

**State of Iowa
City Development Board
Meeting Minutes of February 8, 2023
Iowa Economic Development Authority
1963 Bell Avenue, Suite 200, Helmick Conference Room
Des Moines, Iowa**

Call to order 1:00 p.m.

Present

Dennis Plautz, Board Chairperson
Jim Halverson, Board Vice Chairperson
Mari Bunney*
Chris McKee*

Absent

Mackenzie O'Hair

Others Present

Matt Rasmussen, Administrator, City Development Board
Betty Hessing, Administrative Assistant, City Development Board
Eric Dirth, Iowa Department of Justice
Vicky Clinkscales, IT Department, IEDA
Eric Jensen, Community Development Director, City of Ankeny*
Michelle Yuska, City Clerk, City of Ankeny*
Kesha Billings, Associate Planner, City of Marion*
Bob Rice, Director, Polk County Public Works Department*
Bret Vande Lune, Polk County*
Kurt Bailey, Franklin Township*
Douglas Elrod, Mayor, City of Bondurant*
Marketa Oliver, City Administrator, City of Bondurant
Maggie Murray, Planner, City of Bondurant
Aaron Clanton, City Attorney, City of Bondurant
Brian Clayton, Planning & Zoning Commission, City of Bondurant
Mel McCleary, Landowner, Bondurant
Amanda Madison*
Laura Skogman*
Daniel Clark* & Mrs. Clark*
Lori Judge, IDOT*
Anthony Volz, IDOT*
Nathan Aronson, IDOT*

*Participated via Teams Webinar

Introduction by Chairperson Dennis Plautz

Roll Call by Matt Rasmussen, Board Administrator

A quorum was established with four Board Members present.

Request for amendments to agenda

Motion by Jim Halverson

Motion I move to approve the agenda as presented.
Second Mari Bunney
Roll Call All ayes. Motion approved.

Consideration of January 11, 2023 Business Meeting Minutes

Motion by Jim Halverson
Motion I move the Business meeting minutes of January 11, 2023 be approved as printed and distributed.
Second Mari Bunney
Roll Call All ayes. Motion approved.

New Business

NC23-02 Matt Rasmussen stated this is an 80/20 Voluntary
Ankeny Annexation petition for the City of Ankeny. The total acres is 77.75 (including ROW), 74.81 (not including ROW) and non-consenting acres is 12.38 or 16.55%.

DRA Properties, LC is the owner of four parcels and they are requesting voluntary annexation into the City of Ankeny, which totals approximately 62.43 acres. In addition to the four parcels, there are eight additional parcels within the proposed annexation area that have not petitioned to be annexed. The eight parcels total approximately 12.38 acres. The proposed annexation area is currently within the City's planning boundary and is identified in the Ankeny Plan 2040 Comprehensive Plan as primarily low-density residential with an area of office/business park located in the northwest corner adjacent to I-35 and open space/flood plain in the SW corner. If the property is annexed, it initially will be zoned R-1, One-Family Residence District, which is consistent with all property that is annexed into the City of Ankeny.

The City of Ankeny presently provides no municipal services, other than fire and EMS, to the proposed annexation territory, but has the immediate fiscal and physical capability of extending substantial municipal services to the annexation territory. Municipal services include sanitary sewer, water, law enforcement, fire and EMS, public works, community development, library, parks and recreation.

County owned right-of-way is included in the annexation and the County Attorney was properly noticed.

Matt Rasmussen reported that this petition appears to be complete and properly filed.

Eric Jensen, Ankeny's Community Development Director,

Motion by Motion	was present to answer questions. No questions were asked. Jim Halverson I move the Board finds NC23-02 as complete and properly filed and that a date for a public hearing be scheduled.
Second Roll Call	Chris McKee All ayes. Motion approved. A public hearing was scheduled for 1:30 p.m. on April 12, 2023.
NC23-03 Marion	Matt Rasmussen explained this is an 80/20 annexation request for the City of Marion. The total acres, not including right-of-way, is 36.72 acres and non-consenting is 4.08 acres, which is 11.11%.

The annexation of the voluntarily petitioned areas would create an island of county jurisdiction surrounded by City of Marion jurisdiction. The non-consenting properties include single-family residences built in 1976, 2019 and 1990 (west to east) according to Linn County Assessor's website. Properties previously subdivided in Linn County are zoned urban service residential in Linn County, while unsubdivided land has remained agricultural in Linn County. The City of Marion's Comprehensive Land Use Map shows this area to be compatible for single-family detached residential development. Once annexed into the City of Marion, the properties included in this petition will be zoned in accordance with the Comprehensive Land Use Map, most likely proposed to be suburban residential estate, which accomodates the larger lots and suburban medium density single-family residential for the proposed development, which accomodates smaller residential lots. One of the existing residential properties has a home occupation construction business on site that was approved by a conditional use permit in Linn County in 2018 and chicken hatching/raising operation. Per Marion City Code, both the construction business and chicken hatching/raising operation would be allowed to continue, but not expand once annexed. The propeperty is for sale and if sold, the new owners would still be allowed to continue the legal non-conforming construction business as a home occupation and chicken hatching/raising, as it is currently operated. Expansion of either use would not be prohibited.

There is road right-of-way and the County Attorney was properly noticed.

Matt Rasmussen stated the petition appears to be complete and properly filed.

Matt Rasmussen explained it is an existing island between Marion and Cedar Rapids and this basically makes one larger island into two smaller islands. The Iowa Code allows this and the Board has previously seen cases such as this.

Motion by Kesha Billings, Associate Planner for the City of Marion, was present to explain further and answer questions.
Motion Jim Halverson
I move the Board finds NC23-03 as complete and properly filed and that a date for a public hearing be scheduled.
Second Mari Bunney
Roll Call All ayes. Motion approved.
A public hearing was scheduled for 2:00 p.m. on April 12, 2023.

Staff Reports
No staff report from Matt Rasmussen.
Eric Dirth stated the City Development Board's brief is due on February 14th for the Sageville/City of Dubuque matter. The City of Dubuque will get an opportunity to reply and that hearing is scheduled for early March. Eric Dirth will report more after that hearing.

**Future Meeting/
Public Hearings**
March 8, 2023 at 1:00 p.m., City Development Board Business Meeting at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar

April 12, 2023 at 1:30 p.m., Ankeny (NC23-02) Public Hearing at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar

April 12, 2023 at 2:00 p.m., Marion (NC23-03) Public Hearing at IEDA, 1963 Bell Ave., Suite 200, Helmick Conference Room, Des Moines or via Teams Webinar

Adjourn 1:20 p.m.

Respectfully Submitted,
Betty Hessing, Administrative Assistant