

URBANDALE PLANNING AND ZONING COMMISSION MINUTES

April 12, 2021

Due to the COVID-19 pandemic and associated protocols, the Urbandale Planning & Zoning Commission met in regular session as a virtual meeting on Monday, April 12, 2021, via WebEx. Chairperson Hatfield called the meeting to order at 5:30 p.m.

Mr. Hatfield said the April 12, 2021 regular meeting of the Urbandale Planning and Zoning Commission will now come to order. The Commission is empowered by Iowa law and by City ordinances to make recommendations to the City Council for action on petitions for rezoning, amendments to the Comprehensive Plan, and various development proposals such as subdivision plats and site plans.

Urbandale strives to promote and model the principles of Character Counts, and we expect all participants in tonight's meeting to conduct themselves in a respectful manner that adheres to the principles of trustworthiness, respect, responsibility, fairness, caring, and citizenship.

Commissioners present were Joan Racki, Lee Hollatz, Aaron Smith, Judy Ralston-Hansen, Jeff Hatfield, Marcus Galante, and Wayne Van Heuvelen. Staff members present were Kristi Bales, Community Development Manager/Chief Planner; Annika Schilke, Planner II; Cheryl Vander Linden, Administrative Specialist; and Nicole Lunders, City Clerk.

This is an informal meeting that is open to the public. The matters that appear on the agenda are not public hearings unless specifically noted. However, if anyone wishes to address the Commission briefly on any item that is on the agenda you may request to be recognized using the WebEx application. We ask that each person addressing the Commission please unmute your microphone when prompted to do so by the Commission Chair, and state their name and address for the record prior to speaking.

The Commission will take action on each item on the agenda at this meeting, unless the Commission determines that additional information should be gathered prior to voting. The Commission's action is advisory only and is not binding on the City Council.

Finally, please mute your electronic device to lessen background noise but also remember to "un-mute" your electronic device at the time of discussion, questions, and voting.

The first item on the agenda was to approve the minutes from the March 30, 2021 meeting. Ms. Racki moved, and it was seconded by Hollatz, to approve the March 30, 2021 meeting minutes. On roll call; Ayes: Racki, Smith, Hollatz, Ralston-Hansen, Van Heuvelen; Passes: Galante, Hatfield; Nays: none. Motion carried.

The next item on the agenda was the public hearing on the "Bentley Ridge" Rezoning from "A-1" Agricultural Reserve District to "P.U.D. Planned Unit Development District, case no. 010-2021-02.01 (170th Street and Plum Drive). Ms. Ralston-Hansen said, if there were no objections, she would dispense with reading the following official publication:

Case No. 010-2021-02.01

OFFICIAL PUBLICATION

TO WHOM IT MAY CONCERN:

Notice is hereby given that the Urbandale Planning & Zoning Commission will hold a public hearing at 5:30 p.m. on Monday, April 12, 2021, to consider a petition from Kevin J. Johnson, President of Accurate Land Company, Inc., to amend the Comprehensive Plan and rezone the following legally described property from "A-1" Agricultural Reserve District to "P.U.D." Planned Unit Development District:

THE SOUTH HALF OF THE NORTHWEST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA, EXCEPT BEGINNING AT THE NORTHWEST CORNER OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 89°36'00" EAST ALONG THE NORTH LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER, 1001.14 FEET; THENCE SOUTH 65°49'18" WEST, 1094.05 FEET TO THE WEST LINE OF SAID SOUTH HALF OF THE NORTHWEST QUARTER; THENCE NORTH 00°23'44" WEST ALONG SAID WEST LINE, 441.12 FEET TO THE POINT OF BEGINNING. SAID PART OF THE SOUTH HALF OF THE NORTHWEST QUARTER CONTAINS 74.99 ACRES OF WHICH 0.88 ACRES IS PUBLIC ROADWAY EASEMENT MORE OR LESS.

AND

THE NORTHEAST QUARTER OF SECTION 15, TOWNSHIP 79 NORTH, RANGE 26 WEST OF THE 5TH/ P.M., CITY OF URBANDALE, DALLAS COUNTY, IOWA, EXCEPT RADIANT ELEMENTARY PLAT 1 AN OFFICIAL PLAT, EXCEPT PARCEL 17-41 OF SAID NORTHEAST QUARTER AS SHOWN ON THE PLAT OF SURVEY RECORDED IN BOOK 2016, PAGE 5613, EXCEPT THE PROPERTY DEEDED TO THE CITY OF URBANDALE IN WARRANTY DEED RECORDED IN BOOK 2020, PAGE 1552 AND AS SHOWN ON THE ACQUISITION PLAT RECORDED WITH SAID DEED. SAID PART OF THE NORTHEAST QUARTER CONTAINS 137.64 ACRES OF WHICH 2.30 ACRES IS PUBLIC ROADWAY EASEMENT MORE OR LESS.

PROPERTY BEING LOCATED IN THE CITY OF URBANDALE, DALLAS COUNTY, IOWA AND CONTAINING A TOTAL AREA OF 212.63 ACRES OF WHICH 3.18 ACRES IS PUBLIC ROADWAY EASEMENT MORE OR LESS.

Due to public health concerns and guidance, in accordance with Iowa Code sections 21.4(1)(b) and 21.8, this meeting will be conducted electronically via a WebEx virtual meeting application.

To join the meeting via WebEx type in the link below:

<https://cityofurbandale.webex.com/cityofurbandale/j.php?MTID=md94d0dbf32d7d753601a04eb3be66925>

Meeting number: 187 680 5166

Password: 1234

To join the meeting via phone dial: (408) 418-9388 Access code: 187 680 5166

This property is located at the intersection of 170th Street and Plum Drive and extends one mile west to 184th Street. The proposed rezoning would allow the property to be subdivided and developed into approximately 11 acres of commercial development; approximately 18.9 acres of multi-family residential housing or single-family detached residential housing with a minimum lot width of 60 feet; approximately 6.7 acres of single-family attached residential housing (townhomes) or single-family detached residential housing with a minimum lot width of 60 feet; approximately 26.8 acres of single-family detached residential housing with a minimum lot width of 60 feet; and approximately 143.4 acres of single-family detached residential housing with a minimum lot width of 70 feet.

More information on the proposed amendment can be obtained at the Department of Community Development, 3600-86th Street, Urbandale, Iowa between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. The Department can be reached by phone at 515-278-3935. All interested parties either for or against the proposed amendment will be heard at the time and place set forth above.

There were no objections to the official notice as published.

Ms. Bales said this request pertains to approximately 213 acres of property located west of Plum Drive and Radiant Elementary, extending from 170th Street to 184th Street. The property is primarily used for agricultural purposes with the recent relocation of the Bentley Ridge Tree Farm and Nursery at the northeast corner of the property.

The Comprehensive Plan amendment and rezoning have been requested in order to develop the property into approximately 170 acres of single-family detached residential dwellings, 6.7 acres of single-family attached residential dwellings (townhomes), 18.9 acres of multi-family residential, and 11 acres of neighborhood commercial development.

The subject property has approximately 1,740 feet of frontage along 170th Street and approximately 925 feet of frontage along 184th Street (aka Warrior Lane/V Avenue). Across 184th Street to the west is unincorporated Dallas County.

A conceptual development plan discussed with City staff proposes the subdivision of the property to create primarily single-family detached residential lots that are a minimum of 70 feet with and a small portion being a minimum of 60 feet in width. Details of the lot arrangement would be presented in an overall preliminary plat for the development. The single-family attached (townhouse) residential portion of the project would be developed along the north side adjacent to the neighborhood commercial property with a maximum density of 8 dwelling units per acre. The multi-family portion of the project would be developed on the east side of the property along 170th Street with a maximum density of 20 units per acre.

The proposed Comprehensive Plan amendment and rezoning to "P.U.D." appear to be reasonable and appropriate, given the existing zoning and plans of the surrounding P.U.D. developments of Mallard Prairie, Highland Meadows, and Waukee Land. The future land use map of the Comprehensive Plan currently shows this property as single-family detached residential dwellings along with the potential for commercial development at the southwest corner of 170th Street and Waterford Road. The proposed townhomes would be located near the commercial property and the multi-family portion of the development would be placed north of the school along 170th Street.

170th Street currently has two lanes of pavement along the eastern frontage of this property. It is currently scheduled to be reconstructed with a four-lane cross-section plus turn lanes in 2022. The timeframe for reconstruction and widening of 184th Street is currently unknown. Right-of-way will be required to accommodate the planned extension of Waterford Road, west of 170th Street.

Sanitary sewer service will be provided from multiple connections to the east, south and north. Water service will be provided from connections to the east and from the south through adjoining developments. The development will be required to comply with the Parkland Ordinance including the dedication of land.

The property across 170th Street to the east is zoned "P.U.D" for the Highland Meadows development. Radiant Elementary is zoned "R-1S" Suburban Density Single-Family District. Property to the south is zoned "P.U.D." for the Mallard Prairie and Waukee Land residential developments with some additional adjacent land zoned "A-1" Agricultural Reserve District. Property to the west and property to the north that is in unincorporated Dallas County is part of the future annexation plans for the city and would be designated primarily for residential uses with the potential for some commercial uses at the northwest corner of 170th and the Waterford Road extension. Property to the north that is within the City limits is zoned "A-1".

The property is located in the Waukee School District and drains primarily to the north into Walnut Creek.

Ms. Bales said Staff recommends approval of the amendment to the Comprehensive Plan, and the rezoning of the property, subject to the attached "Bentley Ridge" Planned Unit Development Master Plan.

Ms. Ralston-Hansen asked is there any timeline for this development?

Ms. Bales said that's a good question. The one call I did receive about this, when they received their notice, they asked the same question. I know what I know from the pre-application meeting, but I'd rather have the applicant just talk about that in general, and then I can fill in any holes from what I know.

Ms. Ralston-Hansen said sounds good.

Mr. Hatfield said as this is a public hearing, the Commission will hear comments from both proponents and opponents of this proposed rezoning. First we will hear from proponents.

Mr. Dean Roghair, Civil Design Advantage, 3405 SE Crossroads Drive, Grimes, said basically Ms. Bales covered everything. It's a large parcel of land and we're mixing uses, focused on the higher intensity uses along the arterials. As she mentioned, the majority of the site is single family. Timing, they would like to start the first residential plat this year. The project is obviously pretty large so it will take a number of years to fully develop, but with the 170th Street construction that started in 2020, then there's some timing on when some of those other uses make sense. Obviously there's development going on to the south of us in and around the school, so we'd probably start the first plat around the school in that area just west of the school yet this year just to get the first phase in. I'd be happy to answer questions, too.

Mr. Hatfield asked if Mr. Jared Johnson wished to speak? Hearing silence, he asked if there was anyone else who wanted to speak in favor of this proposal. Next he asked for any opponents wishing to speak. He asked Ms. Bales if anyone called her or indicated that they were not in favor of this for some reason?

Ms. Bales said they did not. The one call I had was more of a curiosity call; I would not call it an opposition call.

Mr. Van Heuvelen said this is, as I understand it, conceptually. Do you expect major changes, minor changes, or the more you think about it, this is what you're going to living with? I guess define the word "conceptually".

Mr. Roghair said if we were to build all of this today, this is exactly what they'd want to do. As I mentioned, it's a large property so 5 or 10 years from now, if it's not fully developed, there might be changes, but this is exactly what they would do if they were building it all today. Yes, what you see is what they're planning to do.

Mr. Hatfield asked if there was any other discussion either by proponents or opponents?

Seeing no one, Ms. Racki moved, and it was seconded by Ralston-Hansen, to close the public hearing. On roll call; Ayes: Racki, Hansen, Van Heuvelen, Hollatz, Smith, Galante, Hatfield; Nays: none. Passes: none. Motion carried.

Ms. Ralston-Hansen said it doesn't look like there is anything that needs to be removed from the property. Is that correct?

Ms. Bales said you mean in terms of houses or outbuildings, that sort of thing?

Ms. Ralston-Hansen said yes.

Ms. Bales said from what I understand that is mostly correct. I'll make a note that up here in the right-hand corner, the northeast corner of the property, that was where the Bentley Tree Nursery was. I believe they've relocated most of their materials. It looks like there might be a couple of outbuildings there, so maybe some minor removal there, but clearly nothing significant. There are no other houses or outbuildings beyond that.

Mr. Hatfield asked would this be one of the largest single-holding parcels in Urbandale yet to be developed at 213 acres?

Ms. Bales said while it's large, the largest one yet to be developed is actually just north of here owned by the Cramer family. The Cramer family owns all of this, so they're probably the largest. So I'd say this is probably the second largest, though.

Mr. Hatfield said looks like a very ambitious plan, but it looks like it's reflected by what the master plan perceived it would be years ago.

Ms. Ralston-Hansen moved, and it was seconded by Smith, to approve the "Bentley Ridge" Rezoning from "A-1" to "P.U.D.", subject to staff recommendations. On roll call; Ayes: Ralston-Hansen, Smith, Racki, Van Heuvelen, Hollatz, Galante, Hatfield; Nays: none. Passes: none. Motion carried.

Mr. Hatfield said good luck to you and we look forward to seeing that being developed over the next few years.

The next item was the “Waterford Pointe Townhomes Plat 1” Preliminary Plat and Site Plan No. 012-2018-14.00 (142nd Street and Waterford Road).

Ms. Bales said this revised preliminary plat and site plan pertain to approximately 12 acres of the overall 76.5-acre “Waterford Pointe” development, which is located in the northwest corner of the intersection of 142nd Street and Waterford Road. The City Council approved a zone change to “P.U.D.” on February 2, 2016 (formerly named the “Wheeler Property P.U.D.”). On January 3, 2017, the City Council approved an amendment to the P.U.D. Master Plan to allow for attached single-family residential units (townhomes) at a maximum density of 12 units per acre. In 2018, the site plan and preliminary plat were approved for 50 townhouse units. However, since that initial approval, the project has changed in scope and review and approval is required.

The overall Waterford Pointe development has approximately 1,310 feet of frontage along Waterford Road and approximately 2,650 feet of frontage along 142nd Street. A 100-foot wide easement for the overhead electric transmission line runs east-west through the middle of the property. The Waterford Pointe development will have two street connections to the west into the Coyote Ridge development and one street connection to the north to serve future residential development.

This preliminary plat Waterford Pointe Townhomes proposes 62 attached single-family residential lots (townhomes), an increase from the original proposal of 50 lots. The townhomes will be platted on approximately 7 acres and the remaining 5 acres will be platted as an outlot for future development. The townhomes will have two points of access onto 142nd Street and one point of access onto 145th Street. The width of each individual townhome lot ranges in size from 22 feet to 29 feet, with each lot having at least 1,521 square feet. The front yard setback along the private streets serving the townhouses is a minimum of 25’ from the back of the curb. The minimum separation between buildings is 10 feet. All townhome units are required to have a two-car garage.

This site plan for Plat 1 proposes construction of 25 of the 62 townhomes within five 5-plexes. With Plat 1, the street connection to 145th Street and one of the connections to 142nd Street will be constructed. Parking in addition to that available in individual driveways is required at a rate of one space per four units and for this overall project will require 16 parking spaces (8 spaces are shown with Plat 1).

A 5’ sidewalk is required on at least one side of all private streets. Sidewalk connections will also be extended to Waterford Road and 142nd Street. Reconstruction on Waterford Road started a few weeks ago with widening the street from two lanes of asphalt pavement to a four-lane cross-section plus turn lanes. Proposed in 2022 is a 1-mile asphalt overlay of 142nd Street from Waterford Road to Meadow Drive along the eastern frontage of the Waterford Pointe development. This section of 142nd Street is currently gravel and needs the overlay to improve the level of service until reconstruction with five lanes in the future.

The Parkland dedication was part of the overall Waterford Pointe development and those requirements have been met which included dedicating parkland and constructing an 8-foot trail within the parkland. The project includes the berm and plantings along 142nd Street, as required by the PUD Master Plan in the 50' Landscape Setback. A 30' landscape buffer is required between the townhouses and the single-family detached residences on the western side of the project.

The preliminary plat/site plan is bordered on the north and west by other portions of the overall Waterford Pointe P.U.D. development. Property to the east, across 142nd Street, is within the City of Grimes. The electric sub-station is located on the northeast corner of the intersection with Waterford Road. Property to the south, across Waterford Road, is zoned "P.U.D." and is currently being reviewed for a development known as "Barrett's Estate".

The property is located in the Waukee School District and drains primarily to the west, eventually into Walnut Creek.

Ms. Bales said Staff recommends approval of the preliminary plat, subject to requiring the developer to:

1. Provide book/page numbers for existing easements; revise total acreage of plat; provide more linework clarity on the boundary line between Outlot Y and Outlot Z; provide turnaround at the north end of 144th Street (the City will not be able to provide garbage services with current configuration); provide curb at north end of 144th Street to avoid sheet flow runoff from pavement; add lot dimensions.
2. Clarify which lots have basements and which do not. Remove MBEs for units without basements; verify MOEs match SWMP; This project requires a GP2. Provide copy of NPDES Permit and SWPPP document, including the required components from GP2, prior to any grading work and final approval of the preliminary plat. NPDES and SWPPP may be submitted to stormwater@urbandale.org; a hard copy is not necessary. Weekly inspection reports and follow-up documentation as required by GP2 will also need to be submitted to this email address.
3. Drainage Calculations: Update narrative for current 62 lot configuration; verify the CN calculated with the Waterford Pointe SWMP is still valid with increase in impervious area; Storm Sewer: P-8 and P-10 are undersized. P-8 is not shown on plat; update MOE calculations for current lot layout and structure numbering.
4. At the time of final plat, provide a bond to ensure the detention area is cleaned out prior to it being turned over to the home owners association; provide a stormwater facility maintenance agreement (SWFMA) per the Post Construction Stormwater Ordinance (assumed as an addendum to the SWFMA for Waterford Pointe Plat 1); provide a bond for the landscaping along 142nd Street; provide reference in

covenants that there is a private fire hydrant maintenance program available through the Urbandale Water Utility; all private street/stop/no parking signs to be installed by developer.

Staff recommends approval of the site plan, subject to requiring the developer to:

1. Provide book/page for all existing easements; at time of Plat 2, extend sidewalk to the pedestrian trail within the 100' overhead transmission line easement (per PUD); add lot dimensions;
2. Move the valve on 144th Street from between Lots 6/7 to north of the last water service at Lot 10; extend the 12" water main south to Waterford Road as originally designed; Sheet 2, Note N: Unless granted by easement, electrical service feeders cannot extend through adjacent units additionally gas pipeline after the meter cannot extend through adjacent units; Sheet 3: verify width dimension on detail 4/3 and add deck patios to all typicals to match floor plans; label site plan with chosen floor plan in order to verify dimensions of proposed units and lot layouts;
3. Clarify which lots have basements and which do not. Remove MBEs for units without basements. Verify MOEs match SWMP; provide more linework clarity on the boundary line between Outlot Y and Outlot Z; Mailbox pads will need to meet ADA compliance. An ADA accessible route to the mailboxes will be required at the time of plat completion; update Sheet 2 Note U.
4. Sheet 2, Pollution Prevention: Update Note C.4.i for current GP2 0/14 rule; General Note A, update for 2021 SUDAS specifications; Urbandale Utility contact is Tim Terrill and tterrill@urbandale.org; at the time of the site as-built, provide signed calculations showing basin volume calculations by the contour-area method, and provide a signed affidavit that the storm water detention facility has been constructed in substantial conformance with the approved plan and confirming installation of orifice plates.

Mr. Hatfield said in the past, we've struggled with some private streets having some funky sewer items or whatever, does this conform to the City's standards going forward, so there's not complications down the road?

Ms. Bales said I believe the sanitary sewer is in the street on this. We had that when they were single family detached. They were on super small lots, but they were single family detached. It was less of an issue, less of a concern, when they were attached townhouses. The project engineer, Jason Ledden, can confirm the sewer location. But this case, this situation, was not the cause of great concern. It was the single family detached on small lots.

Mr. Hatfield said I'll trust you that that's not an issue.

Mr. Van Heuvelen said I think there is some issue regarding whether they're going to have basements or not, or the divisions between basements or not. So I'd be curious about that. And then just the general square footage of the units?

Mr. David Albright, Waterford Ventures, 3100 White Pine Court, Waukee, said to answer your question on the basements, a little over half will be slab on grade and the remaining will have partial basements. The properties on the west side of the property are the ones that are slab on grade, and the ones more towards the center and running east to west, they'll be the ones that have the partial basements. Square footage-wise, all of the units are two story units and will have in excess of 1,500 square feet per living unit. I see Ms. Bales has pulled up the plan of the ones that have the partial basements.

Ms. Bales said in case a picture helped.

Mr. Galante asked are there any right-of-way concerns with the adjacent substation?

Ms. Bales said the adjacent one to the west? No, that's also part of the Waterford Pointe overall P.U.D., so they're required to tie in, and it lines up correctly with what the overall plan is.

Mr. Galante said to the east, right?

Ms. Bales said it connects into 145th on the west which is where single family houses are. And then to the east it will have two direct connections to 142nd.

Mr. Van Heuvelen asked do you have any problems with those staff recommendations?

Mr. Albright said we've reviewed the staff comments. For the most part we don't have any concerns and we'll be back visiting with Staff to answer any of the objections or questions that they've had.

Mr. Van Heuvelen moved, and it was seconded by Racki, to approve the "Waterford Pointe Townhomes Plat 1" Preliminary Plat and Site Plan, subject to Staff recommendations. On roll call; Ayes: Van Heuvelen, Racki, Ralston-Hansen, Hollatz, Smith, Galante, Hatfield; Nays: none. Passes: none. Motion carried.

Mr. Hatfield said good to you and we hope you have a good season to do construction.

The next item on the agenda was "Pepsi-Can Shed Addition" Site Plan No. 012-1988-23.05 (3825 106th Street).

Ms. Bales said this site plan proposes an addition to the existing accessory building at the Pepsi processing site. The existing "Can Shed" building is 5,690 square feet. The proposed addition would add another 6,417 square feet of warehouse space to the building. The parcel is 16.7 acres in size and legally described as Lot 1 Interstate Acres

Plat 2. The Pepsi Company also leases the adjacent parcel at 10501 Douglas Avenue (Lot 1 Interstate Acres Plat 1). The subject property has frontage on 106th Street with several access drives.

The property is zoned "M-2" Business Park Industrial District. The can shed is located on the northeastern part of the property. At this facility there are approximately 140 employees and the plant runs 24 hours a day, 7 days a week. No additional parking is proposed with this addition although the site plan does include reconstruction of a portion of the access drives and loading dock approaches. No additional employees are proposed with this project. The building materials consist of standing seam metal panels, which are permitted in this location.

The Zoning Ordinance requires 5 parking spaces per 1000 square feet of office area, and 1 parking space per 1000 square feet of warehouse area. The Zoning Ordinance requires a minimum of 15% and a minimum of 5% of the parking lot be maintained as open space with grass, trees and shrubs. For every 2,500 square feet of required open space, two trees and six shrubs are required.

The property is located in the Urbandale Community School District. Property to the north is west is zoned "M-2" and "R-4" Low Density Multi-family District. Property to the south across Douglas is also zoned "M-2". Property to the east is zoned Planned Unit Development.

Staff recommends approval of the site plan, subject to the following requirements:

1. Revise site plan boundary for only subject property; revise sheet index; add engineering signature block; provide a lighting plan; separate permits required for building addition and fencing; provide scale on each sheet; add building dimensions on C sheets; verify count, signage and striping of ADA parking spaces; show size and location of sanitary sewer on utility plan; clearly label and provide the page and book of all easements on all sheets.
2. Pay water connection/construction fee of \$1651.00 at time of building permit; install a stop box outside the building. If the building has fire protection the domestic should split off the fire outside the building and have independent valves; provide a minimum 5' clear space around the proposed fire hydrant (including landscaping and other potential obstructions); add landscaping page showing planting material that was approved with prior site plans and any additional plantings required with this project;
3. T1.2: Update site plan boundary for this parcel; C-301: Add note that slurry from concrete sawing will be contained and removed from the site; C-301: Clarify Note 8 to specify these disturbed areas should be stabilized immediately if construction activity is scheduled to cease for 14 days or more.

4. Provide details on retaining wall at dock. Additional information to be provided with the building permit. Retaining walls over 4' high require certification by an engineer in the State of Iowa; C-401: Specify 2021 SUDAS edition, City of Urbandale Supplemental Specifications and Urbandale Water Utility Specifications; C-401, C-501: update the graphical scales; C-501: Provide silt fence on the east side of the building addition south of the loading dock. Show a concrete washout on the plans. Provide erosion control/ dissipation at all storm sewer outlets. Provide inlet protection around all storm structures, including trench drains; C-501: Verify all existing contours are clearly labeled.
5. Label size of existing Water Main on 106th Street; show the proposed grading and WQv treatments in the basin as needed to meet storm water management design; provide size of proposed storm sewer; Verify if a GP2 is needed. If so, provide copy of NPDES Permit and SWPPP prior to any grading work. Submit NPDES and SWPPP to stormwater@urbandale.org; a hard copy is not necessary. Weekly inspection reports will also need to be submitted to this email address.
6. At the time of the site as-built, provide signed calculations showing basin volume calculations by the contour-area method, and provide a signed affidavit that the storm water detention facility has been constructed in substantial conformance with the approved plan and confirming installation of orifice plates; provide a Stormwater Facility Maintenance Agreement for the detention basins per the Post Construction Stormwater Ordinance.
7. Comments on the Drainage Report: Revised Drainage Report was recently received and is under review; additional comments will be sent to the Engineer if needed; Per City Code Chapter 55, this is a redevelopment site disturbing more than 10,000 SF but less than one acre and less than 50% of the site. Design shall provide Water Quality Volume and Channel Protection Volume for the disturbed area if feasible, verify existing storm water detention onsite. Please contact Kristin Brostrom to discuss further; Verification of the existing detention pumps will be required prior to site plan approval; any required updates to the design shall be included in the site plan for review; provide calculations in the format outlined in SUDAS section 2A-4. Calculations are required for detention, overflow routes, intakes, storm sewer, and any undetained drainage leaving the site. Show pre- and post-developed flows for each rain event from the 1 year to the 100-year storm. Provide a summary table in the narrative; verify C Values. For Urbandale pre-developed conditions, the "Meadow" condition should be used. Evaluate the developed site as hydraulic soil type C and the predeveloped hydraulic soil type as B, unless NRCS soil maps indicate otherwise; provide details on basin overflow route and methods to protect during overtopping; for WQv calculation, provide all input values. Describe WQ treatment using one of the methods shown in ISWMM; provide Time of Concentration calculations; submit Drainage Report to stormwater@urbandale.org; a hard copy is not required.

Ms. Amy Dery, architect, said essentially Pepsi would like to add this additional square footage as storage. They're adding, I think, one to two additional baling machines that are going to stay within the existing footprint, and then the two additions on the north and south side will mostly be storage and staging areas for when they bring the cans in and then once they're baled, I think they moved to the south and then they go out to the loading docks on the south side. That's mostly the summary of the program. There are existing loading docks, but I don't think they're used effectively right now, so that's why they want to add these new recessed loading docks.

Mr. Hatfield said there are seven staff recommendations. Do you and the owner agree to all seven?

Ms. Dery asked are we able to look at those right now?

Mr. Hatfield said if you have an objection, it's probably best to do it now as opposed to going to Council.

Ms. Bales said they were in the Staff report that you got on Friday.

Mr. Hatfield said most of them are pretty benign. Site plan boundary, pay water connection fee of \$1,600, etc. etc. So they don't seem too onerous. I don't mean to put you on the spot. If you want to review these and then talk to Staff between now and when it goes to Council, so you have time to actually go through them step by step, but most of them are pretty benign.

Ms. Dery said okay, yes, I'll review these with Danny and Aaron, who are civil engineers, just to make sure we're all on the same page, and we'll talk to Ms. Bales.

Mr. Galante asked can you maybe tell us a little bit more about what takes place at this facility?

Ms. Dery said the facility overall is a bottling plant. The can shed that we're doing the addition to is their recycling center, is what they call it, in the sense that they're not actually recycling bottles there, but they're bringing all the bottles and cans that have been redeemed. They bale them into bales and then they go out to an actual recycling, or I'm not sure where they go, they're shipped somewhere. But they're basically just packaged into cubes, compressed into cubes, and then they leave the can shed.

Mr. Galante said so you process recycling and bottle there? Or is it just recycling?

Ms. Dery said you can see those two bigger buildings with the gray roofs, those are bottling Pepsi products in those two buildings. And then the smaller can shed is where they collect all the redeemed bottles and cans, and they compress them into these cubes and then ship them out to actually be recycled.

Mr. Van Heuvelen said I'm aware there's no residential properties nearby, but are there any possible problems with neighbors? I see there's a reconstruction of a dock and re-trafficking, and I know you operate 24 hours a day. Any problem with neighbors?

Ms. Bales said from the city side, we've not received any complaint about the existing operation. And you're correct, the loading docks would be a problem if there were residential to the north or to the south. But there aren't, so we're okay in that. Straight north is actually the railroad corridor and then some of the M-2 zoned properties that face NW Urbandale Drive are across the tracks, so we did look at that and don't have any concerns about where the location of the loading docks are.

Ms. Ralston-Hansen moved, and it was seconded by Racki, to approve the "Pepsi Can Shed Addition" Site Plan, subject to Staff recommendations, understanding that the petitioner will be reviewing those with Staff before the Council meeting. On roll call; Ayes: Ralston-Hansen, Racki, Van Heuvelen, Hollatz, Smith, Galante, Hatfield; Nays: none. Passes: none. Motion carried.

The next item on the agenda was the "St Pius X Church and School Building Addition" Site Plan No. 012-2021-06.00 (3601 66th Street).

Ms. Schilke said this site plan proposes an addition to the Parish Center and School buildings. The two-story addition of approximately 8,520 square feet would attach the two buildings and wrap around the south side of the parish center.

This addition will be used to accommodate 4 multi-purpose rooms and two meeting rooms as well as new restrooms on each level. The portion of the addition that wraps around the south side of the parish center would add a bleacher area to that existing building. As part of this project a sprinkler system will be installed to cover the school building, parish center, and building addition. A grease interceptor will also be installed in the parish center kitchen.

The addition is not intended to increase the capacity/enrollment of the school nor the size of the primary church sanctuary. Rather, the addition is needed to reduce competition for existing meeting rooms and space in the parish center so that current enrollment trends for the existing school and preschool can continue, including after school programs, while the church can also have access to more meeting rooms and the parish center hall for regular parish programs.

Maximum total enrollment in the Pre-K through 8th grade school is 500 students, and that maximum is not increasing as part of this project. Current enrollment is around 368 students with 44 full time and 6 part time staff.

The capacity of the existing sanctuary in the northern church building is 725 and is not impacted by this project. The minimum number of on-site parking spaces is determined

based on capacity of the sanctuary and is 242 (one space for every 3 seats in the sanctuary). There are 241 parking spaces currently on site, including those along 66th Street and Oliver Smith Drive. The addition will result in some needed changes to the site including adjustments to the parking lot, but the applicant has committed to retaining/replacing spaces to maintain the current level of on-site parking.

A Conditional Use Permit was granted for the addition by the Urbandale Board of Adjustment on April 7, 2021, subject to site plan approval.

The required additional stormwater detention will be provided underground and will be part of improvements to the southern parking area.

This site plan proposes a retaining wall just south of the school building that cuts across the property known as 3523 66th Street. This building is currently owned by St. Pius and serves as the rectory. The proposed building addition and site improvements including this retaining wall have significant implications for the rectory property. Under this proposed layout the rectory parcel (Lot 1 Urbandale Knolls) must be brought into the “zoning lot” that comprises the church and school campus, so from this point the rectory property cannot be severed from the rest of the property. Approval of this site plan would be based on the current configuration and continued use of the house and property only as a rectory in a residential capacity – if the property is ever redeveloped, it would have to come into compliance with the requirements for buffer yards, parking, stormwater, etc.

The property has frontage along Douglas Avenue, 66th Street, and Oliver Smith Drive and includes an area of approximately 6.7 acres. The portion of the property containing the Parish Center Building and St. Pius X School is zoned “R-1S” Suburban Density Single Family District. The property frontage along Douglas Avenue including the church is zoned “C-N” Neighborhood Convenience District. Properties located immediately adjacent to the parish center building and the school including are zoned “R-1S” Suburban Density Single Family District. Schools and churches are conditional uses in residentially zoned districts.

Ms. Schilke said Staff recommends approval of the site plan, subject to the following requirements:

1. Provide acknowledgement that the rectory cannot be severed from the rest of the St. Pius property, and that any changes to the use or any redevelopment of the rectory property (Lot 1, Urbandale Knolls) will result in additional site plan requirements.
2. Specify 2021 SUDAS edition; Include Water Utility Specifications; On Page C1.1: Demo Note, add note that slurry from concrete saw cutting must be contained and may not enter the storm sewer; On Page C1.1 Clarify if existing 1.5” water service is to be removed or abandoned, and extent; On

- Page C3.1: Provide minimum topsoil depth 8" and Update scale; On Page C3.1: Provide protection for downstream slopes in case of overflow overtopping; Show erosion control measures for construction; On Page C4.1: Provide storm pipe material.
3. Maintain the current level of on-site parking; bring the eastern buffer yard in the vicinity of the Parish Center and updated parking area into compliance with Section 160.27(D) of the Urbandale Zoning Ordinance; Revise water service routed under the new building; Revise new water service to tie in to existing water service tap location; eliminate street removals on Oliver Smith; Revise roof drains routed under the new building; the t-connection is not accessible in case of clogging; Revise sanitary sewer service routed under the new building; Provide book and page for existing sanitary sewer easement; Provide elevations on sanitary sewer service.
 4. Verify that 5' minimum clearance is provided around the proposed fire hydrant, this area must be clear of landscaping or other obstructions.
 5. Cap the existing 1.5" service at the connection to the main; The existing water supplying the hydrant is a 6" private fire line and this line should be used to tap the new 6" service; A domestic service should tee off the fire line outside the building and have its own shut off valve located a minimum of 5' outside the building; During the installation of the water service line, contact the Urbandale Water Utilities regarding the pressure and Bac-t testing.
 6. Add dimension from building to south and east property lines; On page C6.1 revise the concrete steps detail – the handrail dimension (34") should be from the nose of the step; a separate building permit is required for retaining walls more than 48" tall.
 7. Provide a Stormwater Facility Maintenance Agreement (template provided by the Community Development Dept.) for the detention basins per the Post Construction Stormwater Ordinance.
 8. At the time of the site as-built, provide signed calculations showing basin volume calculations by the contour-area method, and provide a signed affidavit that the storm water detention facility has been constructed in substantial conformance with the approved plan and confirming installation of orifice plates.
 9. Provide copy of NPDES Permit and SWPPP prior to any grading work. Submit NPDES and SWPPP to stormwater@urbandale.org; a hard copy is not necessary. Weekly inspection reports will also need to be submitted to this email address.

10. Drainage Report: The City of Urbandale recently adopted ISWMM as the design standard for Unified Sizing Criteria. Our ordinance and supplemental guidelines can be found at <https://www.urbandale.org/800/Regulations-and-Specifications>.

- a. Per the stated project area of 1.5 acres, this redevelopment project is disturbing more than one acre but less than 50% of the site. Design shall provide Water Quality Volume and Channel Protection Volume for the disturbed area. Design shall also provide Overbank Protection and Extreme Flood Protection for disturbed area if feasible.
- b. Relocate underground detention near site discharge point to provide storm water management for as much runoff as possible.
- c. Provide details of the underground detention.
- d. Provide pipe and intake calculations for the 100-year event.
- e. Verify downstream pipe capacity.
- f. The maximum amount of parking lot ponding allowed is 9". If ponding exceeds 6", provide a letter from the owner stating the owner agrees to the depth of ponding.
- g. Verify Proposed Drainage Map shows all areas from the storm sewer analysis.

Mr. Rick Baumhover, Bishop Engineering, 3501 104th Street, Urbandale, said the staff report does a good job of explaining everything that's going on here. I'll talk a little bit about the site plan. Most of the real changes are going to be underground and not really seen. As Ms. Schilke mentioned, we're going to change slightly the parking layout in order to give us some green space on the north side of the building, but that's primarily going to be the significant change that's seen with this addition. Some things underground that are happening are we are running a 6-inch water line to the parish center now so we can sprinkle both the addition, the parish center, and sprinkle the school. So that's a big ticket item that's going to be buried underground. And we also are adding a grease interceptor for our commercial type kitchen. That's going to be one of the larger ones and that's going to be on the north side of the parish center buried under the parking lot, as well. So we've got a couple of big things we're adding that are going to be kind of out of sight, out of mind, but are significant changes and improvements to the site here.

He said just a couple of things I'll add, the reasons for the project, primarily two, as Ms. Schilke mentioned. We're not looking to increase enrollment or church attendance necessarily, but about 6, 7 or 8 years ago, our after-school care program became licensed under DHS, and the DHS guidelines changed. One of the guidelines are that you have to have 35 square feet per each child. Pre-COVID, we had 70 children staying after school in our after-school care program. Following DHS guidelines, the large meeting room in the parish hall was not large enough to meet that requirement, we needed to count the gym space as well. So that meant that practices and activities right away after school in the gym couldn't occur until really until 6:00 p.m., when our day care ended. So that was a real detriment to other activities, other people wanting to use that meeting room, games, activities in the gym space. So in order to fully meet that,

we're looking to do this addition that has meeting rooms so we can gain meeting room space back. Those meeting rooms will be used for the Pius Pal program after school, so it will free up the gym, free up the meeting room in the Parrish hall, as well as adding two new banks of bathrooms and an elevator.

Mr. Baumhover said the second thing that's really driving this is that is the original building to the campus, originally it was a butler building built in the late 1950's. In 1984, the addition was made on the north side of the building to add the kitchens, the meeting room, some locker rooms, and that's been 35 years. They've been looking to modernize and update and give this space a new feel for quite some time, and finally are looking to be able to raise the funds to do that. From the Parrish perspective that's what is really driving this project, is to meet some of the current needs of the people. I'll turn it over to Jon Oosterhout and he can speak more to what's all going on inside the building, as well as how the buildings will appear from the outside.

Mr. Jon Oosterhuis, SVPA Architecture, 1466 28th Street, Suite 200, West Des Moines, said this addition in between right off of the east end of the existing school, we're going to have a two-story addition. And then as you can see down south of the existing parish center, we have a one-story structure there. The one thing that Mr. Baumhover mentioned that we are sprinklering the building currently. The parish hall and the school aren't sprinkled, so that's a thing that we're working through. But the other thing that we are working on is providing a hardened space for all the occupants of the building so it will be kind of a FEMA-rated shelter on the first level of this connector. So that's a very nice amenity and safety item for the school. I think we've kind of already talked on enlarging the spectator seating with some bleachers. Currently that gym is rather tight, and the bleacher area will definitely allow them to not be right on top of the athletes. The exterior finishes will complement the existing Parrish center with some brick that kind of blends in with the school as well. They were built in different time periods, different brick, but we're working on the predominant exterior being kind of a brick veneer. There might be some other uses of the material that would be suitable in other locations such as above roofs, but predominantly the brick and some stone to match at the front entry that will compliment the existing church building that has some limestone on it, as well. I think that is all that I really wanted to cover.

Mr. Hatfield said 7, 8, 9, and 10 of the report all seem to talk about stormwater and water flow issues. What can you say to the neighbors to the east that would ease their minds that this is an improvement?

Mr. Baumhover said first of all, about 8 or 10 years ago we did have some water run-off issues with Mr. Martin next door. I spoke with him then and back at that time when we built the outdoor playground, we installed some ground intakes, kind of a rock edging along the south side of the parish center, where the water just ran off the roof with no gutters, in an attempt to pick up that water and tie it into our storm sewer system. So, over the last 8 years, I've not heard anything back so I'm assuming that that has worked out okay. With this addition, we are adding that additional 16 to 18 foot bump out. The

roof of that will be tied internally with roof drains to the storm sewer system, as well as the new roof that's currently coming off the south side of the parish center drains to the ground now, that all is going to be picked up in roof drains on the roof and be piped around the building and to the north, into the storm sewer system. So I would anticipate that they would see less water coming their way just by the fact that our addition is adding roof space which is going to pick up the water and carry it away from them to the storm sewer. Also, just to add because someone will ask me, about the staff comments – I haven't gone through them all. I think in one of the places where I gave information about this project, I indicated that the construction area, the construction zone, is one and a half acres. I think that may have been misconstrued to mean that's how much we're disturbing. Actually, we're going to disturb less than one acre of space and so there are some requirements in here like the SWIF requirement, which is a state requirement when you disturb more than one acre, I don't think that's going to need to apply here. Again, I think I maybe caused some confusion when I described the construction zone as being more than one acre when really the disturbed area is going to be less than an acre. We anticipate being able to work through these comments with Staff and being able to get them sorted out.

Mr. Smith moved, and it was seconded by Ralston-Hansen, to approve the "St. Pius – Building Addition" Site Plan, subject to staff recommendations. On roll call; Ayes: Smith, Ralston-Hansen, Racki, Van Heuvelen, Galante, Hatfield; Passes: Hollatz; Nays: none. Motion carried.

Mr. Hollatz said that he was passing on this item due to company involvement in the pre-con process and, hopefully, construction.

Mr. Hatfield said good luck to St. Pius as you grow your campus!

The next item on the agenda was the "Barrett Park Natural Playscape" Site Plan No. 012-2021-07.00 (5301 156th Street).

Ms. Bales said this site plan proposes the construction of an open-air shelter, natural playscape, and parking lot to serve visitors to the new Barrett Park located at the southeast corner of Waterford Road and 156th Street. The parkland was dedicated as part of the Barrett Estates Preliminary Plat approval process. The site improvements shown on this site plan will be located on the west side of the drainageway that bisects the park. The shelter, playscape and parking lot are located outside of the 50' landscape setback along Waterford Road and 156th Street.

The proposed shelter, playscape, and parking lot will be accessed from 156th Street. The first phase of construction will include a minimum of 16 spaces (two of which are ADA accessible) and the potential for 8 additional parking stalls to be constructed depending on the results of the public bidding process. Utilities, stormwater detention, and a sidewalk connection to 156th Street will be constructed with the first phase of construction. No parking lot lighting is planned with this project.

The proposed shelter is approximately 612 square feet consisting of two unisex restrooms, a mechanical room, and the remainder as covered open-air space. The building materials are cedar lap siding and timber trusses.

The property is located in the Waukee School District. Across 156th Street is Waterford Park. To the south and east is property that is part of the same “Robel Property” Planned Unit Development. To the north, across Waterford Road is property regulated by the “Waterford Creek (Wright Property)” P.U.D. Master Plan.

Ms. Bales said Staff will not provide a recommendation on this site plan since it is a City project, but did review the site plan and the conditions below appear to be appropriate for this City project to conform to customary site plan requirements for a project of this type:

1. Sheet CS100 – add legal description, add utility and City Parks Department contact information, add signature blocks; Sheet S100 – add lot lines;
2. Remove “NW” from the 156th Street label on all sheets; install a curb stop and box on the street side of the water meter pit; apply in Citizenserve for all building permits and inspections; separate permits required for the shelter, signage, etc.;
3. Specify 2021 SUDAS, and include City of Urbandale Supplemental Specifications and Urbandale Water Utility Specifications; darken linework for better legibility;
4. C100: Provide defined overflow for south basin. Provide perforated subdrain in swale from play area to south basin. Revise Note 4 to provide 8” topsoil; C200: Remove last two bends in Sanitary Sewer, and connect the service directly to the main; C200: Note 5, minimum bury depth for water is 5.5’; C200: Clarify details corresponding to callouts; for example, at basin outlet, clarify which nyloplast drain detail applies; L200: We would prefer the sidewalk at 156th Street to continue across the driveway approach without ramps and detectable warnings. Provide a width dimension for sidewalk connection to 156th Street. Provide spot elevations and slopes for ramps to verify ADA compliance.
5. Remove curb cut in driveway to south basin, and provide intake and storm sewer; callout quantity and size of rip-rap and erosion stone. All revetment is to be underlaid with engineering fabric; provide detail of footing for flared end section at creek, and callout dimensions and quantity of rip-rap at outlet; callout location of bioretention cell in plan view; C301: For Detail 7, verify if additional soil modification is needed for long-term operation of gravel pit as a stormwater management practice.

6. Comments on the SWPPP:
 - a. Section 1.3 #6, indicate that the concrete washout be provided on site prior to paving operations.
 - b. Section 2.1 #4, update the stabilization requirement to the 0/14 rule.
 - c. Note that weekly inspection reports shall be submitted to stormwater@urbandale.org.
7. At the time of the site as-built, provide signed calculations showing basin volume calculations by the contour-area method, and provide a signed affidavit that the storm water detention facility has been constructed in substantial conformance with the approved plan and confirming installation of orifice plates.
8. Comments on Drainage Report: Verify Proposed Drainage map includes all disturbed areas. Show Alternate 1 parking that is accounted for in design. Show limits of Type B and C soils; provide the pre-developed and post-developed hydrographs for the 1, 5, 25, and 50 year events; provide additional details on WQv design. Per ISWMM, CPv is not required due to $q_i < 2$ cfs; note this clearly in the summary narrative; verify overbank protection requirements and 10-year storm release rate; provide USGS Web Soil Survey to support selection of HSG.

Ms. Jan Herke, Director of Parks & Recreation, said I'm very excited about this project. It's been a while in the making and we are looking forward to development. We have 57 parks and over a thousand acres of parkland, and this is our first very unique natural playscape. You might be familiar with Jester Park natural playscape and there's also one at the Brenton Arboretum. But otherwise, there's nothing like this to this scale in the metro area, so we're very excited about it. We're anticipating, if it gets approved tonight, we'll go to Council on April 20, request to go out to bid, approval to go out to bid, May 18 would be when bids are received back to Council, and a summer and fall project, hopefully completed. This is phase 1 and the ultimate master plan of this would be over \$1.5 million, so a lot of it is just raising funds and so forth. But we're excited to get the infrastructure in and some of the preliminary play features and then continue writing grants and hopefully continue developing the park. I would be happy any questions you might have.

Mr. Van Heuvelen asked is there any connection at all to the park on the west side of 156th?

Ms. Herke said right now, you'd have to cross the street. There's no connection across. Waterford Road is going in right now so there will be a sidewalk across the north of this park. So there will be a sidewalk and then crossing the street, and then to Waterford. So there is a small parking lot at Waterford Park, as well, if you're familiar with it, as a playground, disk golf course. So the diversity in both parks is what we're looking for. But in regard to is there a direct connection, it would be at Waterford.

Mr. Van Heuvelen said here's my concern, is that obviously parks are used by young people, some of them very young, most of them unsupervised. And you've got a park on both sides of a pretty busy street. I don't want to use the term loosely, but it's almost an attractive nuisance for young people to say "hey, I want to go over to the other side of the street and see the park." On 156th, I think the speed limit is 35 mph there, but it's a 4-lane road that's fairly busy and only going to get busier. Obviously the best solution would be a culvert underneath that road, but that probably is a long ways in the offing. Yes, you could go up north to Waterford but young people, generally speaking, aren't going to make that extra effort, particularly when the driveways are considerably to the south of there. They're probably going to go where the cars are and I'm wondering if there isn't some sort of precaution, we should have warnings for kids, for traffic, for cars, at least show some effort to mitigate the danger.

Ms. Herke said we certainly have talked about that, of what the transition between the two parks may be. Because one will have a restroom, the other has different amenities.

Mr. Van Heuvelen said maybe we need to talk with the traffic people. I think we'd be remiss if at a minimum, we don't have some signage on 156th warning about the possibility of young children, some of them, maybe most of them, unsupervised going across a busy street, maybe to use a restroom but maybe just to see what's on the other side of the road.

Ms. Herke said right. We had talked about, too, if there's not a streetlight too obviously on that corner, but are there blinking lights or is there some type of crosswalk? I don't think there can be at that driveway but up at 156th and Waterford, certainly something. But yes, as you said, at minimum signage indicating the park.

Mr. Galante asked what would be the standard for something like that are other playscapes in the area?

Ms. Herke said we don't have that at any of our other parks and a number of our parks don't have parking lots, so I guess we don't really have two parks that are immediately across the street from each other in any other location right now.

Mr. Hatfield said I think Mr. Van Heuvelen had a good point, though, maybe traffic and transportation/engineering can look at it and even at a minimum put flashing signs, maybe 25 mph in that section, but they could do some things to slow down traffic if possible, because kids will go across the street back and forth, so there probably needs to be signage and maybe a slower speed limit. But that's higher up than us and beyond our purview.

Ms. Herke said yes, we certainly can talk to Engineering about what options there might be.

Mr. Galante said I don't want to exceed the purview, but just curious about the terrain in there. I've seen before, especially near my house, underground tunnels and I don't know what it would take, engineering-wise, but tunnels under intersections like this to sort of make those crossings safely and without interrupting traffic. So maybe something to consider there.

Ms. Herke said as a wise man the former Director of Engineering and Public Works said, "Anything's possible with time and money."

Mr. Van Heuvelen moved, and it was seconded by Ralston-Hansen, to approve "Barrett Park – Natural Playscape" Site Plan, subject to staff quasi recommendations, adding the additional recommendation that the Parks and Rec Commission work very closely with traffic/engineering to make sure that any safety precautions we can possibly make at this stage, we do and look forward to making more safety precautions in terms of a culvert or something like that in the future. On roll call; Ayes: Van Heuvelen, Ralston-Hansen, Racki, Hollatz, Smith, Galante, Hatfield; Nays: none. Passes: none. Motion carried.

Ms. Bales said I do think there are culverts, let's say under-road passing, the new one on Waterford is up here. This is Barrett's Park here, and I know it's not directly across, but there is a crossing under there, and I was thinking there was one down here, as well, on 156th. So if you want to take the long way around, I believe you can cross the street under instead of over.

Regarding Staff reports, at your next meeting we will have one public hearing. I know it said two there before. We're going to leave bees for a different meeting, but we will have a public hearing and actually it's at the other end of the Robel project. It involves these two outlots. Without changing the overall density, they want to reshuffle a little bit about what gets developed as single family. They want to introduce 50-foot wide single family lots where they aren't approved there already, and they want to have a few more townhouses. But like I said, it doesn't affect the overall density but we'll be back in this corner of the corner in two weeks. And then after that we will have your May 10 meeting, as well. We have a preliminary for Acadia Plat 3. Des Moines Christian is doing a building addition and then we have some general warehousing units over on 111th Street, there off of Douglas. So we have at least those three cases on May 10. And we might put bees on May 10, too.

Mr. Hatfield asked do you see beekeeping being a contentious, long public hearing?

Ms. Bales said I don't know. I anticipate there being some opposition and some support for that. I don't have a feel yet for the extent of that opposition or support.

The meeting adjourned at 6:32 p.m.