

P&Z Report – April 27, 2021

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, April 27, 2021 with the following members participating in the call: Abby Anderson, Kevin Deaton, Kristi Northway, Thomas Strutt and Matt Ostanik. Kari Boscaljon and Daniel Willrich were not on the call. Also participating were City Attorney Ralph Brown and City Engineer Bob Veenstra.

### **Public Communications**

During the public communications section of our agenda, Bob Haxton and Julie Becker both asked to address the Commission. Bob and Julie both shared feedback on the draft street tree requirements for new subdivisions including concerns about who pays for trees in new developments. Julie also stated that in her opinion the agenda item the Commission is considering for moving a lot line in the Birch Street development should be done by variance.

### **Amendment to Reduce Lot Width in Lyn Crest Estates PUD**

Vic Mitchell has requested that the width for Lot 37 in the Lyn Crest Estates Planned Unit Development (the Birch Street development) be moved by 2 feet. This would allow a single lot at the corner of Birch St / 8<sup>th</sup> St to have slightly more buildable space while slightly reducing the neighboring lot. Our City Engineer reviewed the proposal with the Commission and shared his feedback. Vic also spoke on the meeting along with his civil engineer, Dan DeCamp from Abaci Consulting.

In response to the comment from the public communications section, the City Attorney shared that an adjustment like this cannot legally be made by a variance and instead must be an amendment to the PUD.

After discussion, Kevin Deaton moved and Thomas Strutt seconded to recommend that City Council adopt the proposed PUD amendment.

The motion was approved 5-0:

- Anderson – Yes
- Deaton – Yes
- Northway - Yes
- Strutt – Yes
- Ostanik - Yes

## **Subdivision Regulations – Street Trees**

The Commission continued discussion about the rough draft of an ordinance to require street trees in future new developments. I shared updates from a second meeting with the Tree Board and feedback from two developers that I reached out to. I also visited several developments on the west side of Grimes to see how they handle right-of-way widths and trees.

Additional considerations discussed on April 27 included:

- In our February meeting, the Commission discussed using a street tree easement when the right-of-way is not wide enough to allow adequate room for street trees. To simplify the ordinance, I proposed deleting the easement and focusing on providing enough space in the right-of-way where possible.
- We discussed possible dimensions for pavement widths and right-of-ways.
- A question was asked about leaves from trees entering the storm sewer. The City Engineer stated that he does not think this is a significant concern.
- We discussed if the Tree Board could consider homeowner input when selecting the types of trees to be planted.
- We discussed how street trees may be paid for. Currently developers pay for all costs in a development including building the road and right-of-way.

No formal action was taken. Additional revisions will be made based on this discussion. The Commission hopes to take action on the draft at our May meeting.

## **Other Business**

I shared an update from the April City Council meeting about a possible new development on the west side of town and Council's discussion about private roads.

I also shared the timeline for our upcoming comprehensive plan update, and our City Engineer discussed his thoughts on the timeline and next steps.

Respectfully submitted,  
 Matt Ostanik  
 P&Z Commission Chair