

## **NOTICE OF PUBLIC MEETING**

**Governmental Body: Van Meter Planning and Zoning Commission Meeting**

**Date of Meeting: Monday, December 2, 2024**

**Time/Location of Meeting: 5:30pm – 310 Mill Street (City Hall)**

### **Agenda:**

1. Call to Order/Roll Call
2. Approval of Agenda
3. Approval of Minutes – 10/30/2024
4. Discussion and Possible Action: Parcel 24-109 Plat of Survey Review
5. Discussion and Possible Action: Rezoning Request – 325 Grand Street
6. Discussion and Possible Action: Proposed Draft Building Code Adoption
7. Adjournment

Posted Wednesday, November 27, 2024

# Agenda Item #1

## Call to Order

### Roll Call:

*Wahlert* \_\_\_\_\_

*Feldman* \_\_\_\_\_

*Hulse* \_\_\_\_\_

*Miller* \_\_\_\_\_

*DeVore* \_\_\_\_\_

*Cook* \_\_\_\_\_

*Coyle* \_\_\_\_\_

### Staff:

### Guests:

# Agenda Item #2

## Approval of the Agenda

**Chairperson:** *Do I hear a motion to approve the agenda?*

**Commissioner** \_\_\_\_\_: *So moved.*

**Commissioner** \_\_\_\_\_: *Second.*

**Chairperson:** All in favor? \_\_\_\_\_ Not in favor? \_\_\_\_\_

# Agenda Item #3

## Approval of Minutes

**Chairperson:** Any discussion needed on the minutes from the 10/30/2024 meeting?

Do I hear a motion to approve the minutes from the P&Z Meeting on 10/30/2024?

**Commissioner** \_\_\_\_\_: So moved.

**Commissioner** \_\_\_\_\_: Second.

**Chairperson:** All in favor? \_\_\_\_\_ Not in favor? \_\_\_\_\_

City of Van Meter, Iowa

Planning & Zoning Commission Meeting – October 30, 2024

- 1) The Van Meter Planning & Zoning Commission met on Wednesday, October 30, 2024 for a meeting. The workshop started at 5:32pm.  
Commissioners Wahlert, Hulse, DeVore, Cook & Miller were present in addition to City Clerk Drake. Commissioner Feldman was absent.
- 2) Cook moved, supported by Miller, to approve the agenda. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 3) Miller moved, supported by Cook, to approve minutes from October 9, 2024. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 4) Cook moved, supported by Wahlert, to recommend approval of the proposed amendment to the Code of Ordinances of the City of Van Meter regarding Short-Term Rentals to the City Council and to proceed with the scheduled public hearing. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 5) Wahlert moved, supported by Miller, to recommend approval of the proposed amendment to the Code of Ordinances of the City of Van Meter regarding Solar Energy Systems to the City Council and to proceed with the scheduled public hearing. The Commission recommends the proposed language as is regarding the prohibition of ground mounted solar arrays for all zoning districts. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – NO; Miller - YES. **YES (4) NO (1) ABSTAIN (0) ABSENT (1)**
- 6) Cook moved, supported by Hulse, to recommend that the City Council approves the Peterson Estates Sub-Division Plat and waives compliance with the City’s sub-division ordinance. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 7) Cook moved, supported by Miller, to recommend that the City Council approves the Plat of Survey for Parcel 24-101 and waives compliance with the City’s sub-division ordinance. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 8) Wahlert moved, supported by Cook, to recommend that the City Council approves the Plat of Survey for Lot 2 of Valley View Acres and requires compliance with the City’s sub-division ordinance. Approval includes the condition that separate water & sewer services must be installed on the newly created lot. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 9) The Commission reviewed the current use and recent updates to the property located at 415 Wilson Street. The Commission stated that the current use of storage is not permitted and that upgrades to the property require compliance with the architectural & design standards as defined in the Code of Ordinances of the City of Van Meter. Cook moved, supported by Wahlert, to recommend that the City Council takes the appropriate steps to address the non-permitted use under C-1 Zoning and require compliance with the architectural & design standards as defined in the Code of Ordinances. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)**
- 10) The Commission discussed the potential use case of a used car dealership proposed by a potential buyer of 325 Grand Street. The property is currently zoned C-1 under which a used car dealership would not be permitted. There are 2 adjacent parcels that are currently non-conforming under C-1. The Commission believes that rezoning all 3 parcels to I1 – Light Industrial would correct the issues currently at hand while continuing to encourage commercial activity in that area of town. No action was taken.
- 11) Hulse moved, supported by Wahlert, to adjourn the meeting. On roll call, the votes were as follows: Wahlert – YES; Cook – YES; Devore – YES; Hulse – YES; Miller - YES. **YES (5) NO (0) ABSTAIN (0) ABSENT (1)** The meeting was adjourned at 6:10pm.

Attest: Jessica Drake, City Clerk

# Agenda Item #4

## Discussion and Possible Action:

## Parcels 24-108 and 24-109 Plat of Survey Review

### Submitted for: **Discussion and Possible Action**

The City received a request regarding a parcel split on 340th Trail in September 2024. The plat of survey was submitted on October 31, 2024 and sent to the City Engineer for review.

The plat of survey involves splitting the parcel into 2 separate parcels. The existing parcel is within the city limits and the review was to determine compliance with the City's sub-division ordinance.

Factor 1 - LOCATION. Since the parcel is within the city limits and has been identified as part of the future growth plan of the City, this factor weighs in favor of compliance.

Factor 2 - NATURE. Since the plat division creates a potentially developable lot, this factor is considered neutral.

Factor 3 - LOGICAL IMPROVEMENTS. Due to the location and existing Xenia water service, the installation of a water main would not be required. Due to the location and City's plan for sewer, the construction of sanitary sewer would not be required. No additional storm water drainage improvements are required.

Factor 4 - ROAD IMPROVEMENTS. 340th Trail is a gravel road and only part of the ROW is in the plat. However, the City plans on improving the road and required participation of the property owner may complicate the project. The recommendation is to waive the road improvement contribution and require the creation of a separate parcel for the roadway easement area and conveyance to the City in fee & title.

A revised plat of survey was submitted on November 22, 2024 and provided to the City Engineer for review. Upon review, the revised plat creates parcel 24-123 to address the roadway easement area. That parcel will be conveyed to the City. The City Engineer recommends approval of the Plat of survey waiving compliance with the City's Sub-Division Ordinance.

**Chairperson:** Do I hear a motion?

**Motion:** Motion to recommend approval of the Plat of Survey relating to Parcels 24-108, 24-109 and 24-123 & waiving compliance with the City's Sub-Division Ordinance to the City Council

**Commissioner** \_\_\_\_\_: *So moved.*

**Commissioner** \_\_\_\_\_: *Second.*

**Chairperson:** *Roll Call Please.*

**Wahlert**\_\_\_\_ **Feldman** \_\_\_\_ **Hulse** \_\_\_\_ **Miller** \_\_\_\_ **DeVore** \_\_\_\_ **Cook** \_\_\_\_ **Coyle** \_\_\_\_

**INDEX LEGEND**

LOCATION: SEC 22-78-27, SW1/4 NE1/4 NW1/4 SE1/4  
REQUESTOR & PROPRIETOR: KNAPP ABEL BLUFFS, LC  
PO BOX 657  
DES MOINES IA 50306  
SURVEYOR: MICHAEL A. BROONER  
COMPANY: CIVIL DESIGN ADVANTAGE  
PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: 515-369-4400

**PLAT OF SURVEY**



AREA ABOVE RESERVED FOR RECORDING STAMP

**PARCEL 24-108 DESCRIPTION**

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF VAN METER, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 22; THENCE NORTH 00°43'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1308.10 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°55'48" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 658.65 FEET; THENCE NORTH 89°55'19" EAST ALONG SAID NORTH LINE, 659.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°38'41" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 618.17 FEET; THENCE NORTH 89°21'09" WEST, 662.23 FEET; THENCE SOUTH 00°39'50" WEST, 1250.87 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 340TH TRAIL; THENCE NORTH 77°32'48" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 672.42 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°46'53" EAST ALONG SAID WEST LINE, 408.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 36.31 ACRES (1,581,704 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

**AREA BREAKDOWN**

<b>PARCEL 24-108</b>	
GROSS	36.31 ACRES (1,581,704 S.F.)
SW1/4 NE1/4	29.06 ACRES (1,265,785 S.F.)
NW1/4 SE1/4	7.25 ACRES (315,919 S.F.)
<b>PARCEL 24-109</b>	
GROSS	19.17 ACRES (834.944 S.F.)
SW1/4 NE1/4	10.58 ACRES (460,836 S.F.)
NW1/4 SE1/4	8.59 ACRES (374,108 S.F.)
<b>PARCEL 24-123</b>	
GROSS	1.71 ACRES (74,284 S.F.)

**PARCEL 24-123 LEGAL DESCRIPTION**

A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF VAN METER, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE CENTER OF SAID SECTION 22; THENCE SOUTH 00°46'53" WEST ALONG THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 408.38 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 340TH TRAIL AND THE POINT OF BEGINNING; THENCE SOUTH 77°32'48" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 672.42 FEET; THENCE SOUTH 87°42'10" EAST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 662.92 FEET TO THE EAST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE SOUTH 00°38'41" WEST ALONG SAID EAST LINE, 55.02 FEET TO THE CENTER LINE OF SAID 340TH TRAIL; THENCE NORTH 87°42'10" WEST ALONG SAID CENTERLINE, 542.13 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1432.39 FEET, WHOSE ARC LENGTH IS 253.79 FEET AND WHOSE CHORD BEARS NORTH 82°38'00" WEST, 253.46 FEET; THENCE NORTH 77°31'44" WEST ALONG SAID CENTERLINE, 289.45 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1909.86 FEET, WHOSE ARC LENGTH IS 246.71 FEET AND WHOSE CHORD BEARS NORTH 81°15'16" WEST, 246.54 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°46'53" EAST ALONG SAID WEST LINE, 72.38 FEET TO THE POINT OF BEGINNING AND CONTAINING 1.71 ACRES (74,284 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.

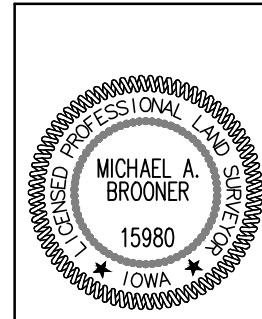
**NOTES**

- SEE SURVEYS: BOOK 2011, PAGE 2684, BOOK 2010 PAGE 3702, BOOK 2010 PAGE 14858 AND BOOK 2011 PAGE 1034.
- SEE DEED RECORDED IN BOOK 2010 PAGE 3918.
- PARCEL 24-123 IS EXISTING ROADWAY EASEMENT. SAID PARCEL IS TO BE DEEDED TO THE CITY OF VAN METER AND WILL CONTINUE AS PUBLIC ROAD RIGHT-OF-WAY.

**PARCEL 24-109 LEGAL DESCRIPTION**

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF VAN METER, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°38'41" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 618.17 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 00°38'41" WEST ALONG SAID EAST LINE, 1269.96 FEET TO THE NORTHERLY RIGHT-OF-WAY LINE OF 340TH TRAIL; THENCE NORTH 87°42'10" WEST ALONG SAID NORTHERLY RIGHT-OF-WAY LINE, 662.92 FEET; THENCE NORTH 00°39'50" EAST, 1250.87 FEET; THENCE SOUTH 89°21'09" EAST, 662.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 19.17 ACRES (834,944 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD.



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

MICHAEL A. BROONER, P.L.S. 11-22-2024  
DATE

LICENSE NUMBER 15980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEET 1 & 2

FILE: H:\2024\IOWA\2410783-PLAT OF SURVEY.DWG  
PLOT DATE: 11/22/2024 4:32 PM  
PLOT BY: MICHAEL A. BROONER

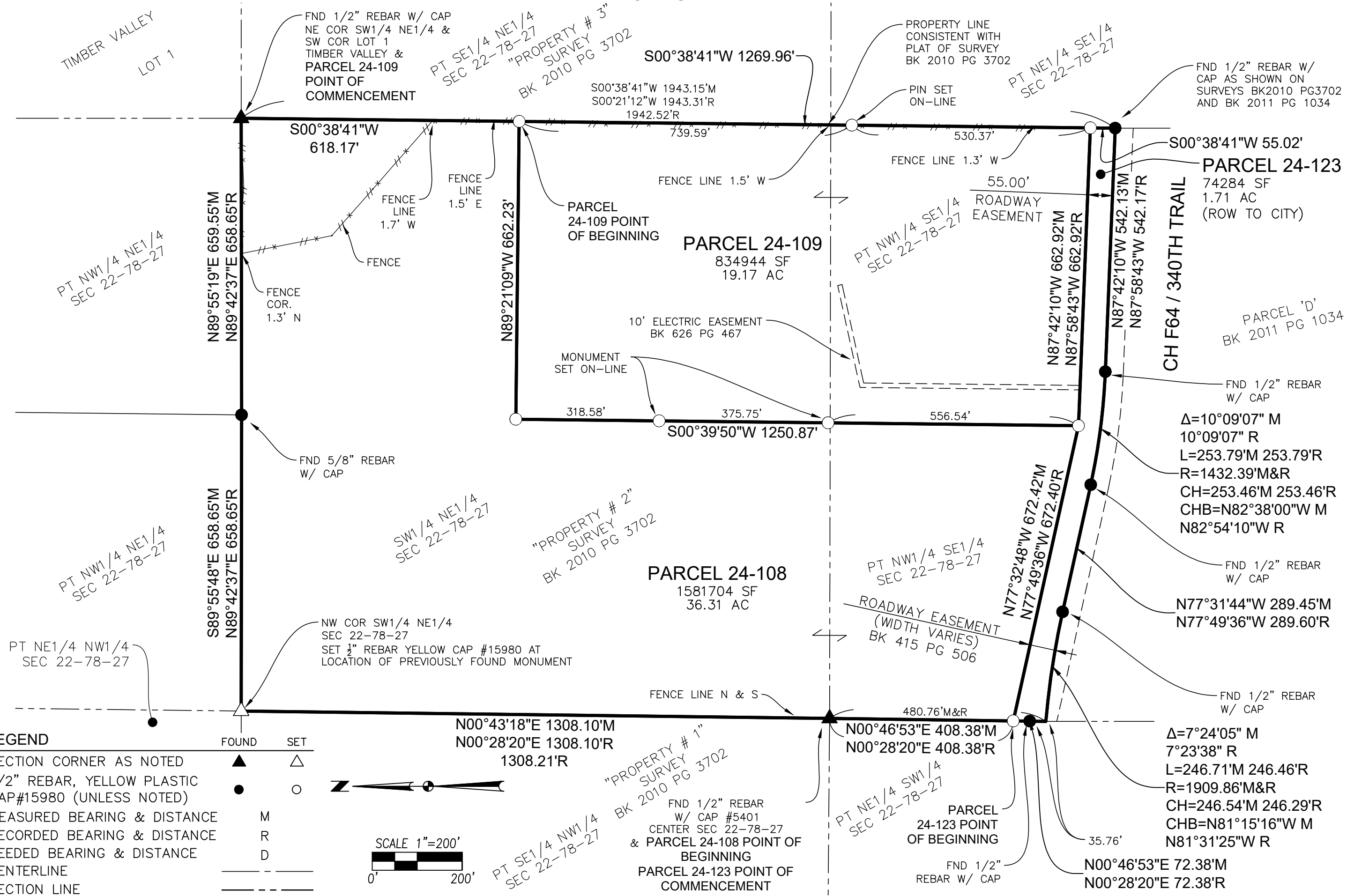
DATE	11/22/24
REVISIONS	
REVISOR	
PREPARED	
TECH:	4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400
ENGINEER:	
REVIEW:	

**SW1/4 NE1/4 & PT. NW1/4 SE1/4  
SEC 22-78-27 - PLAT OF SURVEY**

CIVIL DESIGN ADVANTAGE  
VAN METER, IOWA

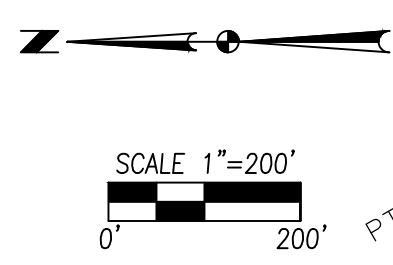
1/2  
2410.783

# PLAT OF SURVEY



**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP #15980 (UNLESS NOTED)	●	○
MEASURED BEARING & DISTANCE	M	
RECORDED BEARING & DISTANCE	R	
DEEDED BEARING & DISTANCE	D	
CENTERLINE	---	
SECTION LINE	---	
EASEMENT LINE	---	



FILE: I:\2024\10783\10783-PLAT OF SURVEY.DWG  
 DATE PLOTTED: 11/22/2024 4:43 PM  
 PLOTTED BY: LAURE BRONKHORST

DATE		REVISIONS		REVISOR		DATE	
4121 NW URBANDALE DRIVE URBANDALE, IA 50322 PHONE: (515) 369-4400				TECH:	REVIEW:		
CIVIL DESIGN ADVANTAGE				ENGINEER:			
<b>SW1/4 NE1/4 &amp; PT. NW1/4 SE1/4 SEC 22-78-27 - PLAT OF SURVEY</b>							
VAN METER, IOWA							
2 / 2							
2410.783							





**VEENSTRA & KIMM INC.**

3000 Westown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

November 25, 2024

Liz Faust  
City Administrator  
City of Van Meter  
310 Mill Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

VAN METER, IOWA  
PLAT OF SURVEY  
KNAPP ABEL BLUFFS LC PROPERTY

The writer has completed a review of the revised submittal of the Plat of Survey of the southwest quarter of the northeast quarter and the northwest quarter of the southeast quarter of Section 22 Township 78 North Range 27 West. The primary purpose of the Plat of Survey is to divide the existing parcel to create new Parcel 24-109 with the remainder of the existing parcel identified as Parcel 24-108.

In the writer's previous review comment it was noted under City practice the roadway easement of 340<sup>th</sup> Trail needs to be identified as a separate parcel and conveyed to the City in fee title. The revised Plat of Survey shows the creation of Parcel 24-123 that encompasses 1.71 acres of the right-of-way easement of 340<sup>th</sup> Trail. This parcel will be conveyed to the City and fee title.

The revised Plat of Survey satisfies the writer's comment relative to the original Plat of Survey. The writer has no additional comments regarding the Plat of Survey and would recommend its approval.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or [bveenstra@v-k.net](mailto:bveenstra@v-k.net).

VEENSTRA & KIMM, INC.

H. R. Veenstra Jr.

HRVJr:crt

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Cc: Jessica Drake



**VEENSTRA & KIMM INC.**

3000 Westown Parkway  
West Des Moines, Iowa 50266

515.225.8000 // 800.241.8000  
www.v-k.net

November 1, 2024

Liz Faust  
City Administrator  
City of Van Meter  
310 Mill Street  
P.O. Box 160  
Van Meter, Iowa 50261-0160

VAN METER, IOWA  
PLAT OF SURVEY  
PARCEL 24-108 AND 24-109

The writer has completed a review of the Plat of Surveys submitted by Civil Design Advantage for the Knapp Abel Bluff property located at 27671 340<sup>th</sup> Trail. The Plat of Survey involves dividing the existing 57.18-acre parcel into two separate parcels. The Plat of Survey creates a new Parcel 24-109 encompassing a gross area of 20 acres located in the southeast part of the existing parent parcel. The balance of the parent parcel becomes Parcel 24-108.

The existing parcel is located within the corporate limits of the City of Van Meter. The review is for compliance with the subdivision ordinance and any other policies and requirements of the City of Van Meter.

Under the subdivision ordinance the City can determine whether the Plat of Survey needs to provide infrastructure improvements normally associated with the subdivision of property. In determining whether a Plat of Survey should comply with the requirements of the subdivision ordinance the City utilizes a three part test.

First test is the location of the Plat of Survey. If the Plat of Survey is located in an area where the City anticipates future development, the City is more inclined to require compliance with the provisions of the subdivision ordinance. If the Plat of Survey is located in an area the City does not anticipate for future development the city is less inclined to require compliance with the provisions of the subdivision ordinance.

This Parcel is located on the north side of 340<sup>th</sup> Trail east of Veterans Memorial Parkway. This area has been identified by the City as part of its future growth plan. The location factor would weigh in favor of requiring compliance with the provisions of the subdivision ordinance.

The second factor is the nature of the Plat of Survey. If the Plat of Survey does not create any new developable lots the City generally does not require compliance with the provision of the subdivision ordinance. If the Plat of Survey creates a significant number of new buildable lots the City is more inclined to require compliance with the provisions of the subdivision ordinance. When the Plat of

Survey divides an existing Parcel to create a potentially developable lot this factor is generally viewed as more neutral.

This Plat of Survey creates a new 20-acre parcel. This parcel would clearly be considered buildable under the zoning ordinance. Further Plat of Survey the nature of the plat would be considered a neutral factor and the determination would be based primarily on the other two factors.

The third factor is whether any improvements normally required under the subdivision ordinance would logically be required. The City normally will determine whether water, sewer, stormwater drainage or street improvements would be required the area of this Plat of Survey is in the Xenia Rural Water territory. Although the City anticipates purchasing territory from Xenia Rural Water in some areas along 340<sup>th</sup> Trail this area is not considered an area the City is currently considering for purchase. Based on the existing water service by Xenia, and the uncertainty regarding the City's plans for providing water service to this area it does not appear requiring the construction of a watermain along 340<sup>th</sup> Trail would be considered.

This property drains generally southerly towards 340<sup>th</sup> Trail. At the present time the City does not have sanitary sewer service in this area. Sanitary sewer service in this area will probably require sanitary sewer service to areas to the south and east of this parcel. The City does not have a plan for providing sanitary sewer service that would involve the construction of improvements within the area of this Plat of Survey. Based on the City's current sanitary sewer plan,,,,,, it does not appear the Plat of Survey would require the construction of sanitary sewer normally associated with a development project.

The division of the existing Parcel to create a new 20-acre parcel does not appear to require any stormwater drainage improvements, under the subdivision ordinance it does not appear any stormwater drainage improvements would be required.

The final factor to consider is road improvements. The City's general policy is a Plat or Plat of Survey should improve the roads encompassing all, or part, of the Plat or Plat of Survey. Although this is the general policy the City has generally not required a Plat of Survey to improve a gravel roadway where only a portion of the right-of-way is located within the Plat of Survey.

In this instance 340<sup>th</sup> Trail is a gravel road and only part of the right-of-way easement is within the Plat of Survey. On the other hand, the City has an interest in improving 340<sup>th</sup> Trail.

It is anticipated 340<sup>th</sup> Trail will be improved in the near future as part of an economic development project located farther to the east on 340<sup>th</sup> Trail. The City could request this Parcel to contribute to that improvement project. That being said requiring participation in the improvements to 340<sup>th</sup> Trail may complicate that project and other alternatives for funding the improvements may be more appropriate.

The City has a policy relative to roadway easements in areas located within the Plat of Survey. The City's policy is whenever an area is platted or a Plat of Survey encompasses a roadway easement and

Liz Faust  
November 1, 2024  
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the City anticipates its long term plan is to acquire the roadway easement area by fee title the City requires the Plat or Plat of Survey to create a separate parcel encompassing the roadway easement and dedicating that parcel to the City. That policy is used whether only a part of the roadway easement or all of the roadway easement is within the plat of Survey.

The City anticipates it will be upgrading 340<sup>th</sup> Trail within the near future as part of that upgrading it is quite likely the City will acquiring some, or all, of the right-of-way easement area of 340<sup>th</sup> Trail in fee title.

Although the City may not require this Plat of Survey to contribute to the cost of upgrading 340<sup>th</sup> Trail the City's policy would require the roadway easement area within this Plat of Survey be created as a separate parcel and dedicated to the City in fee title.

For this Parcel the location factor would weigh heavily in favor of requiring compliance with the subdivision ordinance. The nature of the Plat of Survey would be neutral and not weigh against that position. Under the subdivision ordinance the only two potential requirements that would appear applicable would be to contribute to the cost of upgrading 340<sup>th</sup> Trail and creating a separate parcel for the roadway easement and to convey that parcel to the City in fee title.

In this instance it appears the more reasonable approach would be to waive the requirement for contribution to the roadway improvements as the City has generally not imposed that requirement on other parcels in a similar situation. However, the writer would recommend the City utilize policy to require the creation of a separate parcel for the roadway easement area and conveyance of the roadway easement area to the City in fee title. This requirement is recommended as it is anticipated the City will be pursuing fee title ownership of at other portions of 340<sup>th</sup> Trail as improvements to 340<sup>th</sup> Trail are completed in the near future.

If you have any questions or comments concerning the project, please contact the writer at 515-225-8000, or [bveenstra@v-k.net](mailto:bveenstra@v-k.net).

VEENSTRA & KIMM, INC.



H. R. Veenstra Jr.

HRVJr:crt

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Enclosure

Cc: Jessica Drake  
Michael Brooner

**INDEX LEGEND**

LOCATION: SEC 22-78-27, SW1/4 NE1/4 NW1/4 SE1/4

REQUESTOR & PROPRIETOR: KNAPP ABEL BLUFFS, LC  
PO BOX 657  
DES MOINES IA 50306

SURVEYOR: MICHAEL A. BROONER

COMPANY: CIVIL DESIGN ADVANTAGE

PREPARED BY & RETURN TO: CIVIL DESIGN ADVANTAGE  
4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PH: 515-369-4400

**PLAT OF SURVEY**



AREA ABOVE RESERVED FOR RECORDING STAMP

**PARCEL 24-108 DESCRIPTION**

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF VAN METER, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT THE CENTER OF SAID SECTION 22; THENCE NORTH 00°43'18" EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 1308.10 FEET TO THE NORTHWEST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 89°55'48" EAST ALONG THE NORTH LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 658.65 FEET; THENCE NORTH 89°55'19" EAST ALONG SAID NORTH LINE, 659.55 FEET TO THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°38'41" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 618.17 FEET; THENCE NORTH 89°21'09" WEST, 662.23 FEET; THENCE SOUTH 00°39'50" WEST, 1300.79 FEET TO THE CENTERLINE OF 340TH TRAIL; THENCE WESTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1432.39 FEET, WHOSE ARC LENGTH IS 132.70 FEET AND WHOSE CHORD BEARS NORTH 80°12'41" WEST, 132.65 FEET; THENCE NORTH 77°31'44" WEST CONTINUING ALONG SAID CENTERLINE, 289.45 FEET; THENCE WESTERLY CONTINUING ALONG SAID CENTERLINE AND A CURVE CONCAVE SOUTHERLY WHOSE RADIUS IS 1909.86 FEET, WHOSE ARC LENGTH IS 246.71 FEET AND WHOSE CHORD BEARS NORTH 81°15'16" WEST, 246.54 FEET TO THE WEST LINE OF SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER; THENCE NORTH 00°46'53" EAST ALONG SAID WEST LINE, 480.76 FEET TO THE POINT OF BEGINNING AND CONTAINING 37.18 ACRES (1,619,732 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO 0.87 ACRES (38,028 SQUARE FEET) OF ROADWAY EASEMENT.

**PARCEL 24-109 LEGAL DESCRIPTION**

A PART OF SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, AND A PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 22, TOWNSHIP 78 NORTH, RANGE 27 WEST OF THE FIFTH PRINCIPAL MERIDIAN IN THE CITY OF VAN METER, DALLAS COUNTY, IOWA AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER; THENCE SOUTH 00°38'41" WEST ALONG THE EAST LINE OF SAID SOUTHWEST QUARTER OF THE NORTHEAST QUARTER, 618.17 FEET TO THE POINT OF BEGINNING; THENCE SOUTH 00°38'41" WEST CONTINUING ALONG SAID EAST LINE, 1324.98 FEET TO THE CENTERLINE OF 340TH TRAIL; THENCE NORTH 87°42'10" WEST ALONG SAID CENTERLINE, 542.13 FEET; THENCE WESTERLY ALONG SAID CENTERLINE AND A CURVE CONCAVE NORTHERLY WHOSE RADIUS IS 1432.39 FEET, WHOSE ARC LENGTH IS 121.10 FEET AND WHOSE CHORD BEARS NORTH 85°17'14" WEST, 121.06 FEET; THENCE NORTH 00°39'50" EAST, 1300.79 FEET; THENCE SOUTH 89°21'09" EAST, 662.23 FEET TO THE POINT OF BEGINNING AND CONTAINING 20.00 ACRES (871,200 SQUARE FEET). THE PROPERTY IS SUBJECT TO ANY AND ALL EASEMENTS OF RECORD, INCLUDING BUT NOT LIMITED TO 0.83 ACRES (36,256 SQUARE FEET) OF ROADWAY EASEMENT .

**AREA BREAKDOWN**

**PARCEL 24-108**

GROSS 37.18 ACRES (1,619,732 S.F.)

SW1/4 NE1/4 29.06 ACRES (1,265,785 S.F.)  
NW1/4 SE1/4 7.25 ACRES (315,919 S.F.)  
ROADWAY EASEMENT 0.87 (38,028 S.F.)  
NET 36.31 ACRES (1,581,704 S.F.)

**PARCEL 24-109**

GROSS 20.00 ACRES (871,200 S.F.)

SW1/4 NE1/4 10.58 ACRES (460,836 S.F.)  
NW1/4 SE1/4 8.59 ACRES (374,108 S.F.)  
ROADWAY EASEMENT 0.83 (36,256 S.F.)  
NET 19.17 ACRES (834,944 S.F.)

**NOTES**

SEE SURVEYS:  
BOOK 2011, PAGE 2684, BOOK 2010 PAGE 3702,  
BOOK 2010 PAGE 14858 AND BOOK 2011 PAGE 1034.

SEE DEED RECORDED IN BOOK 2010 PAGE 3918.

**LEGEND**

	FOUND	SET
SECTION CORNER AS NOTED	▲	△
1/2" REBAR, YELLOW PLASTIC CAP#15980 (UNLESS NOTED)	●	○
MEASURED BEARING & DISTANCE		M
RECORDED BEARING & DISTANCE		R
DEEDED BEARING & DISTANCE		D
CENTERLINE	---	---
SECTION LINE	---	---
EASEMENT LINE	---	---



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

*Michael Brooner* 10-31-2024  
MICHAEL A. BROONER, P.L.S. DATE

LICENSE NUMBER 15980  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL:

SHEET 1 & 2

FILE: I:\2024\2410783\2410783-PLAT OF SURVEY.DWG  
DATE PLOTTED: 10/31/2024 8:15 AM  
PLOTTER: MICHAEL A. BROONER

REVISIONS: \_\_\_\_\_  
 DATE: \_\_\_\_\_  
 4121 NW URBANDALE DRIVE  
 URBANDALE, IA 50322  
 PHONE: (515) 369-4400  
 REVIEW: \_\_\_\_\_  
 TECH: \_\_\_\_\_  
 ENGINEER: \_\_\_\_\_  
**CSA**  
 CIVIL DESIGN ADVANTAGE  
 VAN METER, IOWA  
**SW1/4 NE1/4 & PT. NW1/4 SE1/4**  
**SEC 22-78-27 - PLAT OF SURVEY**  
 1/2  
 2410.783



PLAT OF SURVEY

TIMBER VALLEY  
LOT 1

FND 1/2" REBAR W/ CAP  
NE COR SW1/4 NE1/4 &  
SW COR LOT 1  
TIMBER VALLEY &  
PARCEL 24-109  
POINT OF  
COMMENCEMENT

PT SE1/4 NE1/4  
SEC 22-78-27  
"PROPERTY # 3"  
SURVEY  
BK 2010 PG 3702

S00°38'41"W 1324.98'

S00°38'41"W 1943.15'M  
S00°21'12"W 1943.31'R  
1942.52'R

PROPERTY LINE  
CONSISTENT WITH  
PLAT OF SURVEY  
BK 2010 PG 3702

PT NE1/4 SE1/4  
SEC 22-78-27

FND 1/2" REBAR W/  
CAP AS SHOWN ON  
SURVEYS BK2010 PG3702  
AND BK 2011 PG 1034

S00°38'41"W  
618.17'

739.59'

530.37'  
FENCE LINE 1.3' W  
55.02'

N89°55'19"E 659.55'M  
N89°42'37"E 658.65'

N89°21'09"W 662.23'

PARCEL  
24-109  
POINT  
OF BEGINNING

PARCEL 24-109  
871200 SF  
20.00 AC

ROADWAY  
EASEMENT

N87°42'10"W 662.92'M  
N87°58'43"W 662.92'R

CH F64 / 340TH TRAIL

PARCEL 'D'  
BK 2011 PG 1034

Δ=4°50'38"  
L=121.10'  
R=1432.39'  
CH=121.06'  
CHB=S85°17'14"E

10' ELECTRIC EASEMENT  
BK 626 PG 467

MONUMENT  
SET ON-LINE

318.58'

S00°39'50"W 1300.79'

Δ=5°18'28"  
L=132.70'  
R=1432.39'  
CH=132.65'  
CHB=N80°12'41"W

49.92'

Δ=10°09'07" M  
10°09'07" R  
L=253.79'M 253.79'R  
R=1432.39'M&R  
CH=253.46'M 253.46'R  
CHB=N82°38'00"W M  
N82°54'10"W R

FND 5/8" REBAR  
W/ CAP

FND 1/2" REBAR  
W/ CAP

PT NW1/4 NE1/4  
SEC 22-78-27

S89°55'48"E 658.65'M  
N89°42'37"E 658.65'R

SW1/4 NE1/4  
SEC 22-78-27

"PROPERTY # 2"  
SURVEY  
BK 2010 PG 3702

PARCEL 24-108  
1619732 SF  
37.18 AC

PT NW1/4 SE1/4  
SEC 22-78-27

N77°31'44"W 289.45'M  
N77°49'36"W 289.60'R

NW COR SW1/4 NE1/4  
SEC 22-78-27  
SET 1/2" REBAR YELLOW CAP #15980 AT  
LOCATION OF PREVIOUSLY FOUND MONUMENT

ROADWAY EASEMENT  
(WIDTH VARIES)  
BK 415 PG 506

N77°32'48"W 672.42'M  
N77°49'36"W 672.40'R

FND 1/2" REBAR  
W/ CAP

FENCE LINE N & S

72.38' M&R

N00°46'53"E 480.76'M  
N00°28'20"E 480.76'R

Δ=7°24'05" M  
7°23'38" R  
L=246.71' M 246.46'R  
R=1909.86'M&R  
CH=246.54'M 246.29'R  
CHB=N81°15'16"W M  
N81°31'25"W R

N00°43'18"E 1308.10'M  
N00°28'20"E 1308.10'R  
1308.21'R

"PROPERTY # 1"  
SURVEY  
BK 2010 PG 3702

FND 1/2" REBAR  
W/ CAP #5401  
CENTER SEC 22-78-27  
& PARCEL 24-108 POINT OF  
BEGINNING

PT NE1/4 SW1/4  
SEC 22-78-27

FND 1/2"  
REBAR W/ CAP

35.76'



SCALE 1"=200'  
0' 200'

PT SE1/4 NW1/4  
SEC 22-78-27

FILE IN WORKSPACE\COMPUTER\PLAT OF SURVEY\DWG  
DATE PLOTTED: 10/27/2023 8:10 AM  
PLOTTER: HP  
SCALE: 1"=200'

NO.	DATE	REVISIONS

4121 NW URBANDALE DRIVE  
URBANDALE, IA 50322  
PHONE: (515) 369-4400



CIVIL DESIGN ADVANTAGE  
VAN METTER, IOWA  
SW1/4 NE1/4 & PT. NW1/4 SE1/4  
SEC 22-78-27 - PLAT OF SURVEY

2/2  
2410.783

**From:** [Bob Veenstra](#)  
**To:** [Jess Drake](#); [Jaxon Goedken](#); [Mike Brooner](#)  
**Cc:** [Josh Mackie](#); [Elizabeth \(Liz\) Faust](#); [Denise.severson@brkenergy.com](mailto:Denise.severson@brkenergy.com); [Elizabeth \(Liz\) Faust](#)  
**Subject:** RE: Plat of Survey  
**Date:** Monday, November 11, 2024 10:33:10 AM  
**Attachments:** [image001.png](#)

---

Jaxon

The City currently has a roadway easement for 340<sup>th</sup> Trail and is asking for the fee title. There will be no changes in the use of the roadway easement/fee title. The City has the right to use the easement for all purposes related to the road. The only difference between the easement and the fee title is with a roadway easement if the road usage were ever vacated or ended the property owner would have the right to use the property subject to the easement. With a fee title interest the City would retain ownership in the event the road were vacated. The City could dispose of the property if the road is vacated, but that is not automatic. It appears reasonable to assume 340<sup>th</sup> Trail is not going to be vacated in the foreseeable future so for all practical purposes there is no change related to the property owner.

With respect to the driveway there is also no change. The driveway can remain and the owner is responsible for the maintenance of the driveway. I would note the City has the authority to regulate driveways whether the roadway interest is by easement or by fee title.

Bob Veenstra

---

**From:** Jess Drake <jdrake@vanmeteria.gov>  
**Sent:** Monday, November 11, 2024 9:34 AM  
**To:** Jaxon Goedken <jaxon@peoplescompany.com>; Mike Brooner <MikeB@cda-eng.com>; Bob Veenstra <bveenstra@v-k.net>  
**Cc:** Josh Mackie <JoshM@cda-eng.com>; Elizabeth (Liz) Faust <lfaust@vanmeteria.gov>; Denise.severson@brkenergy.com; Elizabeth (Liz) Faust <lfaust@vanmeteria.gov>  
**Subject:** [EXTERNAL] RE: Plat of Survey

No, the City does not have a schedule for improvements in that area.

I'll defer to [@bveenstra@v-k.net](mailto:@bveenstra@v-k.net) for answers on the rest of the questions.

**Jess Drake**  
City of Van Meter | City Clerk  
515-996-2644 (o) | 515-478-5047 (c)  
[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)

---

**From:** Jaxon Goedken <[jaxon@peoplescompany.com](mailto:jaxon@peoplescompany.com)>  
**Sent:** Monday, November 11, 2024 9:30 AM  
**To:** Mike Brooner <[MikeB@cda-eng.com](mailto:MikeB@cda-eng.com)>  
**Cc:** Jess Drake <[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)>; Josh Mackie <[JoshM@cda-eng.com](mailto:JoshM@cda-eng.com)>; Charlotte Tacker <[ctacker@v-k.net](mailto:ctacker@v-k.net)>; Elizabeth (Liz) Faust <[lfaust@vanmeteria.gov](mailto:lfaust@vanmeteria.gov)>; [bveenstra@v-k.net](mailto:bveenstra@v-k.net);  
[Denise.severson@brkenergy.com](mailto:Denise.severson@brkenergy.com)  
**Subject:** Re: Plat of Survey

Jess,

Following up on the email that Mike sent and then also a few other questions as well:

- How much of the driveway would the city have access to if the ROW is granted to the City? Depending on the answer to this question what would maintenance, insurance, responsibilities, etc. look like related to the driveway? Would anything be different than a normal driveway if the ROW is granted to the City?
- Once the roadway is deeded, how will the city be using it? Landowner would just like to understand what will be going on, if anything, in the existing ROW if it is deeded to the city related to utilities installed, other construction, etc., if any.

Any color that can be provided will be helpful. We appreciate your help with answering these questions and not trying to be difficult by any means but just making sure we fully understand what the deeded ROW will all entail.

Thanks,

**Jaxon Goedken**

Sales Agent



---

**Peoples Company**

12119 Stratford Drive

Clive, IA 50325

Office: [855.800.LAND](tel:855.800.LAND)

Cell: 319.283.0084

[Jaxon@PeoplesCompany.com](mailto:Jaxon@PeoplesCompany.com)

[PeoplesCompany.com](https://www.peoplescompany.com)

[View Our Services](#)



On Wed, Nov 6, 2024 at 8:29 AM Mike Brooner <[MikeB@cda-eng.com](mailto:MikeB@cda-eng.com)> wrote:

Jess,



Do you have a schedule as to when 340<sup>th</sup> Trail will be improved? Are there construction drawings available for the roadway project that the Owner can review?

Does transferring the ownership of the existing row now satisfy any future assessments or needs from the Property Owner for the future road improvements?

Thanks for looking into this.

Mike

Michael Brooner, PLS *vice president*



4121 NW Urbandale Drive Urbandale, IA 50322  
O 515.369.4400 F 515.369.4410 C 515.208.1317

[MikeB@CDA-eng.com](mailto:MikeB@CDA-eng.com) [www.CDA-eng.com](http://www.CDA-eng.com)

---

**From:** Bob Veenstra <[bveenstra@v-k.net](mailto:bveenstra@v-k.net)>

**Sent:** Friday, November 1, 2024 5:31 PM

**To:** Mike Brooner <[MikeB@cda-eng.com](mailto:MikeB@cda-eng.com)>; Charlotte Tacker <[ctacker@v-k.net](mailto:ctacker@v-k.net)>;

Elizabeth (Liz) Faust <[lfaust@vanmeteria.gov](mailto:lfaust@vanmeteria.gov)>

**Cc:** Jess Drake <[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)>

**Subject:** RE: Plat of Survey

Mike

If the County will accept a Plat of Survey parcel the City is fine with that.

Bob Veenstra

---

**From:** Mike Brooner <[MikeB@cda-eng.com](mailto:MikeB@cda-eng.com)>

**Sent:** Friday, November 1, 2024 4:30 PM

**To:** Charlotte Tacker <[ctacker@v-k.net](mailto:ctacker@v-k.net)>; Elizabeth (Liz) Faust

<[lfaust@vanmeteria.gov](mailto:lfaust@vanmeteria.gov)>

**Cc:** Bob Veenstra <[bveenstra@v-k.net](mailto:bveenstra@v-k.net)>; Jess Drake <[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)>

**Subject:** [EXTERNAL] RE: Plat of Survey

Charlotte,

I received the letter and forward to the owner.

Would we add another parcel to the Plat of Survey for the purpose of creating a tax parcel to

transfer to the City or would an Acquisition plat been needed either before or after the Plat of Survey is completed?

I am fine with adding another parcel to the Plat of Survey.

Thanks

Mike

Michael Brooner, PLS *vice president*



4121 NW Urbandale Drive Urbandale, IA 50322  
O 515.369.4400 F 515.369.4410 C 515.208.1317  
[MikeB@CDA-eng.com](mailto:MikeB@CDA-eng.com) [www.CDA-eng.com](http://www.CDA-eng.com)

---

**From:** Charlotte Tacker <[ctacker@v-k.net](mailto:ctacker@v-k.net)>

**Sent:** Friday, November 1, 2024 4:07 PM

**To:** Elizabeth (Liz) Faust <[lfaust@vanmeteria.gov](mailto:lfaust@vanmeteria.gov)>

**Cc:** Bob Veenstra <[bveenstra@v-k.net](mailto:bveenstra@v-k.net)>; Jess Drake <[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)>; Mike Brooner <[MikeB@cda-eng.com](mailto:MikeB@cda-eng.com)>

**Subject:** Plat of Survey

You don't often get email from [ctacker@v-k.net](mailto:ctacker@v-k.net). [Learn why this is important](#)  
Please find attached a letter from Bob Veenstra Jr.

This letter is being sent by email only.

Thank you,

Charlotte Tacker

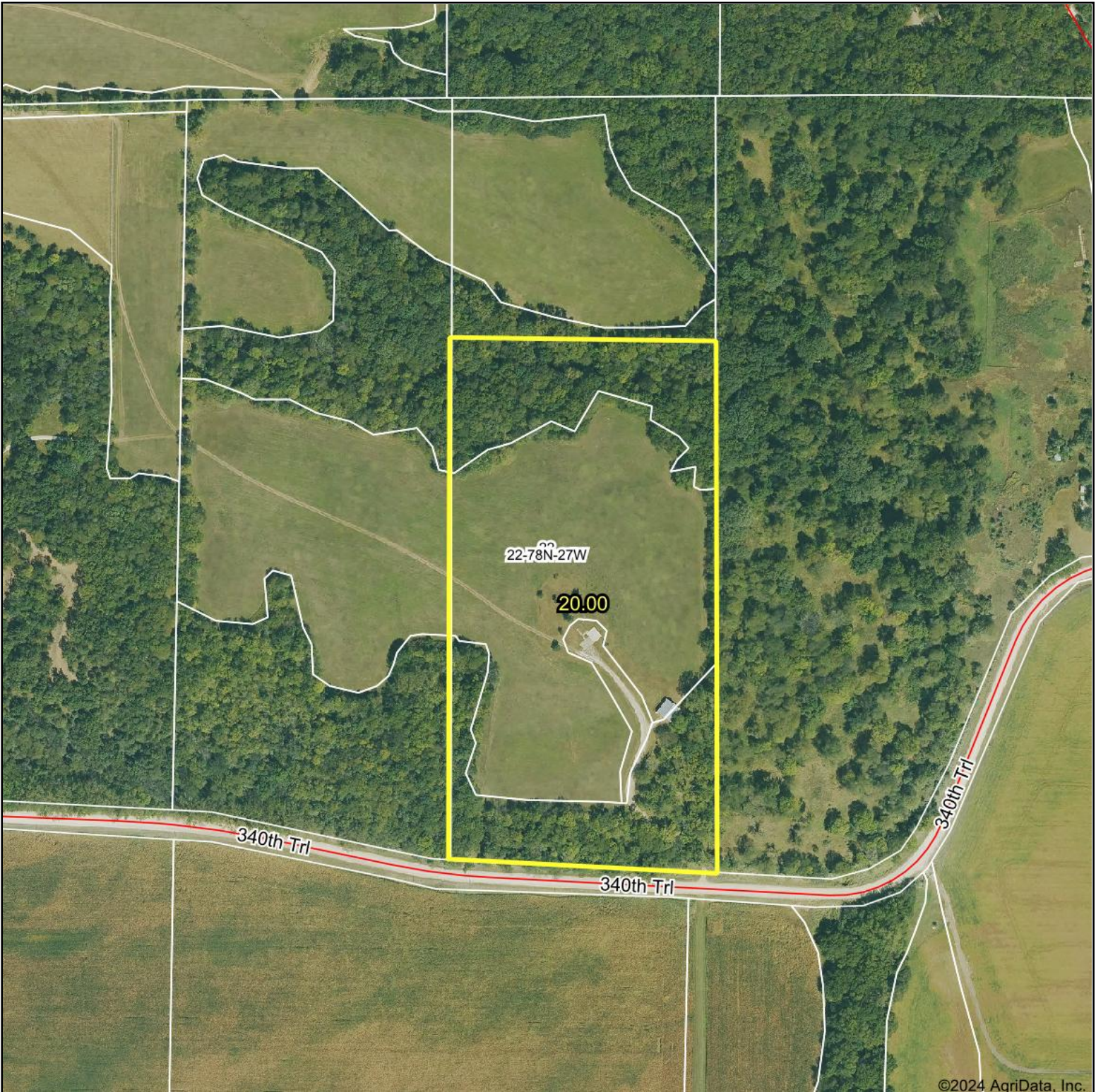


3000 Westown Parkway  
West Des Moines, Iowa 50266  
515-225-8000 Office

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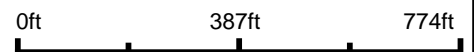
# Aerial Map



©2024 AgriData, Inc.



Boundary Center: 41° 32' 22.13, -93° 56' 28.57



**22-78N-27W**  
**Dallas County**  
**Iowa**



Maps Provided By:  
 **surety**  
CUSTOMIZED ONLINE MAPPING  
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9/10/2024

Field borders provided by Farm Service Agency as of 5/21/2008.



# Dallas County, IA

## Summary

Parcel ID 1522200003  
Alternate ID  
Property Address 27671 340TH TRL  
ADEL  
Sec/Twp/Rng 22-78-27  
Brief Tax Description SW NE & NW SE N OF RDSec: 22Twp: 78Rng: 27  
(Note: Not to be used on legal documents)  
Deed Book/Page [2010-3918 \(4/15/2010\)](#)  
Contract Book/Page  
Gross Acres 55.48  
Net Acres 55.48  
Adjusted CSR Pts 0  
Class A - Agriculture  
(Note: This is for tax purposes only. Not to be used for zoning.)  
District 420800 - 420800 VAN METER CITY AG/VAN METER SCH  
School District VAN METER CSD

## Owner

Deed Holder  
[KNAPP ABEL BLUFFS, LC](#)  
[PO BOX 657](#)  
DES MOINES IA 50306  
Contract Holder  
Mailing Address  
KNAPP ABEL BLUFFS, LC  
PO BOX 657  
DES MOINES IA 50306

## Building/Floor Plan

### Land

Lot Area 55.48 Acres ;2,416,709 SF

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
0	Steel Utility Building	STORAGE BUILDING	40	40	2004

### Ag Soils

Soil Type	Soil Description	Acres	CSR	CSR Points
419F	Vanmeter silt loam	1.46	5.00	7.30
419G	Vanmeter silt loam	0.13	5.00	0.65
80C2	Clinton silty clay loam	13.83	69.00	954.27
80D2	Clinton silty clay loam	13.67	46.00	628.82
419F	Vanmeter silt loam	11.99	5.00	59.95
419G	Vanmeter silt loam	6.59	5.00	32.95
1820	Dockery-Quiver silt loams	1.62	87.00	140.94
80C2	Clinton silty clay loam	3.66	69.00	252.54
80D2	Clinton silty clay loam	2.53	46.00	116.38
		<b>Total Acres: 55.48</b>	<b>Average CSR: 39.54</b>	<b>Total CSR Points: 2,193.80</b>

## Notes

Title	Note
<b>IMPROVEMENTS</b>	2003 - NEW MODULAR HOME, NICE SET UP - DECK, FRONT & REAR, GARAGE SIDED TO MATCH HOUSE. 2 BEDROOMS; BATH; LIVING ROOM; DINING ROOM; KITCHEN; BEDROOM WITH BATH & STALL SHOWER EXTRA.
<b>APPRAISAL</b>	09/29/2022- PARCEL ANNEXED INTO THE CITY OF VAN METER PER ANNEXATION FILED IN BOOK 2022 PAGE 13373- KS 2021 - REMOVED DWELLING. BA 8/30/2012 - CHANGED TAX DISTRICT FROM 040-002 TO 040-005 DUE TO FIRE DISTRICT CHANGE; PARCEL NUMBER REMAINED THE SAME. PH 2011 - BOUNDARY RETRACEMENT SURVEY BOOK 2010 PAGE 3702 RECORDED 4/09/2010 - CORRECTED ACRES FROM 55 TO 55.48 AND LAND VALUE FROM 35,000 TO 35,310. MP 2004 - NEW CONSTRUCTION DWELLING AND REVALUE OUTBUILDINGS. 12/05/2003 - REMOVE MOBILE HOME, NEW MODULAR HOME, NICE SET UP - DECK, FRONT & REAR, GARAGE SIDED TO MATCH HOUSE.

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
4/13/2010	WILLIAM C KNAPP LC	KNAPP ABEL BLUFFS, LC	<a href="#">2010-03918</a>	Sale of two or more separately assessed parcels-single consideration	Deed	Y	\$1,638,433.00
11/6/2006	OMAN, MARK C & JILL M	WILLIAM C KNAPP LC	<a href="#">2006-18163</a>	Normal	Deed		\$700,000.00
3/8/2004	KNAPP, WILLIAM C REVOCABLE TRUST	OMAN, MARK C & JILL M	<a href="#">2004-04176</a>	Sale to/by trust	Deed		\$595,000.00
12/9/2002	KNA, LC	KNAPP, WILLIAM C REVOCABLE TRUST	<a href="#">2002-18701</a>	No consideration	Deed		\$0.00
10/3/2002	LESTER, EDWARD L	KNA LC	<a href="#">2002-14392</a>	Normal	Deed		\$300,000.00

## Recent Sales In Area

Sale date range:

From:

01/01/2020

To:

09/24/2024

Sales by Neighborhood

Sales by Subdivision

Distance:

1500

Feet



Sales by Distance

## Permits

Permit #	Date	Description	Amount
	02/12/2003	New Dwlg	0

## Valuation

	2024	2023	2022	2021	2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$41,750	\$41,750	\$33,930	\$33,930	\$33,930
+ Assessed Building Value	\$3,700	\$3,700	\$2,570	\$2,610	\$2,460
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$82,420
= Gross Assessed Value	\$45,450	\$45,450	\$36,500	\$36,540	\$118,810
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$45,450	\$45,450	\$36,500	\$36,540	\$118,810

## Taxation

	2023 Pay 2024-2025	2022 Pay 2023-2024	2021 Pay 2022-2023	2020 Pay 2021-2022
+ Taxable Land Value	\$29,992	\$31,094	\$30,212	\$28,512
+ Taxable Building Value	\$2,658	\$2,355	\$2,324	\$2,067
+ Taxable Dwelling Value	\$0	\$0	\$0	\$46,493
= Gross Taxable Value	\$32,650	\$33,449	\$32,536	\$77,072
- Military Exemption	\$0	\$0	\$0	\$0
- Homestead 65+ Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$32,650	\$33,449	\$32,536	\$77,072
x Levy Rate (per \$1000 of value)	24.42590	23.78945	23.27433	23.91607
= Gross Taxes Due	\$797.51	\$795.73	\$757.25	\$1,843.26
- Ag Land Credit	(\$24.22)	(\$24.31)	(\$25.56)	(\$28.99)
- Family Farm Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Disabled and Senior Citizens Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00
= Net Taxes Due	\$774.00	\$772.00	\$732.00	\$1,814.00

## Tax History

Year	Due Date	Amount	Paid	Date Paid	Receipt
2023	March 2025	\$387	No		
	September 2024	\$387	Yes	9/13/2024	453001
2022	March 2024	\$386	Yes	3/14/2024	394401
	September 2023	\$386	Yes	9/15/2023	
2021	March 2023	\$366	Yes	2/27/2023	337066
	September 2022	\$366	Yes	8/25/2022	
2020	March 2022	\$907	Yes	3/11/2022	280617
	September 2021	\$907	Yes	9/29/2021	
2019	March 2021	\$885	Yes	3/12/2021	226528
	September 2020	\$885	Yes	10/1/2020	
2018	March 2020	\$935	Yes	4/1/2020	176303
	September 2019	\$935	Yes	9/30/2019	

## Homestead Tax Credit and Exemption

[Apply Online for the Homestead Tax Credit and Exemption](#)

No data available for the following modules: DBA, Residential Dwellings, Commercial Buildings, Yard Extras, Sketches, Documents, Photos, Board of Review Petition.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 9/23/2024, 9:48:15 PM

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# Agenda Item #5

## Discussion and Possible Action: Re-Zoning Request 325 Grand Street

### Submitted for: **Discussion and Possible Action**

P&Z reviewed a request on 10/30 regarding intended use at 325 Grand Street. Based on the feedback received, the potential buyer submitted a Rezoning Request to rezone from C-1 to I-1. Staff had additional conversations with adjacent parcel owners and business owners in that area who were generally in support of the rezoning request & would likely join the request to rezone if it moves forward. Staff also discussed the request with the City's Economic Development Committee and Mayor who also supported the rezoning request as a way to enable and encourage commercial activity while also addressing instances of non-conformance with current zoning by current businesses.

However, the City's Zoning Administrator has a different opinion. His written opinion is included and states that he believes the City should retain the C-1 zoning, force compliance with the zoning using Code Enforcement tools that City has and that a change to I-1 will create additional future issues.

Planning & Zoning needs to review and make a recommendation to Council.

If the P&Z recommends moving forward with the rezoning request, Council will consider and may set the date for public hearing at the regular business meeting on December 9, 2024.

**Chairperson:** Do I hear a motion?

**Motion:**

**Commissioner \_\_\_\_\_:** *So moved.*

**Commissioner \_\_\_\_\_:** *Second.*

**Chairperson:** *Roll Call Please.*

**Wahlert\_\_\_\_\_ Feldman \_\_\_\_\_ Hulse \_\_\_\_\_ Miller\_\_\_\_\_ DeVore\_\_\_\_\_ Cook\_\_\_\_\_ Coyle\_\_\_\_\_**

## Rezoning Request Application Form

All items listed must be submitted with this application:

Failure to complete and submit all the required materials as part of this application will result in a delay in processing your application. Submit the application & required materials to: [pandz@vanmeteria.gov](mailto:pandz@vanmeteria.gov).

- Legal Description of the property.** The applicant must provide a copy of the full legal description. If the full legal description, the applicant may obtain the description from the Dallas County Recorder's Office. The tax description on the County Assessor website is not the full legal description.
- Application Fee.** A \$75 fee is required payable to the "City of Van Meter." The fee must be paid when the application is submitted.

### Property Owner Information

Property Owner: Brown Stone LLC  
Mailing Address: 2284 Norwood Ave Winterset, IA 50273  
Phone Number: \_\_\_\_\_ Email Address: \_\_\_\_\_

### Applicant Information (if different than Property Owner)

Applicant Name: Austin Reed  
Phone Number: 515-333-0554 Email Address: reed.hawkeyeautosalvage@gmail.com

### Property Information

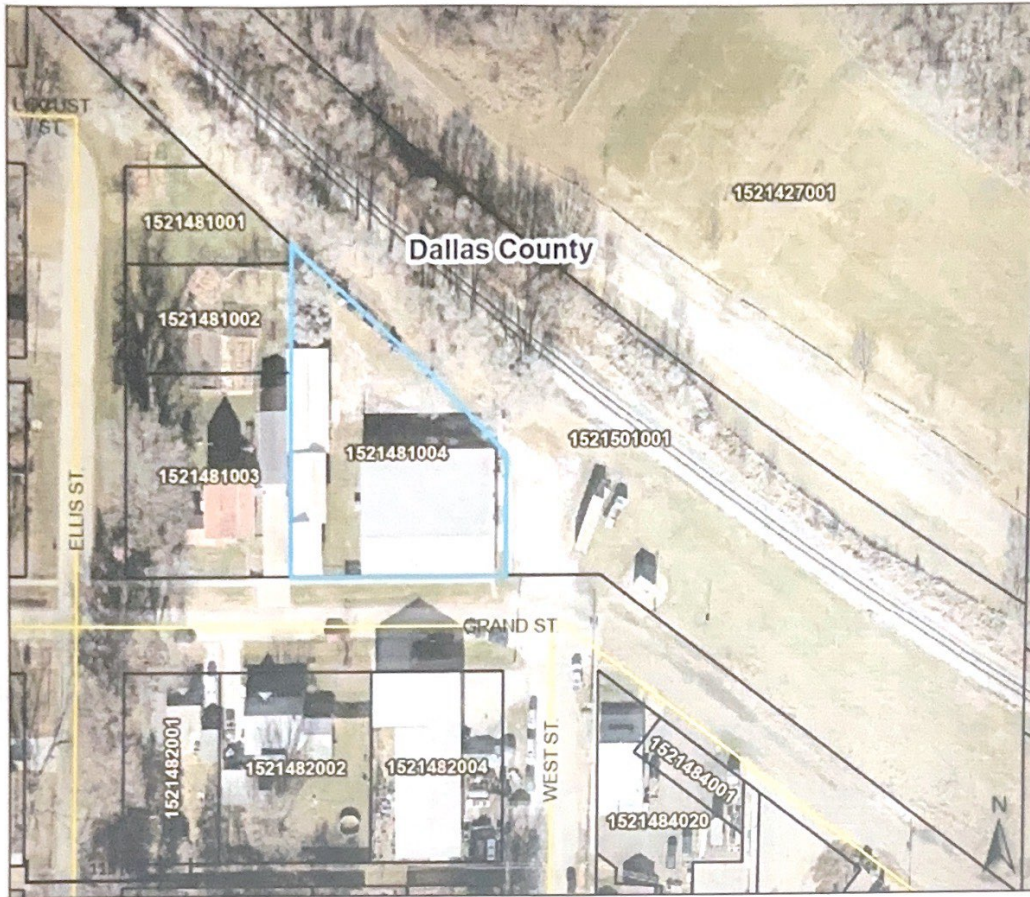
Legal Description: 325 Grand St. Van Meter, IA 50261  
Current Zoning: Commercial  
Current Use: Heating / Air Conditioning Storage  
Proposed Zoning: Industrial - LI  
Proposed Use: used Automotive Sales  
Additional Comments: \_\_\_\_\_

Applicant Signature: *Austin Reed* Date: 11/11/24

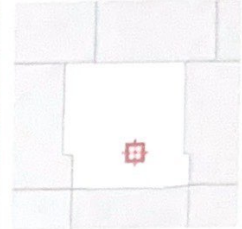
For Office Use:  
Date Received: November 11, 2024  
Received By: Jessica Drake  
Payment Receipt Date: November 12, 2024

For Office Use:  
Planning & Zoning Meeting Date: December 2, 2024  
Planning & Zoning Submission Date: NA  
City Council Meeting Date (Public Hearing): December 9, 2024  
**TO SET PH**





Overview



Legend

-  Parcels
- USA Major Highways**
-  Limited Access
-  Highway
-  Major Road
-  Local Road
-  Minor Road
-  Other Road
-  Ramp
-  Ferry
-  Pedestrian Way
-  City Limits

Parcel ID	1521481004	Alternate ID	n/a	Owner Address	BROWN STONE LLC
Sec/Twp/Rng	21-78-27	Class	C		2284 NORWOOD AVE
Property Address	325 GRAND ST	Acreage	n/a		WINTERSET, IA 50273
	VAN METER				
District	420000				
Brief Tax Description	CLAYTONS ADD BLK 4/EX W114/ & COMM SE COR LOT 5 E66' N84' SWLY 107' TO X				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 10/25/2024

Last Data Uploaded: 10/24/2024 10:54:46 PM

Developed by  **SCHNEIDER**  
GEOSPATIAL



HAWKEYE AUTO OF DE SOTO, LLC  
36620 N AVE  
DESOTO, IA 50069

72-2115/739

1040

DATE

11-12-24

PAY TO THE  
ORDER OF

City of Jan Meter

\$ 75.00

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Health  
Reserve

**EBANK**  
EARLHAM SAVINGS BANK  
705 GUTHRIE, PO. BOX 291  
DESOTO, IOWA 50069

Fee to Rezone

ACK

MP

**From:** [Jason VanAusdall](#)  
**To:** [Jess Drake](#); [Elizabeth \(Liz\) Faust](#)  
**Cc:** [Adam Holiday](#)  
**Subject:** Zoning - 325 Grand St  
**Date:** Friday, November 22, 2024 12:14:16 PM  
**Attachments:** [image002.png](#)

---

Jess,

I spoke with Liz about this.

I see your side of this topic.

However, I disagree.

I recommend keeping this area next to residential zoned C-1.

The ownership in that area needs to comply, and the city has tools to make this happen.

Going Light Industrial takes the gloves off and allows them to continue or make it worse.

**Jason VanAusdall, CBO**



3000 Westtown Parkway  
West Des Moines, Iowa 50266  
515-225-8000 (o)  
515-850-2964 (d)  
515-270-2449 (c)

**WE ARE MOVING!**

Q1 OF 2025



6775 Vista Drive, West Des Moines, IA 50266

---

**From:** Jess Drake <jdrake@vanmeteria.gov>  
**Sent:** Tuesday, November 19, 2024 2:52 PM  
**To:** Jason VanAusdall <jvanausdall@v-k.net>  
**Subject:** [EXTERNAL] FW: 325 Grand St

Jason –

We received the attached zoning request. In addition to this parcel, parcels 1521481004, 1521484020, 1521484001 will be joining the application for rezoning.

P&Z has conceptually discussed this (as well as the City's EcDev committee) and is in support of updating the zoning for all 4 parcels to I1 – Light Industrial.

**Jess Drake**

City of Van Meter | City Clerk  
515-996-2644 (o) | 515-478-5047 (c)  
[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)

---

**From:** Austin Reed <[reed.hawkeyeautosalvage@gmail.com](mailto:reed.hawkeyeautosalvage@gmail.com)>  
**Sent:** Monday, November 11, 2024 1:57 PM  
**To:** Jess Drake <[jdrake@vanmeteria.gov](mailto:jdrake@vanmeteria.gov)>; Planning and Zoning <[pandz@vanmeteria.gov](mailto:pandz@vanmeteria.gov)>  
**Subject:** Fwd: 325 Grand St

Good afternoon,

This is Austin Reed with Hawkeye Auto. I hope y'all are enjoying your Veteran's Day off. Per my previous conversations and instructions, I have attached the rezoning request application form for 325 Grand St. I'm so excited to proceed with the proper steps in order to close on this property and become a part of the Van Meter community. Please reach back out if there is anything else needed or if there is any way I can help. I will do my best to be punctual and provide responses as soon as possible, as time is of the essence in order to ensure the set closing date.

Thank You,

Austin Reed  
Hawkeye Auto

----- Forwarded message -----

**From:** Austin Reed <[reed.hawkeyeautosalvage@gmail.com](mailto:reed.hawkeyeautosalvage@gmail.com)>  
**Date:** Mon, Nov 11, 2024 at 1:26 PM  
**Subject:** 325 Grand St  
**To:** Austin Reed <[reed.hawkeyeautosalvage@gmail.com](mailto:reed.hawkeyeautosalvage@gmail.com)>

**325 Grand St**

# Agenda Item #6

## Discussion and Possible Action: Building Code Adoption

Submitted for: **Discussion and Possible Action**

Staff has been working with V&K on adoption of an updated building code. We are currently operating under the 2012 International Building Code. There is a draft of the updates included for review and discussion.

**Chairperson:** Do I hear a motion?

**Motion:**

**Commissioner \_\_\_\_\_:** *So moved.*

**Commissioner \_\_\_\_\_:** *Second.*

**Chairperson:** *Roll Call Please.*

Wahlert \_\_\_\_\_ Feldman \_\_\_\_\_ Hulse \_\_\_\_\_ Miller \_\_\_\_\_ DeVore \_\_\_\_\_ Cook \_\_\_\_\_ Coyle \_\_\_\_\_



**AN ORDINANCE TO REPEAL CHAPTER 156 OF THE MUNICIPAL CODE OF THE CITY OF VAN METER, IOWA AND TO ADOPT BY REFERENCE THE 2021 EDITION OF THE INTERNATIONAL CODES (I-CODES™) AND MORE SPECIFICALLY THE INTERNATIONAL BUILDING CODE, THE INTERNATIONAL RESIDENTIAL CODE, THE INTERNATIONAL EXISTING BUILDING CODE, THE INTERNATIONAL FUEL GAS CODE, THE INTERNATIONAL MECHANICAL CODE, THE INTERNATIONAL PROPERTY MAINTENANCE CODE, THE INTERNATIONAL FIRE CODE, THE 2021 UNIFORM PLUMBING CODE AS ADOPTED BY THE STATE OF IOWA, THE INTERNATIONAL PLUMBING CODE, THE 2012 INTERNATIONAL ENERGY AND CONSERVATION CODE, AND BY REFERENCE THE NATIONAL ELECTRICAL CODE AS CURRENTLY USED BY THE STATE OF IOWA, NFPA 58, AND NFPA 54 TO REGULATE THE ERECTION, CONSTRUCTION, ENLARGEMENT, ALTERATION, REPAIR, MOVING, REMOVAL, CONVERSION, DEMOLITION, OCCUPANCY, EQUIPMENT, USE, HEIGHT, AREA AND MAINTENANCE OF BUILDINGS AND STRUCTURES, INCLUDING INSTALLATION OF MOBILE, MANUFACTURED AND MODULAR HOMES; TO PROVIDE FOR THE ISSUANCE OF PERMITS AND COLLECTION OF FEES; AND TO PROVIDE PENALTIES FOR VIOLATIONS.**

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF VAN METER, IOWA:

§156.0 **VAN METER Municipal Code, Building Code Regulations and Penalties for Violations, is hereby repealed, and the following ordinance is hereby enacted in lieu thereof:**

§156.1 **Administrative Provisions.** Administration of this ordinance shall be as provided in this section and in the following sections of the several codes named which are hereby adopted by reference to provide procedures for local enforcement of the codes, constituting the International Codes. The Administrative Official or his/her designee, designated by the City Council, shall be responsible for the enforcement of the International Codes. He or she shall be accountable for the issuance of all applicable permits under this ordinance which shall include building permits issued in compliance with the Zoning Ordinance of the City of Van Meter. The Administrative Official shall have the power to render interpretations of this code and to adopt and enforce rules and regulations supplemental to this code, subject to approval of the Council of the City of Van Meter, as he/she may deem necessary in order to clarify the application of the provisions of this code. Such interpretations, rules and regulations shall be in conformity with the intent and purpose of this code.

§156.2 **Adoption of the 2021 International Residential Code.** Pursuant to published notice and public hearing, as required by law, the International Residential Code, 2021 Edition, published by the International Code Council, is hereby adopted in full, including Appendix Chapters except for such portions as may hereinafter be deleted, modified or amended.

§156.3 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Residential Code, 2021

Edition, are hereby made:

A. Insert Section R101.1 to read City of Van Meter as the applicable jurisdiction.

B. Delete Section R105.2(Building1) and replace as follows:

1. One-story detached accessory structures, provided the floor area does not exceed 200 square feet; however, site plan approval shall be obtained from the Zoning Department.

C. Delete Sections R105.2(Building 2), R105.2(Building 4), R105.2(Building 5), and R105.2(Building 10). Replace section R105.2 (5) with the following language: Sidewalks shall be permitted and installed in accordance with approved site plan for individual lot development.

D. Amend Section R105.6 to include the addition of R105.6.1 Revocation of permit. Insert Section R105.6.1 to read: Revocation of Permit. It is the permit holder's responsibility to schedule the required inspections and obtain final approvals. Failure to schedule the required inspections and receive approval of work authorized by the permit before covering said work or at completion shall result in revocation of the permit and void any associated approvals granted by the City. This failure shall also equate to working without a permit in violation of City ordinance and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City. Failure to contact the City for any inspection or follow-up prior to expiration of a permit shall be deemed a violation of this code section. Failure to contact the City for any inspection or follow-up prior to expiration of a Temporary Certificate of Occupancy shall also be deemed a violation of this code section. Allowing occupancy of a structure, for which a person or company holds a building permit, prior to or without a valid Certificate of Occupancy (temporary or final) shall be deemed a violation of this code section and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City.

E. Add the following to Section R108.2 Schedule of Permit Fees with the following language:

Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

F. Add the following to Section R108.3: The Building Valuation will be derived from the construction costs for the total work submitted by the contractor, or the most current Building Valuation Data Schedule published by the International Code Council (ICC). Submitted contractor valuation shall not be less than derived valuation through ICC. Published data is utilized by the Administrative Official in an effort to maintain consistency and fairness for permit fee calculations. It is not intended to reflect actual taxable value.

The method for determining the value of the additional listed residential items will be as follows: The square foot of the listed structure, times the Dwelling -

Type V - Wood Frame value, times the % multiplier assigned to each listed item.

1. Open Decks - 8%
2. Screened Porches - 15%
3. In-ground Pools - 17%
4. Above-ground pools - 8%
5. 3 Season Porches - 50%
6. Detached Garages – 50%
7. Post Frame Buildings – 50%
8. Remodel/Renovation – 30%

G. Amend Section R108.5 to read as follows: Fee Refunds. The administrative official may authorize refunding of any fee paid hereunder which was erroneously paid or collected.

The administrative official may authorize refunding of not more than 80 percent of the permit fee paid when no work has been done under a permit issued in accordance with this code.

The administrative official may authorize refunding of not more than 80 percent of the plan review fee paid when an application for a permit for which a plan review fee has been paid is withdrawn or canceled before any plan reviewing is done.

The administrative official shall not authorize refunding of any fee paid except on written application filed by the original permittee not later than 180 days after the date of fee payment.

H. Amend Section R110.1 to add the following at the end of the paragraph:

On all new construction, all necessary walks, drives and approaches, and all seeding and sodding are to be installed before a final Certificate of Occupancy is issued.

I. Table R301.2 to read as follows:

GROUND SNOW LOAD	WIND DESIGN				SEISMIC DESIGN CATEGORY	SUBJECT TO DAMABGE FROM			WINTER DESIGN TEMP	ICE BARRIER UNDERLAYMENT REQUIRED	FLOOD HAZARDS	AIR FREEZING INDEX	MEAN ANNUAL TEMP
	SPEED (MPH)	TOPOGRAPHIC EFFECTS	SPECIAL WIND REGION	WINDBORNE DEBRIS ZONE		WEATHERING	FROST DEPTH	TERMITE					
30	115	NO	NO	NO	A	SEVERE	42	MODERATE	0	YES	DEC. 2007	2000	48.6

J. Amend Section R301.2.1.3 to add the following:

For purposes of determining wind loads, the minimum basic wind speed shall be



considered as 115 miles per hour; except when referenced documents are based on fastest mile wind velocities, Table R301.2(1) shall be used.

K. Amend Section R301.2.3 to add the following:

For purposes of determining snow loads, the minimum ground snow load for design purposes shall be 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in this code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.

L. Amend section R302.3 to read:

For purposes of fire-resistive separation, two family dwelling units shall be considered as townhouses and shall be constructed in accordance with R302.2

M. Modify IRC Table 302.6 and replace with the following table:

TABLE R302.6

DWELLING-GARAGE SEPARATION

SEPARATION	MATERIAL
From the residence and attics	Not less than 5/8-inch "X" gypsum board or equivalent applied to the garage side
From habitable rooms above the garage and structure(s) supporting floor/ceiling assemblies used for separation required by this section	Not less than 5/8-inch "X" gypsum board or equivalent
Garages located less than 5 feet from a dwelling unit on the same lot	Not less than 5/8-inch "X" gypsum board or equivalent applied to the interior side of exterior walls and ceilings within the garage

For SI: 1 inch = 25.4 mm, 1 foot = 304.8 mm.

N. Delete Section R302.13

O. Amend Section R305.1.1 Exception to read:

Existing basements not having a height as specified in this section are allowed to be finished with a ceiling height that is not decreased more than the minimal measurement created by applying a finished ceiling of gypsum board or acoustical ceiling tiles.

P. Amend Section R310.2.3 to add the following exception:

A landing may be provided to meet the maximum sill height of forty-four (44) inches above the floor or landing provided. The landing shall be not less than thirty-six (36) inches wide, not less than twelve (12) inches out from the exterior wall, and not more than twenty-four (24) inches in height. The landing shall be permanently affixed to the floor below or the wall under the window it serves.

Q. Amend Section R310.6 Exception to read:

New habitable spaces created in an existing basement shall be provided with emergency escape and rescue openings in accordance with Section R310.1.

R. Amend Section R311.3.2 Exception to read:

A top landing is not required where a stairway of not more than four rises is located on the exterior side of a door, provided the door does not swing over the stairway.

S. Amend Section R311.7.5.1 to add exception 3 with the following language:

The dimension of the top and bottom riser of a stair may vary up to 1-inch (25.4 mm) from the stairway riser dimension; however, in no case shall the riser height exceed seven and three-quarter inches.

T. Amend Section R311.7.8.4 to add exception 3 with the following language:

Handrails within a dwelling unit or serving an individual dwelling unit shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

U. Delete Section R313.1 and replace with the following:

313.1 Townhouses automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in townhouses.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing townhouses that do not have an automatic residential fire sprinkler system installed.
2. Townhouse structures where the conditioned square footage of the entire building is less than eighteen thousand (18,000) square feet. For purposes of this section, conditioned space shall be defined as space that can be occupied but shall not include garages or attics.
3. Townhouse structures that contain eight (8) or less dwelling units.

V. Delete Section R313.2 and replace with the following:

313.2 One and two-family dwelling automatic fire sprinkler systems. An automatic residential fire sprinkler system shall be installed in one and two-family dwellings.

Exceptions:

1. An automatic residential fire sprinkler system shall not be required where additions or alterations are made to existing buildings that

are not already provided with an automatic residential fire sprinkler system.

2. One and two-family dwellings containing less than eight thousand (8,000) square feet of floor space, excluding attached garages and other unenclosed areas.

W. Amend Section R317.1 to add the following:

8. Fences. Residential fences shall be chain link, ornamental iron, PVC/Composite, or approved wood. Wood used in fences shall be treated wood, or approved wood of natural resistance to decay.

X. Replace Table R403.1(1),(2), (3)with the following:

TABLE R403.1  
FOUNDATIONS FOR STUD BEARING WALLS

Number of Stories	Thickness of Foundation Walls		Minimum Width of Footing (inches)	Thickness of Footing (inches)	Minimum Depth of Foundation Below Natural Surface of Ground and Finish Grade (inches)
	Unit <i>Concrete Masonry</i>				
1	8	8	16	8	42
2	8	8	16	8	42
3	10	10	18	12	42

Y. Delete Section R403.1.4.1 Exception 1 and replace with the following:

Accessory structures up to 200 square feet may be constructed on a 4 inch wood deck or 4 inch concrete slab. Protection for detached garages and other accessory structures 1024 square feet or less in size, located more than ten (10) feet from a dwelling, attached garage, or other principal structures, may be accomplished with a floating slab (monolithic). The floating slab shall include a thickened slab edge or a minimum eighteen (18) inches thick. Twelve inches of the thickened slab shall be below grade and six inches shall be above finished grade. The bottom portion of the thickened slab area shall be twelve (12) by twelve (12) inches. Two #4 rebar shall be placed within the thickened edge continuous around the perimeter of the slab. The floor shall be Portland cement concrete not less than four (4) inches thick. Garage floor areas shall have all sod and/or debris removed. For detached garages and accessory structures exceeding 1024 square feet, a frost protected footing and foundation shall be required.

Z. Delete Section R403.1.4.1 Exception 2.

AA. Amend Section R404.1 to add the following:

1. Scope. Notwithstanding other design requirements of Sections R404.1 - R404.1.5.2 of the International

Residential Code, foundation retaining walls for one and two family dwelling occupancies of Type V construction may be constructed in accordance with this section, provided that use or building site conditions affecting such walls are within the limitations specified in this section. Concrete foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.3. Masonry foundation walls shall be selected and constructed in accordance with the provisions of Section R404.1.2. If backfill prior to a poured in place floor slab is desired, one of the following methods to provide bottom lateral support shall be completed: (1) a full depth (minimum 1-1/2") nominal 2" x 4" keyway may be formed into the footings to secure the bottom of the foundation wall -or- (2) 36" long vertical # 4 rebar may be embedded a minimum of 6" into the footings not to exceed 7' on center spacing.

BB. Amend Code to Add Code Section: IRC R404.1.3.2.3 Insert the following language and Table:

Table R404.1.3.2.3 - 'Foundation Walls for Conventional Light Frame Construction'

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement Type and placement within Foundation Wall**	Reinforcement Type and placement within Foundation Wall** (maximum 12' span between corners and supporting cross walls)	Type of Mortar
		Unit				
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 1/2"	8"	1/2" horizontal bars, placement in the middle, and near the top & bottom – 1/2" bars @ 6' max. vertically	0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC
9	8' 8"	8"	See Chapter 18 IBC	1/2" bars 2' o.c. horizontally & 20" vertically o.c.	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter 18 IBC	(5/8" bars 2' o.c. horizontally & 30" vertically o.c.)	See Chapter 18 IBC	Same as above

\*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" vertical embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing

\*\* All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of bars shall

center of wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.

NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall contain reinforcement of minimum 2 – Y2” diameter rebar throughout. Placement of reinforcement and concrete shall requirements of Chapter 19 of the International Building Code.

NOTE: Material used for backfilling shall be carefully placed granular soil of average or high permeability and drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code. containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils are where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the wall, a designed wall shall be required.

Note: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.

BB. Amend Chapter 11 Energy Efficiency -- Energy Efficiency, of the IRC is hereby amended by deleting this chapter and inserting the following:

Provisions of the International Energy Conservation Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be prescribed in “this code” and the regulations shall be known as the Waukee Energy Code.

CC. Amend Section R1601.4 to add the following:

Section 1601.4 Installation. Duct installation shall comply with sections M1601.4.1 through M1601.4.11

Section 1601.4.11. Air plenum and duct separation. Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned spaces by construction with sufficient insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.

DD. Delete Section R G2414.5.2 (403.5.2) and replace with the following:

Section G2415.5.2 (403.5.2): Corrugated Stainless Steel Tubing (CSST). Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section G2411. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

EE. Delete Section R G2414.5.4 (403.5.5) and replace with the following:

Section G2414.5.4 (403.5.5): Corrugated Stainless Steel Tubing. Arc resistant corrugated stainless steel tubing shall be listed in accordance with ANSI LC 1 (Optional Section 5.16)/CSA 6.26.

FF. Amend section P2603.5.1 Sewer depth. Building sewers that connect to private sewage disposal systems shall not be less than 60 inches below finished grade at the point of septic tank connection or as approved by Dallas County Environmental Health. Building sewers shall not be less than 60 inches below grade.

GG. Add Code Section IRC E3704.7 and insert the following language:

3704.7 Prohibited Locations. Feeders supplying a townhome shall not cross a property line other than the individual unit served. For the purposes of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from foundation to roof and with a yard or public way on not less than two sides.

Exception: If a recorded easement is established in a concealed space or attic within the townhome unit, feeds are allowed within the easement.

§156.4 **Adoption of the 2021 International Building Code.** Pursuant to published notice and public hearing, as required by law, the International Building Code, 2021 Edition, published by the International Code Council, is hereby adopted in full to include Appendix K except for such portions as may hereinafter be deleted, modified or amended.

§156.5 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Building Code, 2021 Edition, are hereby made:

- A. Insert Section 101.1 to read City of Van Meter
- B. Delete Sections 105.2(Building 2), 105.2(Building 5), 105.2(Building 6).
- C. Amend Section R105.6 to include the addition of R105.6.1 Revocation of permit. Insert Section R105.6.1 to read: Revocation of Permit. It is the permit holder's responsibility to schedule the required inspections and obtain final approvals. Failure to schedule the required inspections and receive approval of work authorized by the permit before covering said work or at completion shall result in revocation of the permit and void any associated approvals granted by the City. This failure shall also equate to working without a permit in violation of City ordinance and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City. Failure to contact the City for any inspection or follow-up prior to expiration of a permit shall be deemed a violation of this code section. Failure to contact the City for any inspection or follow-up prior to expiration of a Temporary Certificate of Occupancy shall also be deemed a violation of this code section. Allowing occupancy of a structure, for which a person or company holds

a building permit, prior to or without a valid Certificate of Occupancy (temporary or final) shall be deemed a violation of this code section and no future permits shall be issued to any person or company who has outstanding violations of this code or any other laws or ordinances of the City.

- D. Add the following to Section 109.2 Schedule of Permit Fees with the following language:  
Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.
- E. Add the following to Section R109.3: The Building Valuation will be derived from the construction costs for the total work submitted by the contractor, or the most current Building Valuation Data Schedule published by the International Code Council (ICC). Submitted contractor valuation shall not be less than derived valuation through ICC. Published data is utilized by the Administrative Official in an effort to maintain consistency and fairness for permit fee calculations. It is not intended to reflect actual taxable value.
- F. Delete Section 308.5.4 and replace with the following:  
308.5.4 Eight or fewer persons receiving care in a dwelling unit. A facility such as the above within a dwelling unit and having eight or fewer persons receiving custodial care shall be classified as a Group R-3 occupancy or shall comply with the International Residential Code.  
Exception:  
Day Care facilities that provide custodial care for 16 or fewer persons for less than 24 hours per day in a single family dwelling, and where registered with the State of Iowa Department of Human Services as a child development home are permitted to comply with the International Residential Code.
- G. Delete Section 310.4.1 and replace with the following:  
310.4.1 Care facilities within a dwelling. Care facilities within a dwelling shall adhere to section 308.5.4.
- H. Amend Section 423.5 to delete entire section including subsections 423.5.1 and 423.5.2 and replace with the following language:  
423.5 Group E occupancy. In areas where the shelter design wind speed for tornadoes in 250 mph in accordance with Figure 304.2 (1) of ICC 500, all Group E occupancies with a program occupant load of 50 or more shall have a storm shelter constructed in accordance with Chapters 1 through 5 & 8 of ICC 500.  
Exceptions:  
1 Group E day care facilities.  
2. Group E occupancies accessory to place of religious worship.  
3. Buildings meeting the requirements for shelter design in ICC 500.  
4. Accessory structures to existing group E sites where the occupancy classification of said structures are classified as Groups A-5 and U.

423.5.1 Required Occupant Capacity. The required occupant capacity of the storm shelter



shall include all buildings classified as a Group E occupancy on the campus or site (whichever is larger) and shall be the greater of the following:

1. The total occupant load of the classrooms, vocational rooms and offices in the Group E occupancy.
2. The occupant load of any indoor assembly space that is associated with the Group E occupancy.

Exceptions:

1. Where a new building is being added on an existing Group E site, and where the new building is not of sufficient size to accommodate the required occupant capacity of the storm shelter for all of the buildings on-site, the storm shelter shall at a minimum accommodate the required capacity for the new building.
2. Where approved by the code official, the required occupant capacity of the shelter shall be permitted to be reduced by the occupant capacity of any existing storm shelters on the campus or site.

423.5.2 Location. Storm shelters shall be located within the buildings they serve, or shall be located where the maximum distance of travel from not fewer than one exterior door of each building to a door of the shelter serving that building does not exceed 1,000 feet.

The installation of portable buildings for utilization on the campus or site for educational purposes is considered new construction and classified as Group E occupancies.

Exception: Existing schools undergoing alterations, additions, or construction of new accessory buildings.

- I. Delete Code Section: IBC 502.1 (Correlation IFC 505.1) and replace with the following language:

502.1 Address identification. New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 502.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.



**Table 502.1  
Minimum Height and Stroke Width**

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	1/2
100	199	6	3/4
200	299	8	1
For each additional 100		Increase 2	Increase 1/2

<sup>a</sup> Exterior suite identification, minimum height shall be 4 inches and stroke width shall be 1/2 inch.

<sup>b</sup> Interior suite identification, minimum height shall be 2 inches and stroke width shall be 1/4 inch.

J. Modify IBC Section 716.2.6.1 to add the following language after the last sentence:

Automatic, self-closing, UL listed hinges may only be installed on the dwelling room entry door.

K. Add Section 902.1.1.1 (Correlation IFC 901.4.6.1) to include the following language:

902.1.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

L. Add new code section IBC 902.1.5 (Correlation IFC 901.4.6.5 DD) to include the following language:

902.1.5 Temperature Sensor. Provide a low temperature sensor in the fire sprinkler riser room. Low Temperature Sensor shall be monitored to prevent freezing.

M. Delete Section 903.2.11.1.3 and replace with the following:

903.2.11.1.3 Basements. Where any portion of a basement is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the basement shall be equipped throughout with an approved automatic sprinkler system.

N. Modify IBC Section 903.3.1.2(2) to change “30 feet” to “35 feet”.

O. Modify IBC Section 903.3.1.2(3) to change “30 feet” to “35 feet”.

P. Delete Section 903.4.2 and replace with the following:

903.4.2 Alarms. An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.

Q. Amend Section 1008.3.3. to add the following locations with sequential numbering:

5. Public restrooms containing more than one water closet/urinal or that are accessible.
6. Meeting and conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

R. Amend Section 1009.2 to add the following:

11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

S. Add Section 1010.1.6.1 with the following language:

1010.1.6.1 For landings required by Section 1010.1.5 to be at the same elevation on each side of the door, exterior landings at doors shall be provided with frost protection.

T. Amend Section 1010.2.2 to add the following:

Thumb Turn Locks shall not be allowed.

U. Add the following Section 1013.1.1:

1013.1.1 Additional Exit Signs. Exit signs may be required at the discretion of the Administrative Official to clarify an exit or exit access.

V. Delete Sections 1013.5 and 1013.6 including 1013.6.1, 1013.6.2 and 1013.6.3.

W. Add the following Section 1028.5.1:

1028.5.1 Components of exterior walking surfaces shall be concrete, asphalt, or

other approved hard surface.

- X. Modify Code Section: IBC 1301.1 and replace with the following language:  
Section 1301.1 Scope. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency. Administration shall be as prescribed in chapter 1 of the currently State adoption of the IECC and these regulations shall be known as the 2021 Energy Code.
- Y. Amend Section 1608.2 to add the following: For purposes of determining snow loads, the minimum ground snow load for design purposes shall be 30 pounds per square foot. Subsequent increases or decreases shall be allowed as otherwise provided in this code, except that the minimum allowable flat roof snow load may be reduced to not less than 80 percent of the ground snow load.
- Z. In Section 1609.1.1 add the following: For purposes of determining wind loads, the minimum basic wind speed shall be considered as 115 miles per hour; except when referenced documents are based on fastest mile wind velocities, Table 1609.3(1) shall be used.
- AA. Add the following to Section 1807.1 Foundation Retaining Walls for Group R Occupancies:
  - 1. Scope. Notwithstanding other design requirements of Chapters 18, 19 and 21 of the International Building Code, foundation retaining walls for Group R occupancies of Type V construction may be constructed in accordance with this section, provided that use or building site conditions affecting such walls are within the limitations specified in this section.
  - 2. Specifications. General specifications for such foundation retaining walls shall be as follows:

Table - 'Foundation Walls for Conventional Light Frame Construction'

Height of Foundation Wall (Net measured from top of basement slab to top of foundation wall)*		Thickness of Foundation Walls		Reinforcement type and placement within Foundation Wall**	Reinforcement type and placement within Foundation Wall** (maximum 12' span between corners and supporting cross walls)	Type of Mortar
		Concrete	Masonry			
Gross	Net	Concrete	Masonry	Concrete	Masonry	Masonry
8	7' 8"	7 1/2"	8"	1/2" horizontal bars, placement in the middle, and near the top & bottom – Y2" bars @ 6' max. vertically	0.075 square inch bar 8' o.c. vertically in fully grouted cells. If block is 12" nominal thickness, may be unreinforced.	Type M or S. Grout & Mortar shall meet provisions of Chapter 21 IBC
9	8' 8"	8"	See Chapter	1/2" bars 2' o.c. horizontally &	See Chapter 18 IBC	Same as above
10	9' 8"	8"	See Chapter	20"	See Chapter 18 IBC	Same as
			18 IBC	(5/8" bars 2' o.c. horizontally & 30" vertically o.c.)		
<p>*Concrete floor slab to be nominal 4". If such floor slab is not provided prior to backfill, provide 1) 36" embedded in the footing @ maximum 7' O.C. spacing -and/or- 2) full depth nominal 2" depth x 4" width keyway in footing</p> <p>** All reinforcement bars shall meet ASTM A6175 grade 40 minimum and be deformed. Placement of center of wall and meet the provisions of chapters 18, 19, and 21 of the International Building Code.</p>						
<p>NOTE: Cast in place concrete shall have a compressive strength of 3,000 lbs @ 28 days. Footings shall reinforcement of minimum 2 – 1/2" diameter rebar throughout. Placement of reinforcement and requirements of Chapter 19 of the International Building Code.</p>						
<p>NOTE: Material used for backfilling shall be carefully placed granular soil of average or high drained with an approved drainage system as prescribed in Section 1805.4 of the International Building Code containing a high percentage of clay, fine silt or similar materials of low permeability or expansive soils where backfill materials are not drained or an unusually high surcharge is to be placed adjacent to the designed wall shall be required.</p>						
<p>Note: Foundation plate or sill anchorage shall be installed in accordance with the respective codes as applicable.</p>						

BB. Replace Table 1809.7 with the following:

TABLE 1809.7  
FOUNDATIONS FOR STUD BEARING WALLS

Number of Stories	Thickness of Foundation Walls <i>Unit</i> <i>Concrete Masonry</i>	Minimum Width of Footing (inches)	Thickness of Footing (inches)	Minimum Depth of Foundation Below Natural Surface of Ground and Finish Grade (inches)
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1	8	8	16	8	42
2	8	8	16	8	42
3	10	10	18	12	42

§156.6 **Adoption of the 2021 International Existing Building Code.** Pursuant to published notice and public hearing, as required by law, the International Existing Building Code, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§156.7 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Existing Building Code, 2021 Edition, are hereby made:

A. Add the following to Section 108.2 Schedule of Permit Fees with the following language:  
Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

B. Add New Code Section: IEBC 302.6 with the following language:  
Section 302.6 Fire Protection. Existing buildings containing R-2 occupancies shall be made to comply with the International Building Code Section 903.2.8 within two (2) years of any of the following situations:

1. Fire damage to three or more dwelling units, not including smoke or water damage or other damage from fire-fighting operations.
2. Issuance of a building permit for a Level III alteration as identified in Chapter 6 of the International Existing Building Code.

§156.8 **Adoption of the 2021 International Mechanical Code.** Pursuant to published notice and public hearing, as required by law, the International Mechanical Code, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§156.9 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Mechanical Code, 2021 Edition, are hereby made:

A. The City of Van Meter interprets “NFPA 54 and NFPA 58” as equivalent alternatives for design to meet the intent of the 2021 International Fuel Gas Code

B. Amend Section 109.5 to add the following:  
Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

C. Amend Section 306.5 to add the following:

If the tenants of a multiple tenant building have, or are allowed to have, mechanical facilities on or which penetrate the roof, then roof access ladders must be provided for use by all such tenants and their agents and contractors in a manner that does not require accessing space under the control of another tenant.

D. Delete Section 307.2.4.1 and replace with the following:

307.2.4.1 Ductless mini-split system traps. Ductless mini-split equipment that produces condensate shall be installed per manufacturer's instructions.

E. Amend Section 603.1 to add the following:

Air plenums and ducts located in floor and wall cavities shall be separated from unconditioned space by construction with insulation to meet energy code requirements. These areas include but are not limited to exterior walls, cantilevered floors, and floors above garages.

§156.10 **Adoption of the 2021 Uniform Plumbing Code.** Pursuant to published notice and public hearing, as required by law, the Uniform Plumbing Code, 2021 Edition, published by the International Association of Plumbing and Mechanical Officials and amended by the State of Iowa, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§156.11 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the Uniform Plumbing Code, 2021 Edition, are hereby made:

The City of Van Meter interprets the 2021 International Plumbing Code as published by the International Code Council as an equivalent alternative to the 2018 Uniform Plumbing Code.

A. UPC Section 104.5: Delete Table 104.5 and insert the following language: permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

B. Amend Section UPC 407.3 to include the following language at the end of the Code section:  
Tempering devices shall be installed at or as close as possible to the point of use.

C. Amend Section UPC 418.3 to include location #5 with the following language:  
Rooms containing a water heater.

D. Amend Section UPC 609.1 to add the following language:

Water service piping shall have no less than five feet (5') of soil cover.

E. Amend Section UPC 701.2 to add the following language:

(7) The use of SDR 23.5 is an acceptable material for exterior building sewers.

F. Amend Section UPC 717.1 to add the following language:

717.1.1 Size of Drainage Piping. The main building drain shall be a minimum

four inch (4") diameter.

- G. Amend Section UPC 718.3.1 to add the following language:

718.3.1 Protection from damage. Building sewers less than 42 inches below grade shall be cast iron pipe or be protected with an engineered system to prevent damage from freezing and frost heave.

- H. Amend Section UPC 1014.1 to add the following language:

Notwithstanding provisions of section 1014.1, regulations of Fat Oil and Grease (FOG) and sizing of FOG removal devices where connected to Wastewater Reclamation Authority (WRA) system shall be in accordance with WRA regulations for the regulations of industrial wastewater and commercial wastewater.

- I. Delete Section UPC 1101.12.2.2.2 Combined System.

- J. Amend Section UPC 1208.6.4.4 to add the following language:

1208.6.4.4 Corrugated Stainless Steel Tubing. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 1211.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

§156.12 **Adoption of the 2020 National Electrical Code.** Pursuant to published notice and public hearing, as required by law, the currently adopted by the State of Iowa Edition of the National Electrical Code, published by the National Fire Protection Association, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§156.13 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the National Electrical Code, as currently adopted by the State of Iowa, are hereby made:

- A. Amend Section 90.2 to add the following language:

90.2(D) Scope. Permits required. Permits shall be required for work contained within the scope of this article. Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

- B. Delete section 210.8(A). and insert in lieu thereof the following new section:  
210.8 (A) Dwelling Units.



All 125-volt receptacles installed in locations specified in 210.8 (A)(1) through 2108 (A)(11) shall be ground-fault circuit-interrupter protection for personnel.

(1) Bathrooms

(2) Garages and also accessory buildings that have floor located at or below grade level not intended to be habitable rooms and limited to storage areas, work areas, or similar use

(3) Outdoors

Exception to (3) Receptacles that are not readily accessible and are supply branch circuits dedicated to electrical snow-melting, deicing, or pipeline and Bessel heating equipment shall be permitted to be installed in accordance with 426.28m or 427.22, as applicable

(4) Crawl spaces – at or below grade level

(5) Basements

Exception to (5): A receptacle supplying only a permanently installed fire alarm or burglar alarm system shall not be required to have ground-fault circuit-interrupter protection.

Informational Note: See 760.41B and 760.121(B) for power supply requirements for fire alarm systems.

Receptacles installed under the exception to 210.8 (A) (5) shall not be considered as meeting the requirements of 210.52(G).

(6) Kitchens – Where the receptacles are installed to serve the countertop surfaces

(7) Sinks – Where receptacles are installed within 1.8 m (6 ft) from the top inside edge of the bowl of the sink

(8) Boathouses

(9) Bathtubs or shower stalls – Where receptacles are installed within 1.8 m (6 ft) of the outside edge of the bathtub or shower stall

(10) Laundry areas

Exception to (1) through (3), (5) through (8), and (1): Listed locking support and mounting receptacles utilized in combination with compatible attachment fittings installed for the purpose of serving a ceiling luminaire or ceiling fan shall not be required to be ground-fault circuit-interrupter protected. If a general-purpose convenience outlet is integral to the ceiling luminaire or ceiling fan, GFCI protection shall be provided.

(11) Indoor damp and wet locations

C. Delete section 210.8(F)

D. Add Code Section NEC 215.13 Prohibited Locations with the following language:  
NEC 215.13 Prohibited Locations. Feeders supplying townhomes shall not extend through any townhome unit other than the unit served. For the purpose of this provision, the term townhome shall mean a single-family dwelling unit constructed in a group of two or more attached units in which each unit extends from the foundation to roof with a yard or public way on not less than two sides. Exception: If a recorded easement is established in a concealed space or attic within a townhome unit, feeders are allowed within that easement.



published notice and public hearing, as required by law, the International Fuel Gas Code, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§222.15 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Fuel Gas Code, 2021 Edition are hereby made:

A. Amend Section 106.6.2 to include the following language: Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

B. Delete Section 5.6.3.4 and the replace with the following:

5.6.3.4 Corrugated Stainless Steel. Only CSST with an Arc Resistant Jacket or Covering System listed in accordance with ANSI LC-1 (Optional Section 5.16)/CSA 6.26-2016 shall be installed in accordance with the terms of its approval, the conditions of listing, the manufactures instructions and this code including electrical bonding requirements in Section 7.13.2. CSST shall not be used for through wall penetrations from the point of delivery of the gas supply to the inside of the structure. CSST shall not be installed in locations where subject to physical damage unless protected in an approved manner.

§156.16 **Adoption of the 2021 International Property Maintenance Code.** Pursuant to published notice and public hearing, as required by law, the International Property Maintenance Code, 2021 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§156.17 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Property Maintenance Code, 2021 Edition, are hereby made:

A. Amend Section 101.1 Title to insert City of Van Meter as the jurisdiction referenced.

B. Amend Section 103.5 Fees to include the following language: Permit fees will be derived from the City of Van Meter Fee Schedule as adopted.

C. Amend Section 302.4 to delete [JURISDICTION TO INSERT HEIGHT IN INCHES] and replace with “X inches in height on developed properties and X inches in height on undeveloped properties.”

D. Amend Section 304.14 to read as follows:

During the period from April 15<sup>th</sup> to October 15<sup>th</sup>, every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food service areas or any areas where products to be included or utilized in food for human consumption are processed, manufactured, packaged or stored, shall be supplied with approved tightly fitting screens of not less than 16 mesh per inch (16 mesh per 25 mm) and every swinging door shall have a self-closing device in good

working condition.

- E. Amend Section 602.3 by deleting “[DATE] to [DATE]” and replacing with September 1 to May 30.
- F. Amend Section 602.4 by deleting “[DATE] to [DATE]” and replacing with September 1 to May 30.
- G. Insert new sentence prior to last sentence of paragraph in Section 605.2 with the following language:  
Any accessible receptacle within 6 feet of a water source shall be provided with Ground-Fault Circuit-Interrupter Protection.
- H. Amend Section 705.1 to add the following language to the end of the paragraph: In addition, carbon monoxide alarms and detectors shall be installed in accordance with Iowa Code Section 661—Chapter 211.
- I. Add new Section 705.3 with the following language:  
705.3 Installation Locations. Installation locations shall be in conformance with the International Fire Code, the International Residential Code, Iowa Code, and at the location closest to the hazard of an attached garage or fuel-fired appliance.

§156.18 **Adoption of the 2012 International Energy Conservation Code.**

Pursuant to published notice and public hearing, as required by law, the International Energy Conservation Code, 2012 Edition, published by the International Code Council, is hereby adopted in full except for such portions as may hereinafter be deleted, modified or amended.

§156.19 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Energy Conservation Code, 2012 Edition, are hereby made:

- A. The provisions of the International Energy Code as currently adopted and amended by the Iowa State Building Code Bureau shall apply to all matters governing the design and construction of buildings for energy efficiency.
- B. Delete Sections 101.1, 101.2, 103.3.1, 103.3.2, 103.3.3, 103.4, 103.5, and all of Sections 104, 107, 108 and 109.
- C. All energy code compliance inspections shall be completed by a third party certified to do such inspections with a report submitted to the Administrative Official showing compliance with the State adopted energy code.
- D. Add Code Section C402.1.1.1 Seasonal Structures with the following language:  
  
C402.1.1.1 Seasonal Structures. The following seasonal type structures are exempt from meeting the provisions of this code. (These facilities are allowed to have heating and/or cooling equipment for temporary comfort of patrons and employees during operating hours.)
  - 1. Food Service Buildings that serve patrons at amusement parks, water parks,

and outdoor sporting facilities. The buildings can only be occupied by employees, must not be able to allow patrons to be served within the facility and must have its sole means of servicing customers, an operable exterior serving window.

2. Restroom Facilities that serve amusement parks, water parks, and outdoor sporting facilities.

E. Delete Section C408.2 and replace with the following:

Mechanical systems and service water-heating systems commissioning and completion requirements. Prior to the final mechanical and plumbing inspections, the registered design professional or approved agency shall provide evidence of mechanical systems commissioning and completion in accordance with the provisions of this section. The Commissioning Agent shall be in no way affiliated with the project's design, installation or sale of products, to avoid any conflict of interest. The Commissioning Agent shall be accredited by an industry-recognized certification program, to be determined by the AHJ.

§156.20 **Adoption of the 2021 International Fire Code.** Pursuant to published notice and public hearing, as required by law, the *International Fire Code*, 2021 edition, including Appendix Chapters **B, C, D, I, K, and N** (see *International Fire Code* Section 101.2.1, 2021 edition), as published by the International Code Council, is hereby adopted in full as the Fire Code of City of Van Meter, for regulating and governing the safeguarding of life and property from fire and explosion hazards arising from the storage, handling and use of hazardous substances, materials and devices, and from conditions hazardous to life or property in the occupancy of buildings and premises as herein provided; and each and all of the regulations, provisions, penalties, conditions and terms of said Fire Code are hereby referred to, adopted, and made a part hereof, as if fully set out in this legislation, with the additions, insertions, deletions and changes, if any, prescribed in Section 2 of this resolution.

§156.21 **Amendments, Modifications, Additions and Deletions.** The following amendments, modifications, additions and deletions to the International Fire Code, 2021 Edition, are hereby made:

A. Section 101.1. Insert: **[City of Van Meter]**

B. Code Section 109: Refer to City of Van Meter Board of Appeals.

C. Delete Code Section: IFC 308.1.4 Replace with the following language:

**308.1.4 Open-flame cooking devices.** Charcoal burners, other open-flame cooking devices, and other devices that produce ashes or embers shall not be operated on balconies or within 20 feet (3048 mm) of combustible construction. Location of LP containers shall comply with Section 6104. **Exceptions:**

1. One- and two-family *dwelling*s, constructed in accordance with the *International*

*Residential Code.*

2. LP-gas cooking devices having LP-gas container with a water capacity not greater than 20 pounds.

D. Insert New Code Section:

**319.11 Location.** Mobile food vehicles shall not be located within 20 feet (6096 mm) of buildings, tents, canopies or membrane structures.

E. Insert New Code Section: IFC 503.1.4 Insert the following language:

**503.1.4 Outdoor Venue Access.** A 10 ft. wide emergency access roads designed to support 36,000 lb. weight load shall be provided within 350-feet of all portions of an outdoor venue (e.g. soccer complex, park, skate park, sports fields) to facilitate emergency vehicle access.

**Exception:** The fire code official is authorized to increase the dimension of 350 feet where emergency access roads cannot be installed because of location on property, topography, waterway, nonnegotiable grades, or other similar conditions, and an approved alternative means of emergency access is provided.

F. Delete Code Section: IFC 505.1 Replace with the following language:

**505.1 Address identification.** New and existing buildings shall have *approved* address numbers, building numbers or *approved* building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall be black or white and shall contrast with their background. Where required by the *fire code official*, address numbers shall be provided in greater dimension or additional *approved* locations to facilitate emergency response. Address numbers shall be Arabic numbers or alphabetical letters. Numbers and letters shall be a minimum height and a minimum stroke width as dictated by Table 505.1. Where access is by means of a private road and the building cannot be viewed from the *public way*, a monument, pole or other sign or means shall be used to identify the structure. Address numbers shall be maintained.

**Table 505.1  
Minimum Height and Stroke Width**

Distance from the centerline of the Public Way (ft)		Minimum Height (in)	Minimum Stroke Width (in)
Less than 100		4	1/2
100	199	6	3/4
200	299	8	1
For each additional 100		Increase 2	Increase 1/2

<sup>a</sup> Exterior suite identification, minimum height shall be 4 inches and stroke width shall be 1/2 inch.

<sup>b</sup> Interior suite identification, minimum height shall be 2 inches and stroke width shall be 1/4 inch.

G. Modify Code Section: IFC 508.1 Replace with the following language:

**508.1 General.** Where required by other sections of this code, Table 508.1, and in all buildings classified as high-rise buildings by the *International Building Code*, a *fire command center* for fire department operations shall be provided and shall comply with Sections 508.1.1 through 508.1.6.

H. Add Code Section: IFC Table 508.1 Add the following language:

**Table 508.1 Fire Command Center Thresholds**

<b>Occupancy</b>	<b>Threshold Requiring a Fire Command Center</b>
Group A	1,000 occupants
Group E	100,000 gross square feet
Group F	200,000 gross square feet
Group H	100,000 gross square feet
Group I-2 or I-3	100,000 gross square feet
Group M	100,000 gross square feet
Group R1	Greater than 200 <i>dwelling units</i> or <i>sleeping units</i>
Group S	200,000 gross square feet

I. Modify Code Section IFC 705.2.4 and replace with and add the following language:

**705.2.4 Door Operation.** Swinging fire doors shall close from the full open position and latch automatically. The door closer shall:

1. Exert enough force to close and latch the door from any partially open position.
2. Be UL listed and of hydraulic type, spring type shall not be allowed.

J. Insert New Code Section: IFC 901.4.6.1.1 (correlation: IBC 902.1.1.1) Insert the following language:

901.4.6.1.1 Fire Sprinkler Riser Room. A fire sprinkler riser room shall be separated from the electrical room. The riser room shall have no electrical panels, devices, or apparatus inside the room other than the outlets or support equipment (lighting, air compressor, and heater) required for the use of the fire sprinkler system and/or the fire alarm panel. The sprinkler riser room shall not be exclusively accessed from the electrical room, but the electrical room may be accessed from the fire riser room.

K. Insert New Code Section: IFC 901.4.6.5 (correlation IBC 902.1.5) Insert the following language:

**901.4.6.5 Temperature Sensors.** Provide a low temperature sensor in the fire sprinkler riser room. Low Temperature Sensor shall be monitored to prevent freezing.

- L. Insert New Code Section IFC 903.3.1.1.3 (correlation: IBC 903.3.1.1.3)

**903.3.1.1.3 Sprinkler installed under exterior projections.** A canopy covering a door that is required to be marked as an exit shall be required to have fire sprinklers installed outside that door if the canopy extends more than 4 feet out from the door and is 12 feet or less in height from the ground regardless of whether the canopy is combustible or non-combustible. Canopies that have vehicle access under them with door openings shall be required to have fire sprinklers installed under the total canopy regardless of whether the canopy is combustible or non-combustible.

- M. Modify Code Section IFC 903.3.1.2 (correlation: IBC 903.3.1.2) and replace with the following language:

**903.3.1.2 NFPA 13R sprinkler systems.** Automatic sprinkler systems in Group R occupancies up to and including four stories in height in buildings not exceeding 60 feet (18288 mm) in height above grade plane shall be permitted to be installed throughout in accordance with NFPA 13R. Attics shall be protected throughout with an *automatic sprinkler system* installed in accordance with NFPA 13.

- N. Modify Code Section: IFC 903.2.11.1.3 (correlation: IBC 903.2.11.1.3) Replace with the following language:

**903.2.11.1.3 Basements.** Where any portion of a *basement* is located more than 75 feet (22 860 mm) from openings required by Section 903.2.11.1, the *basement* shall be equipped throughout with an *approved automatic sprinkler system*.

- O. Modify Code Section: IFC 903.4.2 (correlation: IBC 903.4.2) Replace with the following language:

**903.4.2 Alarms.** *An approved weather proof audible device suitable for outdoor use with 110 candela visual signal shall be connected to every automatic sprinkler system. Such sprinkler water-flow alarm devices shall be activated by water flow equivalent to the flow of a single sprinkler of the smallest orifice size installed in the system. Alarm devices shall be provided on the exterior of the building in an approved location. Where a fire alarm system is installed, actuation of the automatic sprinkler system shall actuate the building fire alarm system.*

- P. Modify Code Section: IFC 1008.3.3 (correlation: IBC 1008.3.3) Replace with the following language:

**1008.3.3 Rooms and spaces.** In the event of a power supply failure, an emergency electrical system shall automatically illuminate all of the following areas:

1. Electrical equipment rooms
2. Fire command centers

3. Fire pump rooms
4. Generator rooms
5. Public restrooms that contain more than one water closet/urinal or that are accessible
6. Meeting/conference rooms with an area greater than 400 square feet.
7. Classrooms in an E occupancy with an area greater than 400 square feet.

Q. Modify Code Section: IFC 1009.2 (correlation: IBC 1009.2) Insert item # 11 with the following language:

**11. Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.**

R. Add Code Section: IFC 1010.1.6.1 (correlation: IBC 1010.1.6.1) Insert the following language:

**1010.1.6.1 Frost Protection.** Landings required by Section 1010.1.5 to be at the same elevation on each side of the door exterior landings at doors shall be provided with frost protection.

S. Modify Code Section: IFC 1010.1.9.1 (correlation: IBC 1010.1.9.1) Replace with the following language:

**1010.1.9.1 Hardware.** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. This includes thumb turn locks.

T. Insert Code Section: IFC 1013.1.1 (correlation: IBC 1013.1.1) Language:

**1013.1.1 Additional Exit Signs.** Exit signs may be required at the discretion of the Code Official to clarify an exit or exit access.

U. Modify Code Section: IFC 1014.4 (correlation: IBC 1014.4) Insert item # 6 with the following language:

Handrails within a dwelling unit or serving an individual dwelling unit of groups R-2 and R-3 shall be permitted to be interrupted at one location in a straight stair when the rail terminates into a wall or ledge and is offset and immediately continues.

V. Add Code Section: IFC 1015.9 (correlation: IBC 1015.9) Insert the following language:

**1015.9 Walking surfaces.** A guard shall be provided along retaining walls where a finished walking surface such as sidewalks, patios, driveways and parking lots or similar is located on the top side of a retaining wall. The guard shall be installed along any portion of the wall measuring 30 inches or greater in height measured at any point within 36 inches horizontally to the edge of the open side. A guard shall not be required along portions of the retaining wall where the horizontal distance between the edge of the finished walking surface and the face



of the wall is greater than 72 inches.

W. Insert Code Section: IFC 1028.5.1 (correlation: IBC 1028.5.1) Insert the following language:

**1028.5.1 Hard Surfaces.** Components of exterior walking surfaces shall be concrete, asphalt, or other approved hard surface.

X. Insert Code Section: IFC 1031.5.3 (correlation: IBC 1030.4.3) Insert the following language:

**1031.5.3 Window wells drainage.** All window wells shall be provided with approved drainage.

Y. Insert New Code Section: IFC 1203.7 Insert the following language:

**Section 1203.7 Shutdown of Emergency and Standby Power Systems.** In addition to the requirements of NFPA 110 for a remote manual stop, a switch of an approved type shall be provided to shut down the generator. The switch shall be provided at an approved location.

Z. Insert New Code Section: IFC 1203.8 Insert the following language:

**Section 1203.8 Emergency Generator Signs.** Main electrical disconnects and main breaker panels supplied by the generator shall be provided with approved signs.

Additionally, doors accessing emergency and standby power systems shall be provided with approved signs. When approved switches for emergency power shut-down are located remote from the fire alarm annunciator, an approved sign shall be provided at fire alarm annunciator. Approved signs shall contain the word CAUTION in black letters at least 2 inches (50 mm) high on a yellow background. Such warning signs shall be placed so as to be readily discernible.

AA. Insert New Section 3106.3.1

**3106.3.3 Occupancy and means of egress.** The number and location of emergency egress and escape routes shall be approved by the fire code official. Exits shall comply with Chapter 10 and be as remote from each other as practical and shall be provided as follows:

Occupant Load	Minimum Number of Exits
1 to 500	2
501 to 1,000	3
1,001 or 1,500	4
each additional 500 persons	36 additional inches of exit width

**3106.3.4 Width.** The aggregate clear width of exits shall be a minimum of 36 inches wide (914mm) for each 500 persons to be accommodated.

**3106.3.5 Signs.** Exits shall be identified with signs that read "EXIT". The signs shall be



weather-resistant with lettering on a contrasting background. The lettering shall be of sufficient height and brush stroke to be immediately visible from 75 feet (22,860mm). Placement of the exit signs shall be approved by the fire code official.

BB. Insert Code Section: IFC 6104.3.3 Insert the following language:

**6104.3.3 LP Gas Containers in Group R Occupancies.** LP Gas shall not be stored or used inside of a building.

WORK IN PROCESS - DRAFT

# Agenda Item #7

## Adjournment

***Chairperson: With no further business, do I hear a motion to adjourn?***

Commissioner \_\_\_\_\_: ***So moved.***

Commissioner \_\_\_\_\_: ***Second.***

***Chairperson:*** All in favor? \_\_\_\_\_

This meeting is adjourned at \_\_\_\_\_pm. Thank you.