CITY OF WEST DES MOINES
CITY COUNCIL MEETING COMMUNICATION

DATE: May 16, 2022

ITEM: Resolution – Approval of Resolution clarifying the terms of the Moratorium of March 7, 2022 regarding certain development activities in Valley Junction

FINANCIAL IMPACT: None

SYNOPSIS: On April 5, 2021 the City Council imposed a temporary moratorium on changes to exterior building modifications and building demolition in Valley Junction. On May 17, 2022 the moratorium was extended to November 1, 2021, which was subsequently extended to March 1, 2022. On February 21, 2022 the City Council approved the request of the Master Plan Steering Committee, and on March 7, 2022 extended the moratorium to September 1, 2022. Although the request of the Steering Committee adopted by the City Council limited the properties that are subject to the moratorium to the 53 contributing buildings identified by the National Register, the language of the moratorium did not clearly reflect the intent of the Council.

The attached Resolution clarifies the intent of the City Council and applies the moratorium to only the 53 buildings identified by the Historic West Des Moines Master Plan Steering Committee as contributing to the historic significance of the Historic Register District as recognized by the National Register.

OUTSTANDING ISSUES (if any): None

RECOMMENDATION: Approve the Resolution clarifying the terms of the Moratorium of March 7, 2022 regarding certain development activities in Valley Junction

Lead Staff Member: Richard Scieszinski, City Attorney

STAFF REVIEWS

Department Director	
Appropriations/Finance	
Legal	RJS
Agenda Acceptance	

PUBLICATION(S) (if applicable)

Published In	
Dates(s) Published	

SUBCOMMITTEE REVIEW (if applicable)

Committee	None		
Date Reviewed			
Recommendation			

RESOLUTION CLARIFYING THE TERMS OF THE MORATORIUM OF MARCH 7, 2022 ON CERTAIN DEVELOPMENT ACTIVITIES IN VALLEY JUNCTION

WHEREAS, the City of West Des Moines continues to experience significant development activity throughout the City, including significant redevelopment activity in the Valley Junction area; and

WHEREAS, on April 5, 2021 the City Council imposed a temporary moratorium on changes to exterior building modifications and building demolition in order to conduct a comprehensive review of the existing buildings and structures regarding history, architecture, use and viability and to draft an appropriate plan for future redevelopment that will allow for the use of current building design and materials while remaining harmonious in scale and context with the area; and

WHEREAS, after additional input, on May 17, 2021 the City Council continued the moratorium to November 1, 2021, and on November 1, 2021, the City Council extended the moratorium to March 1, 2022; and

WHEREAS, on February 21, 2022, in recognition of the time necessary to complete a historical survey of the existing buildings within Valley Junction, the Historic West Des Moines Master Plan Steering Committee requested that the City Council approve an additional six-month moratorium on contributing buildings in the existing Historic Register District, identifying 53 buildings that the National Register recognizes as contributing to the historic significance of the District; and

WHEREAS, on February 21, 2022 the City Council approved the request of the Master Plan Steering Committee and on March 7, 2022 the City Council approved extending the moratorium to September 1, 2022, excluding previously approved development projects and all property outside the VJHB District; and

WHEREAS, although the recommendation adopted by the City Council of the Master Plan Steering Committee only included the 53 contributing buildings identified by the National Register, the moratorium approved by the City Council did not clearly reflect the request of the Steering Committee and the intent of the City Council regarding the buildings subject to the moratorium.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of West Des Moines, Iowa, that:

1. The moratorium imposed by the City Council on April 5, 2021 and extended on March 7, 2022 shall only apply to the 53 buildings identified by the Historic West Des Moines Master Plan Steering Committee as contributing to the historic significance of the Historic Register District as recognized by the National Register.

2. Other property and previously approved development projects, including but not limited to 111 and 113 5th Street within the Historic Valley Junction Business District (VJHB) shall

be exempt from the moratorium on building demolition and no property outside the VJHB District shall be included in or be subject to the moratorium.

3. The moratorium shall continue to September 1, 2022. If during the moratorium period a project is proposed which the City Council finds may be of significant benefit to Valley Junction and the City, consideration may be given by the Council to the proposed project following review and recommendation from the Master Plan Steering Committee.

4. The necessity to terminate or extend the moratorium shall be reviewed and considered by the City Council as appropriate.

APPROVED AND ADOPTED this 16th day of May, 2022.

_____

Russ Trimble, Mayor

ATTEST:

_____

Ryan T. Jacobson, City Clerk