CITY OF WEST DES MOINES
DEVELOPMENT AND PLANNING
CITY COUNCIL SUBCOMMITTEE MEETING
Zoom Electronic Meeting and Training Room at City Hall

Monday, 10-05-2020

Attending:

Council Member Matt McKinney
Council Member Renee Hardman
City Attorney Richard Scieszinski
Assistant City Attorney Jessica Spoden
Development Director Lynne Twedt
Development Coordinator Linda Schemmel
Building Official Rod Van Genderen
Principal Engineer Ben McAlister
Fire Marshal Mike Whitsell

Guests:
Item #1 –
Ben Rosenberg, Sr. Project Development Engineer Solar and Storage, Ameresco
Chad Hayes, Wells Fargo
Unknown Caller (1)
City Engineer Brian Hemesath

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

1. Wells Fargo Headquarters Solar Array, Storm Water Improvements

Development Coordinator Linda Schemmel introduced applicant Ben Rosenberg with Ameresco, who in turn introduced Chad Hayes with Wells Fargo. Mr. Rosenberg then summarized their solar project, noting that it was brought to their attention by the City that storm water detention in the areas where the solar arrays will be installed will be required to be brought up to code with the approval of their major modification application. He noted that they have completed a Storm Water Management Plan and are in the early stages of development to proceed with the full construction plan to bring those detention plans to Code. Based on past experience, the permitting and development could take extended time to approve, so Wells Fargo is requesting up to two years to implement those improvements. This will take longer than installing the solar array, and their hope now is to complete both at the same time, but they would like a contingency in case the storm detention takes longer.

Wells Fargo representative Chad Hayes added that their intention is to complete the detention requirements with the solar installation, but they are wanting to make sure it is done correctly. It may be delayed due to the weather changing; however, they want to assure that they have made inroads to make it happen and they fully intend to comply.

Principal Engineer Ben McAlister provided drawings illustrating areas where there have been storm runoff issues reported to and observed by the City. He noted that the design rainfall for what the City considers pre-development conditions have changed since the original design. Mr. McAlister stated they've been working with Ameresco and due to the nature of the project, they are only requiring those areas where the Solar Arrays are being installed to be brought up to compliance with this application. Engineer McAlister stated the requirements needed to bring the site into compliance, including raising a berm by 2', and changing drainage outlet restrictions. The reason the City is not supportive of deferring the corrections is the potential risk to the public and impact to downstream property owners. He also noted that a two-year deferral increases the risk of the improvements falling off the radar. Engineer McAlister stated he would like the storm water improvements to be required as part of the major modification for the solar arrays.

Development Coordinator Schemmel commented that Staff has been working with the applicant since pre-application to make sure they have all of their documents for submittal, and all other issues have been resolved, this would be the only item for deferral.

Council Member McKinney clarified that without the solar array application, the storm water detention issue would not have required mitigation. Engineer McAlister stated that the City didn't have a mechanism in place to require attention to this matter, although the City was aware the East basin was a problem. Major Modification applications are the trigger for bringing other issues into compliance. There was a brief discussion about the history of the site and rainfall issues.

Council Member Hardman commented that she fully supports more use of solar arrays in the area and applauded Wells Fargo for implementing this resource.

Council Member McKinney agreed, and asked what type of trigger could be implemented if Wells Fargo was allowed to move forward with the Solar Array but complete the detention requirements later. Engineer McAlister responded that requiring compliance prior to approval of the major modification is the current trigger. Council Member McKinney asked if another option could be utilized.

City Attorney Scieszinski inserted that when there's extenuating circumstances, the City could work out an agreement for the completion of the requirement.

Chad Hayes inserted that Wells Fargo is willing to comply, and their intent is to submit with the major modification application. He noted he is the project manager and would work with the City to work out reasonable timelines and keep an open dialogue to reassure that they are taking care of the problem.

Council Member McKinney requested additional information regarding the solar benefits Wells Fargo anticipates with the installation of the arrays. Council Member Hardman reiterated her support.

Direction: Council Members were supportive of the City establishing an agreement with Wells Fargo to allow a two-year timeline of completion of the detention requirements.

2. Upcoming Projects

There were none.

3. Minor Modifications & Grading Plans

a. *Grand Ridge Plat 1* (1809 S. 50th Pl.): rough grading of the site (GP-004868-2020)
Jordan Creek Town Center (101 Jordan Creek Parkway): Façade modifications (MML1-004861-2020)
b. *The Shoppes at Valley West* (3200 Westown Parkway): Façade modifications (MML1-004875-2020)
c. *Wells Fargo Rooftop Solar* (7001 Westown Parkway): Installation of roof top solar array (MML1-004876-2020)
d. *545 5th Street: Exterior Modifications* (MML1-004877-2020)
e. *Family Pet Veterinarian Center* (1215 Prospect): Install a fence (MML1-004882-2020)
f. *Costco Bollards* (7205 Mills Civic Parkway): install bollards (MML1-004881-2020)
g. *Renewal by Anderson* (515 Railroad): add an accessory structure (MML2-004878-2020)

Other Matters

a. Council Member Hardman requested an update regarding a previously discussed affordable housing proposal involving Anawim Housing. Development Coordinator Schemmel responded that the next step would be to be review a site plan and property subdivision, however those applications have not been received yet and she does not have confirmation that Anawim will be involved. Council Member Hardman asked whether Council would be involved in voting. Ms. Schemmel stated they would and noted that neither site plan nor subdivision application processes require public noticing, however concerned residents can track it by getting notified of agendas being posted.
b. Council Member Hardman questioned the status of a recent project proposed by Scott Cutler. Development Coordinator Schemmel commented that plans are being developed for a project at the 300 block on the west side of the street in Valley Junction, however details are still being worked out and an application has not yet been received by Development Services for review.
c. Council Member McKinney mentioned that the Special Exceptions Zoning amendment was coming before Council this evening and asked about a second amendment mentioned in a recent discussion. Director Twedt informed that a front yard setback ordinance amendment will be presented to Council likely on October 19.

The meeting adjourned at 8:32 AM. The next regularly scheduled Development and Planning City Council Subcommittee is October 19, 2020.

Lynne Twedt, Development Services Director

Jennifer Canaday, Recording Secretary