

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

Monday, March 2, 2026

Attending:

Council Member Matt McKinney
Council Member Doug Loots
City Manager Tom Hadden
City Attorney Greta Truman
Development Director Lynne Twedt
Planning Administrator Linda Schemmel
Building Official Dennis Patrick

Planning Administrator Linda Schemmel
Development Coordinator Karen Marren
Principal Engineer Ben McAlister
Principal Traffic Engineer Eric Petersen
Comm & Economic Dev't Director Ryan Moffatt

Guests Present In Room: Item #1 -

Lynnette and John Fyfe
Nick Williams
Chris Coppinger
Mike Louscher
Kyle Kuhns
Jacob Vander Ploeg

Staff and Guests Online:

Deputy City Manager Jamie Letzring
City Engineer Brian Hemesath
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 Extension – Land Use

Director Twedt introduced the discussion as a continuation of the February 2, 2026, Development and Planning Council Subcommittee meeting. She noted that Staff met with the developers on February 17, and that the Fire Marshal reviewed options for a secondary road access and proposed consideration of a loop road similar to one located at Office Plaza Drive.

Nick Williams, 34097 V Place, Waukee, representing a group of landowners and developers, explained they had developed a proposal which showed higher valuation, and relied on use of TIF or CIP funding. He requested assistance from the City to streamline water and utilities to the site as lack of water is hindering current development proposals. Council Member McKinney noted that the City has no authority over the access to water. Principal Engineer Ben McAlister inserted that access to water is normally put in when the streets are built.

Council Member McKinney pointed out that the new valuation still didn't cover the cost of the bridge. Council Member Loots added that he wanted to support the development of the area and was open to a broad range of ideas, however he did not want to burden the taxpayer with the cost of the bridge.

Mr. Williams requested consideration of using TIF or CIP funding to facilitate development in the area, explaining that the bridge would benefit the area beyond the parcels in question. Director Moffatt stated it would take a large project to offset the cost, and it is possible that a one-off proposal could occur at some time in the future. He noted that it would be a policy decision to incentivize construction of a public street.

Mike Louscher, 2505 SE Encompass Drive, Waukee, questioned the impact to Mills Civic Parkway without the EP True extension. Traffic Engineer Petersen stated it could be sized accordingly. Engineer McAlister added that the proposed changes to EP True Parkway would not require widening Mills Civic Parkway beyond what was currently planned.

Council Member Loots questioned the inclusion of other parcels which would also benefit from the bridge. Director Twedt pointed out that those areas can be served by other roads. She noted that a once-in-a-lifetime project could cover the cost of the bridge. Slide 7 takes the bridge off while Slide 8 would leave that as a potential future option. Council Member McKinney asked how the map could be labeled so there is no confusion in the future about the discussions taking place now. Director Twedt indicated that is the purpose of the pre-application process.

Mr. Williams expressed opposition to the Slide 8 option as preventing development and delaying final platting for years. He also opposed the secondary road option proposed by Fire Marshal Whitsell, and the concept of downgrading a minor arterial to a major collector.

Ms. Lynnette Fyfe, 33072 V Ct, Waukee, asked whether I-80 will be widened and expressed opposition to the bridge on behalf of herself and her husband, John. Engineer Petersen explained that the DOT has identified a corridor preservation zone from DeSoto to Grand Prairie Parkway. Currently, I-80 is being expanded east of Grand Prairie Parkway from 4 to 6 lanes. They could potentially go further west with the expansion but there are no plans to do so at this time.

Council Member McKinney asked if the City was moving roads just for this project. Director Twedt and Engineer Petersen explained that the realignment of Mills Civic creates a better network for the area and would allow other properties to develop while keeping the door open for a future, likely private construction of EP True Pkwy and bridge.

Council Members Loots and McKinney recommended discussions with Staff and Subcommittee Members if the owners had additional questions or could come up with a proposal that would work. Council Member McKinney stated he would like the matter to come back to full Council by July 1.

Director Twedt informed that on a separate but related matter, the owner of Parcel M had requested at the last meeting to change their land use to Mixed Residential for intended townhome development. Director Twedt added that Staff had no concerns with this request.

Director Moffatt commented that Fox Creek annexations would unlock development on Parcels K and L. Hearing that they may be receptive to development unlocks the ability of parcels K and L to be annexed into the City, without leaving parcel M as an island. Council Members McKinney and Loots expressed support of allowing development to go further west and south.

Direction: Council Members were supportive of the option proposed on Slide 8, realigning Mills Civic Parkway with a future option to extend EP True Parkway as a major collector as a developer-installed extension; bringing a comp plan amendment to Council by July 1; and allowing further discussion at a future Subcommittee if there is a significant proposal brought forth. Council Members also supported changing the land use for Parcel M to Mixed Residential.

2. Upcoming Projects

None

3. Minor Modifications & Grading Plans

- a. Hamlet Apartments, 2200 EP True Parkway: Modify the existing courtyard and add in additional doors on the exterior of the building for walk out patios for the apartments – MML2-007217-2026
- b. Dutch Bros Coffee, 5950 Mills Civic Pkwy, Bldg 2000: Initiate rough grading of site in

4. Other Matters

None

The meeting adjourned at 8:38 AM. The next regularly scheduled Development and Planning City Council Subcommittee is March 23, 2026.

Jennifer Canaday, Recording Secretary