

ORDINANCE NO. 26-05

An Ordinance Providing for changes in the language of Chapter 25 of the Mills County Ordinances entitled "Subdivision Regulations."

BE IT ENACTED by the Board of Supervisors of Mills County, Iowa:

Purpose. The purpose of this ordinance is to revise the language of Sections 25.7.8 (a), (d), (g), (o), and (p); 25.7.9; and 12.7.14 in Chapter 25. The proposed language changes are outlined below:

Section 25.7.8 (a)

- a. Private roads shall be considered during the plating process when requested by the developer and approved by the Board of Supervisors upon the review and recommendation of the County Engineer. The private roads shall conform to all other requirements for road layout and design as well as the road standards specified within this ordinance, with a possible exception to the surfacing requirement. In the case of a private road in which the final surfacing will be an aggregate surface, the standards include a minimum right-of-way width of 66 feet and a surfacing width of 24 feet, with 2-foot shoulders. An aggregate surface on private roads may be approved by the Board of Supervisors upon review and recommendation of the County Engineer.

Section 25.7.8 (a), (d), (g), (o), and (p)

- d.
 - (2) Four (4) foot shoulders, with a two (2) percentage grade slope; and
 - (3) Four (4) foot grassed shoulders, with a four (4) percent slope.
- g. No dead-end roads or alleys will be permitted except at subdivision boundaries. Those dead ends shall have a cul-de-sac or hammerhead design.
- o. Minimum width of surfacing to be provided shall be as follows:
 - (1) Thoroughfares: 24 feet paved with 2-6 foot shoulders
 - (2) Collector Roads: 24 feet paved with 2-6 foot shoulders
 - (3) Local Roads
 - a. With no on-street parking: 24 feet paved with 2-4 foot shoulders
 - (6) Sidewalks: 5 feet, in accordance with ADA requirements
- p. No road grade shall be less than one-half (1/2) of one (1) percent and shall not exceed the following longitudinal grade limits:

Section 25.7.9

- f. Private roads that are approved with an aggregate surface by the Board of Supervisors shall be built on a subgrade meeting the requirements of Iowa DOT specifications Section 2107 and 2109 with Type B compaction. The granular road surfacing shall have a minimum 6-inch depth with a nominal aggregate size not to exceed 1.5 inches. The surfacing material and placement shall be approved prior to placement by the County Engineer. Any and all variations shall be approved by the County Engineer and documented prior to placement.

Section 25.7.14

Note: The new ordinance language is underlined and italicized.

Storm Sewer

Adequate storm sewer systems shall be planned and constructed as required throughout the subdivision to carry off storm water from all inlets and catch basins and be connected to an approved outfall. There shall be provided storm sewers or a surface drainage system to serve adequately the area being subdivided considering but not limited to the use of existing drainage channels wherever possible. The design of the drainage system shall consider the storm drainage area of which the subdivision is a part and existing watercourses. All storm drainage facilities shall be constructed based upon criteria established by the County Engineer. The County shall only be responsible for maintenance of storm water sewer structures which lie within the County Road right-of-way. Design of storm water sewer systems shall be in accordance with the Iowa DNR Stormwater Management Manual (ISWMM). The developer shall submit a Project Drainage Report to the County Engineer that shows the pre-construction and post-construction runoff amounts. If post-construction runoff is larger than the pre-construction amounts, then the report shall show that the current stormwater drainage system (county ditches and culverts) can adequately handle the post-construction runoff as defined in the ISWMM, Chapter 1, Section 4, D. If the current system cannot withstand the increase in runoff, then measures shall be taken such as the construction of retention/detention facilities, or other measures approved by the County Engineer.

The First Reading of Ordinance 26-04 was approved by the Board of Supervisors of Mills County, Iowa, on May 5, 2026. A motion by was made by Sayers and seconded by Mayberry to waive the second and third readings, motion carried on a 3-0 vote. Ordinance 26-05 was approved and adopted on this 5th day of May, 2026.


Richard Crouch, Chair

AYE NAY ABSTAIN




Jack Sayers, Vice Chair

AYE NAY ABSTAIN

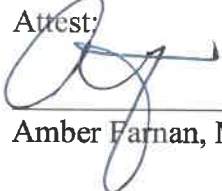



Lonnie Mayberry

AYE NAY ABSTAIN



Attest:


Amber Farnan, Mills County Auditor