

**CITY OF WEST DES MOINES  
DEVELOPMENT AND PLANNING  
CITY COUNCIL SUBCOMMITTEE MEETING  
Training Room**

Monday, February 2, 2026

**Attending:**

Council Member Matt McKinney  
Council Member Doug Loots  
Deputy City Manager Jamie Letzring  
Development Director Lynne Twedt  
Building Official Dennis Patrick

Development Coordinator Karen Marren  
Comm & Economic Dev Director Ryan Moffat  
City Engineer Brian Hemesath  
Principal Engineer Ben McAlister  
Traffic Engineer Eric Petersen

Guests: Item #1 -

Roger Etzel  
Ed Miner  
Kyle Kuhns  
Jacob Vander Ploeg  
Mike Louscher  
Josh Jensen  
Jarad Bernstein  
Scott Sullivan  
Nick Williams

Online Staff and Guests: Item #1 –

City Attorney Greta Truman  
Planning Administrator Linda Schemmel  
Bob Conway  
Nathan Easter  
Scott Steelman  
Unidentified phone number  
Planner Brian Portz  
Planner Kate DeVine  
Planner Emani Brinkman

The meeting of the Development and Planning City Council Subcommittee was called to order at 7:30 AM.

**1. EP True Parkway Extension – Land Use**

Director Twedt provided a drawing showing parcels in the future NW area of the city. She showed the current Comp Plan assigned land uses, and projected valuations, noting that the area does not appear to support construction of a bridge at Sugar Creek needed to extend EP True west into the subject area. Director Twedt provided indication of valuations with alternate possible land uses. Council Member McKinney invited guests at the meeting to present their comments.

Mike Louscher, 2505 SE Encompass Drive, Waukee, informed that he is an owner of Parcel C. He pointed out that he purchased land and began development (*on parcel B*) based on the approved Comp Plan and that they had invested a lot of time and money but were unable to get the final plat approved. There was a discussion about the availability of water to Parcel B.

Josh Jensen, 60060 280<sup>th</sup> St, Cambridge, commented on the changes to the water availability after they were partway through development. He agreed that they had spent a lot of time over the past three years working through the development with staff. Engineering approved their road alignment, and they had built the street and started utility work.

Scott Sullivan, 33645 Berns Shore Drive, Adel, stated that he is part of the ownership group for Parcel B, and that they had spent a year going through the first 114 items of a 115-item checklist only to find out they were denied water to the Plat. He stated they had a lot of discussion with City Staff and the Jewish Federation based on the planned extension of EP True Parkway, and it was all for nothing because they can't get the final plat. Mr. Sullivan asked if other parcels in the area could be included in the valuation to support the extension. Director Twedt clarified that Parcels B and C are directly serviced by EP True Parkway, but other parcels have alternate streets for access.

Nick Williams, 34097 B Place, Waukee, informed that he is part owner of Parcels D and B, and as a real estate agent has been actively involved in selling in this region based on the Comp Plan which he believed to be good through 2040. He added that he had several buyers interested who reached out to the City and lost interest after discovering there was no water access yet. Mr. Williams commented that the Louschers who own Parcel C have damages here, and asked what precedent was being set if developers and real estate agents can't rely on a plan good through 2040. He added that there hasn't been a plan that helps landowners understand the utility locations. City Engineer Brian Hemesath responded that the sewer will follow the draws, but that this is not the point of discussion. Mr. Williams replied that he believed it should be, questioning how they were to proceed if the comp plan and approved streets plans change this soon after approval.

Mr. Williams also questioned why the development group was not informed of the results of the McClure Study from 2023. He added that the valuations have always included Parcels D, B, C and those below C. Mr. Williams presented comments on behalf of Bud Pekoi, who purchased 8 acres. There are concerns about the streets without EP True going through, changing from minor and major arterials and becoming local roads.

Jarad Bernstein, 33158 Ute Ave, Waukee, stated he was with the Jewish Federation, and questioned how Parcel D wouldn't be served by Ute. He didn't see people using the next exit of Grand Prairie to come back to this parcel.

Ed Miner, 32533 Wendover Road, Waukee, introduced himself as owner of Parcel M, and expressed interest in changing the use for Parcel M to Mixed Residential. Director Twedt responded that the City did not have a big concern with that change.

Community and Economic Development Director Ryan Moffat was present and explained City road funding options. He pointed out that development is occurring from Mills Civic Parkway moving north. Council Member Loots added that the City did not know the cost of the bridge five years ago, and that the City would not get in the position of building a bridge which was not supported by valuation. He encouraged the owners present to develop a proposal which will reflect a higher valuation capable of supporting the extension. Council Member McKinney summarized that the valuation of this area needs to support a \$21M bridge, or it can't be built. He cautioned about suggesting development and putting colors on a map that does not get built resulting in lack of valuation. Second, there needs to be two access points. Third, need to determine which land uses are best for Parcel C. Council Member McKinney concluded by asking those present to return in a month with a clearer picture of what could realistically be built on the site to support the cost of the bridge. He added that he believed the comp plan designation of Multi Use medium could be kept with the right plan.

*Direction: Council Members were supportive of continuing this discussion at the March 2, 2026, Subcommittee meeting.*

## **2. Code Amendment: Elimination of Temp Uses Surety**

Director Twedt provided a summary of the amendment which will eliminate the required deposit for temp use permits on private property. She clarified that even with the surety deposit, the City would not clean up after a use on private property. Council Member McKinney asked if the City ever cleaned up a site. Director Twedt stated that she was not aware of any time the City had done so. Council Member Loots asked the origin of the code requirement. Director Twedt replied it was unknown, possibly related to temp uses locating on vacant sites.

*Direction: Council Members were supportive of amending Code to remove the temp use deposit requirement on private property.*

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

- c. Kwik Star, 3501 Westown Parkway – Construction of a 9,100 square foot convenience store with 8 fuel pumps – SP-007191-2026

It was questioned if this was being delayed due to the Corridor planning. Director Twedt responded that it is not being delayed, all pieces are moving forward as fast as possible with the site plan review under review now. Council Member McKinney asked about parking for this site as it was mentioned the intent to hide parking behind buildings. Director Twedt showed a drawing with the parking hidden from Valley West by the building but noted no building on the south thus typical screening with shrubbery. Council Member McKinney asked if there was a concern about traffic. Traffic Engineer Petersen responded that traffic does back up in this area during peak drive times, however the current analysis being performed doesn't show additional issues.

- d. Woodland Estates Vacation, 9468 Treehaven Court: Vacate existing 10' overland flowage easement and re-establish the easement further back into the lot to allow for more buildable area – VAC-007186-2026
- e. Woodland Estates Plat of Survey, 9468 Treehaven Court, 9449 and 9417 Cascade Avenue. Plat of Survey to separate a portion of Woodland Estates Plat 2, Lot 32 (9468 Treehaven Court) and combine with Woodland Estates Plat 2, Lots 35 & 36 (9449 and 9417 Cascade Avenue) – POS-007185-2026

Council Member Loots questioned the impact of flowage with the elbow being created. Principal Engineer McAlister replied that this elbow is already in existence so this is aligning the flow with the easement.

- f. 60<sup>th</sup> Street Single Family, 286 60<sup>th</sup> Street: Platting and development of 10 single family lots – PP-007190-2026

Council Member McKinney clarified that this did not require a change to the comp plan. Director Twedt responded that it does not require either comp plan or zoning changes. Council Member Loots asked whether the driveways would exit onto 60<sup>th</sup> Street. Director Twedt replied there will be a frontage road servicing the parcel, with two access points onto 60<sup>th</sup> Street.

### 4. Other Matters

None

The meeting adjourned at 8:42 AM. The next regularly scheduled Development and Planning City Council Subcommittee is February 16, 2026.

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Lynne Twedt, Development Services Director

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Jennifer Canaday, Recording Secretary