

P&Z Report – January 24, 2023

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, January 24, 2023 at 6:30 P.M. at Memorial Hall. Commission members Abby Anderson, Perry Gruver, Linda Licht, Jim Pohl, Thomas Strutt and Matt Ostanik were present. Amanda Davison was absent. City Attorney Ralph Brown and City Engineer Bob Veenstra also were present and participated.

Public Communications

No public communications were received.

The Neighborhood Plat 2 – Alternative Plan for Park Land Dedication

The Commission reviewed a draft ordinance prepared by the City Attorney that includes 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.

The City Administrator in consultation with the Mayor would have the ability to waive the appraisal requirement if it is reasonably determined that an appraisal would not exceed a value of \$28,000 per acre.

Perry Gruver moved and Linda Licht seconded to recommend the proposed ordinance to City Council. The motion passed 6-0.

Shadow Conduit

The Commission reviewed a draft ordinance prepared by the City Attorney that would require developers to bring at least 1 provider for high-speed Internet in each new development. This ordinance would replace the requirement for shadow conduit.

Perry Gruver moved and Thomas Strutt seconded to recommend the proposed ordinance to City Council. The motion passed 6-0.

Other Business

The Commission had a brief discussion about a recent Des Moines Register article regarding future metro area growth. The City Engineer shared feedback about the importance of sanitary sewer to city growth and how annexation works. No action was taken.

Respectfully submitted,
Matt Ostanik
P&Z Commission Chair