

P&Z Report – November 24, 2020

The Honorable Michael Kidd
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Plan & Zoning Commission met via Zoom meeting on Tuesday, November 24, 2020 with the following members participating in the call: Abby Anderson, Kari Boscaljon, Thomas Strutt, Daniel Willrich and Matt Ostanik. Also participating were City Attorney Ralph Brown, City Engineer Bob Veenstra, City Councilwoman Amy Strutt and community members Julie Becker and Bob Haxton.

Discussion of Code of Ordinances 165.41(5) Relating to Off-Street Parking

The Commission discussed the City's current off-street parking requirements as requested by City Council. The Commission Chair reviewed off-street parking requirements for eight or nine other neighboring cities for comparison. Dallas Center's requirements are very similar to our neighbors. Nearly all nearby cities also require off-street parking to be on concrete or asphalt.

The Commission feels that Dallas Center's requirements are reasonable and in line with other cities. We do not see a reason to change them. However, the Commission did discuss opportunities to clarify the language in the ordinance without changing the meaning of it. After discussion, Daniel Willrich moved and Thomas Strutt seconded to recommend that City Council amend ordinance 165.41.(5) as follows:

Surfacing Requirements. All off-street parking and loading areas and access roadways shall ~~be have a durable and dustless surface~~ paved with asphaltic or portland cement concrete pavement. Off-street parking, except in the "C-1" Traditional Central Business District, of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other motor vehicle equipped for street and highway travel ~~in the front yard between the building and public (or private) street right-of-way~~ shall be on an asphaltic or portland cement concrete paved parking area *that extends the entire length of the vehicle. Such off-street parking shall only be permitted between the building and the public (or private) street right of way.* Driveways for individual single-family detached or attached townhouse style residences on private property shall be asphaltic concrete or portland cement concrete, and shall connect to the public (or private) street. The Council may waive or modify to a lesser requirement any

provision or requirement contained in this subsection with respect to any new subdivision platted in an “E” District, after review by the Plan and Zoning Commission and provided such change adequately safeguards the general public and the surrounding property.

The motion was approved 5-0.

Additional Updates

Brief updates were verbally shared on three additional topics:

- P&Z’s proposal to update the City’s Comprehensive Plan was presented to City Council. Feedback from Council members was positive. The City’s budget will be finalized in March.
- The Iowa Legislature has passed legislation that prevents cities from prohibiting or limiting Airbnb and short-term rentals.
- Due to an Iowa Supreme Court ruling, all future Special Use Permit applications will be considered by the Board of Adjustment. P&Z will no longer have any involvement with Special Use Permits.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair