

CITY OF WEST DES MOINES

COUNCIL AGENDA

date: January 11, 2016

time: 5:30 P.M.

MAYOR	STEVEN K. GAER	CITY MANAGER.....	TOM HADDEN
COUNCILMEMBER AT LARGE	RICK MESSERSCHMIDT	CITY ATTORNEY.....	RICHARD SCIESZINSKI
COUNCILMEMBER AT LARGE	JIM SANDAGER	CITY CLERK.....	RYAN JACOBSON
COUNCILMEMBER 1 ST WARD	KEVIN L. TREVILLYAN		
COUNCILMEMBER 2 ND WARD	JOHN MICKELSON		
COUNCILMEMBER 3 RD WARD.....	RUSS TRIMBLE		

1. Call to Order/Pledge of Allegiance (led by Boy Scout Troop 242)/Roll Call/Approval of Agenda

Oath of Office

- a. Park Board

2. Citizen Forum (Pursuant to City Council Procedural Rules citizen remarks are limited to five minutes under this agenda category - if additional time is desired the Mayor/Council may allow continuation as part of the Other Matters portion of the agenda)

3. Mayor/Council/Manager Report/Other Entities Update

4. Consent Agenda

- a. Motion - Approval of Minutes of December 28, 2015 Meeting
- b. Motion - Approval of Bill Lists
- c. Motion - Approval of Liquor Licenses:
1. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - January 28, 2016
 2. F & K Hagar, L.L.C. d/b/a Manhattan Grill, 1960 Grand Avenue, Suites 29-31 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
 3. Waterfront Seafood Market, Inc. d/b/a Waterfront Seafood Market, 2900 University Avenue - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
 4. Wok in Motion Corp. d/b/a Wok in Motion, 5515 Mills Civic Parkway - Class BW Permit with Carryout Wine and Sunday Sales - Renewal
- d. Motion - Approval of Orders for Violations of Alcohol Laws
- e. Motion - Approval of Appointments - Revised 2016-17 Committee and Other Assignments
- f. Resolution - Order Construction - Maffitt Lake Road Improvements
- g. Resolution - Approval of Addendum to IDOT Agreement - Relocated and Reconstructed Iowa Highway 5

- h. Resolution - Approval of First Amendment to Declaration of Residential Covenants, Conditions and Restrictions - Whisper Ridge Plat 2 and 3
- i. Resolution - Acceptance of Public Improvements:
 - 1. Etzel Properties Plat 1
 - 2. West Lakes Office Park Plat 3, Lot 16
- j. Resolution - Approval of Addressing - Various Locations within City Limits
- k. Resolution - Acceptance of Property Interests - South 8th Street Improvements, Army Post Road to Pine Avenue

5. Old Business

- a. 1st Street Redevelopment, southwest corner of 1st Street and Grand Avenue - Amend the Planned Unit Development (PUD) to Add a 10,000 sq. ft. Property and Amend Setback Requirements - City Initiated
 - 1. Ordinance - Approval of Second, Third Readings and Final Adoption

6. Public Hearings (5:35 p.m.)

- a. Amendment to City Code - Title 9 (Zoning), Various Chapters - Define and Establish Regulations Pertaining to Short-Term Rentals - City Initiated (Continued from December 14, 2015 and December 28, 2015)
 - 1. Ordinance - Approval of First Reading
- b. Amendment to City Code - Title 4 (Health and Safety Regulations, Chapter 4 (Nuisances) and Title 9 (Zoning), Chapter 10 (Performance Standards) and Chapter 14 (Accessory Structures) - Establish Regulations Pertaining to Solar Energy Systems - City Initiated (Continued from December 14, 2015)
 - 1. Motion - Continue Public Hearing to February 8, 2016
- c. Amendment to City Code - Title 9 (Zoning), Chapter 1 (Entitlements - Process and Procedures), Section 8 (Entitlements) - Amendment to Minor Modification Ordinance - City Initiated
 - 1. Ordinance - Approval of First Reading

7. New Business

- a. Michaels Landing Plat 3, 9175 Booneville Road - Subdivide Property into 49 Lots, One Outlot, and Five Street Lots - KH Development, LC
 - 1. Resolution - Acceptance of Public Improvements and Approval and Release of Final Plat
- b. Newport Office Building, 1075 Jordan Creek Parkway - Construction of Footings and Foundations - R&R Realty Group
 - 1. Resolution - Approval of Phased Site Plan

8. Receive, File and/or Refer

- a. Amendment to City Code - Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office, and Industrial Zoning District), Chapter 10 (Performance Standards), and Chapter 15 (Off-Street Parking and Loading) - Establish Standards and Regulations Related to Indoor Self-Storage or Mini-Warehousing Facilities in Non-Residential Zoning Districts - City Initiated (Refer to Plan and Zoning Commission)

- b. Amendment to City Code - Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations) - Revise the Regulations of Breweries and Tap Rooms that are between 5,000 sq. ft. and 10,000 sq. ft. in Size and Amend the Approval Process for Breweries and Tap Rooms in the General Industrial Zoning District - City Initiated (Refer to Plan and Zoning Commission)

9. Other Matters

CITY COUNCIL WORKSHOP

(immediately follows Council meeting)

- 1. Metro Waste Authority “Compost It” Program

- 2. Other Matters

The City of West Des Moines is pleased to provide accommodations to disabled individuals or groups and encourages their participation in city government. Should special accommodations be required please contact the Clerk's office at least 48 hours in advance, at 222-3600 to have accommodations provided.

December 28, 2015

West Des Moines City Council Proceedings
Monday, December 28, 2015

Mayor Pro tem John Mickelson opened the regularly scheduled meeting of the City Council of West Des Moines, Iowa, in the Council Chambers of the West Des Moines City Hall on Monday, December 28, 2015 at 5:30 PM. Council members present were: R. Messerschmidt, J. Mickelson, and K. Trevillyan.

On Item 1. Agenda. It was moved by Trevillyan, second by Messerschmidt approve the agenda as presented.

Vote 15-565: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 2. Public Forum: No one came forward.

On Item 3. Council/Manager/Other Entities Reports:

Council member Messerschmidt reported he attended the WDM Human Services volunteer luncheon, and he thanked the Human Services staff and volunteers for the work they do.

On Item 4. Consent Agenda.

Council members pulled Items 4(f) and 4(m) for discussion. It was moved by Messerschmidt, second by Trevillyan to approve the consent agenda as amended.

- a. Approval of Minutes of December 14, 2015 Meeting
- b. Approval of Bill Lists
- c. Approval of Liquor Licenses:
 - 1. Blue Tomato, Inc., d/b/a Blue Tomato Kitchen, 860 1st Street - Class BW Permit with Sunday Sales - Renewal
 - 2. Occasions Catering, LLC d/b/a Occasions Catering, 7929 Ashworth Road - Class LC Liquor License with Sunday Sales, Outdoor Service, and Catering Privileges - New
 - 3. Kwik Trip, Inc. d/b/a Tobacco Outlet Plus #565, 1220 Grand Avenue, Suite 101 - Class BC Beer Permit with Sunday Sales - Renewal
- d. Approval of Appointment - City Clerk
- e. Approval of Orders for Violations of Alcohol Laws
- g. Approval of Agreements:
 - 1. Banking and Ancillary Services
 - 2. Collection Services
- h. Approval of Contracts - Art on the Campus
- i. Approval of Sublease Agreement - 217 5th Street

- j. Approval of Special Assessments - Nuisance Abatements
- k. Approval of Conduit Issuer Fee
- l. Approval and Acceptance of Agreement and Waivers:
 - 1. Ashworth Place, 7545 Ashworth Road
 - 2. Element Hotel, northwest corner of Market Street and South Prairie View Drive

Vote 15-566: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 4(f) Approval of Certification of 2015 Special Census Results

Council member Mickelson stated the 2015 Special Census resulted in a 12 percent population increase for West Des Moines since the 2010 Census, and this will result in increased road use tax revenue for the City. He commended staff for their efforts on the 2015 Special Census.

It was moved by Mickelson, second by Messerschmidt to approve Item 4(f) Approval of Certification of 2015 Special Census Results.

Vote 15-567: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 4(m) Approval of Addressing - Various Locations within City Limits

Council member Trevillyan stated he supports a majority of the address changes listed for this item, however he is opposed to the renaming of all addresses south of the Raccoon River to add a SE or SW prefix.

It was moved by Trevillyan, second by Mickelson to approve Item 4(m) Approval of Addressing - Various Locations within City Limits.

Vote 15-568: Messerschmidt, Mickelson..... 2 yes
Trevillyan..... 1 no
Motion failed.

On Item 5(a) Amendment to City Code - Title 7 (Public Ways and Property), Chapter 1 (Streets, Sidewalks, and Alleys), Section 8D (Official Street Name Map) - Rename Portion of Army Post Road east of Veterans Parkway to Willow Creek Drive and Rename Willow Creek Street to Double Eagle Drive, initiated by the City of West Des Moines

It was moved by Trevillyan, second by Messerschmidt to consider the second reading of the ordinance.

December 28, 2015

Vote 15-569: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Messerschmidt to approve the second reading of the ordinance.

Vote 15-570: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

It was moved by Trevillyan, second by Messerschmidt to waive the third reading and adopt the ordinance in final form.

Vote 15-571: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 5(b) Amendment to City Code - Title 6 (Motor Vehicles and Traffic), Chapter 9 (Traffic Schedules), Section 1 (Official Traffic Controls) - Grand Prairie Parkway and I-80 Ramps, initiated by the City of West Des Moines

It was moved by Messerschmidt, second by Trevillyan to consider the second reading of the ordinance.

Vote 15-572: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Messerschmidt, second by Trevillyan to approve the second reading of the ordinance.

Vote 15-573: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

It was moved by Messerschmidt, second by Trevillyan to waive the third reading and adopt the ordinance in final form.

Vote 15-574: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

December 28, 2015

On Item 6(a) Amendment to City Code - Title 9 (Zoning), Various Chapters - Define and Establish Regulations Pertaining to Short-Term Rentals, initiated by the City of West Des Moines (Continued from December 14, 2015)

It was moved by Messerschmidt, second by Trevillyan to adopt Motion - Continue Public Hearing to January 11, 2016.

Council member Trevillyan inquired why staff is requesting that this public hearing item be continued.

Linda Schemmel, Development Coordinator, responded staff needs additional time to ensure the new definitions added with the proposed amendment will be consistent with other Code sections.

Vote 15-575: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 6(b) Mayor Pro tem Mickelson indicated this was the time and place for a public hearing to consider 1st Street Redevelopment, southwest corner of 1st Street and Grand Avenue - Amend the Comprehensive Plan Land Use Map to Change approx. 10,000 sq. ft. from Single Family Residential to Community Commercial and Amend the Planned Unit Development (PUD) to Add a 10,000 sq. ft. Property and Amend Setback Requirements, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on December 11, 2015 in the Des Moines Register. Mayor Pro tem Mickelson asked if any written comments had been received. The City Clerk stated on a vote of 6-0, with one member absent, the Plan and Zoning Commission recommended City Council approval of the comprehensive plan amendment and PUD amendment, and one correspondence was received which was included with the Council communication.

Mayor Pro tem Mickelson asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Messerschmidt, second by Trevillyan to adopt Resolution - Approval of Comprehensive Plan Land Use Map Amendment.

Council member Trevillyan inquired how the current encroachment on the City-owned lot is allowed to happen.

Linda Schemmel, Development Coordinator, responded the property owner does have a construction easement on Lot 1 to even out the grading.

Vote 15-576: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

December 28, 2015

It was moved by Trevillyan, second by Messerschmidt to consider the first reading of the ordinance.

Vote 15-577: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

The City Clerk read the preamble to the ordinance.

It was moved by Trevillyan, second by Messerschmidt to approve the first reading of the ordinance.

Vote 15-578: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 6(c) Mayor Pro tem Mickelson indicated this was the time and place for a public hearing to consider Amendment #1 to the 4125 Westown Parkway Renewal Area, initiated by the City of West Des Moines. He asked for the date the notice was published and the City Clerk indicated the notice was published on December 18, 2015 in the Des Moines Register. Mayor Pro tem Mickelson asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Pro tem Mickelson asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Messerschmidt, second by Trevillyan to adopt Resolution - Approval of Urban Renewal Plan Amendment.

Vote 15-579: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 6(d) Mayor Pro tem Mickelson indicated this was the time and place for a public hearing to consider Development Agreement, 4125 Westown Parkway Urban Renewal Area, initiated by 4125 Westown, LLC; Hurd Westown, LLC and Shive-Hattery, Inc. (Tenant). He asked for the date the notice was published and the City Clerk indicated the notice was published on December 18, 2015 in the Des Moines Register. Mayor Pro tem Mickelson asked if any written comments had been received. The City Clerk stated none had been received.

Mayor Pro tem Mickelson asked if there were any public comments; hearing none he declared the public hearing closed.

It was moved by Messerschmidt, second by Trevillyan to adopt Resolution - Approval of Amended Development Agreement.

December 28, 2015

Vote 15-580: Messerschmidt, Mickelson, Trevillyan...3 yes
Motion carried.

On Item 7 - New Business: no items

On Item 8(a) Comprehensive Annual Financial Report - 2014-15 FY - Received and Filed

On Item 8(b) West Des Moines Water Works - 2016 Budget - Received and Filed

On Item 9 - Other Matters

Council member Trevillyan stated the Metro Waste Authority will give a presentation during a workshop following the January 11th Council meeting regarding possible changes to the Compost It program.

The meeting was adjourned at 5:46 p.m.

Respectfully submitted,

Ryan T. Jacobson, CMC
City Clerk

ATTEST:

John Mickelson, Mayor Pro tem

641
4(b)

**CITY OF WEST DES MOINES
CITY COUNCIL ACTION ITEM**

The following list(s) of municipal expenditures, all of which have been reviewed and authorized by the respective departments as being justified and properly due and the listing of which have been prepared by Finance departmental staff are being submitted to the City Council for approval:

Regular Bi-Weekly Claims	01/08/2016		\$ 1,548,406.40
			Total \$ Amount
EFT Claims	01/08/2016		\$ 867,245.39
			Total \$ Amount
Control Pay	01/08/2016		\$305,555.88
			Total \$ Amount
End of Month	12/30/2015		\$8,979.11
Manual Check	12/24/2015		\$64,431.49
	Claim Listing Date		Total \$ Amount

Approved by the West Des Moines City Council this 11th day of January
2015

Tim Stiles, Finance Director

Tom Hadden, City Manager

Steven K. Gaer, Mayor

ATTEST:

Ryan Jacobson, City Clerk

Finance and Administration Committee acknowledgement of disbursement of expenditures:

Russ Trimble, Councilmember

Jim Sandager, Councilmember

John Mickelson (alternate)

BANK	VENDOR	CHECK#	DATE	AMOUNT
INAT	FIRST NATIONALBANK			
29059	ABDULLAH/MUHAMMAD	2042293	01/11/16	150.00
29962	ACTUAL STZE ARTWORKS LLC	2042294	01/11/16	1,000.00
00700	AHLERS & COONEY	2042295	01/11/16	15,867.11
25407	AIR CLEANING TECHNOLOGIE	2042296	01/11/16	727.50
00748	ALERT-ALL CORP	2042297	01/11/16	401.99
29128	ALLIANCE CONNECT	2042298	01/11/16	4,432.00
28574	ALLIANCE CONSTRUCTION GR	2042299	01/11/16	5,940.00
29481	ALVINE & ASSOCIATES, INC	204300	01/11/16	933.00
01150	AMERICAN MARKING	204301	01/11/16	200.00
22494	AMERICAN SECURITY CORP	204302	01/11/16	3,500.00
23786	AREGES/STEVE	204303	01/11/16	2.00
29087	ASCHEMAN, PH.D/PHILIP L.	204304	01/11/16	200.00
02050	AWARDS PROGRAM SERVICES	204305	01/11/16	8.00
29716	BAKER ELECTRIC	204306	01/11/16	243.00
24522	BALDWIN/RYAN	204307	01/11/16	200.00
22371	BELLER DISTRIBUTING, LLC	204308	01/11/16	3,343.43
29210	BONNIE S BARRICADES	204309	01/11/16	155.60
03220	BOWEN/GARY	204310	01/11/16	2,250.00
24151	BREWICK/MARK	204311	01/11/16	83.38
28400	BRYAN/JASON	204312	01/11/16	158.77
27750	BULLSEYE TRUCKING	204313	01/11/16	3,360.66
04250	CARPEL'S ACE HARDWARE	204314	01/11/16	39.96
29959	CARPENTER UNIFORM CO	204315	01/11/16	2,278.87
24251	CARY COMPANY/THE	204316	01/11/16	1,398.94
28539	CENTRAL IOWA EMS DIRECTO	204317	01/11/16	75.00
29942	CENTRAL IOWA READY-WTX	204318	01/11/16	304.00
25445	CENTRAL SALT LLC	204319	01/11/16	43,614.44
19700	CENTURY LINK	204320	01/11/16	299.75
27472	CENTURY LINK	204321	01/11/16	6,956.94
27481	CFI SALES, INC.	204322	01/11/16	7,696.72
.10984	CHRIS CAKES	204323	01/11/16	963.10
04950	CHRISTIANSEN/DOUGLAS	204324	01/11/16	96.23
29116	CITY OF DES MOINES TREAS	204325	01/11/16	245.98
29116	CONCRETE COMPANY/THE	204326	01/11/16	20,852.96
28605	CONCRETE CONNECTION/THE	204327	01/11/16	12,231.71
25206	CONCRETE TECHNOLOGIES	204328	01/11/16	30,960.80
29958	CONNERTLY CONSTRUCTION IN	204329	01/11/16	20,617.71
05766	CONSTRUCTION & AGGREGATE	204330	01/11/16	12,065.00
28056	CONTRINUM RETAIL ENERGY	204331	01/11/16	845.50
27403	CONTRACTOR SALES & SERVI	204332	01/11/16	4,778.21
24986	COOBS/SONYA	204333	01/11/16	401.63
28328	CORPORATE CLEANING OF IO	204334	01/11/16	17.25
27442	CORY/TARRY	204335	01/11/16	280.00
29916	COVENANT CONSTRUCTION SV	204336	01/11/16	150.00
27845	COX/RANDY	204337	01/11/16	84,080.70
29924	CURMODE/GARY	204338	01/11/16	68.70
06400	CUSTOM AWARDS	204339	01/11/16	330.35
		204340	01/11/16	105.00

BANK VENDOR
INAT FIRST NATIONALBANK

CHECK# DATE AMOUNT

Check Register

ACCOUNT#	DESCRIPTION	CHECK#	DATE	AMOUNT
06550	DALLAS COUNTY RECORDER	204341	01/11/16	78.00
06550	DALLAS COUNTY RECORDER	204342	01/11/16	282.00
27867	DE LAGE LANDEN	204343	01/11/16	450.00
29955	DES MOINES METAL FABRICA	204344	01/11/16	205.79
07450	DES MOINES STAMP MFG CO	204345	01/11/16	60.80
29728	DILLARD/CARLOS	204346	01/11/16	300.00
29964	DOUGLAS/JONATHAN	204347	01/11/16	390.00
29492	DOWLING/CONNIE	204348	01/11/16	180.00
08300	EARL MAY SEED AND NURSERY	204349	01/11/16	449.55
24746	ELDER CORPORATION	204350	01/11/16	270.108.21
24746	ELDER CORPORATION	204351	01/11/16	194,974.68
27039	EMBARQUIT, INC.	204352	01/11/16	92.00
29876	EXTERIOR SHEET METAL	204353	01/11/16	325.00
27012	FASTENAL COMPANY	204354	01/11/16	91.59
29821	FEH ASSOCIATES INC	204355	01/11/16	14,180.00
25329	FITZGERLD/KEVIN	204356	01/11/16	58.65
28405	FLAGEL/DAVID	204357	01/11/16	2,200.00
.10985	FLORER/STEPHEN	204358	01/11/16	1,000.00
29914	FORECAST PUBLIC ART	204359	01/11/16	3,725.00
29956	FORKLIFTS OF DES MOINES	204360	01/11/16	155.39
28746	GBA SYSTEMS INTEGRATORS,	204361	01/11/16	863.00
28690	GIAMPOLLO/ANTHONY	204362	01/11/16	144.08
10750	GRAINGER INC	204363	01/11/16	175.12
10800	GRAYBAR ELECTRIC CO INC	204364	01/11/16	334.22
10950	GRIMES ASPHALT & PAVING	204365	01/11/16	24,105.00
10950	GRIMES ASPHALT & PAVING	204366	01/11/16	82,703.30
10950	GRIMES ASPHALT & PAVING	204367	01/11/16	13,212.00
25728	HAHN/JENNIFER	204368	01/11/16	2,000.00
28408	HANIFEN	204369	01/11/16	125.00
29863	HARTLAND FUEL PRODUCTS,	204370	01/11/16	26,908.50
11300	HARKEYE TRUCK EQUIPMENT	204371	01/11/16	31,110.45
25860	HEMESATH/BRIAN	204372	01/11/16	100.00
27390	HIGHLINE CORPORATION	204373	01/11/16	150.00
29523	HUDDUT/RICH	204374	01/11/16	175.00
27142	HUTCHINSON SALT COMPANY	204375	01/11/16	1,383.80
23611	HY VEE, INC.	204376	01/11/16	394.91
.10986	IAPE	204377	01/11/16	50.00
12760	IOWA DEPT OF TRANSPORTAT	204378	01/11/16	3,737.50
22340	IOWA DIVISION OF LABOR S	204379	01/11/16	270.00
23544	IOWA INTERSTATE RAILROAD	204380	01/11/16	400.95
23500	IOWA LAW ENFORCEMENT ACA	204381	01/11/16	100.00
13110	IOWA SIGNAL INC	204382	01/11/16	5,321.00
13158	IOWA STATE UNIVERSITY-FI	204383	01/11/16	510.00
29878	J&K CONTRACTING LLC	204384	01/11/16	14,002.21
13300	JACOBSEN AUTO BODY	204385	01/11/16	1,817.98
29532	JEFFREY L BRUCE & COMPAN	204386	01/11/16	1,656.80
22184	JIM S JOHNS	204387	01/11/16	447.00
28066	JOHN HEMRY LLC	204388	01/11/16	4,100.00

BANK	VENDOR	CHECK#	DATE	AMOUNT
INAT	FIRST NATIONALBANK			
29498	KALDENBERG'S PBS LANDSCA	204389	01/11/16	529.64
29164	KEITMG/TON	204390	01/11/16	21.90
27871	LASER RESOURCES	204391	01/11/16	66.36
29925	LAWRENCE/CORTEZ	204392	01/11/16	210.95
27716	LEGISLATIVE SERVICES AGE	204393	01/11/16	75.00
23820	LOWE'S HOME CENTER, INC.	204394	01/11/16	829.24
28610	LT LEON ASSOCIATES, INC.	204395	01/11/16	11,625.00
26065	MACDONALD LETTER SERVICE	204396	01/11/16	60.00
27207	MADISON COUNTY RECORDER/	204397	01/11/16	22.00
28412	MARTIN/JOSEPH	204398	01/11/16	150.00
28386	MCLELLAND/DAVE	204399	01/11/16	144.16
29829	MCIVERN/LEIGH	204400	01/11/16	5,917.50
26066	MEDIACOM	204401	01/11/16	11.47
25386	MEMORIAL SERVICES OF IOW	204402	01/11/16	1,350.00
29322	MERCEDS-BENZ OF DES MOI	204403	01/11/16	1,643.60
29537	METALOGIX INTERNATIONAL	204404	01/11/16	8,430.87
22269	MID-STATES ORGANIZED CRI	204405	01/11/16	250.00
13030	MIDAMERICAN ENERGY	204406	01/11/16	28,865.13
13030	MIDAMERICAN ENERGY	204407	01/11/16	3,818.40
13030	MIDAMERICAN ENERGY	204408	01/11/16	49.19
13030	MIDAMERICAN ENERGY	204409	01/11/16	13.43
13028	MIDAMERICAN-DM-WDM TL	204410	01/11/16	64,863.15
13027	MIDAMERICAN-CLIVE-WDM TL	204411	01/11/16	44.05
13029	MIDAMERICAN-WDM-WAUKEE T	204412	01/11/16	51.00
13027	MIDAMERICAN-CLIVE-WDM TL	204413	01/11/16	482.75
15374	MILLER/JEFF	204414	01/11/16	30.51
23492	MOTOROLA	204415	01/11/16	110.00
29597	MSA PROFESSIONAL SERVICE	204416	01/11/16	581.40
25307	MURPHY TRACTOR & EQUIPME	204417	01/11/16	13,764.33
28810	NESTINGEN, INC.	204418	01/11/16	3,457.86
15884	OFFICE DEPOT BUSINESS AC	204419	01/11/16	10,960.00
28360	OPTIMUM DATA, INC.	204420	01/11/16	33.57
28970	PALMER GROUP	204421	01/11/16	1,399.63
29884	PARKER/MONICA-LEE	204422	01/11/16	3,269.92
29733	PARKER/SATONIS	204423	01/11/16	800.00
29335	PATTON/CHRIS	204424	01/11/16	225.00
28311	PEOPLE'S ABSTRACT COMPAN	204425	01/11/16	150.00
28548	PER MAR SECURITY	204426	01/11/16	350.00
10988	PEREZ/GUSTAVO	204427	01/11/16	591.96
29662	PI MIDWEST	204428	01/11/16	211.25
16565	POLK COUNTY AUDITOR	204429	01/11/16	6,500.00
27130	POLK COUNTY BAR ASSOCIAT	204430	01/11/16	16,016.76
23932	POLK COUNTY FIRE CHIEF'S	204431	01/11/16	220.00
03300	POLK COUNTY RECORDER	204432	01/11/16	25.00
27144	PORATH/ADAM	204433	01/11/16	643.00
29588	PPG ARCHITECTURAL FINISH	204434	01/11/16	151.53
10991	PRITCHARD/SARAH	204435	01/11/16	198.19
		204436	01/11/16	450.00

BANK	VENDOR	CHECK#	DATE	AMOUNT
INAT	FIRST NATIONALBANK			
29720	R. A. D. SYSTEMS	204437	01/11/16	75.00
.10987	RAGAN COMMUNICATIONS	204438	01/11/16	119.00
29540	RAHE/ALAN	204439	01/11/16	150.00
17302	RDG PLANNING & DESIGN	204440	01/11/16	40,446.25
28463	REILLY CONSTRUCTION CO.,	204441	01/11/16	75,073.56
25260	RESERVE ACCOUNT	204442	01/11/16	4,000.00
29957	REW SERVICES CORP	204443	01/11/16	28,203.00
17625	ROY'S TOWING AND RECOVER	204444	01/11/16	350.00
22400	SCHILDBERG CONSTRUCTION	204445	01/11/16	775.73
18085	SECRETARY OF STATE	204446	01/11/16	60.00
.10992	SEVERSON/TOM	204447	01/11/16	60.00
.10989	SIEGERT/RYAN	204448	01/11/16	404.80
29923	SMITH/JENNIFER	204449	01/11/16	50.00
29643	SPECIALTY GRAPHICS INC	204450	01/11/16	2,510.00
29960	SPIN TECH	204451	01/11/16	62.50
29901	SPONSORED PROGRAMS ACCOU	204452	01/11/16	1,430.54
27422	SPRINT	204453	01/11/16	329.15
29963	STANCLIFFE/THOMAS	204454	01/11/16	1,000.00
25913	STATE OF IOWA-ELEVATOR S	204455	01/11/16	175.00
29216	STERLING CODIFIERS INC	204456	01/11/16	700.00
29766	STORAGE MART #1052	204457	01/11/16	287.98
28433	SWINTON/ASHLEE	204458	01/11/16	2,569.00
29541	SWISHER/MARK	204459	01/11/16	2,135.00
27650	SYNERGY CONTRACTING LLC	204460	01/11/16	41,084.93
29929	TESKA ASSOCIATES INC	204461	01/11/16	17,105.41
24803	TIGER SOFTBALL CLUB	204462	01/11/16	1,665.00
25814	TIMBER PINE, INC.	204463	01/11/16	5,980.80
22286	ULTRAMAX	204464	01/11/16	47,508.30
29213	UNDERGROUND COMPANY/THE	204465	01/11/16	1,816.89
83413	UNION PACIFIC RAILROAD C	204466	01/11/16	1,107.67
27497	UNITED PARCEL SERVICE	204467	01/11/16	222.00
29913	UNITYPOINT CLINIC	204468	01/11/16	14,645.00
26935	UNIVERSAL FIELD SERVICES	204469	01/11/16	10,160.07
20250	VAN-WALL EQUIPMENT	204470	01/11/16	10,863.58
20250	VEENSTRA & KIMM INC	204471	01/11/16	1,478.00
20250	VEENSTRA & KIMM INC	204472	01/11/16	9,793.83
20250	VEENSTRA & KIMM INC	204473	01/11/16	5,293.00
20250	VEENSTRA & KIMM INC	204474	01/11/16	6,004.00
20250	VEENSTRA & KIMM INC	204475	01/11/16	8,769.00
20250	VEENSTRA & KIMM INC	204476	01/11/16	10,288.50
19725	VERIZON WIRELESS	204477	01/11/16	9,252.52
29220	VISION SERVICE PLAN	204478	01/11/16	268.50
28570	VIVID IMAGES	204479	01/11/16	1,378.00
24712	WAIKEE COMMUNITY SCHOOLS	204480	01/11/16	7.90
27620	WAYNE DENNIS SUPPLY CO.	204481	01/11/16	97.93
20725	WEST DES MOINES COMM EDU	204482	01/11/16	552.00
20700	WEST DES MOINES COMM SCH	204483	01/11/16	290.45
		204484	01/11/16	

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BANK	VENDOR	CHECK#	DATE	AMOUNT
1MAT FIRST NATIONALBANK				
29050	WEX BANK	204485	01/11/16	1,062.58
29961	WILLEY/FOSTER	204486	01/11/16	1,000.00
.10990	MISCONSLIN PHYSICIANS SVC	204487	01/11/16	516.04
21800	ZIEGLER INC	204488	01/11/16	46.92
FIRST NATIONALBANK				
				1,548,406.40

BANK	VENDOR	CHECK#	DATE	AMOUNT
INAT FIRST NATIONALBANK				
90074	A TECH, INC.	8987	01/11/16	446.55
90023	ARNOLD MOTOR SUPPLY, LLP	8988	01/11/16	1,311.70
90068	BAUER BULLT	8989	01/11/16	1,378.68
90172	BAYLESS/RON	8990	01/11/16	150.00
90035	CITY OF CLIVE	8991	01/11/16	100.00
90177	DANIEL/DARIUS	8992	01/11/16	175.00
90015	EMC RISK SERVICES	8993	01/11/16	25,118.06
90144	EXCEED SERVICES CORPORAT	8994	01/11/16	3,140.00
90161	FARRAND/GLENN	8995	01/11/16	100.00
90158	FINESTEAD/MIKE	8996	01/11/16	9,775.00
90010	FOTH INFRASTRUCTURE & EN	8997	01/11/16	27,518.99
90159	FOTH INFRASTRUCTURE & EN	8998	01/11/16	199,204.16
90053	HENNING/CLAUDIA	8999	01/11/16	6,685.00
90065	IOWA COMMUNITIES	9000	01/11/16	5,948.34
90148	KECK, INC.	9001	01/11/16	13,430.61
90061	KELTEK INC	9002	01/11/16	4,645.43
90061	KIRKHAM, MICHAEL, & ASSO	9003	01/11/16	3,008.55
90061	KIRKHAM, MICHAEL, & ASSO	9004	01/11/16	7,516.35
90100	LAIDLAW JR./WILLIAM L	9005	01/11/16	870.00
90013	MCANINCH CORP & AFFILIAT	9006	01/11/16	173.72
90006	MCCLOURE ENGINEERING COMP	9007	01/11/16	490,556.82
90006	MCCLOURE ENGINEERING COMP	9008	01/11/16	26,487.50
90006	MCCLOURE ENGINEERING COMP	9009	01/11/16	27,537.00
90164	MCCUBBIN/COURTNEY	9010	01/11/16	5,170.50
90104	MID IOWA PETROLEUM SVCS,	9011	01/11/16	325.00
90087	MIDWEST WHEEL	9012	01/11/16	435.56
90171	ROUNDS/MATES	9013	01/11/16	71.61
90135	SHIELDS/CHARLES	9014	01/11/16	150.00
90002	WAYTEK INC.	9015	01/11/16	150.00
	WEST BANK, HUMAN SVCS	9016	01/11/16	41.93
	YEAGER/LEWAR	9017	01/11/16	1,942.33
		9018	01/11/16	3,681.00
FIRST NATIONALBANK				
				867,245.39

BANK	VENDOR	CHECK#	DATE	AMOUNT
INAT FIRST NATIONALBANK				
70018	ABC ELECTRICAL CONTRACTO	2042332	01/11/16	2,693.27
70018	ABC ELECTRICAL CONTRACTO	2042333	01/11/16	4,973.47
70018	ABC ELECTRICAL CONTRACTO	2042334	01/11/16	160,260.54
70018	ABC ELECTRICAL CONTRACTO	2042335	01/11/16	723.90
70216	ADVENTURE LIGHTING	2042336	01/11/16	22.50
70055	AMERICAN CONCRETE	2042337	01/11/16	423.50
70196	AMERICAN FENCE	2042338	01/11/16	3,001.89
70158	ARAMARK UNIFORM SERVICES	2042339	01/11/16	1,824.83
70191	BROWNELL'S INC	204240	01/11/16	593.73
70017	CAPITAL SANITARY SUPPLY	204241	01/11/16	858.60
70008	COMPETITIVE EDGE	204242	01/11/16	650.00
70019	CORN STATES METAL	204243	01/11/16	315.00
70083	DES MOINES REGISTER MEDI	204244	01/11/16	1,966.54
70084	DES MOINES REGISTER/THE	204245	01/11/16	349.03
70060	DOORS, INC.	204246	01/11/16	249.00
70308	DUKE AERIAL EQUIPMENT IN	204247	01/11/16	489.20
70009	ELECTRONIC ENGINEERING	204248	01/11/16	639.45
70235	EMERGENCY APPARATUS MAIN	204249	01/11/16	12,666.91
70067	EXCEL MECHANICAL, INC.	204250	01/11/16	6,503.48
70020	FIELD FIRE	204251	01/11/16	112.50
70068	FREEDOM TIRE	204252	01/11/16	320.04
70039	G&L CLOTHING	204253	01/11/16	742.86
70300	GOLDEN VALLEY HARDSCAPES	204254	01/11/16	3,015.00
70062	HOWARD R. GREEN CO.	204255	01/11/16	4,680.00
70062	HOWARD R. GREEN CO.	204256	01/11/16	19,947.78
70062	HOWARD R. GREEN CO.	204257	01/11/16	1,086.20
70062	HOWARD R. GREEN CO.	204258	01/11/16	18,048.40
70052	IMAGETEK, INC	204259	01/11/16	7,908.75
70073	INLAND TRUCK PARTS	204260	01/11/16	7,069.59
70194	INTERLEET INC	204261	01/11/16	2,031.71
70106	INTOXIMETERS, INC.	204262	01/11/16	254.25
70077	IOWA FIRE EQUIPMENT	204263	01/11/16	531.00
70244	JOHNSTONE SUPPLY	204264	01/11/16	907.08
70006	LOGAN CONTRACTORS SUPPLY	204265	01/11/16	438.95
70291	MENARDS	204266	01/11/16	242.50
70078	METRO WASTE AUTHORITY	204267	01/11/16	34,550.00
70276	NORTHLAND PRODUCTS	204268	01/11/16	255.10
70010	O'HALLOLAN INTERNATIONAL	204269	01/11/16	15.07
70047	O'KEEFE ELEVATOR COMPANY	204270	01/11/16	210.34
70231	OMNISTITE	204271	01/11/16	1,932.00
70046	PITNEY BOWES	204272	01/11/16	1,345.00
70262	RELIABLE PROPERTY SERVIC	204273	01/11/16	10,636.25
70189	ROCKMOUNT RESEARCH ALLOY	204274	01/11/16	137.77
70057	SNYDER & ASSOCIATES	204275	01/11/16	4,093.50
70057	SNYDER & ASSOCIATES	204276	01/11/16	4,201.00
70057	SNYDER & ASSOCIATES	204277	01/11/16	7,101.81
70057	SNYDER & ASSOCIATES	204278	01/11/16	7,190.00
70057	SNYDER & ASSOCIATES	204279	01/11/16	7,828.38

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BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
70234	SPRAYER SPECIALTIES INC	204280	01/11/16	34.06
70175	ST LOUIS CARDINALS	204281	01/11/16	6,547.50
70026	STIVERS FORD	204282	01/11/16	7,486.68
70235	STRAUSS SAFE AND LOCK CO	204283	01/11/16	294.12
70174	STREICHERS	204284	01/11/16	280.99
70016	TEAM SERVICES	204285	01/11/16	85.50
70080	TEAM SERVICES	204286	01/11/16	182.06
70013	TOMPKINS INDUSTRIES	204287	01/11/16	169.86
70210	TRANS IOWA EQUIPMENT CO	204288	01/11/16	43.47
70236	FRI-TECH	204289	01/11/16	224.89
70218	UNIVERSAL PRINTING	204290	01/11/16	855.03
70188	WALNUT CREEK PROMOTIONS	204291	01/11/16	100.00
	ZEE MEDICAL SERVICE INC	204292	01/11/16	214.05
FIRST NATIONALBANK				350,555.88

FINANCIAL SYSTEM
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CITY OF WEST DES MOINES IOWA
GL540R-V07.27 PAGE 1

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
28720	STATE SAVINGS BANK	204231	12/30/15	8,979.11
FIRST NATIONALBANK				
				8,979.11

FINANCIAL SYSTEM
01/08/2016 10:54:40

Check Register

CITY OF WEST DES MOINES IOWA
GIS40R-V07.27 PAGE 1

BANK	VENDOR	CHECK#	DATE	AMOUNT
1NAT FIRST NATIONALBANK				
24822	WELLMARK BLUE CROSS	800725	12/24/15	64,431.49
FIRST NATIONALBANK				64,431.49

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Approval of Liquor Licenses

DATE: January 11, 2016

FINANCIAL IMPACT: None

BACKGROUND: In accordance with the Iowa Code Section 123.1 and the West Des Moines City Code Title 3, Business and Licensing, Chapter 2, Beer and Liquor Control, the following licenses have been investigated and reviewed by the WDM Police Department and, when necessary, by Building Inspection and/or Fire Department staff, and are presented to the City Council for approval. Copies of license applications are available, for your review, in the Office of the City Clerk.

1. Hy-Vee, Inc. d/b/a Hy-Vee Meeting Room, 1725 Jordan Creek Parkway - Transfer Location Temporarily to 1236 Jordan Creek Parkway (SpringHill Suites) - January 28, 2016
2. F & K Hagar, L.L.C. d/b/a Manhattan Grill, 1960 Grand Avenue, Suites 29-31 - Class LC Liquor License with Sunday Sales and Outdoor Service - Renewal
3. Waterfront Seafood Market, Inc. d/b/a Waterfront Seafood Market, 2900 University Avenue - Class LC Liquor License with Sunday Sales and Catering Privileges - Renewal
4. Wok in Motion Corp. d/b/a Wok in Motion, 5515 Mills Civic Parkway - Class BW Permit with Carryout Wine and Sunday Sales - Renewal

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Motion to approve the issuance of liquor licenses in the City of West Des Moines.

Lead Staff Member: Ryan T. Jacobson, City Clerk *RTJ*

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM: Motion - Approval of Orders for Violations of Alcohol Laws **DATE:** January 11, 2016

FINANCIAL IMPACT: \$500.00 (positive impact to City)

BACKGROUND:

Pursuant to state law, a municipality is entitled to assess a \$500.00 fine for a first violation and a \$1,500.00 fine for a second violation against alcohol permittees who have been found in violation of providing alcoholic beverages to persons under 21 years of age at their respective places of business.

On or about the date referenced on attached Exhibit "A", employees of the permittee, also referenced on Exhibit "A", were cited for providing alcoholic beverages to persons under 21 years of age. The City of West Des Moines Legal Department sent notice of the violation to the permittee. Since that time, said permittee acknowledged its respective order and returned payment of fines for its alcohol violation.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION:

It is recommended that the City Council approve the Order and accept payment of fines regarding the alcohol violation of the permittee as referenced on the attached Exhibit "A".

Lead Staff Member: Greta Truman, Assistant City Attorney

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	
Date Reviewed	
Recommendation	

EXHIBIT "A"

<u>Licensee</u>	<u>D/B/A</u>	<u>Date of Violation</u>	<u>#Violation</u>
Sri Ganesh LLC	Paradise Biryani Pointe 6630 Mills Civic Parkway #3102	July 24, 2015	1 st (minors)

CITY OF WEST DES MOINES CITY COUNCIL MEETING COMMUNICATION

ITEM: Approval of Metro/Regional Committee Assignments

DATE: January 11, 2016

FINANCIAL IMPACT: None

BACKGROUND:

Mayor Gaer requests the highlighted individuals be approved for appointment to metro/regional committees.

Metro/Regional Committee	Member(s)	Alternate(s)
MPO Traffic Management Advisory Committee	Jim Barrett Aubyn Bjornsen Craig Leu Eric Petersen	Jim Dickinson Clyde Evans
Polk and Dallas County Emergency Management Commissions	Steven K. Gaer Craig Leu	Mayor Pro-Tem Jack Benge
Warren and Madison County Emergency Management Commissions	Steven K. Gaer Jeff Dumermuth	Mayor Pro-Tem Craig Leu

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Approval of appointments to metro/regional committees.

Lead Staff Member: Ryan T. Jacobson, City Clerk *RTJ*

STAFF REVIEWS

Department Director	Ryan T. Jacobson, City Clerk
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>RTJ</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

CITY OF WEST DES MOINES
2016 – 2017 MAYOR/COUNCIL/STAFF COMMITTEE ASSIGNMENTS
(Presented at January 11, 2016 City Council meeting)

	Member(s)	Alternate(s)
Mayor Pro-Tem	Jim Sandager (2016)	Rick Messerschmidt (2017)
COUNCIL SUBCOMMITTEES		
Code Enforcement Subcommittee	Kevin Trevillyan, Chair Rick Messerschmidt	Russ Trimble
Finance & Administration Subcommittee	Russ Trimble, Chair Jim Sandager	John Mickelson
Planning and Development Subcommittee	Jim Sandager, Chair John Mickelson	Kevin Trevillyan
Public Safety Subcommittee	John Mickelson, Chair Russ Trimble	Rick Messerschmidt
Public Works Subcommittee	Rick Messerschmidt, Chair Kevin Trevillyan	Jim Sandager
LIAISONS		
Bicycle Advisory Commission	John Mickelson	Jim Sandager
Human Rights Commission	Rick Messerschmidt	Russ Trimble
Human Services Advisory Board	Russ Trimble	Kevin Trevillyan
Library Board of Trustees	Jim Sandager	Rick Messerschmidt
Parks & Recreation Advisory Board	Russ Trimble	John Mickelson
Public Arts Advisory Commission	Rick Messerschmidt	Kevin Trevillyan
WDM Water Works Board of Trustees	John Mickelson	Russ Trimble
ADMINISTRATIVE/OTHER COMMITTEES		
City/School Advisory Committee	Rick Messerschmidt Jim Sandager	John Mickelson
Iowa EMS Alliance Advisory Board	John Mickelson (3-31-15) Fr. Michael Hess (3-31-16) Tim Stiles (3-31-17)	Tom Hadden
Legislative Committee (Including Metro Advisory Council Legislative Action Committee)	Kevin Trevillyan Jim Sandager	Rick Messerschmidt
Valley Junction Events Advisory Committee	Kevin Trevillyan, Chair Rick Messerschmidt	Citizens: Jim Miller, Nicole Engler-Selser, Isa O'Hara and Victoria Veiock; HVJF; Pamela Young, Ken Raush, Bobbie Bishop, Renae Johanningmeier,
Valley Junction Foundation	Kevin Trevillyan Naomi Hamlett	Rick Messerschmidt
WDM Chamber Board	Jim Sandager	Rick Messerschmidt

	Member(s)	Alternate(s)
METRO/REGIONAL COMMITTEES		
BRAVO	Jim Sandager	Rick Messerschmidt
Central Iowa Regional Housing Authority Convention & Visitors Bureau	Christine Gordon	Carole Bodin
Dallas County Local Housing Trust Fund	Rick Messerschmidt	Kevin Trevillyan
Dallas County E911 Service Board	Clyde Evans	Russ Trimble
Dallas County E911 Service Board	Rob Dehnert	Dave Edgar
DART Board	Steve Peterson (6-30-17)	Kevin Trevillyan (6-30-17)
Greater Dallas County Development Alliance	Clyde Evans	Russ Trimble
Homeless Coordinating Council	Russ Trimble Kevin Trevillyan	Althea Holcomb
Metro Advisory Council	Rick Messerschmidt John Mickelson	Russ Trimble
Metro Waste Authority	Kevin Trevillyan	Bret Hodne
Metropolitan Coalition	Steven K. Gaer Tom Hadden	Mayor Pro-Tem Tim Stiles
MPO Bicycle-Pedestrian Roundtable	Marco Alvarez	
MPO Intelligent Transportation Systems Policy Committee	Duane Wittstock	
MPO Policy Committee	Steven K. Gaer Tom Hadden Russ Trimble	Rick Messerschmidt Kevin Trevillyan John Mickelson
MPO Sustainability Committee	Kevin Trevillyan Russ Trimble Linda Schemmel	John Mickelson Sally Orgies
MPO Technical Committee	Joe Cory Kara Tragesser Duane Wittstock	Jim Dickinson Clyde Evans Eric Petersen
MPO Traffic Management Advisory Committee	Jim Barrett Aubyn Bjornsen Craig Leu Eric Petersen	Jim Dickinson Clyde Evans
MPO Transportation Advisory Group	Carmen Murillo	
Polk County E911 Service Board	Dave Edgar	Shaun LaDue
Polk and Dallas County Emergency Management Commissions	Steven K. Gaer Craig Leu	Mayor Pro-Tem Jack Benge
R. E. A. P.	Ted Ohmart	Rick Messerschmidt
Warren County E911 Service Board	Greg Jones	Rob Dehnert
Warren County Economic Develop. Corp.	Naomi Hamlett	Clyde Evans
Warren and Madison County Emergency Management Commissions	Steven K. Gaer Jeff Dumermuth	Mayor Pro-Tem Craig Leu
WRA Board	John Mickelson Jody E. Smith	Rick Messerschmidt Tim Stiles
WRA Technical Committee	Duane Wittstock	Brian Hemesath

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

ITEM:

DATE: January 11, 2016

Resolution - Ordering Construction
Maffitt Lake Road Improvement Project
South 8th Street to Veterans Parkway

FINANCIAL IMPACT:

The Engineering Estimate of Construction Cost for the Maffitt Lake Road – S. 8th Street to Veterans Parkway Improvements is \$4,249,353.57. All costs for these services can be paid from budgeted account no. 4259.77.820.6.7920 with ultimate funding coming from a RISE grant and TIF.

BACKGROUND:

A Bid Letting should be scheduled for 2:00 p.m. on Wednesday, January 20, 2016, and a Public Hearing on the project should be scheduled for 5:35 p.m. on Tuesday, January 26, 2016. The contract would be awarded on Tuesday, January 26, 2016, and work will begin shortly thereafter.

The work is part of the Alluvion project and will construct two lanes of an ultimate four lane roadway from South 8th Street to Veterans Parkway.

The project is scheduled to be completed by November 18, 2016.

OUTSTANDING ISSUES:

None

RECOMMENDATION:

City Council Adopt:

- Resolution Ordering Construction of the Maffitt Lake Road Improvement Project.
- Fixing 2:00 p.m. on Wednesday, January 20, 2016, as time and date for project Bid Letting.
- Ordering the City Clerk to publish notice of Letting and Public Hearing.

Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer

STAFF REVIEWS

Department Director	Duane C. Wittstock, City Engineer <i>DW</i>
Appropriations/Finance	Tim Stiles, Finance Director <i>TS</i>
Legal	Richard Scieszinski, City Attorney <i>RS</i>
Agenda Acceptance	<i>RTJ</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**Resolution Ordering Construction and
Notice of Public Hearing on Plans, Specifications, Form of Contract, Estimate of Cost, and Directing
Advertisement for Bids**

BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA,
that the following described public improvement:

**Maffitt Lake Road Improvement Project
South 8th Street to Veterans Parkway
Project No. 0510-046-2014**

is hereby ordered constructed according to the Plans and Specifications prepared by the Engineering Division of the City of West Des Moines and now on file in the office of City Clerk.

BE IT FURTHER RESOLVED, that the detailed Plans and Specifications, Form of Contract, Bid Security, and Notice to Bidders are hereby approved, subject to hearing thereon, and that the same are now on file in the office of City Clerk for public inspection.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish notice of hearing on the Plans and Specifications, Form of Contract, Bid Security and Estimate of Costs for said project to be held at 5:35 p.m. on Tuesday, January 26, 2016, with said notice published not less than four (4) days nor more than twenty (20) days prior to the date heretofore fixed.

BE IT FURTHER RESOLVED, that the City Clerk is hereby directed to publish Notice to Bidders for said project with publication not less than four (4) days nor more than forty-five (45) days prior to the date for receiving bids. Said bids are to be filed prior to 2:00 p.m. on Wednesday, January 20, 2016.

BE IT FURTHER RESOLVED, that the bids received for construction of said improvements will be opened, publicly read and tabulated by the City Clerk, Deputy City Clerk, or City Clerk designee at 2:00 p.m. on Wednesday, January 20, 2016, and the results of said bids shall be considered at a meeting of this Council on Tuesday, January 26, 2016, at 5:35 p.m. and acted upon at said time, or such time as may then be fixed.

PASSED AND APPROVED this 11th day of January, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

OPINION OF PROBABLE PROJECT COST

Maffitt Lake Road

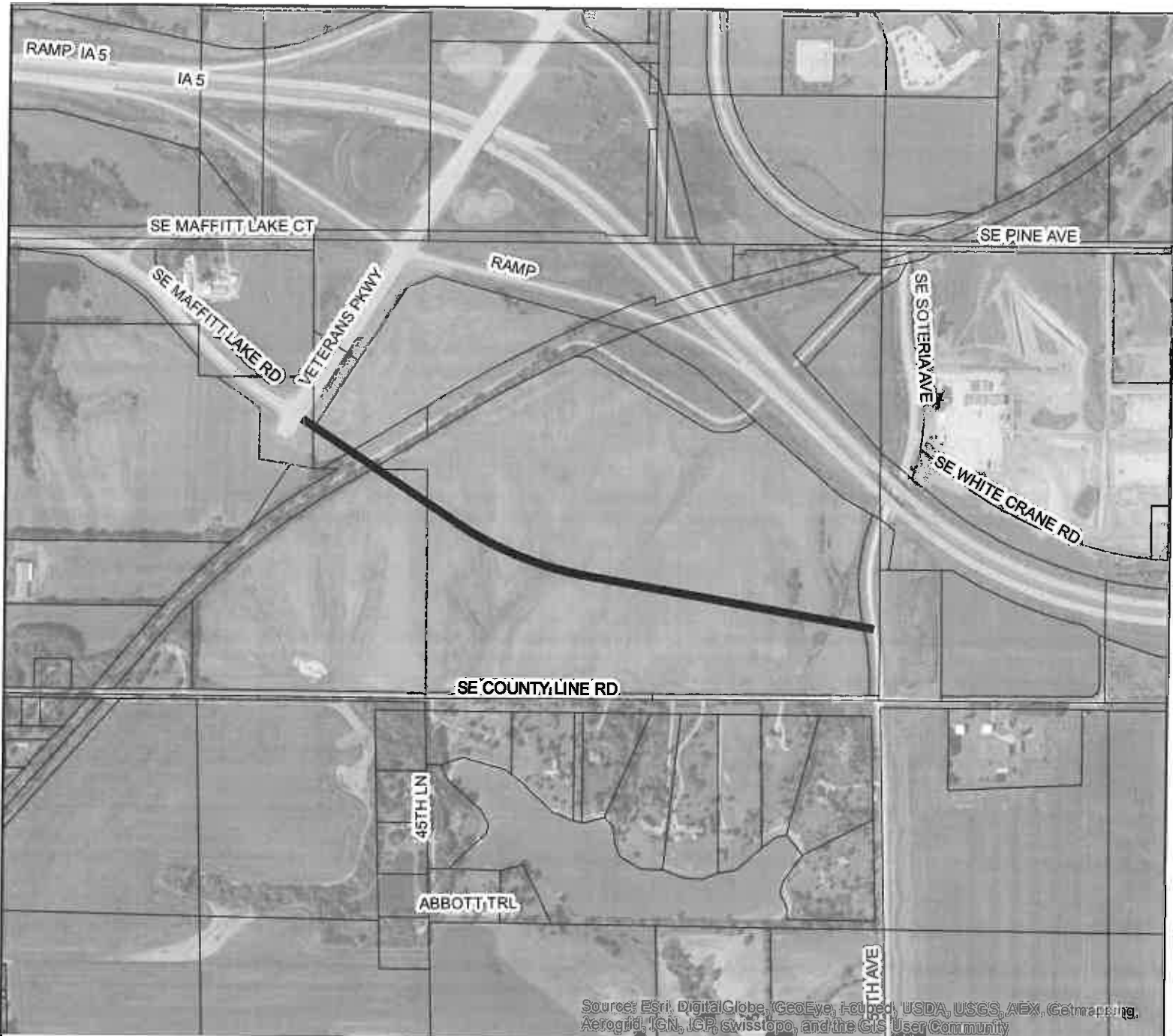
Grade, Drain and Pave

Maffitt Lake Road from Veteran's Pkwy. to S 5th Street

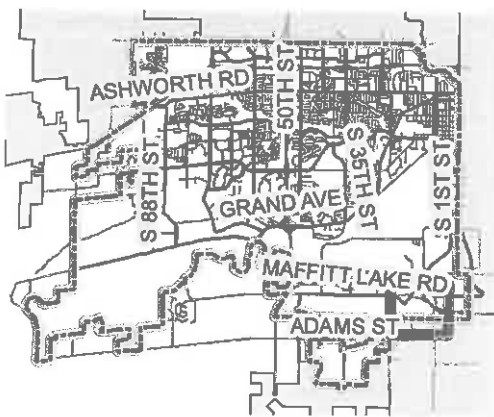
3800 LF +/-

January 2016

ITEM NO.	ITEM CODE	ITEM	UNIT	UNIT PRICE	Quantities				Cost			
					RISE Eligible	Non-RISE Eligible	Underpass	Total	RISE Eligible	Non-RISE Eligible	Underpass	Total
1	2010-A-1000	CLEARING AND GRUBBING	LS	\$ 30,000.00	0.75		0.25	1	22,500		7,500	\$ 30,000.00
2	2010-B-1000	TOPSOIL, ON-SITE	CY	\$ 8.00	22,000		5,000	27,000	178,000		40,000	\$ 218,000.00
3	2010-E-1000	EXCAVATION, CL 10, RDWY+BORROW	CY	\$ 10.00	47,500			47,500	475,000			\$ 475,000.00
4	2010-G-1000	SUBGRADE PREPARATION	SY	\$ 3.00	20,198			20,198	60,584			\$ 60,584.00
5	2010-H-1000	SUBGRADE TREATMENT, CRUSHED ROCK	CY	\$ 20.00	150			150	3,000			\$ 3,000.00
6	2010-H-2000	SUBGRADE TREATMENT, POLYMER GRID	SY	\$ 20.00	200			200	4,000			\$ 4,000.00
7	2010-I-1000	MODIFIED SUBBASE	SY	\$ 7.00	20,198			20,198	141,386			\$ 141,386.00
8	2511-0310100	SPECIAL COMPACTION OF SUBGRADE FOR RECREATIONAL TRAIL	STA	\$ 750.00			17.7	18				\$ 13,275.00
9	4020-A-1315	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 15"	LF	\$ 75.00	2,021			2,021	151,575			\$ 151,575.00
10	4020-A-1318	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 16"	LF	\$ 80.00	973			973	77,840			\$ 77,840.00
11	4020-A-1324	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 24"	LF	\$ 85.00	309			309	26,265			\$ 26,265.00
12	4020-A-1330	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 30"	LF	\$ 90.00	173			173	15,570			\$ 15,570.00
13	4020-A-1338	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 36"	LF	\$ 120.00	412			412	49,440			\$ 49,440.00
14	4020-A-1342	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 42"	LF	\$ 140.00	212			212	29,680			\$ 29,680.00
15	4020-A-1348	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 48"	LF	\$ 175.00	154			154	26,850			\$ 26,850.00
16	4020-A-1360	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 60"	LF	\$ 225.00	65			65	14,625			\$ 14,625.00
17	4020-A-1368	STORM SWR G-MAIN, TRENCHED, RCP 2000D, 66"	LF	\$ 250.00	197			197	49,250			\$ 49,250.00
18	4020-A-1424	STORM SWR G-MAIN, TRENCHED, RCP 3000D, 24"	LF	\$ 225.00				312	70,200			\$ 70,200.00
19	4030-A-2000	PIPE CULVERT, 8IN., TRENCHLESS, TEMPORARY	LS	\$ 25,000.00				1	25,000			\$ 25,000.00
20	4030-B-1024	APRON, CONCRETE, 15IN.	EACH	\$ 2,100.00				4	8,400			\$ 8,400.00
21	4030-B-1024	APRON, CONCRETE, 24IN.	EACH	\$ 2,500.00	1			3	7,500			\$ 7,500.00
22	4030-B-1038	APRON, CONCRETE, 36IN.	EACH	\$ 2,700.00	1			1	2,700			\$ 2,700.00
23	4030-B-1042	APRON, CONCRETE, 42IN.	EACH	\$ 3,500.00	1			1	3,500			\$ 3,500.00
24	4030-B-1048	APRON, CONCRETE, 48 IN.	EACH	\$ 4,000.00	2			2	8,000			\$ 8,000.00
25	4030-B-1080	APRON, CONCRETE, 80 IN.	EACH	\$ 4,500.00	1			1	4,500			\$ 4,500.00
26	4030-B-1088	APRON, CONCRETE, 88 IN.	EACH	\$ 4,500.00	1			1	4,500			\$ 4,500.00
27	4040-A-1006	SUBDRAIN, LONGITUDINAL, (SHLD) 6"	LF	\$ 15.00	3,546			3,546	53,190			\$ 53,190.00
28	4040-A-1112	SUBDRAIN, TILE, 12"	LF	\$ 35.00	750			750	26,250			\$ 26,250.00
29	4040-A-2004	SUBDRAIN, PERFORATED PLASTIC PIPE, 4IN., UNDERPASS	LS	\$ 20,000.00				1	20,000			\$ 20,000.00
30	4040-C-1006	SUBDRAIN CLEANOUT	EACH	\$ 700.00	12			12	8,400			\$ 8,400.00
31	4040-D-1006	SUBDRAIN OUTLET, PIPE CONNECTION	EACH	\$ 700.00				2	1,400			\$ 1,400.00
32	4040-D-1006	SUBDRAIN OUTLET	EACH	\$ 400.00	39			39	15,600			\$ 15,600.00
33		WATERMAIN, TRENCHED, 12" PVC C900	LF	\$ 65.00	251			251	16,315			\$ 16,315.00
34		CONNECT TO EXISTING SYSTEM	EACH	\$ 1,000.00	2			2	2,000			\$ 2,000.00
35		FLUSHING DEVICE, BLOWOFF	EACH	\$ 1,500.00	2			2	3,000			\$ 3,000.00
36	5020-F-1000	VALVE BOX EXTENSION	EACH	\$ 750.00	8			6	4,500			\$ 4,500.00
37	5020-H-1000	FIRE HYDRANT ADJUSTMENT	EACH	\$ 1,500.00	9			9	13,500			\$ 13,500.00
38	5010-C-2000	FITTING, 22.5 DEG, 12"	LB	\$ 12.00	640			640	7,680			\$ 7,680.00
39		RELOCATE EXISTING VALVE	EACH	\$ 1,000.00	5			5	5,000			\$ 5,000.00
40		RELOCATE EXISTING FITTING	EACH	\$ 1,000.00	2			2	2,000			\$ 2,000.00
41		RELOCATE EXISTING FIRE HYDRANT	EACH	\$ 700.00	2			2	1,400			\$ 1,400.00
42		WATERMAIN REPAIR	EACH	\$ 1,250.00	3			3	3,750			\$ 3,750.00
43	8010-A-1048	MANHOLE, STORM SEWER, 48 IN.	EACH	\$ 6,000.00				2	12,000			\$ 12,000.00
44	8010-A-1072	MANHOLE, STORM SWR, 72 IN.	EACH	\$ 7,000.00	1			1	7,000			\$ 7,000.00
45	8010-B-1505	INTAKE, SW-505	EACH	\$ 6,000.00	11			11	66,000			\$ 66,000.00
46	8010-B-1506	INTAKE, SW-506	EACH	\$ 8,000.00	3			3	24,000			\$ 24,000.00
47	8010-B-1516	INTAKE, MODIFIED SW-506, TYPE A	EACH	\$ 10,000.00	8			8	80,000			\$ 80,000.00
48	8010-B-1517	INTAKE, MODIFIED SW-506, TYPE B	EACH	\$ 12,000.00	2			2	24,000			\$ 24,000.00
49	8010-B-1518	INTAKE, MODIFIED SW-506, TYPE C	EACH	\$ 7,500.00	14			14	105,000			\$ 105,000.00
50	8010-F-1000	MANHOLE ADJUSTMENT, MAJOR	EACH	\$ 2,500.00	5			5	12,500			\$ 12,500.00
51	2403-0100020	STRUCTURAL CONCRETE (RCS CULVERT)	CY	\$ 800.00				431	344,800			\$ 344,800.00
52	2404-7775000	REINFORCING STEEL	LB	\$ 2.00				82,860	165,720			\$ 165,720.00
53	7010-A-2008	REINFORCED PCC PAVEMENT, 9"	SY	\$ 55.00	17620			17,620	969,100			\$ 969,100.00
54	7010-A-2010	MEDIAN PAVING	SY	\$ 40.00	58,25			58	2,330			\$ 2,330.00
55	7010-Q-1000	PCC PAVEMENT SAMPLES AND TESTING	LS	\$ 2,500.00	1			1	2,500			\$ 2,500.00
56	7030-C-1008	RECREATIONAL TRAIL, PCC, 6 IN.	SY	\$ 45.00				2,066	92,970			\$ 92,970.00
57	7030-G-1000	DETECTABLE WARNING - CURB RAMP	SF	\$ 50.00	86			86	4,300			\$ 4,300.00
58	7040-H-1000	REMOVAL OF PAVEMENT	SY	\$ 10.00	1,023			1,023	10,230			\$ 10,230.00
59		TRAIL DETOUR	LS	\$ 50,000.00				1	50,000			\$ 50,000.00
60		PERMANENT ROAD CLOSURE	EACH	\$ 500.00	12			12	6,000			\$ 6,000.00
61		LIGHTING	LS	\$ 30,000.00				1	30,000			\$ 30,000.00
62	8010-A-1010	SEEDING AND FERTILIZING, TYPE 1	ACRE	\$ 2,000.00	9			9	17,400			\$ 17,400.00
63	8010-A-1020	SEEDING AND FERTILIZING, TYPE 2	ACRE	\$ 2,000.00	17			17	34,000			\$ 34,000.00
64	8010-A-2000	SEEDING AND FERTILIZING, TYPE 5	ACRE	\$ 1,200.00	52			52	62,760			\$ 62,760.00
65	8040-A-1000	SWPPP PREPARATION	LS	\$ 5,000.00	1.00			1	5,000			\$ 5,000.00
66	8040-A-2000	SWPPP MANAGEMENT	LS	\$ 30,000.00	1.00			1	30,000			\$ 30,000.00
67	8040-D-1000	FILTER SOCK, 9 IN.	LF	\$ 3.00	5,580			5,580	16,741			\$ 16,741.44
68	8040-D-2000	REMOVAL OF FILTER SOCK	LF	\$ 0.50	5,580			5,580	2,790			\$ 2,790.00
69	8040-E-1000	TEMPORARY RECP, TYPE 2C	SY	\$ 2.00	9,883			9,883	19,766			\$ 19,766.20
70	8040-L-1000	REVEITEMENT, CLASS D.	TON	\$ 50.00	335			335	16,750			\$ 16,750.00
71	8040-N-1000	SILT FENCE	LF	\$ 3.00	2,267			2,267	6,801			\$ 6,801.70
72	8040-N-2000	SILT FENCE, REMOVAL OF SEDIMENT	LF	\$ 2.00	1,133			1,133	2,267			\$ 2,266.88
73	8040-N-3000	SILT FENCE, REMOVAL OF DEVICE	LF	\$ 1.50	2,267			2,267	3,400			\$ 3,400.35
74	8040-Q-1000	MULCH, CONVENTIONAL	ACRE	\$ 1,000.00	78			78	78,480			\$ 78,480.00
75	8060-A-8100	CHAIN LINK FENCE, 72 IN.	LF	\$ 65.00				156	10,140			\$ 10,140.00
76	1010-A-1000	REMOVALS, AS PER PLAN	LS	\$ 7,500.00				1	7,500			\$ 7,500.00
77	1110-A-1000	CONSTRUCTION SURVEY	LS	\$ 45,000.00	1.00			1	45,000			\$ 45,000.00
78		LOCATING TILE LINES	STA	\$ 250.00	37			37	9,275			\$ 9,275.00
79		PAINTED PAVEMENT MARKING, WATERBORNE/SOLVENT	STA	\$ 50.00	112			112	5,580			\$ 5,580.50
80		PAINTED SYMBOL AND LEGENDS, WATERBORNE/SOLVENT	EACH	\$ 100.00	9			9	900			\$ 900.00
81		PAINTED PAVEMENT MARKING, DURABLE	STA	\$ 330.00	397			397	131,010			\$ 131,010.00
82		PAINTED SYMBOL AND LEGENDS, DURABLE	EACH	\$ 340.00	33			33	11,220			\$ 11,220.00
83		TRAFFIC CONTROL	LS	\$ 20,000.00	1			1	20,000			\$ 20,000.00
Subtotal Construction									\$ 3,345,448.57	\$ -	\$ 903,906.00	\$ 4,249,354.57
Contingency (20%)									\$ 669,089.71	\$ -	\$ 180,781.00	\$ 849,870.71
Total Construction									\$ 4,014,538.28	\$ -	\$ 1,084,686.00	\$ 5,099,224.28



VICINITY MAP



LEGEND

PROJECT LOCATION



**CITY OF WEST DES MOINES
ENGINEERING SERVICES**
4200 MILLS CIVIC PARKWAY
WEST DES MOINES, IOWA 50265
PH: (515) 222-3820 FAX: (515) 273-0602

**PROJECT: MAFFITT LAKE ROAD - S. 8TH STREET TO
VETERANS PARKWAY** Project No. 0510-046-2014

LOCATION: EXHIBIT "A"

DRAWN BY: BJM

DATE: 1/07/2016

SHT. 1 OF 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Resolution - Approval of Addendum to Agreement with Iowa Department of Transportation, Addendum No. 99-16-063B

FINANCIAL IMPACT: \$1,646,393.75

SYNOPSIS: The City of West Des Moines and the Iowa Department of Transportation (IDOT) entered into agreements beginning in 1996 in which the City agreed to pay IDOT for the construction of improvements beneficial to the City which were related to the Relocated and Reconstructed Iowa Highway 5 Project. The improvements include right-of-way acquisition and construction of a portion of the Southwest Connector (n/k/a Veterans Parkway) from Highway 5 to Army Post Road and construction and widening of several bridges crossing Highway 5. The total cost of the improvements to the City is \$5,954,622. Subsequent to the payment by the City of \$4,308,228.25, IDOT agreed to allow the City to repay the remaining balance of \$1,646,393.75 over a ten year period.

The attached agreement modifies the repayment period by the City for the improvements constructed by IDOT. It requires that ten equal payments of \$164,639.38 each, without interest, be made to IDOT beginning on or before April 5, 2016, with final payment to be made in April, 2025.

OUTSTANDING ISSUES (if any): None.

RECOMMENDATION: Approve the Addendum to Agreement with Iowa Department of Transportation, Addendum No. 99-16-063B

Lead Staff Member: Richard J. Scieszinski, City Attorney

STAFF REVIEWS

Department Director	Richard J. Scieszinski, City Attorney
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	None		
Date Reviewed			
Recommendation			

RESOLUTION NO. _____

RESOLUTION APPROVING ADDENDUM NO. 99-16-063B TO AGREEMENT NO. 99-16-063 BETWEEN THE CITY OF WEST DES MOINES AND THE IOWA DEPARTMENT OF TRANSPORTATION FOR IMPROVEMENTS RELATED TO RELOCATED AND RECONSTRUCTED IOWA HIGHWAY 5

WHEREAS, the City of West Des Moines and the Iowa Department of Transportation (“IDOT”) have previously entered into agreements for the construction of improvements by IDOT made in conjunction with the Relocated and Reconstructed Iowa Highway 5 Project, Project No. NHS-5-5(36)-19-77; and

WHEREAS, after the execution of those agreements and partial reimbursement by the City to IDOT for construction of the improvements, the parties negotiated favorable modifications to the reimbursement schedule and which are shown in Addendum Number 99-16-063B; and

WHEREAS, approval of the Addendum is in the best interest of the City of West Des Moines.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA,

1. The Addendum to Agreement No. 99-16-063 identified as Addendum No. 99-16-063B is approved.
2. The Mayor is authorized to sign Addendum 99-16-063B and the City Clerk is directed to attest to the Mayor's signature, after which the Addendum shall be filed with the appropriate agencies.
3. The City Finance Department shall make payment totaling \$1,646,393.75 to the Iowa Department of Transportation as set forth in the Addendum.

PASSED AND ADOPTED this 11th day of January, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

**IOWA DEPARTMENT OF TRANSPORTATION
Addendum to
Agreement No. 99-16-063**

County	<u>Polk</u>
City	<u>West Des Moines</u>
Project No.	<u>NHS-5-5(36)-19-77</u>
Iowa DOT	
Addendum No.	99-16-063B
Staff Action No.	

This Addendum, is entered into by and between the Iowa Department of Transportation, hereinafter designated the "DOT", and the city of West Des Moines, Iowa, a Local Public Agency, hereinafter designated the "LPA" in accordance with Iowa Code Chapters 28E, 306, 306A and 313.4 and 761 Iowa Administrative Code Chapter 150 as applicable;

The DOT previously relocated and reconstructed Iowa 5 within Polk and Warren Counties in Iowa; and

The DOT and the LPA previously entered into the following agreement(s) for the above referenced project:

- Agreement No. 95-P-169 for preliminary design concepts was signed by the DOT and the LPA on January 8, 1997 and September 23, 1996 respectively;
- Addendum No. 97-A-004 for additional grade separations was signed by the DOT and the LPA on December 10, 1996 and September 23, 1996 respectively;
- Agreement No. 99-16-063 which itemized applicable work items and financial responsibility was signed by the DOT and the LPA on August 25, 1999 and August 23, 1999 respectively;
- Addendum No. 99-16-063A which clarified aspects of the construction of the Southwest Connector (a.k.a. Veterans Parkway) was signed by the DOT and the LPA on October 18, 2001 and April 2, 2001 respectively; and

The DOT, in cooperation with the LPA, constructed the Iowa 5 Bypass within the city of West Des Moines, including interchanges and grade separations. In addition, certain improvements were made that were the financial responsibility of the LPA, totaling \$5,954,622. To date, the LPA has reimbursed the DOT \$4,308,228.25 of this amount, leaving a balance of \$1,646,393.75.

Subsequent to execution of the above referenced Agreement the LPA requested modification to the reimbursement arrangements to allow repayment of the remaining amount due to be paid over a ten year period.

This Addendum reflects the current concept of this project which is subject to modification by mutual agreement between the LPA and the DOT; and

Now, therefore, it is agreed as follows:

1. The LPA shall reimburse the DOT the remaining \$1,646,393.75 in ten-year period beginning in 2016. LPA reimbursement will be made in ten (10) equal yearly installments of approximately \$164,639.38 each. The first installment will be due upon proper billing by the DOT on or before April 15, 2016. The remaining installments will be billed to the LPA subsequently each year following with the final payment due in April 2025.

General Provisions

2. If the LPA has completed a Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the FIS is modified, amended or revised in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the modification, amendment or revision to the DOT. If the LPA does not have a detailed Flood Insurance Study (FIS) for an area which is affected by the proposed Primary Highway project and the LPA does adopt an FIS in an area affected by the project after the date of this Agreement, the LPA shall promptly provide notice of the FIS to the DOT.
3. The LPA will comply with all provisions of the equal employment opportunity requirements prohibiting discrimination and requiring affirmative action to assure equal employment opportunity as required by Iowa Code Chapter 216. No person will, on the grounds of age, race, creed, color, sex, sexual orientation, gender identity, national origin, religion, pregnancy, or disability, be excluded from participation in, be denied the benefits of, or be otherwise subjected to discrimination under any program or activity for which State funds are used.
4. It is the intent of both (all) parties that no third party beneficiaries be created by this Addendum.
5. If any section, provision, or part of this Addendum shall be found to be invalid or unconstitutional, such finding shall not affect the validity of the Addendum as a whole or any section, provision, or part thereof not found to be invalid or unconstitutional, except to the extent that the original intent of the Addendum cannot be fulfilled.
6. This Addendum may be executed in (two) counterparts, each of which so executed will be deemed to be an original.
7. This Addendum, as well as the unaffected provisions of any previous agreement(s), addendum(s), and/or amendment(s); represents the entire Agreement between the LPA and DOT regarding this project. All previously executed agreements will remain in effect except as amended herein. Any subsequent change or modification to the terms of this Agreement will be in the form of a duly executed amendment to this document.

December 2010

IN WITNESS WHEREOF, each of the parties hereto has executed Addendum No. 99-16-063B as of the date shown opposite its signature below.

CITY OF WEST DES MOINES:

By: _____ Date _____, 20____.
Title: Steven Gaer, Mayor

I, _____, certify that I am the Clerk of the City, and that Steven Gaer, who signed said Addendum for and on behalf of the City was duly authorized to execute the same on the ____ day of _____, 20____.

Signed: _____
City Clerk of West Des Moines, Iowa.

IOWA DEPARTMENT OF TRANSPORTATION:

By: _____ Date _____, 20____.
Scott A. Dockstader
District Engineer
District 1

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Resolution - Approval of First Amendment to Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 and Plat 3

FINANCIAL IMPACT: None

BACKGROUND: Whisper Ridge is a residential subdivision in the City located immediately west of 88th Street and north of Coachlight Drive. The Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 and Plat 3 allow the covenants to be amended to address development issues for the subdivision, but require that the City review and approve the amendment.

Hidden Creek, L.L.C., the Declarant of the Residential Covenants, Conditions and Restrictions, has proposed an amendment that will require the dwelling units on 17 of the lots in Plat 2 and 14 of the dwelling units on lots in Plat 3 to have not less than 1,100 square feet of finished area on the ground floor of the dwelling and a total of not less than 2,200 square feet of finished area on the ground floor and second floor.

The amendment is consistent with the zoning of the subdivision and City staff has no objection to the request.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Adopt Resolution approving the First Amendment to Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 and Plat 3

Lead Staff Member: Richard J. Scieszinski, City Attorney *RJS*

STAFF REVIEWS

Department Director	Lynne Twedt, Development Manager <i>LT</i>
Appropriations/Finance	
Legal	Richard J. Scieszinski, City Attorney
Agenda Acceptance	<i>RJS</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	None		
Date Reviewed			
Recommendation			

RESOLUTION NO. _____

RESOLUTION APPROVING FIRST AMENDMENT TO DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS FOR WHISPER RIDGE PLAT 2 AND PLAT 3

WHEREAS, the Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 and Plat 3 allow the covenants to be amended to address development issues for the subdivision, but require that the City review and approve the amendment; and

WHEREAS, the Declarant of the Residential Covenants, Conditions and Restrictions, has proposed an amendment regarding the required minimum square footage of finished area for dwellings located on a portion of the lots in plat 2 and plat 3; and

WHEREAS, the City has reviewed and has no objection to the proposed amendment.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. Pursuant to the requirements of the Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 and Plat 3, the City of West Des Moines has reviewed the proposed first amendment requiring a minimum square footage of finished area in the dwelling units on a portion of the lots in Plat 2 and Plat 3 and has no objection to the amendment.
2. The Mayor is authorized to sign the Consent to the First Amendment to the Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 and Plat 3 and the City Clerk is directed to attest to the Mayor's signature.

PASSED AND ADOPTED this 11th day of January, 2016.

ATTEST:

Steven K. Gaer, Mayor

Ryan T. Jacobson, City Clerk

Prepared By & Return To: Marcus F. Abels, 604 Locust St, Ste 222, Des Moines, Iowa 50309-3723; (515) 288-5000

**FIRST AMENDMENT TO
DECLARATION OF
RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WHISPER RIDGE PLAT 2**

THIS FIRST AMENDMENT TO DECLARATION, is made on the date hereinafter set forth by Hidden Creek, L.L.C., an Iowa limited liability company, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is presently the owner of a majority of the lots in Whisper Ridge Plat 2, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa; and

WHEREAS, Declarant recorded a Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 on July 7, 2014 in Book 2014 at Page 8566 in the records of the Dallas County Recorder; and

WHEREAS, Declarant is amending said Declaration in conformance with paragraph 23 to address current development issues and/or make minor amendments as provided herein.

NOW, THEREFORE, Declarant hereby amends said Declaration as follows:

1. Paragraph 4 entitled "Building Area" is hereby amended by adding new subparagraph E., as follows:

E. Notwithstanding anything to the contrary in paragraph 4.C., two-story Dwellings on Lots 33-49 must have not less than 1,100 square feet of finished area on the ground floor and a total of not less than 2,200 square feet on the ground and second floor.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has caused this Amendment to Declaration to be executed this _____ day of January, 2016.

DECLARANT:

HIDDEN CREEK, L.L.C.

By: Lowry & Hodge, L.L.C., Manager

By: _____
William K. Lowry, Manager

STATE OF IOWA)
 ss.
COUNTY OF POLK)

This record was acknowledged before me on January _____, 2016, by William K. Lowry as Manager of Lowry & Hodge, L.L.C., Manager of Hidden Creek, L.L.C.

NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA

**CONSENT TO
FIRST AMENDMENT TO
DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WHISPER RIDGE PLAT 2**

Pursuant to paragraph 23 of the Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2 recorded on July 7, 2014 in Book 2014 at Page 8566 in the records of the Dallas County Recorder, the City of West Des Moines hereby approves the foregoing First Amendment to Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 2.

CITY OF WEST DES MOINES, IOWA

Steven K. Gaer, Mayor

Attest:

Ryan Jacobson, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this _____ day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Steven K. Gaer and Ryan Jacobson, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of West Des Moines, Iowa, a municipal corporation, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed of the City of West Des Moines, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

Prepared By & Return To: Marcus F. Abels, 604 Locust St, Ste 222, Des Moines, Iowa 50309-3723; (515) 288-5000

**FIRST AMENDMENT TO
DECLARATION OF
RESIDENTIAL COVENANTS, CONDITIONS AND RESTRICTIONS
FOR
WHISPER RIDGE PLAT 3**

THIS FIRST AMENDMENT TO DECLARATION, is made on the date hereinafter set forth by Hidden Creek, L.L.C., an Iowa limited liability company, hereinafter referred to as "Declarant."

WITNESSETH:

WHEREAS, Declarant is presently the owner of a majority of the lots in Whisper Ridge Plat 3, an Official Plat, now included in and forming a part of the City of West Des Moines, Dallas County, Iowa; and

WHEREAS, Declarant recorded a Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 3 on October 31, 2014 in Book 2014 at Page 14860 in the records of the Dallas County Recorder; and

WHEREAS, Declarant is amending said Declaration in conformance with paragraph 23 to address current development issues and/or make minor amendments as provided herein.

NOW, THEREFORE, Declarant hereby amends said Declaration as follows:

1. Paragraph 4 entitled "Building Area" is hereby amended by adding new subparagraph E., as follows:

- E. Notwithstanding anything to the contrary in paragraph 4.C., two-story Dwellings on Lots 1-14 must have not less than 1,100 square feet of finished area on the ground floor and a total of not less than 2,200 square feet on the ground and second floor.

IN WITNESS WHEREOF, the undersigned being the Declarant herein, has caused this Amendment to Declaration to be executed this _____ day of January, 2016.

DECLARANT:

HIDDEN CREEK, L.L.C.

By: Lowry & Hodge, L.L.C., Manager

By: _____
William K. Lowry, Manager

STATE OF IOWA)
 ss.
COUNTY OF POLK)

This record was acknowledged before me on January _____, 2016, by William K. Lowry as Manager of Lowry & Hodge, L.L.C., Manager of Hidden Creek, L.L.C.

NOTARY PUBLIC IN AND FOR THE
STATE OF IOWA

**CONSENT TO
FIRST AMENDMENT TO
DECLARATION OF RESIDENTIAL COVENANTS, CONDITIONS
AND RESTRICTIONS FOR WHISPER RIDGE PLAT 3**

Pursuant to paragraph 23 of the Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 3 recorded on October 31, 2014 in Book 2014 at Page 14860 in the records of the Dallas County Recorder, the City of West Des Moines hereby approves the foregoing First Amendment to Declaration of Residential Covenants, Conditions and Restrictions for Whisper Ridge Plat 3.

CITY OF WEST DES MOINES, IOWA

Steven K. Gaer, Mayor

Attest:

Ryan Jacobson, City Clerk

STATE OF IOWA)
) SS
COUNTY OF POLK)

On this _____ day of January, 2016, before me, the undersigned, a Notary Public in and for said County and State personally appeared Steven K. Gaer and Ryan Jacobson, to me personally known, who being by me duly sworn, did say that they are the Mayor and City Clerk, respectively, of the City of West Des Moines, Iowa, a municipal corporation, executing the within and foregoing instrument and acknowledged that they executed the same as their voluntary act and deed of the City of West Des Moines, by it and by them voluntarily executed.

Notary Public in and for the State of Iowa

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM:

Resolution - Approving Acceptance of Public Improvements
Etzel Properties Plat 1 (Sanitary Sewer from Cascade Trunk Sewer to Manhole #2)

FINANCIAL IMPACT:

None at this time. The City will assume ownership of the public improvements, along with associated maintenance.

BACKGROUND:

Priority Excavating LLC has substantially completed the sanitary sewer from the connection point to the Cascade Avenue Trunk Sewer to the on-site manholes #1 and manhole #2 in Etzel Properties Plat 1 in accordance with the plans prepared by Civil Engineering Consultants and the specifications of the City. All improvements have been inspected by the Engineering Division.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

- Resolution Accepting Public Improvements for Etzel Properties Plat 1. (Sanitary Sewer from Cascade Trunk Sewer to Manhole #2)

Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer *puh*

STAFF REVIEWS

Department Director	Duane C. Wittstock, P.E., L.S., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney <i>RJS</i>
Agenda Acceptance	<i>RTG</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION
ACCEPTING PUBLIC IMPROVEMENTS**

WHEREAS, a preliminary plat was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on April 2, 2012, said plat being described as follows:

Etzel Properties Plat 1

WHEREAS, a Final Plat for Etzel Properties Plat 1 was submitted for review by the City Council of West Des Moines, Iowa, on November 25, 2013, and was found to be generally consistent with the Preliminary Plat for Etzel Properties Plat 1.

WHEREAS, the West Des Moines City Council adopted a Resolution which approved the final plat for Etzel Properties, Plat 1 at their meeting on November 25, 2013.

WHEREAS, on November 25, 2013, the final plat was released for recordation.

WHEREAS, the West Des Moines City Council adopted a Resolution which approved the Final Plat for Etzel Properties Plat 1 at their meeting on November 25, 2013, subject to any conditions of approval and contingent upon construction and acceptance of all public streets and utilities; and

WHEREAS, Construction Plans were reviewed and approved by the City Engineer of West Des Moines on September 20, 2013.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

Section 1: The public improvements for a portion of the sanitary sewer from manhole #2 to the connection to the Cascade Avenue Trunk Sewer is accepted and are hereby dedicated for public purposes for Etzel Properties Plat 1.

Section 2: Surety for a portion of the sanitary sewer from manhole #2 to the connection to the Cascade Avenue Trunk Sewer is accepted.

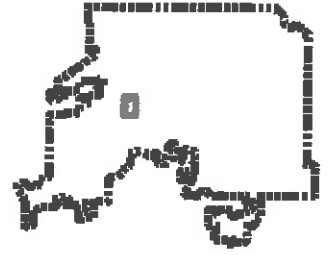
PASSED AND APPROVED this 11th day of January, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

Location Map



Legend

-  Parcels
-  Sewer Facilities
-  Sewer Manholes
-  Sewer Pumps
-  Sewer Laterals
-  Sewer Mains
-  Parks
-  Greenways

1:4,000



666.7 0 333.33 666.7 Feet

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM:

Resolution - Approving Acceptance of Public Improvements
West Lakes Office Park Plat 3, Lot 16 Merchant's Bonding Building

FINANCIAL IMPACT:

None at this time. The City will assume ownership of the public improvements, along with associated maintenance.

BACKGROUND:

Corell Contractor, Inc. has substantially completed the sanitary sewer in West Lakes Office Park Plat 3, Lot 16 (Merchants Bonding Building) in accordance with the plans prepared by Civil Engineering Consultants and the specifications of the City. All improvements have been inspected by the Engineering Division.

OUTSTANDING ISSUES:

None.

RECOMMENDATION:

City Council Adopt:

Resolution Accepting Public Improvements for West Lakes Office Park Plat 3, Lot 16 Merchant's Bonding Building (110 linear feet of sanitary sewer and one (1) manhole)

Lead Staff Member: Duane C. Wittstock, P.E., L.S., City Engineer

STAFF REVIEWS

Department Director	Duane C. Wittstock, P.E., L.S., City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard Scieszinski, City Attorney
Agenda Acceptance	<i>RTG</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

**RESOLUTION
ACCEPTING PUBLIC IMPROVEMENTS**

WHEREAS, a Site Plan (SP-002397-2014) was reviewed and approved by the City Council of West Des Moines, Iowa, at a meeting held on August 22, 2014, said Site Plan being described as follows:

West Lakes Office Park Plat 3, Lot 16 Merchant's Bonding Building

WHEREAS, it was determined that due to numerous utility conflicts for connecting the site to the sanitary sewer, an alternate plan was submitted to connect the site to existing public sewer on the west side of Lake Drive.

WHEREAS, the West Des Moines City Council adopted a Resolution authorizing the construction of Public Improvements (Sanitary Sewer) was adopted by the City Council of West Des Moines, Iowa, on May 4, 2015.

WHEREAS, Construction Plans were reviewed and approved by the City Engineer of West Des Moines on June 10, 2015.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

Section 1: The public improvements (110 linear feet of sanitary sewer and one (1) manhole) for West Lakes Office Park Plat 3, Lot 16 Merchant's Bonding Building hereby accepted and are hereby dedicated for public purposes for West Lakes Office Park Plat 3, Lot 16 Merchant's Bonding Building.

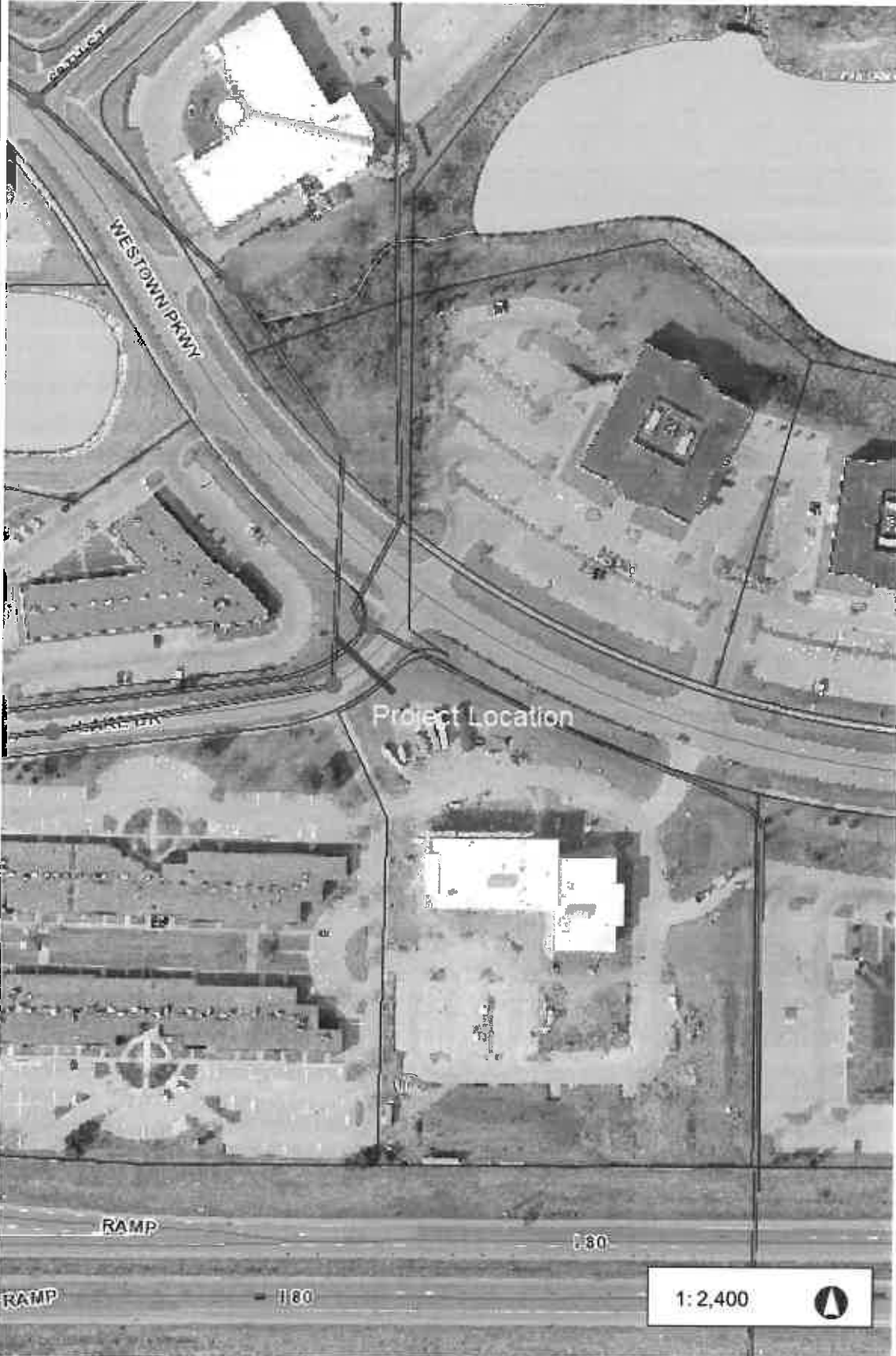
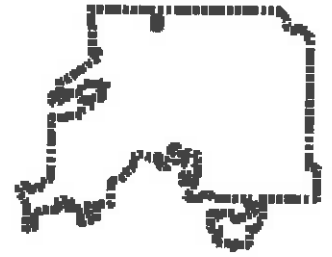
PASSED AND APPROVED this 11th day of January, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson, City Clerk

Location Map



Legend

- Parcels
- Sewer Facilities
- Sewer Manholes
- Sewer Pumps
- Sewer Laterals
- Sewer Mains
- Parks
- Greenways

400.0 0 200.00 400.0 Feet

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Approval of Addressing, Various locations within City limits – Address assignment and readdressing of properties to resolve conflicts - City Initiated (MI-002944-2015)

RESOLUTION: Approve Addresses

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Per city policy, properties that are addressed within the city require the approval of the City Council.

The United States Postal Service District office, Westcom and the respective County Departments will be notified of these address changes.

RECOMMENDATION: Addressing Administrator recommends the adoption of the resolution approving the addressing of those properties indicated in Exhibit 'A'.

Lead Staff Member: Lynne Twedt, Addressing Administrator *UK*

STAFF REVIEWS

Department Director	<i>UK</i>
Appropriations/Finance	<i>UK</i>
Legal	<i>UK</i>
Agenda Acceptance	<i>UK RTJ</i>

PUBLICATION(S) (if applicable)

Published In	Noticing not required	
Date(s) Published	n/a	
Letter sent to surrounding property owners		n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	n/a		
Date Reviewed	n/a		
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

Attachments:

- Exhibit I - Resolution – Polk County
- Exhibit A - Properties to be addressed
- Exhibit II - Resolution – Dallas County
- Exhibit A - Properties to be addressed
- Exhibit III - Resolution – Warren County
- Exhibit A - Properties to be addressed

Prepared by: L.Twedt, Development Services, PO Box 65320, W.D.M., IA 50265-0320, 515- 222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, APPROVING THE READDRESSING OF PROPERTY

WHEREAS, per City policy, the West Des Moines City Council shall approve all addressing and readdressing requests,

WHEREAS, readdressing changes were deemed appropriate and necessary by the Addressing Administrator;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City West Des Moines as follows:

SECTION 1. The addressing and readdressing of the properties indicated in attached Exhibit A or as amended orally at the City Council meeting of January 11, 2016 are approved and shall be deemed official and become effective immediately.

SECTION 2. Officers of the City are hereby authorized to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.

SECTION 3. All Resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED on January 11, 2016.

Steve Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 11, 2016, by the following vote:

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit A
Addressed & Readdressed Parcels

POLK COUNTY

Parcel ID #	Existing Address	New Address	Comment
parcel id = 32000365006003	n/a	3417 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3422 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3423 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3428 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3429 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3434 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3435 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3440 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3441 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3446 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3447 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3452 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3453 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3458 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3459 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3465 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3470 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3471 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3476 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32000365006003	n/a	3477 Grand Valley Drive	new single family subdivision: Grand Valley
parcel id = 32003913130001	n/a	1731 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 1
parcel id = 32003913130001	n/a	1727 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 2
parcel id = 32003913130001	n/a	1723 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 3
parcel id = 32003913130001	n/a	1720 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 4
parcel id = 32004947044200	n/a	1716 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 5

parcel id = 32004947044200	n/a	1712 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 6
parcel id = 32004947044200	n/a	1708 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 7
parcel id = 32004947044200	n/a	1704 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 8
parcel id = 32004947044200	n/a	1652 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 9
parcel id = 32004947044200	n/a	1640 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 10
parcel id = 32004947044200	n/a	1628 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 11
parcel id = 32004947044200	n/a	1616 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 12
parcel id = 32004947044200	n/a	1604 Whisper Rock Ct	Whisper Rock @ Quail Cove Lot 13
parcel id = 32004947044200	n/a	1726 Martin Pt	Whisper Rock @ Quail Cove Lot 14
parcel id = 32004947044200	n/a	1722 Martin Pt	Whisper Rock @ Quail Cove Lot 15
parcel id = 32004947044200	n/a	1718 Martin Pt	Whisper Rock @ Quail Cove Lot 16
parcel id = 32004947044200	n/a	1714 Martin Pt	Whisper Rock @ Quail Cove Lot 17
parcel id = 32004947044200	n/a	1710 Martin Pt	Whisper Rock @ Quail Cove Lot 18
parcel id = 3200294003000	n/a	854 1st Street	new building: 1st Street Redevelopment
parcel id = 32002826972000	n/a	215 Lincoln Street	new lot: Lincoln Street Park
parcel id = 32002262140020	n/a	1745 Glen Oaks Dr	Dehaan POS
parcel id = 32004116402003	n/a	220 50th Street	new store
parcel id = 32004400000000	219 1/2 5th Street	219 5th Street, # 201	new apartments
parcel id = 32004400000000	219 1/2 5th Street	219 5th Street, # 202	new apartments
parcel id = 32004400000000	221 1/2 5th Street	219 5th Street, # 203	new apartments
parcel id = 32004400000000	221 1/2 5th Street	219 5th Street, # 204	new apartments
parcel id = 32004400000000	219 1/2 5th St	retired	unit changed to 201-204, no longer 1/2
parcel id = 32004401001000	221 1/2 5th St	retired	unit changed to 201-204, no longer 1/2
parcel id = 32004947616000	795 S 51st Street	retired	change in site layout & building locations
parcel id = 32004947617000	805 S 51st Street	retired	change in site layout & building locations
parcel id = 32004947616000	n/a	725 S 51st Street	Wirtz Plat 5 Lot 1
parcel id = 32004947617000	n/a	815 S. 51st Street	Wirtz Plat 5 Lot 2
parcel id = 32004947617000	n/a	885 S. 51st Street	Wirtz Plat 5 Lot 3: SleepInn
parcel id = 32000285012000	4800 Mills Civic Pkwy, #100	same	not in database: State Savings Bank

parcel id = 32000285012000	4800 Mills Civic Pkwy, #101	same	not in database: Edward Jones
parcel id = 32000285012000	4800 Mills Civic Pkwy, #102	same	not in database: State Farm Insurance
parcel id = 32000285012000	4800 Mills Civic Pkwy, #103	same	not in database: Quiznos
parcel id = 32000285012000	4800 Mills Civic Pkwy, #104	same	not in database: Zimmerman Chiropractic
parcel id = 32000285012000	4800 Mills Civic Pkwy, #105	same	not in database: Vacant
parcel id = 32000285012000	4800 Mills Civic Pkwy, #106	same	not in database: Avant Day Spa
parcel id = 32000285012000	4800 Mills Civic Pkwy, #107	same	not in database: Exercise Coach
parcel id = 32000285012000	4800 Mills Civic Pkwy, #108	same	not in database: Vacant
parcel id = 32000285012000	4800 Mills Civic Pkwy, #109	same	not in database: Vacant
parcel id = 32000285012000	4800 Mills Civic Pkwy, #110	same	not in database: Animal Doctors
parcel id = 32000285012000	4800 Mills Civic Pkwy, #111	same	not in database: Bell Financial
parcel id = 32000285012000	4800 Mills Civic Pkwy, #200	same	not in database: State Savings Bank
parcel id = 32000285012000	4800 Mills Civic Pkwy, #201	same	not in database: Transamerica Insurance
parcel id = 32000285012000	4800 Mills Civic Pkwy, #202	same	not in database: AAMS
parcel id = 32000285012000	4800 Mills Civic Pkwy, #204	same	not in database: Remax
parcel id = 32000285012000	4800 Mills Civic Pkwy, #207	same	not in database: Executive Offices
parcel id = 32000285012000	4800 Mills Civic Pkwy, #210	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #211	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #212	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #213	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #214	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #215	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #218	same	not in database: Jeff Mathias Law
parcel id = 32000285012000	4800 Mills Civic Pkwy, #219	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #220	same	not in database: Keith Armstrong CPA
parcel id = 32000285012000	4800 Mills Civic Pkwy, #221	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #222	same	not in database: possible residential apt
parcel id = 32000285012000	4800 Mills Civic Pkwy, #223	same	not in database: possible residential apt
parcel id = 32000285012000	800 S 50th Street # 100	same	not in database: WDM Cleaners

parcel id = 32000285012000	800 S 50th Street # 101	same	not in database: Savannah Homes
parcel id = 32000285012000	800 S 50th Street # 102	same	not in database: American Family Insurance
parcel id = 32000285012000	800 S 50th Street # 103	same	not in database: Accelerated Physical Therapy
parcel id = 32000285012000	800 S 50th Street # 104	same	not in database: Julie Halverson Skin Care
parcel id = 32000285012000	800 S 50th Street # 105	same	not in database: Julie Halverson Skin Care
parcel id = 32000285012000	800 S 50th Street # 106	same	not in database: Jenny Craig
parcel id = 32000285012000	800 S 50th Street # 107	same	not in database: Fire Creek Grill
parcel id = 32000285012000	800 S 50th Street # 108	same	not in database: Fire Creek Grill
parcel id = 32000285012000	800 S 50th Street # 109	same	not in database: Fire Creek Grill
parcel id = 32000285012000	800 S 50th Street # 110	same	not in database: Fire Creek Grill
parcel id = 32002262064000	1557 Burr Oaks Dr	retired	replatted lots & combined with adjoining
parcel id = 32002262062000	1605 Burr Oaks Dr	retired	replatted lots & combined with adjoining
parcel id = 32000402532014	775 County Line Rd	retired	No structure on property
parcel id = 32004947031923	3665 Willow Creek Street	retired	house torn down
parcel id = 32004947031919	3616 S 5th Street	retired	house torn down
parcel id = 32002826265001	655 JULIANN RD	655 SE JULIANN RD	Addition of SE prefix
parcel id = 32002826271000	2090 S 6TH CT	2090 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826264000	2105 S 6TH CT	2105 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826272000	2120 S 6TH CT	2120 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826263000	2135 S 6TH CT	2135 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826273000	2140 S 6TH CT	2140 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826262000	2155 S 6TH CT	2155 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826274000	2160 S 6TH CT	2160 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826275000	2190 S 6TH CT	2190 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826276002	2192 S 6TH CT	2192 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826276003	2194 S 6TH CT	2194 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826276000	2250 S 6TH CT	2250 SE BROWNS WOODS RIDGE	Addition of SE prefix
parcel id = 32002826251000	2025 S 7TH DR	2025 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826252000	2075 S 7TH DR	2075 SE BROWNS WOODS LANE	Addition of SE prefix

parcel id = 32002826253000	2101 S 7TH DR	2101 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826254000	2135 S 7TH DR	2135 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826255000	2165 S 7TH DR	2165 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826261001	2170 S 7TH DR	2170 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826256000	2205 S 7TH DR	2205 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826261002	2210 S 7TH DR	2210 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826257000	2225 S 7TH DR	2225 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826258000	2235 S 7TH DR	2235 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826259000	2245 S 7TH DR	2245 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002826260000	2255 S 7TH DR	2255 SE BROWNS WOODS LANE	Addition of SE prefix
parcel id = 32002963154000	1815 S 9TH LN	1815 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32002963153000	1820 S 9TH LN	1820 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32000681401000	1855 S 9TH LN	1855 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32002963152000	1870 S 9TH LN	1870 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32000370105001	1905 S 9TH LN	1905 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32002963151000	1910 S 9TH LN	1910 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32000370107000	1965 S 9TH LN	1965 SE BROWNS WOODS COVE	Addition of SE prefix
parcel id = 32004949601001	2577 S WOODRIDGE DR	2577 SE WOODRIDGE DR	Addition of SE prefix
parcel id = 32004949602000	2621 S WOODRIDGE DR	2621 SE WOODRIDGE DR	Addition of SE prefix
parcel id = 32004949606000	2630 S WOODRIDGE DR	2630 SE WOODRIDGE DR	Addition of SE prefix
parcel id = 32004949607000	2650 S WOODRIDGE DR	2650 SE WOODRIDGE DR	Addition of SE prefix
parcel id = 32004949603001	2701 S WOODRIDGE DR	2701 SE WOODRIDGE DR	Addition of SE prefix
parcel id = 32004949605000	2720 S WOODRIDGE DR	2720 SE WOODRIDGE DR	Addition of SE prefix
parcel id = 32000370708000	1355 ARMY POST RD	1355 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000370654000	1405 ARMY POST RD	1405 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000370653000	1471 ARMY POST RD	1471 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000370652000	1515 ARMY POST RD	1515 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000370656000	1609 ARMY POST RD	1609 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000402307000	1790 ARMY POST RD	1790 SE ARMY POST RD	Addition of SE prefix

parcel id = 32000401300016	2110 ARMY POST RD	2110 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000371204000	2775 ARMY POST RD	2775 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000371204000	2777 ARMY POST RD	2777 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000371102000	2989 ARMY POST RD	2989 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000371102000	2999 ARMY POST RD	2999 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000371103000	3089 ARMY POST RD	3089 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000401326000	3330 ARMY POST RD	3330 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000395013002	4811 ARMY POST RD	4811 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000395102000	4025 ARMY POST RD	4025 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000395102000	3655 ARMY POST RD	3655 SE ARMY POST RD	Addition of SE prefix
parcel id = 32000402403022	1203 ARMY POST ROAD	1203 SE ARMY POST ROAD	Addition of SE prefix
parcel id = 32000370106000	1001 BROWNS WOODS DR	1001 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32004126302000	1030 BROWNS WOODS DR	1030 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370108001	1065 BROWNS WOODS DR	1065 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370101107	1105 BROWNS WOODS DR	1105 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370101106	1245 BROWNS WOODS DR	1245 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000402906000	330 BROWNS WOODS DR	330 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000402907000	360 BROWNS WOODS DR	360 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000402908000	390 BROWNS WOODS DR	390 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000402909000	430 BROWNS WOODS DR	430 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000402910000	460 BROWNS WOODS DR	460 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370161000	465 BROWNS WOODS DR	465 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000402911000	500 BROWNS WOODS DR	500 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370501002	810 BROWNS WOODS DR	810 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370104000	825 BROWNS WOODS DR	825 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370501001	880 BROWNS WOODS DR	880 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370502000	930 BROWNS WOODS DR	930 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32004126303000	980 BROWNS WOODS DR	980 SE BROWNS WOODS DR	Addition of SE prefix
parcel id = 32000370161000	195 BROWNS WOODS DR	195 SE BROWNS WOODS COURT	Addition of SE prefix

parcel id = 32000402903000	240 BROWNS WOODS DR	240 SE BROWNS WOODS COURT	Addition of SE prefix
parcel id = 32000402904000	260 BROWNS WOODS DR	260 SE BROWNS WOODS COURT	Addition of SE prefix
parcel id = 32000402905000	290 BROWNS WOODS DR	290 SE BROWNS WOODS COURT	Addition of SE prefix
parcel id = 32000681509000	1685 COUNTY LINE RD	1685 SE COUNTY LINE RD	Addition of SE prefix
parcel id = 32000681508001	1875 COUNTY LINE RD	1875 SE COUNTY LINE RD	Addition of SE prefix
parcel id = 32000681506000	1566 MAFFITT LAKE CT	1566 SE MAFFITT LAKE CT	Addition of SE prefix
parcel id = 32000681506000	1570 MAFFIT LAKE CT	1570 SE MAFFIT LAKE CT	Addition of SE prefix
parcel id = 32000401301002	2065 MAFFITT LAKE RD	2065 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401301000	2159 MAFFITT LAKE RD	2159 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401378000	2430 MAFFITT LAKE RD	2430 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401300009	2501 MAFFITT LAKE RD	2501 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401352000	2640 MAFFITT LAKE RD	2640 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401351000	2930 MAFFITT LAKE RD	2930 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401276000	3760 MAFFITT LAKE RD	3760 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401279000	4030 MAFFITT LAKE RD	4030 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000401252000	4350 MAFFITT LAKE RD	4350 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32000681512000	1998 MAFFITT LAKE RD	1998 SE MAFFITT LAKE RD	Addition of SE prefix
parcel id = 32004947031916	220 PINE AVE	220 SE PINE AVE	Addition of SE prefix
parcel id = 32000402517000	545 PINE AVE	545 SE PINE AVE	Addition of SE prefix
parcel id = 32000402440001	980 PINE AVE	980 SE PINE AVE	Addition of SE prefix
parcel id = 32000370505000	2045 S 11TH ST	2045 SE 11TH ST	Addition of SE prefix
parcel id = 32004126301000	2080 S 11TH ST	2080 SE 11TH ST	Addition of SE prefix
parcel id = 32004126304000	2090 S 11TH ST	2090 SE 11TH ST	Addition of SE prefix
parcel id = 32000370504000	2190 S 11TH ST	2190 SE 11TH ST	Addition of SE prefix
parcel id = 32000370507000	2205 S 11TH ST	2205 SE 11TH ST	Addition of SE prefix
parcel id = 32000655001000	2327 S 11TH ST	2327 SE 11TH ST	Addition of SE prefix
parcel id = 32000655002000	2337 S 11TH ST	2337 SE 11TH ST	Addition of SE prefix
parcel id = 32000655003000	2347 S 11TH ST	2347 SE 11TH ST	Addition of SE prefix
parcel id = 32000655004000	2353 S 11TH ST	2353 SE 11TH ST	Addition of SE prefix

parcel id = 32002190452000	2360 S 11TH ST	2360 SE 11TH ST	Addition of SE prefix
parcel id = 32000655006001	2391 S 11TH ST	2391 SE 11TH ST	Addition of SE prefix
parcel id = 32000655007001	2411 S 11TH ST	2411 SE 11TH ST	Addition of SE prefix
parcel id = 32000655007001	2411 S 11TH ST	2411 SE 11TH ST	Addition of SE prefix
parcel id = 32000655008001	2433 S 11TH ST	2433 SE 11TH ST	Addition of SE prefix
parcel id = 32000370510000	2479 S 11TH ST	2479 SE 11TH ST	Addition of SE prefix
parcel id = 32002190456000	2480 S 11TH ST	2480 SE 11TH ST	Addition of SE prefix
parcel id = 32000370706000	2521 S 11TH ST	2521 SE 11TH ST	Addition of SE prefix
parcel id = 32002792250001	2540 S 11TH ST	2540 SE 11TH ST	Addition of SE prefix
parcel id = 32000370702000	2580 S 11TH ST	2580 SE 11TH ST	Addition of SE prefix
parcel id = 32000649003000	2640 S 11TH ST	2640 SE 11TH ST	Addition of SE prefix
parcel id = 32000649002000	2644 S 11TH ST	2644 SE 11TH ST	Addition of SE prefix
parcel id = 32000649001000	2646 S 11TH ST	2646 SE 11TH ST	Addition of SE prefix
parcel id = 32000649022001	2710 S 11TH ST	2710 SE 11TH ST	Addition of SE prefix
parcel id = 32000649021002	2720 S 11TH ST	2720 SE 11TH ST	Addition of SE prefix
parcel id = 32000649021001	2726 S 11TH ST	2726 SE 11TH ST	Addition of SE prefix
parcel id = 32000649006000	2730 S 11TH ST	2730 SE 11TH ST	Addition of SE prefix
parcel id = 32000370709000	2807 S 11TH ST	2807 SE 11TH ST	Addition of SE prefix
parcel id = 32000370710000	2867 S 11TH ST	2867 SE 11TH ST	Addition of SE prefix
parcel id = 32000370703002	996 S 11TH ST	996 SE 11TH St	Addition of SE prefix
parcel id = 32000402403024	3030 S 11TH ST	3030 SE 11TH ST	Addition of SE prefix
parcel id = 32000655032001	2330 S 12TH ST	2330 SE 12TH ST	Addition of SE prefix
parcel id = 32000655034001	2341 S 12TH ST	2341 SE 12TH ST	Addition of SE prefix
parcel id = 32000655030001	2350 S 12TH ST	2350 SE 12TH ST	Addition of SE prefix
parcel id = 32004126999409	2390 S 12TH ST	2390 SE 12TH ST	Addition of SE prefix
parcel id = 32004126999405	2395 S 12TH ST	2395 SE 12TH ST	Addition of SE prefix
parcel id = 32004126999410	2410 S 12TH ST	2410 SE 12TH ST	Addition of SE prefix
parcel id = 32004126999414	2425 S 12TH ST	2425 SE 12TH ST	Addition of SE prefix
parcel id = 32004126999408	2434 S 12TH ST	2434 SE 12TH ST	Addition of SE prefix

parcel id = 32004126999407	2435 S 12TH ST	2435 SE 12TH ST	Addition of SE prefix
parcel id = 32000655050001	2333 S 13TH ST	2333 SE 13TH ST	Addition of SE prefix
parcel id = 32000655050001	2335 S 13TH ST	2335 SE 13TH ST	Addition of SE prefix
parcel id = 32000655043000	2354 S 13TH ST	2354 SE 13TH ST	Addition of SE prefix
parcel id = 32000655050002	2355 S 13TH ST	2355 SE 13TH ST	Addition of SE prefix
parcel id = 32000655041000	2376 S 13TH ST	2376 SE 13TH ST	Addition of SE prefix
parcel id = 32000655051001	2377 S 13TH ST	2377 SE 13TH ST	Addition of SE prefix
parcel id = 32000655052001	2383 S 13TH ST	2383 SE 13TH ST	Addition of SE prefix
parcel id = 32004126999403	2423 S 13TH ST	2423 SE 13TH ST	Addition of SE prefix
parcel id = 32000655061001	2343 S 14TH ST	2343 SE WALNUT WOODS COURT	Addition of SE prefix
parcel id = 32000655056001	2344 S 14TH ST	2344 SE WALNUT WOODS COURT	Addition of SE prefix
parcel id = 32000655062001	2363 S 14TH ST	2363 SE WALNUT WOODS COURT	Addition of SE prefix
parcel id = 32000655054001	2366 S 14TH ST	2366 SE WALNUT WOODS COURT	Addition of SE prefix
parcel id = 32000655068001	2395 S 14TH ST	2395 SE WALNUT WOODS COURT	Addition of SE prefix
parcel id = 32004126999411	2400 S 14TH ST	2400 SE WALNUT WOODS COURT	Addition of SE prefix
parcel id = 32000402901003	2075 S 1ST ST	2075 SE 1ST ST	Addition of SE prefix
parcel id = 32000370203000	2105 S 1ST ST	2105 SE 1ST ST	Addition of SE prefix
parcel id = 32000370207000	2125 S 1ST ST	2125 SE 1ST ST	Addition of SE prefix
parcel id = 32000370205000	2165 S 1ST ST	2165 SE 1ST ST	Addition of SE prefix
parcel id = 32000370213002	2185 S 1ST ST	2185 SE 1ST ST	Addition of SE prefix
parcel id = 32000370214007	2245 S 1ST ST	2245 SE 1ST ST	Addition of SE prefix
parcel id = 32000370214002	2301 S 1ST ST	2301 SE 1ST ST	Addition of SE prefix
parcel id = 32000370200003	2475 S 1ST ST	2475 SE 1ST ST	Addition of SE prefix
parcel id = 32000370201000	2485 S 1ST ST	2485 SE 1ST ST	Addition of SE prefix
parcel id = 32000370304000	2515 S 1ST ST	2515 SE 1ST ST	Addition of SE prefix
parcel id = 32000370305000	2545 S 1ST ST	2545 SE 1ST ST	Addition of SE prefix
parcel id = 32000370303000	2565 S 1ST ST	2565 SE 1ST ST	Addition of SE prefix
parcel id = 32000370311000	2605 S 1ST ST	2605 SE 1ST ST	Addition of SE prefix
parcel id = 32003913701000	2625 S 1ST ST	2625 SE 1ST ST	Addition of SE prefix

parcel id = 32003913702000	2655 S 1ST ST	2655 SE 1ST ST	Addition of SE prefix
parcel id = 32003913703000	2685 S 1ST ST	2685 SE 1ST ST	Addition of SE prefix
parcel id = 32003910602000	2885 S 1ST ST	2885 SE 1ST ST	Addition of SE prefix
parcel id = 32000401300002	3140 S 22ND ST	3140 SE 22ND ST	Addition of SE prefix
parcel id = 32000401300018	3220 S 22ND ST	3220 SE 22ND ST	Addition of SE prefix
parcel id = 32000401300005	3240 S 22ND ST	3240 SE 22ND ST	Addition of SE prefix
parcel id = 32000401301000	3410 S 22ND ST	3410 SE 22ND ST	Addition of SE prefix
parcel id = 32000401322000	3505 S22ND ST	3505 SE 22ND ST	Addition of SE prefix
parcel id = 32000401227003	3381 S 42ND ST	3381 SE 42ND ST	Addition of SE prefix
parcel id = 32004116337006	2065 S 4TH ST	2065 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337002	2070 S 4TH ST	2070 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337007	2095 S 4TH ST	2095 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337003	2096 S 4TH ST	2096 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337008	2115 S 4TH ST	2115 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337004	2140 S 4TH ST	2140 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337009	2155 S 4TH ST	2155 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337017	2160 S 4TH ST	2160 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337011	2195 S 4TH ST	2195 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337012	2215 S 4TH ST	2215 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337014	2235 S 4TH ST	2235 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337013	2255 S 4TH ST	2255 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32004116337015	2260 S 4TH ST	2260 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32000370210000	2270 S 4TH ST	2270 SE BROWNS WOODS PLACE	Addition of SE prefix
parcel id = 32000401178000	3611 S 50TH ST	3611 SE 50TH ST	Addition of SE prefix
parcel id = 32000401176000	3711 S 50TH ST	3711 SE 50TH ST	Addition of SE prefix
parcel id = 32004947031911	3590 S 8TH ST	3590 SE SOTERIA AVENUE	Addition of SE prefix
parcel id = 32004126999503	2025 SYLVAN RILL RD	2025 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999501	2030 SYLVAN RILL RD	2030 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999504	2045 SYLVAN RILL RD	2045 SE SYLVAN RILL RD	Addition of SE prefix

parcel id = 32004126999601	2060 SYLVAN RILL RD	2060 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999505	2075 SYLVAN RILL RD	2075 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999602	2080 SYLVAN RILL RD	2080 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999603	2090 SYLVAN RILL RD	2090 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999506	2095 SYLVAN RILL RD	2095 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999507	2115 SYLVAN RILL RD	2115 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999521	2116 SYLVAN RILL RD	2116 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32004126999604	2120 SYLVAN RILL RD	2120 SE SYLVAN RILL RD	Addition of SE prefix
parcel id = 32000655045000	1270 WALNUT WOODS DR	1270 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000655047000	1330 WALNUT WOODS DR	1330 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32002191904002	1335 WALNUT WOODS DR	1335 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32002191903000	1345 WALNUT WOODS DR	1345 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000655048000	1350 WALNUT WOODS DR	1350 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000655057000	1370 WALNUT WOODS DR	1370 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32002191906000	1425 WALNUT WOODS DR	1425 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000655059000	1440 WALNUT WOODS DR	1440 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370602000	1455 WALNUT WOODS DR	1455 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370601001	1495 WALNUT WOODS DR	1495 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370604000	1525 WALNUT WOODS DR	1525 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370617000	1540 WALNUT WOODS DR	1540 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370604000	1545 WALNUT WOODS DR	1545 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370605001	1565 WALNUT WOODS DR	1565 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370607000	1615 WALNUT WOODS DR	1615 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370616000	1620 WALNUT WOODS DR	1620 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370610002	1635 WALNUT WOODS DR	1635 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32004126775001	1644 WALNUT WOODS DR	1644 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370615000	1650 WALNUT WOODS DR	1650 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370100003	1665 WALNUT WOODS DR	1665 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370608000	1675 WALNUT WOODS DR	1675 SE WALNUT WOODS DR	Addition of SE prefix

parcel id = 32000779121001	1705 WALNUT WOODS DR	1705 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000779122000	1715 WALNUT WOODS DR	1715 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370612000	1730 WALNUT WOODS DR	1730 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32001444021006	1875 WALNUT WOODS DR	1875 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000370613000	1880 WALNUT WOODS DR	1880 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000371004000	3155 WALNUT WOODS DR	3155 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32000395016001	3888 WALNUT WOODS DR	3888 SE WALNUT WOODS DR	Addition of SE prefix
parcel id = 32004947031921	3645 WILLOW CREEK ST	3645 SE WILLOW CREEK ST	Addition of SE prefix
parcel id = 32000401381000	3855 S ORILLA RD	3855 SE ORILLA RD	Addition of SE prefix
parcel id = 32000681508002	3856 S ORILLA RD	3856 SE ORILLA RD	Addition of SE prefix
parcel id = 32000401382000	3909 S ORILLA RD	3909 SE ORILLA RD	Addition of SE prefix
parcel id = 32004947031907	300 WHITE CRANE RD	300 SE WHITE CRANE RD	Addition of SE prefix
parcel id = 32004947031911	550 WHITE CRANE RD	550 SE WHITE CRANE RD	Addition of SE prefix
parcel id = 32000402513003	720 ARMY POST RD	3250 SE SOTERIA AVENUE	Addition of SE prefix
parcel id = 32003910603000	115 ARMY POST RD	115 SE WILLOW CRREK DRIVE	Addition of SE prefix
parcel id = 32000370703007	895 ARMY POST RD	895 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000402403024	910 ARMY POST RD	910 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000370703005	745 ARMY POST RD	745 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000370306002	765 ARMY POST RD	765 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32003910605000	365 ARMY POST RD	365 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000402512000	450 ARMY POST RD	450 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000402511001	140 ARMY POST RD	140 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32003910607000	565 ARMY POST RD	565 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000370307000	645 ARMY POST RD	645 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000402401001	710 ARMY POST RD	710 SE WILLOW CREEK DRIVE	Addition of SE prefix
parcel id = 32000370214007	2355 S 1ST ST	2355 SE 1ST ST	Addition of SE prefix
parcel id = 32000402532014	775 COUNTY LINE RD	775 SE COUNTY LINE RD	Addition of SE prefix
parcel id = 32000402532005	800 PINE AVE	800 SE PINE AVE	Addition of SE prefix

parcel id = 32000401007000	2799 I 35	NO CHANGE	Addition of SE prefix
parcel id = 32002962209000	5501 MAFFITT LAKE RD	5501 SW MAFFITT LAKE RD	Addition of SW prefix
parcel id = 32002962203000	5401 MAFFITT LAKE RD	5401 SW MAFFITT LAKE RD	Addition of SW prefix
parcel id = 32002962235000	3314 S 54TH ST	3314 SW 54TH ST	Addition of SW prefix
parcel id = 32002962236000	3328 S 54TH ST	3328 SW 54TH ST	Addition of SW prefix
parcel id = 32002962236000	3345 S 54TH ST	3345 SW 54TH ST	Addition of SW prefix
parcel id = 32002962235000	3365 S 54TH ST	3365 SW 54TH ST	Addition of SW prefix
parcel id = 32000401025004	3390 S 54TH ST	3390 SW 54TH ST	Addition of SW prefix
parcel id = 32002962237000	3436 S 54TH ST	3436 SW 54TH ST	Addition of SW prefix
parcel id = 32002962237000	3446 S 54TH ST	3446 SW 54TH ST	Addition of SW prefix
parcel id = 32002962238000	3460 S 54TH ST	3460 SW 54TH ST	Addition of SW prefix
parcel id = 32000401023001	3098 S 54TH ST	3098 SW 54TH ST	Addition of SW prefix
parcel id = 32002962220000	3305 S 56TH ST	3305 SW 56TH ST	Addition of SW prefix
parcel id = 32002962229000	3310 S 56TH ST	3310 SW 56TH ST	Addition of SW prefix
parcel id = 32002962221000	3321 S 56TH ST	3321 SW 56TH ST	Addition of SW prefix
parcel id = 32002962228000	3326 S 56TH ST	3326 SW 56TH ST	Addition of SW prefix
parcel id = 32002962222000	3333 S 56TH ST	3333 SW 56TH ST	Addition of SW prefix
parcel id = 32002962223000	3349 S 56TH ST	3349 SW 56TH ST	Addition of SW prefix
parcel id = 32002962227000	3364 S 56TH ST	3364 SW 56TH ST	Addition of SW prefix
parcel id = 32002962224000	3391 S 56TH ST	3391 SW 56TH ST	Addition of SW prefix
parcel id = 32002962226000	3403 S 56TH ST	3403 SW 56TH ST	Addition of SW prefix
parcel id = 32002962225000	3417 S 56TH ST	3417 SW 56TH ST	Addition of SW prefix
parcel id = 32002962208000	3445 S 56TH ST	3445 SW 56TH ST	Addition of SW prefix
parcel id = 32002962207000	3460 S 56TH ST	3460 SW 56TH ST	Addition of SW prefix
parcel id = 32002962209000	3487 S 56TH ST	3487 SW 56TH ST	Addition of SW prefix
parcel id = 32002962240000	3401 S 56TH ST	3401 SW 56TH ST	Addition of SW prefix
parcel id = 32002962234000	5405 LAKE RIDGE DR	5405 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962233000	5411 LAKE RIDGE DR	5411 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962201000	5412 LAKE RIDGE DR	5412 SW LAKE RIDGE DR	Addition of SW prefix

parcel id = 32002962232000	5421 LAKE RIDGE DR	5421 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962231000	5439 LAKE RIDGE DR	5439 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962202000	5448 LAKE RIDGE DR	5448 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962203000	5482 LAKE RIDGE DR	5482 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962230000	5517 LAKE RIDGE DR	5517 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962204000	5526 LAKE RIDGE DR	5526 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962205000	5534 LAKE RIDGE DR	5534 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962205000	5534 LAKE RIDGE DR	5534 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962226000	5535 LAKE RIDGE DR	5535 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962206000	5550 LAKE RIDGE DR	5550 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962207000	5584 LAKE RIDGE DR	5584 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962208000	5609 LAKE RIDGE DR	5609 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962210000	5621 LAKE RIDGE DR	5621 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962211000	5635 LAKE RIDGE DR	5635 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962212000	5643 LAKE RIDGE DR	5643 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962213000	5657 LAKE RIDGE DR	5657 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962224000	5664 LAKE RIDGE DR	5664 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962223000	5672 LAKE RIDGE DR	5672 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962217000	5683 LAKE RIDGE DR	5683 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962222000	5688 LAKE RIDGE DR	5688 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962219000	5692 LAKE RIDGE DR	5692 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962218000	5697 LAKE RIDGE DR	5697 SW LAKE RIDGE DR	Addition of SW prefix
parcel id = 32002962217000	5617 LANDVIEW DR	5617 SW LANDVIEW DR	Addition of SW prefix
parcel id = 32002962215000	5639 LANDVIEW DR	5639 SW LANDVIEW DR	Addition of SW prefix
parcel id = 32002962214000	5680 LANDVIEW DR	5680 SW LANDVIEW DR	Addition of SW prefix
parcel id = 32002962216000	5705 LANDVIEW DR	5705 SW LANDVIEW DR	Addition of SW prefix
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parcel id = 32004127198062	n/a	5560 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 1
parcel id = 32004127198062	n/a	5544 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 2

parcel id = 32004127198062	n/a	5538 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 3
parcel id = 32004127198062	n/a	5532 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 4
parcel id = 32004127198062	n/a	5526S Prairie View Dr	Village of Ponderosa Plat 9, Lot 5
parcel id = 32004127198063	n/a	5508 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 6
parcel id = 32004127198063	n/a	5490 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 7
parcel id = 32004127198063	n/a	5484 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 8
parcel id = 32004127198063	n/a	5478 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 9
parcel id = 32004127198063	n/a	5472 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 10
parcel id = 32004127198064	n/a	5450 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 11
parcel id = 32004127198064	n/a	5444 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 12
parcel id = 32004127198064	n/a	5438 S Prairie View Dr	Village of Ponderosa Plat 9, Lot 13
parcel id = 32004127198064	n/a	478 S Bluestone Way	Village of Ponderosa Plat 9, Lot 14
parcel id = 32004127198064	n/a	484 S Bluestone Way	Village of Ponderosa Plat 9, Lot 15
parcel id = 32004127198064	n/a	490 S Bluestone Way	Village of Ponderosa Plat 9, Lot 16
parcel id = 32004127198064	n/a	496 S Bluestone Way	Village of Ponderosa Plat 9, Lot 17
parcel id = 32004127198064	n/a	500 S Bluestone Way	Village of Ponderosa Plat 9, Lot 18
parcel id = 32004127198064	n/a	508 S Bluestone Way	Village of Ponderosa Plat 9, Lot 19
parcel id = 32004127198064	n/a	514 S Bluestone Way	Village of Ponderosa Plat 9, Lot 20
parcel id = 32004127198064	n/a	520 S Bluestone Way	Village of Ponderosa Plat 9, Lot 21
parcel id = 32004127198064	n/a	528 S Bluestone Way	Village of Ponderosa Plat 9, Lot 22
parcel id = 32004127198063	n/a	529 S Bluestone Way	Village of Ponderosa Plat 9, Lot 23
parcel id = 32004127198063	n/a	523 S Bluestone Way	Village of Ponderosa Plat 9, Lot 24
parcel id = 32004127198063	n/a	517 S Bluestone Way	Village of Ponderosa Plat 9, Lot 25
parcel id = 32004127198063	n/a	511 S Bluestone Way	Village of Ponderosa Plat 9, Lot 26
parcel id = 32004127198063	n/a	505 S Bluestone Way	Village of Ponderosa Plat 9, Lot 27
parcel id = 32004127198063	n/a	499 S Bluestone Way	Village of Ponderosa Plat 9, Lot 28
parcel id = 32004127198063	n/a	493 S Bluestone Way	Village of Ponderosa Plat 9, Lot 29
parcel id = 32004127198063	n/a	498 S Quartz Way	Village of Ponderosa Plat 9, Lot 30
parcel id = 32004127198063	n/a	504 S Quartz Way	Village of Ponderosa Plat 9, Lot 31

parcel id = 32004127198063	n/a	512 S Quartz Way	Village of Ponderosa Plat 9, Lot 32
parcel id = 32004127198063	n/a	518 S Quartz Way	Village of Ponderosa Plat 9, Lot 33
parcel id = 32004127198063	n/a	524 S Quartz Way	Village of Ponderosa Plat 9, Lot 34
parcel id = 32004127198062	n/a	525 S Quartz Way	Village of Ponderosa Plat 9, Lot 35
parcel id = 32004127198062	n/a	519 S Quartz Way	Village of Ponderosa Plat 9, Lot 36
parcel id = 32004127198062	n/a	515 S Quartz Way	Village of Ponderosa Plat 9, Lot 37
parcel id = 32004127198062	n/a	507 S Quartz Way	Village of Ponderosa Plat 9, Lot 38
parcel id = 32004127198062	n/a	501 S Quartz Way	Village of Ponderosa Plat 9, Lot 39
parcel id = 32004127198062	n/a	502 S Granite Way	Village of Ponderosa Plat 9, Lot 40
parcel id = 32004127198062	n/a	510 S Granite Way	Village of Ponderosa Plat 9, Lot 41
parcel id = 32004127198062	n/a	516 S Granite Way	Village of Ponderosa Plat 9, Lot 42
parcel id = 32004127198062	n/a	526 S Granite Way	Village of Ponderosa Plat 9, Lot 43
parcel id = 32000953301000	2900 University Ave #A-1	2900 University Ave #100	not in database: Ohana
parcel id = 32000953301000	2900 University Ave #A-1.5	2900 University Ave #100	not in database: Ohana
parcel id = 32000953301000	2900 University Ave #A-2	2900 University Ave #110	not in database: Sally's
parcel id = 32000953301000	2900 University Ave #A-2.5	2900 University Ave #120	not in database: Merle Norman
parcel id = 32000953301000	2900 University Ave #A-3	2900 University Ave #130	not in database: Waterfront
parcel id = 32000953301000	2900 University Ave #A-4	2900 University Ave #130	not in database: Waterfront
parcel id = 32000953301000	2900 University Ave #B-2	2900 University Ave #130	not in database: Waterfront
parcel id = 32000953301000	2900 University Ave #B-3	2900 University Ave #140	not in database: Letter Perfect
parcel id = 32000953301000	2900 University Ave #B-4	2900 University Ave #150	not in database: Hermann's
parcel id = 32000953301000	2900 University Ave #B-5	2900 University Ave #160	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #B-6A	2900 University Ave #170	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #B-6B	2900 University Ave #180	not in database: TJ Maxx
parcel id = 32000953301000	2900 University Ave #C-1	2900 University Ave #200	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #D-1	2900 University Ave #210	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #D-2	2900 University Ave #220	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #D-3	2900 University Ave #230	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #E-1	2900 University Ave #240	not in database: Fresh Thyme Market

parcel id = 32000953301000	2900 University Ave #E-2	2900 University Ave #240	not in database: Fresh Thyme Market
parcel id = 32000953301000	2900 University Ave #E-3	2900 University Ave #250	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #F-1	2900 University Ave #300	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #F-2	2900 University Ave #310	not in database: Gamers
parcel id = 32000953301000	2900 University Ave #F-3	2900 University Ave #320	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #F-4	2900 University Ave #330	not in database: Vacant
parcel id = 32000953301000	2900 University Ave #F-5	2900 University Ave #340	not in database: Vacant
parcel id = 32000953301000	2800 University Ave #G-1	2800 University # 400	not in database: Vacant
parcel id = 32000953301000	2800 University Ave #G-2	combined with G-1	not in database: Vacant
parcel id = 32000953301000	2800 University Ave #G-3	combined with G-1	not in database: Vacant
parcel id = 32000953301000	2800 University Ave #H-1A	2800 University # 410	not in database: Tires Plus
parcel id = 32000953301000	2800 University Ave #H-1B	2800 University # 420	not in database: UPS
parcel id = 32000953301000	2800 University Ave #H-2A	2800 University # 430	not in database: Vacant
parcel id = 32000953301000	2800 University Ave #H-2B	2800 University #440	not in database: Vacant
parcel id = 32000953301000	2800 University Ave #H-3	2800 University # 450	not in database: Starbucks

Prepared by: L. Twedt, Development Services, PO Box 65320, W.D.M., IA 50265-0320, 515- 222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, APPROVING THE READDRESSING OF PROPERTY

WHEREAS, per City policy, the West Des Moines City Council shall approve all addressing and readdressing requests,

WHEREAS, readdressing changes were deemed appropriate and necessary by the Addressing Administrator;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City West Des Moines as follows:

SECTION 1. The addressing and readdressing of the properties indicated in attached Exhibit A or as amended orally at the City Council meeting of January 11, 2016 are approved and shall be deemed official and become effective immediately.

SECTION 2. Officers of the City are hereby authorized to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.

SECTION 3. All Resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED on January 11, 2016.

Steve Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 11, 2016, by the following vote:

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit A
Addressed & Readdressed Parcels

WARREN COUNTY

<u>Parcel ID #</u>	<u>Existing Address</u>	<u>New Address</u>	<u>Comment</u>
parcel id = 93025050820	4555 S 35th St	retired	No structure on property
parcel id = 92870040822	2016 ADAMS ST	2016 SE ADAMS ST	Addition of SE prefix
parcel id = 92840000040	2019 ADAMS ST	2019 SE ADAMS ST	Addition of SE prefix
parcel id = 92840000041	2123 ADAMS ST	2123 SE ADAMS ST	Addition of SE prefix
parcel id = 92840000050	2167 ADAMS ST	2167 SE ADAMS ST	Addition of SE prefix
parcel id = 92870040824	2184 ADAMS ST	2184 SE ADAMS ST	Addition of SE prefix
parcel id = 92870040822	3998 ADAMS ST	3998 SE ADAMS ST	Addition of SE prefix
parcel id = 93025050820	4555 S 35TH ST	4555 SE 35TH ST	Addition of SE prefix
parcel id = 93025040660	4794 S 35TH ST	4794 SE 35TH ST	Addition of SE prefix
parcel id = 93025040660	4796 S 35TH ST	4796 SE 35TH ST	Addition of SE prefix
parcel id = 92870080280	5215 S 35TH ST	5215 SE 35TH ST	Addition of SE prefix
parcel id = 92870040223	4103 S ORILLA RD	4103 SE ORILLA RD	Addition of SE prefix
parcel id = 92870040222	4111 S ORILLA RD	4111 SE ORILLA RD	Addition of SE prefix
parcel id = 92870040811	4221 S ORILLA RD	4221 SE ORILLA RD	Addition of SE prefix
parcel id = 92870040282	4233 S ORILLA RD	4233 SE ORILLA RD	Addition of SE prefix
parcel id = 92870040284	4261 S ORILLA RD	4261 SE ORILLA RD	Addition of SE prefix
parcel id = 92870040283	4285 S ORILLA RD	4285 SE ORILLA RD	Addition of SE prefix
parcel id = 92840000010	4309 S ORILLA RD	4309 SE ORILLA RD	Addition of SE prefix
parcel id = 92840000020	4359 S ORILLA RD	4359 SE ORILLA RD	Addition of SE prefix
parcel id = 92840000030	4373 S ORILLA RD	4373 SE ORILLA RD	Addition of SE prefix
parcel id = 92840000037	4391 S ORILLA RD	4391 SE ORILLA RD	Addition of SE prefix
parcel id = 92800016000	4610 S ORILLA RD	4610 SE ORILLA RD	Addition of SE prefix
parcel id = 92800010010	2023 FOX VALLEY DR	2023 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010090	2056 FOX VALLEY DR	2056 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010080	2057 FOX VALLEY DR	2057 SE FOX VALLEY DR	Addition of SE prefix

parcel id = 92800010100	2064 FOX VALLEY DR	2064 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010010	2023 FOX VALLEY DR	2023 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010090	2056 FOX VALLEY DR	2056 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010080	2057 FOX VALLEY DR	2057 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010100	2064 FOX VALLEY DR	2064 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010100	2064 FOX VALLEY DR	2064 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020010	4588 BEAVERBROOK TRL	4588 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010350	2102 FOX VALLEY DR	2102 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010350	2102 FOX VALLEY DR	2102 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020020	2105 FOX VALLEY DR	2105 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020030	2111 FOX VALLEY DR	2111 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020080	2118 FOX VALLEY DR	2118 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020040	2129 FOX VALLEY DR	2129 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020090	2140 FOX VALLEY DR	2140 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020050	2147 FOX VALLEY DR	2147 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020100	2152 FOX VALLEY DR	2152 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020060	2159 FOX VALLEY DR	2159 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020110	2166 FOX VALLEY DR	2166 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020070	2171 FOX VALLEY DR	2171 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800020120	2174 FOX VALLEY DR	2174 SE FOX VALLEY DR	Addition of SE prefix
parcel id = 92800010050	4520 FOX VALLEY CT	4520 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010050	4520 FOX VALLEY CT	4520 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010060	4537 FOX VALLEY CT	4537 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010060	4537 FOX VALLEY CT	4537 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010040	4542 FOX VALLEY CT	4542 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010070	4551 FOX VALLEY CT	4551 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010030	4568 FOX VALLEY CT	4568 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010020	4574 FOX VALLEY CT	4574 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010080	4585 FOX VALLEY CT	4585 SE FOX VALLEY CT	Addition of SE prefix

parcel id = 92800010010	4596 FOX VALLEY CT	4596 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010040	4542 FOX VALLEY CT	4542 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010070	4551 FOX VALLEY CT	4551 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010030	4568 FOX VALLEY CT	4568 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010020	4574 FOX VALLEY CT	4574 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010080	4585 FOX VALLEY CT	4585 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800010010	4596 FOX VALLEY CT	4596 SE FOX VALLEY CT	Addition of SE prefix
parcel id = 92800020020	4583 BEAVERBROOK TRL	4583 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010100	4592 BEAVERBROOK TRL	4592 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010100	4592 BEAVERBROOK TRL	4592 SE BEAVERBROOK TRL	Addition of SE prefix
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parcel id = 92800010340	4605 BEAVERBROOK TRL	4605 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010350	4595 BEAVERBROOK TRL	4595 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010340	4605 BEAVERBROOK TRL	4605 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010110	4608 BEAVERBROOK TRL	4608 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010110	4608 BEAVERBROOK TRL	4608 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010330	4611 BEAVERBROOK TRL	4611 SE BEAVERBROOK TRL	Addition of SE prefix
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parcel id = 92800010320	4619 BEAVERBROOK TRL	4619 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010130	4622 BEAVERBROOK TRL	4622 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010310	4625 BEAVERBROOK TRL	4625 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010300	4631 BEAVERBROOK TRL	4631 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010140	4634 BEAVERBROOK TRL	4634 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010290	4637 BEAVERBROOK TRL	4637 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010150	4640 BEAVERBROOK TRL	4640 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010250	4645 BEAVERBROOK TRL	4645 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010240	4651 BEAVERBROOK TRL	4651 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010160	4656 BEAVERBROOK TRL	4656 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010230	4663 BEAVERBROOK TRL	4663 SE BEAVERBROOK TRL	Addition of SE prefix

parcel id = 92800010170	4672 BEAVERBROOK TRL	4672 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010330	4611 BEAVERBROOK TRL	4611 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010120	4614 BEAVERBROOK TRL	4614 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010320	4619 BEAVERBROOK TRL	4619 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010130	4622 BEAVERBROOK TRL	4622 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010310	4625 BEAVERBROOK TRL	4625 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010300	4631 BEAVERBROOK TRL	4631 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010140	4634 BEAVERBROOK TRL	4634 SE BEAVERBROOK TRL	Addition of SE prefix
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parcel id = 92800010150	4640 BEAVERBROOK TRL	4640 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010250	4645 BEAVERBROOK TRL	4645 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010240	4651 BEAVERBROOK TRL	4651 SE BEAVERBROOK TRL	Addition of SE prefix
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parcel id = 92800010230	4663 BEAVERBROOK TRL	4663 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010170	4672 BEAVERBROOK TRL	4672 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010220	4677 BEAVERBROOK TRL	4677 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010220	4677 BEAVERBROOK TRL	4677 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010210	4685 BEAVERBROOK TRL	4685 SE BEAVERBROOK TRL	Addition of SE prefix
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parcel id = 92800010200	4691 BEAVERBROOK TRL	4691 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010190	4694 BEAVERBROOK TRL	4694 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010260	2092 CREEKHILL WAY	2092 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010290	2095 CREEKHILL WAY	2095 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010270	2098 CREEKHILL WAY	2098 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010280	2114 CREEKHILL WAY	2114 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010180	4688 BEAVERBROOK TRL	4688 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010200	4691 BEAVERBROOK TRL	4691 SE BEAVERBROOK TRL	Addition of SE prefix
parcel id = 92800010190	4694 BEAVERBROOK TRL	4694 SE BEAVERBROOK TRL	Addition of SE prefix

parcel id = 92800010260	2092 CREEKHILL WAY	2092 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010290	2095 CREEKHILL WAY	2095 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010270	2098 CREEKHILL WAY	2098 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800010280	2114 CREEKHILL WAY	2114 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020220	2122 CREEKHILL WAY	2122 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020210	2139 CREEKHILL WAY	2139 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020230	2148 CREEKHILL WAY	2148 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020240	2166 CREEKHILL WAY	2166 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020130	2173 CREEKHILL WAY	2173 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020250	2180 CREEKHILL WAY	2180 SE CREEKHILL WAY	Addition of SE prefix
parcel id = 92800020170	4610 S GROSBEAK PT	4610 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020160	4621 S GROSBEAK PT	4621 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020180	4624 S GROSBEAK PT	4624 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020150	4629 S GROSBEAK PT	4629 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020190	4632 S GROSBEAK PT	4632 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020140	4645 S GROSBEAK PT	4645 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020200	4648 S GROSBEAK PT	4648 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020130	4653 S GROSBEAK PT	4653 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020210	4656 S GROSBEAK PT	4656 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020240	4705 S GROSBEAK PT	4705 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92800020230	4710 S GROSBEAK PT	4710 SE GROSBEAK PT	Addition of SE prefix
parcel id = 92870080250	4201 N GREENLEE AVE	NO CHANGE: NO ACCESS VIA WDM	Addition of SE prefix
parcel id = 92800020010	2069 FOX VALLEY DR	2069 SE FOX VALLEY DR	Addition of SE prefix

Prepared by: L.Twedt, Development Services, PO Box 65320, W.D.M., IA 50265-0320, 515- 222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA, APPROVING THE READDRESSING OF PROPERTY

WHEREAS, per City policy, the West Des Moines City Council shall approve all addressing and readdressing requests,

WHEREAS, readdressing changes were deemed appropriate and necessary by the Addressing Administrator;

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City West Des Moines as follows:

SECTION 1. The addressing and readdressing of the properties indicated in attached Exhibit A or as amended orally at the City Council meeting of January 11, 2016 are approved and shall be deemed official and become effective immediately.

SECTION 2. Officers of the City are hereby authorized to take such further actions as deemed necessary in order to carry into effect the provisions of this Resolution.

SECTION 3. All Resolutions and parts thereof in conflict herewith are hereby repealed to the extent of such conflict.

PASSED AND ADOPTED on January 11, 2016.

Steve Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the City Council of the City of West Des Moines, Iowa, at a regular meeting held on January 11, 2016, by the following vote:

ATTEST:

Ryan T. Jacobson
City Clerk

**Exhibit A
Addressed & Readdressed Parcels**

DALLAS COUNTY

Parcel ID #	Existing Address	New Address	Comment
parcel id = 1615476001	n/a	873 S 92nd St	Woodland Hills of WDM P2 Lot 12
parcel id = 1615476001	n/a	874 S 92nd St	Woodland Hills of WDM P2 Lot 15
parcel id = 1615476001	n/a	879 S 92nd St	Woodland Hills of WDM P2 Lot 11
parcel id = 1615476001	n/a	880 S 92nd St	Woodland Hills of WDM P2 Lot 14
parcel id = 1615476001	n/a	885 S 92nd St	Woodland Hills of WDM P2 Lot 10
parcel id = 1615476001	n/a	886 S 92nd St	Woodland Hills of WDM P2 Lot 13
parcel id = 1615476001	n/a	891 S 92nd St	Woodland Hills of WDM P2 Lot 9
parcel id = 1615476001	n/a	897 S 92nd St	Woodland Hills of WDM P2 Lot 8
parcel id = 1615476001	n/a	9115 Jamison Dr	Woodland Hills of WDM P2 Lot 19
parcel id = 1615476001	n/a	9125 Jamison Dr	Woodland Hills of WDM P2 Lot 18
parcel id = 1615476001	n/a	9135 Jamison Dr	Woodland Hills of WDM P2 Lot 17
parcel id = 1615476001	n/a	9136 Jamison Dr	Woodland Hills of WDM P2 Lot 1
parcel id = 1615476001	n/a	9145 Jamison Dr	Woodland Hills of WDM P2 Lot 16
parcel id = 1615476001	n/a	9146 Jamison Dr	Woodland Hills of WDM P2 Lot 2
parcel id = 1615476001	n/a	9156 Jamison Dr	Woodland Hills of WDM P2 Lot 3
parcel id = 1615476001	n/a	9166 Jamison Dr	Woodland Hills of WDM P2 Lot 4
parcel id = 1615476001	n/a	9176 Jamison Dr	Woodland Hills of WDM P2 Lot 5
parcel id = 1615476001	n/a	9186 Jamison Dr	Woodland Hills of WDM P2 Lot 6
parcel id = 1615476001	n/a	9196 Jamison Dr	Woodland Hills of WDM P2 Lot 7
parcel id = 1603412002	n/a	9121 GeAnna Grove Ct	GeAnna Grove Lot 1
parcel id = 1603412002	n/a	9129 GeAnna Grove Ct	GeAnna Grove Lot 2
parcel id = 1603412002	n/a	9137 GeAnna Grove Ct	GeAnna Grove Lot 3
parcel id = 1603412002	n/a	9145 GeAnna Grove Ct	GeAnna Grove Lot 4
parcel id = 1603412002	n/a	9153 GeAnna Grove Ct	GeAnna Grove Lot 5
parcel id = 1603412002	n/a	9161 GeAnna Grove Ct	GeAnna Grove Lot 6

parcel id = 1603412002	n/a	9169 GeAnna Grove Ct	GeAnna Grove Lot 7
parcel id = 1603412002	n/a	9187 GeAnna Grove Ct	GeAnna Grove Lot 8
parcel id = 1603412002	n/a	9193 GeAnna Grove Ct	GeAnna Grove Lot 9
parcel id = 1603412002	n/a	9196 GeAnna Grove Ct	GeAnna Grove Lot 10
parcel id = 1603412002	n/a	9188 GeAnna Grove Ct	GeAnna Grove Lot 11
parcel id = 1603412002	n/a	9180 GeAnna Grove Ct	GeAnna Grove Lot 12
parcel id = 1603412002	n/a	9172 GeAnna Grove Ct	GeAnna Grove Lot 13
parcel id = 1603412002	n/a	9164 GeAnna Grove Ct	GeAnna Grove Lot 14
parcel id = 1603412002	n/a	9156 GeAnna Grove Ct	GeAnna Grove Lot 15
parcel id = 1603412002	n/a	9148 GeAnna Grove Ct	GeAnna Grove Lot 16
parcel id = 1603412002	n/a	9140 GeAnna Grove Ct	GeAnna Grove Lot 17
parcel id = 1603412002	n/a	9132 GeAnna Grove Ct	GeAnna Grove Lot 18
parcel id = 1603412002	n/a	9124 GeAnna Grove Ct	GeAnna Grove Lot 19
parcel id = 1603412002	n/a	9116 GeAnna Grove Ct	GeAnna Grove Lot 20
parcel id = 1615226006	n/a	105 S Marigold Ave	Whisper Ridge Townhomes Lot 1
parcel id = 1615226006	n/a	111 S Marigold Ave	Whisper Ridge Townhomes Lot 2
parcel id = 1615226006	n/a	125 S Marigold Ave	Whisper Ridge Townhomes Lot 3
parcel id = 1615226006	n/a	139 S Marigold Ave	Whisper Ridge Townhomes Lot 4
parcel id = 1615226006	n/a	147 S Marigold Ave	Whisper Ridge Townhomes Lot 5
parcel id = 1615226006	n/a	151 S Marigold Ave	Whisper Ridge Townhomes Lot 6
parcel id = 1615226006	n/a	173 S Marigold Ave	Whisper Ridge Townhomes Lot 7
parcel id = 1615226006	n/a	189 S Marigold Ave	Whisper Ridge Townhomes Lot 8
parcel id = 1615226006	n/a	197 S Marigold Ave	Whisper Ridge Townhomes Lot 9
parcel id = 1615226006	n/a	201 S Marigold Ave	Whisper Ridge Townhomes Lot 10
parcel id = 1615226006	n/a	207 S Marigold Ave	Whisper Ridge Townhomes Lot 11
parcel id = 1615226006	n/a	211 S Marigold Ave	Whisper Ridge Townhomes Lot 12
parcel id = 1615226006	n/a	219 S Marigold Ave	Whisper Ridge Townhomes Lot 13
parcel id = 1615226006	n/a	223 S Marigold Ave	Whisper Ridge Townhomes Lot 14
parcel id = 1615226006	n/a	227 S Marigold Ave	Whisper Ridge Townhomes Lot 15

parcel id = 1615226006	n/a	235 S Marigold Ave	Whisper Ridge Townhomes Lot 16
parcel id = 1615226006	n/a	241 S Marigold Ave	Whisper Ridge Townhomes Lot 17
parcel id = 1615226006	n/a	247 S Marigold Ave	Whisper Ridge Townhomes Lot 18
parcel id = 1615226006	n/a	251 S Marigold Ave	Whisper Ridge Townhomes Lot 19
parcel id = 1615226006	n/a	255 S Marigold Ave	Whisper Ridge Townhomes Lot 20
parcel id = 1615226006	n/a	259 S Marigold Ave	Whisper Ridge Townhomes Lot 21
parcel id = 1615226006	n/a	267 S Marigold Ave	Whisper Ridge Townhomes Lot 22
parcel id = 1615226006	n/a	271 S Marigold Ave	Whisper Ridge Townhomes Lot 23
parcel id = 1615226006	n/a	277 S Marigold Ave	Whisper Ridge Townhomes Lot 24
parcel id = 1615226006	n/a	281 S Marigold Ave	Whisper Ridge Townhomes Lot 25
parcel id = 1615226006	n/a	287 S Marigold Ave	Whisper Ridge Townhomes Lot 26
parcel id = 1615226006	n/a	293 S Marigold Ave	Whisper Ridge Townhomes Lot 27
parcel id = 1615226006	n/a	274 S Zinnia Ct	Whisper Ridge Townhomes Lot 28
parcel id = 1615226006	n/a	268 S Zinnia Ct	Whisper Ridge Townhomes Lot 29
parcel id = 1615226006	n/a	262 S Zinnia Ct	Whisper Ridge Townhomes Lot 30
parcel id = 1615226006	n/a	256 S Zinnia Ct	Whisper Ridge Townhomes Lot 31
parcel id = 1615226006	n/a	248 S Zinnia Ct	Whisper Ridge Townhomes Lot 32
parcel id = 1615226006	n/a	240 S Zinnia Ct	Whisper Ridge Townhomes Lot 33
parcel id = 1615226006	n/a	236 S Zinnia Ct	Whisper Ridge Townhomes Lot 34
parcel id = 1615226006	n/a	228 S Zinnia Ct	Whisper Ridge Townhomes Lot 35
parcel id = 1615226006	n/a	220 S Zinnia Ct	Whisper Ridge Townhomes Lot 36
parcel id = 1615226006	n/a	214 S Zinnia Ct	Whisper Ridge Townhomes Lot 37
parcel id = 1615226006	n/a	208 S Zinnia Ct	Whisper Ridge Townhomes Lot 38
parcel id = 1615226006	n/a	202 S Zinnia Ct	Whisper Ridge Townhomes Lot 39
parcel id = 1615226006	n/a	187 S Zinnia Ct	Whisper Ridge Townhomes Lot 40
parcel id = 1615226006	n/a	191 S Zinnia Ct	Whisper Ridge Townhomes Lot 41
parcel id = 1615226006	n/a	195 S Zinnia Ct	Whisper Ridge Townhomes Lot 42
parcel id = 1615226006	n/a	205 S Zinnia Ct	Whisper Ridge Townhomes Lot 43
parcel id = 1615226006	n/a	209 S Zinnia Ct	Whisper Ridge Townhomes Lot 44

parcel id = 1615226006	n/a	213 S Zinnia Ct	Whisper Ridge Townhomes Lot 45
parcel id = 1615226006	n/a	217 S Zinnia Ct	Whisper Ridge Townhomes Lot 46
parcel id = 1615226006	n/a	225 S Zinnia Ct	Whisper Ridge Townhomes Lot 47
parcel id = 1615226006	n/a	233 S Zinnia Ct	Whisper Ridge Townhomes Lot 48
parcel id = 1615226006	n/a	296 S Marigold Ave	Whisper Ridge Townhomes Lot 49
parcel id = 1615226006	n/a	288 S Marigold Ave	Whisper Ridge Townhomes Lot 50
parcel id = 1615226006	n/a	284 S Marigold Ave	Whisper Ridge Townhomes Lot 51
parcel id = 1615226006	n/a	244 S Marigold Ave	Whisper Ridge Townhomes Lot 52
parcel id = 1615226006	n/a	238 S Marigold Ave	Whisper Ridge Townhomes Lot 53
parcel id = 1615226006	n/a	232 S Marigold Ave	Whisper Ridge Townhomes Lot 54
parcel id = 1615226006	n/a	226 S Marigold Ave	Whisper Ridge Townhomes Lot 55
parcel id = 1615226006	n/a	222 S Marigold Ave	Whisper Ridge Townhomes Lot 56
parcel id = 1615226006	n/a	216 S Marigold Ave	Whisper Ridge Townhomes Lot 57
parcel id = 1615226006	n/a	210 S Marigold Ave	Whisper Ridge Townhomes Lot 58
parcel id = 1615226006	n/a	204 S Marigold Ave	Whisper Ridge Townhomes Lot 59
parcel id = 1615226006	n/a	200 S Marigold Ave	Whisper Ridge Townhomes Lot 60
parcel id = 1615226006	n/a	192 S Marigold Ave	Whisper Ridge Townhomes Lot 61
parcel id = 1615226006	n/a	178 S Marigold Ave	Whisper Ridge Townhomes Lot 62
parcel id = 1615226006	n/a	154 S Marigold Ave	Whisper Ridge Townhomes Lot 63
parcel id = 1615226006	n/a	142 S Marigold Ave	Whisper Ridge Townhomes Lot 64
parcel id = 1615226006	n/a	136 S Marigold Ave	Whisper Ridge Townhomes Lot 65
parcel id = 1615226006	n/a	128 S Marigold Ave	Whisper Ridge Townhomes Lot 66
parcel id = 1601101009	n/a	7160 University Ave	West Lakes Office Park Plat 14, Lot 2
parcel id = 1601101009	n/a	1840 71st St	West Lakes Office Park Plat 14, Lot 2
parcel id = 1622254013	n/a	1495 S 92ND ST	Michaels Landing P3 Lot 1
parcel id = 1622254013	n/a	1489 S 92ND ST	Michaels Landing P3 Lot 2
parcel id = 1622254013	n/a	1481 S 92ND ST	Michaels Landing P3 Lot 3
parcel id = 1622254013	n/a	1467 S 92ND ST	Michaels Landing P3 Lot 4
parcel id = 1622254013	n/a	1453 S 92ND ST	Michaels Landing P3 Lot 5

parcel id = 1622254013	n/a	1445 S 92ND ST	Michaels Landing P3 Lot 6
parcel id = 1622254013	n/a	1439 S 92ND ST	Michaels Landing P3 Lot 7
parcel id = 1622254013	n/a	1423 S 92ND ST	Michaels Landing P3 Lot 8
parcel id = 1622254013	n/a	1415 S 92ND ST	Michaels Landing P3 Lot 9
parcel id = 1622254013	n/a	1409 S 92ND ST	Michaels Landing P3 Lot 10
parcel id = 1622254013	n/a	1406 S 92ND ST	Michaels Landing P3 Lot 11
parcel id = 1622254013	n/a	1412 S 92ND ST	Michaels Landing P3 Lot 12
parcel id = 1622254013	n/a	1420 S 92ND ST	Michaels Landing P3 Lot 13
parcel id = 1622254013	n/a	1436 S 92ND ST	Michaels Landing P3 Lot 14
parcel id = 1622254013	n/a	1442 S 92ND ST	Michaels Landing P3 Lot 15
parcel id = 1622254013	n/a	1450 S 92ND ST	Michaels Landing P3 Lot 16
parcel id = 1622254013	n/a	1464 S 92ND ST	Michaels Landing P3 Lot 17
parcel id = 1622254013	n/a	1478 S 92ND ST	Michaels Landing P3 Lot 18
parcel id = 1622254013	n/a	1492 S 92ND ST	Michaels Landing P3 Lot 49
parcel id = 1622254013	n/a	9186 YARROW CT	Michaels Landing P3 Lot 48
parcel id = 1622254013	n/a	9192 YARROW CT	Michaels Landing P3 Lot 49
parcel id = 1622254013	n/a	9189 YARROW CT	Michaels Landing P3 Lot 18
parcel id = 1622200008	n/a	1479 S ARROWLEAF LN	Michaels Landing P3 Lot 19
parcel id = 1622200008	n/a	1465 S ARROWLEAF LN	Michaels Landing P3 Lot 20
parcel id = 1622200008	n/a	1451 S ARROWLEAF LN	Michaels Landing P3 Lot 21
parcel id = 1622200008	n/a	1443 S ARROWLEAF LN	Michaels Landing P3 Lot 22
parcel id = 1622200008	n/a	1437 S ARROWLEAF LN	Michaels Landing P3 Lot 23
parcel id = 1622200008	n/a	1421 S ARROWLEAF LN	Michaels Landing P3 Lot 24
parcel id = 1622200008	n/a	1413 S ARROWLEAF LN	Michaels Landing P3 Lot 25
parcel id = 1622200008	n/a	1405 S ARROWLEAF LN	Michaels Landing P3 Lot 26
parcel id = 1622200008	n/a	1410 S ARROWLEAF LN	Michaels Landing P3 Lot 27
parcel id = 1622200008	n/a	1438 S ARROWLEAF LN	Michaels Landing P3 Lot 35
parcel id = 1622200008	n/a	1462 S ARROWLEAF LN	Michaels Landing P3 Lot 36
parcel id = 1622200008	n/a	9163 MOONSEED CT	Michaels Landing P3 Lot 27

parcel id = 1622200008	n/a	9157 MOONSEED CT	Michaels Landing P3 Lot 28
parcel id = 1622200008	n/a	9151 MOONSEED CT	Michaels Landing P3 Lot 29
parcel id = 1622200008	n/a	9145 MOONSEED CT	Michaels Landing P3 Lot 30
parcel id = 1622200008	n/a	9138 MOONSEED CT	Michaels Landing P3 Lot 31
parcel id = 1622200008	n/a	9140 MOONSEED CT	Michaels Landing P3 Lot 32
parcel id = 1622200008	n/a	9148 MOONSEED CT	Michaels Landing P3 Lot 33
parcel id = 1622200008	n/a	9154 MOONSEED CT	Michaels Landing P3 Lot 34
parcel id = 1622200008	n/a	9160 MOONSEED CT	Michaels Landing P3 Lot 35
parcel id = 1622200008	n/a	9165 YARROW CT	Michaels Landing P3 Lot 36
parcel id = 1622200008	n/a	9159 YARROW CT	Michaels Landing P3 Lot 37
parcel id = 1622200008	n/a	9153 YARROW CT	Michaels Landing P3 Lot 38
parcel id = 1622200008	n/a	9147 YARROW CT	Michaels Landing P3 Lot 39
parcel id = 1622200008	n/a	9141 YARROW CT	Michaels Landing P3 Lot 40
parcel id = 1622200008	n/a	9144 YARROW CT	Michaels Landing P3 Lot 41
parcel id = 1622200008	n/a	9150 YARROW CT	Michaels Landing P3 Lot 42
parcel id = 1622200008	n/a	9156 YARROW CT	Michaels Landing P3 Lot 43
parcel id = 1622200008	n/a	9162 YARROW CT	Michaels Landing P3 Lot 44
parcel id = 1622200008	n/a	9168 YARROW CT	Michaels Landing P3 Lot 45
parcel id = 1622200008	n/a	9174 YARROW CT	Michaels Landing P3 Lot 46
parcel id = 1622200008	n/a	9180 YARROW CT	Michaels Landing P3 Lot 47
parcel id = 1622200008	n/a	9177 YARROW CT	Michaels Landing P3 Lot 19
parcel id = 1611427001	n/a	390 Jordan Creek Pkwy	Jordan West Plat 3, Lot 1 - UOI Credit Union
parcel id = 1611427002	n/a	370 Jordan Creek Pkwy	Jordan West Plat 3, Lot 2
parcel id = 1611400033	n/a	330 Jordan Creek Pkwy	Jordan West Plat 3, Lot 3
parcel id = 1611400029	n/a	210 Jordan Creek Pkwy	Jordan West Plat 3, Lot 4
parcel id = 1611400029	n/a	240 Jordan Creek Pkwy	Jordan West Plat 3, Lot 5
parcel id = 1611400029	n/a	270 Jordan Creek Pkwy	Jordan West Plat 3, Lot 6
parcel id = 1611400029	n/a	350 Jordan Creek Pkwy	Jordan West Plat 3, Lot 7
parcel id = 1611400029	n/a	360 Bridgewood Drive	Jordan West Plat 3, Lot 8

parcel id = 1611427001	375 76th St	retired	property replatted
parcel id = 1611427002	355 76th St	retired	property replatted
parcel id = 1611400033	315 76th St	retired	property replatted
parcel id = 1611101008	n/a	8363 Aspen Dr	Aspen Valley Lot 10
parcel id = 1611101008	n/a	8341 Aspen Dr	Aspen Valley Lot 11
parcel id = 1611101008	n/a	824 83rd St	Aspen Valley Lot 11
parcel id = 1611101008	n/a	838 83rd St	Aspen Valley Lot 12
parcel id = 1611101008	n/a	860 83rd St	Aspen Valley Lot 13
parcel id = 1611101008	n/a	874 83rd St	Aspen Valley Lot 14
parcel id = 1611101008	n/a	898 83rd St	Aspen Valley Lot 15
parcel id = 1611101008	n/a	910 83rd St	Aspen Valley Lot 16
parcel id = 1611101008	n/a	922 83rd St	Aspen Valley Lot 17
parcel id = 1611101008	n/a	933 84th St	Aspen Valley Lot 3
parcel id = 1611101008	n/a	915 84th St	Aspen Valley Lot 4
parcel id = 1611101008	n/a	8298 Aspen Dr	Aspen Valley Lot 49
parcel id = 1611101008	n/a	907 84th St	Aspen Valley Lot 5
parcel id = 1611101008	n/a	8312 Aspen Dr	Aspen Valley Lot 50
parcel id = 1611101008	n/a	8354 Aspen Dr	Aspen Valley Lot 51
parcel id = 1611101008	n/a	821 84th St	Aspen Valley Lot 52
parcel id = 1611101008	n/a	8378 Aspen Dr	Aspen Valley Lot 52
parcel id = 1611101008	n/a	850 84th St	Aspen Valley Lot 53
parcel id = 1611101008	n/a	878 84th St	Aspen Valley Lot 54
parcel id = 1611101008	n/a	900 84th St	Aspen Valley Lot 55
parcel id = 1611101008	n/a	912 84th St	Aspen Valley Lot 56
parcel id = 1611101008	n/a	928 84th St	Aspen Valley Lot 57
parcel id = 1611101008	n/a	942 84th St	Aspen Valley Lot 58
parcel id = 1611101008	n/a	964 84th St	Aspen Valley Lot 59
parcel id = 1611101008	n/a	881 84th St	Aspen Valley Lot 6
parcel id = 1611101008	n/a	978 84th St	Aspen Valley Lot 60

parcel id = 1611101008	n/a	865 84th St	Aspen Valley Lot 7
parcel id = 1611101008	n/a	847 84th St	Aspen Valley Lot 8
parcel id = 1611101008	n/a	833 84th St	Aspen Valley Lot 9
parcel id = 1611101008	n/a	8385 Aspen Dr	Aspen Valley Lot 9
parcel id = 1611126001	n/a	975 84th St	Aspen Valley Lot 1
parcel id = 1611126001	n/a	947 84th St	Aspen Valley Lot 2
parcel id = 1611126007	n/a	8295 Bailey Dr	Aspen Valley Lot 18
parcel id = 1611126007	n/a	8281 Bailey Dr	Aspen Valley Lot 19
parcel id = 1611126007	n/a	8273 Bailey Dr	Aspen Valley Lot 20
parcel id = 1611126007	n/a	8267 Bailey Dr	Aspen Valley Lot 21
parcel id = 1611126007	n/a	8252 Bailey Dr	Aspen Valley Lot 31
parcel id = 1611126007	n/a	903 83rd St	Aspen Valley Lot 32
parcel id = 1611126007	n/a	8278 Bailey Dr	Aspen Valley Lot 32
parcel id = 1611126007	n/a	885 83rd St	Aspen Valley Lot 33
parcel id = 1611126007	n/a	867 83rd St	Aspen Valley Lot 34
parcel id = 1611126007	n/a	855 83rd St	Aspen Valley Lot 35
parcel id = 1611126007	n/a	8289 Aspen Dr	Aspen Valley Lot 36
parcel id = 1611126007	n/a	827 83rd St	Aspen Valley Lot 36
parcel id = 1611126007	n/a	8265 Aspen Dr	Aspen Valley Lot 37
parcel id = 1611126007	n/a	8257 Aspen Dr	Aspen Valley Lot 38
parcel id = 1611126007	n/a	8251 Aspen Dr	Aspen Valley Lot 39
parcel id = 1611126007	n/a	8262 Aspen Dr	Aspen Valley Lot 45
parcel id = 1611126007	n/a	8270 Aspen Dr	Aspen Valley Lot 46
parcel id = 1611126007	n/a	8276 Aspen Dr	Aspen Valley Lot 47
parcel id = 1611126007	n/a	8284 Aspen Dr	Aspen Valley Lot 48
parcel id = 1611126008	n/a	8255 Bailey Dr	Aspen Valley Lot 22
parcel id = 1611126008	n/a	8249 Bailey Dr	Aspen Valley Lot 23
parcel id = 1611126008	n/a	8243 Aspen Dr	Aspen Valley Lot 40
parcel id = 1611126008	n/a	8212 Bailey Dr	Aspen Valley Lot 40

parcel id = 1611126008	n/a	8246 Aspen Dr	Aspen Valley Lot 43
parcel id = 1611126008	n/a	8254 Aspen Dr	Aspen Valley Lot 44
parcel id = 1611126008	n/a	8220 Bailey Dr	Aspen Valley Lot 29
parcel id = 1611126008	n/a	8236 Bailey Dr	Aspen Valley Lot 30
parcel id = 1611126009	n/a	8241 Bailey Dr	Aspen Valley Lot 24
parcel id = 1611126009	n/a	8233 Bailey Dr	Aspen Valley Lot 25
parcel id = 1611126009	n/a	8225 Bailey Dr	Aspen Valley Lot 26
parcel id = 1611126009	n/a	8217 Bailey Dr	Aspen Valley Lot 27
parcel id = 1611126009	n/a	8229 Aspen Dr	Aspen Valley Lot 28
parcel id = 1611126009	n/a	8208 Bailey Dr	Aspen Valley Lot 28
parcel id = 1611126009	n/a	8232 Aspen Dr	Aspen Valley Lot 41
parcel id = 1611126009	n/a	8240 Aspen Dr	Aspen Valley Lot 42
parcel id = 1624152002	n/a	7266 Eldorado Point	Eldorado Estates Lot 1
parcel id = 1624152002	n/a	7248 Eldorado Point	Eldorado Estates Lot 2
parcel id = 1624152002	n/a	7174 Eldorado Point	Eldorado Estates Lot 3
parcel id = 1624152002	n/a	7152 Eldorado Point	Eldorado Estates Lot 4
parcel id = 1624152002	n/a	7136 Eldorado Point	Eldorado Estates Lot 5
parcel id = 1624152002	n/a	7080 Eldorado Point	Eldorado Estates Lot 6
parcel id = 1624152002	n/a	7065 Eldorado Point	Eldorado Estates Lot 7
parcel id = 1624152002	n/a	7121 Eldorado Point	Eldorado Estates Lot 8
parcel id = 1624152002	n/a	7149 Eldorado Point	Eldorado Estates Lot 9
parcel id = 1624152002	n/a	7167 Eldorado Point	Eldorado Estates Lot 10
parcel id = 1624152002	n/a	7183 Eldorado Point	Eldorado Estates Lot 11
parcel id = 1624152002	n/a	7255 Eldorado Point	Eldorado Estates Lot 12
parcel id = 1624152002	n/a	7293 Eldorado Point	Eldorado Estates Lot 13
parcel id = 1624152002	n/a	7271 Eldorado Point	Eldorado Estates Lot 14
parcel id = 1624152002	1450 S Jordan Creek Pkwy	retired	property subdivided
parcel id = 1613251002	n/a	6420 Coachlight Drive	tenant wanted Coachlight address
parcel id = 1613251002	351 S. 64th St	retired	tenant wanted Coachlight address

parcel id = 1613251002	n/a	6420 Coachlight Drive, Suite 100	multi-tenant building: DSM Plastic Surgery & Spa
parcel id = 1613251002	n/a	6420 Coachlight Drive, Suite 200	multi-tenant building
parcel id = 1613251002	n/a	6420 Coachlight Drive, Suite 300	multi-tenant building
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 101	Firebirds Wood Fire Grill
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 102	Firebirds Wood Fire Grill
parcel ids = 1613252004 & 1613252003	460 S 68th Street	440 S 68th Street, Suite 103	Firebirds Wood Fire Grill
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 104	Firebirds Wood Fire Grill
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 105	Vacant
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 106	Vacant
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 107	Vacant
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 108	Pita Pit
parcel ids = 1613252004 & 1613252003	440 S 68th Street	440 S 68th Street, Suite 109	Firehouse Subs
parcel ids = 1613252004 & 1613252003	460 S 68th Street	retired	lots combined for one building
parcel id = 1601176004	n/a	6917 Vista Dr	not in database
parcel id = 1601176004	n/a	6915 Vista Dr	not in database
parcel id = 1601176004	n/a	6925 Vista Dr	not in database
parcel id = 1601176004	n/a	6949 Vista Dr	not in database
parcel id = 1601176004	n/a	6953 Vista Dr	not in database
parcel id = 1601151001	n/a	7147 Vista Dr	not in database
parcel id = 1601176003	n/a	7021 Vista Dr	not in database
parcel id = 1601176003	n/a	7041 Vista Dr	not in database
parcel id = 1601302004	n/a	1240 Vista Drive, Suite 1250	not in database
parcel id = 1601302004	1240 Office Plaza Dr, Suite 1220	1220 Office Plaza Dr	using suite numbers as address
parcel id = 1601302004	1240 Office Plaza Dr, Suite 1230	1230 Office Plaza Dr	using suite numbers as address: Boyle Capital

parcel id = 1601302004	1240 Office Plaza Dr, Suite 1240	1240 Office Plaza Dr	using suite numbers as address
parcel id = 1601302004	1240 Office Plaza Dr, Suite 1250	1250 Office Plaza Dr	using suite numbers as address
parcel id = 1601302004	1240 Office Plaza Dr, Suite 1270	1270 Office Plaza Dr	using suite numbers as address
parcel id = 1601302004	1240 Office Plaza Dr, Suite 1280	1280 Office Plaza Dr	using suite numbers as address: Trucker's Insurance
parcel id = 1601302004	n/a	1200 Office Plaza Dr	using suite numbers as address
parcel id = 1601302004	n/a	1210 Office Plaza Dr	using suite numbers as address
parcel id = 1601302004	n/a	1260 Office Plaza Dr	using suite numbers as address: Prometric Inc
parcel id = 1613100017	n/a	7005 Mills Civic Pkwy	new ATM
parcel id = 1601200011	6600 Westown Pkwy	6600 Westown Pkwy, Suite 280	not in address database Although annexed into WDM, leaving County address due to intervening properties with County address numbering
parcel id = 1615201002	33526 Rockwood Lane	33526 Rockwood Lane	
parcel id = 0405100006	1049 TIMBER RIDGE LN	1049 SW TIMBER RIDGE LN	Addition of SW prefix
parcel id = 1634300004	33499 370TH CT	33499 SW 370TH CT	Addition of SW prefix
parcel id = 1633476001	33019 370TH CT	33019 SW 370TH CT	Addition of SW prefix
parcel id = 1622200008	9050 SUGAR CREEK DR	retired	replatted
parcel id = 1622200008	9175 BOONEVILLE RD	retired	retired
parcel id = 1622200008	9136 MOONSEED CT	retired	replatted
parcel id = 1622200008	9138 YARROW CT	retired	replatted
parcel id = 1603400022	n/a	9150 Westown Pkwy	New plat: S Maple Grove 17
parcel id = 1603400022	n/a	1210 Sedona Dr	New plat: S Maple Grove 17
parcel id = 1603400022	n/a	1200 92nd Street	New plat: S Maple Grove 17
parcel id = 1622100001	n/a	1027 S Kingswood Ct	Kings landing plat 1, lot 1
parcel id = 1622100001	n/a	1053 S Kingswood Ct	Kings landing plat 1, lot 2
parcel id = 1622100001	n/a	1089 S Kingswood Ct	Kings landing plat 1, lot 3
parcel id = 1622100001	n/a	1123 S Kingswood Ct	Kings landing plat 1, lot 4
parcel id = 1622100001	n/a	1141 S Kingswood Ct	Kings landing plat 1, lot 5
parcel id = 1622100001	n/a	1155 S Kingswood Ct	Kings landing plat 1, lot 6
parcel id = 1622100001	n/a	1179 S Kingswood Ct	Kings landing plat 1, lot 7
parcel id = 1622100001	n/a	1082 S Kingswood Ct	Kings landing plat 1, lot 8

parcel id = 1622100001	n/a	1050 S Kingswood Ct	Kings landing plat 1, lot 9
parcel id = 1622100001	n/a	1034 S Kingswood Ct	Kings landing plat 1, lot 10
parcel id = 1622100001	n/a	1018 S Kingswood Ct	Kings landing plat 1, lot 11
parcel id = 1611126001	8530 Ashworth Rd	retired	new development
parcel id = 1611201007	n/a	8082 Springfield Ct	Creekside Glynn Lot 1
parcel id = 1611201007	n/a	8018 Springfield Ct	Creekside Glynn Lot 2
parcel id = 1611201007	n/a	7994 Springfield Ct	Creekside Glynn Lot 3
parcel id = 1611201007	n/a	7982 Springfield Ct	Creekside Glynn Lot 4
parcel id = 1611201007	n/a	7970 Springfield Ct	Creekside Glynn Lot 5
parcel id = 1611201007	n/a	7962 Springfield Ct	Creekside Glynn Lot 6
parcel id = 1611201007	n/a	7954 Springfield Ct	Creekside Glynn Lot 7
parcel id = 1611201007	n/a	7946 Springfield Ct	Creekside Glynn Lot 8
parcel id = 1611201007	n/a	7932 Springfield Ct	Creekside Glynn Lot 9
parcel id = 1611201007	n/a	7959 Springfield Ct	Creekside Glynn Lot 10
parcel id = 1611201007	n/a	923 Somersby Ct	Creekside Glynn Lot 10
parcel id = 1611201007	n/a	937 Somersby Ct	Creekside Glynn Lot 11
parcel id = 1611201007	n/a	949 Somersby Ct	Creekside Glynn Lot 12
parcel id = 1611201007	n/a	955 Somersby Ct	Creekside Glynn Lot 13
parcel id = 1611201007	n/a	961 Somersby Ct	Creekside Glynn Lot 14
parcel id = 1611201007	n/a	973 Somersby Ct	Creekside Glynn Lot 15
parcel id = 1611201007	n/a	985 Somersby Ct	Creekside Glynn Lot 16
parcel id = 1611201007	n/a	997 Somersby Ct	Creekside Glynn Lot 17
parcel id = 1611201007	n/a	984 Somersby Ct	Creekside Glynn Lot 18
parcel id = 1611201007	n/a	8041 Springfield Ct	Creekside Glynn Lot 19
parcel id = 1611201007	n/a	8003 Springfield Ct	Creekside Glynn Lot 20
parcel id = 1611201007	n/a	7989 Springfield Ct	Creekside Glynn Lot 21
parcel id = 1611201007	n/a	7975 Springfield Ct	Creekside Glynn Lot 22
parcel id = 1611201007	n/a	930 Somersby Ct	Creekside Glynn Lot 22
parcel id = 1611126012	n/a	8164 Aspen Dr	Creekside Glynn Lot 23

parcel id = 1611126012	n/a	845 82nd Ct	Creekside Glynn Lot 23
parcel id = 1611126012	n/a	861 82nd Ct	Creekside Glynn Lot 24
parcel id = 1611126012	n/a	883 82nd Ct	Creekside Glynn Lot 25
parcel id = 1611126012	n/a	907 82nd Ct	Creekside Glynn Lot 26
parcel id = 1611126012	n/a	919 82nd Ct	Creekside Glynn Lot 27
parcel id = 1611126012	n/a	931 82nd Ct	Creekside Glynn Lot 28
parcel id = 1611126014	n/a	926 82nd Ct	Creekside Glynn Lot 29
parcel id = 1611126014	n/a	910 82nd Ct	Creekside Glynn Lot 30
parcel id = 1611126014	n/a	898 82nd Ct	Creekside Glynn Lot 31
parcel id = 1611126014	n/a	876 82nd Ct	Creekside Glynn Lot 32
parcel id = 1611126014	n/a	852 82nd Ct	Creekside Glynn Lot 33
parcel id = 1611126014	n/a	840 82nd Ct	Creekside Glynn Lot 34
parcel id = 1611126014	n/a	8215 Aspen Dr	Creekside Glynn Lot 34
parcel id = 1611126014	n/a	8224 Aspen Dr	Creekside Glynn Lot 35
parcel id = 1611126014	n/a	8218 Aspen Dr	Creekside Glynn Lot 36
parcel id = 1611126014	n/a	8210 Aspen Dr	Creekside Glynn Lot 37
parcel id = 1611126012	n/a	8202 Aspen Dr	Creekside Glynn Lot 38
parcel id = 1611126012	n/a	8152 Aspen Dr	Creekside Glynn Lot 39
parcel id = 1611201007	7770 Ashworth Rd	retired	property subdivided
parcel id = 1611126014	8224 Ashworth Rd	retired	property subdivided
parcel id = 1613252010	455 S64th St	455 S 64th Street Suite 100	new multi-tenant commercial
parcel id = 1613252010	455 S64th St	455 S 64th Street Suite 200	new multi-tenant commercial
parcel id = 1613252010	455 S64th St	455 S 64th Street Suite 300	new multi-tenant commercial

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Resolution - Acceptance of property interests for the South 8th Street Improvements Project, Army Post Road to Pine Avenue, Project Number 0510-049-2014

FINANCIAL IMPACT: \$1,000.00

BACKGROUND: Property interests necessary for the South 8th Street Improvements Project, Army Post Road to Pine Avenue, have been acquired through a negotiated Purchase Agreement, at the appraised fair market value from the owners shown on Exhibit "A". The attached resolution approves the Purchase Agreement and, for policy and title purposes, formally accepts the easements and authorizes the filing of all relevant documents.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION:

Adopt Resolution approving and accepting the Purchase Agreement and Easements for the South 8th Street Improvements Project, Army Post Road to Pine Avenue.

Lead Staff Member: Duane Wittstock, City Engineer

STAFF REVIEWS

Department Director	Duane Wittstock, City Engineer
Appropriations/Finance	Tim Stiles, Finance Director
Legal	Richard J. Scieszinski, City Attorney
Agenda Acceptance	<i>RTG</i>

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee			
Date Reviewed			
Recommendation	Yes	No	Split

RESOLUTION NO. _____

**AUTHORIZING APPROVAL AND ACCEPTANCE OF PROPERTY INTERESTS FOR THE
CONSTRUCTION OF THE SOUTH 8TH STREET IMPROVEMENTS PROJECT, ARMY POST
ROAD TO PINE AVENUE,
PROJECT NO. 0510-049-2014**

WHEREAS, on January 12, 2015, the City Council approved the acquisition of property for the South 8th Street Improvements, Army Post Road to Pine Avenue, Project Number 0510-049-2014; and

WHEREAS, it is the policy of the City of West Des Moines, Iowa, to approve the conveyance of all property interests to the City; and

WHEREAS, property interests necessary for the projects have been acquired from the persons listed on Exhibit "A"; and

WHEREAS, documents conveying the property interests have been presented to the City for approval; and

WHEREAS, it is in the best interest of the citizens of the City to approve and accept the above-described documents.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA THAT:

1. The documents described above conveying property to the City of West Des Moines, Iowa, are hereby approved and accepted.
2. The City Clerk is directed to certify the Council's approval and acceptance.
3. The Director of Finance is authorized to make payment to the property owners shown on the attached Exhibit "A" pursuant to the terms and conditions of the Purchase Agreement.
4. The documents shall be filed with the county recorder as appropriate.

PASSED AND ADOPTED this 11th day of January, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit "A"

**SOUTH 8TH STREET IMPROVEMENTS, ARMY POST ROAD TO PINE AVENUE,
WDM PROJECT NO. 0510-049-2014**

<u>PARCEL #</u>	<u>PROPERTY OWNER</u>	<u>ACQUIRED PRICE-FMV</u>
18, 19	Stephen and Cynthia Florer 710 Army Post Road	\$1,000.00 *crop damage
	TOTAL	\$1,000.00

NO CHANGE FROM PREVIOUS READING

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: January 11, 2016

ITEM: 1st Street Redevelopment – Southwest corner of Grand Avenue and 1st Street – Amend the existing PUD to add a 10,000 square foot property and amend setback requirements – City Initiated – ZC-002926-2015

ORDINANCE: Approval of Second Reading, Waive Third and Adopt in Final Form

FINANCIAL IMPACT: Undetermined.

BACKGROUND: During the preliminary plat review for this site, it was discovered that the PUD Ordinance didn't specifically address rear and side yard setback requirements for the PUD, therefore, the setback regulations of the underlying zoning district then apply, which in this case is Community Commercial (CMC). The CMC district requires a 50' rear and side yard setback for properties adjacent to a non-CMC zoned district. This would apply to the west and south sides of the PUD. Existing buildings and development within the PUD as proposed would not be able to meet a 50' setback requirement on the west and south sides. Consistent with the placement of buildings today, a reduction of the side and rear setback to 25' when adjacent to non-residential zoned property is proposed with this amendment. Side and rear yard setbacks adjacent to residentially zoned property would remain at 50'.

This amendment also proposes to add additional property to the 1st Street Redevelopment PUD, specifically, an approximately 10,000 sf City owned property just to the south of the PUD. The City is not giving up ownership of the property at this time, simply incorporating the ground into the PUD to rationalize the change in land use and better accommodate the master plan for the property, including the implementation of an access drive to 1st Street intended along the south boundary.

Previous Council Action:

Vote: 3-0 approval; Council members Sandager and Trimble absent

Date: December 28, 2015

Motion: Approval of the First Reading of the amendment to the PUD.

At the December 28, 2015, City Council meeting, the City Council also voted to approve a Comprehensive Plan Land Use Map Amendment to change approximately 10,000 square feet from Single Family Residential (SF) to Community Commercial (CMC).

OUTSTANDING ISSUES: There are no outstanding issues:

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the second reading, waive the third reading and adopt the 1st Street Redevelopment PUD Ordinance Amendment in final form, subject to the applicant meeting all City Code requirements and the following:

1. The City Council accepting a setback of 25' be applied along the property lines in common with the Linnwill Place right-of-way and the First Street right-of-way until such time that these right-of-way parcels are vacated and incorporated into the PUD.

Lead Staff Member: Brian Portz *BP*

Staff Reviews:

Department Director	<i>[Handwritten mark]</i>
Appropriations/Finance	<i>[Handwritten mark]</i>
Legal	<i>[Handwritten mark]</i>
Agenda Acceptance	<i>[Handwritten mark]</i>

PUBLICATION(S) (if applicable)

Published In	Des Moines Register Community Section
Date(s) Published	December 21, 2015
Letter sent to surrounding property owners	12/8/2015

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	December 17, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

Exhibit I

Proposed PUD Ordinance Amendment

Prepared by: B. Portz, Development Services, PO Box 65320, W.D.M., IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, AND ORDINANCE #2122 PERTAINING TO P.U.D. (PLANNED UNIT DEVELOPMENT) DISTRICT REGULATIONS AND GUIDELINES.

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

SECTION 1. AMENDMENT. Ordinance #2122 pertaining to the 1st Street Redevelopment PUD, complete ordinance; Section 1, LEGAL DESCRIPTION is hereby amended by adding the following bolded italicized text:

Legal Description

LOTS 95 AND 96 OF LINNWILL, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IA, EXCEPT FOR THE EAST 60' FEET;

AND

LOT 1 OF LINNWILL PLAT 2, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA,

AND

LOT 1 OF LINNWILL PLAT, AN OFFICIAL PLAT IN THE CITY OF WEST DES MOINES, POLK COUNTY, IOWA

SECTION 2. AMENDMENT. Ordinance #2122 pertaining to the 1st Street Redevelopment PUD, Section 17: *Bulk Regulations*; Subsection C: *Building Setbacks*; Subsection 2c is hereby amended by adding the following bolded italicized text and renumbering the subsequent items:

1. Building setbacks are to the main plane of the building excluding canopies and pedestrian arcades. It is encouraged that buildings should be pushed forward to locate adjacent to public and private streets and that parking should be located to the rear of buildings. Therefore:
 - a) Buildings shall be setback a minimum of ten feet (10') from public streets as long as vision triangles are not obstructed. The actual location of buildings will be reviewed with each specific site plan.
 - b) ***Buildings shall be setback a minimum of twenty five feet (25') from side or rear property lines adjacent to non-residential zoned property.***
 - c) ***Buildings shall be setback a minimum of fifty feet (50') from side or rear property lines adjacent to residential zoned property.***

- d) The closest element of a building located adjacent to a private street or drive shall be no less than ten feet (10') from the back-of-curb, except that the building constructed on Parcel 7 shall be allowed to be closer than ten feet (10') until such time that the southern access drive is relocated.
- e) Nothing herein, however, shall be construed as permitting the location of a building that will interfere with pedestrian or vehicle visibility at an intersection, sidewalks, trails, plazas, or maintenance of utilities.

SECTION 3. SAVINGS CLAUSE. If any section, provision, sentence, clause, phrase or part of the Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

SECTION 4. VIOLATIONS AND PENALTIES. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in 1-4-1 of the City Code of the City of West Des Moines, Iowa.

SECTION 5. OTHER REMEDIES. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

SECTION 6. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council on the ___ day of _____, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

I certify that the foregoing was published as Ordinance No. _____ on the _____ day of _____, 2016.

Ryan T. Jacobson
City Clerk

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: January 11, 2016

ITEM: Short Term Rentals – Amend Title 9 (Zoning), Chapter 2 (Zoning Rules And Definitions), Section 2-2 (Definitions); Amend Title 9 (Zoning), Chapter 5 (Agricultural/Open Space And Residential Zoning District) Section 4 (Specific Use Regulations), and Section 8 (Open Space/Agricultural And Residential Use Regulations), Subsection C (Use Matrices); Amend Title 9 (Zoning), Chapter 6 (Commercial, Office, and Industrial Zoning Districts), Section 4 (Specific Use Regulations) and Section 6 (Commercial, Office, and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix Division I); Amend Title 9 (Zoning), Chapter 15 (Off-Street Parking and Loading), Section 7: Number of Parking Spaces Required, Subsection E; Amend Title 3 (Business And Licensing), Chapter 3 (Hotel And Motel Tax), Section 2 (Definitions); and Amend Title 8 (Building Regulations), Chapter 2, Article A (Building Codes) Section 29 (Rental Housing) to amend definitions and regulation pertaining to residential rentals – City Initiated – AO-002907-2015

Ordinance: Approval of First Reading

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Staff is requesting an amendment to the following sections of City Code:

- Title 3: *Business And Licensing*, Chapter 3: *Hotel and Motel Tax*, Section 2: *Definitions* to add definitions for short and long-term rentals.
- Title 8: *Building Regulations*, Chapter 2, Article A: *Building Codes*, Section 29: *Rental Housing* to modify the “Family” definition stated to be consistent to that included in the Zoning Code.
- Title 9: *Zoning*, Chapter 2: *Zoning Rules and Definitions*, Section 2-2: *Definitions* to modify and /or eliminate definitions pertaining to various dwelling types currently included in code and to add necessary definitions to define short and long-term rentals, transient persons, and Campground facilities.
- Title 9: *Zoning*, Chapter 5: *Agricultural/Open Space and Residential Zoning District*, Section 4: *Specific Use Regulations* to establish regulations requiring owner occupancy during duration of stay for any rental of 31 consecutive days or less (short-term rental).
- Title 9: *Zoning*, Chapter 5: *Agricultural/Open Space and Residential Zoning District*, Section 8: *Open Space/Agricultural and Residential Use Regulations*, Subsection C: *Use Matrices* to clarify in what zoning districts residential rentals are allowed.
- Title 9: *Zoning*, Chapter 6: *Commercial, Office and Industrial Zoning District*, Section 4: *Specific Use Regulations* to add regulations defining the maximum duration of stay for campground facilities.
- Title 9: *Zoning*, Chapter 6: *Commercial, Office and Industrial Zoning District*, Section 6: *Commercial, Office, and Industrial Use Regulations*, Subsection C, Table 6.1- *Use Matrices Division I* to remove terms associated with dwelling types that are no longer applicable and defined in the Zoning Code.
- Title 9: *Zoning*, Chapter 15: *Off-Street Parking and Loading*, Section 7: *Number of Spaces Required*, Subsection E: *Individual uses not part of a Planned Commercial Center* to specify requirements for guest parking at rental properties.

Plan and Zoning Commission Action:

Vote: 4-2 approval, Commissioners Andersen, Brown, Crowley, Erickson and Hatfield voted “Yes”. Commissioners Hatfield and Southworth voted “No”. Commissioner Costa Absent

Date: January 4, 2016

Motion: Adopt a resolution recommending the City Council approve the ordinance amendment.

The Commissioners that cast no votes stated that they believe that the requirement that the owner is on-site and present at the time of and for the duration of the rental is overly restrictive and contrary to the normal practice of vacation rentals.

OUTSTANDING ISSUES: There are no outstanding issues. The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Request
- History
- City Council Subcommittee (*Development & Planning, November 5, 2015*)
- Staff Review and Comments
 - *Outdated Definition*
 - *Performance Standards*
 - *Zoning Districts Allowed*
- Noticing Information
- Staff Recommendations and Conditions of Approval

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the first reading to amend City Code to amend definitions and regulation pertaining to short term residential rentals, subject to the applicant meeting all City Code requirements.

Lead Staff Member: J. Bradley Munford 

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	<i>Des Moines Register</i>
Date(s) Published	November 27, 2015
Letter sent to surrounding property owners	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	November 5, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:


- Exhibit I - Plan and Zoning Communication
- Attachment A - Plan and Zoning Commission Resolution
- Attachment B - Proposed Rezoning Ordinance (*now Exhibit II*)
- Exhibit II - Proposed Rezoning Ordinance

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION**

Meeting Date: January 4, 2016

Item: Short Term Rentals – Amend Title 9 (Zoning), Chapter 2 (Zoning Rules And Definitions), Section 2-2 (Definitions); Amend Title 9 (Zoning), Chapter 5 (Agricultural/Open Space And Residential Zoning District) Section 4 (Specific Use Regulations), and Section 8 (Open Space/Agricultural And Residential Use Regulations), Subsection C (Use Matrices); Amend Title 9 (Zoning), Chapter 6 (Commercial, Office, and Industrial Zoning Districts), Section 4 (Specific Use Regulations) and Section 6 (Commercial, Office, and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix Division I); Amend Title 9 (Zoning), Chapter 15 (Off-Street Parking and Loading), Section 7: Number of Parking Spaces Required, Subsection E; Amend Title 3 (Business And Licensing), Chapter 3 (Hotel And Motel Tax), Section 2 (Definitions); and Amend Title 8 (Building Regulations), Chapter 2, Article A (Building Codes) Section 29 (Rental Housing) to amend definitions and regulation pertaining to residential rentals – City Initiated – AO-002907-2015

Request Action: Approval of amendments to City Code

Case Advisor: J. Bradley Munford 

Applicant's Request: Staff is requesting an amendment to the following sections of City Code:

- Title 3: *Business And Licensing*, Chapter 3: *Hotel and Motel Tax*, Section 2: *Definitions* to add definitions for short and long-term rentals.
- Title 8: *Building Regulations*, Chapter 2, Article A: *Building Codes*, Section 29: *Rental Housing* to modify the “Family” definition stated to be consistent to that included in the Zoning Code.
- Title 9: *Zoning*, Chapter 2: *Zoning Rules and Definitions*, Section 2-2: *Definitions* to modify and /or eliminate definitions pertaining to various dwelling types currently included in code and to add necessary definitions to define short and long-term rentals, transient persons, and Campground facilities.
- Title 9: *Zoning*, Chapter 5: *Agricultural/Open Space and Residential Zoning District*, Section 4: *Specific Use Regulations* to establish regulations requiring owner occupancy during duration of stay for any rental of 31 consecutive days or less (short-term rental).
- Title 9: *Zoning*, Chapter 5: *Agricultural/Open Space and Residential Zoning District*, Section 8: *Open Space/Agricultural and Residential Use Regulations*, Subsection C: *Use Matrices* to clarify in what zoning districts residential rentals are allowed.
- Title 9: *Zoning*, Chapter 6: *Commercial, Office and Industrial Zoning District*, Section 4: *Specific Use Regulations* to add regulations defining the maximum duration of stay for campground facilities.
- Title 9: *Zoning*, Chapter 6: *Commercial, Office and Industrial Zoning District*, Section 6: *Commercial, Office, and Industrial Use Regulations*, Subsection C, Table 6.1- *Use Matrices Division I* to remove terms associated with dwelling types that are no longer applicable and defined in the Zoning Code.
- Title 9: *Zoning*, Chapter 15: *Off-Street Parking and Loading*, Section 7: *Number of Spaces Required*, Subsection E: *Individual uses not part of a Planned Commercial Center* to specify requirements for guest parking at rental properties.

The proposed amendments are necessary to bring consistency between the Zoning Code and recent changes to City Code done to address the short-term rental of single-family residential homes.

History: This request comes forward at the request of the City Council. Citizens raised concern regarding single-family residential homes, individual rooms within single-family homes, or other sleeping accommodations being rented for short-term lodging (single nights or weekends). The residents expressed that they anticipated and desired their single-family neighborhood to consist of families that lived continuously in the homes versus “hotel-type” stays of visitors coming and going. At the June 15, 2015 Council Workshop, the concerns were presented and the City Council directed staff to make revisions to the code that would set a minimum rental period of single-family homes to be no less than 31

days. On July 13, 2015, the Council approved a code amendment to Title 8 (Building Regulations), Chapter 2A, Section 29 (Rental Housing) that set the 31 day minimum rental period and required the property to be owner occupied and the owner to be present during rentals. The requests included herein follow up on that action by amending the Zoning Code to make it consistent with the Council's prior action and amending other parts of City Code to be consistent with the Zoning Code.

City Council Subcommittee: This item was discussed at the November 5, 2015, Development and Planning City Council Subcommittee meeting. The subcommittee expressed support of the amendment to the City Code.

Staff Review and Comment: There are no outstanding issues. Staff notes the following:

Outdated definitions: Several definitions related to dwelling types within the current Zoning Code are antiquated terms that are no longer commonly used and which staff felt could cause confusion when trying to classify short-term rental activities. The following definitions are proposed to be removed: Boarding House, Lodging House, Rooming House, Tourist Cottage, Tourist Home and Tourist Park. All of these uses have evolved over time to become more commonly known today as hotels, motels and bed and breakfasts. To eliminate potential confusion, staff is proposing to delete these definitions, expand the definitions of Hotel and Motel and add new definitions for Transient Person, Short-term Rental (transient persons with an arrangement to stay 31 days or less) and Long-term Rental (tenants with a lease term over 31 consecutive days). Additionally, staff is proposing to remove "Rooming and Boarding Houses" and "Organization Hotels and Lodging on membership basis" from the commercial, office, and industrial use matrix. Rooming and Boarding houses have only been allowed in the Valley Junction Historic Business district: staff assumes in response to a facility that at one time may have been in operation. Staff is unaware of a facility such as this being in operation today. Additionally, this definition is being deleted from the Zoning Code, as it would be inconsistent to specifically call out and allow a use that is no longer defined. "Organization hotels and lodging" is being removed because of a lack of a true definition as to what this means, and because an internet search of Airbnb has placed it under this SIC. In order to eliminate confusion and close a possible loophole, staff recommends that the definition be eliminated and rentals be dealt with as either short-term or long-term in combination with whether the rental property is owner-occupied or not.

Performance Standards: Consistent with the July 2015 amendment to the Building Code, Staff is proposing to add performance standards which require that a dwelling unit rented for a period of 31 days or less be owner occupied and that the owner be present during the duration of the rental. The rental property must also comply with City and State codes for taxation and inspections. Placing these restrictions on the property allows for Bed & Breakfast type operations to exist while preventing absentee landowner rentals within the single-family residential districts. Additionally, requirements for additional parking to accommodate guests of rental properties within single-family residential areas is proposed.

Zoning Districts Allowed: Several modifications are proposed to Title 9 to establish the zoning districts in which short term rentals are allowed and to establish the procedure to obtain approval. Owner occupied short term rentals will be permitted uses in residential districts after they obtain rental licensing and pass city inspection. Non-owner occupied short term rentals will be prohibited. Long term rental of apartments, townhomes, etc. with a lease of more than 31 days will continue to be permitted and licensed through the City's current rental licensing procedure. Subleasing of apartments, townhomes, etc. will also need to be on a long-term basis.

Noticing Information: On November 27, 2015, notice of the December 7, 2015, Plan and Zoning Commission public hearing for this amendment was published in the *Des Moines Register*. On December 7, 2015, at the request of staff, the Plan and Zoning Commission deferred the item to the December 21, 2015 meeting. The hearing was again deferred by the Commission at its December 21st meeting.

Staff Recommendation and Conditions of Approval: Staff recommends the Plan & Zoning Commission approve a resolution recommending to the City Council approval of the ordinance amendment to amend definitions and regulation pertaining to short term residential rentals.

Attachments:

Attachment A – Proposed Resolution

Exhibit A – Proposed Ordinance

RESOLUTION NO. PZC-16-001

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN ORDINANCE TO AMEND TITLE 9 (ZONING), CHAPTER 2 (ZONING RULES AND DEFINITIONS), SECTION 2-2 (DEFINITIONS); TITLE 9 (ZONING), CHAPTER 5 (AGRICULTURAL/OPEN SPACE AND RESIDENTIAL ZONING DISTRICT), SECTION 4 (SPECIFIC USE REGULATIONS) AND SECTION 8 (OPEN SPACE/AGRICULTURAL AND RESIDENTIAL USE REGULATIONS), SUBSECTION C (USE MATRICES); TITLE 9 (ZONING), CHAPTER 6 (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONING DISTRICTS), SECTION 4 (SPECIFIC USE REGULATIONS) AND SECTION 6 (COMMERCIAL, OFFICE, AND INDUSTRIAL USE REGULATIONS), SUBSECTION C, TABLE 6.1 (USE MATRIX DIVISION I); AMEND TITLE 9 (ZONING), CHAPTER 15 (OFF-STREET PARKING AND LOADING), SECTION 7: NUMBER OF PARKING SPACES REQUIRED, SUBSECTION E; TITLE 3 (BUSINESS AND LICENSING), CHAPTER 3 (HOTEL AND MOTEL TAX), SECTION 2 (DEFINITIONS); AND TITLE 8 (BUILDING REGULATIONS), CHAPTER 2, ARTICLE A (BUILDING CODES), SECTION 29 (RENTAL HOUSING) TO AMEND DEFINITIONS AND REGULATION PERTAINING TO RESIDENTIAL RENTALS

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, and Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, staff requests an amendment to amend Title 9: *Zoning*, Chapter 2: *Zoning Rules and Definitions*, Section 2-2: *Definitions* to modify and /or eliminate definitions pertaining to various dwelling types currently included in code and to add necessary definitions to define short and long-term rentals, transient persons, and Campground facilities. Amend Title 9: *Zoning*, Chapter 5: *Agricultural/Open Space and Residential Zoning District*, Section 4: *Specific Use Regulations* to establish regulations requiring owner occupancy during duration of stay for any rental of 31 consecutive days or less (short-term rental). Amend Title 9: *Zoning*, Chapter 5: *Agricultural/Open Space and Residential Zoning District*, Section 8: *Open Space/Agricultural and Residential Use Regulations*, Subsection C: *Use Matrices* to clarify in what zoning districts residential rentals are allowed. Amend Title 9: *Zoning*, Chapter 6: *Commercial, Office and Industrial Zoning District*, Section 4: *Specific Use Regulations* to add regulations defining the maximum duration of stay for campground facilities. Amend Title 9: *Zoning*, Chapter 6: *Commercial, Office and Industrial Zoning District*, Section 6: *Commercial, Office, and Industrial Use Regulations*, Subsection C, Table 6.1- *Use Matrices Division I* to remove terms associated with dwelling types that are no longer applicable and defined in the Zoning Code. Amend Title 9: *Zoning*, Chapter 15: *Off-Street Parking and Loading*, Section 7: *Number of Spaces Required*, Subsection E: *Individual uses not part of a Planned Commercial Center* to specify requirements for guest parking at rental properties. Amend Title 3: *Business And Licensing*, Chapter 3: *Hotel and Motel Tax*, Section 2: *Definitions* to add definitions for short and long-term rentals. And amend Title 8: *Building Regulations*, Chapter 2, Article A: *Building Codes*, Section 29: *Rental Housing* to modify the "Family" definition stated to be consistent to that included in the Zoning Code.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, this Commission held a duly-noticed hearing to consider the application for an amendment to ordinance;

WHEREAS, this Commission did consider the request for an amendment to ordinance;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings for approval in the staff report or as amended orally at the Plan and Zoning Commission public hearing are adopted.

SECTION 2. The AMENDMENT TO ORDINANCE (AO-002907-2015) to amend definitions and regulation pertaining to short term residential rentals as stated in the staff report or as amended in the attached Exhibit A is recommended to the City Council for approval.

PASSED AND ADOPTED on January 4, 2016.



Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:


Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on January 4, 2016, by the following vote:

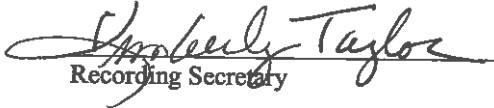
AYES: Andersen, Brown, Crowley, Erickson

NAYS: Hatfield, Southworth

ABSTENTIONS: -0-

ABSENT: Costa

ATTEST:


Recording Secretary

The Proposed Rezoning Ordinance has moved to Exhibit II

Prepared by: J.B. Munford, West Des Moines Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2015, TITLE 9 (ZONING), CHAPTER 2 (ZONING RULES AND DEFINITIONS), SECTION 2-2 (DEFINITIONS); TITLE 9 (ZONING), CHAPTER 5 (AGRICULTURAL/OPEN SPACE AND RESIDENTIAL ZONING DISTRICT), SECTION 4 (SPECIFIC USE REGULATIONS) AND SECTION 8 (OPEN SPACE/AGRICULTURAL AND RESIDENTIAL USE REGULATIONS), SUBSECTION C (USE MATRICES); TITLE 9 (ZONING), CHAPTER 6 (COMMERCIAL, OFFICE, AND INDUSTRIAL ZONING DISTRICTS), SECTION 4 (SPECIFIC USE REGULATIONS) AND SECTION 6 (COMMERCIAL, OFFICE, AND INDUSTRIAL USE REGULATIONS), SUBSECTION C, TABLE 6.1 (USE MATRIX DIVISION I); AMEND TITLE 9 (ZONING), CHAPTER 15 (OFF-STREET PARKING AND LOADING), SECTION 7: NUMBER OF PARKING SPACES REQUIRED, SUBSECTION E; TITLE 3 (BUSINESS AND LICENSING), CHAPTER 3 (HOTEL AND MOTEL TAX), SECTION 2 (DEFINITIONS); AND TITLE 8 (BUILDING REGULATIONS), CHAPTER 2, ARTICLE A (BUILDING CODES), SECTION 29 (RENTAL HOUSING) TO AMEND DEFINITIONS AND REGULATION PERTAINING TO RESIDENTIAL RENTALS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9: Zoning, Chapter 2: Zoning Rules and Definitions, Section 2-2: Definitions is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text accordingly in alphabetical order:

~~Boarding House: A building other than a hotel where, for compensation, meals and lodging are provided for four (4) or more persons, but shall not include rest homes~~

Campground (Sporting and Recreational Camps): An area on which permanent buildings, temporary buildings or vehicles, including but not limited to cabins, tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters of any kind established or maintained as a temporary living quarter for recreation, religious, education or vacation purposes may be located.

~~Dwelling: A building or portion thereof used exclusively for residential purposes, including one-family, two-family and multiple-family dwellings, but not including hotels, motels, and nursing homes, boarding, rooming, and lodging houses~~

Hotel: Any commercial building containing six (6) or more guest rooms intended or designed to be used or which are used, rented or hired out to be occupied by *transient persons*, or which are occupied for sleeping purposes by guests. *These facilities customarily provide maid service, upkeep of furniture and bed linens and a 24 hour staffed front desk service.*

Motel or Motor Hotel: A commercial building or group of two (2) or more buildings designed to provide sleeping accommodation for transient *persons* or overnight guests, with garage attached or parking facilities conveniently located to each such unit. *These facilities customarily provide maid service, upkeep of furniture and bed linens and a 24 hour staffed front desk service*

~~**Lodging House:** Any building or portion thereof, containing not more than five (5) guest rooms which are used by not more than five (5) guests where rent is paid in money, goods, labor or otherwise. A lodging house shall comply with all the requirements of this Code for dwellings³. (Ord. 430, 8-11-1969)~~

Long-term Rental: *Lodging within a dwelling unit available for use or is used to accommodate guests paying a fee or other compensation for a period of more than 31 consecutive days.*

~~**Rooming House:** A residential building used, or intended to be used, as a place where sleeping accommodations are furnished or provided for pay, but which does not maintain a public dining room or cafe in the same building, nor in any building in connection therewith. (Ord. 430, 8-11-1969)~~

Short-term Rental: *Lodging within a dwelling unit available for use or is used to accommodate guests paying a fee or other compensation for a period of less than 31 consecutive days.*

~~**Tourist Cottage:** A single family dwelling used as one of the units of a tourist park.~~

~~**Tourist Home:** A residential building in which rooms are available for rental purposes as overnight sleeping accommodations primarily for automobile travelers, said building located either singularly or as a part of a tourist park.~~

~~**Tourist Park:** Any lot or plot of real property upon which three (3) or more single family camp cottages, or two (2) or more trailers, or any combination of tourist cottages or tourist homes or trailers, are located and maintained for the accommodation of transients, where a charge is or is not made. (Ord. 430, 8-11-1969)~~

Transient Person: *Any person or persons who, obtains lodging or the use of any lodging space for any period of less than 31 consecutive days and whose permanent address for legal purposes is not the lodging unit occupied.*

Section 2. Amendment. Title 9: Zoning, Chapter 5: Agricultural/Open Space and Residential Zoning District, Section 4: Specific Use Regulations is hereby amended by adding a Subsection 'D' and inserting the following italicized and bolded text:

D. No Dwelling Unit, Residential Unit or Detached Townhome or any portion thereof as defined in Title 8: Building Regulations, Chapter 2A and Title 9: Zoning, Chapter 2: Zoning Rules and Definitions, Section 2: Definitions shall be rented for a period of thirty one (31) days or less unless the dwelling unit, residential unit or detached townhome is owner-occupied, with the owner on-site and present at the time of and for the duration of the rental.

All dwelling units, residential units and detached townhomes rented for a period of thirty one (31) days or less shall be subject to the requirements of Title 8: Building Regulations, Chapter 2, Article A: Building Codes, Title 9: Zoning, and Iowa Code Chapter 423A, subject to the exemptions provided therein, and any requirements imposed by the Iowa Department of Inspections and Appeals.

Section 3. Amendment. Title 9: Zoning, Chapter 5: Agricultural/Open Space and Residential Zoning District, Section 8: Open Space/Agricultural and Residential Use Regulations, Subsection C: Use Matrices is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text:

C. Use Matrices:

TABLE 5.1 RESIDENTIAL USES									
Land Uses	OS	RE	RS	R-1	SF-CR	SF-VJ	MH	RM	RE
Single-family dwelling:									
Attached								P	P
Detached	P	P	P	P	P	P	P		
Multi-family dwelling								P	P
Second dwelling unit	P	P	Pc	Pc					
Mobile homes	P	P	P	P	P	P	P		
65-15 Mobile home developments	P						P		

Short term rental:

Owner occupied	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
Not owner occupied									
Long term rental:	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>	<i>P</i>
7011 Bed and breakfast	Pc	Pc	Pc	Pc	Pc	Pc	-	-	-
7021 Rooming and boarding house with less than 2 rented rooms	Pc	Pc	Pc	Pc	Pc	Pc	P	P	P
7021 Rooming and boarding house with more than 2 rented rooms	Pc	-	-	-	-	-	-	-	-
7041 Organization hotels and lodging on a membership basis	Pc	Pc	Pc	Pc	Pc	Pc	P	P	P
805 Nursing and personal care	P	Pc	Pc	Pc	Pc	Pc	P	P	P
8351 Child and day care services:									
Childcare home - 5 children or less ¹	P	P	P	P	P	P	P		
Child development home maximum 6 full time children (state license category A or B) ¹	P	P	P	P	P	P	P		
7+ full time children (child development home - state license category C)									
7+ full time children (childcare center)							Pc	Pc	Pc

Note:

1. In-home daycare uses require a home occupation permit issued by the city in addition to any state requirements.

Section 6. Amendment. Title 9: Zoning, Chapter 6: Commercial, Office and Industrial Zoning District, Section 4: Specific Use Regulations is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text:

A. The following regulations shall be applied to the specific uses listed below in any district where that use is allowed:

1. Day nursery schools and childcare centers shall be allowed, provided that no building, structure or accessory use for property so used, is located no closer than thirty feet (30') from any other principal building on any other lot in a residential district. In addition there must be an established and well maintained, fenced play lot of no less than one thousand (1,000) square feet in area for the first twenty (20) or less children under care, with twenty five (25) square feet added to such play lot area for each additional designated child capacity of the principal building.
2. The best practical means known for the disposal of refuse matter or water carried waste, and abatement of obnoxious or offensive odor, dust, smoke, gas, noise or similar nuisance, shall be employed for any use within this chapter.
3. Residential uses shall be prohibited within the commercial, office and industrial districts, except that a residence for a caretaker for a property and residential uses located above nonresidential uses in the Valley Junction historical ~~commercial business~~ district may be permitted with the review and approval by the board of adjustment through the permitted conditional use permit (Pc) process *and multi-family residential uses within the Support Commercial zoning district when incorporated and approved by the City Council as part of a mixed-use building and/or development.*
4. *The maximum number of consecutive nights tents, camp trailers, travel trailers, motor homes, or similar movable or temporary sleeping quarters may occupy a campground is 15 nights. After 15 nights, the temporary sleeping quarters must be removed from the campground for a minimum of 3 consecutive nights.*

Section 7. Amendment. Title 9: Zoning, Chapter 6: Commercial, Office and Industrial Zoning District, Section 6: Commercial, Office and Industrial Use Regulations, Subsection C Table 6.1 – Use Matrix Division I is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text:

SIC CODES	RC	CMC	NC	CVC	SC	VJC	VJHB	WR	BP	VJLI	LI	GI	OF	PCP	OS
70 Hotels, rooming houses, camps, and other lodging places															
701 Hotels and motels	P				P	P		P						P	

702 Rooming and boarding houses-								Pe										
703 Camps and recreational vehicle parks																		Pc
704 Organization hotels and lodging houses, on membership basis-					Pe	Pe		Pe										Pe

Section 8. Amendment. Title 9: Zoning, Chapter 15: Off-Street Parking and Loading, Section 7: Number of Parking Space Required, Subsection E: Individual uses Not Part of a Planned Commercial Center is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text:

Residential	
SIC Code/Land Use	Requirement In All Districts Except VJHB (All requirements listed for each land use are the minimum that must be met)
Single-family attached and detached dwelling	<ul style="list-style-type: none"> *2 spaces per dwelling unit *Tandem parking allowed *1 space per 100 square feet of GFA for a building or portion of a building designated for multipurpose recreational uses
Multi-family dwelling	<ul style="list-style-type: none"> *Efficiency apartment - 1.5 spaces per unit 1-2 bedroom units - 2.0 spaces per unit 3+ bedroom units - 2.5 spaces per unit *A maximum of 0.67 covered spaces per unit shall be allowed to count toward meeting the required number of parking spaces *1 space per 300 square feet of GFA for lease management offices *1 space per 100 square feet of GFA for a building or portion of a building designated for multipurpose recreational uses
Manufactured housing park	<ul style="list-style-type: none"> *2 spaces per unit *1 space per 10 units required as visitor parking *Tandem parking allowed *1 space per 300 square feet of GFA for lease management offices *1 space per 100 square feet of GFA for a building or portion of a building designated for multipurpose recreational uses

Manufactured housing park	<ul style="list-style-type: none"> *2 spaces per unit *1 space per 10 units required as visitor parking *Tandem parking allowed *1 space per 300 square feet of GFA for lease management offices *1 space per 100 square feet of GFA for a building or portion of a building designated for multipurpose recreational uses
805 Congregate care facility	<ul style="list-style-type: none"> *1 space per 4 beds *1 space per 2 employees on the maximum shift
Residential daycare facility (7-12 children/clients)	*2 spaces in addition to those required for the primary residence
Senior housing	<ul style="list-style-type: none"> *1 space per unit *1 space per 100 square feet of GFA for a building or portion of a building designated for multipurpose recreational uses
7011 Bed and breakfast/ <i>Short term rental/Long term rental</i>	<ul style="list-style-type: none"> *2 spaces required for the dwelling unit *1 space per guestroom
704 <i>Dormitory/fraternity/sorority</i>	*1 space per 100 square feet of GFA

Section 4. Amendment. Title 3: Business and Licensing, Chapter 3: Hotel and Motel Tax, Section 2: Definitions is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text:

3-3-2: DEFINITIONS:

Unless otherwise expressly stated or the context clearly indicates a different intention, the following terms shall, for the purpose of this Chapter, have the meanings in this Section:

HOTEL and MOTEL: Any hotel, motel, inn, ~~public lodging house, rooming house or tourist court~~, or any place where sleeping accommodations are furnished to transient guests for rent, whether with or without meals, except the gross receipts from the renting of sleeping rooms in dormitories and in memorial unions of all State of Iowa universities and colleges.

Long-term Rental: Lodging within a dwelling unit available for use or used to accommodate guests paying a fee or other compensation for a period of more than 31 consecutive days.

RENTING and RENT: Any kind of direct or indirect charge for any room, apartment or sleeping quarter in a hotel, or motel ~~as defined above~~ or ***short term or long-term rental as defined therein.***

Short-term Rental: Lodging within a dwelling unit available for use or used to accommodate guests paying a fee or other compensation for a period of 31 consecutive days or less.

Section 5. Amendment. Title 8: Building Regulations, Chapter 2 Article A: Building Codes, Section 29: Rental Housing is hereby amended by deleting the highlighted strike-thru text and inserting the italicized and bolded text:

SINGLE-FAMILY HOUSING CRITERIA: The West Des Moines zoning ordinance and official zoning map currently designate where single-family (one-family) dwelling units, two-family dwelling units, and multiple dwelling units may be located within the city. The zoning ordinance definitions are also utilized as approval criteria for determining where rental units may be located. The following zoning ordinance definitions are utilized to establish whether a dwelling unit meets current zoning and rental housing criteria:

Dwelling Unit: One or more habitable rooms *which are* occupied, or are intended *or* designed to be occupied, by one family with facilities for living, sleeping, cooking and eating.

~~Family: Any number of individuals living together as a single housekeeping unit and doing their cooking on the premises, as distinguished from a group occupying a boarding or rooming house or hotel.~~

Family:

A. Definition: A person living alone or any of the following groups living together as a single nonprofit housekeeping unit and sharing common living, sleeping, cooking, and eating facilities:

1. Any number of people related by blood, marriage, adoption, guardianship or other duly authorized custodial relationship;

2. No more than three (3) unrelated people and any children related to any of them;

3. Not more than eight (8) people who are:

a. Residents of a "family home" as defined in section 414.22 of the Iowa Code and this section; or

b. "Handicapped" as defined in the fair housing act, 42 USC section 3602(h). This definition does not include those persons currently illegally using or addicted to a "controlled substance" as defined in the controlled substances act, 21 USC section 802(6).

4. The definition of a "family" does not include:

a. Any society, club, fraternity, sorority, association, lodge, combine, federation, coterie, or like organization;

b. Any group of individuals whose association is temporary or seasonal in nature; and

c. Any group of individuals who are in a group living arrangement as a result of criminal offenses.

Kitchen: Any room or portion of a building used, intended or designed to be used for cooking and preparation of food, including any room having a sink and provisions for either a gas or electric stove.

~~**One-Family Dwelling Dwelling, Single-Family Detached:** A detached building, on a building site, designed for and used exclusively for residential purposes by one family and containing one dwelling unit.~~

In addition to the definitions, the following criteria shall be utilized to determine if the intent of the zoning requirements have been met for single-family (one-family) dwelling units: There shall not be more than one lease between the property owner and the tenant (tenants) for each single-family zoned property address. Subleases between tenants are a private issue and shall not be subject to city scrutiny, provided all other criteria have been met.

A. There shall not be more than one kitchen for each single-family zoned property address. Exception: Additional sinks, wet bars, or kitchen areas will not be considered an additional kitchen provided walls, floors, and locking doors, as specified below, do not separate the dwelling into multiple tenant use.

B. There shall not be more than one electric meter, gas meter, or water meter for each single-family zoned property address.

C. There shall not be any walls or floor/ceiling assemblies in any single-family zoned property address, which separate the one-family dwelling into more than one unit. Determining factors shall include locked or locking interior doors, and separate entrances which make portions of the unit inaccessible to all "family" members. (Ord. 2025, 4-7-2014)

Section 9. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 10. Savings Clause. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 11. Violations and Penalties. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

Section 12. Other Remedies. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

Section 13. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2016, and approved this _____ day of _____, 2016.

Steven K. Gaer, Mayor

ATTEST:


Ryan T Jacobson, City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of West Des Moines, Iowa, on _____, 2016, and was published in the Des Moines Register on _____, 2016.

Ryan T. Jacobson, City Clerk

**CITY OF WEST DES MOINES
MEMORANDUM**

TO: Mayor Gaer and Members of the City Council

FROM: Linda Schemmel, AIA, Development Coordinator 

DATE: January 11, 2016

RE: Item 6b – Ordinance Amendment – Amend Title 4 (Health and Safety Regulations) and Title 9 (Zoning) to establish regulations pertaining to solar energy systems

On January 4, 2016, the Plan and Zoning Commission deferred action on the City initiated Ordinance Amendment to establish regulations pertaining to solar energy systems to allow for review of the proposed ordinance by the Development and Planning City Council Subcommittee and if needed, a City Council workshop. The Plan and Zoning Commission will resume their discussion of this matter on February 1, 2016 and request the City Council continue the public hearing to their February 8, 2016 meeting.

Recommendation: Continuation of Item 6b to the February 8, 2016 City Council meeting.

cc. Tom Hadden, City Manager
Richard Scieszinski, City Attorney
Lynne Twedt, Director of Development Services

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: January 11, 2016

ITEM: Minor Modification Ordinance Amendment – Amend Title 9, Zoning, Chapter 1, Entitlements, Processes & Procedures, Section 8-A-4 - City Initiated
AO-002928-2015

ORDINANCE: Approval of First Reading of the Ordinance

FINANCIAL IMPACT: Undetermined.

BACKGROUND: Staff is requesting an amendment to City Code, Title 9, Zoning, Chapter 1, Section 8-A-4, Minor Modifications, to clarify when the minor modification process may be used and change the general provisions related to storm water management plans and traffic impact studies.

Plan and Zoning Commission Action:

Vote: 6-0 approval, Commissioner Costa absent

Date: January 4, 2016

Motion: Adopt a resolution recommending the City Council approve the first reading of the amendment to the Title 9, Zoning, Chapter 1, Section 8-A-4.

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant’s Request
- History
- City Council Subcommittee - *Development & Planning: December 3, 2015*
- Staff Review and Comment
- Comprehensive Plan Consistency
- Noticing Information
- Staff Recommendation and Conditions of Approval

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council approve the first reading of the ordinance amendment to Title 9, Zoning, Chapter 1, Entitlements, Processes and Procedures, Section 8-A-4, subject to the applicant meeting all City Code requirements.

Lead Staff Member: Kara Tragesser, AICP

Staff Reviews:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	Des Moines Register Community Section
Date(s) Published	December 25, 2015
Letter sent to surrounding property owners	N/A

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning		
Date Reviewed	December 3, 2015		
Recommendation	Yes <input checked="" type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Plan & Zoning Commission Resolution
- Attachment B - Proposed Ordinance (*moved to Exhibit II*)
- Exhibit II - Ordinance

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION**

Meeting Date: January 4, 2016

Item: Minor Modification Ordinance Amendment – Amend Title 9, Zoning, Chapter 1, Entitlements, Processes & Procedures, Section 8-A-4 - City Initiated - AO-002928-2015

Request Action: Approval of an amendment to City Code, Title 9, Zoning.

Case Advisor: Kara Tragesser, AICP 

Applicant's Request: Staff is requesting an amendment to City Code, Title 9, Zoning, Chapter 1, Section 8-A-4, Minor Modifications, to clarify when the minor modification process may be used and change the general provisions related to storm water management plans and traffic impact studies.

City Council Subcommittee: This item was discussed at the December 3, 2015, Development and Planning City Council Subcommittee. The subcommittee was supportive of changes to the ordinance.

Staff Review and Comment: There are no outstanding issues. Staff notes the following:

This section of the City Code was amended in December 2014 to create two types of Minor Modification applications to allow for the separation of improvements that impact an existing building site and warrant a more thorough review of the entire site from those improvements that have minimal impacts to the site. A year has passed since that ordinance change during which the two levels minor modification have been used. Staff feels that there are a few changes that are warranted to address situations that have arisen including topography changes, implementation of utilities within a site, and the potential that a modification proposal would impact storm water or traffic thus requiring a storm water management or traffic study.

Topography changes: At times there are minor changes needed to topography for drainage purposes, to add parking, to add a small addition, etc. Staff recommends that these changes in topography be allowed to be administratively approved with a Minor Modification Level 2 application if the changes do not include public right of way or the building(s) on the site. Topography changes that do not meet the criteria for a Minor Modification Level 2 will be processed as a grading plan or major modification, dependent upon the extent of the changes and whether or not there are existing structures within the site.

Utility installation: Staff recommends that public or private utility installation or changes to utility lines that do not affect the site or building be allowed to be reviewed and approved through the Minor Modification Level 2 process. These cases have come for review in situations of redevelopment where a building previously did not have utilities extended within the site or the utilities need to be changed, but no other site changes are being proposed. Although Public utility installation is recommended to be processed as a minor modification, the improvements themselves will still need to be accepted by the City Council.

Storm water management plans and traffic impact studies: Staff recommends adding language to the ordinance to provide for possible requirement of a traffic impact study in cases of an expansion of use such as a building addition or patio allowed under the minor modification provisions. Along with the provision to allow changes in topography or drainage cited above, there may be instances where a revised storm water management plan or letter of compliance is needed. The proposed revision to the ordinance provides staff with the opportunity to require a storm water management plan if deemed necessary.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Noticing Information: On December 25, 2015, notice of the January 4, 2016, Plan and Zoning Commission public hearing for this project was published in the *Des Moines Register* Community Section.

Staff Recommendation and Conditions of Approval: Staff recommends the Plan & Zoning Commission approve a resolution recommending to the City Council approval of the ordinance amendment.

Attachments:

Attachment A – Proposed Resolution

Attachment B – Proposed Ordinance

RESOLUTION NO. PZC-16-002

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE AN ORDINANCE TO AMEND TITLE 9, ZONING, CHAPTER 1, ENTITLEMENTS, PROCESSES & PROCEDURES, SECTION 8-A-4

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, and Title 10, Chapter 1 et seq, of the West Des Moines Municipal Code, the City of West Des Moines Development Services Department requests an amendment to the City Code to amend Title 9, *Zoning*, Chapter 1, Entitlements, Processes & Procedures, Section 8-A-4 regarding Minor Modification entitlements;

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, this Commission held a duly-noticed hearing to consider the application for an amendment to ordinance;

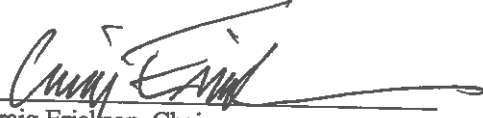
WHEREAS, this Commission did consider the application for an amendment to ordinance;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:


SECTION 1. The findings for approval in the staff report or as amended orally at the Plan and Zoning Commission hearing are adopted.

SECTION 2. AMENDMENT TO ORDINANCE (AO-002928-2015) is recommended to the City Council for approval as stated in the staff report or as amended in the attached Exhibit A.

PASSED AND ADOPTED on January 4, 2016.


Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:


Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on January 4, 2016 by the following vote:

AYES: Anderson, Brown, Crowley, Erickson, Hatfield, Southworth
NAYS: -0-
ABSTENTIONS: -0-
ABSENT: Costa

ATTEST:


Recording Secretary

Prepared by: K. Tragesser, West Des Moines Development Services, PO Box 65320, West Des Moines, IA 50265, 515-222-3620
 When Recorded, Return to: City Clerk, City of West Des Moines, PO Box 65320, West Des Moines, IA 50265-0320

ORDINANCE NO.

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA, 2014, BY AMENDING TITLE 9: ZONING, CHAPTER 1: ENTITLEMENTS – PROCESS AND PROCEDURES, SECTION 8 ENTITLEMENTS, SUBSECTION A-4 MINOR MODIFICATION TO ENTITLEMENTS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9: Zoning, Chapter 1: Entitlements – Process and Procedures, Section 8, Entitlements, Subsection A-4 Minor Modification to Entitlements is hereby revised by deleting text in highlighted strikethrough lettering and adding italicized text in bold lettering:

4. Minor Modifications to Entitlements:

A. Purpose: Level ~~1~~ and Level ~~2~~ Minor Modifications are changes to an approved site plan ~~are~~ *through* a process that allows for a less formal review of projects that encompass minor changes that do not generate substantial impacts and do not warrant public input.

B. General Provisions:

(1) The Director of Development Services or designee may grant a Level ~~1~~ or a Level ~~2~~ Minor Modification to an approved site plan permit. The modification may govern only the following measurable design/site considerations, which in no case results in a reduction from any minimum standard outlined in this zoning ordinance or the previous directives of the City Council or Board of Adjustment.

(A). A Level ~~1~~ Minor Modification may be allowed for the following:

1. Modifications to on-site circulation drives, parking, and loading or service areas that do not increase the net impervious surface area more than two thousand (2,000) square *and that do not affect existing topography or drainage*;
2. Placement or changes to walls, fences, and retaining walls;
3. Modifications to landscaping that do not affect existing topography or drainage;
4. Modifications to wall facades, reconfiguration and/or addition of architectural features, colors, or finishes materials that do not compromise the established theme or otherwise makes the structure inconsistent with the architectural design, color, or materials of other structures within the same development or surrounding area;
5. Entry vestibules necessary to meet Energy Code requirements and which are no larger than necessary to accommodate accessibility standards;
6. Co-location of communication antenna on existing structures and related accessory buildings up to two thousand (2,000) square feet;
7. Installation of trash enclosures and associated screening;
8. Installation of back-up generators and associated screening; and
9. Additions of or expansions of decks and patios for permitted uses.

(B). A Level ~~II~~ 2 Minor Modification may be allowed for the following:

1. Modifications to on-site circulation drives, parking, and loading or service areas which increase the net impervious surface area more than two thousand (2,000) square feet;
2. New freestanding accessory buildings for *permitted uses* of not more than a total of two thousand (2,000) square feet;
3. *New or expansions of patios or building expansions* of an existing facility for permitted uses up to fifty percent (50%) of the existing square footage and not more than a total of two thousand (2,000) square feet;
4. ~~Modification of an approved Permitted Conditional Use Site Plan Permit that does not increase the square footage of the use (e.g.: building, deck or patio addition or expansion) and that does not otherwise meet the test for a Level I Minor Modification;~~ *Installation of water, storm sewer, and sanitary utilities on the site. Installation of public utilities may be proposed through the Minor Modification Level 2 process, but will be subject to the approval and acceptance of the City Council.*
5. Changes in residential density to either decrease the total number of units or to increase the number of units as long as:
 - a. The density does not exceed the maximum allowed per the designated zoning of the property; and
 - b. The additional density does not warrant a structural addition or new structure which exceeds two thousand (2,000) square feet of gross floor area.
6. *Changes to topography or drainage that do not affect the ground elevations of sidewalks or buildings.*

(2) Any Level ~~II~~ 1 Minor Modification request which exceeds the prescribed limitations outlined in this section shall instead file a Level ~~II~~ 2 Minor Modification request or a Major Modification Site Plan Permit request. A site may have an unlimited number of Level ~~II~~ 1 Minor Modifications.

(3) Any Level ~~II~~ 2 Minor Modification request which exceeds the prescribed limitations outlined in this section or a site which has been the subject of two (2) previous Level ~~II~~ 2 Minor Modifications shall instead file a Major Modification Site Plan Permit request.

(4) Any modification to a previously approved Permitted Conditional Use Site Plan approval that does not qualify for the Level ~~II~~ 1 or the Level ~~II~~ 2 Minor Modification process shall be subject to review by the Board of Adjustment. Any expansion of a Permitted Conditional Use of property shall require approval by the Board of Adjustment.

(5) Any Level ~~II~~ 1 or Level ~~II~~ 2 Minor Modification to a *previously approved* site plan or to a previously approved Permitted Conditional Use Site Plan that is for a site which has non-conforming attributes, e.g. setbacks, open space percentage, landscaping, parking, and which proposes to increase the scope of any non-conforming attribute shall not be granted approval, except in those cases where a variance is obtained from the Board of Adjustment.

(6) *Any Level 1 or Level 2 Minor Modification to a previously approved site plan that increases the net impervious area by 2,000 square feet or more, or changes topography that affects drainage patterns within the site, or changes existing detention facilities within or serving the site, including changes to the capacity of a detention facility within or serving the site, or properties that are identified to contribute to known down-stream flooding issues will be required to study the effects of the proposal and provide either a revised Storm Water Management Plan or letter of general conformance to an approved Storm Water Management Plan signed by an Iowa licensed Engineer.*

(7) *Any Level 1 or Level 2 Minor Modification to a previously approved site plan that increases the square footage of the useable area of the building, e.g. expansion of the building or addition or expansion of a patio, or which modifies driveways or internal circulation to the extent that the change would affect traffic on the public street system will require a Traffic Impact Study.*

(6 8) The Director of Development Services or designee shall have the discretion to refer any Level I or Level II Minor Modification request to the Plan and Zoning Commission and City Council for permitted uses or to the Board of Adjustment for Permitted Conditional Use Permits.

- C. Application: The Level I or Level II Minor Modification ~~of a previously approved site plan permit~~ shall require the approval of the Director of Development Services or designee. The Director of Development Services or designee may establish conditions of approval to further the intent of this section or other City Code regulations. An application for a Level I or a Level II Minor Modification shall be on a form prescribed by the Director and shall be filed with the Development Services Department with such other detailed elevations, plans and other information as may be required to adequately evaluate the proposed development.
- D. Required Permit Findings: Level I and Level II Minor Modifications shall only be granted if all of the following findings are made. It shall be the responsibility of the applicant to prove that the following findings can be made:
- (1) That the proposed development or use is consistent with the West Des Moines comprehensive plan and any applicable subarea plan;
 - (2) That the proposed development or use does assure compatibility of property uses within the zone and general area;
 - (3) That all applicable standards and conditions have been imposed which protect the public health, safety and welfare;
 - (4) That there is adequate on site and off site public infrastructure to support the proposed development; and
 - (5) That the proposed development or use has met all the requirements contained in this Code.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

Section 3. Savings Clause. If any section, provision, sentence, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the Ordinance as a whole or any provision, section, subsection, sentence, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 4. Violations and Penalties. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

Section 5. Other Remedies. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

Section 6. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2016, and approved this _____ day of _____, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T Jacobson
City Clerk

The foregoing Ordinance No. _____ was adopted by the Council for the City of West Des Moines, Iowa, on _____, 2016, and was published in the Des Moines Register on _____, 2016.

Ryan T. Jacobson
City Clerk

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

Date: January 11, 2016

ITEM: Michael's Landing Plat 3, 9175 Booneville Road – Plat property into 49 single family lots, one (1) outlot and five (5) street lots – KH Development, LC – FP-002738-2015

RESOLUTION: Acceptance of Public Improvements and Approval and Release of Final Plat

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, KH Development L.C, is requesting approval of a Final Plat for approximately 20 acres located at 9175 Booneville Road. The applicant proposes to subdivide the property into 49 single family lots, 1 outlot for storm water detention, and 5 street lots, consistent with the approved Preliminary Plat.

CITY COUNCIL SUBCOMMITTEE: The Preliminary Plat for this project was presented to the Development and Planning City Council Subcommittee on August 28, 2014. The Subcommittee expressed support of the development. This final plat was not presented to the subcommittee because the plat is consistent with the approved Preliminary Plat.

OUTSTANDING ISSUES: There are no outstanding issues. Staff notes the following:

S. Arrowleaf Lane: During quality control testing of S Arrowleaf Lane, it was discovered that the thickness of the pavement was not in conformance with the approved design. Per City specifications, the City can require the developer to remove and replace the defective pavement. Historically, in instances where the defects are minor, City Council has allowed the developer to provide an extended maintenance bond, typically a 10-year duration versus the standard 4 years. However, since the economic downturn, bonding agencies are reluctant to provide maintenance bonds longer than 4 years.

Because of this inability to obtain longer term maintenance bonds, the developer/paving contractor is requesting that an amount of money equal to the cost to replace the defective pavement be held in escrow for a duration of 10 years. If the pavement proves deficient within this 10 year time period, the surety will be used to insure the repair or replacement of the defective pavement. If no problems arise with the paving, after the 10 year period the escrowed monies will be released. Attached is an escrow agreement between Alliance Construction and the City of West Des Moines. Staff supports this option and requests that the City Council approve this agreement with this action.

Corrected Legal Documents: The applicant provided all of the necessary legal documents; however, during the final review minor errors were discovered. The applicant is not opposed to providing corrected legal documents but unfortunately the individual needed to sign the documents has been out of the state. Staff recommends proceeding with the approval of the final plat with a condition of approval requiring the submittal of the corrected documents prior to recordation of the final plat with the County.

Additionally, as part of this approval, the Council is approving and accepting the following:

- Deeds for Street Lots A, B, C, D, and E to be dedicated as public street right(s)-of-way
- A Parkland Dedication Agreement
- A Storm Water Management Facility Maintenance Agreement
- Easements for sanitary sewers
- Easements for storm sewers
- Easements for overland flowage
- Easements for a buffer park
- Surety for the installation of public sidewalks
- Escrow agreement for S. Arrowleaf Lane
- Agreement for the participation in future improvements to Booneville Road

COMPREHENSIVE PLAN CONSISTENCY: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the City Council approve the Final Plat Michael's Landing Plat 3 to allow the platting of 49 single family lots, one (1) outlot and five (5) street lots, subject to the applicant meeting all City Code requirements and the following:

1. The applicant providing the following corrected legal documents prior to recordation of the plat with the County:
 - a. Storm Water Management Facility Maintenance Agreement
 - b. Home Owner Association Covenants
 - c. Agreement and Waiver for future improvements to Booneville Road

Lead Staff Member: J. Bradley Munford *JBM*

STAFF REVIEWS:

Department Director	<i>U X</i>
Appropriations/Finance	
Legal	<i>RJS</i>
Agenda Acceptance	<i>RTG</i>

PUBLICATION(S) (if applicable)

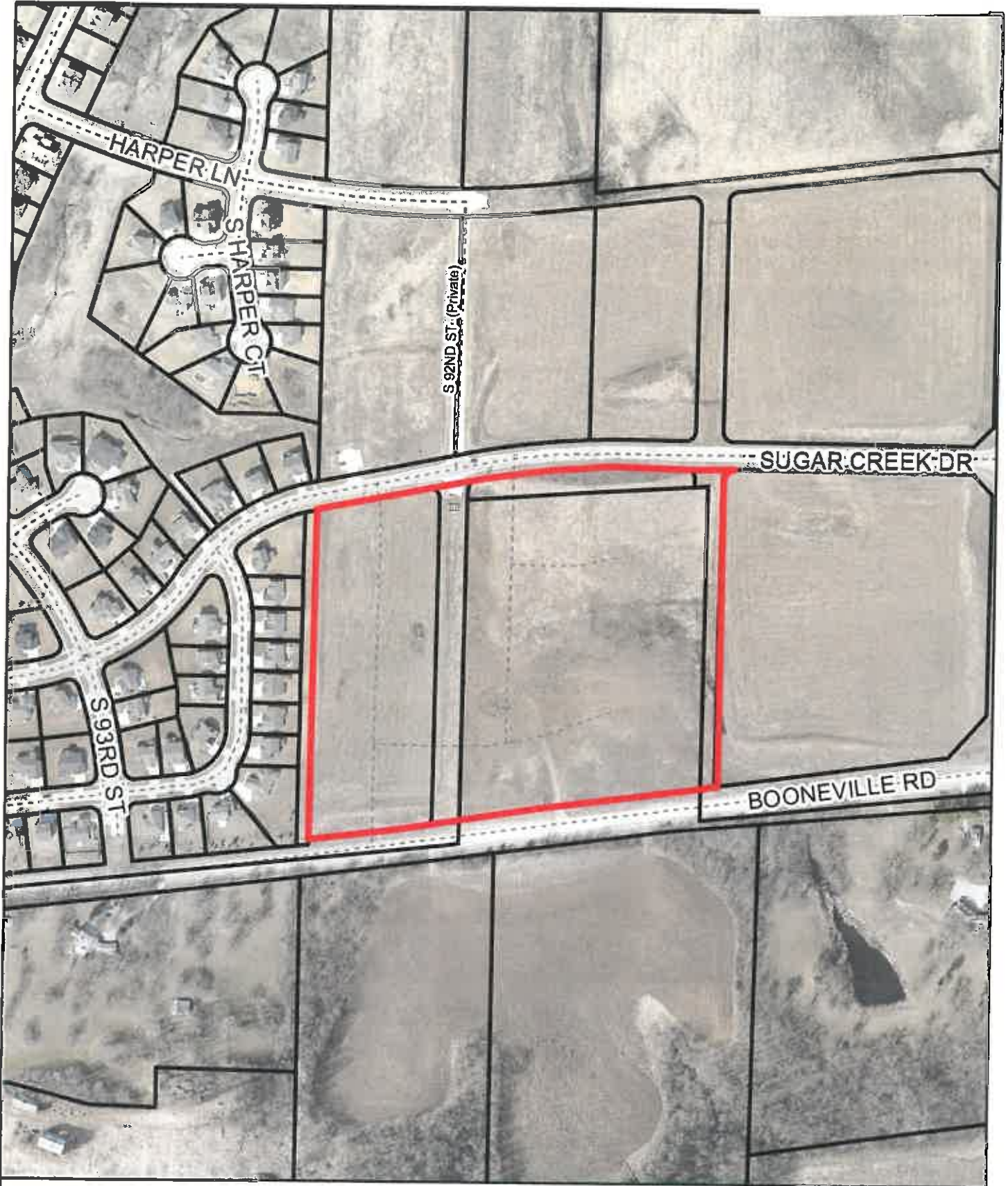
Published In	n/a
Date(s) Published	n/a
Letter sent to surrounding property owners	n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development and Planning		
Date Reviewed	n/a		
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Attachment A - Location Map
- Attachment B - Final Plat
- Attachment C - Resolution: Acceptance of Public Improvements and Approval and Release of Final Plat
- Exhibit A - Conditions



Michael's Landing Plat 3



ATTACHMENT B

SHEET LIST TABLE

PAGE	TITLE
1	FINAL PLAN - OVERVIEW
2	FINAL PLAN - LOT DIMENSIONS
3	FINAL PLAN - EASEMENT DETAILS

DEVELOPER:
HAPPE HOMES, L.L.P.
P.O. BOX 254 ANKENY,
IOWA 50021 P.H.
515-463-0842

ENGINEER / SURVEYOR:
CIVIL ENGINEERING CONSULTANTS, INC.
2400 86TH STREET, UNIT 12
DES MOINES, IOWA 50322
PH. 515-276-4884

LAND USE:
SINGLE FAMILY RESIDENTIAL (SF)

ZONING:
RUD #80 TALLYN'S REACH
(HOODLAND HILLS PID)

FEMA MAP:
FIRM DESIGNATION: PANEL #1902910013C, FEBRUARY 16, 2006
ZONE 'X': AREA DETERMINED TO BE OUTSIDE OF 500-YR. FLOOD PLAIN.

BULK REQUIREMENTS:
25' FRONT YARD MINIMUM SETBACK
35' FRONT YARD MAXIMUM SETBACK
35' REAR YARD SETBACK, EXCEPT LOTS ON BOONEVILLE ROAD AND SUGAR CREEK DRIVE, WHICH MAY HAVE A 25' REAR YARD SETBACK MEASURED FROM THE 30' BUFFER PARK.
5' SIDE YARD SETBACK AS MEASURED TO THE OVERHANG.

VICINITY SKETCH
NOT TO SCALE

AREA TABLE

1.56 ACRES 5/4 NE 1/4, SEC. 22-78-26
11.11 ACRES SE 1/4 NE 1/4, SEC. 22-78-26
20.67 ACRES TOTAL INCLUDING 1.00 ACRES PUBLIC R.O.W. EASEMENT

LEGAL DESCRIPTION

STREET LOT 'C', CORRECTED MICHAEL'S LANDINGS PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

OUTLOT 'I' AND OUTLOT 'J' IN THE CORRECTED MICHAEL'S LANDINGS PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

PART OF STREET LOT 'J', CORRECTED MICHAEL'S LANDINGS PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID STREET LOT 'J', SAID NW CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUGAR CREEK DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE S04°21'46"E 147.55' TO THE NE CORNER OF PARCEL 'A' OF THE SE 1/4 NE 1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 771, PAGE 412 AT THE DALLAS COUNTY RECORDERS OFFICE, THENCE S00°51'41"W 43.84' TO A POINT ON THE WEST LINE OF SAID STREET LOT 'J', S00°51'41"W 43.84' TO A POINT ON THE WEST LINE OF SAID STREET LOT 'J', S01°24'50"E 847.86' P. 500°55'01"W 847.87' P.

AND

PARCEL 'A' OF THE SE 1/4 NE 1/4 & SE 1/4 NE 1/4 OF SECTION 22, TOWNSHIP 18 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 771, PAGE 412 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALL CONTAINING 20.22 ACRES MORE OR LESS.

AND

THAT PART OF STREET LOT 'M' LYING WEST OF OUTLOT 'I' IN THE CORRECTED MICHAEL'S LANDINGS PLAT I, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDERS OFFICE, CITY OF WEST DES MOINES, POLK COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID STREET LOT 'M', THENCE S00°38'54"W 53.89 FEET ALONG THE EAST LINE OF SAID STREET LOT 'M' TO THE SE CORNER OF SAID STREET LOT 'M', THENCE S05°58'51"W 382.66 FEET ALONG THE SOUTH LINE OF SAID STREET LOT 'M' TO A POINT; THENCE N00°59'18"E 49.81 FEET TO THE POINT ON THE NORTH LINE OF SAID STREET LOT 'M', SAID POINT ALSO BEING ON THE EAST LINE OF OUTLOT 'M' OF SAID CORRECTED MICHAEL'S LANDINGS PLAT I; THENCE N02°18'33"E 585.24 FEET ALONG THE NORTH LINE OF SAID STREET LOT 'M' TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES.

BENCHMARK

CITY OF WEST DES MOINES NETWORK POINT #027
SOUTH 86TH STREET, 26.40 FEET SOUTH OF MILLS CIVIC PARWAY, 30 FEET EAST OF THE CENTERLINE OF SOUTH 86TH STREET (X AVENUE, DALLAS COUNTY), NEAR THE I/A SECTION LINE, 1 FOOT WEST OF THE NORTH-SOUTH FENCE LINE
CITY OF WDM DATUM+ 468.41

CITY OF WEST DES MOINES NETWORK POINT #025
S100 BLOCK OF BOONEVILLE ROAD, 9 FEET SOUTH OF NORTH FENCE, 170 FEET EAST OF CENTERLINE OF 12 FOOT DIAMETER CORRUGATED METAL PIPE UNDER ROAD.
CITY OF WDM DATUM+ 614.1 NAVD83 DATUM+ 655.42

CITY OF WEST DES MOINES NETWORK POINT #029
INTERSECTION OF BOONEVILLE ROAD AND XAVIER AVENUE (DALLAS COUNTY), NORTHEAST CORNER OF INTERSECTION, 30 FEET NORTH OF THE CENTERLINE OF BOONEVILLE ROAD, 36 FEET EAST OF CENTERLINE OF SOUTH 86TH STREET, 5 FEET WEST OF THE NORTH-SOUTH FENCE LINE, 11 FEET NORTH OF FENCE CORNER POST.
CITY OF WDM DATUM+ 654.12 NAVD83 DATUM+ 655.15

NOTES

1. THE ALLOWABLE ERROR OF CLOSURE FOR THE BOUNDARY IS 1/10,000 AND THE ALLOWABLE ERROR OF CLOSURE FOR EACH LOT IS 1:5,000.
2. DIMENSIONS ON CORNER LOTS WILL BE NO CLOSER THAN 25' TO END OF RADIUS OF AN INTERSECTING STREET.
3. THE EASEMENTS SHOWN ON ADJOINING OWNERS PROPERTY ARE NOT PART OF THIS PLAN AND ARE SHOWN FOR REFERENCE ONLY. THESE EASEMENTS SHALL BE ACQUIRED THROUGH A SEPARATE RECORDED DOCUMENT.
4. THE MINIMUM PROTECTION ELEVATIONS AND OVERLAND FLOWAGE EASEMENT ELEVATIONS REQUIRED ON THIS PLAN ARE FROM THE PROJECT ENGINEER'S CALCULATIONS. THIS LAND SURVEYOR DOES NOT CERTIFY THE ACCURACY OR CORRECTNESS OF THESE ELEVATIONS. THE BEARINGS SHOWN ON THIS FINAL PLAN ARE BASED ON THE SOUTH LINE OF THE NE 1/4, SECTION 22-78-26 HAVING A BEARING OF S05°58'51"W.
5. LOTS 'A', 'B', 'C', AND 'D' ARE TO BE DEDICATED TO THE CITY FOR STREET PURPOSES.
6. THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK HAS BEEN PERFORMED BY THIS SURVEYOR.
7. MONUMENTS TO BE SET WITHIN ONE YEAR OF THE FINAL PLATS RECORDING DATE.
8. ALL EASEMENTS SHOWN ARE PROPOSED EASEMENTS UNLESS LABEL AS "EXISTING".
9. ALL OUTLOTS ARE UNBUILDABLE.
10. THE OWNER OF OUTLOT 'X' SHALL BE THE HOMEOWNERS ASSOCIATION.

CERTIFICATIONS

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 12-10-2015

PAGES OR SHEETS COVERED BY THIS SEAL:

SHEETS 1-3

JEFFREY A. GADDIS
18361
IOWA

MELISSA M. HILLS
18023
IOWA

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

DATE: 12-11-15

PAGES OR SHEETS COVERED BY THIS SEAL:

MINIMUM PROTECTION ELEVATIONS & DESIGN SPOT ELEVATIONS ONLY.

CURVE DATA

CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARING
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C2	2°11'30"	1465.00'	78.59'	39.30'	78.54'	N84°34'16"E
C201	3°48'18"	465.00'	30.88'	15.45'	30.87'	S76°28'06"W

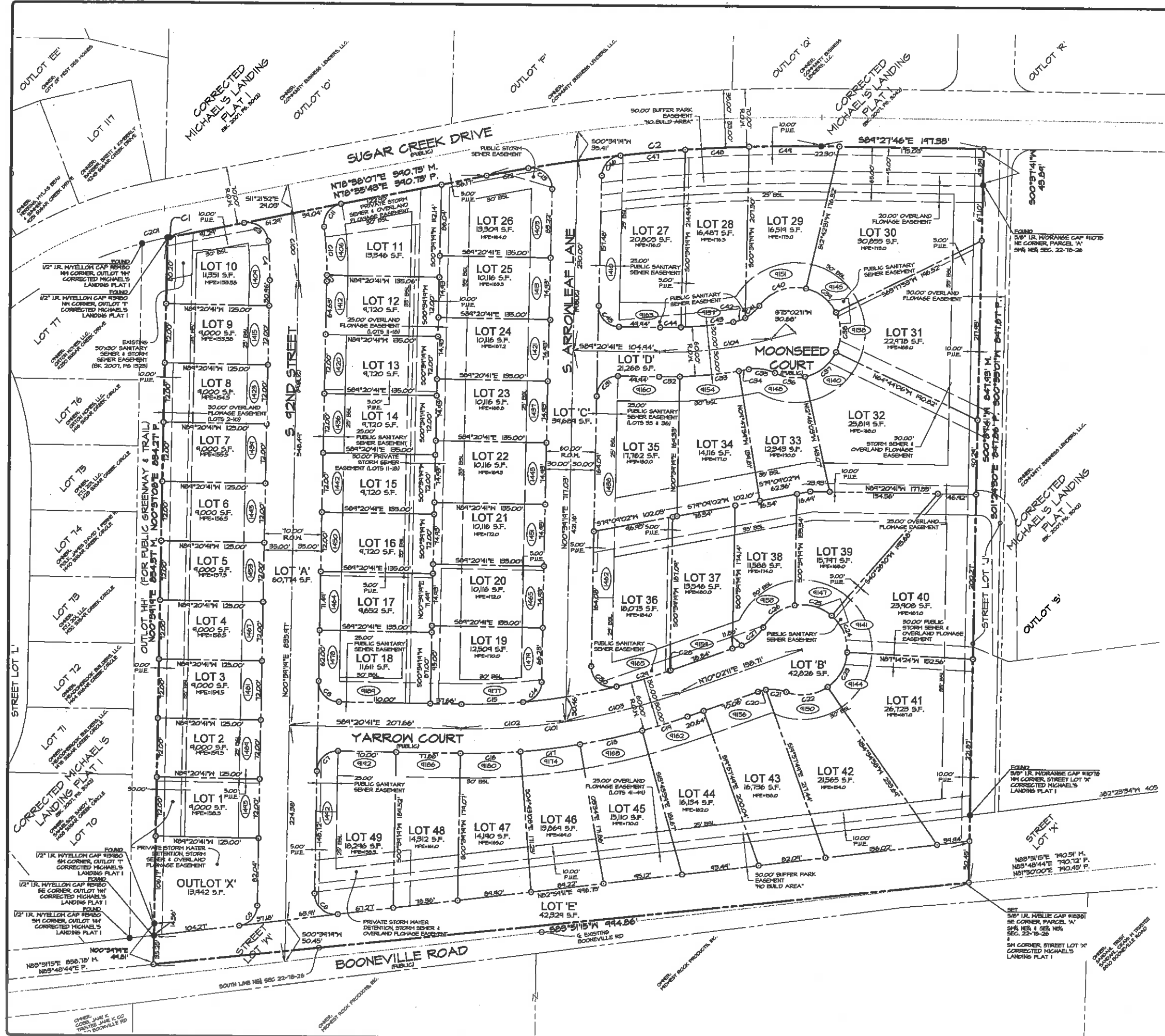


Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.4884 Fax: 515.276.7084 mail@cecinc.com



DATE	REVISIONS	COMMENTS
JUN 01, 2015	1	INITIAL DESIGN
JUN 01, 2015	2	REVISED PER COMMENTS
JUN 01, 2015	3	REVISED PER COMMENTS
JUN 01, 2015	4	REVISED PER COMMENTS
JUN 01, 2015	5	REVISED PER COMMENTS
JUN 01, 2015	6	REVISED PER COMMENTS

MICHAEL'S LANDINGS PLAT 3
WEST DES MOINES, IOWA
FINAL PLAN - OVERVIEW
SHEET 1 OF 3
ET104



CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHORD	CH. BEARINGS
C3	44°56'10"	25.00'	41.42'	21.25'	36.26'	S88°58'48"E
C4	7°05'02"	385.00'	41.60'	28.89'	41.51'	S02°58'12"E
C5	82°14'52"	25.00'	35.42'	21.66'	32.41'	S41°44'15"E
C6	97°40'08"	25.00'	42.62'	28.59'	51.64'	N48°10'48"E
C7	84°54'59"	25.00'	39.21'	25.00'	35.36'	N45°59'18"E
C8	40°00'02"	25.00'	39.21'	25.00'	35.36'	N44°20'42"E
C9	0°55'41"	455.00'	1.31'	8.68'	1.31'	N00°11'28"E
C10	7°23'30"	455.00'	58.10'	24.94'	58.66'	N03°58'07"E
C11	66°18'00"	25.00'	51.66'	29.44'	34.20'	N85°24'08"E
C12	1°50'05"	1465.00'	51.49'	25.75'	51.49'	N74°23'10"E
C13	100°54'01"	25.00'	49.86'	30.07'	58.45'	S44°36'18"E
C14	84°01'32"	25.00'	36.66'	22.52'	38.46'	S42°40'05"E
C15	5°58'28"	120.00'	75.08'	37.51'	75.04'	S87°40'05"E
C16	5°22'21"	180.00'	73.16'	36.81'	73.16'	N87°58'06"E
C17	5°22'21"	180.00'	73.16'	36.81'	73.16'	N87°58'06"E
C18	5°40'05"	180.00'	71.16'	38.61'	71.16'	N71°04'28"E
C19	4°12'10"	180.00'	57.21'	28.62'	57.20'	N72°08'18"E
C20	11°21'36"	50.00'	10.01'	5.02'	9.99'	N73°46'04"E
C21	28°54'01"	50.00'	25.22'	12.84'	24.46'	S84°02'50"E
C22	35°14'13"	55.00'	53.10'	28.83'	51.06'	N82°44'58"E
C23	52°14'26"	55.00'	50.25'	27.02'	48.30'	N28°35'14"E
C24	52°14'26"	55.00'	50.25'	27.02'	48.30'	N28°35'14"E
C25	50°35'21"	55.00'	48.56'	25.94'	47.00'	N74°38'30"E
C26	50°10'42"	55.00'	48.11'	25.75'	46.64'	S84°48'28"E
C27	40°22'03"	50.00'	38.29'	18.38'	34.50'	S41°51'04"E
C28	0°06'10"	120.00'	1.24'	0.63'	1.24'	S70°05'16"E
C29	5°18'22"	120.00'	66.68'	38.36'	66.65'	S72°47'51"E
C30	105°12'36"	25.00'	45.91'	32.70'	34.12'	N51°56'54"E
C31	40°00'00"	25.00'	39.21'	25.00'	35.36'	N45°59'18"E
C32	2°42'31"	590.00'	25.07'	12.54'	25.07'	N89°18'00"E
C33	7°44'21"	590.00'	11.54'	35.85'	71.53'	N84°04'31"E
C34	1°14'50"	380.00'	12.91'	6.15'	12.91'	N74°32'28"E
C35	31°56'47"	50.00'	32.82'	17.08'	32.24'	S82°14'08"E
C36	94°15'23"	50.00'	31.66'	14.62'	36.95'	S83°08'23"E
C37	51°58'01"	50.00'	44.88'	26.81'	48.19'	N51°45'54"E
C38	51°58'01"	50.00'	44.88'	26.81'	48.19'	N00°49'07"E
C39	50°35'21"	55.00'	48.56'	25.94'	47.00'	N51°54'48"E
C40	66°45'14"	55.00'	64.08'	36.24'	60.32'	S64°18'52"E
C41	26°18'05"	50.00'	22.88'	11.64'	22.68'	S44°03'45"E
C42	17°42'58"	50.00'	15.46'	7.74'	15.40'	S71°01'46"E
C43	7°42'58"	470.00'	63.25'	31.61'	63.21'	S63°44'35"E
C44	3°08'24"	470.00'	25.07'	12.54'	25.07'	S84°07'51"E
C45	84°54'59"	25.00'	39.21'	25.00'	35.36'	N44°20'41"E
C46	82°46'12"	25.00'	36.12'	22.09'	38.06'	N42°02'25"E
C47	2°17'30"	1465.00'	78.54'	39.50'	78.54'	N89°18'00"E
C48	2°15'21"	1465.00'	71.43'	38.12'	71.42'	N86°50'45"E
C49	2°58'46"	1465.00'	87.84'	43.95'	87.84'	N89°18'00"E
C100	12°01'11"	420.00'	86.11'	44.22'	87.85'	N05°21'17"E
C101	20°57'05"	750.00'	284.84'	136.42'	268.43'	N80°20'43"E
C102	4°46'52"	750.00'	127.98'	64.14'	127.80'	N88°46'18"E
C103	10°50'31"	750.00'	141.94'	71.18'	141.78'	N78°21'24"E
C104	8°51'08"	500.00'	136.30'	68.58'	135.88'	N82°50'45"E

- LEGEND**
- PLAT BOUNDARY
 - - - PROPOSED LOT LINES
 - EXISTING PROPERTY LINES
 - - - SECTION LINES
 - CENTERLINE
 - - - EASEMENT LINES
 - BUILDING SETBACK LINE
 - FOUND PROPERTY CORNER (6" I.R. NYLON CAP #1880 UNLESS OTHERWISE NOTED)
 - SET PROPERTY CORNER (6" I.R. W/BLUE CAP #1880 UNLESS OTHERWISE NOTED)
 - M.P.E. MINIMUM PROTECTION ELEVATION **SEE NOTES**
 - P.O.B. POINT OF BEGINNING
 - B.S.L. BUILDING SETBACK LINE
 - R.O.M. RIGHT-OF-WAY
 - P.U.E. PUBLIC UTILITY EASEMENT
 - BK. XX, PG. XXX COUNTY RECORDER'S INDEX BOOK & PAGE
 - XXX ADDRESS
 - XXXXX DESIGN SPOT ELEVATIONS **SEE NOTES**



Civil Engineering Consultants, Inc.
2400 86th Street, Unit 12, Des Moines, Iowa 50322
515.276.6884 • Fax: 515.276.7084 • mail@cecinc.com

CEC

MICHAEL'S LANDING PLAT 3
WEST DES MOINES, IOWA

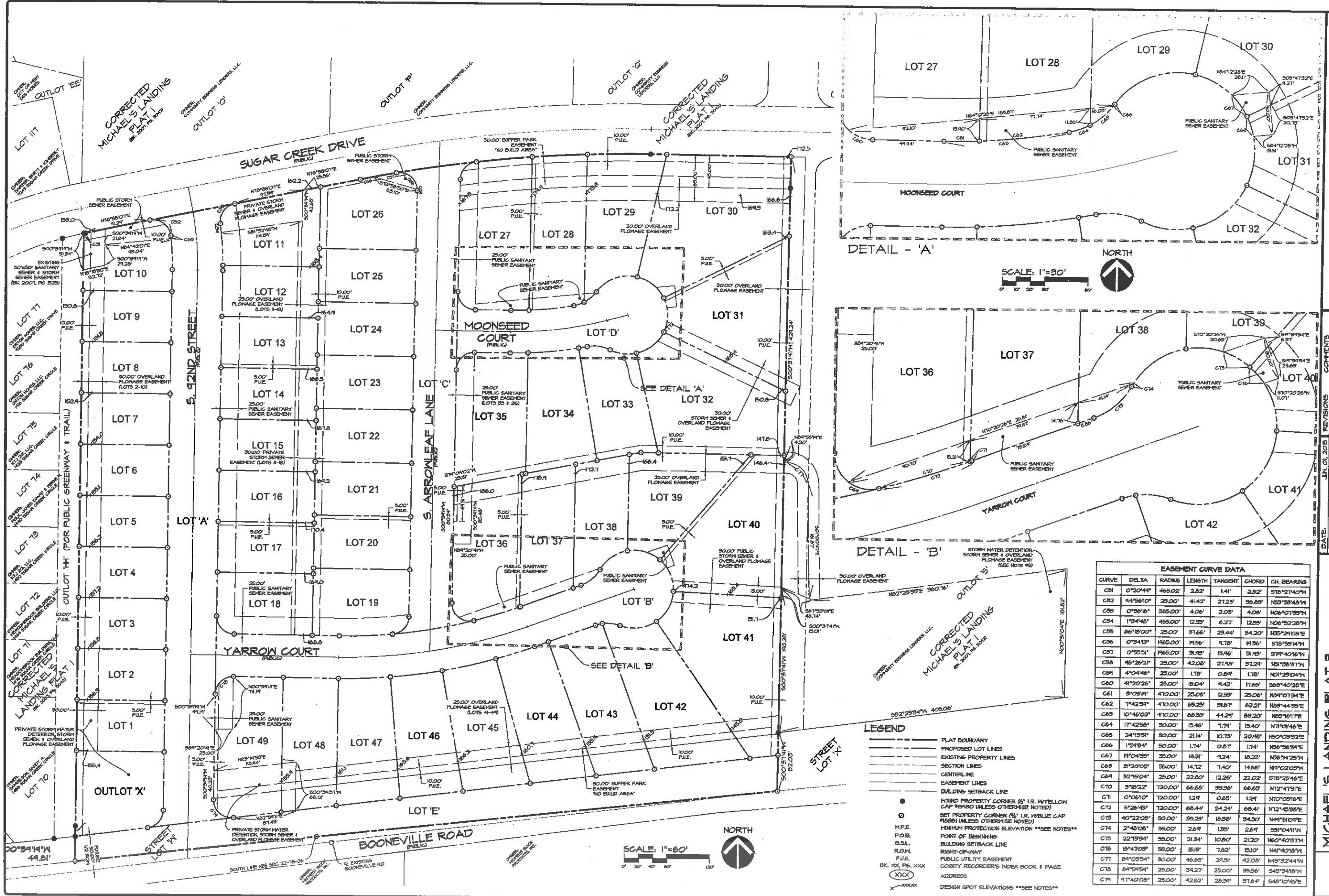
FINAL PLAT - LOT DIMENSIONS

DATE	REVISIONS	COMMENTS
JUN. 01, 2015	1	JULY 14, 2015
JUN. 01, 2015	2	DEC. 10, 2015
	3	
	4	
	5	
	6	

DATE OF SURVEY: MAY 24, 2015
DESIGNED BY: M.H.H.
DRAWN BY: J.A.S. & C.H.H.

SHEET
2
OF
3

ET104



Civil Engineering Consultants, Inc.
 2400 86th Street, Unit 12, Des Moines, Iowa 50322
 515.276.4884 Fax: 515.276.7084 mail@ceclinc.com



DATE	REVISIONS	COMMENTS
JAN. 01, 2015	1	JULY 14, 2015
JAN. 01, 2015	2	DEC. 10, 2015
	3	
	4	
	5	
	6	

DATE OF SURVEY: MAY 24, 2015
 DESIGNED BY: MHH
 DRAWN BY: JAG & CHM

MICHAEL'S LANDING PLAT 3
 WEST DES MOINES, IOWA

FINAL PLAT - EASEMENT DETAILS

SHEET 3 OF 5

ET104

Prepared by: J. B. Munford, City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING AND ACCEPTING THE PUBLIC IMPROVEMENTS, ACCEPTING SURETY IN LIEU OF INSTALLATION OF PUBLIC SIDEWALKS, ACCEPTING PERFORMANCE SURETY FOR PORTIONS OF S. ARROWLEAF LANE, AND APPROVING AND RELEASING THE FINAL PLAT MICHAEL'S LANDING PLAT 3 (FP-002738-2015) FOR THE PURPOSE OF PLATTING PROPERTY INTO 49 SINGLE FAMILY LOTS, ONE (1) OUTLOT AND FIVE (5) STREET LOTS

WHEREAS, pursuant to the provisions of Title 10, Subdivision Regulations and Title 9, Zoning Chapter 1 et seq, of the West Des Moines Municipal Code, KH Development L.C., has requested approval for a Final Plat (FP-002738-2015) for approximately 20.67 acre site located at 9175 Booneville Road for the purpose of subdividing the property into 49 single family lots, one (1) outlot and five (5) street lots to be dedicated to the City;

Legal Description

STREET LOT 'K', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

OUTLOT 'T' AND OUTLOT 'JJ' IN THE CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA.

AND

PART OF STREET LOT 'J', CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS:

BEGINNING AT THE NW CORNER OF SAID STREET LOT 'J', SAID NW CORNER ALSO BEING ON THE SOUTH RIGHT-OF-WAY LINE OF SUGAR CREEK DRIVE AS IT IS PRESENTLY ESTABLISHED; THENCE S89°27'46"E, 60.04 FEET ALONG THE NORTH LINE OF SAID STREET LOT 'J' AND SAID SOUTH RIGHT-OF-WAY LINE TO A POINT; THENCE S00°37'41"W, 43.89 FEET TO THE NE CORNER OF PARCEL 'A' OF THE SW1/4 NE1/4 OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST

OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 777, PAGE 912 AT THE DALLAS COUNTY RECORDER'S OFFICE; THENCE S86°07'24"W, 35.11 FEET ALONG NORTH LINE OF SAID PARCEL 'A' TO A POINT ON THE WEST LINE OF SAID STREET LOT 'J', SAID POINT ALSO BEING SE CORNER OF OUTLOT 'JJ' OF SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE N00°37'41"E, 21.56 FEET ALONG THE WEST LINE OF SAID STREET LOT 'J', SAID WEST LINE ALSO BEING THE EAST LINE OF SAID OUTLOT 'JJ' TO A POINT OF CURVATURE; THENCE NORTHWESTERLY ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 25.00 FEET AND A CHORD BEARING N44°25'02"W, AN ARC LENGTH OF 39.31 FEET ALONG SAID WEST LINE TO THE POINT OF BEGINNING AND CONTAINING 1718 SQUARE FEET MORE OR LESS.

AND

PARCEL 'A' OF THE SW1/4 NE1/4 & SE1/4 NE1/4 OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 26 WEST OF THE 5TH P.M., AN OFFICIAL PARCEL RECORDED IN BOOK 777, PAGE 912 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA, ALL CONTAINING 20.221 ACRES MORE OR LESS.

AND

THAT PART OF STREET LOT 'W' LYING WEST OF OUTLOT 'T' IN THE CORRECTED MICHAEL'S LANDING PLAT 1, AN OFFICIAL PLAT RECORDED IN BOOK 2007, PAGE 3042 AT THE DALLAS COUNTY RECORDER'S OFFICE, CITY OF WEST DES MOINES, DALLAS COUNTY, IOWA THAT IS MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE NE CORNER OF SAID STREET LOT 'W'; THENCE S00°38'54"W, 53.33 FEET ALONG THE EAST LINE OF SAID STREET LOT 'W' TO THE SE CORNER OF SAID STREET LOT 'W'; THENCE S83°51'15"W, 382.86 FEET ALONG THE SOUTH LINE OF SAID STREET LOT 'W' TO A POINT; THENCE N00°39'19"E, 49.81 FEET TO THE POINT ON THE NORTH LINE OF SAID STREET LOT 'W', SAID POINT ALSO BEING ON THE EAST LINE OF OUTLOT 'HH' OF SAID CORRECTED MICHAEL'S LANDING PLAT 1; THENCE N83°19'53"E, 383.29 FEET ALONG THE NORTH LINE OF SAID STREET LOT 'W' TO THE POINT OF BEGINNING AND CONTAINING 0.45 ACRES.

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, the West Des Moines Plan and Zoning Commission has reviewed the Preliminary Plat for Michael's Landing Plat 3 and recommended approval on September 17, 2014;

WHEREAS, the Final Plat that was submitted for review was determined to be generally consistent with the Preliminary Plat for Michael's Landing Plat 3 that was reviewed and approved by the City Council on September 22, 2014;

WHEREAS, on January 11, 2016, this City Council held a duly-noticed meeting to consider the application for Michael's Landing Plat 3 Final Plat (FP-002738-2015);

WHEREAS, the West Des Moines City Council did adopt a resolution which approved the Final Plat for Michael's Landing Plat 3 at their meeting on January 11, 2016, subject to any conditions of approval, and;

WHEREAS, the City Council did accept public improvements associated with the construction of S. 92nd Street, S. Arrowleaf Lane, Moonseed Court, and Yarrow Court, public sanitary sewer, and public storm sewer within

the plat boundaries, and;

WHEREAS, the applicant has provided a deed to the City of West Des Moines for public street lots A, B, C, D and E to be dedicated to the City as public rights-of-way, and;

WHEREAS, the City Council did accept sanitary sewer, storm water, overland flowage and buffer park easements, and;

WHEREAS, the City Council is accepting the Storm Water Management Facility Maintenance Covenant and Permanent Easement Agreement for this property, and;

WHEREAS, the City Council did accept an Agreement and Waiver for participation in future improvements to Booneville Road;

WHEREAS, the City Council did accept the Parkland Dedication Agreement, and;

WHEREAS, the City Council did accept surety in lieu of construction of public sidewalks within the plat, and;

WHEREAS, the City Council did accept an escrow agreement for work performed on S. Arrowleaf Lane,

WHEREAS, the City Council approves the following address assignments:

Michaels Landing Plat 3 Lot 1	1495 S 92ND ST
Michaels Landing Plat 3 Lot 10	1409 S 92ND ST
Michaels Landing Plat 3 Lot 11	1406 S 92ND ST
Michaels Landing Plat 3 Lot 12	1412 S 92ND ST
Michaels Landing Plat 3 Lot 13	1420 S 92ND ST
Michaels Landing Plat 3 Lot 14	1436 S 92ND ST
Michaels Landing Plat 3 Lot 15	1442 S 92ND ST
Michaels Landing Plat 3 Lot 16	1450 S 92ND ST
Michaels Landing Plat 3 Lot 17	1464 S 92ND ST
Michaels Landing Plat 3 Lot 18	1478 S 92ND ST
Michaels Landing Plat 3 Lot 18	9189 YARROW CT
Michaels Landing Plat 3 Lot 19	1479 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 19	9177 YARROW CT
Michaels Landing Plat 3 Lot 2	1489 S 92ND ST
Michaels Landing Plat 3 Lot 20	1465 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 21	1451 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 22	1443 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 23	1437 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 24	1421 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 25	1413 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 26	1405 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 27	1410 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 27	9163 MOONSEED CT
Michaels Landing Plat 3 Lot 28	9157 MOONSEED CT
Michaels Landing Plat 3 Lot 29	9151 MOONSEED CT
Michaels Landing Plat 3 Lot 3	1481 S 92ND ST

Michaels Landing Plat 3 Lot 30	9145 MOONSEED CT
Michaels Landing Plat 3 Lot 31	9138 MOONSEED CT
Michaels Landing Plat 3 Lot 32	9140 MOONSEED CT
Michaels Landing Plat 3 Lot 33	9148 MOONSEED CT
Michaels Landing Plat 3 Lot 34	9154 MOONSEED CT
Michaels Landing Plat 3 Lot 35	1438 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 35	9160 MOONSEED CT
Michaels Landing Plat 3 Lot 36	1462 S ARROWLEAF LN
Michaels Landing Plat 3 Lot 36	9165 YARROW CT
Michaels Landing Plat 3 Lot 37	9159 YARROW CT
Michaels Landing Plat 3 Lot 38	9153 YARROW CT
Michaels Landing Plat 3 Lot 39	9147 YARROW CT
Michaels Landing Plat 3 Lot 4	1467 S 92ND ST
Michaels Landing Plat 3 Lot 40	9141 YARROW CT
Michaels Landing Plat 3 Lot 41	9144 YARROW CT
Michaels Landing Plat 3 Lot 42	9150 YARROW CT
Michaels Landing Plat 3 Lot 43	9156 YARROW CT
Michaels Landing Plat 3 Lot 44	9162 YARROW CT
Michaels Landing Plat 3 Lot 45	9168 YARROW CT
Michaels Landing Plat 3 Lot 46	9174 YARROW CT
Michaels Landing Plat 3 Lot 47	9180 YARROW CT
Michaels Landing Plat 3 Lot 48	9186 YARROW CT
Michaels Landing Plat 3 Lot 49	1492 S 92ND ST
Michaels Landing Plat 3 Lot 49	9192 YARROW CT
Michaels Landing Plat 3 Lot 5	1453 S 92ND ST
Michaels Landing Plat 3 Lot 6	1445 S 92ND ST
Michaels Landing Plat 3 Lot 7	1439 S 92ND ST
Michaels Landing Plat 3 Lot 8	1423 S 92ND ST
Michaels Landing Plat 3 Lot 9	1415 S 92ND ST

WHEREAS, Michael's Landing Plat 3 is zoned Tallyn's Reach Planned Unit Development (PUD) and meets all requirements of the City's Zoning Code.

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings of consistency with the Comprehensive Plan as stated in the staff report, or as amended orally at the City Council hearing, are adopted.

SECTION 2. The public improvements associated with Final Plat, Michael's Landing Plat 3 are hereby accepted and dedicated for public purposes.

SECTION 3. Final Plat, Michael's Landing Plat 3 (FP-002738-2015) is approved, subject to compliance with all the conditions in the staff report, dated January 11, 2016, including conditions added at the meeting, if any, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

SECTION 4. This resolution does release Michael's Landing Plat 3 (FP-002738-2015) Final Plat for recordation. The City Council of West Des Moines, Iowa directs the City Clerk to release said plat for recordation in accordance with said City Council approval of the final plat on January 11, 2016 and Roll Call No. _____.

CERTIFICATE

I, Ryan T. Jacobson, City Clerk for said City, hereby certify that at a meeting of the City Council of said City of West Des Moines, held on January 11, 2016, among other proceedings, Roll Call No. _____ approved said plat on January 11, 2016, and released said Final Plat for recordation.

Ryan T. Jacobson
City Clerk

IN WITNESS WHEREOF, I have hereunto set my hand this 11th day of January, 2016.

Steven K. Gaer, Mayor

ATTEST:

Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

- I. The applicant providing the following corrected legal documents prior to recordation of the Final Plat with the County:
 - a. Storm Water Management Facility Maintenance Agreement
 - b. Home Owner Association Covenants
 - c. Agreement and Waiver for future improvements to Booneville Road

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Newport Office Building, 1075 Jordan Creek Parkway – Approval of a Phased Major Modification Site Plan to allow installation of private site infrastructure and building footings and foundations – R&R Realty Group
MaM-002943-2015

RESOLUTION: Approval of a Phased Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, R&R Realty Group, is requesting phased approval of a site plan to allow the installation of underground private utilities and building footings and foundations at 1075 Jordan Creek Parkway (see Exhibit I - Attachments B – Location Map and Attachment C – Site Plan: Grading, Site Layout, & Utility) in anticipation of approval of Major Modification later in January 2016 or early February 2016 for the construction of an office building on the site. The applicant is on a tight construction schedule and wishes to capitalize on the mild winter while they finalize their full site plan. It should be noted, in 2005, essentially the same site plan was approved by the Commission and Council. This site plan adjusts the grades throughout the site after soil from another nearby project was placed on the parcel, adjusts alignment of site utilities, and modifies the architecture. The applicant will return to the Plan and Zoning Commission and City Council for a second approval of the site plan which will provide full details of the above ground elements.

Plan and Zoning Commission Action:

Vote: 5-0 approval, Commissioner Hatfield abstaining due to potential conflict of interest, Commissioner Costa absent.

Date: January 4, 2016

Motion: Adopt a resolution recommending the City Council approve the phased Site Plan

OUTSTANDING ISSUES: There are no outstanding issues.

The following items of interest are noted in the attached Plan and Zoning Commission report (see Exhibit I):

- Applicant's Request
- History
- City Council Subcommittee – Development and Planning (*scheduled for January 11, 2016*)
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendation and Conditions of Approval
- Owner/Applicant/Applicant Representative Information

RECOMMENDATION: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, the Plan and Zoning Commission recommends the City Council adopt a resolution to approve the phased site plan to allow the installation of private site infrastructure and building footings and foundation, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the Major Modification for the construction of the office building and development of the site.
2. The applicant install and maintain all necessary soil erosion measures.
3. The applicant agrees that any site infrastructure work and installation of building footings and foundations done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the

continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, utilities or footings or foundation, that the applicant will need to make the necessary changes at their own cost with no compensation from the City.

4. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
5. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work.

Lead Staff Member: Kara Traggesser, AICP

Handwritten signature

STAFF REVIEWS

Department Director	<i>[Signature]</i>
Appropriations/Finance	<i>[Signature]</i>
Legal	<i>[Signature]</i>
Agenda Acceptance	<i>[Signature]</i>

PUBLICATION(S) (if applicable)

Published In	N/A
Date(s) Published	
Letter sent to surrounding property owners	

SUBCOMMITTEE REVIEW (if applicable)

Committee	Development & Planning Subcommittee		
Date Reviewed	Scheduled for January 11, 2016		
Recommendation	Yes <input type="checkbox"/>	No <input type="checkbox"/>	Split <input type="checkbox"/>

ATTACHMENTS:

- Exhibit I - Plan and Zoning Commission Communication
 - Attachment A - Plan and Zoning Commission Resolution
 - Attachment B - Location Map
 - Attachment C - Site Plan: Grading, Site Layout, & Utility
- Exhibit II - City Council Resolution

**CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION**

Meeting Date: January 4, 2016

Item: Newport Office Building, 1075 Jordan Creek Parkway – Approval of a Phased Site Plan to allow grading of the site and installation of private site infrastructure and building footings and foundations – R&R Realty Group – MaM-002943-2015

Requested Action: **Resolution:** Approval of a Phased Site Plan

Case Advisor: Kara V. Tragesser, AICP



Applicant's Request: The applicant, R&R Realty Group, is requesting phased approval of a site plan to initiate grading and to allow the installation of underground private utilities and building footings and foundations at 1075 Jordan Creek Parkway (see Attachments B – Location Map and Attachment C – Grading Plan) in anticipation of approval of Major Modification in January 2016 for the construction of an office building on the site. The applicant is on a tight construction schedule and wishes to capitalize on the mild winter while they finalize their full site plan. It should be noted, in 2005, essentially the same site plan was approved by the Commission and Council. This site plan adjusts the grades throughout the site after soil from another nearby project was placed on the parcel, adjusts alignment of site utilities, and modifies the architecture. The applicant will return to the Plan and Zoning Commission and City Council for second approval of the site plan which will provide full details of the above ground elements.

History: This parcel is designated as 'Parcel F' within the Fountain West Planned Unit Development (aka CCOP: Country Club Office Plaza PUD). On August 1, 2005, the City Council approved a site plan for the parcel for a three story, 75,000 sq. ft. building. Since that approval, the entitlement for that approval has been extended nine times. Because the site plan approval remained valid, with the construction of the Sierra Point apartments at 7171 Woodland Avenue in 2014, the applicant was able to place soil from the Sierra Point site onto this property.

City Council Subcommittee: This project was not presented to Development and Planning Subcommittee for information due to the timing of the request and not having a Subcommittee meeting scheduled prior to the Plan & Zoning Commission meeting.

Staff Review and Comment: This request was distributed to other City departments and other agencies for their review and comment. There are no outstanding issues. Staff notes the following:

Grading: In conjunction with the construction of the Sierra Point apartments at 7171 Woodland Avenue, soil was taken from that site and placed onto this site. The submitted site plan adjusts the grades throughout the site to utilize the soil brought onto the site. The grading plan is recommended for approval as an 'at-risk' to the property owner/developer as changes to the grading plan may be warranted subject to the continued review of the Newport office building site plan.

Site Infrastructure and Footings and Foundations: The applicant is requesting authorization to install underground private utilities and the footings and foundation for the building at this time. The applicant feels confident that the footings and foundation of the building are consistent with the proposed site plan since the building is proposed for the same location as that approved in 2005. As with the proposed grading approval, this request is recommended for approval as an 'at-risk' to the property owner/developer as changes to the site plan, including realignment of private utilities or adjustments to building location or heights may be warranted subject to continued review of the Newport office building site plan. Also, staff recommends a caveat to the approval that no above ground construction commence until the site plan is approved and all necessary documentation, including final plans, have been submitted to the City.

Staff is comfortable with the applicant proceeding with grading and utility and footing and foundation installation due to the fact that this site plan is essentially the same as the previously reviewed and approved Newport site plan. Phased approval of a site plan has been done in other cases within the City, most notably, both Microsoft data center sites.

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan

Comprehensive Plan Consistency: The project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan and the land use map of the Comprehensive Plan.

Site Plan Findings: This proposed project was distributed to various city departments for review and comment. Based upon that review, the following findings have been made on the proposed project:

1. The proposed development and use is consistent with the West Des Moines Comprehensive Plan in that the project has been reviewed for consistency with the Comprehensive Plan. Based upon that review, a finding has been made that the proposed project is consistent with the Comprehensive Plan in that the project is consistent with all of the goals and policies of the Comprehensive Plan.
2. The proposed development and use does assure compatibility of property uses within the zone and general area in that this project was reviewed by various City Departments for compliance with the Zoning Ordinance.
3. All applicable standards and conditions have been imposed which protects the public health, safety and welfare in that this project was reviewed by various City Departments and public agencies for compliance with the various state and local regulations. Based upon that review a finding is made that the project has been adequately conditioned to protect the health, welfare and safety of the community.
4. There is adequate on-site and off-site public infrastructure to support the proposed development in that this project was reviewed by various public agencies and City Departments and public utilities to ensure that either the petitioner will construct or the project has been conditioned to construct adequate public infrastructure to serve the development.
5. The proposed development and use has met the requirements contained in the City Code in that this project was reviewed by various City Departments and the project has complied with or has been conditioned to comply with all City Code requirements.
6. The proposed development and use is in keeping with the scale and nature of the surrounding neighborhood in that the proposed project is consistent with the zoning designation and Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendations and Conditions of Approval: Based upon the preceding review and a finding of consistency with the Comprehensive Plan, staff recommends that the Plan and Zoning Commission adopt a resolution approving the phased site plan to allow grading and the installation of site infrastructure and building footings and foundation, subject to the applicant meeting all City Code requirements and the following:

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the Major Modification for the construction of the office building and development of the site;
2. The applicant install and maintain all necessary soil erosion measures;
3. The applicant agrees that any site infrastructure work and installation of building footings and foundations done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, utilities or footings or foundation, that the applicant will need to make the necessary changes at their own cost with no compensation from the City; and,
4. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
5. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work

Owner:

RRHWoods, LLC
c/o R&R Realty Group LTD
1225 Jordan Creek Parkway
West Des Moines IA 50266

Applicant:

R&R Realty Group
1225 Jordan Creek Parkway, Suite 200
West Des Moines IA 50266
Tom Rupprecht
515-223-4500
Rupprecht.tom@rrrealty.com

Attachments:

Attachment A	=	Plan and Zoning Commission Resolution
Attachment B	=	Location Map
Attachment C	=	Site Plan: Grading, Site Layout, & Utility

RESOLUTION NO. PZC-16-003

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, APPROVING THE NEWPORT OFFICE BUILDING PHASED SITE PLAN (MaM-002943-2015) FOR THE PURPOSE OF GRADING THE SITE AND INSTALLING PRIVATE INFRASTRUCTURE AND BUILDING FOOTINGS AND FOUNDATIONS IN ANTICIPATION OF NEW CONSTRUCTION OF AN OFFICE BUILDING

WHEREAS, pursuant to the provisions of Title 8, Building, Chapter 5, Site Grading Regulations, et seq, of the West Des Moines Municipal Code, the property owner, RRHWoods, LLC, has requested approval for a Grading Plan as part of a pending site plan (MaM-002943-2015) for approximately 4.99 acres located at 1075 Jordan Creek Parkway, Lot 1 Country Club Office Plaza West Plat 7, for the purpose of grading the property in anticipation of the construction of an office building;

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant, RRHWoods, LLC, has requested approval for a Phased Site Plan (MaM-002943-2015) for approximately 4.99 acres located at 1075 Jordan Creek Parkway, Lot 1 Country Club Office Plaza West Plat 7, for the purpose of allowing installation of underground private utilities and building footing and foundations in anticipation of the construction of an office building;

WHEREAS, studies and investigations were made and staff reports and recommendations were submitted which are made a part of this record and herein incorporated by reference;

WHEREAS, on January 4, 2016 this Commission held a duly-noticed meeting to consider the application for Newport Site Plan (MaM-002943-2015) to allow site grading and installation of underground private infrastructure and building footings and foundations only;

NOW, THEREFORE, THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report or as amended orally at the Plan and Zoning Commission meeting are adopted.

SECTION 2. The Phase Site Plan (MaM-002943-2015) permit to grade the property and allow installation of underground private utilities and building footings and foundations for that site located at 1075 Jordan Creek Parkway is hereby approved by the Plan and Zoning Commission, subject to compliance with all the conditions in the staff report including conditions added at the meeting and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the permit, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on January 4, 2016.



Craig Erickson, Chair
Plan and Zoning Commission

ATTEST:



Recording Secretary

I HEREBY CERTIFY that the foregoing resolution was duly adopted by the Plan and Zoning Commission of the City of West Des Moines, Iowa, at a regular meeting held on January 4, 2016, by the following vote:

AYES: Andersen, Brown, Crowley, Erickson, Southworth
NAYS: -0-
ABSTENTIONS: Hatfield
ABSENT: Costa

ATTEST:



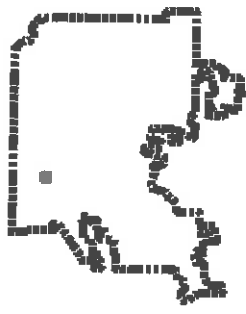
Recording Secretary

EXHIBIT A
CONDITIONS OF APPROVAL

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the Major Modification for the construction of the office building and development of the site;
2. The applicant install and maintain all necessary soil erosion measures;
3. The applicant agrees that any site infrastructure work and installation of building footings and foundations done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, utilities or footings or foundation, that the applicant will need to make the necessary changes at their own cost with no compensation from the City; and,
4. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
5. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work.



1075 Jordan Creek Parkway



- Legend**
- Parcels
 - Parks
 - Greenways



Disclaimer: The City of West Des Moines makes no warranties regarding the accuracy or completeness of the data provided herein.

THIS MAP IS NOT TO BE USED FOR NAVIGATION

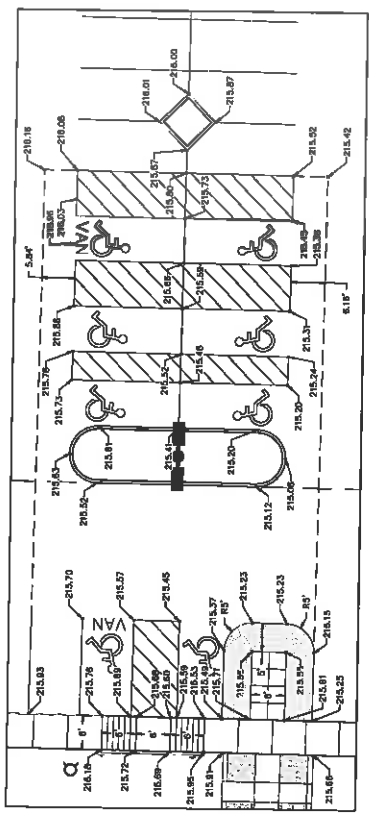
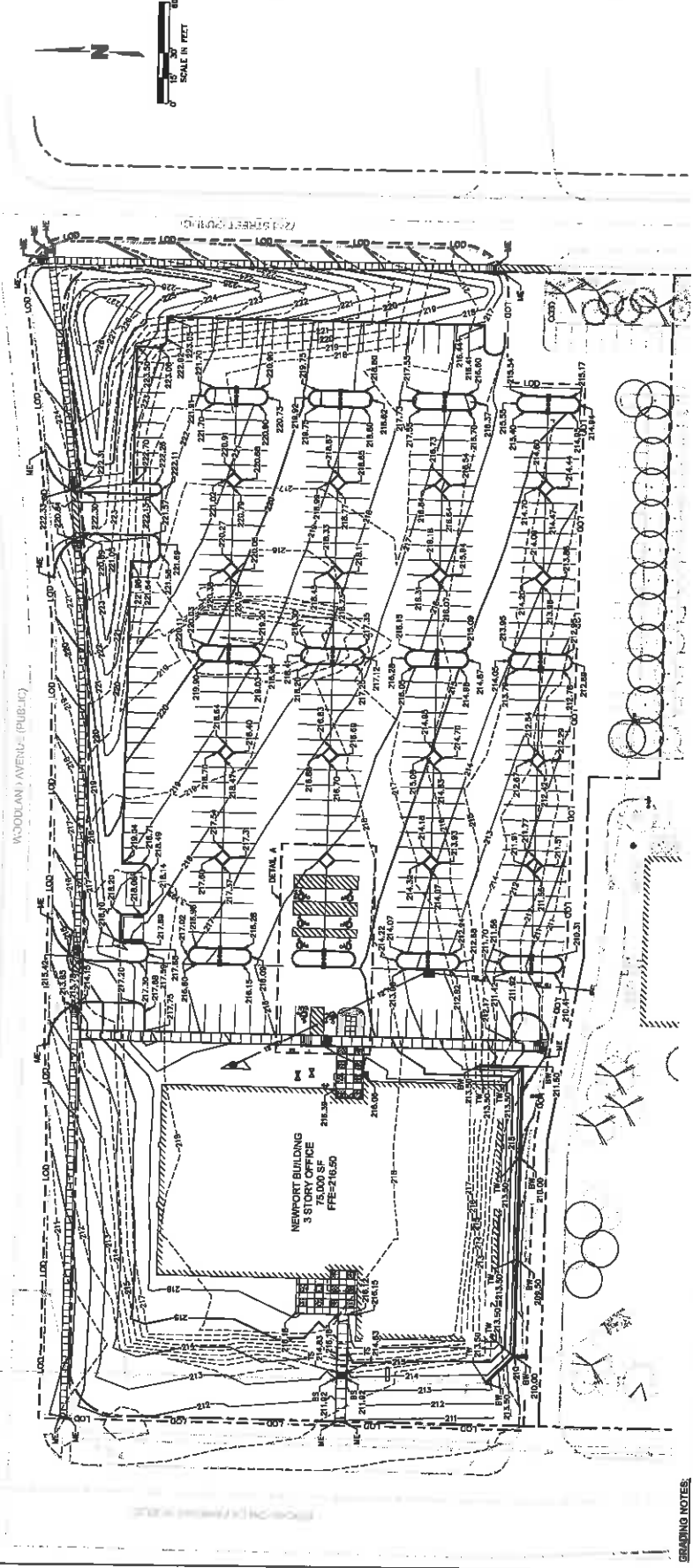
NO.	DATE	REVISION DESCRIPTION

2015

WA

GRADING PLAN

2
 Prepared by: [Signature]
 Checked by: [Signature]
 Date: [Date]



DETAIL D
SCALE 1"=10'

- GRADING NOTES:**
1. ALL EXISTING DIMENSIONS SHALL BE MEASURED TO THE CENTER LINE UNLESS OTHERWISE NOTED.
 2. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTER LINE UNLESS OTHERWISE NOTED.
 3. ALL DIMENSIONS SHALL BE MEASURED TO THE CENTER LINE UNLESS OTHERWISE NOTED.
 4. THE CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
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 14. THE CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
 15. THE CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
- NEWPORT BUILDING
3 STORY OFFICE
75,000 SF
PFE#216.50**
- GRADING NOTES:**
16. ALL FLOOR SLABS SHALL BEAR ON CONTROLLED FILL.
 17. CONTRACTOR WILL BE HELD RESPONSIBLE FOR SETTLEMENT DUE TO IMPROPER COMPACTION.
 18. CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
 19. CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
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 25. CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
 26. CONTRACTOR SHALL MAINTAIN ALL DIMENSIONS TO THE CENTER LINE UNLESS OTHERWISE NOTED.
- SPOT ELEVATION ABBREVIATIONS:**
- LV - LOW POINT
 - FW - FINISH GRADE
 - UB - GRADE BREAK
 - BS - BOTTOM OF STAIRS
 - TT - TOP OF TRENCH
 - BT - BOTTOM OF TRENCH
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811

Prepared by: KTragesser City of West Des Moines Development Services, P.O. Box 65320, West Des Moines, IA 50265-0320, 515-222-3620
When Recorded, Return to: City Clerk, City of West Des Moines, P. O. Box 65320, West Des Moines, IA 50265-0320

RESOLUTION

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, APPROVING THE PHASED SITE PLAN (MaM-002943-2015) TO ALLOW FOR THE INSTALLATION OF PRIVATE SITE INFRASTRUCTURE AND THE CONSTRUCTION OF BUILDING FOOTINGS AND FOUNDATION ON PROPERTY LOCATED AT 1075 JORDAN CREEK PARKWAY

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq. of the West Des Moines Municipal Code, R&R Realty Group requests approval for a phased site plan to install private site infrastructure and construct building footings and foundation for property legally described as:

Legal Description of Property

Lot 1 Country Club Office Plaza West Plat 7, an official plat now in and forming a part of the City of West Des Moines, Dallas County, Iowa

WHEREAS, studies and investigations were made, and staff reports and recommendations were submitted which is made a part of this record and herein incorporated by reference;

WHEREAS, on January 4, 2016, the Plan and Zoning Commission recommended to the City Council approval of the phased Site Plan; and

WHEREAS, on January 11, 2016, this City Council held a duly-noticed meeting to consider the application for a phased site plan

NOW, THEREFORE, THE CITY COUNCIL OF THE CITY OF WEST DES MOINES DOES RESOLVE AS FOLLOWS:

SECTION 1. The findings, for approval, in the staff report for the phased site plan, or as amended orally at the City Council hearing on January 11, 2016, are adopted.

SECTION 2. The phased Site Plan to install private site infrastructure and building footings and foundation is approved, subject to compliance with all conditions in the staff report, including conditions added at the Hearing, and attached hereto as Exhibit "A". Violation of any such conditions shall be grounds for revocation of the entitlement, as well as any other remedy which is available to the City.

PASSED AND ADOPTED on January 11, 2016.

Jim Sandager, Mayor Pro-Tem

ATTEST:

Ryan T. Jacobson
City Clerk

EXHIBIT "A"
CONDITIONS OF APPROVAL

1. The applicant acknowledges that the approval to allow the applicant to proceed with grading the site is at their own risk as the grading plan is subject to the risk of change stemming from the continued review of the Major Modification for the construction of the office building and development of the site.
2. The applicant install and maintain all necessary soil erosion measures.
3. The applicant agrees that any site infrastructure work and installation of building footings and foundations done to the site prior to the full approval of the site plan which contains all site development details is at their own risk, and that the final site development will need to comply with any changes that are deemed necessary as part of those subsequent approvals. The applicant further acknowledges and agrees that should the continued review, development and finalization of the site's details warrant changes to the utilities or building design or locations resulting in changes to the grades, utilities or footings or foundation, that the applicant will need to make the necessary changes at their own cost with no compensation from the City.
4. The applicant acknowledges that approval of this site plan does not allow for any above ground construction of any type and that subsequent site plan approval and submittal of final plans to the City is required before any above ground work can be started.
5. The applicant agrees to obtain all appropriate building permits prior to initiation of any site work.

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Self-Storage - Amend Title 9 (Zoning), Chapter 2 (Zoning Rules and Definitions), Chapter 6 (Commercial, Office, and Industrial Zoning District). Chapter 10 (Performance Standards), Chapter 15 (Off-Street Parking and Loading) to establish standards and regulations related to indoor self-storage or mini-warehousing facilities in non-residential zoning districts – City Initiated
AO-002949-2015

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines requests an amendment to Title 9, Zoning, to amend Chapter 2, Definitions, to define indoor self-storage and revise the current mini-warehouse definition, to amend Chapter 6, Commercial, Office, and Industrial Zoning use matrix to permit indoor self-storage, to amend Chapter 10, Performance Standards to set development standards for indoor self-storage, and to amend Chapter 15, Off-Street Parking and Loading, to provide parking standards for indoor self-storage and revise mini-warehouse parking standards.

At this time the City is requesting that the City Council initiate the ordinance amendment request and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the ordinance amendment request by the City Council does not indicate support or opposition to the request.

RECOMMENDATION: Staff recommends initiation of the ordinance amendment request and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS:

Department Director	<i>LS</i>
Appropriations/Finance	
Legal	
Agenda Acceptance	<i>KTG</i>

PUBLICATION(S) (if applicable)

Published In	n/a
Date(s) Published	n/a
Letter sent to surrounding property owners	n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	n/a		
Date Reviewed			
Recommendation	Yes	No <input type="checkbox"/>	Split <input type="checkbox"/>

**CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION**

DATE: January 11, 2016

ITEM: Breweries - Amend Title 9 (Zoning), Chapter 6 (Commercial, Office and Industrial Zoning Districts), Section 6 (Commercial, Office and Industrial Use Regulations), Subsection C, Table 6.1 (Use Matrix) to revise the regulations of breweries and tap rooms that are between 5,000 sq. ft. and 10,000 sq. ft. in size and amend the approval process for breweries and tap rooms in the General Industrial zoning district – City Initiated - AO-002956-2016

MOTION: Refer to Plan and Zoning Commission

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The City of West Des Moines requests an amendment to Title 9, Zoning, Chapter 6 to revise the commercial, office, and industrial zoning use matrix to address a discrepancy in brewery size for breweries between 5,000 sq. ft. and 10,000 sq. ft. and amend the approval process for breweries and tap rooms in the General Industrial zoning district. This amendment request is necessary to respond to a clarification request by the City’s codifier.

At this time the City is requesting that the City Council initiate the ordinance amendment request and refer it to the Plan and Zoning Commission for their review and recommendation. The initiation of the ordinance amendment request by the City Council does not indicate support or opposition to the request.

RECOMMENDATION: Staff recommends initiation of the ordinance amendment request and forwarding it to the Plan and Zoning Commission for their review and recommendation.

Lead Staff Member: Kara Tragesser, AICP

STAFF REVIEWS:

Department Director	
Appropriations/Finance	
Legal	
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	n/a
Date(s) Published	n/a
Letter sent to surrounding property owners	n/a

SUBCOMMITTEE REVIEW (if applicable)

Committee	n/a		
Date Reviewed			
Recommendation	Yes	No <input type="checkbox"/>	Split <input type="checkbox"/>