CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: **November 27, 2017**

ITEM: Westport, West side of Wendover Road, approximately 650 feet north of 335th Street - Vacate 75' Public Highway Easement – Westport Development, LLC – VAC-003648-2017

ORDINANCE: Approval of First Reading

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Westport Development, LLC, is requesting to vacate the existing 75' Public Highway Easement located along the east boundary of the Westport development on the west side of Wendover Road. The easement was established in the late 1970's for a future public highway through this area. The land in this area was part of unincorporated Dallas County at the time the easement was established. The applicant is requesting to vacate the easement to allow for development of the Westport property. As a part of the Westport Plat 1, the applicant deeded a portion of the Westport property to the City for public right-of-way for Wendover Road. Due to the granting of right-of-way to the City by the applicant, the 75' Public Highway Easement is no longer needed.

On the east side of Wendover Road, there is an existing 45' public roadway easement that was dedicated as a part of the Sugar Creek Hills subdivision to the east. With the existing 45' easement on the east side of Wendover Road and the dedication of right of way by the applicant as a part of the Westport final plat, there will be a total of 100' of land that can be utilized for the reconstruction of Wendover Road as needed in the future.

CITY COUNCIL SUBCOMMITTEE: This item was presented to the Development and Planning City Council Subcommittee on October 2, 2017. Councilmembers had no comments and expressed no disagreement with the proposal.

OUTSTANDING ISSUES: There are no outstanding issues.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, Staff recommends the City Council approve the request to vacate the 75' Public Highway Easement along the east boundary of the Westport development, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Brian Portz, AICP BP

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	RJS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register	
Date(s) Published	November 10, 2017	
Letter sent to surrounding property owners		November 10, 2017

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	October 2, 2017		
Recommendation	Yes X	No ☐	Split ☐

ATTACHMENTS:

Attachment A	-	Location Map
Attachment B	-	Vacation Sketch
Attachment C	-	Proposed Ordinance
Exhibit A	-	Conditions of Approval

75' Public Highway Easement Vacation

583.3 0 291.67 583.3 Feet

NAD_1983_StatePlane_Iowa_South_FIPS_1402_Feet

© City of West Des Moines, Iowa

Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

ATTACHMENT A

ATTACHMENT B

INDEX LEGEND

SURVEYOR'S NAME / RETURN TO:
ERIN GRIFFIN
SNYDER & ASSOCIATES, INC.
2727 SW SNYDER BOULEVARD
ANKENY, IOWA 50023
515-964-2020
egriffin@snyder-associates.com
SERVICE PROVIDED BY:
SNYDER & ASSOCIATES, INC.
SURVEY LOCATED:
Sec. 16-T78N-R26W
REQUESTED BY:
Westport Development LLC
Willis Van Zee
P.O. Box 573
Johnston, IA
515-480-4560

VACATION PLAT

PUBLIC HIGHWAY EASEMENT VACATION DESCRIPTION:

A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°54'01" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 639.83 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AS RECORDED IN BOOK 789, PAGE 37 OF THE DALLAS COUNTY RECORDER'S OFFICE; THENCE SOUTH 83°34'02" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", 75.62 FEET; THENCE NORTH 00°54'01" EAST, 641.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 84°26'50" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 75.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES (48,031 S.F.).

OWNER

Westport Development LLC

ZONING

AGRICULTURAL

BASIS OF BEARING

THE EAST LINE OF THE SE 1/4 OF THE NW 1/4 OF SEC. 16-T78N-R26W IS ASSUMED TO BEAR SOUTH 00°54'01" WEST.

LEGEND

Survey	Found	Set
Section Corner	▲	△
1/2" Rebar, Yellow Plastic Cap #19710 (Unless Otherwise Noted)	●	○
ROW Rail	H	
Calculated Point	+	
Platted Distance	P	
Measured Bearing & Distance	M	
Recorded As	R	
Deed Distance	D	
Calculated Distance	C	
Centerline		
Section Line		
1/4 Section Line		
1/4 1/4 Section Line		
Easement Line		

LICENSED PROFESSIONAL LAND SURVEYOR
ERIN D. GRIFFIN
19710
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Erin D. Griffin, PLS Date

License Number 19710

My License Renewal Date is December 31, 2017

Pages or sheets covered by this seal:
Sheets 1 and 2 of 2

PART OF SECTION 16-T78N-R16W

PUBLIC HIGHWAY EASEMENT VACATION

SNYDER & ASSOCIATES

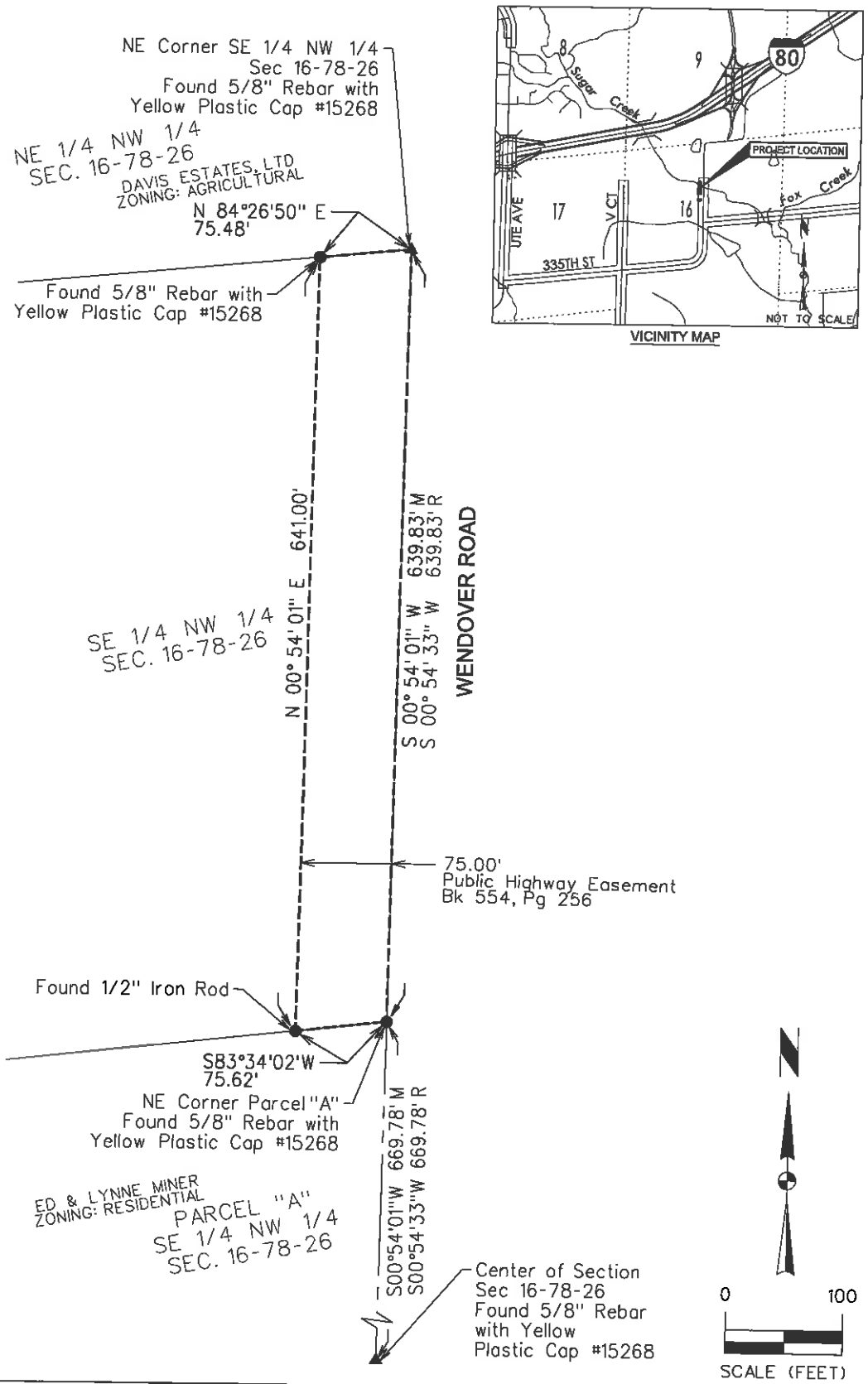
2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	1 OF 2
PN:	116.0830
FLD BK:	PG:
DATE:	09/18/17
PM/TECH:	EDG/JJB

V:\Rail_Engr\CADDStandards\WorkSpace\Standards\Printing\Print_Drivers\Black_Gray\V6BWHalfWeightPDF.pltcfg
T:\pen\date.tbl
Snyder

J:\2016_Projects\116.0830\Cadd\116.0830_VAC.dgn
10/10/2017
SKASER

VACATION PLAT



PART OF SECTION 16-T78N-R16W

PUBLIC HIGHWAY EASEMENT VACATION

SNYDER & ASSOCIATES

2727 S.W. SNYDER BLVD.
ANKENY, IA 50023 (515) 964-2020

SHEET	2 OF 2
PN:	116.0830
FLD BK:	PG:
DATE:	09/18/17
PM/TECH:	EDG/JJB

ATTACHMENT C

Prepared by: B. Portz, Development Services, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265
Tax Statement: Not Applicable

ORDINANCE NO. _____

AN ORDINANCE OF THE CITY OF WEST DES MOINES, IOWA VACATING A 75' PUBLIC HIGHWAY EASEMENT (WESTERN PORTION OF WENDOVER ROAD) LOCATED APPROXIMATELY 650' NORTH OF 335TH STREET

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. Pursuant to Title 7, Chapter 1, Section 10 of the West Des Moines City Code, "VACATION AND DISPOSAL," that portion of the 75' Public Highway Easement legally described below and lying across the eastern portion of the Westport development, approximately 650' north of 335th Street is hereby vacated:

> A PART OF THE SOUTHEAST 1/4 OF THE NORTHWEST 1/4 OF SECTION 16, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., DALLAS COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:
>
> BEGINNING AT THE NORTHEAST CORNER OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE SOUTH 00°54'01" WEST ALONG THE EAST LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 639.83 FEET TO THE NORTHEAST CORNER OF PARCEL "A" AS RECORDED IN BOOK 789, PAGE 37 OF THE DALLAS COUNTY RECORDER'S OFFICE; THENCE SOUTH 83°34'02" WEST ALONG THE NORTH LINE OF SAID PARCEL "A", 75.62 FEET; THENCE NORTH 00°54'01" EAST, 641.00 FEET TO THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4; THENCE NORTH 84°26'50" EAST ALONG THE NORTH LINE OF SAID SOUTHEAST 1/4 OF THE NORTHWEST 1/4, A DISTANCE OF 75.48 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.10 ACRES (48,031 S.F.).

SECTION 2. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase, or part hereof not adjudged invalid, or unconstitutional.

SECTION 3. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

PASSED AND APPROVED by this ____ day of _____, 2017.

_____
Steven K. Gaer, Mayor

ATTEST:

_____
Ryan T. Jacobson, City Clerk

I certify that the foregoing was published as Ordinance No._____ on the _____ day of _____, 2017.

_____
Ryan T. Jacobson, City Clerk

EXHIBIT A
Conditions of Approval

1. No conditions of approval.