

P&Z Report – November 22, 2022

The Honorable Danny Beyer
and Members of the City Council
Dallas Center, IA 50063

Dear Mr. Mayor and Members of the Council:

The Dallas Center Planning & Zoning Commission met Tuesday, November 22, 2022 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Perry Gruver, Lauri Hart, Jim Pohl and Matt Ostanik were present. Linda Licht and Thomas Strutt were absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

Bob Haxton and Julie Becker stated concerns about parkland in new developments. Dustin Thomas spoke about an issue that the Board of Adjustment has referred to P&Z (see next section).

Request from Board of Adjustment – E-1 Accessory Building Placement

The Commission discussed Zoning Code Section 165.24(8) related to placement of accessory buildings on corner lots in the E-1 district.

Different opinions were expressed about whether to consider any changes to this requirement. The City Attorney shared that originally the requirement was added at the request of the Cross Country Estates developer. It only applies to E-1 zoning.

After discussion, Commission members Abby Anderson, Perry Gruver, Lauri Hart and Jim Pohl expressed opposition to changing the existing requirement. As a result the Commission did not have sufficient votes to pass any motion, and no further action was taken.

The Neighborhood Plat 2 – Alternative Plan for Park Land Dedication

The Commission continued discussion from our September and October meetings about the alternative plan for parkland dedication in The Neighborhood. The discussion included three possible options for how to proceed.

After further discussion, the Commission requested that the City Attorney prepare a draft ordinance including language that would base the parkland value on an appraisal with a minimum value of \$28,000 per acre. This amount was selected as roughly the halfway point between current farmland sales in Dallas Center and the minimum amount per acre that our neighboring cities of Waukee and Grimes typically receive when accepting a payment in lieu of parkland.

Perry Gruver moved and Jim Pohl seconded to ask the City Attorney to prepare a draft ordinance for consideration at our next meeting. The motion passed 5-0.

Shadow Conduit

The Commission discussed the shadow conduit requirement for new developments. Bob Veenstra explained the difference between single duct vs. multi duct conduit. Bob Veenstra also suggested three possible options:

1. Leave the shadow conduit requirement alone (no changes)
2. Require each developer bring at least 1 provider for high-speed Internet in their development, but don't require shadow conduit
3. Require multi-duct conduit with no providers

After discussion, the Commission preferred option 2. Abby Anderson moved and Lauri Hart seconded to ask the City Attorney to prepare a draft ordinance for consideration at our next meeting. The motion passed 5-0.

No December Meeting

The Commission does not expect to have a December meeting unless any unexpected new business comes up. Our next regular meeting will be January 24, 2023.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair