CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

Date: January 26, 2016

ITEM: Guide One Mutual Insurance, 1200 12th Street – Approval to allow two temporary trailers for housing of employees during building remodel – GC3, LLC – SP-002964-2016

ORDINANCE: Approval of Site Plan

FINANCIAL IMPACT: Undetermined.

BACKGROUND: The applicant, Tom Stockdale with GC3, Inc., is requesting approval to allow the installation of two trailers (12'x 60' and 24'x 60') for the housing of displaced employees while the building is remodeled. The trailers will be connected by an approximately 100 square foot wood deck and will have a handicap ramp leading up to the deck. The trailers are a standard type used at construction sites and schools for overflow of students. The trailers will have running water; however sanitary waste will be through a tank system. The trailers will be located in a grass area north of a private loop drive within the site so as to not impact parking within the site. The applicant has indicated that the trailers will be skirted both for aesthetics and to aid in insulation. As can be seen in the attached illustrations, the property is interior to several other buildings making for very limited visibility of the proposed trailers. The trailers are anticipated to be needed until late spring. Staff recommends a condition of approval requiring the removal of the trailers no later than May 31, 2016, and the applicant abide by all Building and Fire Codes and West Des Moines Water Works regulations related to the trailers.

Plan and Zoning Commission Action:
Vote: 6-0 approval, with Commissioner Anderson absent.
Date: January 18, 2016
Motion: Adopt a resolution recommending the City Council approve the 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
- City Council Subcommittee - Development & Planning: *01-11-2016*
- Staff Review and Comments
- Comprehensive Plan Consistency
- Findings
- Staff Recommendations 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 approve the Site Plan to allow the implementation of two temporary trailers to that site located at 1200 12th Street, subject to the applicant meeting all City Code requirements and the following:

1. Removal of the trailers, decking, and ramps no later than May 31, 2016; and,

2. Applicant abiding by all Building and Fire Codes and West Des Moines Water Works regulations as they relate to the temporary trailers.

Lead Staff Member: Lynne Twedt

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	Development & Planning		
Date Reviewed	01-11-2016		
Recommendation	Yes ☒	No ☐	Split ☐

ATTACHMENTS:

Exhibit I - Plan and Zoning Commission Communication
- Attachment A - Commission Resolution
  - Exhibit A Conditions of Approval
- Attachment B - Location Map

Exhibit II - City Council Resolution
- Exhibit A - Conditions of Approval

EXHIBIT I

CITY OF WEST DES MOINES
PLAN AND ZONING COMMISSION COMMUNICATION

Meeting Date: January 18, 2016

Item: Guide One Mutual Insurance, 1200 12st Street – Approval to allow two temporary trailers for housing of employees during building remodel – GC3, LLC – SP-002964-2016

Requested Action: Approval of Site Plan

Case Advisor: Lynne Twedt

Applicant's Request: The applicant, Tom Stockdale with GC3, Inc., is requesting approval to allow the installation of two trailers (12'x 60' and 24'x 60') for the housing of displaced employees while the building is remodeled. The trailers will be connected by an approximately 100 square foot wood deck and will have a handicap ramp leading up to the deck. The trailers are a standard type used at construction sites and schools for overflow of students. The trailers will have running water; however sanitary waste will be through a tank system. The trailers will be located in a grass area north of a private loop drive within the site so as to not impact parking within the site. The applicant has indicated that the trailers will be skirted both for aesthetics and to aid in insulation. As can be seen in the attached illustrations, the property is interior to several other buildings making for very limited visibility of the proposed trailers. The trailers are anticipated to be needed until late spring. Staff recommends a condition of approval requiring the removal of the trailers no later than May 31, 2016, and the applicant abide by all Building and Fire Codes and West Des Moines Water Works regulations related to the trailers.

City Council Subcommittee: This item was presented to the Development and Planning City Council Subcommittee on January 11, 2016, as an informational item only. No disagreement with the proposal to utilize temporary trailers within the site was expressed.

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 would note the following:

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.

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 Comprehensive Plan which designates this site as suitable for development such as that proposed by this project.

Staff Recommendation And Conditions Of Approval: Based upon the preceding review and a finding of consistency with the goals and policies of the Comprehensive Plan, staff recommends the Plan and Zoning Commission adopt a resolution recommending the City Council approve the Site Plan to allow the implementation of two temporary trailers to that site located at 1200 12th Street, subject to the applicant meeting all City Code requirements and the following:

1. Removal of the trailers, decking, and ramps no later than May 31, 2016; and,

2. Applicant abiding by all Building and Fire Codes and West Des Moines Water Works regulations as they relate to the temporary trailers.

Property Owner & Applicant: Guide One Mutual Insurance
1111 Ashworth Rd
West Des Moines, IA 50265

Applicant Representative: GC3
1025 Ashworth Rd, Suite 201
West Des Moines, IA 50265
Attn: Tom Stockdale
tomstockdale@GC3builders.com

ATTACHMENTS:

Attachment A - Plan and Zoning Commission Resolution
Exhibit A - Conditions of Approval
Attachment B - Location Map

ATTACHMENT A

RESOLUTION NO. PZC-16-006

A RESOLUTION OF THE PLAN AND ZONING COMMISSION OF THE CITY OF WEST DES MOINES, RECOMMENDING TO THE CITY COUNCIL THAT IT APPROVE A SITE PLAN TO ALLOW THE INSTALLATION OF TWO TEMPORARY TRAILERS

WHEREAS, pursuant to the provisions of Title 9, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant Guide One Mutual Insurance has requested approval for a Site Plan (SP-002964-2016) for 1200 12th Street to allow the implementation of two (2) temporary trailers to house displaced employees during building remodel;

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 18, 2016, this Commission held a duly-noticed public meeting to consider the applications for Guide One Site Plan (SP-002964-2016);

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, dated January 18, 2016, or as amended orally at the Plan and Zoning Commission meeting of January 18, 2016, are adopted.

SECTION 2. SITE PLAN (SP-002964-2016) to implement two temporary trailers is recommended to the City Council for approval, subject to compliance with all the conditions in the staff report, dated January 18, 2016, 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 18, 2016.

Craig Erickson, Chairperson
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 11, 2016, by the following vote:

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

ATTEST:

Recording Secretary

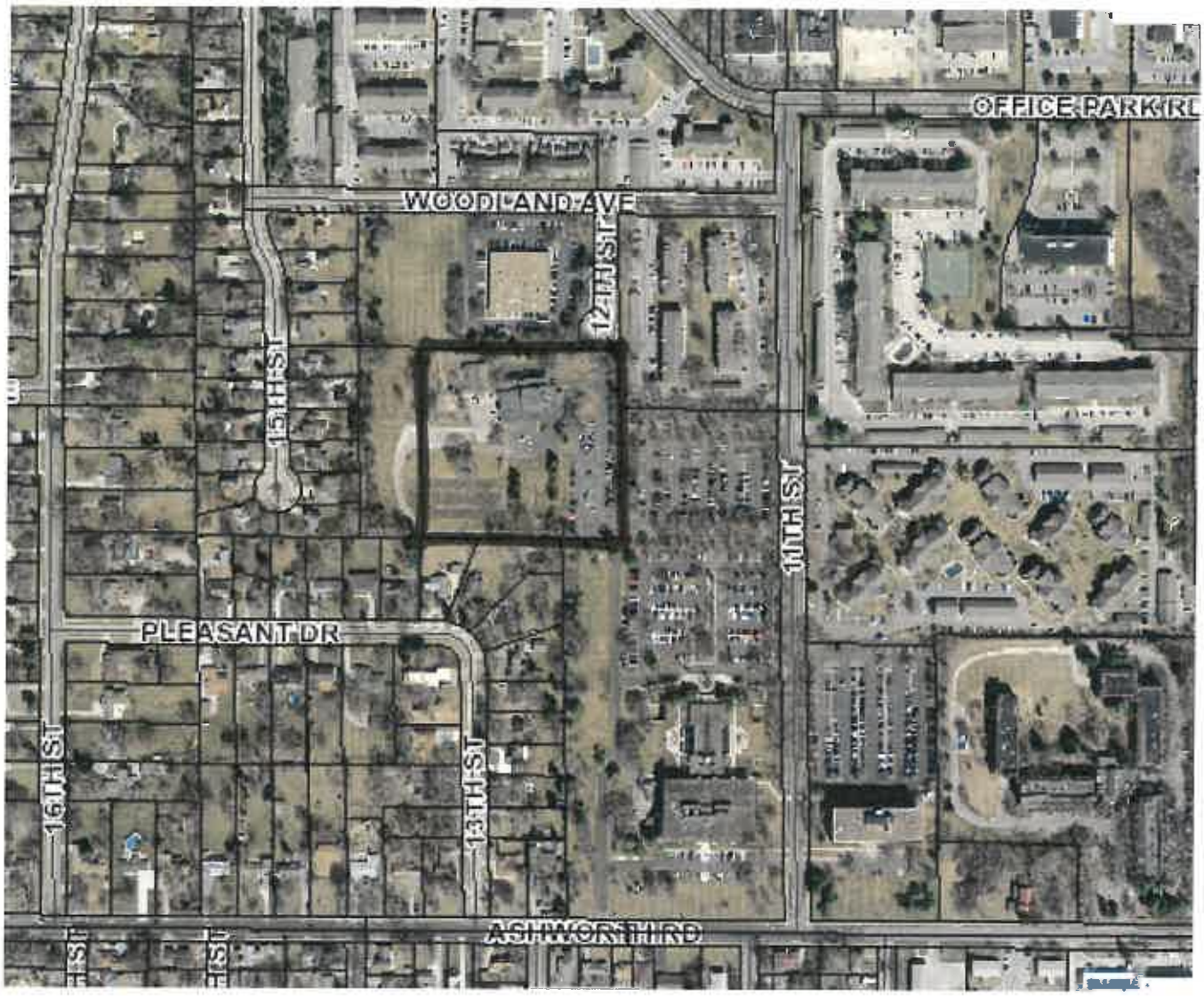
EXHIBIT A
CONDITIONS OF APPROVAL

1. Removal of the trailers, decking, and ramps no later than May 31, 2016; and,

2. Applicant abiding by all Building and Fire Code and West Des Moines Water Works regulations as they relate to the temporary trailers.

ATTACHMENT B

Location Map
1200 12th Street



Trailers location
1200

EXHIBIT II

L.Twedt, 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 SITE PLAN (SP-002964-2016) TO ALLOW THE INSTALLATION OF TWO TEMPORARY TRAILERS

WHEREAS, pursuant to the provisions of Title 9, Zoning, Chapter 1 et seq, of the West Des Moines Municipal Code, the applicant Guide One Mutual Insurance has requested approval for a Site Plan (SP-002964-2016) for 1200 12th Street to allow the implementation of two (2) temporary trailers to house displaced employees during building remodel;

Legal Description of Property
GOLF AND COUNTRY CLUB PLAT 10, LOT 2, AN OFFICIAL PLAT
NOW IN AND FORMING A PART OF THE CITY OF WEST DES MOINES,
POLK 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 18, 2016, the Plan and Zoning Commission did recommend to the City Council approval of the Site Plan (SP-002964-2016);

WHEREAS, on, January 26, 2016, this City Council held a duly-noticed meeting to consider the application for Site Plan (SP-002964-2016);

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

SECTION 1. The findings, for approval, stated in the staff report, dated January 26, 2016, or as amended orally at the City Council meeting of January 26, 2016, are adopted.

SECTION 2. **Site Plan** (SP-002964-2016) to allow implementation of two temporary trailers is approved, subject to compliance with all the conditions in the staff report, dated January 26, 2016, including conditions added at the meeting, 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 26, 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 26, 2016, by the following vote:

ATTEST:

_____
Ryan T. Jacobson
City Clerk

Exhibit A
Conditions of Approval

1. Removal of the trailers, decking, and ramps no later than May 31, 2016; and,

2. Applicant abiding by all Building and Fire Codes and West Des Moines Water Works regulations as they relate to the temporary trailers.