

**CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Electronic Meeting**

Monday, 08-03-2020

Attending:

Council Member Matt McKinney
Council Member Renee Hardman
City Manager Tom Hadden
Deputy City Manager Jamie Letzring
Development Director Lynne Twedt
Development Coordinator Linda Schemmel

Principal Engineer Ben McAlister
Planner Brian Portz
Planner Bryce Johnson
Fire Marshal Mike Whitsell
Intern Sean Griffin

Guests: for All items:

City Engineer Brian Hemesath
Kathy Bolten, Business Record

1. The meeting of the Development and Planning City Council Subcommittee was called to order at 8:00 AM.

2. Land Uses Along S 88th Street and Grand Avenue Corridors

Director Twedt provided an overview of proposed land uses for the area generally located south of Mills Civic to Raccoon River and west of S 88th Street to S Jordan Creek Parkway. With the announcement of Des Moines University locating north of Grand Avenue, there has been increased interest in development within and north of the West Grand Business Park. A sketch of the current adopted land uses and proposed was provided noting where Staff are recommending commercial, office, high density, medium density and single-family residential areas.

Council Member McKinney noted he would need to recuse himself to parts of this discussion due to conflict of interest along Grand Avenue. Council Member Hardman informed that she serves on the Board of Trustees for DMU and therefore also has a conflict of interest. Director Twedt noted that staff have spoken with DMU and they are not interested in developing housing on their parcel and don't want to be involved in determining land use of the surrounding property but are hopeful that there will be a variety of residential in the area for both students and staff.

Council Member Hardman commented she did not see any issues with the uses as proposed, however she noted that she felt her perspective was a little limited as she does not own property or have a business in the proposed area. Council Member McKinney stated a preference for the uses to be market driven as much as possible, and an intent to assist developers in a timely manner.

Development Director Twedt stated next steps would be to begin traffic analysis and sanitary sewer capacities and ultimately reach out to property owners.

Direction: Council Members were supportive of establishing land uses to assist with coordinating development of the area.

3. Pending Code Amendments, Fences

Development Services intern Sean Griffin summarized a proposed fence amendment, providing images of recent fences installed in West Des Moines which Staff do not believe meet the intent of the City fence requirements. Mr. Griffin commented two materials which are allowed within the code include chain link and welded wire. Without attaching these materials to a suitable frame, the fences lack structural integrity and durability, and fail to meet an expectation of visual aesthetic. The amendment seeks to increase the standard by adding language with regard to the framing of these materials and allowing flexibility for the Development Services Director to possibly allow suitable alternatives when design accordingly.

Council Member Hardman commended Mr. Griffin for an excellent presentation and thanked him for the visuals which helped clarify the issue. She questioned whether the new amendment would be retroactively applied, and Mr. Griffin assured her it would not.

Council Member Hardman questioned whether it would be addressed for a contractor to post their name on fencing as a part of an active construction project. Mr. Griffin noted this part of the fence code was not being changed, and this is allowed during construction and within 6 months of completion.

Council Member McKinney also thanked Mr. Griffin for his presentation and recalled a personal example where a fence lacking structure next to a residential property posed a threat from neighbor dogs which could go through it.

Direction: Council Members were supportive of amending the fence code.

4. Sidewalk Cafes in Valley Junction Walkways - Linda

Development Coordinator Schemmel informed the committee of two areas identified for potential outdoor café seating within Valley Junction walkways between buildings. She provided sketches noting the location of the two seating areas, which will be located on City owned property adjacent to privately owned restaurants.

Staff are reviewing the plans and noted that the restaurant owners would prefer something more permanent rather than seating taken down and set up each day. Sidewalk Café Use would be seasonal. Staff recommend approval through a minor modification, with operational aspects including hours of operation defined through a lease agreement. City Finance and Legal will assist with drafting the lease agreement language.

Council Member McKinney expressed full support of businesses seeking to expand their footprint during the pandemic circumstances and going forward.

Council Member Hardman agreed that residents are looking for more opportunities which allow for social distancing, and that this provides a good opportunity.

Coordinator Schemmel stated that the next step after Finance and Administrative Subcommittee review would be for a lease agreement to be proposed to Council by the City Legal department.

Direction: Council Members were supportive of allowing sidewalk cafes in Valley Junction walkways.

5. Upcoming Projects – A map was provided with a brief description of each.

- a. 117 S 33rd Street Variance – 3'2" encroachments into the 35' front yard setback for a garage addition (VAR-004794-2020) Planner Brian Portz provided a summary of the variance request.
- b. 1st Street Redevelopment PUD – SW corner of 1st Street and Grand Avenue – Comprehensive Plan Amendment and PUD Amendment to add additional property to the PUD along with edits to the buffering requirements (CPA-004793-2020/ZC-004792-2020) Planner Portz summarized the changes to this parcel as the developer intends to purchase the ROW land from the City to allow for a fence to be constructed for buffering on the south side of their site and the purchase of additional land on the northeast side to provide access to their site from Grand Avenue. He added that there will also be some text amendments to the PUD with this amendment.

6. Minor Modifications & Grading Plans

- a. El Toreado Patio, 3751 EP True Parkway – Construction of a 21' x 27' patio for outdoor dining (MML1-004796-2020)
- b. Nelson Construction Building, 175 S. 9th Street Building 100 – Install water line for fire sprinkler system (MML2-004800-2020).

7. Other Matters

None.

8. The meeting adjourned at 8:50 AM. The next regularly scheduled Development and Planning City Council Subcommittee is August 17, 2020

Linda Schemmel, Development Coordinator

Jennifer Canaday, Recording Secretary