



**AGENDA
PLANNING AND ZONING MEETING
Norwalk City Hall, 705 North Ave
Monday, August 22, 2016
5:45 P.M.**

1. Call meeting to order at 5:45 P.M.
2. Approval of Agenda
3. Approval of Minutes – August 8, 2016
4. Chairperson – Welcome of Guests
5. Public Comment – 3-minute limit for items not on the agenda (No action taken)
6. New Business
 - a. Public hearing and consideration of a zoning amendment to add criteria for an enclosure for urban chickens as a permitted accessory use in the R-1 Single Family zoning district
 - b. Discussion on the Chapters 5-7 of Suburban Nation
7. Staff Development Update
8. Future Business Items
 - a. Trail Plan Update
 - b. Legacy Plat 20
 - c. SubArea 1 Master Plan & Future Land Use Plan
 - d. R-F District Rezoning
9. Next Meeting Date: September 12, 2016
10. Adjournment

REGULAR NORWALK PLANNING AND ZONING MEETING 8-8-2016

Call to order

The Regular Meeting of the Norwalk Planning and Zoning Commission was held at the Norwalk City Hall, 705 North Avenue, Monday, August 8, 2016. The meeting was called to order at 5:45 p.m. by acting Chairperson Judy McConnell. Those present at roll call were, Judy McConnell, John Fraser, Elizabeth Thompson, Brandon Foldes, Donna Grant and Jim Huse. Absent: Chad Ross.

Present was City Council liaison Stephanie Riva.

Staff present included: Luke Parris, City Planner and Shelley Stravers, Development Services Assistant.

Approval of Agenda – 16-44

Motion by Thompson and seconded by Foldes to approve the agenda as presented. Approved 6-0.

Approval of Minutes – 16-45

Motion by Fraser and seconded by Huse to approve the minutes from the July 11, 2016 meeting. Approved 6-0.

Welcome of Guests

Acting Chairperson McConnell welcomed guests present. With no one wishing to speak, the business portion of the meeting was opened.

New Business

Request from Diligent Orchard Hills, LLC to approve the Preliminary Plat of the Orchard Trail Plat 5 – 16-46

Parris explained this request would create 33 lots along the continuation of the Rellim Drive stub off of West Pine Ave. The properties surrounding the area are single family homes. The plat includes standard 5' sidewalks, and a 6' trail is included on the south side of Sycamore Drive. This area is zoned Orchard Hills PUD. The majority of the surrounding ground is R-1 Single Family with the exception of the R-3 parcel of the Orchard View PUD to the southwest and the existing R-3 townhome project to the northwest.

Drainage for the residential lots is overland and to the storm sewer system on the streets. The storm sewer eventually connects to the detention basin in Orchard Trail Plat 4, which is sized accordingly to handle storm water from this site.

Parkland requirements for this development are 0.59 acres, or the equivalent per Subdivision Regulations. No park is shown on site. Parkland dedication requirements will be finalized during final platting.

Paul Clausen, CEC reiterated that there would be a 6' trail on the south side of Sycamore and offered to answer any questions.

Commission spoke about parkland and their concerns about not having parks planned for the new developments we are approving. Thompson asked if the 6' trail on Sycamore would be considered as park of the parkland requirements, or would they need more than that? Parris said they were required to put 5' sidewalks everywhere, City just requested they put the 6' trail in on the one side of Sycamore.

McConnell commented that we want walkable communities but we are not providing parks in the neighborhoods for people to walk to. She expressed her appreciation for the developments, but feels the Commission as a whole is concerned about not having regional parks. Parris responded that we need to include park planning when we look at PUD's. This certain PUD was approved in 2005 and we are locked into that Master Plan for this specific development. Parris would like to engage the Park Department in the planning process.

Motion by Huse and seconded by Foldes to approve the Preliminary Plat of the Orchard Trail Plat 5 with staff recommendations:

- *That the applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.*
- *That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.*

Approved 6-0.

Request from Bruce Gerleman to reconsider the conditions of approval of the Twin Lakes Plat 4 – 16-47

Parris reported that on May 19, 2016, Norwalk City Council approved the Twin Lakes Plat 4 Preliminary Plat with the following conditions:

- Applicant agrees to provide a bridge over the creek wide enough to accommodate a 26' wide road.
- Applicant agrees that the street in Plat 4 be graded to allow for a 26' rural top section with the initial paving being 18' wide with the potential to add 4' of widening to each side.
- Applicant agrees to modify the steep area of Boston Circle located in Plat 3 to widen street pavement to 24' and to steepen the slope of the street to a maximum of 14%.

Bob Veenstra, Veenstra & Kimm, wrote a letter on behalf of Mr. Gerleman, who is the developer. Gerleman is requesting reconsideration of the approval conditions with the following modifications:

- Boston Circle on the east side of the bridge would be graded to accommodate a future 26' wide pavement and would be initially paved with 18' wide asphalt to meet the other streets in Twin Lakes.
- The bridge would be constructed to accommodate an 18' wide street pavement with the bridge being designed to facilitate widening to accommodate a 26' wide pavement in the future.
- On the east side of the bridge, Gerleman requests no change and agrees to grade the road to accommodate the future 26' wide pavement and pave the road to 18' wide.

Bob Veenstra, Veenstra & Kimm, spoke on behalf of Gerleman. He showed a map explaining the paving and offered to answer any questions the Commission had. Veenstra informed Commission that Gerleman always had the option to go back to his original plan that included less lots. The plan for more lots was to make the development more economical.

Bruce Gerleman, 303 Locust, Des Moines, provided a handout to the Commissioners showing the bridge design he is proposing. He reminded Commissioners that this plat is not currently in the city limits. The current streets in Plat 1 and 2 are 18' wide with two 4' shoulders and there are no sewers, with all utilities being underground. Gerleman said the people who currently live in this development do not want to be annexed into the City of Norwalk, and he does not look for that to happen in the future.

Foldes told Commission that this developer has a good plan continuing what was already started in the prior plats in Twin Lakes, but helping to make the roads so they could expand sometime in the future.

Parris reported there were no fire safety concerns with the bridge access.

Motion by Foldes and seconded by Grant to approve the reconsideration request for Twin Lakes Plat 4. Approved 6-0.

Request from Norwalk Land Co to approve the Preliminary Plat and Site Plan of the Norwalk Orchard View Townhomes – 16-48

Parris informed Commission that this request would create 74 townhome lots and site plan out the location of buildings and provide roadways on Parcel 3 of the Orchard View PUD. The proposal is developed with the requests submitted in a separate PUD amendment.

The surrounding area is currently undeveloped with the exception of nearby two-family homes along Wright Road to the southeast. The surrounding area is all planned as single family residential as a part of various PUD's. There are 5' sidewalks planned along Orchard Hills Drive.

Parris noted that City Council is currently considering a way to instill ownership requirements for the units on the site. The development would require a buffer next to any adjacent single-family districts. Single family districts are located on the east, west, and north. The developer has shown a 15' wide buffer easement that is in addition to the required 30' setback.

The development includes a storm sewer system that connects with the City system along Orchard Hills Drive. The western portion of the development drains to the southwest into a detention pond that releases at the south property line.

Parkland dedication was identified in the PUD as a park in the northern area of the Orchard View development. The open space requirements were exceeded. Streets shown will be private and maintained by the owner's association.

The zoning ordinance requires 2.5 parking spaces per dwelling unit, with one garage space being counted towards the requirement, as well as a driveway space. The parking requirements were exceeded with 8 additional visitor parking spaces provided. There is space to put more visitor parking spaces if required in the future.

Architectural Standards require that multi-family townhomes incorporate three different materials from the City's list of classified materials, windows counting as one of those.

Private storm sewer is provided throughout the site. A portion of the storm sewer connects into existing City storm sewer, the remaining sewer drains into a private detention basin in the southwest of the development.

Jim Campney, Clive, spoke to the Commission explaining that the City Council had concerns with the townhomes and possibly becoming rentals. It was decided that the place to govern any rental activity is the townhome association, so the language will be put into the covenants and the Commission will review that at Final Plat stage.

Jake Happe, 2575 N. Ankeny Blvd, Ste 311, Ankeny, spoke to the Commission regarding the architectural products and showed the Commission a design board with different materials displayed on it. Happe said these townhomes will have character and curb appeal to them. This product will have his last name tied to it, and he does not want the current residents that are his single family customers to be upset with him for putting a bad product in the neighborhood. The townhomes will sell in the area of \$165-180k and will have two and three bedrooms. These townhomes will be an affordable option for young families.

Motion by Thompson and seconded by Huse to approve Preliminary Plat and Site Plan of the Norwalk Orchard View Townhomes with staff recommendations:

- *Applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.*
- *That any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.*

Approved 6-0.

Request from Diligent Development to approve a replat of the Preliminary Plat for Blooming Heights – 16-49

Parris explained that the original preliminary plat was approved in 2014 and included 35 single family lots that met the R-1(100) zoning of the land. Many of these lots far exceeded the 100' minimum width. This replat of the development is to reduce the size of the lots and add six additional lots within the same street layout as originally approved.

There is not park is shown on the site, but there could be some opportunity during the final platting stage. 0.74 acres of parkland is required or the equivalent per Subdivision Regulations.

Commission asked if this would have any negative impact on the detention pond in Timberview and Parris answered that it would not. Drainage is overland and to the storm sewer system on the streets. Detention is handed through the adjacent pond to the west.

Brad Cooper, Cooper Crawford, spoke regarding the drainage and the four acre park plan in Timberview, which would benefit people living in Blooming Heights. He thought it might be a possibility that Blooming Heights contribute their parkland dedication monies to make improvements to the Timberview Park for the benefit of the whole area.

Cooper noted that the extremely large lots were not selling, which is why the request for the replat to make the lots a bit smaller, but still large lots, and would also allow six additional lots with the same street layout.

Cooper added that there will be a 2 ½ acre pond in this development, but will only be available to the residents that back up to it.

Motion by Grant and seconded by Fraser to approve replat of the Preliminary Plat for Blooming Heights with the staff recommendations:

- *Applicant provides all supporting documentation required within the Norwalk Subdivision Regulations.*
- *Any significant modifications to the final plat be reviewed and approved by the Planning & Zoning Commission and City Council.*

Approved 6-0.

Request for variance of sign ordinance requirements – Dollar Tree

Parris reported that Dollar Tree is going in at 1120 Sunset Drive, on the other side of Ace Hardware. Eagle Signs, on behalf of Dollar Tree is requesting a variance regarding the size of a sign located on the façade of the building. The variance would allow the building sign to be larger than the sign currently allowed per code. They are requesting The Board of Adjustment makes the final determination on approval/denial of this request, but Commission is welcome to review and make a recommendation to the Board of Adjustment.

Parris noted that the property at 1120 Sunset contains space for two businesses. The front façade of each business is used to calculate the allowed sign size which is 5% of the faced area. Ace Hardware installed a sign that met the City requirement, which made the sign 83.67 square feet. The maximum sign allowed for Dollar Tree would be 75.16 square feet. The businesses located at this address are proposing a shared monument sign near the street for additional signage.

After reviewing the request, staff does not think the distance from the street constitutes an unnecessary hardship and does not recommend approval of variance. Commission agrees with staff and would like Parris to include that in his report to the Board of Adjustment.

Request for variance of setback requirements – Silverado JV15 LLC

Parris informed Commission that an application was received for a variance regarding property located in the Silverado Ranch Estates Plat 2. The request was submitted by the owner of three lots, Ryan Wiederstein. The lots include 14, 18 and 19. The lots are zoned as RE-1 (Rural Estates Single Family Residential). The variance request is to reduce the front setbacks to 50' for the construction of a single family home on each lot. During the platting process, several lots were identified as not meeting the minimum width requirement of 125' for the RE-1 district. The developer proposed increasing the setback on these lots to a point that would meet the minimum width. Setbacks on the final plat are Lot 14 – 110' front setback; Lot 18 – 79' front setback; Lot 19 – 88' front setback.

Parris stated that a 50' front setback would match other setbacks in the development and that ultimately adjusting the front setback is unlikely to cause the lots to be developed in a manner that is inconsistent with the general purpose of the RE-1 district. It is not likely to change the character of the neighborhood. If the setback was not changed, all three of these properties would require fill material to allow for the construction of houses on the lots.

Ryan Wiederstein, West Des Moines, informed the Commission that if these lots would have sold, he would not be requesting the variance. But with the setback requirements that are currently on those three lots, he would be required to put a lot of fill dirt in there in order to build on them. This would be a hardship on him and anyone buying the lots, due to the unbuildable nature they are currently in.

Brad Kuehl, Civil Design Management, spoke for Silverado JV15 LLC. He said the west side of Silverado Drive falls off hard and makes it difficult to build with 110' setbacks on these lots. A 50' front setback would match the rest of the development.

Commission asked Parris to recommend to Board of Adjustment that this variance be approved.

Discussion on Chapters 5-6 of Suburban Nation

Commission asked to review this at the next meeting, along with Chapter 7. Parris said he would have a more detailed summary of the chapters for the next meeting.

Staff Development Update

Parris reported that the monthly report is complete and will be in the Commission's next packets. Staff is currently working on regional detention pond and wrapping that up the last part of that with a temporary easement to the east side of the pond. Group is waiting to see retaining wall designs.

Future Business Items

Parris provided an update on the following future business items:

Trail Plat Update and SubArea 1 Master Plan & Future Land Use Plan – will start holding public meetings in September.

Legacy Plat 20 – continuing work, this will be the last piece of Legacy single family development.

F-F District Rezoning – after staff gets through the previous items, work will begin on this rezoning of the Founder's District.

Foldes left the meeting at 7:16 p.m.

Next meeting Date – August 22, 2016.

Adjournment – 16-50

Motion by Huse and seconded by Grant to adjourn the meeting at 7:21 P.M. Approved 5-0.

Judy McConnell, Vice Chairperson

Luke Parris, City Planner

<p style="text-align: center;">CITY OF NORWALK REPORT TO THE NORWALK PLANNING COMMISSION</p>
--

ITEM: Public hearing and consideration of an amendment to the Zoning Ordinance to allow for urban chickens as an accessory use in the R-1 Single Family District

MEETING DATE: August 22, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner

GENERAL DISCUSSION: At the August 4, 2016 City Council meeting, the City Council approved an ordinance amending the City Code to allow for the keeping of urban chickens. Part of that ordinance stated that a property owner keeping chickens must have an enclosure that meets the standards set forth in the zoning ordinance. This amendment to the zoning ordinance would set those standards. The standards would apply to the R-1 district and RE-1 districts.

Specifically, the proposed changes to Section 17.10.030.3 Permitted Accessory Uses are as follows:

- K. The keeping of chickens in accordance with City Code Chapter 55.16 Urban Chickens. The necessary chicken enclosure is also allowed, provided the following standards are met:
 - 1. The enclosure is covered and fully enclosed.
 - 2. The enclosure shall have a latch mechanism or lock to ensure that access to the enclosure remains secure.
 - 3. The enclosure provides a minimum of 5 square feet per chicken.
 - 4. The enclosure shall have a minimum height of four feet.
 - 5. The enclosure shall be located inside a fenced area that provides a minimum of 10 square feet per chicken, excluding the square footage of the enclosure. The fence shall have a height of 6 feet.
 - 6. The enclosure shall not be located closer than 25' to any principal structure on an adjacent lot.

ATTACHMENTS: Attachment A: Ordinance establishing Urban Chicken section of the City Code
Attachment B: Summary of requirements of other jurisdictions allowing urban chickens in Iowa

ORDINANCE NO. _____

AN ORDINANCE AMENDING THE FOLLOWING SECTIONS OF THE ZONING ORDINANCE:
CHAPTER 55 ANIMAL CONTROL AND PROTECTION;
CHAPTER 177 RATES AND FEES; AND
ZONING ORDINANCE SECTION 17.10.030 SINGLE FAMILY RESIDENTIAL DISTRICT.

BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF NORWALK, IOWA:

SECTION 1. PURPOSE. The purpose of this ordinance is to amend Chapter 55 Animal Control and Protection, and Chapter 177 Rates and Fees of the City of Norwalk City Code and Section 17.10.030 R-1 Single-Family Residential District of the City of Norwalk Zoning Ordinance.

SECTION 2. AMENDMENT.
The City of Norwalk City Code Chapter 55 Animal Control and Protection is hereby amended by removing the following struck through language in Section 55.05:

55.05 LIVESTOCK. It is unlawful for a person to keep livestock within the City ~~except by written consent of the Council or~~ except in compliance with the City's zoning regulations.

The City of Norwalk City Code Chapter 55 Animal Control and Protection is hereby amended by adding the follow new Section 55.16:

55.16 URBAN CHICKENS. The keeping of chickens within the City is allowed in compliance with the City's zoning regulations and the following criteria:

1. No more than four (4) chickens allowed per lot.
2. An annual chicken license shall be obtained by the property owner.
 - a. The cost of the license shall be established in Chapter 177 of this Code of Ordinances.
 - b. The license and fee shall be for up to 4 chickens.
 - c. If the property owner acquires possession of the chicken(s) less than six (6) months prior to the expiration date of a license, the license fee shall be reduced fifty percent (50%).
 - d. All license fees shall be deemed delinquent on April 1 of the year in which they are due and not paid, and a delinquent penalty of ten dollars (\$10.00) shall be added to each unpaid license on and after said date.
 - e. The application for a chicken license runs with the owner and his/her current location, any change in ownership or change in address will require the submission of a new license application.
3. No person shall keep any rooster.
4. No person shall slaughter any chickens.
5. No chickens may be kept without an approved enclosure that meets the standards of the zoning ordinance.
 - a. The enclosure shall be covered and fully secured so that it can be locked at night.

- b. The enclosure shall be completely secure and free of any attractive nuisances as spelled out in Chapter 50 Nuisance Abatement of the municipal code.
6. All chicken coops shall obtain the proper accessory structures permit and meet all setback requirements spelled out in the zoning ordinance.
7. More than two violations of Chapter 50 Nuisance Abatement in a calendar year may result in revocation of the license and subsequent removal of the chickens, subject to City Council review.

The City of Norwalk City Code Chapter 177 Rates and Fees is hereby amended by adding the following license fee for Urban Chickens:

- | | |
|--|-----------------------------|
| 4. Chapter 55 – Urban Chicken Licenses | |
| License Fee | \$25.00 per year |
| Delinquency Fee | \$10.00 per delinquent year |

SECTION 3. SEVERABILITY CLAUSE. In any section, provision, or part of this ordinance shall be adjudged 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.

SECTION 4. EFFECTIVE DATE. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed and approved by the City Council of the City of Norwalk, Iowa on the ____ day of _____, 2016.

Tom Phillips, Mayor

ATTEST:

Jody Eddleman, City Clerk

PREPARED BY: Luke Parris, City Planner

City	Requirements
Cedar Rapids	6 hens, no roosters. Coops 10 feet from lot line & 25 feet from any occupied building. Only allowed in backyard. \$25 annual fee. Hens banded with ID bracelets provided by City. Must take a chicken-keeping class that follows a City approved syllabus of content.
Clive	No more 12 chickens on a lot less than 1.5 acres. Coop located 150 feet from homes and 50 feet from property line.
Des Moines	Lots smaller than 1 acre, up to 30 birds. Lots larger than 1 acre, up to 50 birds. Not allowed in front yard. Coop 25' from neighboring buildings.
Johnston	No chickens shall be allowed to run free within corporate limits.
Sioux City	Requires a permit. No more than 50 birds. Coop 25' from home and 150' from neighboring buildings.
Urbandale	Allowed but must be kept at least 150 feet from any dwelling.
West Des Moines	No chickens allowed to "run at large"
Windsor Heights	No more than 2 chickens. Must be in coop at all times. Must be 25' from neighboring residences. Not allowed in front yard.

<p style="text-align: center;">CITY OF NORWALK REPORT TO THE NORWALK PLANNING COMMISSION</p>
--

ITEM: Discussion on the eleventh chapter of *Suburban Nation*

MEETING DATE: August 22, 2016

STAFF CONTACT: Luke Parris, AICP
City Planner
Wade Wagoner, AICP
Planning & Economic Development Director

GENERAL DISCUSSION: City staff asked the Planning Commission to read and provide feedback from chapter 11 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk.

The following are key takeaways identified from City Staff after reading and review of the eleventh chapter of *Suburban Nation*:

- Victory Myth: While architects, traffic engineers, planners, and elected officials are advancing anti-sprawl policies, developers by and large are still promoting and building sprawling projects.
- Tools for manipulating the physical environment: Design, policy, and management.
- The role of policy: Developers adhere to regulations set by government policy. If the public sector does not actively involve itself in the process, private action cannot be anything but self-interested and chaotic.
- Municipal and County Government: Put community design back on the agenda. Rewrite the regulations in a way that promote an alternative new development code that has a more streamlined permitting process compared to the old one that could still be used. Make government proactive by commissioning a professional public plan and provide incentives for its private implementation, Think globally, act locally, but plan regionally. Plan with public participation in order to avoid costly mistakes, but administrators must still act on principle when making difficult decisions on behalf of the public good. Finally, practice what you preach.
- Regional Government: By participating in regional governments (Think the Tomorrow Plan by the Des Moines MPO), local entities can collaborate with each other on plans that will achieve goals that will benefit the region as a whole for everybody.
- State Government: Legislators must pass new growth management laws or modify existing laws and funding vehicles to promote smart growth planning. State governments also must combine regional planning and transportation planning into a single activity.

- Federal Government: It is in the nation's interest to grow healthily, if for no other reason than to maintain its competitive advantage in the global marketplace. Reversing policies that pushed America into the suburbs would be the best place to start.
- Architects: Must accept a proposal that runs counter to most architectural schooling, design affects behavior. Good design may not generate good behavior, but bad design can generate bad behavior.
- Citizens: Once citizens begin to understand how much their environment affects their quality of life, we can better serve them and our own needs by improving our physical surroundings. For our country to prosper, Americans must concern themselves with the building of community.

Norwalk Community Development July 2016 Monthly Report



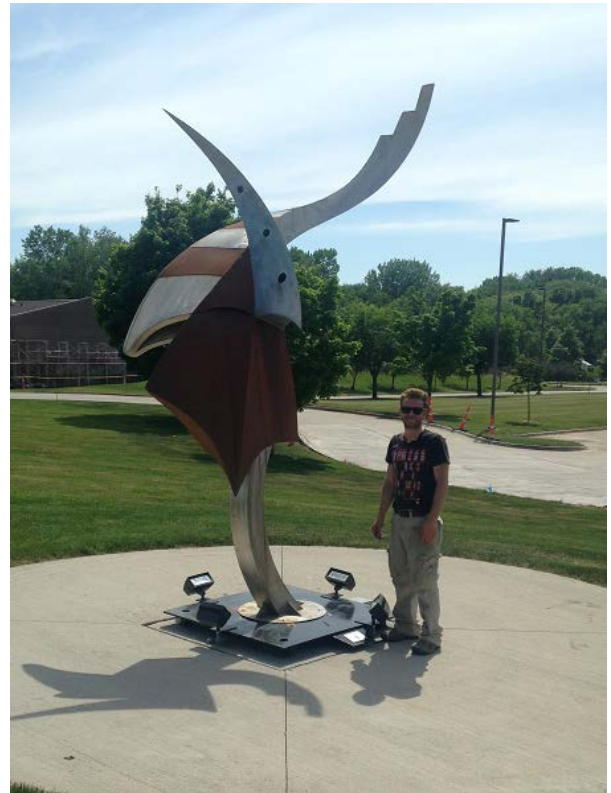
Economic Development:

The City continues to explore ways to make our community even more attractive and a place where businesses and home buyers would choose to locate.

Those efforts include discussing the next steps to beautify our historic downtown (City State Bank intersection), and the North Avenue corridor between the High School and Highway 28. The City has also explored a changeable art program, and creating a new City seal via an art contest.



The intent of this program would be to create opportunities for the placement of public art in the City of Norwalk. This program would be modeled off of successful programs run by the City of Ames, City of Clive, and City of Urbandale. The program is highly modifiable and can be scaled to the desires of the community. The program would consist of the following:



Identification of pad sites – 1 to 3 pad sites for sculptures would be ideal, with the opportunity to add more in the future if desired. Consolidation of pad sites in one, highly visible location is recommended. Potentially City Hall or Public Safety. Pads would require footings, paving, and steel installation plats. One time cost that would depend on size of the pads. \$2,000-\$4,000 per pad.

Annual Stipend – artists would be solicited annually to submit sculptures that would be located on the pad sites. Artists would be paid a \$1,200 stipend to display the art. Artist would be required to perform installation and removal. The City would need to insure the sculptures for the time they are installed on City property (cost unknown). Recurring cost of insurance and \$1,200 stipend per pad site.

Selling and Purchasing of artwork – each piece of art displayed would have a predetermined sales price. If a piece of artwork sold during the exhibition, the artwork would remain displayed

through the exhibition period and the City would retain a 25% commission for the sale. If the City wished to purchase a piece for permanent display in the City, then the City would receive a 25% discount off the purchase price.

Selection of Artwork – a group to select the artwork for the exhibition would need to be formed. Ames, Clive, and Urbandale all have separate Public Art Committees that meet monthly and make recommendations to the City Council on the selection of pieces to display. For Norwalk, this might not be a formal group that meets monthly, but could be setup to hold meetings during the selection process. This group could evolve into a formal public art committee if the City wished to be more active in providing public art for the community.

Staff Recommendation

Recommendation would be for at least two pad sites located at City Hall. Potential pad sites are shown on the map below.



Initial cost for construction of two pad sites could be \$4,000 to \$8,000 depending on size and amenities such as lighting. Once constructed, the program would have an annual cost of \$2,400 plus insurance of the artwork. If successful, future pad sites and stipends could be considered to expand the program. The City would also have the opportunity to purchase artwork for permanent display if desired.

If implemented, pad sites could be chosen, designed, and installed this summer/fall. The City could solicit artwork in November and December, chose artwork in January with expected installation of artwork in May 2017. The artwork would remain on exhibit through April 2018 with new artwork replacing it in May 2018.



The City of Norwalk is conducting an art contest to design the Official City Seal. **City seals should be circular, in color, and tell the history of Norwalk.** Please see the back of this page for examples. Winners of the four ages groups will get \$50, \$25 for second, \$10 for third, with and \$100 for the overall winner.

The winning design will also be place on the City Hall Building in the location below and appear on all City bonds, contracts, and proclamations.

Potential RULES

Seal shall be circular, submitted on 8.5 x 11 paper

Outer Circle shall have the words City of Norwalk, Iowa. Incorporated 1900

Four categories (Elementary, Middle School, High School, Adult)

Any of the four age groups are eligible to be the overall winner

Must be a resident of the City of Norwalk or a Student at Norwalk Schools.

Deadline for adult entries is _____.

Submit applications to Wade Wagoner, 705 North Avenue, Norwalk, Iowa

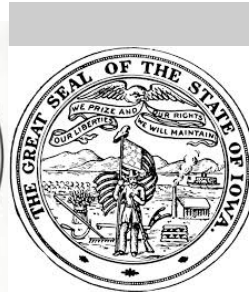
5-10 Finalist in each class will be determined at (Planning Commission, Park Board, Arts CIAC, meeting on

_____ Final judging will occur at _____ City Council meeting

The finalists will be invited to appear before the City of Norwalk's City Council for the final verdict on the winning design. The winner's design will appear as shown below (good luck!)



The winning design could be place on City Hall as shown above



This can be a wonderful civic engagement activity. Below are grade school winners from another community in Iowa.



Elementary 1st Place
Abby Bannor



Elementary 2nd Place
Kelly Luitjens



Elementary 2nd Place (tie)
Hannah Harmon



Middle School 1st Place
Maddie Norman



Middle School 2nd Place
Peyton Christenson



Middle School 2nd Place (tie)
Juan Ayala

The preconstruction meeting for phase two of Elizabeth Holland Park was held. Progress is being made.

The City is in the process of putting together business attraction and retention plans. These plans will set the parameters for the use of City's economic development tools such as tax abatement, TIF, and other incentives we can use to attract underserved sectors of our commercial base. An important part in this process is understand how the City has crafted past development agreements. Attached is a map showing the location of past agreements. The number on the map corresponds with the summary of the agreement on the back side.

Planning and Zoning Commission

The Planning Commission met on July 11th and considered the following items:

1. Public hearing and consideration of a request from Norwalk Land Co to amend the master plan and ownership requirement of Parcel 3 of the Orchard View Planned Unit Development
2. Public hearing and consideration of a request from Hubbell Realty Co. to amend the Parcel 10 of the Legacy PUD to designate the site for an assisted living facility.
3. Request from Kruse Construction, LLC to approve the Final Plat of the Timber View Plat 1
4. Request from Savannah Homes to approve the Final Plat of the Old School Plat 2
5. Discussion on Subdivision Regulations update focusing on Parkland Dedication
6. Discussion on the Chapters 2-6 of Suburban Nation

City staff asked the Planning Commission to read and provide feedback from chapter 2 through 6 of the book *Suburban Nation*. The purpose of this exercise is to have the Planning Commission gain a better understanding of past development patterns used across the U.S and to learn new practices to implement when developing future plans for the City of Norwalk. As we move forward on the Subdivision Regulation update, we feel the takeaways from Chapter 4 are particularly important.

The following are key takeaways identified from City Staff after reading and review of the second chapter of *Suburban Nation*:

- Identifying why there are more traffic congestions in the suburbs than in the city (everyone is forced to drive)
- Creating a distinction between adjacency & accessibility.
- Visualizing structures in a different light: the convenience store as the corner store, the shopping center as the main street, and the office park included on main street.
- Rethinking how we use open space in the suburbs.
- Reevaluate the need to have curving streets and cul-de-sacs.
- Traffic Calming

The following are key takeaways identified from City Staff after reading and review of the third chapter of *Suburban Nation*:

- Considering why housing trends help support the spread of sprawl. "Isolation en masse"
- An examination of differences between the private and public realm of the 'McMansions' and subdivisions.
- Why suburbs fuel segregation by how much you earn.
- Cookie cutter housing and the value of diverse housing styles
- The two types of affordable housing that are illegal: The home above the store and the outbuilding.
- The two forgotten rules of affordable housing: affordable housing should not look different from market rate housing and that affordable housing shouldn't be concentrated in large quantities.
- The middle class housing crisis.

The following are key takeaways identified from City Staff after reading and review of the fourth chapter of *Suburban Nation*:

- Identifying the increasingly reluctance to participate in civic life: family, community, the public realm, the motorist.
- The relationship between drivers and pedestrians.

Prerequisites for street life: meaningful destinations, safe streets, comfortable streets, and interesting streets.



A small curb radius slows down vehicles and shortens crossing distance. Meanwhile, highway geometry applied to local streets encourage speeding and increases crossing distance



Poor street design severs walking connections and precludes pedestrian life. Proper design can create a street that is a sociable space with many purposes.

The following are key takeaways identified from City Staff after reading and review of the fifth chapter of *Suburban Nation*:

- Examining the impacts of the national transportation policy of the United States and how it effects municipal planning.
- Exploring the phrase "the highwayless town and the townless highway".
- Visualizing why adding lanes makes traffic worse for communities.
- Breaking down why automobile users receive a subsidy.

The following are key takeaways identified from City Staff after reading and review of the sixth chapter of *Suburban Nation*:

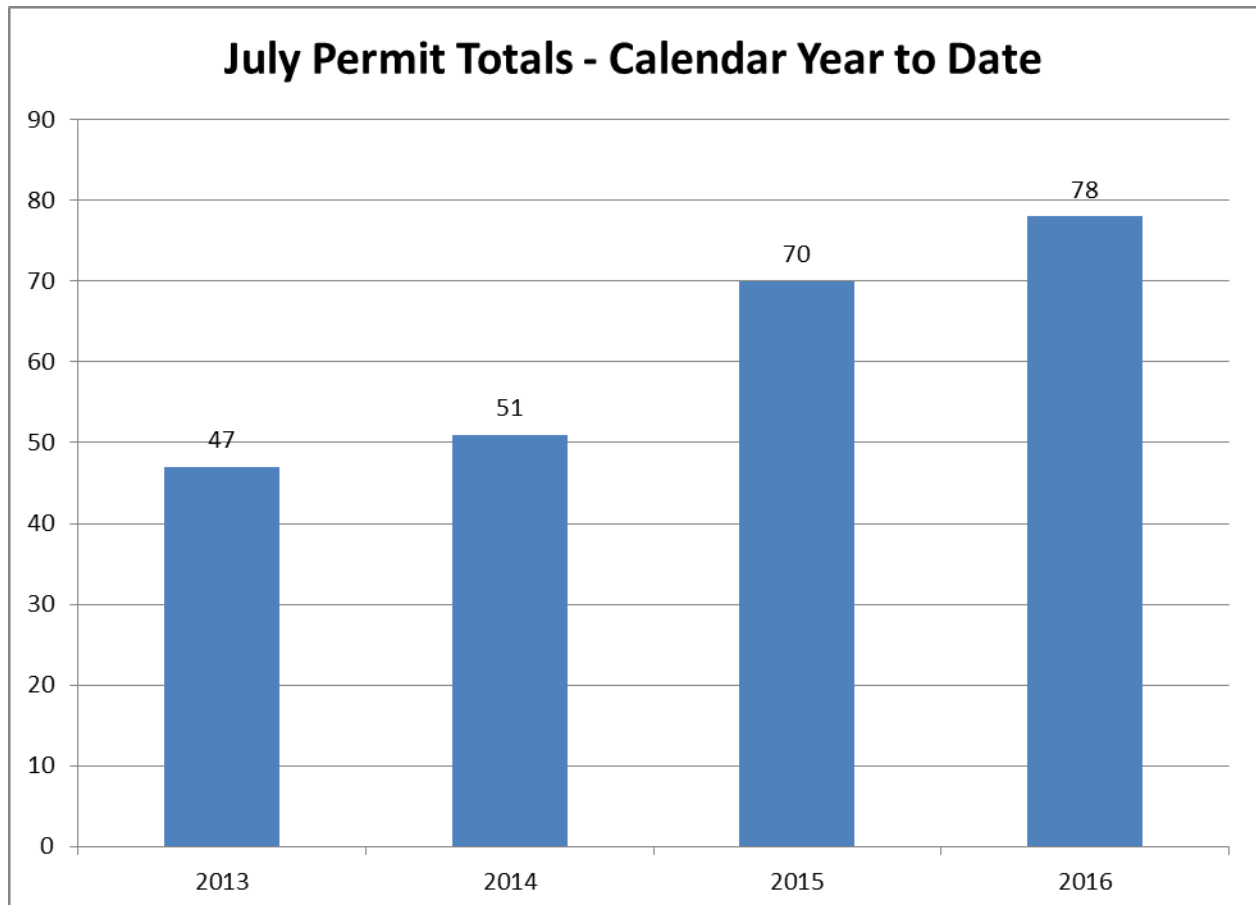
- Analyzing the history of the American developer.
- Reconsidering the advice from 'market experts'.
- Going back to using conventional wisdom when thinking about development.
- Studying the shifts in home builder behaviors.
- A tour of a National Association Homebuilders convention.

Board of Adjustment The Board of Adjustment did not meet in July.

Code Enforcement We are still waiting to hear the judges decision regarding the motorcycles on Beardsley.

Building Department - Permit Information:

City of Norwalk - July New Construction Building Permits								
BP Issued	Single Family	Value	Townhome	Value	Multi-Family	Value	Commercial	Value
2016								
This month	15	\$ 4,460,377	0	\$ -	0	\$ -	1	\$ 319,985
YTD	78	\$ 20,783,792	7	\$ 1,371,266	0	\$ -	4	\$ 902,721
FYD	15	\$ 4,460,377	0	\$ -	0	\$ -	1	\$ 319,985
2015								
This month	14	\$4,254,132	9	\$1,756,034	0	\$-	0	\$-
YTD	70	\$22,034,883	34	\$6,913,290	0	\$-	0	\$-
FYD	14	\$4,254,132	9	\$1,756,034	0	\$-	0	\$-
2014								
This month	7	\$2,221,927	0	\$-	0	\$-	0	\$-
YTD	51	\$15,912,740	2	\$621,822	2	\$6,945,179	1	\$4,072,969
FYD	7	\$2,221,927	0	\$-	0	\$-	0	\$-
2013								
This month	7	\$1,797,654	6	\$1,382,415	0	\$-	0	\$-
YTD	47	\$11,847,613	6	\$1,382,415	0	\$-	1	\$1,471,204
FYD	7	\$1,797,654	6	\$1,382,415	0	\$-	0	\$-



Building Permit Revenue Report			
PERMIT TYPE	MONTHLY TOTAL	JULY REVENUE	FYD REVENUE
Apartment Building	0	\$ -	\$ -
Commercial Addition	0	\$ -	\$ -
Commercial Building	1	\$ 1,713.92	\$ 1,713.92
Commercial Remodel	0	\$ -	\$ -
Deck	8	\$ 211.07	\$ 211.07
Demolition	0	\$ -	\$ -
Driveway	6	\$ 150.00	\$ 150.00
Electrical	14	\$ 920.00	\$ 920.00
Fence	11	\$ 275.00	\$ 275.00
Garage	1	\$ 64.38	\$ 64.38
Misc	3	\$ 75.00	\$ 75.00
Mechanical	2	\$ 70.00	\$ 70.00
Plumbing	10	\$ 665.00	\$ 665.00
Porch	3	\$ 50.00	\$ 50.00
Pool	2	\$ 65.00	\$ 65.00
Residential (Single Family)	15	\$ 39,746.27	\$ 39,746.27
Residential Addition	0	\$ -	\$ -
Residential Remodel	0	\$ -	\$ -
Shed	0	\$ -	\$ -
Sidewalk	0	\$ -	\$ -
Sign	2	\$ 167.97	\$ 167.97
Townhome	0	\$ -	\$ -
	78	\$ 44,173.61	\$ 44,173.61

FY 15-16 Budget	BALANCE
\$120,000	\$ (75,826.39)

Together Tony and Chris averaged over 10 inspections a day during the 20 working days in July.

July Storm Water/Nuisance Inspections:

19 Nuisance Inspections

12 City Project Weekly Storm Water Inspections

54 Storm Water Inspections

JULY BUILDING INSPECTIONS

Deck	12
Electrical	12
Final	28
Footing	16
Foundation Drain	1
Foundation Wall	14
Framing	8
Mechanical	9
Plumbing	60
Sheer Wall	16
Sidewalk/Approach	23
Tar/Tile/Gravel	11
TOTAL INSPECTIONS	210

Construction Board of Appeals

The Construction Board of Appeals did not meet in July.

