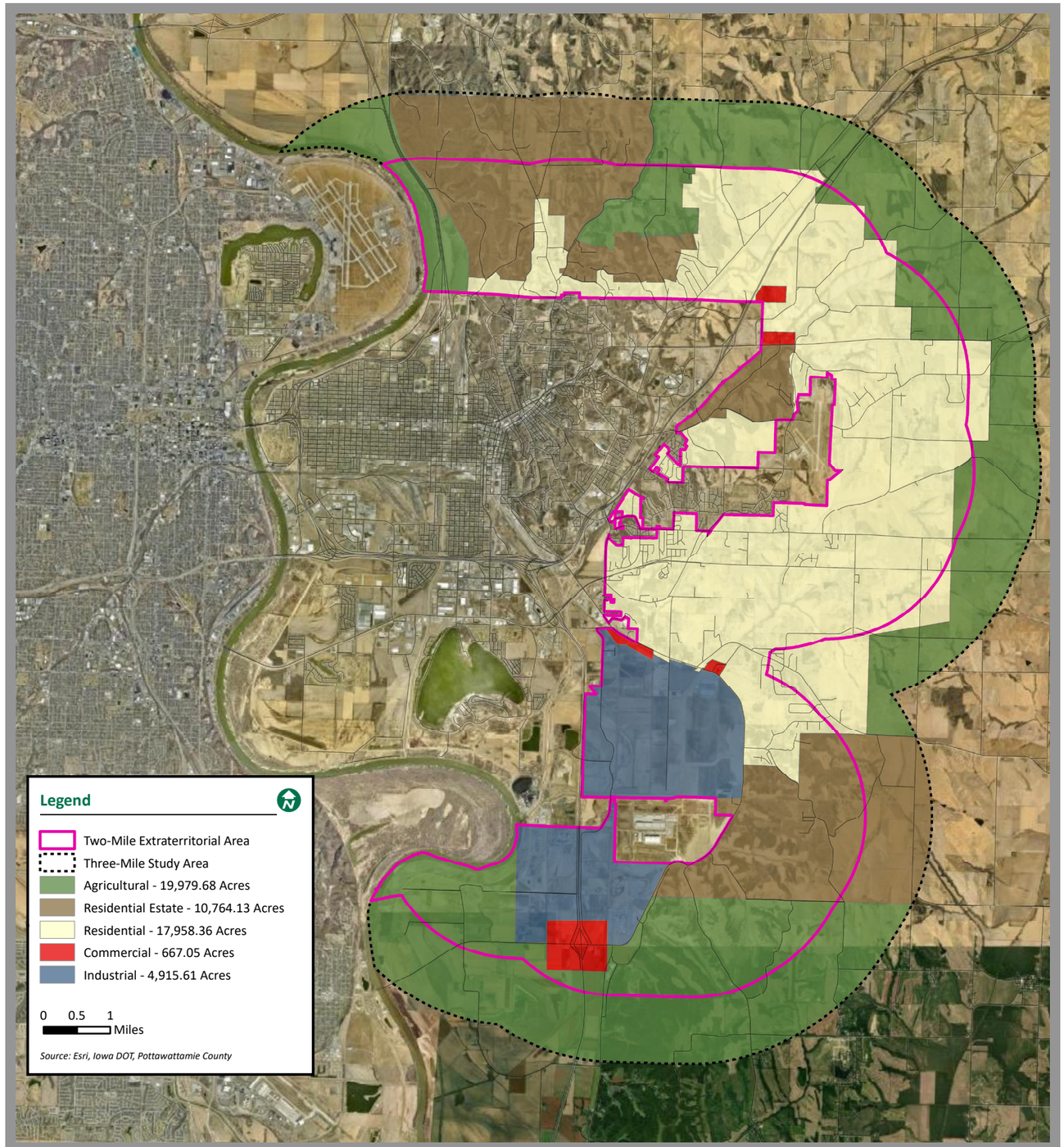
Generally intended for providing consumer goods and services for the area. Fully serviced with sanitary sewer collection and potable water distribution systems and located on paved roadways with adequate capacity for traffic.

4. Industrial:

Generally intended for uses conducting manufacturing, assembly, or logistical services. Fully serviced with sanitary sewer collection and potable water distribution systems and located on paved roadways with adequate capacity for traffic.

5. Agricultural:

Generally intended for land that is in production of agricultural commodities, livestock and/or are not likely suitable for the efficient extension of services to support more intensive land uses.

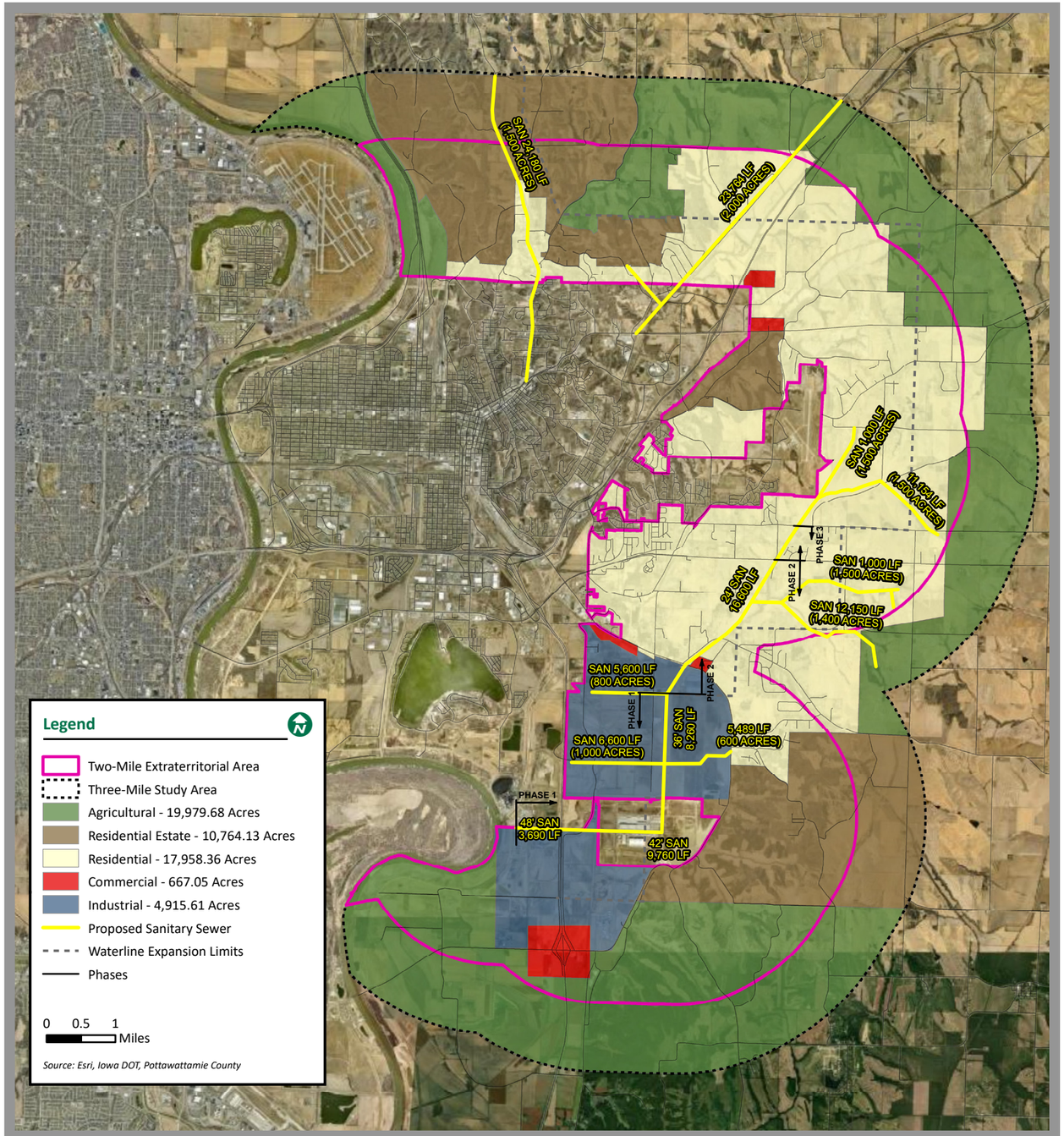


FUTURE LAND USE MAP

Each property located in the study area was analyzed with the following key considerations:

1. Access to sanitary sewer collection system;
2. Access to potable water distribution system;
3. Future access to sanitary sewer collection system;
    - Amount of area available for development following extension(s).
4. Terrain, steep slopes, or floodplain;
    - These considerations are subjective, in that grading and filling can generally address the code requirements. Much of the study area is impacted by these conditions. Historical development patterns have addressed the issue(s) as a cost of development.
    - Consideration for the effective status of the FIRM(s) for the study area.
5. Proximity to paved transportation network;
    - This consideration is subjective, in that improvement to existing roadways or extension of a new roadway is often addressed as a cost of development.
6. Historical development pattern and compatibility of surrounding uses.

Land within this study area was analyzed in the context of extending sanitary sewer service to determine the ease of potential future development. All land within the study area was then classified into four categories based on the land's potential to meet the needs for future development, primarily as it relates to infrastructure.



FUTURE LAND USE AND PROPOSED SANITARY SEWER MAP

SERVICE AREAS

The study area has been classified into four categories for the purpose of establishing goals, policy statements, and implementation strategies to ensure the orderly and sustainable growth and development of the area. For the purpose of this study, the areas are identified as **City Growth Area IA**, **City Growth Area IB**, **City Growth Area II**, and **County Development Area**. The uses discussed in this section are meant to be future uses and not the existing and/or interim uses.

The following definitions are intended to provide clarity to terms that were specifically created for the purpose of this adopted policy:

1. Development shall mean the subdividing of land for the purpose of providing a buildable lot(s) for any new commercial, industrial, and/or residential land use(s) and/or structure(s).

2. City development standards shall mean all land development, building, and construction regulations, as specified below:

    - Iowa Statewide Urban Design and Specifications (SUDAS), as administered by the Council Bluffs Public Works Department;

    - Title 12: Council Bluffs Fire Code, of the Council Bluffs Municipal Code, as administered by the Council Bluffs Fire Department;

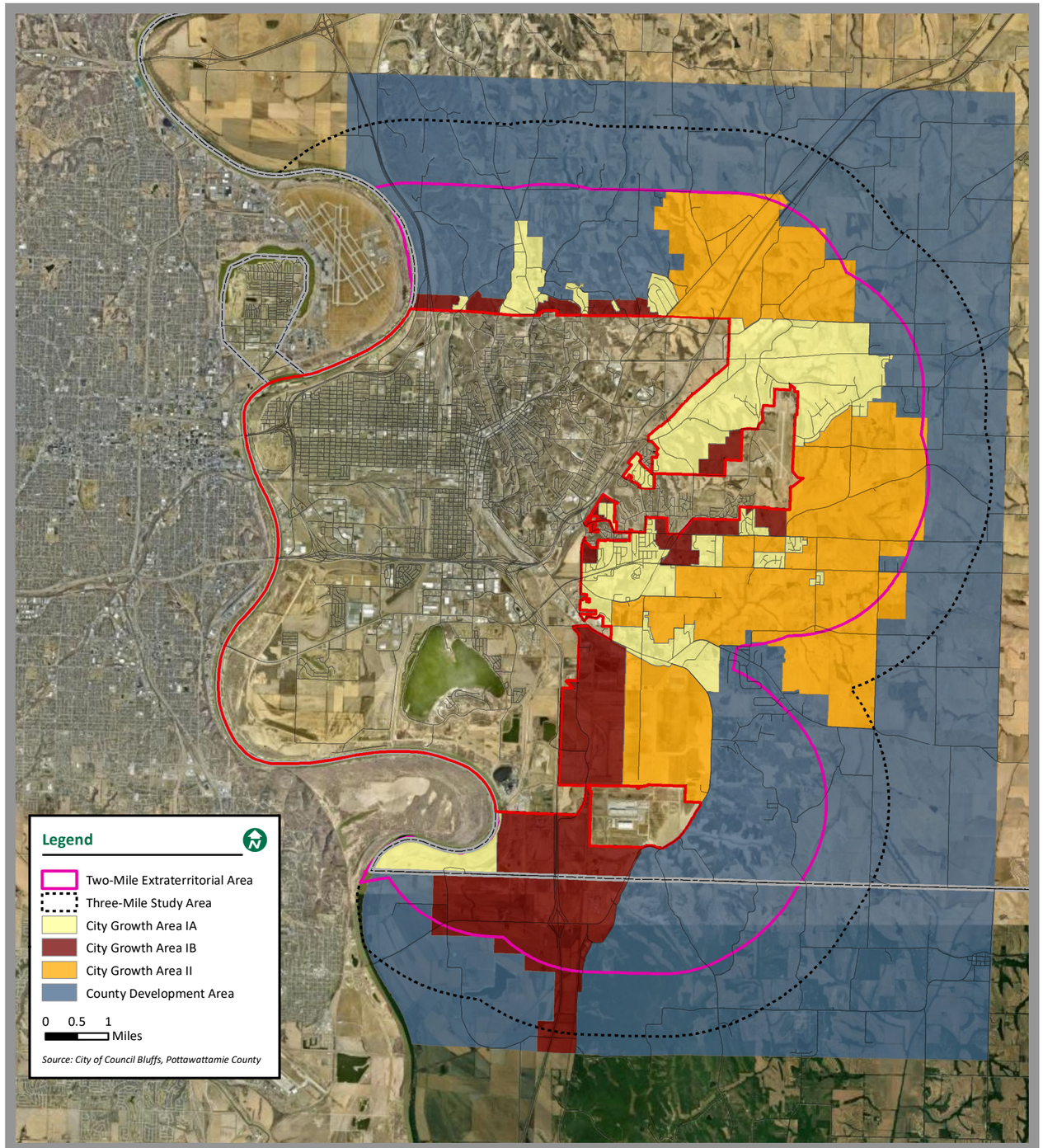
    - Title 13: Buildings and Construction, of the Council Bluffs Municipal Code, as administered by the Council Bluffs Permits and Inspections Division; and

    - Title 14: Subdivisions of the Council Bluffs Municipal Code, as administered by the Council Bluffs Community Development Department.

3. Homestead parcel split shall be the dividing of a parcel or tract of land that contains one habitable residential unit into two parcels in which the “homestead” parcel (i.e., the parcel retaining the residential unit) contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater.

4. Parent parcel shall mean the existing parcel(s) or tract(s) of land, according to the Pottawattamie County Assessor’s Office as of the first adoption date of this study. Parent Parcel excludes lots that are within a platted subdivision that was formally reviewed and approved by the Pottawattamie County Board of Supervisors as of the first adoption date of this study.

5. A map of major roads in the three-mile study area is shown in Figure 12 of the Appendix.



SERVICE AREA CATEGORIES MAP

CITY GROWTH AREA IA

Land located within the three-mile study area that is generally adjacent to City limits and is substantially developed with subdivisions and smaller lots in County jurisdiction and may or may not have access or planned access for services including: water, sanitary sewer, storm sewer, emergency services, power, natural gas, communications, and roadways. Property in this area is not expected to be further developed unless assembled into larger development projects and fully served to urban standards. This area is not a priority for future annexation unless it provides a contiguous connection to future development, but may be annexed as subdivision or development of individual sites occur.

Service Area Goals

The following goals have been identified for City Growth Area IA:

Goal 1: Development shall be constructed in accordance with City development standards.

Goal 2: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin. Amend the growth area map accordingly if studies recommend modification based on sewer capacity, serviceability, etc.

Goal 3: Encourage and concentrate development in areas that have access to or can be provided with full urban services.

Goal 4: Limit the subdividing of land into acreages that are not provided with full services.

Goal 5: Areas that can be fully serviced with sanitary sewer extensions from existing lines should be prioritized for development. Areas that can be fully serviced should be developed to maximum densities where possible.

Goal 6: Limit subdividing of land along existing road frontages into acreages which may impede the future development of the full parcel.

Goal 7: Encourage commercial and/or industrial use as identified on the future land use plan and where full services can be established at the time of development.

Goal 8: Areas with full urban services should be annexed into the City or should be required to be annexed at the time of development.

Goal 9: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.

Goal 10: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.

Goal 11: Allow areas previously developed to be further subdivided subject to (1) annexation into the City or (2) adoption of an annexation agreement.

Service Area Policies

This section provides policy statements for City Growth Area IA:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs.
2. Annexation shall be required if subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) meets one or more of the following criteria:
   - Occurs adjacent to City limits;
   - Annexation of the property would connect to land in City Growth Areas IB or 2;
   - Annexation would square off a boundary; and/or
   - Annexation would facilitate infrastructure extensions and/or improvements.
3. Require property that is annexed within this area be served with sanitary sewer and potable water at the time development occurs.
4. Allow existing septic systems to be maintained or replaced until sanitary sewer is available within 200 feet of a subject property.
5. Promote the extension of municipal services to include water, sanitary sewer, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library, and park and recreation services to proposed development sites, if annexed.
6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.
7. Interconnect to other adjoining parcels to facilitate future development and circulation when practicable.
8. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.
9. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall comply with the standards and procedures established in Title 14: Subdivisions of the Council Bluffs Municipal Code, and shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, or property line adjustment shall be approved that causes or increases the nonconformity of any lot, use or structure.

Implementation Strategies

This section provides implementation strategies for City Growth Area IA:

1. City development standards will be applied to regulate development. The City will provide the County with the opportunity to comment on all requests for conformance with the policies established for City Growth Area IA.
2. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that none of the criteria in Policy Statement No. 2 are met and it is not practicable to complete an annexation at the time of development, the subdivider shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns of the property, will cooperate with the process on a voluntary basis.
3. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) in City Growth Area IA shall be reviewed and approved by the City of Council Bluffs.
4. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided).
5. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the “homestead” parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.
6. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot. Property line adjustments in City Growth Area IA will be exempt from the annexation agreement requirement in Implementation Strategy No. 2.
7. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

CITY GROWTH AREA IB

Land located within the three-mile study area that is a priority for growth in an urban development pattern. The land is identified as an area having access, or planned access for service including water, sanitary sewer, storm sewer, emergency services, power, natural gas, communications, and roadways. Areas should be developed to City standards. The area is projected to have access to a roadway network. In many cases this area can be serviced from existing infrastructure with extensions and does not require installation of new main service trunk lines. Areas will be annexed and reclassified into the appropriate City zoning district as subdivision or development of individual sites occur.

Service Area Goals

The following goals have been identified for City Growth Area IB:

Goal 1: Development shall be constructed in accordance with City development standards.

Goal 2: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin. Amend the growth area map accordingly if studies recommend modification based on sewer capacity, serviceability, etc.

Goal 3: Encourage and concentrate development in areas that have access to or can be provided with full urban services.

Goal 4: Limit the subdividing of land into acreages that are not provided with full services.

Goal 5: Areas that can be fully serviced with sanitary sewer extensions from existing lines should be prioritized for development. Areas that can be fully serviced should be developed to maximum densities where possible.

Goal 6: Limit subdividing of land along existing road frontages into acreages which may impede the future development of the full parcel.

Goal 7: Encourage commercial and/or industrial use as identified on the future land use plan and where full services can be established at the time of development.

Goal 8: Areas with full urban services should be annexed into the City or should be required to be annexed at the time of development.

Goal 9: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.

Goal 10: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.

Goal 11: Allow areas previously developed to be further subdivided subject to (1) annexation into the City or (2) adoption of an annexation agreement.

Service Area Policies

This section provides policy statements for City Growth Area IB:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs.
2. Annexation shall be required if subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) meets one or more of the following criteria:
    - Occurs adjacent to City limits;
    - Annexation of the property would connect to land in City Growth Areas IA or 2;
    - Annexation would square off a boundary; and/or
    - Annexation would facilitate infrastructure extensions and/or improvements.
3. Require property that is annexed within this area be served with sanitary sewer and potable water at the time development occurs.
4. Allow existing septic systems to be maintained or replaced until sanitary sewer is available within 200 feet of a subject property.
5. Promote the extensions of municipal services to include water, sanitary sewer, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library and park and recreation services to proposed development sites.
6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.
7. Interconnect to other adjoining parcels to facilitate future development and circulation when practicable.
8. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.
9. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall comply with the standards and procedures established in Title 14: Subdivisions of the Council Bluffs Municipal Code and shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, or property line adjustment shall be approved that causes or increases the nonconformity of any lot, use, or structure.

Implementation Strategies

This section provides implementation strategies for City Growth Area IB:

1. City development standards will be applied to regulate development. The City will provide the County with the opportunity to comment on all requests for conformance with the policies established for City Growth Area IB.

2. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that none of the criteria in Policy Statement No. 2 are met and it is not practicable to complete an annexation at the time of development, the subdivider of property shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns, will cooperate with the process on a voluntary basis.

3. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) in City Growth Area IB shall be reviewed and approved by the City of Council Bluffs.

4. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.

5. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the “homestead” parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.

6. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot.

7. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

CITY GROWTH AREA II

Land located within the three-mile study area that lies between areas that will likely be developed to urban densities and areas that will remain rural in character. It is possible that some areas may be serviced to the extent that urban densities could be achieved, but the timing of extension of services is uncertain and a level of development should still be allowed in the transitional time. In specific instances development could occur prior to the extension of services provided an agreement is reached that ensures connection would be made when available. Areas should be developed to City standards, such that annexation and absorption into the City is possible in the future as infrastructure arrives and becomes adjacent to City limits. Upon annexation, property would be reclassified into the appropriate City zoning district. This area may also be suitable for transitional areas where some level of development is possible, provided it does not hinder the full development of the parcel at a later date.

Development in City Growth Area II shall be served by municipal water service and septic systems or common sewage treatment plants constructed to City subdivision and design standards.

Service Area Goals

The following goals have been identified for City Growth Area II:

Goal 1: Study the viability of extending sanitary sewer service within the Pony Creek drainage basin and the unserved areas of the Mosquito Creek drainage basin.

Goal 2: Encourage and concentrate development in areas that are adjacent to urban services that can be provided through extensions from existing services.

Goal 3: Ensure that development occurs in such a way that connections to urban services is possible and required at such time the service is made available.

Goal 4: Allow for development to occur in the time prior to the extension of sanitary sewer if agreements are in place to require connection and annexation at a later date.

Goal 5: Development should provide adequate or planned transportation/roadway capacity and/or be concentrated around such areas that have sufficient or planned capacity.

Goal 6: Develop a mechanism to finance the extension of sanitary and storm sewer that considers involvement of partnerships between the City, County, and private parties.

Goal 7: Develop a regulatory review process that meets the needs of both the City and the County.

Goal 8: A regional stormwater management concept plan should be developed to limit the downstream impacts with the area.

Goal 9: Develop County zoning districts that are compatible with City subdivisions and future conversion to City zoning.

Service Area Policies

This section provides policy statements for City Growth Area II:

1. All development shall be in accordance with the adopted standards and ordinances of the City of Council Bluffs. When annexation into the City of Council Bluffs is not practicable, any development that occurs in City Growth Area II shall be subject to a voluntary annexation agreement between the property owner, and their successors/assigns, and the City of Council Bluffs.

2. Require that services be provided at the time development occurs or provide an agreement that once services are available that connections will be made on a voluntary basis. Uses will connect to sanitary sewer service when available within 200 feet of the subdivision boundary. During the interim timeframe, a community sanitary system, which serves all lots within a development, shall be allowed until sanitary sewer service is available within 200 feet of the development.

3. Promote the extension of municipal services to include water, storm sewer, street maintenance, street lighting, snow removal, parking maintenance and enforcement, traffic maintenance, emergency management, roads, bridges, sidewalks, library, and park and recreation services to proposed development sites.

4. Maximize density through design, prioritizing the concentration of uses and preservation of natural amenities, unsuitable soils, steep slopes, or other development constraints.

5. Interim facilities or utilities to treat and dispose of human waste, handle storm water runoff, and/or provide drinking water, irrigation, electricity, gas, telephone, or other services, may be located within the common areas. Common areas shall be designed to facilitate future development after the facilities are removed.

6. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate levels of services can be provided to all residents.

7. Individual lot frontage on major streets shall be avoided when access is possible from another improved street and/or roadway.

8. All subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) shall not impede the future development of surrounding parcels. No subdivision, parcel split, homestead parcel split, property line adjustment shall be approved that causes or increases the nonconformity of any lot, use, or structure.

Implementation Strategies

This section provides implementation strategies for City Growth Area II:

1. Zoning requests that do not involve annexation by the City shall be reviewed and approved by the County. The County will provide the City with the opportunity to comment on all requests for conformance with the policies established by City Growth Area II.

2. City development standards will be applied to regulate development. The City will provide the County with the opportunity to comment on all requests for conformance with the policies established for City Growth Area II.

3. Annexation of this area is anticipated to be concurrent with individual subdivision activity (i.e. minor and major subdivisions, parcel splits, homestead parcel splits, and property line adjustments) and with the extension of utility systems. In the event that it is not practicable to complete an annexation at the time of development, the subdivider of property shall enter into an agreement with the City providing assurances that when it is practicable to be annexed they, along with any successors and assigns, will cooperate with the process on a voluntary basis.

4. All minor and major subdivisions in City Growth Area II shall be reviewed and approved by the City of Council Bluffs.

5. All parcel splits, homestead parcel splits, and property line adjustments in City Growth Area II shall be reviewed and approved through the County Sketch Plat Application process. The Council Bluffs Community Development Department shall be notified of all subdivision activity prior to final County approval being granted.

6. Parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.

7. Homestead parcel splits shall be allowed as a one-time action from a parent parcel (not previously subdivided) provided the “homestead” parcel contains no more than 4 acres, and the remainder of the parcel to be split is 20 acres or greater and retains a potential for development at urban standards.

8. Property line adjustments shall be allowed provided they do not result in the creation of an additional buildable lot.

9. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

COUNTY DEVELOPMENT AREA

Land within the three-mile study area that is not likely to develop beyond rural and agricultural uses as the location of these properties is such that they are beyond a reasonable expectation of future annexation by the City due to the difficulty of extending services to an extent that would support urban density patterns. Urban level of services and transportation enhancements are unlikely to occur. It is possible that water service may be available in portions of this area, but sanitation facilities will be by individual septic system. The transportation network varies in characterization from pavement, bituminous and gravel surface, and rural section without curb and gutter.

Service Area Goals

The following goals have been identified for the County Development Area:

Goal 1: Prioritize rural and agricultural uses.

Goal 2: Limit the further subdivision of parent parcels and prioritize non-urban uses.

Goal 3: Allow for residential estates to occur without the extension of urban services.

Goal 4: Do not allow for commercial and industrial uses without extension of services.

Service Area Policies

This section provides policy statements for the County Development Area:

1. Allow a maximum density of one residential dwelling unit per one acre where concentration of development cannot be achieved. Two-acre minimum is required in areas where parcels may be created that are not serviced by municipal or common water systems.
2. Maximize density through the use of cluster subdivision designs, subject to conformance with the following open space requirements:
    - At least fifty percent of the entire development area must be retained in common open space.
    - The open space shall be commonly owned and controlled through a homeowner's association agreement, provided that such open space may be held by the association or a public or non-profit entity and shall be for conservation or recreation.
    - Facilities or utilities to treat and dispose of human waste, handle storm water runoff, and/or provide drinking water, irrigation, electricity, gas, telephone, or other services, may be located within the open space.
3. Coordinate with law enforcement, fire, and emergency medical services to ensure that appropriate level of services can be provided to all residents.
4. Development standards shall be in accordance with Pottawattamie County Code.

Implementation Strategies

This section provides implementation strategies for the County Development Area:

1. All zoning requests shall be reviewed by the County. The County will provide the City with the opportunity to comment on all requests for conformance with the policies established for the County Development Area.
2. County subdivision and design standards will be applied to regulate development. The County will provide the City with the opportunity to comment on all requests for conformance with the policies established in the County Development Area.
3. Annexation by the City of this area is not anticipated. However, limited annexation of those areas adjacent to the City's corporate limits, which require municipal services, may occur.
4. Zoning shall remain under the authority of Pottawattamie County until time of annexation.

		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

SERVICE AREA MATRIX

The matrix to the left provides a guide for each growth and development area. The matrix indicates each type of subdivision action that is allowed, infrastructure and annexation requirements, and the jurisdictional roles of the City of Council Bluffs and Pottawattamie County in each area. It is the intent that the following requirements will be the basis of an updated Two-Mile Extraterritorial Agreement between each party.