

# City of Bondurant

Planning and Zoning  
Commission 200 2<sup>nd</sup> St NE,  
PO Box 37  
Bondurant, IA 50035



## Meeting Minutes

**DATE:** August 10, 2023

Karen Keeran, Chair

### 1. Call to Order 6:00 pm

**Place** Bondurant City Hall (200 2nd St NE, PO Box 37)

**Special Note:** Due to concerns of the COVID-19 virus and social distancing recommendations, access to the meeting was also provided through a virtual meeting.

### 2. Roll Call

**Members Present:** Karen Keeran (Chairperson), Brian Clayton, Jason Vore, Jesse Torres, Andy Mains

**Members Absent:** Lisa Cameron, Kristin Brostrom

**City Official Present:** Isaac Pezley, Maggie Murray, Marketa Oliver, Matt Sillanpaa

### 3. Perfecting and Approval of the Agenda

Motion by Commission Member Mains, seconded by Commission Member Vore to approve of the August 10, 2023 amended meeting agenda. Vote on Motion 5-0-0. Motion carried.

### 4. Approval of Minutes

Motion by Commission Member Mains, seconded by Commission Member Clayton to approve of the July 13, 2023 meeting minutes. Vote on Motion 5-0-0. Motion carried.

### 5. Guests requesting to address the Planning and Zoning Commission

### 6. Action Items

- a. RESOLUTION NO. PZ-230810-24 – Considering Plat of Survey to create Parcel '2023-122'.

Pezley stated the applicants are submitting a Plat of Survey in order to transfer ownership of the property. This area will eventually be Harvest Meadows Plat 3, and the Plat of Survey does comply with the approved Harvest Meadows Preliminary Plat. Ollendike stated they are currently constructing this plat and a Final Plat will be forthcoming.

Clayton asked if the new owners would continue with the approved PUD for this area. Ollendike stated that yes they will, the new ownership will still have Kimberley as a part of the ownership group.

Keeran asked if the PUD is still valid with the change in ownership. Clayton stated yes, since Kimberley will still be apart of the ownership group. Keeran asked staff if constructing the roads is alright without an approved final plat. Staff stated yes, the final plat will be approved once the public improvements are completed.

Motion by Commission Member Mains, seconded by Commission Member Torres to recommend approval of RESOLUTION PZ -230810-24.

Roll Call – Ayes: Commission Member Clayton, Commission Member Keeran, Commission Member Mains, Commission Member Cuellar, Commission Member Torres Nays: none. Abstentions: none. Absent: Commission Member Cameron, Commission Member Brostrom. Vote on Motion 5-0-0. Motion carried.

## **7. Discussion Items –**

### **a. Bondurant-Farrar Community School District – Future Sites Discussion**

Rich Powers, Bondurant-Farrar Community School District Superintendent, presented to the Commission. Powers introduced other members with the BFCSD present at the meeting. Powers stated City staff informed him the Commission had expressed concerns regarding the site layout presented at School Board meetings and wanted to meet with the Commission to address those concerns.

Powers gave the Commission an overview of the changes to existing facilities that will be addressed the proposed bond the School is pursuing this fall. Powers stated initial discussion with the School district included a street extending from 2<sup>nd</sup> Street NE and connect to Aspen Drive NE. Powers stated site work will start this year in order to open the school on time. The updated site plan shows a stub road that will extend to the north property line of the new school. The proposed school will be approximately half of the size of Morris Elementary and house 300 students. Over 100 of those students will be preschoolers, who will only be attending half days. The school district is also looking into altering start times to help with school traffic at this site.

Powers stated there will be baseball and softball fields as well as parking located around the high school campus. The school district is in conversations with the City about tennis and pickleball courts.

Vore asked how many classes would be at the new elementary school. Powers stated there will be a total of 16 class rooms in the new school with a mix of preschool and kindergarten classes. Keeran asked if first through third graders would attend a different school, Powers stated that is the current plan. Powers stated the student population has not increased as much as originally anticipated and the current kindergarten class is approximately the same size as the current senior high school class.

Powers discussed the potential of three K-4 elementary schools but these decisions are still being discussed.

Powers discussed briefly the construction of the park and detention areas. Two ponds would be warranted for the entire build out of this site, but building one school may not warrant building both detention sites. Powers stated they are trying to develop to address the community's needs. By only planning on constructing one school it allows the school to be flexible in the future.

Powers continued the discussion of preparing for student growth.

Mains stated the parking lot only has one access point onto the new proposed road. Will there be another access point into this parking area. Powers stated there may be another access point for buses but that will be determined based upon expected traffic to this school. This school will house pre-school and kindergarten students meaning there will not be a walkable site for the majority of the students. Powers stated the school district is trying to stay flexible on access to this area and keeping Aspen as a potential access point is important. Clayton stated he is not in favor of directing traffic through Aspen and Lincoln. Clayton stated the community is in favor of two access points off of 2<sup>nd</sup> Street NE.

Clayton also expressed concern about construction traffic routing through Aspen or Lincoln into of accessing the site off of 2<sup>nd</sup> Street NE.

Clayton asked what the plans are for the future development sites on the plan. Powers stated these sites are to be determined based upon community need. Powers stated in the future it may become prudent to sell some of the property the school currently owns but the school will take into account its needs first.

Powers stated the School is ready to fund the construction of the new proposed road but the City has expressed concern with providing funding in this fiscal year.

Clayton expressed his concerns about the proposed lack of roadways on this site

and future development will end up with school traffic being routed through Aspen Drive.

Mains asked about what the plans are for the proposed road. Powers stated City staff stated to reserve space to construct a four-lane road but at this time that size of road is not needed. Mains asked if there would be a connection from the high school to the proposed road. Powers stated he does not believe that connection will take place.

Keeran asked about an additional access to this site. Powers stated at this time another access point is not needed. Powers stated it is his understanding the four lane road would be partially located on the school district's property and the other half will be located on the property owner to the east. Keeran is asking about the placement of a roadway easement through the entirety of the site to ensure there is enough space for a road in the future.

Vore expressed concerns about car traffic in and out of this site for 300 students. Powers stated the school will provide busing to all students going to this site. Vore stated he understands busing will be available but will it be used. The Commission had additional conversation about ensuring there is access to the site even when future construction on other sites happen.

Clayton stated he has concerns about the future traffic problems as the school district continues to stack schools right next to each other. Powers stated the data the school district is looking at right now would indicate there will not be a need for another school for 7-12 years.

Keeran asked about possible connection north to alleviate

There are plans to construct additional parking between the high school and middle school. Keeran stated she understands but she is concerned about the construction of an additional egress instead of dumping all of the traffic onto Grant Street. Keeran stated once Grant Street is under construction the school district will have additional traffic issues. Torres asked if Ne 86<sup>th</sup> Street is paved, Murray stated no. Torres asked when that street will be upgraded, Murray stated the City has plans for upgrading it but it will ultimately be dependent upon development.

Powers stated the school district has been in constant contact with the City about the development of new schools, even prior to this site being bought and developed.

b. City Park Zoning

Pezley stated the City is currently undergoing several park reconstructions and/or master planning efforts. Currently, the City does not have any public park

or open space type zoning districts. This means that all public park related buildings should be meeting setback requirements for whichever zoning district they are located in. There are currently multiple examples where this is not the case. City staff would like to move forward with a text amendment to address this issue and wanted to gather the Commission's feedback before proceeding.

When researching other Des Moines metro communities there appears to be a couple of options to take. The first, no designated park or open space related zoning district and enforce zoning district bulk regulations on each individual park. This is what is currently suppose to be taking place in Bondurant.

Second, a Open Space/Public Park Zoning District could be created. This district would included specific bulk regulations that are relevant to public parks and relevant structures. If this route is taken, the City would need to go through and rezone every public park located inside City limits. This would be a lengthy process.

Third, City parks can be permitted through Conditional Uses. This process seems to be fairly popular, when subdivisions are being platted the park being located in the subdivision would be required to go through the Conditional Use process. This requires approval from the Board of Adjustment and would allow for City staff and the Board to create specific setback and bulk regulation standards for each individual park.

The final option would be a text amendment allowing for exemptions for park-related structures. Staff recognizes this would likely be a temporary option until a Public Park/Open Space Zoning District is created.

City staff has no recommendation on this issue but does recognize when the Zoning Code is overhauled a Public Park/Open Space Zoning District will likely be created. Knowing this, staff believes option four, creating a text amendment to the exemptions portion of the Zoning Code would serve as a bridge until the new Zoning District is created.

The Commission agrees that Option 4 is the best option with the intention of working towards Option 2.

Murray stated staff is also looking at addressing street access requirements for parks.

Mains stated recently a lot of developers are opting to not install parks and instead pay the park fee. Oliver stated the City has the option to accept the payment in lieu of or require a park to be installed. Pezley added that Option 2 could potentially give the City more teeth to require parkland dedication. Murray stated the parkland dedication fee is based off the valuation of land. As land prices go up, the parkland dedication fee will also go up which may make

developers less likely to pay the fee.

Matt Sillanpaa stated most of the parks he frequents are parks that are on the way to something. Sillanpaa stated when new developments come through there should be more of an effort to locate the development's park near a bike trail or create a unique aspect to attract residents.

## **8. Reports / Comments and appropriate action thereon**

### **a. Commission Members**

Brostrom – absent.

Clayton – Asked if there are any plans for the development for the former Webb Property. Staff stated no plans have been submitted to the City.

Mains – None.

Torres – Plans for Parkside. Murray stated the detention ponds are considered the parkland area for that subdivision. However, the City is currently engineering a trail connection to the Lake Petocka area. There is also a large park being installed in the Featherstone Preliminary Plat area.

Cameron – absent.

Vore – none.

### **b. Commission Chair – Asked about the installation of the sidewalk of the two new houses located on Fireside Drive. Staff stated they have reached out to the developer.**

Asked if staff had looked into possible text amendments to residential elevations. Oliver stated outside of Planned Unit Developments this would be very hard to enforce.

With conversations about absences of Des Moines City Council, wanted to ensure Cameron's absences are being addressed.

### **c. City Administrator – IISC**

### **d. Community Development Director – Water main and water tower update. Thank you to Prairie Meadows and Polk County for grant monies for various projects. RISE grant and Civic Campus Master Plan. BRSC has hit a snag due to the location of an unidentified MidAmerican cable. The cable will be lowered and then the parking lot will be finished. City Park schematic design has been**

### **e. City Planner – none**

### **f. City County Liaison – none**

## **7. Adjournment**

Motion by Commissioner Clayton, seconded by Commissioner Vore to adjourn the meeting. Vote on Motion 5-0-0. Motion carried. Meeting adjourned at 7:17.