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110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358  
(319) 643-5888 • Fax (319) 643-2305 • [www.westbranchiowa.org](http://www.westbranchiowa.org) • [city@westbranchiowa.org](mailto:city@westbranchiowa.org)

**PLANNING AND ZONING COMMISSION MEETING**  
**Tuesday, January 23, 2018 • 7:00 p.m.**  
**West Branch City Council Chambers, 110 N. Poplar St.**  
*Council Quorum May Be Present*

1. Call to Order
2. Roll Call
3. Approve Agenda/Consent Agenda/Move to action.
  - a. Approve minutes from the November 28, 2017 Planning and Zoning Commission Meeting.
  - b. Approve minutes from the November 29, 2017 Joint Work Session with the City Council.
  - c. Approve 2018 regular meeting schedule: (4<sup>th</sup> Tuesday, odd months)
    - i. March 27<sup>th</sup>, May 22<sup>nd</sup>, July 24<sup>th</sup>, September 25<sup>th</sup>, and November 27<sup>th</sup>.
4. Public Hearing/Non-Consent Agenda./Move to action.
  - a. Selection of Officers
    - i. \_\_\_\_\_ as Chairperson of Planning & Zoning./Move to action
    - ii. \_\_\_\_\_ as Vice Chairperson of Planning & Zoning./Move to action
  - b. Discussion - Pedersen Valley Lot 23 Site plan
  - c. Approve Pedersen Valley Lot 23 Site plan
  - d. Review passage of Ordinance 747
  - e. Review Planned Unit Development (PUD) draft ordinance
  - f. Discuss Complete Streets Plan
  - g. Approve Complete Streets Plan./Move to action.
  - h. Discuss – Housing Chapter
  - i. Approve Housing Chapter./Move to action.
  - j. Report on Charging Stations
5. City Staff Reports
  - a. Matt Goodale – Parking on Orange Street
6. Comments from Chair and Commission Members
7. The next regularly-scheduled Planning and Zoning Commission Meeting – March 27, 2018 at 7:00 p.m.
8. Adjourn

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**Planning & Zoning Commission Members:** Chair John Fuller, Vice Chair Ryan Bowers, MaryBeth Stevenson, Sally Peck, Gary Slach, Emilie Walsh, Tom Dean • **Zoning Administrator:** Terry Goerdts • **Deputy City Clerk:** Leslie Brick  
**Mayor:** Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman  
**City Administrator/Clerk:** Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin  
**Parks & Rec Director:** Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

*(These minutes are not approved until the next Commission meeting.)*

## **City of West Branch Planning & Zoning Commission Meeting**

*November 28, 2017*

*West Branch City Council Chambers, 110 North Poplar Street*

Chairperson John Fuller opened the meeting of the Planning & Zoning Commission at 7:04 p.m. welcoming the audience and following City Staff, Deputy City Clerk Leslie Brick, Public Works Director Matt Goodale, City Administrator Redmond Jones, and Mayor Roger Laughlin. Commission Members Ryan Bowers, Emilie Walsh, Gary Slach and Tom Dean were present. Absent: Peck and Aspelmeier.

### **Approve Agenda/Consent Agenda/Move to action.**

Approve the November 28, 2017 agenda.

Motion by Bowers, second by Slach to approve the agenda. Motion carried on a voice vote.

Approve the minutes from the October 24, 2017 Planning and Zoning Commission Meeting.

Motion by Dean, second by Walsh to approve the minutes. Motion carried on a voice vote.

### **Public Hearing/Non-Consent Agenda**

#### Discussion – Planned Urban Development and other approaches

Fuller opened the discussion on form based code, an alternative to planned unit development. Form based development was described as land development regulation that allows creativity by the developer and architect. The city would set parameters for the development to conform to the surrounding neighborhoods. Other types of requirements could be type of façade and height of structure to conform with existing surrounding buildings.

Planned unit development (PUD) is designed for grouping varied and compatible land uses such as housing, recreation and commercial all within one contained area.

Fuller said the purpose of this discussion is to identify the best use for the redevelopment of the Croell Redi Mix site. The Planning & Zoning Commission will hold a joint meeting with the City Council on Wednesday, November 29, 2017 to discuss the options for the site. Based on comments, PUD appears to be the preferred method and will be presented to the Council tomorrow evening. Mayor Laughlin would like to see a trail, mixed use (residential/commercial), walkability to downtown, building scale and height requirements, decorative and historic façades and no vinyl siding as some of the requirements. City Administrator Jones provided comments on his past experience with PUD's and would like to an application process developed to set the parameters for the site (like what the Mayor suggested), but said that those requirements would be relayed to the developer during the application process. Currently, the Croell site is zoned commercial, so by designating it as a planned unit development is the first step in the process. Fuller agreed with Jones' comments, but said that the city should also create a vision for the site and create those parameters in a request for proposal (RFP), which would be a separate process.

#### Discussion – Comprehensive Plan Developments

Public Works Director said he reviewed chapter 8 of the revised comprehensive plan and provided corrected information to the grad students to be incorporated into the plan. Bowers said the he also had information to forward on for the storm water utility section.

Fuller presented chapter 10-Environmental Stewardship for the group to review noting some areas to investigate further.

### **CITY STAFF REPORTS**

**Mayor-** Laughlin said he would like to have the current code reviewed to discuss the street widths and an agenda item added to a future meeting. Bowers explained that the Complete Streets chapter addresses this

issue. Fuller said that the comprehensive plan would not be ready for several months and ready for Council approval. Bowers asked if that chapter could be approved by the commission separate from the remaining plan to be able to move forward. Fuller said he could have the chapter ready by the first meeting in January for commission approval.

#### **COMMENTS FROM CHAIR AND COMMISSION MEMBERS**

Slach asked about on street parking on West Orange Street and asked if there was anything written in the Code or why signage was not installed. Goodale said he would check on the issue.

#### **Adjourn**

Motion by Walsh, second by Bowers to adjourn the Planning & Zoning Commission Meeting. Meeting adjourned at 8:15 p.m.

Submitted by:  
Leslie Brick  
Deputy City Clerk

*(The following is a synopsis of the minutes of the West Branch City Council meeting. A video recording is available for inspection on the City of West Branch Website at [www.westbranchiowa.org/government/council-videos](http://www.westbranchiowa.org/government/council-videos). The minutes are not approved until the next regularly scheduled City Council meeting.)*

**West Branch, Iowa  
Council Chambers**

**City Council  
Work Session with Planning & Zoning**

**November 29, 2017  
7:30 p.m.**

Mayor Roger Laughlin called the West Branch City Council work session to order at 7:04 p.m. Roll call: Mayor Laughlin was present. Council members: Colton Miller, Mary Beth Stevenson, Jordan Ellyson and Brian Pierce were present. Tim Shields was absent. Planning & Zoning Chairperson John Fuller was present. Commission members: Ryan Bowers and Emilie Walsh were present. LeeAnn Aspelmeier, Sally Peck, Gary Slach and Tom Dean was absent. Laughlin welcomed the audience and the following City staff: City Administrator Redmond Jones, Deputy City Clerk Leslie Brick and Public Works Director Matt Goodale.

**PLANNED URBAN DEVELOPMENT ZONING:**

Chairperson Fuller opened the discussion describing Planned Unit Development (PUD) zoning and commented that it is a widely used mechanism in Iowa and commonly throughout the nation. PUD's allow the city to relax its general zoning requirements in order to encourage innovation in conformity with the goals of the city's comprehensive plan. Fuller explained that if the city were interested in allowing PUD's in West Branch, the current zoning code would need to be amended.

The council agreed that this was an acceptable next step and asked the commission to provide a draft ordinance change for early 2018.

**DOWNTOWN EAST REDEVELOPMENT SITE:**

Fuller said that the Mayor had attended the last Planning & Zoning Commission meeting and had thoughts on how the City could use a PUD for the former Croell site. Fuller went on to say that a few things would need to be accomplished for the future redevelopment of the site. First, the site would need a Brownfield assessment and said that the Mayor was working with East Central Intergovernmental Association on this matter. Second, a vision for the site would need to be developed. Some thoughts from the Planning & Zoning commission were; a multi-use development (a mix of business/commercial/residential), compatible in scale with the surrounding area, connecting trails and streets to promote walkability and cognizant of open space and environmental needs. And third, a request for proposal (RFP) to be written in accord with the vision to solicit concept proposals from developers. The RFP would list desired elements for the area. Proposals received would then be reviewed by the City and pre-development conferences would be held with the developer to refine the proposals. Fuller reiterated that the Brownfield assessment would need to be completed before the city could enter the request for proposal (RFP) process.

**ADJOURNMENT**

Motion by Ellyson, second by Bowers to adjourn work session. Motion carried on a voice vote. City Council work session adjourned at 8:05 p.m.

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Roger Laughlin, Mayor

ATTEST: \_\_\_\_\_  
Leslie Brick, Deputy City Clerk



SITE PLAN REVIEW CHECKLIST

Project Name Lot 23 Pedersen Valley

Engineer Ben Mitchell

Reviewer \_\_\_\_\_

Reviewed Date \_\_\_\_\_

1. SITE PLAN

A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

2. DESIGN STANDARDS

A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property

B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.

C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets

D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended



SITE PLAN:

- 1. Prepared by a licensed Engineer or Land Surveyor [X] YES [ ] NO
2. Date of preparation, North point and scale no smaller than 1"=100'. Comments: [X] YES [ ] NO
3. Legal description and address of the property to be developed. Comments: [X] YES [ ] NO
4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan. Comments: [ ] YES [ ] NO
5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan. Comments: [X] YES [ ] NO
6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations. Comments: [X] YES [ ] NO
7. Structure Information:
a. Total number and type of dwelling units proposed [X] YES [ ] NO
b. Proposed uses for all buildings [X] YES [ ] NO
c. Total floor area of each building [ ] YES [ ] NO
d. Estimated number of employees for each proposed use where applicable [ ] YES [ ] NO N/A
e. Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces. [ ] YES [ ] NO N/A
8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. [X] YES [ ] NO
9. Property lines and all required yard setbacks. [X] YES [ ] NO
10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. [X] YES [ ] NO



City of West Branch  
110 N. Poplar Street  
West Branch, IA 52358

December 6, 2016

- 11. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements.  YES  NO
- 12. Location and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard.  YES  NO *N/A*
- 13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred (100) year storm on site and downstream off site.  YES  NO *N/A*
- 14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in Section 173.03.  YES  NO
- 15. A vicinity map at a scale of 1" = 500' or larger, showing the general location of the property, and the adjoining land uses and zoning.  YES  NO
- 16. Soil tests and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 173.03.  YES  NO *N/A*
- 17. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required.  YES  NO *N/A*
- 18. Stormwater Pollution Prevention Plan.  YES  NO
- 19. Stormwater Management Plan.  YES  NO
- 20. Pre-Application Conference.  YES  NO
- 21. Provide 25% of open space
  - a. Said open space shall be unencumbered with any structure, or off-street parking or roadways and drives, and shall be landscaped and maintained with grass, trees and shrubbery.  YES  NO
  - b. Each principal structure of an apartment or office complex on same site shall be separated from any other principal structure in the complex by an open space of not less than sixteen (16) feet.  YES  NO
- 22. Landscaping Requirements
  - a. Minimum requirements at the time of planting - Two (2) trees minimum or one (1) tree of the following size per 1,500 square feet of open space, whichever is greater: 40 Percent 1½" - 2" caliper diameter. Balance 1" - 1½" caliper diameter. (Evergreen trees shall not be less than three (3) feet in height.)  YES  NO
  - b. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater.  YES  NO

Veenstra & Kimm, Inc.  
860 22<sup>nd</sup> Avenue, Suite 4  
Coralville, Iowa 52241  
319-466-1000



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December 6, 2016

23. Buffer Required

- a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district. [ ] YES [ ] NO N/A
b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. [ ] YES [ ] NO N/A
c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer [ ] YES [ ] NO N/A

24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. [ ] YES [ ] NO N/A
b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness. [ ] YES [ ] NO N/A

25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height. [x] YES [ ] NO
b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. [x] YES [ ] NO
c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. [ ] YES [ ] NO N/A
d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width. [x] YES [ ] NO

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City of West Branch  
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West Branch, IA 52358

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26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use.
- b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be landscaped within parking islands.

YES  NO

YES  NO *N/A*

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle.
- b. Driveway approach returns shall not extend beyond the side lot line as extended.
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety.

YES  NO

YES  NO

YES  NO *N/A*

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements.

YES  NO *N/A*

29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips.

YES  NO *N/A*

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval.

YES  NO

Veenstra & Kimm, Inc.  
860 22<sup>nd</sup> Avenue, Suite 4  
Coralville, Iowa 52241  
319-466-1000

# SITE PLAN

## PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

### WEST BRANCH, IOWA

0.46 ACRE

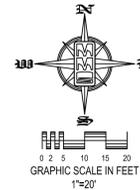


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:  
BRIAN SHAY  
1905 STONE VALLEY DRIVE  
NORTH LIBERTY, IA 5231



STANDARD LEGEND AND NOTES	
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, PLATTED OR BY DEED
---	EXISTING EASEMENT LINES
---	PROPOSED EASEMENT LINES
---	EXISTING CASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	22-1
---	(R)
---	EXIST- PROP-
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	CITY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-369-8319
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY MELICK	319-627-2145
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: TY DOERMANN	319-643-5888

**LEGAL DESCRIPTION**  
LOT 23, PEDERSEN VALLEY PART THREE - PHASE ONE, WEST BRANCH, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 0.46 ACRE, (19,890 SQUARE FEET), AND SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

**CURRENT ZONING:** R-3  
**LOT AREA:** 19,890 SF (100%)  
**BUILDING AREA:** 3,347 SF (16.8%)  
**PAVING AREA:** 2,035 SF (10.2%)  
**TOTAL IMPERVIOUS AREA:** 5,382 SF (27.0%)  
**OPEN SPACE:** 14,508 SF (73.0%)

**BUILDING CHARACTERISTICS:**  
T - 4 PLEX BUILDING (3 BR EA)  
TOTAL BUILDING SPACE = 3,300 SF

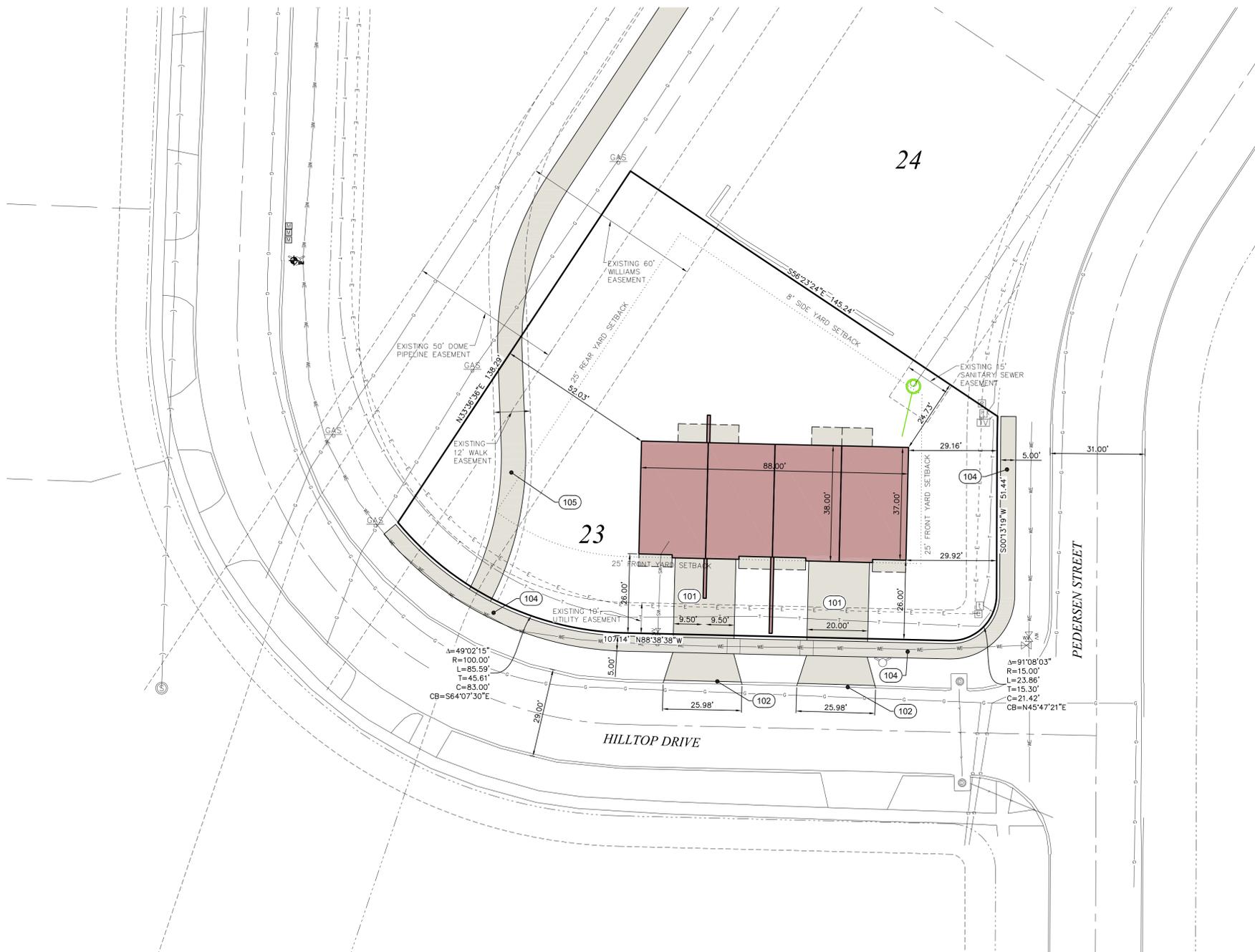
**SETBACK REQUIREMENTS:**  
FRONT YARD = 25 FEET  
REAR YARD = 8 FEET  
SIDE YARD = 25 FEET

**PARKING REQUIREMENTS:**  
2 SPACES PER DWELLING UNIT  
4 DWELLING UNITS = 8 SPACES  
TOTAL PARKING REQUIRED = 8 SPACES  
TOTAL PARKING PROVIDED = 8 SPACES

- SHEET INDEX**
- 1 SITE LAYOUT AND DIMENSION PLAN
  - 2 SITE GRADING AND EROSION CONTROL PLAN
  - 3 SITE UTILITY PLAN
  - 4 SITE LANDSCAPE PLAN
  - 5 GENERAL NOTES AND DETAILS

KEYNOTES		
NUMBER	KEYNOTE	DETAIL
101	INSTALL 5" PCC DRIVEWAY	I/5
102	INSTALL CONCRETE DRIVEWAY TYPE A WITH FLARES PER SUDAS FIGURE 730.101	
103		
104	INSTALL 5" PCC SIDEWALK IN ACCORDANCE WITH THE CITY OF WEST BRANCH SPECIFICATIONS	
105	PCC TRAIL BY OTHERS	

Date: Revision:



BENCHMARK INFORMATION			
POINT	ELEVATION	DATUM	DESCRIPTION
21000	771.79	NAVD88	BENCHMARK (BOLT ARROW HEAD)
21036	744.32	NAVD88	BENCHMARK (BOLT BY ARROW HEAD)

I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

BENJAMIN T. MITCHELL, P.E. Iowa Lic. No. 23397  
 My license expires on December 31, 20\_\_.

Pages of sheets covered by this seal:

SEAL

### SITE LAYOUT AND DIMENSION PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23  
WEST BRANCH, IOWA

**LOCATION MAP**  
NOT TO SCALE

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23  
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.  
Date: 01-15-18  
Designed By: BTM Field Book No: 1161  
Drawn By: LLS Scale: 1"=20'  
Checked By: BTM Sheet No: 1  
Project No: IOWA CITY 10214-003 of. 5

# SITE PLAN

## PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

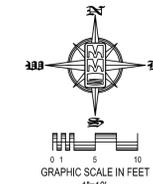
### WEST BRANCH, IOWA

0.46 ACRE



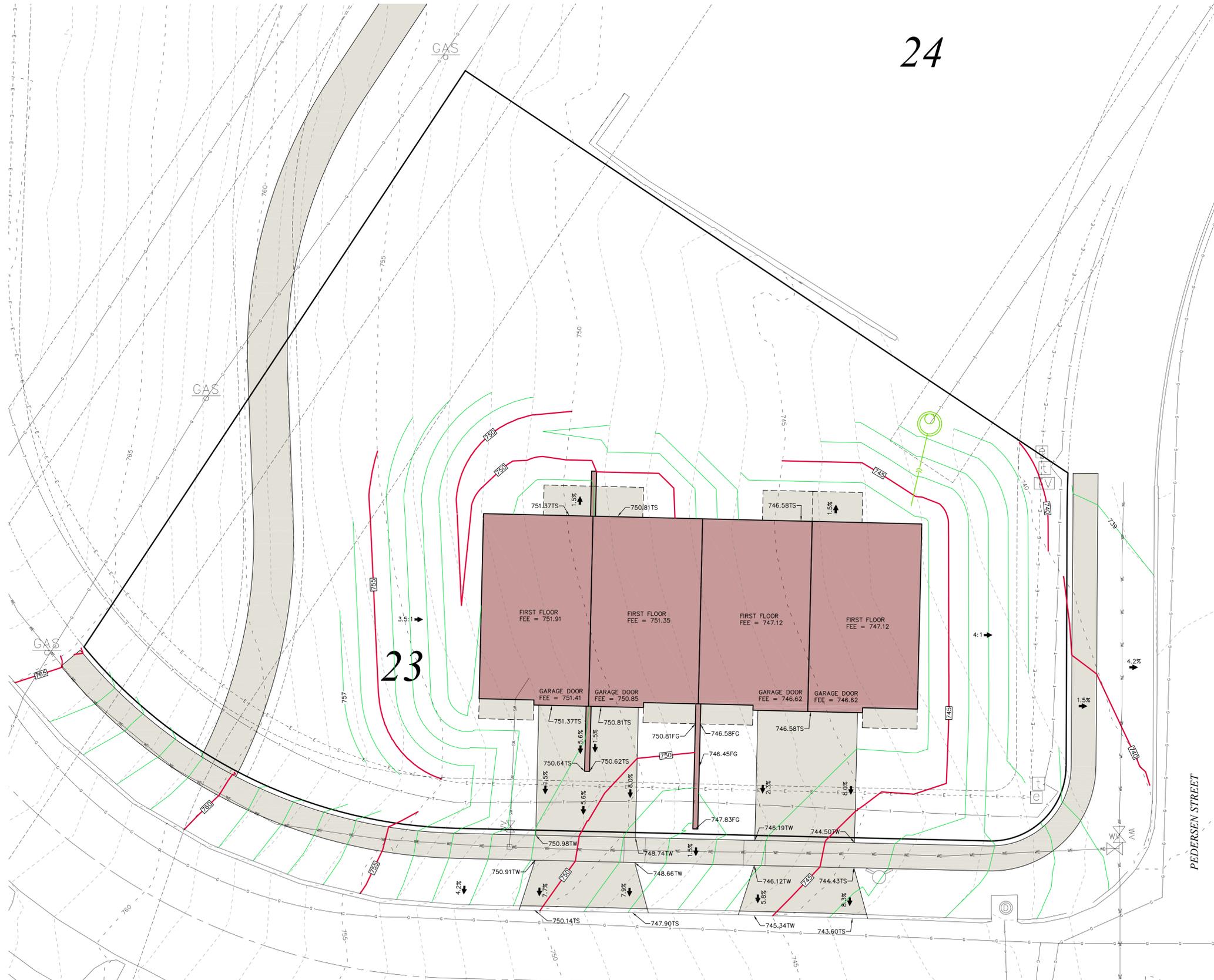
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LANDSCAPE ARCHITECTS  
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STANDARD LEGEND AND NOTES	
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---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.



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#### SHEET INDEX

- 1 SITE LAYOUT AND DIMENSION PLAN
- 2 SITE GRADING AND EROSION CONTROL PLAN
- 3 SITE UTILITY PLAN
- 4 SITE LANDSCAPE PLAN
- 5 GENERAL NOTES AND DETAILS

#### GRADING NOTES

- 1.) MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
- 2.) NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- 3.) WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
- 4.) COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
- 5.) ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
- 6.) PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
- 7.) STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
- 8.) SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
- 9.) ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

### SITE GRADING AND EROSION CONTROL PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23  
WEST BRANCH, IOWA



**LOCATION MAP**  
NOT TO SCALE

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23  
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 01-15-18  
Designed By: BTM Field Book No: 1161  
Drawn By: LLS Scale: 1"=10'  
Checked By: BTM Sheet No:  
Project No: IOWA CITY  
10214-003 of 5

# SITE PLAN

## PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

### WEST BRANCH, IOWA

0.46 ACRE

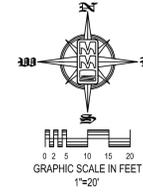


CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
[www.mmsconsultants.net](http://www.mmsconsultants.net)

PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

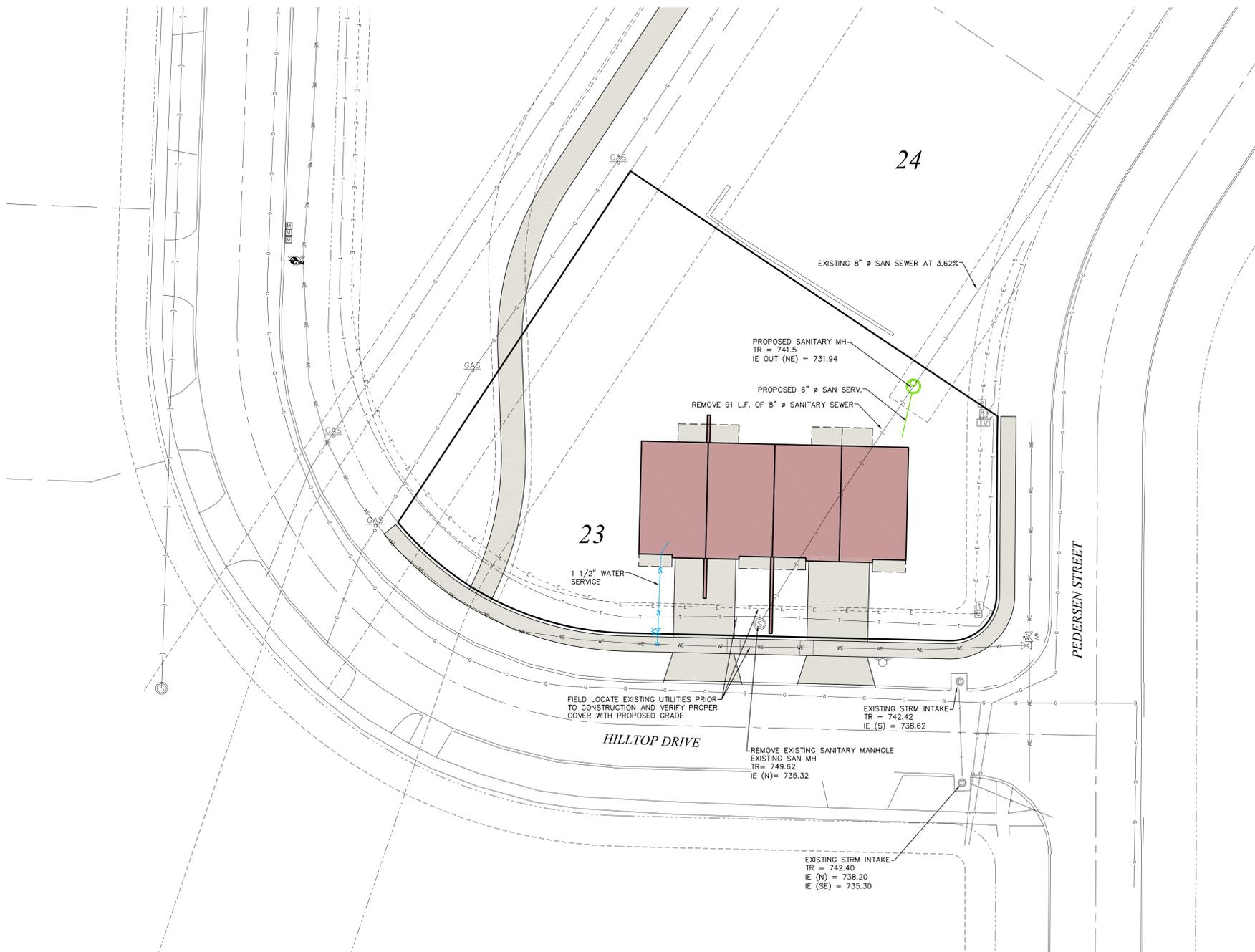
OWNER/SUBDIVIDER:  
BRIAN SHAY  
1905 STONE VALLEY DRIVE  
NORTH LIBERTY, IA 5231



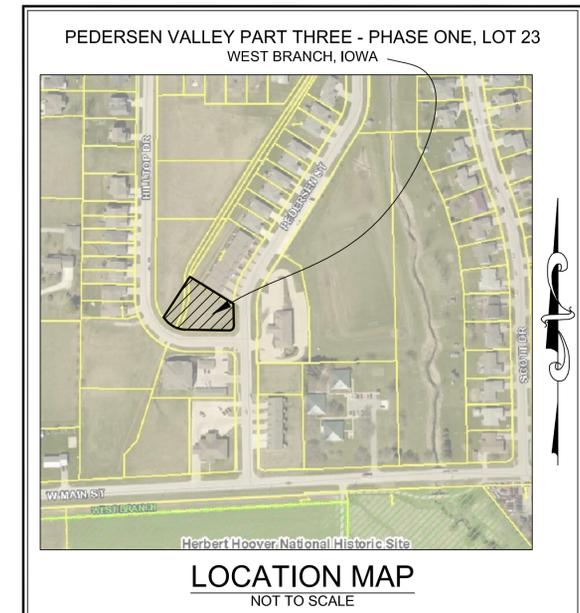
STANDARD LEGEND AND NOTES	
---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, PLATTED OR BY DEED
---	LOT LINES, INTERNAL
---	EXISTING EASEMENT LINES
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
(R)	22-1
---	EXIST- PROP-
○	POWER POLE
○	POWER POLE W/DROP
○	POWER POLE W/TRANS
○	POWER POLE W/LIGHT
○	GUY POLE
○	LIGHT POLE
○	SANITARY MANHOLE
○	FIRE HYDRANT
○	WATER VALVE
○	DRAINAGE MANHOLE
○	CURB INLET
---	FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
○	EXISTING DECIDUOUS TREE & SHRUB
○	EXISTING EVERGREEN TREES & SHRUBS

SHEET INDEX  
1 SITE LAYOUT AND DIMENSION PLAN  
2 SITE GRADING AND EROSION CONTROL PLAN  
3 SITE UTILITY PLAN  
4 SITE LANDSCAPE PLAN  
5 GENERAL NOTES AND DETAILS

Date Revision



### SITE UTILITY PLAN



PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23  
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.  
Date: 01-15-18  
Designed By: BTM Field Book No: 1161  
Drawn By: LLS Scale: 1"=20'  
Checked By: BTM Sheet No: 3  
Project No: IOWA CITY  
10214-003 of 5

# SITE PLAN

## PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23

### WEST BRANCH, IOWA

0.46 ACRE



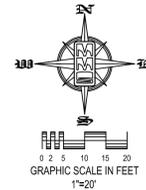
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PLAT PREPARED BY:  
MMS CONSULTANTS INC.  
1917 S. GILBERT STREET  
IOWA CITY, IA 52240

OWNER/APPLICANT:  
IWB LLC  
1945 BROWN DEER TRAIL  
CORALVILLE, IA 52241

APPLICANT'S ATTORNEY:  
MATT ADAM  
1945 BROWN DEER TRAIL  
CORALVILLE, IA 52241



STANDARD LEGEND AND NOTES	
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---	CURVE SEGMENT NUMBER
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---	(R)
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---	EXISTING EVERGREEN TREES & SHRUBS

**SHEET INDEX**

- SITE LAYOUT AND DIMENSION PLAN
- SITE GRADING AND EROSION CONTROL PLAN
- SITE UTILITY PLAN
- SITE LANDSCAPE PLAN
- GENERAL NOTES AND DETAILS

**LANDSCAPE REQUIREMENTS:**

1 TREE / 1500 SF OPEN SPACE  
14,507.70 SF OPEN SPACE  
TREES REQUIRED = 10  
TREES PROVIDED = 10

1 SHRUB / 1,000 SF OPEN SPACE  
14,507.70 SF OPEN SPACE  
SHRUBS REQUIRED = 15  
SHRUBS PROVIDED = 15

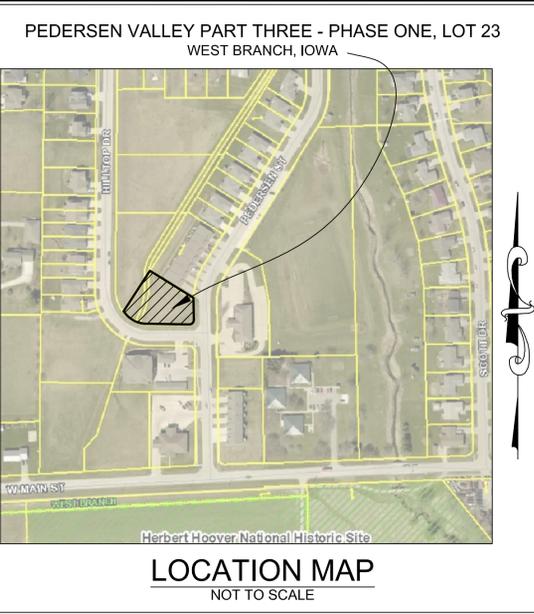
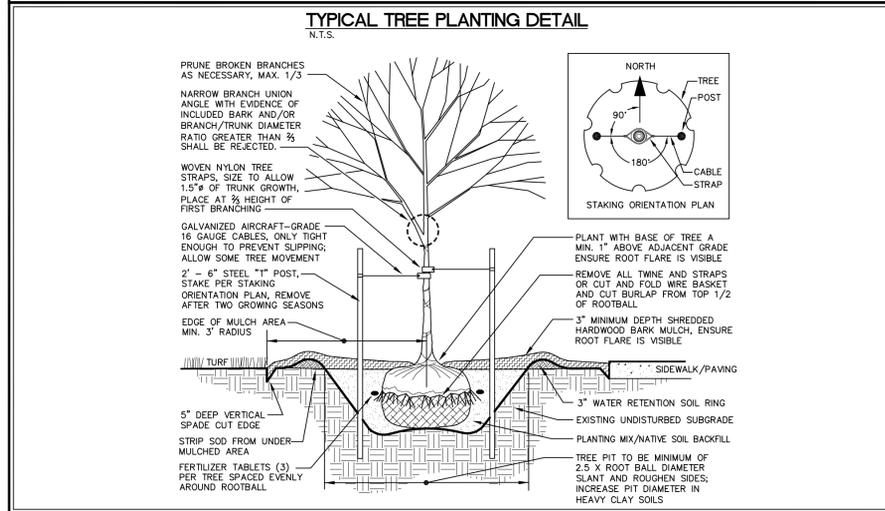
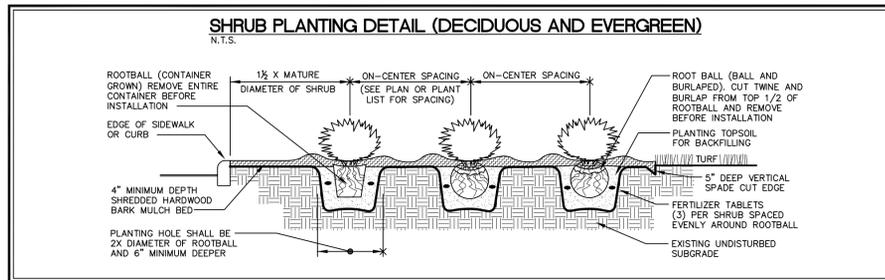
ALL GROUND LEVEL MECHANICAL AND UTILITY EQUIPMENT SHALL BE SCREENED FROM PUBLIC VIEW

PLANT LIST - TREES						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
1	AP	ACER x FREEMANII 'AUTUMN PLAZE'	AUTUMN PLAZE RED MAPLE	2" CAL.	D & D	50' X 30'
1	BP	BETULA Papyrifera	PAPER BIRCH	2" CAL.	D & D	50' X 30'
2	CF	CORNUS FLORIDA	FLOWERING DOGWOOD	1 1/2" CAL.	D & D	30' X 20'
2	GS	GLEDITSIA TRIACANTHOS INTERMIS 'SKYLINE'	SKYLINE THORNLESS HONEYLOCUST	2" CAL.	D & D	60' X 30'
4	PG	PICEA GLAUKA DENSATA	BLACK HILLS SPRUCE	6" HT.	D & D	50' X 20'

PLANT LIST - SHRUBS, PERENNIALS, ORNAMENTAL GRASSES & GROUND COVER						
QTY	KEY	BOTANICAL NAME	COMMON NAME	INSTALL SIZE	COMMENT	MATURE SIZE
3	BS	JUNIPERUS squamata 'BLUE STAR'	BLUE STAR JUNIPER	15" HT.	CONT.	3' X 4'
3	PA	PICEA ABIES 'FUMILA'	DWARF NORWAY SPRUCE	15" HT.	CONT.	3' X 3'
3	PU	Pennisetum setaceum 'RUBRUM'	PURPLE FOUNTAIN GRASS	12" HT.	CONT.	3' X 3'
6	SA	Spiraea 'ANTHONY WATERER'	ANTHONY WATERER SPIREA	10" HT.	CONT.	3' X 3'

- LANDSCAPE NOTES:**
- THE LANDSCAPE CONTRACTOR SHALL VERIFY ALL LOCATIONS OF UNDERGROUND UTILITIES ON SITE PRIOR TO LANDSCAPE INSTALLATION.
  - PLANT QUANTITIES ARE FOR INFORMATION ONLY; DRAWINGS SHALL PREVAIL IF CONFLICT OCCURS.
  - KIND, SIZE AND QUALITY OF PLANT MATERIAL SHALL CONFORM TO AMERICAN STANDARD FOR NURSERY STOCK, ANSI Z60 - 1990, OR MOST RECENT ADDITION.
  - LAYOUT OF PLANT MATERIAL AT SITE SHALL BE APPROVED BY THE LANDSCAPE ARCHITECT PRIOR TO INSTALLATION.
  - ALL PLANTING BED AREAS SHALL HAVE QUALITY TOPSOIL ADDED (IF NEEDED) BY LANDSCAPE CONTRACTOR TO BRING BED GRADES 3" - 4" BELOW EXISTING CONCRETE AREAS AND TOP OF DECORATIVE WALLS. (PRIOR TO BIDDING, CONTRACTOR IS RECOMMENDED TO VISIT SITE).
  - FINISH GRADING OF PLANT BED AND SOD AREAS SHALL BE PERFORMED BY LANDSCAPE CONTRACTOR.
  - ALL SHRUB AND PERENNIAL PLANTING AREAS SHALL HAVE A MINIMUM 3" DEEP BED OF DOUBLE SHREDDED HARDWOOD BARK MULCH AND AN APPLICATION OF A PRE-EMERGENT (TREEN' OR APPROVED EQUAL) FOR WEED CONTROL.
  - LANDSCAPE EDGING BETWEEN BARK MULCH AND LAWN AREAS SHALL BE A SPADE CUT EDGE. EDGE SHALL BE INSTALLED VERTICAL AND ACCORDING TO DETAILS.
  - STAKING SHALL BE REQUIRED ON ALL TREES (EXCEPT MULTI-STEM VARIETIES) STAKE USING (2) OR (3) 1/2" STEEL T POST PLACED OUTSIDE OF ROOTBALL AND ADHERED TO TRUNK OF TREE WITH 1/2" GALVANIZED CABLE AND WOVEN NYLON TREE STRAPS.
  - ALL TREES FREE-STANDING IN LAWN AREAS AND IN PLANTING BEDS SHALL BE WRAPPED WITH A STANDARD MANUFACTURED TREE WRAP AND FASTENED WITH TWINE OR APPROVED METHOD.
  - ALL TREES FREE-STANDING WITHIN LAWN AREAS SHALL HAVE A MINIMUM 4 FT. DIA. RING OF DOUBLE SHREDDED HARDWOOD BARK MULCH AT A 3" INCH DEPTH.
  - ALL LANDSCAPE PLANTINGS AND SOD AREAS SHALL BE THOROUGHLY WATERED UPON INSTALLATION AND A TOTAL OF (3) WATERINGS BEFORE INITIAL ACCEPTANCE AFTER ACCEPTANCE. SOD SHALL BE MAINTAINED FOR (30) DAYS OR UNTIL ROOTED IN.
  - LANDSCAPE CONTRACTOR MUST FOLLOW ALL DETAILS PROVIDED ON SHEETS DESCRIBING LANDSCAPE CONSTRUCTION TECHNIQUES.
  - ALL LANDSCAPE PLANTINGS SHALL BE GUARANTEED FOR A PERIOD OF ONE YEAR FROM DATE OF INITIAL ACCEPTANCE.
  - SEED ALL REMAINING AREAS WITH DOT URBAN MIX.



### SITE LANDSCAPE PLAN

PEDERSEN VALLEY PART THREE - PHASE ONE, LOT 23  
WEST BRANCH CEDAR COUNTY IOWA

**MMS CONSULTANTS, INC.**

Date: 01-15-18

Designed by: BTM Field Book No: 1161

Drawn by: LLS Scale: 1"=20'

Checked by: BTM Sheet No: 4

Project No: IOWA CITY 10214-003 of 5



CIVIL ENGINEERS  
LAND PLANNERS  
LAND SURVEYORS  
LANDSCAPE ARCHITECTS  
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.  
IOWA CITY, IOWA 52240  
(319) 351-8282  
www.mmsconsultants.net

Date Revision

GENERAL NOTES AND DETAILS

PEDERSEN VALLEY PART  
THREE - PHASE ONE,  
LOT 23  
WEST BRANCH  
CEDAR COUNTY  
IOWA

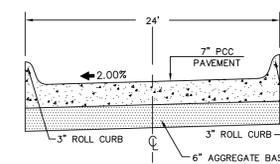
MMS CONSULTANTS, INC.

Date:	01-15-18
Designed By:	Field Book No: 1161
Drawn By: BTM	Scale:
Checked By: LLS	NONE
Project No: BTM	Sheet No:
IOWA CITY	5
10214-003	of 5

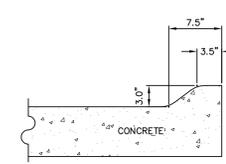
PAVING CONSTRUCTION NOTES

- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- PAVEMENT JOINTS SHALL CONFORM TO SUDAS SPECIFICATION SECTION 7010.3.02, J AND K.
  - INSTALL LONGITUDINAL JOINTS AT THE THIRD POINTS OF THE STREET. INSTALL TRANSVERSE JOINTS AT 15 FOOT MAXIMUM SPACING AND EVENLY SPACED BETWEEN OBJECTS IN THE PAVEMENT AND INTERSECTIONS.
  - WHERE PAIRS OF INTAKES ARE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR SLIGHTLY SKEWED, INSTALL TRANSVERSE JOINTS BETWEEN CORNERS OF THE THROAT INSERTS AND DIRECTLY ABOVE THE CROSSING STORM SEWER PIPE.
- THE CONCRETE AGGREGATE SHALL BE CLASS 31 DURABILITY AS SPECIFIED IN SECTION 4115.04.B3 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

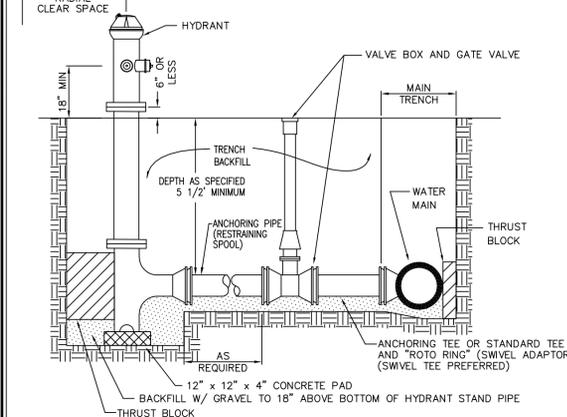
1 TYPICAL DRIVE SECTION  
N.T.S.



2 3" ROLL CURB DETAIL  
N.T.S.



TYPICAL HYDRANT  
N.T.S.



NOTES:  
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.

RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.

MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5/8" DIAMETER.

HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 1/8" TO 1/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE)

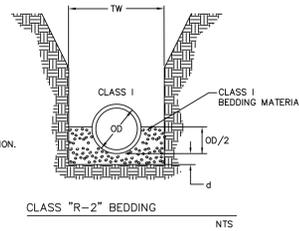
STORM SEWER NOTES

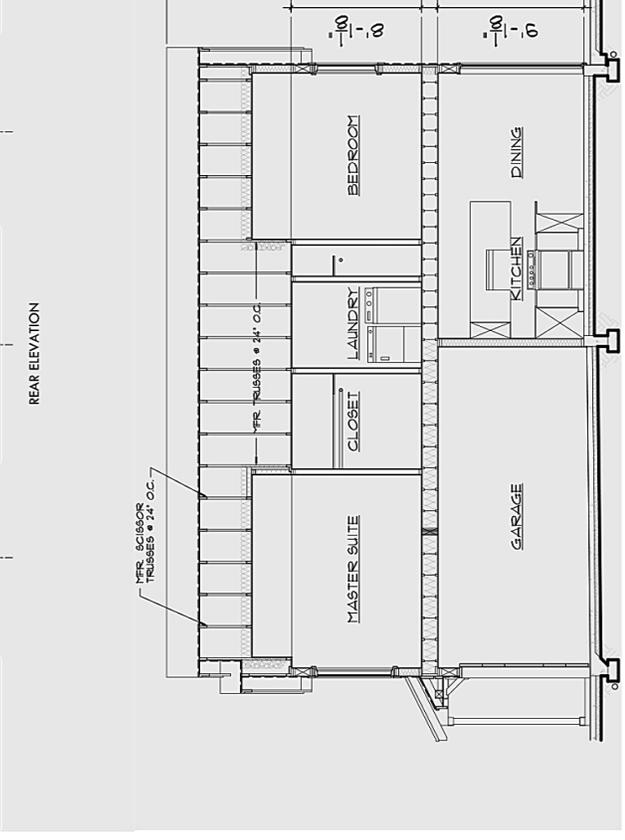
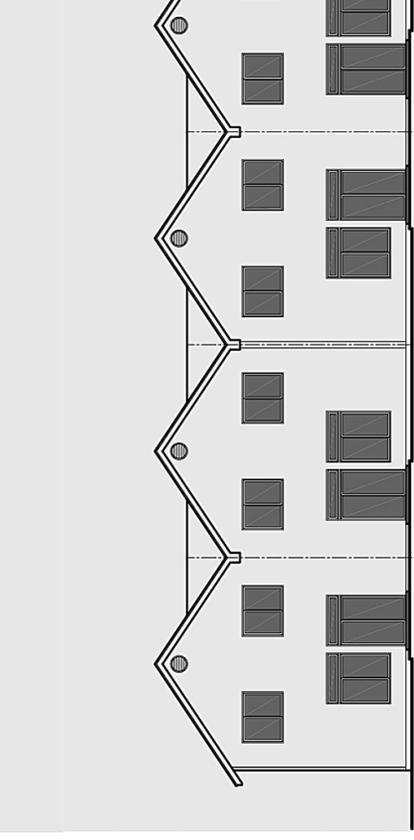
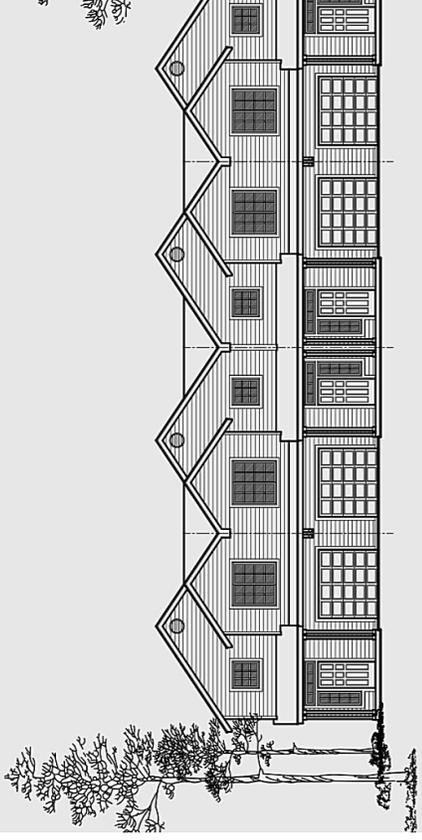
- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "R-2" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
  - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
  - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.01.A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "OT"-RING OR PROFILE GASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILLET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILLETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERETO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

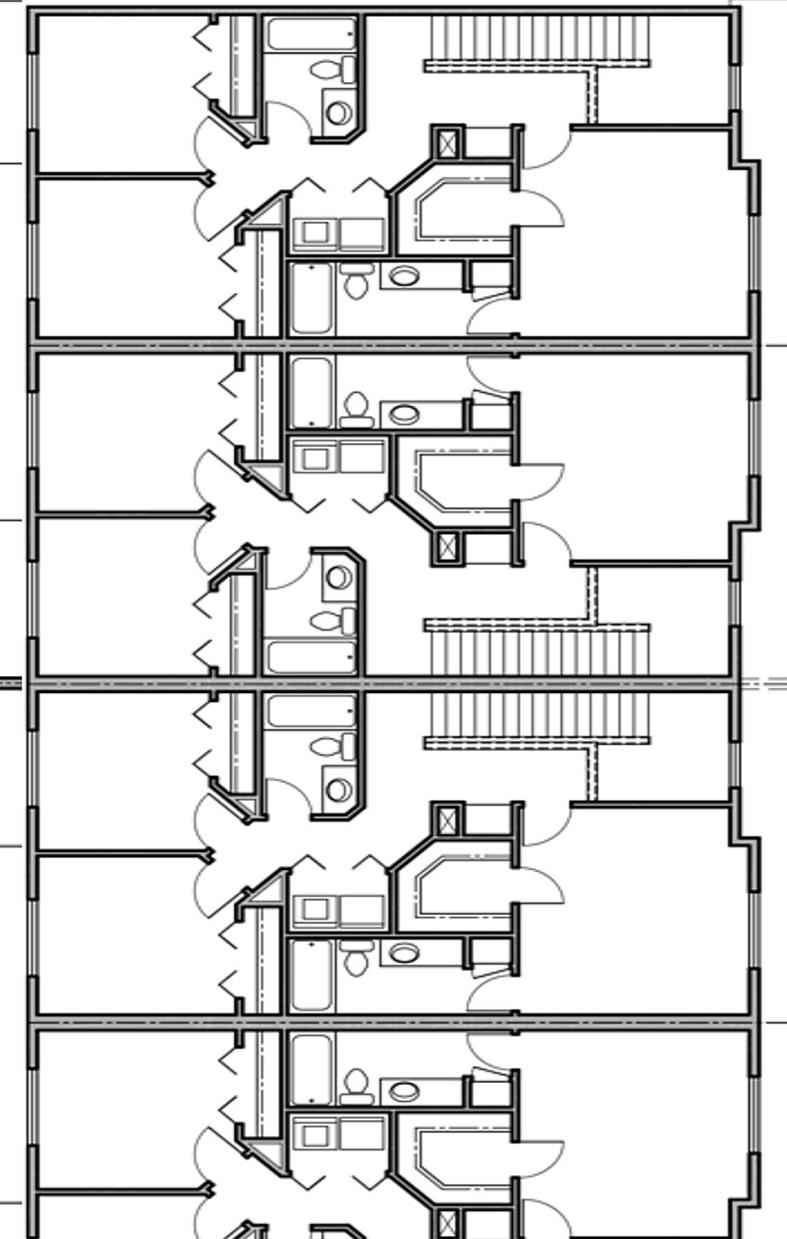
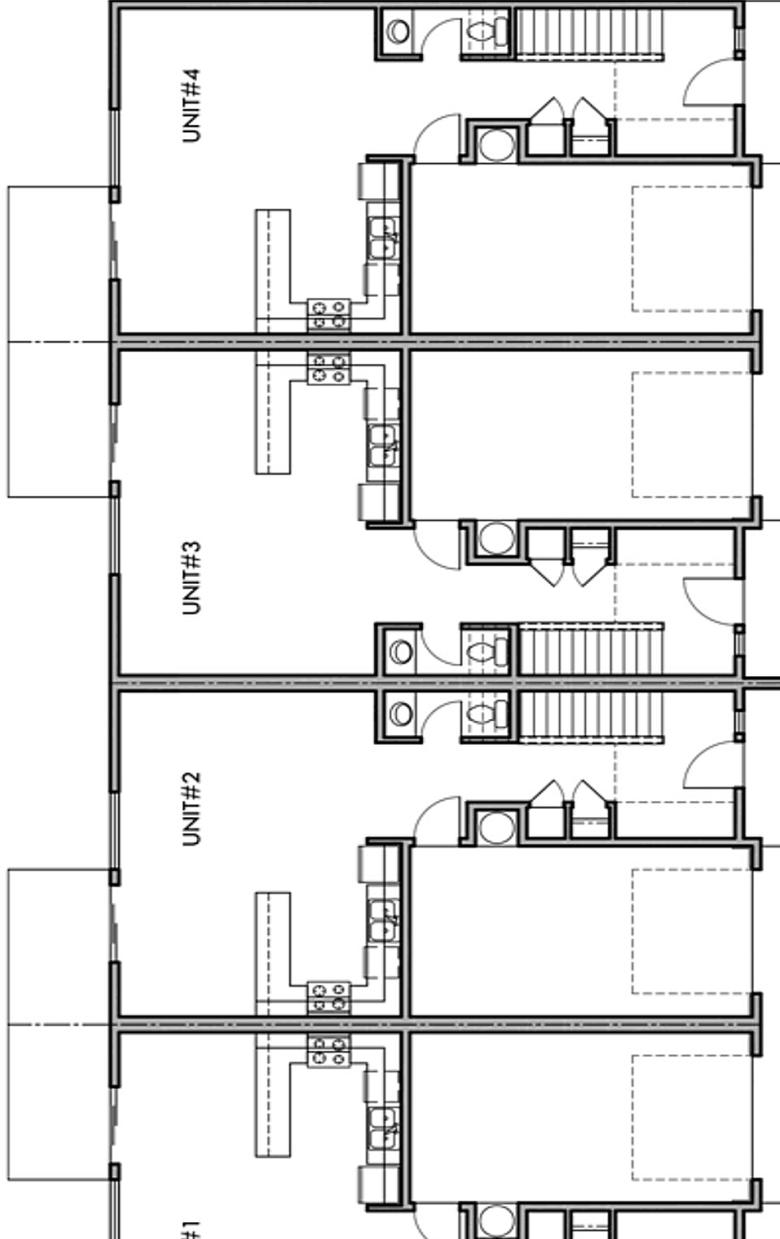
NOTES:

- PIPE SHALL BE PLACED ON CRUSHED STONE MATERIAL.
- BELL HOLES SHALL BE HAND SHAPED SO THAT ONLY PIPE BARREL RECEIVES BEARING PRESSURE.
- PLACE BEDDING TO ENSURE THAT THERE ARE NO VOIDS UNDER OR ALONGSIDE THE LENGTH OF PIPE.
- BACK FILL AND BEDDING SHALL BE PLACED AS SPECIFIED IN CONTRACT DOCUMENTS.
- SEE IDOT STANDARD ROAD PLAN SW-102 FOR ADDITIONAL TRENCH BEDDING INFORMATION.





REAR ELEVATION



ORDINANCE 747

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF WEST BRANCH.

WHEREAS, the Planning and Zoning Commission of the City of West Branch, Iowa, has heretofore recommended it necessary to make certain amendments to the City's Zoning Code; and

WHEREAS, a public hearing on said zoning revisions has now been held as required by law.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 165.11(2) of the Code of Ordinances is hereby amended to add subsection (E) which reads as follows:

*"E. In all residential districts there shall be a minimum front yard required for that particular zoning district in this Chapter; provided, however, that where lots compromising thirty (30) percent or more of the frontage within two hundred (200) feet of either side lot line are developed with buildings at a greater or lesser setback than stated in said particular zoning district, the front yard requirement for an undeveloped lot shall be the average of these building setbacks. In computing the average setback, buildings located on reverse corner lots or entirely on the rear half of lots shall not be counted. However, in no case shall the required front yard setback exceed fifty (50) feet.*

2. Amendment. Section 165.27(3)(A) is hereby amended by adding the following sentence to the end of said section:

*"Zero-lot lines shall have a lot area of three thousand eight hundred and fifty (3850) square feet per dwelling unit. Zero-lot line dwellings shall have a building line frontage of thirty-five (35) feet.*

3. Amendment. Section 165.27(3)(C) is hereby amended by adding the following sentence to the end of said section:

*"Zero-lot line dwellings shall have two side yard setbacks, one which is zero (0) feet and the other shall be a minimum of eight (8) feet."*

4. Amendment. Section 165.28(3)(A) is hereby amended by adding subparagraph (3) which reads as follows:

*"Zero-lot line dwellings shall have a frontage of not less than thirty-five (35) feet and a lot area of four thousand two hundred (4200) square feet."*

5. Amendment. Sections 165.29(3)(B) is hereby amended by adding the following sentence at the end of said section:

*“Zero-lot line dwellings shall have a lot area of four thousand two hundred (4200) square feet with a minimum width at the established building line of thirty-five (35) feet.”*

6. Amendment. Section 165.29(3)(G) is hereby amended by adding the following sentence to the end of said section:

*“Zero-lot line dwellings shall have two side yard setbacks, one which is zero (0) feet and the other shall be a minimum of eight (8) feet.”*

7. Amendment. Section 165.35(2)(C) is hereby amended by deleting it in its entirety and replacing it with the following:

*“C. Rear Yard. No rear yard shall be required in the Central Business CB-1 District. When abutting a residential district, a twenty (20) rear yard is required.”*

7. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

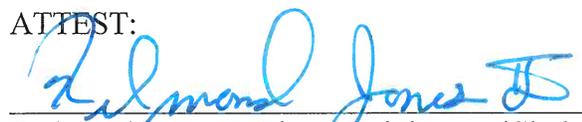
8. Adjudication. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

9. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: November 6, 2017  
Second reading: November 20, 2017  
Third Reading: December 4, 2017

  
\_\_\_\_\_  
Roger Laughlin, Mayor

ATTEST:

  
\_\_\_\_\_  
Redmond Jones II, City Administrator/Clerk

## Planned Unit Development One District and Planned Unit Development Two District

A. Intent. The Planned Unit Development District One District (PUD-1 District) and the Planned Unit Two District (PUD-2 District) are intended to provide flexibility in the design of planned projects; to encourage innovation in project design that incorporates open space and other amenities; and to insure the compatibility of developments with the surrounding urban environment. The Planned Unit Development Districts (One and Two) are intended to promote developments which will be advantageous to the City and its urban form by permitting project design that will surpass the quality of development resulting from a strict application of the regulations of conventional zoning districts. Consequently, the Planned Unit Development Districts are to be used to exceed the City's traditional zoning and subdivision requirements and not to circumvent these standards. The Planned Unit Development Districts shall not be used to secure approval for projects that do not conform to the City's Comprehensive Plan. A Planned Unit Development is intended to permit and encourage flexibility and accomplish the following goals:

- i. To stimulate unique and creative approaches to the development of land;
- ii. To provide for the more efficient use of land;
- iii. To promote flexibility in design and permit planned diversification in the location of structures;
- iv. To promote the efficient use of land to facilitate sustainability in the arrangement of buildings, circulation systems, utilities, open space and natural resources;
- v. To preserve existing natural resources and landscape features and to utilize them in a manner harmonious with development;
- vi. To provide for more usable and suitably located recreation facilities and other public facilities than would otherwise be provided under conventional development;
- vii. To provide for the aesthetic and functional harmony of various types of buildings, land uses, and landscape elements;
- viii. To develop new approaches to the living environment through variety in type, design and layout of residential structures, commercial and industrial buildings, transportation systems and public facilities;
- ix. To allow for the development of properties with unique constraints such as environmentally-sensitive areas or infill parcels which require a more flexible approach to land use control to make possible development that is sensitive to such constraints.

B. Overlay Districts.

1. *The Planned Unit Development One District ("PUD-1 District").* The PUD-1 District is intended to accommodate large, comprehensively Site planned developments, which are likely to develop in multiple phases over an extended period of time.

2. *The Planned Unit Development Two District ("PUD-2 District").* The PUD-2 District is intended to accommodate projects that are intended to be developed in a single phase, particularly for infill development sites where the specific design of an individual building or buildings and elements may be determined.

C. Location Criteria. The Planned Unit Development Districts are generally intended for use in the following three urban contexts:

1. *Vacant Land.* Areas of substantial open space, where the structure of conventional zoning may artificially limit or constrain good urban design, may restrict the achievement of the City's development objectives, or may not be appropriate to changes in technology or demand consistent with the best interests of the City.

2. *Community Redevelopment Areas.* Areas of the City which are in need of rehabilitation or redevelopment, including areas which may be deficient in public facilities or services. In these situations, the PUD District may encourage private investment by recognizing the need for flexibility that conventional zoning regulations do not provide.

3. *Neighborhood Contexts.* Areas in which sensitive project design is critical to maintain and protect the value of surrounding residential neighborhoods and other sensitive or vulnerable urban settings.

D. Permitted Land Uses. In addition to being classified as either a Planned Unit Development One District or a Planned Unit Development Two District, Planned Unit Development Districts may include residential, office, commercial, industrial or public land uses, subject to the following restrictions:

1. The proposed use or uses shall be consistent with the City's Comprehensive Plan goals and objectives and/or the Future Land Use Map in the City's Comprehensive Plan.

2. The proposed use or uses shall be consistent with the Development Agreement adopted at the time of PUD Preliminary Site Development plan approval.

3. The proposed uses shall be consistent with those uses agreed upon by the applicant and City Council in the general locations as indicated on the approved site plan.

4. The proposed development plan shall be designed to the extent possible to include transitions in land use and buffering and screening to minimize negative impacts

associated with incompatible land uses being located next to each other for properties surrounding the proposed development.

E. PUD Site Plans, PUD Preliminary Plans and PUD Administrative Site Plans

1. The PUD Site Plan is intended to provide a high level guide to the general growth and development of large, long-term comprehensive developments within PUD-1 Districts that generally develop in multiple phases. Accordingly, the PUD Site Plan guidelines and regulations ensure that development over time conforms to an established Site plan.

2. The PUD Preliminary Site Development Plan is intended to facilitate the development of projects for which the specific design of individual buildings and site layout and features may be determined. The PUD Preliminary Site Development Plan may be used either: (i) at the time that a PUD-2 District boundary amendment is sought; or (ii) once the overall development of a project has progressed to the point that detailed design elements are available for a proposed Planned Unit Development within an existing PUD-1 District. Several PUD Preliminary Site Development Plans may be approved within a single PUD-1 District, provided that such projects are consistent with the overall design and development standards of the PUD-1 District. PUD Site Plans may only be approved in connection with a PUD-1 District.

3. The PUD Administrative Site Plan is required upon approval or concurrent with approval of a PUD Preliminary Site Development Plan once the underlying Planned Unit Development One District (PUD-1 District) or the Planned Unit Two District (PUD-2 District) boundary amendment is approved.

F. Application Procedures for PUD-1. The following application procedure shall be used for a Planned Unit Development One (“PUD-1”) District:

1. Pre-Application Concept Plan. Prior to petitioning for a formal district boundary amendment, the petitioner shall schedule a meeting with the City for Pre-Application Concept Plan review. This plan shall illustrate the conceptual overall plan for the PUD-1 District.

2. The purpose of the Pre-Application Concept Plan review is intended to acquaint the City with the proposed development and to acquaint the applicant with the procedures and any special problems that might relate to the proposed development.

3. The applicant shall furnish a legal description of the property to be developed and a concept sketch at the time of requesting a Pre-Application Concept Plan review.

4. The City shall review and comment on the proposed concept plan and shall provide the petitioner with written comments within twenty (20) days of submission of the proposed concept plan. The review of the concept plan shall include, but not be limited to:

- (a) Approximate land use intensity and density.
- (b) Ability to provide a positive environment for intended uses, including schematic building configurations and arrangements (if available) and general landscaping and site design.
- (c) Use of open space.
- (d) Impact on the surrounding natural and built environment.
- (e) Adequacy of on- and off-site transportation and utility systems to serve the proposed project.
- (f) Consistency with the City's Comprehensive Plan and any other adopted plan(s) for the area.

5. PUD-1 District Boundary Amendment and PUD Site Plan. Following review of the PUD-1 District Pre-Application Concept Plan, the petitioner may proceed to file a formal district boundary amendment petition. The Planning and Zoning Commission and City Council shall take action on a PUD-1 District boundary amendment in accordance with the requirement of this Ordinance. All district boundary amendment petitions submitted shall be approved by ordinance after the public hearing and ordinance reading requirements have been satisfied.

(a) The PUD-I District Boundary Amendment and PUD Site Plan Requirements and Application Procedures. The filing of a formal PUD Site Plan shall illustrate the development Site plan for a PUD-1 District amendment request and shall include, at a minimum:

(i) Narrative - A written statement describing the character of the development. The Narrative shall be the basis for development of a Development Agreement to be adopted with approval of a PUD Preliminary Site Development Plan for each phase of the development. The statement shall include the following information:

(ii) The proposed title of the development and a description of the land uses planned for the development.

(iii) The relationship between the proposed development and the City's Comprehensive Plan and any other adopted plan or **overlay** for the area.

(iv) The relationship of the development to limiting conditions such as excessive grade or slope, flood plain, high water table, woodlands, scenic vistas, water sources, wetlands, etc.

(v) The relationship of the proposed development to adjoining uses (both existing and projected).

(vi) The relationship of the proposed development to existing and projected sanitary sewers, storm sewers, and other drainage structures, and streets and other transportation features.

(vii) An estimated schedule of development included anticipated phases of development.

(b) Names and addresses of the owners, developers, engineers, land surveyors, landscape architects, land planners, architects, attorneys, or any other professionals associated with the development.

(c) Total land area and estimated land areas for proposed land uses.

(d) Maps and Diagrams - A drawing of the planned development shall be prepared at a scale of one inch equals 100 feet or one inch equals 50 feet, or such other scale as may be recommended by City staff. The drawing should show the general location of proposed streets (public and private) and land uses to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

€ Potential lot and street layout for proposed development.

(f) General areas for proposed land uses.

(g) Existing land uses adjacent to the site.

(h) Approximate locations of existing and proposed buildings and structures.

(i) The character and approximate density of residential uses.

(j) Location and type of natural conditions within or adjacent to the site which may present limitations to development such as water courses, flood plains, marshes and wetlands, rock outcrops, wooded areas, significant tree masses that would need to be mitigated or would be preserved, and other significant features.

(k) Map and data, including north point, scale, and date of preparation.

6. Upon approval of the PUD-1 District boundary amendment and PUD Site Plan an application can be submitted for PUD Preliminary Site Development Plan for each phase of the development. The PUD Preliminary Site Development Plan may also be combined with an application for PUD Administrative Site Plan approval for each phase of the development.

G. Application Procedure for the PUD-2.

1. Pre-Application Concept Plan. Prior to petitioning for a formal district boundary amendment, the petitioner shall schedule a meeting with the City for Pre-Application Concept Plan review. This plan shall illustrate the conceptual overall plan for the PUD-1 District.

2. The purpose of the Pre-Application Concept Plan review is intended to acquaint the City with the proposed development and to acquaint the applicant with the procedures and any special problems that might relate to the proposed development.

3. The applicant shall furnish a legal description of the property to be developed and a concept sketch at the time of requesting a Pre-Application Concept Plan review.

4. The City shall review and comment on the proposed concept plan and shall provide the petitioner with written comments within twenty (20) days of submission of the proposed concept plan. The review of the concept plan shall include, but not be limited to:

(a) Approximate land use intensity and density.

(b) Ability to provide a positive environment for intended uses, including schematic building configurations and arrangements (if available) and general landscaping and site design.

© Use of open space.

(d) Impact on the surrounding natural and built environment.

(e) Adequacy of on- and off-site transportation and utility systems to serve the proposed project.

(f) Consistency with the City's Comprehensive Plan and any other adopted plan(s) for the area.

5. PUD-1 District Boundary Amendment and PUD Site Plan. Following review of the PUD-1 District Pre-Application Concept Plan, the petitioner may proceed to file a formal district boundary amendment petition. The Planning and Zoning Commission and City Council shall take action on a PUD-1 District boundary amendment in accordance with the requirement of this Ordinance. All district boundary amendment petitions submitted shall be approved by ordinance after the public hearing and ordinance reading requirements have been satisfied.

(a) The PUD-I District Boundary Amendment and PUD Site Plan Requirements and Application Procedures. The filing of a formal PUD Site Plan shall illustrate the development Site plan for a PUD-1 District amendment request and shall include, at a minimum:

(i) Narrative - A written statement describing the character of the development. The Narrative shall be the basis for development of a Development Agreement to be adopted with approval of a PUD Preliminary Site Development Plan for each phase of the development. The statement shall include the following information:

(ii) The proposed title of the development and a description of the land uses planned for the development.

(iii) The relationship between the proposed development and the City's Comprehensive Plan and any other adopted plan or **overlay** for the area.

(iv) The relationship of the development to limiting conditions such as excessive grade or slope, flood plain, high water table, woodlands, scenic vistas, water sources, wetlands, etc.

(v) The relationship of the proposed development to adjoining uses (both existing and projected).

(vi) The relationship of the proposed development to existing and projected sanitary sewers, storm sewers, and other drainage structures, and streets and other transportation features.

(vii) An estimated schedule of development included anticipated phases of development.

(b) Names and addresses of the owners, developers, engineers, land surveyors, landscape architects, land planners, architects, attorneys, or any other professionals associated with the development.

(c) Total land area and estimated land areas for proposed land uses.

(d) Maps and Diagrams - A drawing of the planned development shall be prepared at a scale of one inch equals 100 feet or one inch equals 50 feet, or such other scale as may be recommended by City staff. The drawing should show the general location of proposed streets (public and private) and land uses to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

€ Potential lot and street layout for proposed development.

(f) General areas for proposed land uses.

(g) Existing land uses adjacent to the site.

(h) Approximate locations of existing and proposed buildings and structures.

(i) The character and approximate density of residential uses.

(j) Location and type of natural conditions within or adjacent to the site which may present limitations to development such as water courses, flood plains, marshes and wetlands, rock outcrops, wooded areas, significant tree masses that would need to be mitigated or would be preserved, and other significant features.

(k) Map and data, including north point, scale, and date of preparation.

6. PUD-2 District Boundary Amendment and PUD Preliminary Site Development Plan. Following review of the PUD-2 District Pre-Application Concept Plan, the petitioner may proceed to file a formal district boundary amendment petition. The Planning and Zoning Commission and City Council shall take action on a PUD-2 District boundary amendment in accordance with the requirements of this Ordinance. All district boundary amendment petitions submitted shall be approved by ordinance after the public hearing and Site Development Plan can be submitted for approval at the time of application for a PUD- 2 District boundary amendment or after approval of a PUD-2 District boundary amendment. The PUD Preliminary Site Development Plan may be combined with an application for PUD Administrative Site Plan approval unless the applicant chooses to submit the PUD Preliminary Site Development after the PUD-2 District boundary amendment has been approved.

H. *The PUD Preliminary Site Development Plan*

1. The filing of a formal PUD Preliminary Site Development Plan shall illustrate the development plan for each phase of the underlying PUD-1 District and PUD Site Plan or the development plan for the underlying PUD-2 District and shall include, at a minimum:

(a) Narrative - A written statement describing the character of the development. The Narrative shall be the basis for development of a Development Agreement to be adopted with approval of a PUD Preliminary Site Development Plan for each phase of the development. The statement shall include the following information:

(b) The proposed title of the development and a description of the land uses planned for the development.

(c) The relationship between the proposed development and the Comprehensive Development Plan for the City.

(d) The relationship of the development to limiting conditions such as excessive grade or slope, flood plain, high water table, woodlands, scenic vistas, water sources, etc.

(e) The relationship of the proposed development to adjoining uses (both existing and projected).

(f) The relationship of the proposed development to existing and projected sanitary sewers, storm sewers, and other drainage structures, and streets and other transportation features.

(g) An expected schedule of development including density, use, utilities, and public facilities (including open space, landscaping, and parking) to be developed stage. An identification of estimated start and completion dates shall be included.

(h) Names and addresses of the owners, developers, engineers, land surveyors, landscape architects, land planners, architects, attorneys, or any other professionals associated with the development.

(i) Tabulations of the following information: total land area, number of buildings, total area covered by buildings, number of dwelling units, dwelling units per acre, total common open space area.

2. *Maps and Diagrams* - A drawing of the planned development shall be prepared at a scale of one-inch equals 100 feet or one inch equals 50 feet, or such other scale as may be recommended by City staff. The drawing should show the general location of proposed streets (public and private) and land uses to indicate the character of the proposed development. The submission may be composed of one or more sheets and drawings and shall include:

- (a) Lot and street layout for proposed development.
- (b) Areas for proposed land uses within the development area.
- (c) Existing land uses adjacent to the site.
- (d) Locations of existing and proposed buildings and structures.
- (e) The character and density of residential uses.
- (f) Location and type of natural conditions within or adjacent to the tract which may present limitations to development such as water courses, flood plains, marshes and wetlands, rock outcrops, wooded areas, significant tree masses that would need to be mitigated or would be preserved, and other significant features.
- (g) Map and data, including north point, scale, and date of preparation.

3. Upon approval of the PUD-2 District boundary amendment and PUD Preliminary Site Plan an application can be submitted for the PUD Administrative Site Plan for the development. The PUD Preliminary Site Development Plan can also be combined with an application for Administrative Site Plan approval.

4. *Development Agreement.* Each PUD Preliminary Site Development Plan shall also include a Development Agreement establishing the development requirements for the PUD Preliminary Site Development Plan and the underlying PUD-1 District or PUD-2 District. The Development Agreement shall include the following information:

- (a) Location and quantities of various land uses.
- (b) Maximum floor area ratios and residential densities.
- (c) Maximum building and impervious coverage.
- (d) Front, side and rear yard setbacks.
- (e) Maximum heights of proposed structures.
- (f) Design standards applicable to the project.
- (g) Other development covenants, easements and restrictions.

5. Site improvements that will be constructed following approval of the PUD Administrative Site Plan.

I. Changes or Modifications to PUD Preliminary Site Development Plans.

The City Administrator has discretion to approve amendments to an approved PUD Preliminary Site Development Plan, provided that:

(A) A written request is filed with the Development Services Department Manager, along with information specifying the exact nature of the proposed amendment.

(B) The amendment is consistent with the provisions of this section.

(C) The amendment does not alter the approved site requirements of the PUD Site Development Plan and does not materially alter other aspects of the Plan, including traffic circulation, land used or land use intensity, mixture of use types and physical design.

(D) Any amendment not conforming to these provisions shall be considered tantamount to a new application and shall be submitted to the Planning and Zoning Commission and Council according to the procedures for new applications established in this section.

(E)

The proposed changes are below the thresholds as stated in the following Subsection 32.030.010.C.4.m.i.

J. Revised Preliminary Development Plan Required

A Revised PUD Preliminary Site Development Plan shall be required if the Site Plan varies from the PUD Preliminary Site Development Plan as follows:

1. A material change in the use of the development.
2. A 20% increase in the overall coverage of structures.
3. A 20% increase in the density of a residential development.
4. A 20% reduction in open space.
5. A 20% reduction in off-street parking spaces.
6. A significant change in the location of the street or utility system.
7. A reduction in density, coverage or increase in open space may be permitted by the City Administrator.

After receiving the recommendation of the Planning and Zoning Commission, the City Council shall approve, approve with minor modifications, or disapprove the Preliminary Development Plan.

All conditions, modifications, documents, and plans required by the Council must be delineated in the Preliminary Development Plan or agreed to in writing prior to the Council approval.

K. Withdrawal of Approval of PUD Site Development Plan

The City Administrator shall conduct an annual review of the status of each active PUD Preliminary Development Plan. If no substantial development has taken place in a proposed Planned Unit Development in accordance with the approved development schedule, the Planning and Zoning Commission may consider recommending that the Council withdraw approval of the PUD Preliminary Site Development Plan. The Commission may then make a recommendation to the Council and the Council may reconsider its approval of the PUD Preliminary Site Development Plan and may, on its own motion, initiate proceedings to withdraw said approval of the PUD Preliminary Site Development Plan. The City Administrator shall notify the developer by mail not less than ninety (90) days before the date of the meeting at which the Commission is scheduled to consider a recommendation of withdrawal of approval of the PUD-Preliminary Site Development Plan. If withdrawal of approval is recommended to the Council by the Planning and Zoning Commission, the City Administrator shall notify the developer by mail not less than fourteen (14) days before the date upon which the Council is scheduled to consider withdrawing its previous approval of the PUD Preliminary Site Development Plan.

L. Extension of Approval of the PUD Site Development Plan

Prior to the withdrawal of approval of the PUD Preliminary Site Development Plan, the applicant or the applicant's designated agent may request an extension of time and submit an amended development schedule. An extension request must be submitted to the City Administrator not less than sixty (60) days before the date of the meeting at which the Planning and Zoning Commission is scheduled to consider a recommendation of withdrawal of approval to the Council. The City Administrator shall refer the extension request to the Planning and Zoning Commission which, in turn, will refer the extension request to the Council with a recommendation to either grant or deny the request. The Council shall elect either to grant or deny the extension request. No extension granted under this subsection shall exceed one (1) year in duration.

J. Open Space

All common open space shall either be conveyed to a municipal or public corporation, conveyed to a corporation or entity established for the purpose of benefiting the owners and residents of the planned development, or retained by the owner or owners with legally binding guarantees, in a form approved by the City Attorney, that the common open space shall be permanently preserved and maintained as an open area. All land conveyed to a corporation or like entity shall be subject to the right of said corporation to impose a legally enforceable lien for maintenance and improvement for the common space.

K. Subdivision

If the planned development involves the subdivision of land as governed by Chapter 165 of the City's Code, the Subdivision Ordinance, no building permits may be issued until the procedural provisions of said Chapter 165 are satisfied.

L. Conditions and Guarantees

Prior to the approval of any planned development, the Council may stipulate such conditions and restrictions upon the establishment, location, design, layout, height, density, construction, maintenance, aesthetics, operation and other elements of the planned development as deemed necessary for the protection of the public interest, protection of the adjacent area, and to secure the compliance with standards set forth in this section. In all cases in which planned developments are granted, the Council may require such evidence and guarantees, in addition to the guarantees of performance required under this section, that the Council may deem necessary as proof that the conditions stipulated in connection therewith are being and will be complied with.

M. Failure to Begin Planned Development

If no construction has begun or no use established in the Planned Unit Development within twenty-four (24) months from the approval of the Administrative Development Plan, the approved Administrative Development Plan shall lapse and be of no further effect. In its discretion and for good cause, the Council may extend, in additional six-month increments, the period of the beginning of the construction or the establishment of use.

# WEST BRANCH COMPREHENSIVE PLAN

## Chapter 6: Housing in West Branch

Picture 6.1 North Downey Condominiums constructed in 2005.<sup>1</sup>



## Introduction

Housing is the most important item in the household budget, and a key element of livable neighborhoods and cities. This chapter begins with a number of recommended goals for West Branch, followed by explanations of why those goals are suggested and information about the status of housing in the city.

## West Branch Housing Goals

### Goal 1: Maintain and Revitalize Older Housing Options.

The City of West Branch will strive to maintain and rehabilitate older housing. Older housing usually is associated with lower mortgage and property tax costs, which makes homeownership and housing rentals more affordable for median-income, or below-median-income, families.

West Branch should lead the way in supporting a variety of older housing units to meet a wide range of housing needs. According to the Cedar County Assessors Website in 2017, the median value of houses over 100 years in West Branch was \$108,800.<sup>2</sup> With the right amount of maintenance and rehabilitation, such older homes, making up of almost 15% of the City's housing supply, can provide affordable home ownership options. West Branch has a comparably large number of housing units built after 1970 and after 1999. However, as of 2015, (the latest date available in early 2018), West Branch had only a moderate number of new units compared to some of its peer cities. West Branch should strive to maintain and revitalize older housing, constructed before 1970, in order to make available a variety of options for affordable homeownership.

Figure 6.1. Year Structures were built in West Branch, Peer Cities, the State of Iowa, and the U.S., as of 2015, by Percentage of Housing Stock.



Source: American Community Survey 2015.

## Goal 2: Reduce Exposure to Hazardous Construction Materials and Reduce Energy Costs in Older Housing Units.

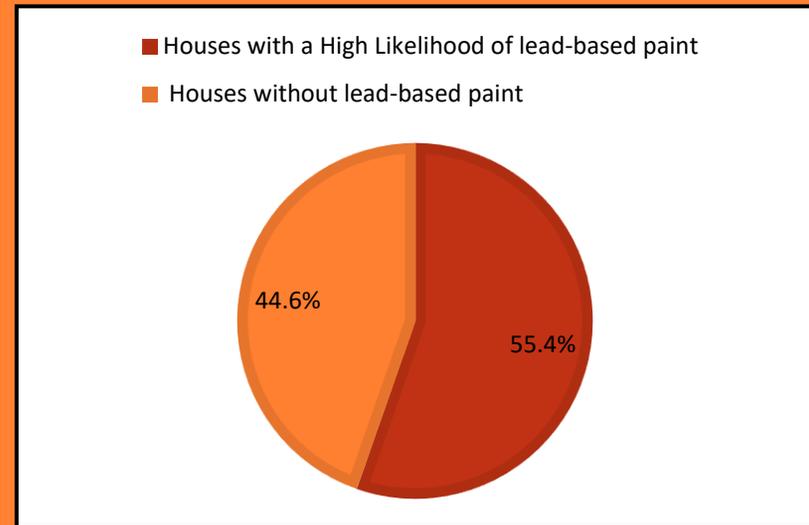
The City of West Branch should search for innovative ideas and financial support to reduce health-related issues particularly among children. In Iowa, and in communities with an abundant amount of older housing, lead-based paint can exist and be hazardous to families. In 1978, lead-based paint was banned from housing. According to the Centers for Disease Control and Prevention (CDC), lead-based paint is one of the most hazardous sources of lead in children.

As noted in Figure 6.2, 55.4% of the housing units in West Branch have a high probability or likelihood of having lead-based paint. According to the Centers for Disease Control, in Cedar County alone there were roughly 3 to 8 cases of high lead-blood levels per year from 2005 to 2012.

Asbestos was a concern expressed at a July 25, 2017 Planning and Zoning Commission meeting. Asbestos usage in the United States peaked from 1973 to 1977<sup>3</sup> but asbestos use is still permitted in the United States.<sup>4</sup> Materials made from asbestos after the 1970s were artex, a decorative stipple finish from the 1980s to 1990s, and siding.<sup>5</sup>

Many older homes are less energy efficient. This can be for a number of reasons such as poor insulation or less efficient energy appliances. West Branch should support and investigate ways to help reduce energy costs among homeowners and renters.

Figure 6.2. West Branch Housing Units Built Before 1980



Source: American Community Survey, 2015.

### Goal 3: Address Affordable Housing Needs by Increasing Aging-in-Place Ownership and Rental Options.

West Branch should address its expected issues with affordability of housing by investigating solutions to improve housing affordability for all age groups.

Trends indicate the number of cost-burdened renters will continue to increase in West Branch, spurred by an expected increase in young adults who earn less, competing in a rental market that is not increasing in number of units in accord with the population.

At the same time, senior rental and ownership options have been limited, leading to financial stress on some seniors who no longer are paying a mortgage. Forecasts of cost-burdened renters to the year 2025 are provided in Figure 6.3.

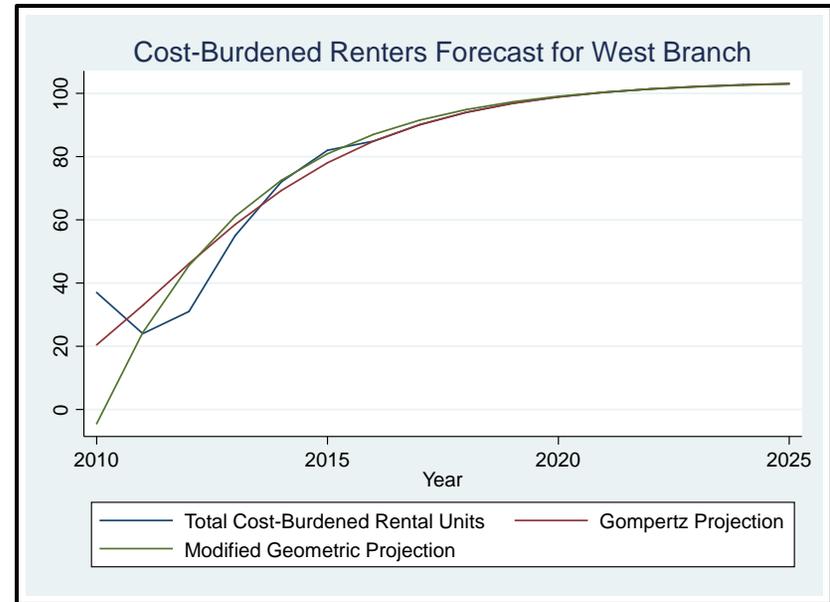


Figure 6.3 Forecasted Cost-Burdened Renters in West Branch.<sup>6</sup> Source: American Community Survey 2015.

Table 6.1 Rental Gap Analysis for West Branch in 2015.

Rental Gap Analysis	0-30% AMI (less than \$18,015)	30-50% AMI (\$18,015- \$30,025)	50-80% AMI (\$30,025- \$48,040)	80-110% AMI (\$48,040- \$66,055)	110%+ AMI (more than \$66,055)
Maximum Affordable Rent	\$ <450	\$ 451-751	\$ 752-1201	\$ 1202-1651	\$ >1651
Number of Units	40	124	21	23	0
Number of Renters	30	68	59	43	32
Gap in Units	10	56	-38	-20	-32

Source: American Community Survey 2015

A rental gap analysis measures the supply of rentals by price and compares it with the demand for rentals at a price based on renters' income. The analysis indicates downward pressures from higher-income renters on medium income renters indicating a strong demand for both medium (\$752-\$1,201) and higher-priced rents (>\$1,200).

The City should encourage more construction of rentals in the 50% -80% AMI range (\$752-\$1,200) to reduce downward pressure from higher-income renters.

## Recommended Strategies to Achieve Goals

### Coordination



Investigate establishing a Housing Task Force or Commission to help the city

Improve older housing, increase affordability, encourage more rental properties, and help the city seek grant funding.

Establish incentives to encourage more housing development.

Assist developers and building owners to apply for grants that encourage affordable housing for individuals earning 50-to-80% of the area's median-income, and investigate provision of an inclusionary zoning ordinance.

### Housing Diversity

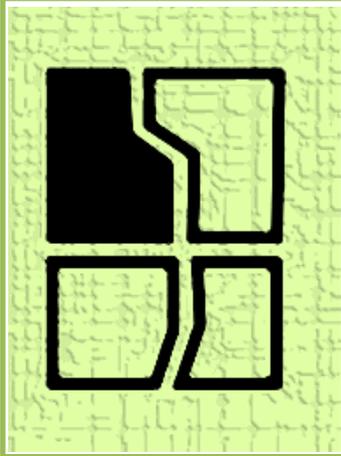


Strive to build one rental or “middle housing” unit for every three housing units built.

Increase the number of rentals and condominiums available in West Branch.

Encourage aging-in-place renting or ownership to reduce the income burden on seniors and improve the competitive renting market for young adults. This includes: allowing second small buildings to be built in the backyard, (often termed “granny flats),” and larger rental facilities which are compatible with seniors and young adults.

## Innovative Zoning Policies



Reexamine zoning policies to encourage more affordable lot sizes, reduce street width to lower development costs, allow for small dwelling units for seniors to live separately but on the same lot as their children, and reduce restrictions on apartment complexes.

Reduce zoning restrictions to make rentals or innovative housing options easier or less expensive to develop.

Update the future land-use map to allow for more rentals, middle-cost housing such as duplexes and town homes, and a possible expansion of mobile home facilities.

## Improve Older Housing Quality



Join with the Historic Preservation Commission to investigate adopting a Revitalization District or revitalization programs to encourage the maintenance and revitalization of older housing units.

## Improve Housing Affordability



Consider requiring 10% of the City's new housing developments to be low-income, or an in lieu payment be made to support lower-income housing. This would be accomplished through an inclusionary zoning ordinance (such as adopted in Iowa City).

Encourage developers to apply for Community Development Block Grants and Rural Housing Grants that will enable more affordable housing for those at 50-80% of the Area Median Income (\$29,000-\$48,000).

Reduce the minimum lot-size requirements to allow for more affordable ownership housing among those at 50-80% of the Area Median Income (\$29,000-\$48,000).

Source: American Community Survey 2015.

## Housing Background

Housing is the dominant form of development in West Branch. A significant amount of land in West Branch’s 2032 Land Use Plan is earmarked for residential use. The supply of housing plays an important role in shaping the community. To a large degree, the size, form and type of housing units determine who lives in West Branch. The characteristics of West Branch’s neighborhoods play an important role in shaping the identity of the community and its quality of life.

Including housing policies and initiatives in a comprehensive plan is typical and appropriate for two reasons. First, the housing needs of a community are not met completely by private market forces or through the guidance of land-use controls. Community plans and ordinances create the framework for private land development, land development that is almost universally profit-driven. Private market forces need to be supplemented by programs and funding sources that bridge the financial gap for members of the community who cannot afford market-rate housing. Accordingly, this chapter can help identify housing needs and provide a foundation for local decision making to guide residential development and redevelopment efforts in West Branch.

The second reason that housing is addressed in this plan is to meet the intent of Iowa Smart Planning legislation enacted by the Iowa Legislature. The Smart Planning legislation defines components that are suggested content for comprehensive plans. These components are

presented as ten Smart Planning principles, one of which addresses housing. The housing principle stresses housing diversity. It states, “**planning, zoning, development and re-source management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.**”<sup>8</sup>

The legislation further states that when developing or amending a comprehensive plan the following are desirable; “objectives, policies and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate supply of housing that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing that provide a range of housing choices that meet the needs of the residents of the municipality.”<sup>9</sup> This chapter provides these housing components for West Branch’s comprehensive plan.

## Characteristics of the Existing Housing Supply

### Assessed Value

Table 6.2 shows the assessed value of residential properties in West Branch, according to 2015 American Community Survey data.

- Roughly 78% of West Branch's housing has an assessed value between \$50,000 and \$200,000.
- Over 48% of the City's housing is valued between \$100,000 and \$200,000, a range that is considered affordable for middle-income households.
- Over 25% of the housing valued below 100,000 is in the affordable category for lower income households.

In most cases, the assessed value of a given home closely correlates with its age of construction. Residential units lying to the west of the city, in Johnson County and in the newer subdivisions on the Cedar County side of West Branch, generally have higher assessed values than properties located in downtown and in older areas of the City.

Table 6.2. Assessed Value of Owner-Occupied Housing in City of West Branch for 2015.

Assessed Value	# of Units	Percentage
<\$50,000	171	19.90%
\$50,000 - \$99,999	74	8.60%
\$100,000 - \$149,999	230	26.80%
\$150,000 - \$199,999	195	22.70%
\$200,000 - \$299,999	159	18.50%
> \$300,000	30	3.50%

Source: 2015 5-Year American Community Survey.

## Year Housing Was Built

With 61.5% of the total units in West Branch built since 1970, the housing stock is considered relatively new.<sup>10</sup>

Over 39% of the City's housing stock was built prior to 1970 with the majority of those, 21.5%, being built before 1940, illustrated in picture 6.2.

- Homes constructed prior to 1960 will require increasing amounts of ongoing maintenance.

## The city will need to:

- Continually monitor overall housing quality to ensure the long-term integrity of its older neighborhood areas.
- Moreover, as discussed in the City's Historic Preservation Plan (an appendix to this comprehensive plan), the city may wish to consider establishing a program of financial assistance for the maintenance and rehabilitation of older structures, so as to encourage the continuance of established neighborhoods

Picture 6.2. North 4<sup>th</sup> St House in West Branch, Iowa.



Source: Google Maps 2013

<https://www.google.com/maps/@41.6741147,-91.3418577,3a,75y,71.01h,98.16t/data=!3m6!1e1!3m4!1sJBCG-Ela3QHdmcvtg3Gwv4A!2e0!7i13312!8i6656>

### Housing Types and Availability

The availability of affordable, high-quality housing is an important factor in a community's ability to maintain, or develop a healthy economy. The availability of housing can be an important location factor for new businesses and for residents when considering a community. A community that is better prepared to meet a variety of housing needs is likely to have an edge in attracting new enterprises, as well as in retaining current residents. Housing must be made available for low-to-moderate-income households, the first-time home buyer, residents seeking to upgrade homes within the community, and for those looking to move to or retire in the community.

Picture 6.3: An example of a row housing.



Source: <https://www.flickr.com/photos/cityofedmonton/6996193260>

Row housing, attached houses, and townhomes are good options to provide housing for a broad range of residents looking to either rent or own. The picture provide on the left is an example of row housing development which could take place in more dense areas of West Branch.

## Owner-Occupied and Renter-Occupied Inventory

Table 6.3 contains an inventory of the types of housing located in West Branch, in comparable cities, and overall in Iowa. Owner-occupied housing is by far the dominant form of housing within West Branch, accounting for 74.8% of the total. This is consistent with Tipton but is slightly higher than most comparable or peer cities and nearly 10% higher than for the state of Iowa. A higher percentage of owner-occupied housing tends to be an indication of a traditional small town, and is to be expected in a more rural area. The lower percentage in Iowa is attributed to the high demand for rental units in or near Iowa’s metropolitan areas and its Universities. Although it is a moderate difference, **West Branch should strive to have its rental percentage (currently 20.2%) closer to the median peer city (23.3%) through encouraging the construction of new rental units.**

Table 6.3. Housing Units in 2015 West Branch Compared with Peer Cities and The State of Iowa.

City	Owner-Occupied		Renter-Occupied		Vacant	
	Number	%	Number	%	Number	%
West Branch	859	74.76%	232	20.19%	58	5.05%
Durant	620	70.06%	203	22.94%	62	7.01%
Earlham	493	73.25%	142	21.10%	38	5.65%
Mitchellville	469	65.87%	149	20.93%	94	13.20%
Roland	425	80.04%	68	12.81%	38	7.16%
Tiffin	690	64.91%	332	31.23%	41	3.86%
Tipton	1054	74.28%	301	21.21%	64	4.51%
Wilton	822	60.26%	402	29.47%	140	10.26%
Median Peer City	655	70.24%	217.5	23.32%	60	6.43%
State of Iowa	883,308	65.22%	352,601	26.04%	118,355	8.74%

Source: American Community Survey 2015

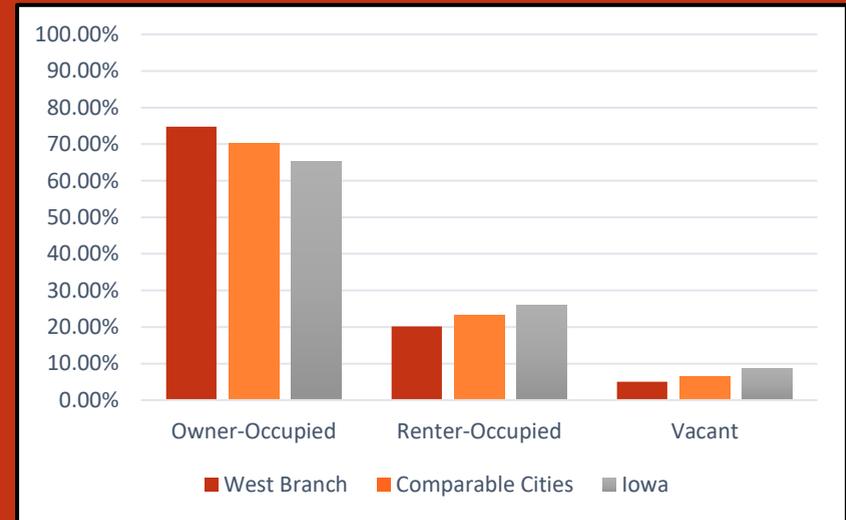
## Rental and Ownership Balance Needed in West Branch

A low supply of rentals could lead to upward pressure on the local rental market as the population ages. To compare West Branch to its peer cities see Table 6.3 and Figure 6.4.<sup>11</sup>

Figure 6.4 below shows the distribution of housing units in West Branch. West Branch has 74.8% of its homes classified as owner-occupied and 20.2% as rental units. The American Community Survey shows that West Branch has 1,149 housing units. The HUD vacancy standard is that 5% of the total housing units would be available for sale or rent.

The 2015 Five-Year American Community Survey shows: 31 units available for rent, which is more than a reasonable expectation. There are numerous reasons rental units are available. This might include a larger margin of error that comes with the American Community Survey. The 2014 survey estimated there were 13 rentals available and the 2013 survey estimated there were 6 rentals units available. Surveys before 2013 indicate there were 0 available rentals. Based on the other survey years, there likely is a low vacancy rate for rentals.

Figure 6.4. Housing Unit Types as a Percentage in West Branch, Comparable Cities, and The State of Iowa Iowa in 2015.



Source: 2015 5 Year American Community Survey

## A Shortage of Housing Units for Sale

**A 5.0% vacancy rate within West Branch was experienced in 2015 (Table 6.3 and Figure 6.4).**

This is slightly lower than expected and may be even lower because newly bought and rented homes are still considered vacant until the new householder moves in. West Branch's rate matches the 5% the U.S. Department of Housing and Urban Development (HUD) considers a "normal vacancy rate".<sup>12</sup> This vacancy rate may be the result of stable growth. The West Branch rate is substantially lower than the average state rate of nearly 9% and lower than the rates for most of West Branch's peer cities.

Based on a HUD standard, West Branch should have:

- **58 units available.**<sup>13</sup>
- **Of the 58 units, 42 would be available for sale.**
- **16 would be available for rent.**

The 2015 Five-Year American Community Survey shows:

- **There are only 4 units for Sale**
- **Based on HUD standards, there are should be an additional 38 housing units for sale.**

The City should:

- Encourage new housing developments.
- Maintain its building incentive program

Picture 6.4 New House Construction on Ridgeview Drive.



Source: Picture taken by Lisa Kofoed August 18, 2013

### Mobile or Manufactured Homes

Although mobile homes are in relative decline nationally<sup>14</sup>, they are still a large part of housing in West Branch. The 2015 American Community Survey estimates that roughly 15% of the city's housing supply consists of mobile homes.

Most mobile homes come in two different sizes, often referred to as "single wide" or "double wide", and are parked in a rented space commonly referred to as a mobile home park.

Mobile homes are an affordable housing ownership option for many families, as the median mobile home in West Branch is valued at \$20,000.

Picture 6.5. Single-Wide Manufactured Home.



Source: 2010 Cedar County Emergency Hazard Plan.

## Community Surveys

In the community survey conducted for the comprehensive plan in 2011, housing was an issue of concern to residents. The housing issues of highest importance focused on property maintenance and a lack of housing for seniors. Other areas of less concern included high purchase prices, a lack of choice in moderate price ranges (for move-up housing units), and a lack of affordable housing. Similar results were found in a Cedar County comprehensive plan public workshop held in West Branch on October 3, 2017, and focused on local issues. **The issues brought up in both instances are a focus of this housing chapter as indicated in the housing affordability section and goal three of this housing chapter.**



**2011 survey showed over 40% of respondents believed a lack of affordable housing options was a top-three issue of concern in West Branch.**

**2017 workshop showed over a third of the participants (34%) pointed to a lack of affordable housing. The second important concern was a lack of senior housing (21%), while the third concern was too few rental housing units (17%).**

## A Community of Well-Maintained Housing

An analysis of the age of West Branch's housing stock showed that a significant portion of the housing in the community was built before 1960. Homes that are over 50 years old tend to require more maintenance. The Comprehensive Plan survey noted concerns about property maintenance. It is possible that some deteriorating housing units may be located in prominent locations. When such properties deteriorate they negatively impact the image of the community. In some cases, property owners defer desirable maintenance due to a lack of funds. The City may consider implementing a property maintenance code and applying for grant funding to assist grant-eligible property owners. Efforts should also concentrate on property maintenance and enforcement in all areas of the City. Neighborhood deterioration due to abandoned vehicles, peeling paint, junk storage, etc. can be addressed with property maintenance standards.

## Housing Development that Respects the Natural Environment

The City of West Branch has a topography that includes slopes and floodplains. Environmental regulations, such as the City's Floodplain Ordinance, strive to protect these features for safety or as distinct benefits for community "quality of life." Too, much of the land west of the city is being developed with large-lot, single-family homes. Such development must be designed in a manner so as to preserve and protect nature features, and to the extent possible provide community parkland and continue to allow some agricultural pursuits. West Branch's land-use plan is committed to preserving the existing character of this estate area through less intensive land development, including Low-Impact Design and other sustainable urban practices. These practices seek designs that will manage storm-water runoff, thereby reducing flooding and minimizing impacts on the development and neighboring properties to maintain the predevelopment status to the extent possible. One such practice is to restore topsoil removed during development, as discussed in chapter 10.

## Housing Affordability

HUD standards indicate that households spending more than 30% of their income on housing are “housing cost burdened”.<sup>15</sup> Households spending more than 50% of their income on housing are termed “heavily cost burdened”. Every community, big or small, has households who are cost burdened by housing. The section below explains how the City of West Branch compares to other peer cities regarding housing for cost-burdened households.

Table 6.4. Housing Costs as a Percentage of Household Income for West Branch, Peer Cities, and the State of Iowa in 2015.

City	Renters					Homeowners					Homeowners Without Mortgages				
	Cost Burdened		Heavily Cost Burdened		Total	Cost Burdened		Heavily Cost Burdened		Total	Cost Burdened		Heavily Cost Burdened		Total
	Units	Percent	Units	Percent	Percent	Units	Percent	Units	Percent	Percent	Units	Percent	Units	Percent	Percent
<b>West Branch</b>	<b>43</b>	<b>20.7</b>	<b>39</b>	<b>18.8</b>	<b>39.5</b>	<b>66</b>	<b>5.3</b>	<b>32</b>	<b>11</b>	<b>16.3</b>	<b>0</b>	<b>0</b>	<b>49</b>	<b>19.8</b>	<b>19.8</b>
Durant	0	0.0	49	24.9	24.9	9	2.7	21	6.3	9	12	4.2	25	8.7	12.9
Earlham	16	12.0	4	3.0	15	21	5.7	56	15.1	20.8	0	0	4	3.4	3.4
Mitchellville	0	0.0	50	33.6	33.6	31	9.7	56	17.5	27.2	8	5.4	6	4	9.4
Roland	3	5.5	9	16.4	21.9	10	3.2	22	7	10.2	0	0	6	5.6	5.6
Tiffin	42	12.7	51	15.4	28.1	37	7.2	57	11.1	18.3	7	3.9	12	6.7	10.6
Tipton	8	2.8	107	37.7	40.5	30	5.3	34	6	11.3	0	0	50	10.3	10.3
Wilton	23	6.0	93	24.4	30.4	45	8.7	56	10.8	19.5	0	0	10	3.3	3.3
<b>Median Peer City</b>	<b>8</b>	<b>5.5</b>	<b>50</b>	<b>24.4</b>	<b>28.1</b>	<b>30</b>	<b>5.7</b>	<b>56</b>	<b>10.8</b>	<b>18.3</b>	<b>0</b>	<b>0</b>	<b>10</b>	<b>5.6</b>	<b>9.4</b>
State of Iowa	27,286	8.5	116,611	36.1	44.6	81,334	15.1	34,870	6.5	21.6	9,456	2.8	28,812	8.5	11.3

Source: American Community Survey 2015.

### Cost-Burdened Renters in West Branch

According to HUD standards, 39.5% of renters were cost burdened in West Branch in 2015.

- That is 40% higher than the peer city median.
- 11 percentage points lower than the state of Iowa average.
- American Community Survey data suggest there is a high portion (20.7%) of West Branch renters paying 30-35% of their income on housing costs.
  - This is 276% higher than the median peer city.

### Cost-Burdened Seniors in West Branch

Affordability is a struggle for some homeowners in West Branch. However, the 98 cost-burdened homeowners with a mortgage fare well in West Branch where only 16.3% of such homeowners are cost burdened, fewer than the median comparable city (18.3%) or overall in the state of Iowa (21.6%).

The 49 cost-burdened homeowners without a mortgage show a higher cost-burden rate in West Branch. Some 19.8% of West Branch residents owning a home without a mortgage are heavily cost burdened, which is 110% higher than the median peer city and 75% higher than the state average.

Figure 6.5. Affordable Housing Graphic.



Source: <http://www.cchlt.org/what-is-affordable-housing/>.

## Fair-Market Rent

Fair-market rent is a tool the Department of Housing and Urban Development (HUD) uses to measure how much a household should pay for rent.<sup>16</sup> Although the calculations are only done by county, it can still be used as an indicator for West Branch. For the purposes of this evaluation we used only the peer cities located in Cedar County.

Table 6.5 compares the 2015 rent averages for peer cities located in Cedar County and compares those averages to the 2015 and 2017 fair-market rent calculator provided by HUD. This table shows the rent for one, two, and three bedroom apartments adjusted to 2015 dollars.

What stands out is that 2015 West Branch rents for 1 bedroom and 2 bedrooms (\$575 and \$684) are higher than the 2015 (\$472 and \$639) and 2017 (\$513 and \$682) fair-market rates in Cedar County.

However, 3 bedroom rentals in West Branch are below the fair-market rate and are lower than for peer cities in Cedar County. There are a number of possible reasons, such as; three bedrooms are cheaper to construct or maintain in West Branch, the rent for these units is more equitable between renters and landlords, or the housing quality of three bedroom rentals might be lower in West Branch.

Table 6.5 2015 Monthly Rent Averages for West Branch and Cedar County Peer Cities Compared to Cedar County Fair Market Rent in 2015 and 2017.

City	One Bedroom	Two Bedrooms	Three Bedrooms
	Cost	Cost	Cost
<b>West Branch</b>	<b>575</b>	<b>684</b>	<b>790</b>
Durant	581	666	863
Tipton	410	710	843
Wilton	425	607	832
Median Peer City	425	666	843
<b>2015 Cedar County Fair Market Rent</b>	<b>472</b>	<b>639</b>	<b>827</b>
2017 Cedar County Fair Market Rent	513	682	918

Source: American Community Survey and HUD Fair Market Rent Calculator.

### Future Affordability Trends

To better address the needs of its community, West Branch should track trends in affordability. By addressing changes in the affordability of housing, West Branch has the opportunity to improve the future market for such housing. From 2010 to 2015, cost-burdened homeowners with a mortgage dropped from 29.6% to 18.3%, which indicates a better homeownership market after the 2008 housing crisis.<sup>17</sup> In that same time period, affordability for homes without a mortgage stayed relatively the same (19.2% in 2010 and 19.8% 2015).<sup>18</sup>

As shown in Table 6.6, West Branch should expect an increase in renters who are housing cost-burdened. From 2010 to 2015 cost-burdened rental units increased from 37 units (15.9%) to 82 (39.5%). If the five-year trend continues, forecasts<sup>19</sup> indicate that by 2025, West Branch will have 103 rental units that are cost burdened, which will be roughly 45.6% of the rental market.

### Why Affordability is Worsening

Decreased affordability in West Branch is due to a number of reasons. From 2010 to 2015, the population increased by 248 people, yet the number of rentals increased by roughly 20 units. During this five-year period, about 18-24% of the population lived in rentals. However, the new housing growth over this period indicates that only 10% the population living in new housing was living in rentals. This indicates a shift in homeownership among the new population, but it also likely suggests there are not enough rentals being constructed. Such changes strain the rental market, as an increasing population will demand more rentals, and without an adequate increase in rental units, which did not take place from 2010 to 2015, rent prices will increase. The median rent rose by 10% in five years, which is a moderate increase, suggesting other factors are involved.

Source: American Community Survey 2015

Forecasted Total Cost Burdened Renters		
Table 6.6	Cost Burdened	
Year	Units	Percent
2010	37	15.9
2011	24	11.2
2012	31	14.9
2013	55	20.6
2014	72	34
2015	82	39.5
2016*	85	40.7
2017*	90	42.8
2018*	94	44.3
2019*	97	45.2
2020*	99	45.7
2021*	100	46.0
2022*	101	46.1
2023*	102	46.0
2024*	103	45.8
2025*	103	45.6
*	indicates	forecasts

## Young Adult Affordability Issues

Much of West Branch's population increase was due to more residents in the 25-34 year range. That population group rose by 119 people, which was responsible for 48% of the population increase in West Branch. At the end of this period there were 35 more rental units being rented by that age group, and most of them rent in larger complexes consisting of 5 or more rental units. In 5 years, the rental population in large complexes increased by 147 people, indicating these renters have more dependents.

With 119 more people aged 25-34, earning about 10% less, but with more dependents, higher rents, and little change in the number of rental housing units, West Branch has more cost-burdened renters. Without change, this situation can be expected to worsen. It is recommended that West Branch investigate strategies to improve rental housing affordability.

In 2010, individuals aged 15-24 earned roughly \$40,156 while people aged 25-44 earned \$61,121 on average. But their salaries in 2015 dropped to \$17,000 and \$56,607, for an income reduction of -57.7% and -8.9%. The salaries in this age group are below 2015 Iowa Averages (\$26,513 and \$60,591) and below 2015 United States averages (\$26,228 and \$58,985).<sup>20</sup> The 2015 American Community Survey indicated rental units where the household income was \$20,000 to \$24,999 and \$30,000 to \$34,999 increased by 11 and 39 units.

Figure 6.6 A Street View Photo of the North Downey Condominiums.



Source: 2013 Google Earth.  
[https://www.google.com/maps/@41.6722045,-91.3466526,3a,75y,78.1h,96.55t/data=!3m6!1e1!3m4!1sx07G68T\\_Ko2cm4p6bEfIA!2e0!7i13312!8i6656](https://www.google.com/maps/@41.6722045,-91.3466526,3a,75y,78.1h,96.55t/data=!3m6!1e1!3m4!1sx07G68T_Ko2cm4p6bEfIA!2e0!7i13312!8i6656)

## Aging Population Affordability Issues

Housing affordability is also a problem for some of those aged 60 and over in West Branch. Table 6.4 shows 49 cost-burdened homeowners without a mortgage in 2015. Few older residents of West Branch rent, which could mean there are few rental options for seniors. The population aged 60+ has been increasing in West Branch, and by a 4-to-1 ratio people in that age group own rather than rent.

The respected Urban Institute has stated that people aged 55 and over are renting at higher rates, and the 2017 State of the Nation's Housing Report found rental demand in America is strong, even after recovery from the 2008 recession.<sup>21</sup>

From 2010 to 2015 there was an increase from 61 to 75 households owning a house but with annual incomes under \$20,000. This information suggests some older individuals are staying in their houses, perhaps due to lack of rental options. West Branch should consider city policies to encourage aging-in-place housing planning principles<sup>22</sup>, and policies to increase rental options so as to reduce burdens on both seniors and you adults.

Picture 6.6 Senior Housing Example.



Source: <https://www.jabacares.org/content/affordable-housing>.

## Housing References

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- <sup>1</sup> Picture taken by Adam Kofoed in 2010.
- <sup>2</sup> Taken by running a housing search at <https://cedar.iowaassessors.com/showResBldgSearch.php> and using the median value.
- <sup>3</sup> Information found at <https://www.asbestos.com/asbestos/history/>
- <sup>4</sup> 947 F. 2d 1201 – Corrosion Proof Fittings v. Environmental Protection Agency. Openjurist.org. Retrieved 31 July 2017.
- <sup>5</sup> <http://www.asbestossurveyingltd.co.uk/> “Where can asbestos be found”, Asbestos Surveying Ltd, Birmingham, UK 2008 and <http://www.artex.com/>, Click the "Asbestos in Artex" button.
- <sup>6</sup> Projections were made by the authors of this updated chapter using a number of calculations in order to measure trends from 2010-2015 of cost-burdened renters from American Community Survey data. A mean percentage error (MAPE) calculation was used to determine the forecast or most accurate scenario based on how accurate the calculations were compared with data from 2010 to 2015. A Gompertz formula was used to project the forecasted calculation using the MAPE formula.
- <sup>7</sup> The State of Iowa Revitalization Code can be found in Chapter 404 <https://www.legis.iowa.gov/docs/ico/chapter/404.pdf>
- <sup>8</sup> March 2011 University of Iowa Smart Planning Guide to the State of Iowa’s Legislative Guide [https://rio.urban.uiowa.edu/sites/rio/files/Iowa\\_Smart\\_Planning\\_Overview\\_0.pdf](https://rio.urban.uiowa.edu/sites/rio/files/Iowa_Smart_Planning_Overview_0.pdf)
- <sup>9</sup> March 2011 University of Iowa Smart Planning Guide to the State of Iowa’s Legislative Guide [https://rio.urban.uiowa.edu/sites/rio/files/Iowa\\_Smart\\_Planning\\_Overview\\_0.pdf](https://rio.urban.uiowa.edu/sites/rio/files/Iowa_Smart_Planning_Overview_0.pdf)
- <sup>10</sup> All statistics on this page are from the 2015 five year grouped American Community Survey.
- <sup>11</sup> 2015 5 Year American Community Survey from Census American Fact Finder website <https://factfinder.census.gov/faces/nav/jsf/pages/index.xhtml>.
- <sup>12</sup> Taken from HUD Unit Vacancy and Resident Turnover Report found here [https://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_35528.pdf](https://portal.hud.gov/hudportal/documents/huddoc?id=DOC_35528.pdf)
- <sup>13</sup> Taken from Unit Vacancy and Resident Turnover Report found here: [https://portal.hud.gov/hudportal/documents/huddoc?id=DOC\\_35528.pdf](https://portal.hud.gov/hudportal/documents/huddoc?id=DOC_35528.pdf)
- <sup>14</sup> 2011 *Americas Most Dying Business* by Derek Thompson of The Atlantic <https://www.theatlantic.com/business/archive/2011/09/the-greater-recession-america-suffers-from-a-crisis-of-productivity/242704/>
- <sup>15</sup> Found on the Department of Housing and Urban Development website affordable housing section in 2017 [https://portal.hud.gov/hudportal/HUD?src=/program\\_offices/comm\\_planning/affordablehousing/](https://portal.hud.gov/hudportal/HUD?src=/program_offices/comm_planning/affordablehousing/)
- <sup>16</sup> 2017 Department of Housing and Urban Development Fair Rent Calculator <https://www.huduser.gov/portal/datasets/fmr.html#2017>.
- <sup>17</sup> An observation from five, five-year American Community Surveys from 2010 to 2015
- <sup>18</sup> An observation from five, five-year American Community Surveys from 2010 to 2015
- <sup>19</sup> Projections were made by the authors of this updated chapter using a number of calculations used to measure trends from 2010-2015 cost-burdened renters from the American Community Survey. A mean percentage error (MAPE) calculation was used to determine the forecast or most accurate scenario based on how accurate the calculations were compared with data in 2010 to 2015. A Gompertz formula was the forecasted calculation using the MAPE formula.
- <sup>20</sup> According to five, five-year American Community Surveys from 2010 to 2015, these two age groups made relatively the same across the United States, and in Iowa the age group’s income increased with inflation.

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- <sup>21</sup> The State of the Nation's Housing 2017 [http://www.jchs.harvard.edu/research/state\\_nations\\_housing](http://www.jchs.harvard.edu/research/state_nations_housing) and  
2015 Urban Institute Housing Report <http://www.urban.org/research/publication/headship-and-homeownership-what-does-future-hold>.
- <sup>22</sup> 2008 Aging in Place: A toolkit for local governments by M. Scott Ball.  
<http://www.aarp.org/content/dam/aarp/livable-communities/plan/planning/aging-in-place-a-toolkit-for-local-governments-aarp.pdf>.