

P&Z Report – August 24, 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 Tuesday, August 24, 2021 at 6:30 P.M. at Memorial Hall with the following Commission members present: Abby Anderson, Kari Boscaljon, Perry Gruver, Linda Licht, Thomas Strutt and Matt Ostanik. Also participating were City Attorney Ralph Brown and City Engineer Bob Veenstra.

New Members

The Commission welcomed new members Linda Licht and Perry Gruver who were appointed at the August 10 City Council meeting.

Cross Country Estates Preliminary Plat

The Commission reviewed and discussed the preliminary plat for Cross Country Estates. It was noted during the discussion that the new road in the plat will be built to City standards and will be owned and maintained by the City. In addition, the City Engineer, City Attorney and City Council are working on a plan to upgrade and assume ownership of the nearby existing private roads leading to this new plat.

After discussion, Kari Boscaljon moved and Thomas Strutt seconded to recommend approval of the preliminary plat to City Council, subject to the following provisions:

- a) Shadow conduit be provided per the City's requirements and shown on the preliminary plat
- b) Existing trees be preserved on lots to the extent possible to meet the intent of the City's street trees requirements
- c) On lots without existing trees near the proposed street, one tree will be planted for every thirty feet of street frontage
- d) Waive requirement for onsite stormwater detention per recommendation from the City Engineer
- e) Waive requirement for 31 foot pavement width and allow 26 foot pavement width instead

- f) Waive requirement for park land dedication due to the size of the lots and the substantial amount of green space available on the lots and nearby
- g) Waive requirement for sidewalk connectivity due to the significant distance of the development from the City's existing sidewalk network

The motion passed 6-0.

Sky View Estates Concept Plan

The Commission discussed a concept plan for the possible Sky View Estates development. Discussion points included:

- The development would be a mix of single-family homes and townhomes
- The development would have a mix of lot sizes and widths
- Modifications will need to be made to the City's existing zoning ordinance to allow for additional lot widths, similar to other nearby cities
- The developer intends to meet all City requirements for sidewalks and trees
- Concern was expressed about providing connecting streets to the west
- Concern was expressed about housing backing up to Highway 44
- More discussion is needed about park space, and the developer is open to providing park land in the development (per our current requirements) or providing dollars for the City to use to upgrade existing parks

No formal action was taken.

Requirements for Fences

The Commission continued discussion about feedback from City Council members about the proposed new requirements for residential fences. Several changes were made to the proposed ordinance including allowing sheet metal fences if certain requirements are met, excluding fences inside a garden and below a certain length, and prohibiting fences constructed from pallets.

It was noted in the discussion that the majority of the Commission would prefer to prohibit sheet metal and corrugated metal fences as most of our neighboring cities already do. However, some City Council members are opposed to this, and the Commission felt that adding some additional restrictions around fences is still better than our existing ordinance.

Abby Anderson moved to recommend the revised fence ordinance language to City Council, and Linda Licht seconded. The motion passed 6-0.

Comprehensive Plan Update Process

The Commission briefly discussed scheduling for public workshops and a joint meeting with the Parks & Rec Board. The Commission also briefly discussed continuing review of the future land use plan at our September meeting.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair