



**PLANNING AND ZONING COMMISSION**  
**Regular Meeting**  
**Monday, October 10, 2016**

Notice is hereby given that the **Planning and Zoning Commission** will hold a **Regular Meeting at 7:00 p.m. on Monday, October 10<sup>th</sup>, 2016**, in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road, Johnston, Iowa, to discuss the following business:

**AGENDA:**

1. **Call to Order**
2. **Roll Call**
3. **Approval of Agenda**
4. **Approval of Meeting Minutes:** Regular Meeting of September 26<sup>th</sup>, 2016
5. **PZ Case No. 16-20; Preliminary and Final Plats for Elmerodo Estates Plat 4:** The applicant, Mark Shryock, wishes to subdivide the subject property into one lot, two outlots, and one street lot. Proposed Lot 1 would contain the existing home on the property. Proposed Outlot 'W' would contain the portion of the Benton Dam on the subject property. Proposed Outlot 'V' is intended for future development. Proposed Lot 'A' would be deeded to the City for street right of way.
6. **Other Business**
7. **Adjournment**

**Next Scheduled Regular Meeting: Monday, October 31<sup>st</sup>, 2016.**

Posted on or before October 7<sup>th</sup>, 2016 at: Johnston City Hall, Johnston Public Library, Johnston Post Office, Johnston Public Works, Crown Point Community Center, and Johnston Website (<http://www.cityofjohnston.com/agendacenter>)



**PLANNING & ZONING COMMISSION**

City of Johnston  
 6221 Merle Hay Road, Johnston, IA 50131

Minutes  
 Regular Meeting: Monday, September 26, 2016

**AGENDA**

**1. Call to Order**

Chairman Petersma called the meeting to order at 7:00 p.m.

**2. Roll Call**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Present</b>	X	X	X	X	X	X	X
<b>Absent</b>							

**City Staff Present:** David Wilwerding, Aaron Wolfe, Rebekah Davis

**3. Approval of Agenda**

Petersma called for a vote to approve the agenda.

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>	X	X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**4. Approval of Meeting Minutes:** Regular Meeting of August 29, 2016.

**Roll Call Vote:**

	Spencer	Severino	Johnson	Smith	Pavlovec	Petersma	Anderson
<b>Aye</b>	X	X	X	X	X	X	X
<b>Nay</b>							
<b>Abstain</b>							

**5. PZ Case No. 16-27; Site Plans for 8601 Thomas Avenue:** The applicant, 814 Development, LLC has submitted site plans for the development of a 11,992 square foot child care facility with 17,241 square feet of outdoor playground area and a future 2,500 square foot retail building. The property is located on the northwest corner of Thomas Avenue and NW 86th Street. The site is zoned PUD in the Windsor Office Park PUD.

Wolfe presented the staff report.

Severino inquired about the potential uses for the smaller 2,500 s.f. structure. Wolfe responded that the PUD permits professional commerce park district uses; which allow community retail

commercial uses. Wilwerding explained the building could have a retail use; there is enough parking for a small restaurant use.

Johnson questioned if there is a proposed use for the smaller structure. Wolfe stated that staff had not been informed of a proposed use for the additional building. If there is a proposed use for the building, staff recommends that the applicant provide that information so staff can consider if there would be any supplementary site requirements.

Petersma inquired if the smaller building could provide added capacity for more children and if this would be the use for the building would there be additional site requirements. Wolfe affirmed that the supplementary building could provide added capacity. Wilwerding noted the staff report outlined that the primary structure will have enough parking to accommodate 240 children; the applicant is anticipating 100 children. Petersma questioned if they had the maximum occupancy, would the parking conditions still be acceptable. Wilwerding stated if added capacity would be the use for the supplementary building they would want to verify that the site requirements were met prior to issuance of the permit.

Severino asked if the parking spaces would be shared with the adjacent property to the west. Wolfe stated that the parking lots will not be connected; he believes that the separate parking lots are advantageous for public safety because there will not be traffic passing thru the adjoining parking lots.

Johnson inquired if additional parking stalls were required, could the parking lot be expanded to the southwest corner of the subject property. Wolfe explained that parking stalls could be added up to 5 feet to the property line. They have more than the required amount of open space therefore, adding parking stalls would not impede on this requirement.

Petersma noted northeast of the subject property, the site plan illustrates an absent sidewalk identified as "sidewalk by others". He inquired as to how the sidewalk would be completed in conjunction with the proposed site. Wolfe stated that Ender has been in contact with the adjacent property owner to stress the importance of connecting their sidewalk to that of the proposed site. There is approximately 30 feet of sidewalk that needs to be completed. Wilwerding explained that the adjacent property owner has been cooperative with their request to complete his portion of the sidewalk. When the site plan for the northern adjacent property was proposed it did not depict the sidewalk therefore, the sidewalk was constructed on private property and not extended to the property line. An easement has been granted to complete the sidewalk on private property.

Bart Turk, Civil Engineering Consultants, Inc., stated on behalf of the applicant, that their hours of operation are from 6 a.m. to 6 p.m. Monday thru Friday. They do not require a loading zone because all of their deliveries are completed with a small van. Outside play is typically one or two classrooms at a time; never the entire building at once. There is a need in the community for before and after school care; they have a small 14 passenger bus for busing children. There will be not large summer parties or graduation parties that will cause any parking problems. Each class will have their own small graduation ceremony. Daily each parent has to park and walk their child into the facility. There will be no curbside drop-offs which alleviates concerns regarding traffic stacking. Peak drop-off and pick-up hours are from 6:00 a.m. to 9:30 a.m. and from 3:00 p.m. to 6:00 p.m. They do not have a set start time. Their food program is precooked heat and serve style so, there will not be any grease generated from this method. The dumpster service is typically once a week but may be twice a week.

Motion by Johnson, second by Anderson to approve PZ Case No. 16-27; Site Plans for 8601 Thomas Avenue with the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.

2. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
3. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
4. Architectural elevations for the 2,500 square foot retail building shall be submitted for review by the Planning and Zoning Commission and City Council prior to issuance of a building permit for the 2,500 square foot retail building.
5. Council acceptance of placement of the required north buffer landscaping within 50 feet of the north property boundary instead of within the 30 foot buffer easement along the north property boundary.
6. No exterior site lighting may be installed unless and until all photometric plans have been revised, reviewed, and approved in satisfaction of Johnston's site lighting requirements as established by Resolution 99-56 for staff review.
7. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
  - a. Update the engineer seal and landscape architect seal on the cover sheet to cover all pages of the site plan.
  - b. Update the sheet list table on the cover sheet and the sheet numbers on the bottom right of the site plans to identify all sheets of the site plans.
  - c. Update the open space planting schedule and the landscaping plan drawing to reflect the location, size, and species of the 15 open space trees which are required.
  - d. Update the landscaping plan to either remove the 6 PA from the buffer planting schedule or identify their location on the landscaping plan drawing.
  - e. Update the landscaping plan's buffer planting schedule and the landscaping plan drawing to either identify only 10 CD or identify the location of all 12 CD currently listed in the planting schedule.
  - f. Update the site plans to show that 90° parking spaces will be at minimum 9 feet wide by 18 feet long, this includes handicap parking spaces. Length may be reduced to 16 feet if front end overhang over an open space is available.
  - g. Update the site plans to identify that parking required for retail establishments greater than 2,000 square feet is 1 parking space for every 175 gross floor area.
  - h. Provide a detail drawing of the trash enclosure to insure adequate screening from public right-of-way is achieved.
  - i. Identify the size and location of the private storm sewer proposed from the west adjacent property to connect the west adjacent property's detention basin to the overland flowage easement.
  - j. Show on the site plans the private 30 foot storm sewer easement which is proposed by the west adjacent property on the northwest corner of the rainbow rascal property, grant said private 30 foot storm sewer easement for the benefit of the west adjacent property, and provide evidence that said private 30 foot storm sewer easement has been recorded with the Polk County Recorder's office.
  - k. A public access & sidewalk easement shall be identified on the site plans for any portion of the sidewalk not within public right-of-way, said public access & sidewalk easement shall be accepted by the City Council, and said public access & sidewalk easement shall be recorded with the Polk County Recorder's office.
8. Address Foth's review letter dated September 22, 2016.

**Roll Call Vote:**

	<b>Spencer</b>	<b>Severino</b>	<b>Johnson</b>	<b>Smith</b>	<b>Pavlovec</b>	<b>Petersma</b>	<b>Anderson</b>
<b>Aye</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>

<b>Nay</b>							
<b>Abstain</b>							

**6. PZ Case No. 16-29; Site Plans for 8711 Thomas Avenue:** The applicant, Elsie John Properties, LLC has submitted site plans for the development of a 12,162 square foot dance studio. The property is located at 8711 Thomas Avenue in the Windsor Office Park.

Wolfe presented the staff report.

Severino inquired if there is enough open space on the property for more parking if it is needed. Wolfe stated that a fair amount of the site is occupied by the detention basin. Chuck Bishop, Bishop Engineering, 3501 104th St, Urbandale, Iowa, stated that he believes this property has a unique use that is not addressed in the City's parking requirements. Bishop explained the parking formula: 1 space for every 3 occupants, plus 1 stall per employee, this totals 52 required parking stalls. There will be 139 occupants, who will likely not be on site at the same time. There may be some overlap in occupants due to the different class times. They calculated the parking based on all the occupants being present at the same time. If required, they could expand the parking lot the north cutting into detention pond; this would require that they construct a retaining wall.

Petersma inquired if classes typically began after school. Sabetha Mumm, the applicant, stated that her business is currently located at 5860 Merle Hay Rd, Johnston, Iowa; occupying two building their students have to walk through the parking lot to attend their classes. They have proposed to build a larger facility which will meet all their needs in one building. Typically, class schedules are staggered every 15 minutes; this method should relieve some of the traffic concerns. Typically their operating hours are from 4 p.m. to 10 p.m. Monday thru Friday. On occasion they may have dance rehearsals on the weekend.

Johnson inquired regarding the use of the overhead door on the eastside of the building. The applicant stated that the overdoor is for props that are currently housed in off-site facilities. The overhead door opens into the storage room. Johnson inquired if any parking spaces would be occupied by a van or a trailer. The applicant stated that they do have one prop trailer that will likely occupy the northeast parking stall.

Petersma stated that there is not a proper category for the parking requirements of a dance studio. Frequently, there will be an overlap in individuals from different classes occupying the parking spaces. Wolfe stated that the parking requirements of a dance studio are likened to sites with a similar use, like that of trade schools and centers for learning; which have various start times for classes and may also experience an overlap in occupants. Petersma believes that there should be better categorization of parking requirements for similar sites with periodic large turnover and periods of lull. Wolfe stated that there have been discussions regarding improving the parking ordinance and believes that this subject will be addressed in the future.

Severino inquired if the applicant has spoken with the adjacent property owner to the east regarding using their lot for overflow parking. The applicant stated that she has not had discussions with the adjacent property owner. Severino noted that both adjacent sites will have similar peak hours in the evenings and it is the commission's primary concern is to ensure that everyone is safe during the peak traffic times. The applicant believes that having her own access point from the street and not sharing a lot with the adjacent property owner should relieve the concerns of both sites sharing traffic.

Anderson stated that she believes that the dance studio is a great project. Petersma inquired as to the estimated time of construction. The applicant stated, with a 6 month timeline they are seeking to be in the building before the start of the fall classes in 2017.

Johnson inquired about the parking circulation of the parking lot and does not believe that the proposed layout facilitate a quick turnover in traffic. Bishop stated that the parking areas to the north are likely for the staff. Although the parking spaces to the northeast are dead end spaces, attempting to bring the east drive north would cause them to lose 6 parking spaces. Wolfe clarified that an access aisle needs to be 24 feet wide, requiring 6 parking spaces. Johnson believes that if there is a front and back parking space available in the center aisle north of the east access, someone will cut-through rather than the drive around the aisle to park. Bishop stated that many parents, depending on the age of the child, will likely pull-in, drop their child off at the front door and exit.

Johnson inquired as to how many staff members would be there at one time. The applicant stated at this time there would be 5.

Johnson asked for more description on the semi-concealed fastener on the exterior metal panels. Kevin Barber, Shiffler and Associates Architects, 1440 Locust St #100, Des Moines, Iowa, stated that the semi-concealed is a corrugated metal panel is set on the recessed side and the screws are concealed inside a “shadow line”. Johnson commented although staff has stated that the panels meet the city’s architectural requirements; the architectural metal panels are a pole barn pattern of material. Wolfe stated that a definition for architectural steel should be specified in our ordinance.

Motion by Smith, second by Spencer to approve PZ Case No. 16-29; Site Plans for 8711 Thomas Avenue subject to the following conditions:

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. A Storm Water Pollution Prevention Plan, Evidence of NPDES Permit from the Iowa DNR and a City Grading Permit shall be provided prior to any ground disturbing activity on the site.
3. No exterior site lighting may be installed unless and until a photometric layout and manufacturer’s cut sheets for proposed lighting have been submitted, reviewed, and approved in satisfaction of Johnston’s site lighting requirements as established by Resolution 99-56 for staff review.
4. A Stormwater Management Facilities Maintenance Agreement shall be provided and accepted by the City Council prior to issuance of a building permit.
5. **The site plans must be amended and the following items shall be completed prior to the issuance of a building permit:**
  - a. Address items 1-15 of the review letter provided by consulting engineer Foth Infrastructure and Environment dated September 22, 2016.
  - b. A recorded easement is necessary to install approximately 36’ of storm sewer pipe and an outlet structure on the east-adjacent property.

**Roll Call Vote:**

	<b>Spencer</b>	<b>Severino</b>	<b>Johnson</b>	<b>Smith</b>	<b>Pavlovec</b>	<b>Petersma</b>	<b>Anderson</b>
<b>Aye</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>	<b>X</b>
<b>Nay</b>							
<b>Abstain</b>							

**7. Other Business**

Presentation and Discussion of the “Recreation Amenities for Apartment and Townhouse Developments” report as prepared by the Neighborhood Development Corporation.

Wilwerding presented the Neighborhood Development Corporation report.

Johnson asked if the dedicated amenity area would be included in the open space requirement and if walking trails could be recommended as a recreational amenity. Wilwerding responded that the recreational amenities would be a dedicated area included in the open space requirement.

Spencer inquired if any amenities would be recommended or required. Wilwerding stated that it is suggested to have playground and in larger complexes a sports lot.

Johnson inquired as to how the minimum 30 bedroom threshold was determined. Wilwerding stated that the requirement would be illogical for a single building compared to a complex. The 30 bedroom threshold was a starting point. Johnson believes that 30 bedrooms is a high.

Severino inquired if there was a maximum height requirement for multifamily buildings. Wilwerding responded that generally 50 feet is the maximum height allowable in a R-3 zoning district. Severino is concerned that developers would consider adding levels to their buildings to compensate for the loss in area to required recreational amenities. Wilwerding added that the normal cap is 16 units per acre. At that density, the 75 s.f. per bedroom fits on the site. He evaluated these requirements against 62W, which is 26.5 units per acre, against the proposed amenity requirements and they exceeded the minimum; the building is shaped like an "E" with 2 courtyards containing a pool and a lawn with park benches shade structures and grills. They do not have a playground but they would still exceed the recreational amenities requirement. The underground parking facilitates the open space and amenities. Anderson noted that 62W is on 62<sup>nd</sup> Ave near the school where there is a playground and that it would be reasonable to consider the distance of multifamily complexes to existing schools and parks.

Severino stated that recommending a playground is an admirable idea however, it would not occupy the youth creating the majority of the problems. He would not like the amenity requirement to overlook the age group that needs amenities to reduce the number of instances. He suggests an amenity recommendation tailored to teenagers and young adults would better address the target demographic.

Anderson inquired if clubhouse amenities, such as a climbing wall or an indoor basketball court would meet the recreational amenities requirement. Wilwerding stated that the report is not specific to clubhouse amenities however; the motivation of the requirement is to create a space where people can congregate and engage in constructive activities.

Petersma suggested that the sports court be the initial requirement then increase to requiring a playground for larger complexes. There should be a trade-off between the parkland dedication requirements and that of recreational amenities. Wilwerding stated that it has been discussed whether or not the recreational amenities requirement superseded the parkland dedication requirement. The thought is that the recreational amenities would be in addition to the parkland dedication requirements however, there is some thought that if they are putting in these amenities there should be some trade-off given on the parkland requirement. The parkland dedication requirement tends to be lower for apartment complexes because there are less people per unit.

Petersma stated that it would be reasonable if the developer is permitted to intrude upon the open space requirement with the recreational amenities and not be penalized.

Johnson noted that the parkland dedication figure is unbiased between single family residences and multifamily residences. Wilwerding explained that the figure is 5 acres of parkland per 1,000 residents. Wolfe added the discrepancy is in the number of persons per unit. Wilwerding clarified that in a multifamily the figure is 1.6 and in a single family dwelling

the figure is 2.98 people per unit. Johnson noted that in a single family the children can play in the backyard however, that is not the case in a multifamily; this is not an equitable formula.

Severino stated that park space is setup for the community's use where as the recreational amenities requirement is specifically for the residents of the complex. A balance needs to be created because the recreational amenities for the complex are not for the community. Wilwerding agreed.

Severino stated that he believes that it is a good idea. Petersma agrees if Council would like to explore and if it's cost effective. Spencer thinks it's a good plan to keep the youth occupied. Petersma stated that the recreational amenities requirement should be effective in addressing the goal of lowering the number of incidents among the youth in multifamily dwellings.

Anderson stated that it would be interesting to report the count of incidents by season and by month; in the Midwest there are significant months out of the year where it is difficult to get outside. Petersma added that he would like to see the report address Midwestern models of recreational amenities. Wilwerding stated that he does not believe that there are any examples of a Midwestern recreational amenities model.

Pavlovec would like to see clubhouse amenities addressed in the report because many of the recommendations would not be practical in the winter months.

Johnson stated as an example, that the teenage residents of 62W may appreciate a skateboarding in the far wing of the parking. Anderson added that interesting and artistic walk ways that direct you to the various green spaces could be included in the recommended amenities. Wilwerding noted that one of the projects on the west side created a map distributed by the management that depicting the resident's location to trails and parks in the area.

Anderson inquired if a public hearing would be the next step. Wilwerding affirmed and clarified that they would like to get further with the development process and create the framework of an ordinance. Petersma suggested that the public hearings include multifamily residents or be held at multifamily complexes. Wilwerding noted that the police department has established good working relationships with the management staff at multifamily complexes to facilitate such open communication.

## **8. Adjournment**

Meeting adjourned at 8:04 PM.

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**Chair**

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**Secretary**



## Planning & Zoning Commission

COMMUNITY DEVELOPMENT DEPARTMENT

October 10, 2016 Meeting

**SUBJECT:** Consider making a recommendation on a revised Preliminary Plat and a revised Final Plat for Elmerodo Estates Plat 4, subdividing 13.53 acres into one lot, two outlots, and one street lot. The property is located west of NW 100<sup>th</sup> Street and approximately 275 feet south of the Johnston city limits (PZ Case 16-20).

**SYNOPSIS:**

The applicant, Mark Shryock, wishes to subdivide the subject property into one lot, two outlots, and one street lot. Proposed Lot 1 would contain the existing home on the property. Proposed Outlot 'W' would contain the portion of the Benton Dam on the subject property. Proposed Outlot 'V' is intended for future development. Proposed Lot 'A' would be deeded to the City for street right of way.

This item was considered for a recommendation by the Planning and Zoning Commission on June 27, 2016, but since that time the preliminary plat and final plat has been revised. Staff has determined that the lot configuration was significantly altered and as such would require reconsideration by the Planning and Zoning Commission prior to consideration by the City Council.

**RECOMMENDATION:**

Staff recommends approval and provides the following motion for the commission's consideration:

**The Planning & Zoning Commission recommends approval of PZ Case No. 16-20, the Preliminary and Final Plats for Elmerodo Estates Plat 4, with the following conditions:**

1. The project shall be in conformance and in accordance with the requirements, standards and regulations of the City of Johnston, and any other requirement of state or federal law or administrative rule.
2. Due to the lack of an existing maintenance agreement, the property owner of the proposed Outlot 'W' will have ownership/maintenance responsibilities for their portion of the existing dam/pond. It is recommended that the affected parties develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. Any modifications to the dam shall be permitted and inspected by the Iowa DNR and should give consideration to potential future

- development downstream of the dam.
3. Submission of all legal documents prior to City Council action on the Final Plat.
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Motion by \_\_\_\_\_, seconded by \_\_\_\_\_ to recommend approval of PZ Case No. 16-20, the Preliminary Plat and Final Plat for Elmerodo Estates Plat 4, with the noted conditions.

**Attachments:** Vicinity Map;  
Preliminary Plat, prepared by Civil Engineering Consultants Inc, dated October 7, 2016;  
Final Plat, prepared by Civil Engineering Consultants Inc, dated October 7, 2016;  
Iowa Department of Natural Resources Benton Dam Report, dated April 12, 2012;  
Notice and Mailing List;

APPLICANT/  
PROPERTY OWNER:

Mark Shryock  
8094 NW 100<sup>th</sup> Street  
Grimes, IA, 50111

REPRESENTATIVE:

Civil Engineering Consultants, Inc  
ATTN: Jeffrey A Gaddis, PLS  
2400 86<sup>th</sup> Street Suite 12  
Urbandale, IA, 50322

BACKGROUND &  
PRIOR APPROVALS:

The subject property consists of Lot 11 of Elmerodo Estates Plat 2 which was platted in October 1977 and the SE ¼ of Section 28, Township 80 North, Range 25 West of the 5<sup>th</sup> P.M., all being official parcels in Book 12070 Page 121 at the Polk County Recorder's Office.

The parcels were surveyed September 2006 and combined via a Plat of Survey in February 2007 to create the lot that is proposed to be subdivided with this preliminary and final plat.

This property was part of the Northwest/Elmerodo Estates annexation which was approved by the City Council on February 19, 2008, and approved by the City Development Board in June 9, 2008. The annexation was finalized in September 2008 when it was recorded with the Secretary of State and Polk County Recorder.

At the time of annexation the property was automatically zoned A-R, Agriculture Reserve District. On August 1, 2016 the property was rezoned to R-1(75), Single Family Residential District.

This item was considered for a recommendation by the Planning and Zoning Commission on June 27, 2016, but since that time the preliminary plat and final plat has been revised. Staff has determined that the lot configuration was significantly altered and as such would require reconsideration by the Planning and Zoning Commission prior to consideration by the City Council. This item was recommended for approval at the June 27, 2016 Planning and Zoning Commission meeting.

ZONING DISTRICT &  
BULK  
REQUIREMENTS:

This property is zoned R-1(75), Single-Family zoning district and portions of the site are located within the Floodway Fringe Overlay District and will have to meet the requirements of that overlay district. The following are the bulk regulations required for the R-1(75) zoning district:

Minimum Lot Area = 9,500 Square Feet  
Minimum Lot Width = 75 Feet  
Front Yard Setback = 35 Feet  
Rear Yard Setback = 35 Feet  
Side Yard Setback = 8 Feet one side, 17 Feet total

	<p>A development agreement was approved and recorded for this property during the rezoning of this property. The development agreement restricts the overall density of the property to 1.35 units per acre. Since no new buildable lots are being created at this time, the property is in compliance with the development agreement.</p>
TRAFFIC ACCESS & CIRCULATION:	<p>Access to the site is from NW 100<sup>th</sup> Street. No new access points or roads are proposed with this plat.</p>
PUBLIC UTILITIES:	<p>No new public utility connections are proposed with this plat.</p>
PARKLAND DEDICATION:	<p>This plat is defined as a minor subdivision and as such is exempt from the requirements for parkland dedication.</p>
DRAINAGE:	<p>The site generally drains north and east to Little Beaver Creek which is located along the north boundary of the plat. Due to the limited impact, no further drainage analysis has been required. An overland flowage easement has been provided for the emergency spillway through proposed Lot 1. Further drainage impacts will be explored at the time development is proposed on Outlot V.</p>
FLOODPLAIN:	<p>Portions of this property are within Zone AE and Zone X on the Flood Insurance Rate Map. A small area of the floodway encroaches on the north property boundary. Zone AE is the area with a 1% annual chance of a flood, also known as the 100-year flood. Zone X is the area with a 0.2% annual chance of a flood, also known as the 500-year flood.</p> <p>The area defined as AE and X is located within the Floodway Fringe Overlay zoning district. Future development in the overlay district will have to meet the requirements of the overlay district in addition to the underlying zoning district.</p>
BENTON DAM:	<p>The Benton Dam is an earthen dam that was constructed in 1961. The primary purpose of the dam at that time was to create a reliable water supply for livestock. In 1978 the land containing the dam was subdivided into what is today Elmerodo Estates Plat 2. The lots were platted in the dimensions they are to provide for multiple lots on the south side of the pond to have access to the pond and for the livestock that was still grazing on the north side of the pond to still have access to the water supply. As a result of the 1978 subdivision the pond and associated dam has been placed on four neighboring properties with no single property containing the entirety of the pond or dam and with no single property owner having the full responsibility of maintenance of the pond or dam.</p> <p>As the subject property for this plat only contains a portion of the pond and dam, resolution of the maintenance issue for the pond and dam is</p>

difficult. The individual property owners are responsible and liable for their portion of the dam and pond. How they choose to or who they choose to maintain the property is a private matter, but it should be resolved as the dam is aging and repairs are becoming necessary. This plat would place the portion of the dam on the subject property into an unbuildable outlot to insure that the integrity of the dam is not compromised by future development.

Because of a previous development proposal in 2011 for land adjacent to this dam, the Iowa DNR completed an inspection of the Benton Dam to determine the condition of the dam. The inspection resulted in a recommendation regarding the impact a dam failure would have on downstream development that was being proposed. The study determined that if a dam failure did occur it would result in a flood crest at approximately 875 above sea level.

The DNR's recommendation with this study increased the classification of this dam from a low hazard dam to a moderate hazard dam because of the presence of the home on proposed Lot 1. A moderate hazard dam is defined by the Iowa DNR as "a dam where failure may damage isolated homes or cabins, industrial or commercial buildings, moderately traveled roads, interrupt major utility services, but are without substantial risk of loss of human life. Dams are also classified as Moderate Hazard where the dam and its impoundment are themselves of public importance, such as dams associated with public water supply systems, industrial water supply or public recreation or which are an integral feature of a private development complex." As a result of the upgrade in dam classification the Iowa DNR considers the Benton dam to be deficient currently. The Iowa DNR report stated that steps must be taken, such as a larger spillway, higher dam, or lowering the pool, to remove the deficient classification from the dam.

Staff is recommending a condition of approval that due to the lack of an existing maintenance agreement, the property owner of the proposed Outlot 'W' will have ownership/maintenance responsibilities for their portion of the existing dam/pond. It is recommended that the affected parties develop a permanent maintenance agreement and begin to take steps to ensure that the Benton Dam is no longer classified as a deficient dam by the Iowa Department of Natural Resources. Any modifications to the dam shall be permitted and inspected by the Iowa DNR and should give consideration to potential future development downstream of the dam.

**NEIGHBOR NOTICE:**

Notice for this meeting was mailed to all property owners within 320 feet of the subject property. A copy of this notice and the associated mailing list is attached. As of publication of this report, no comments have been

received.

**CONSULTANT  
COMMENTS:**

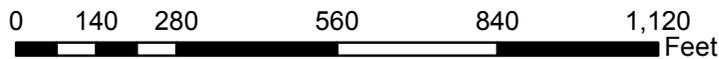
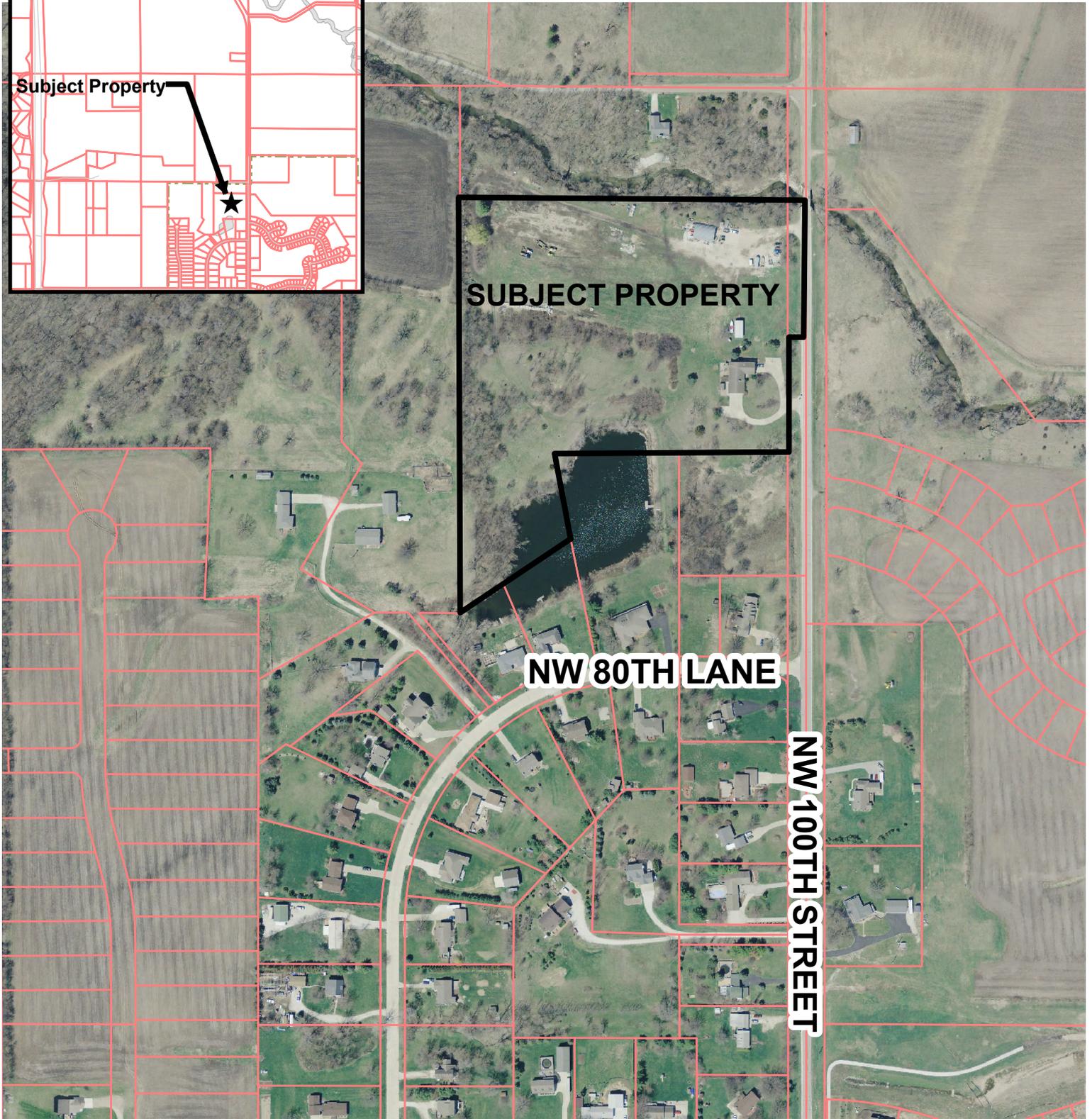
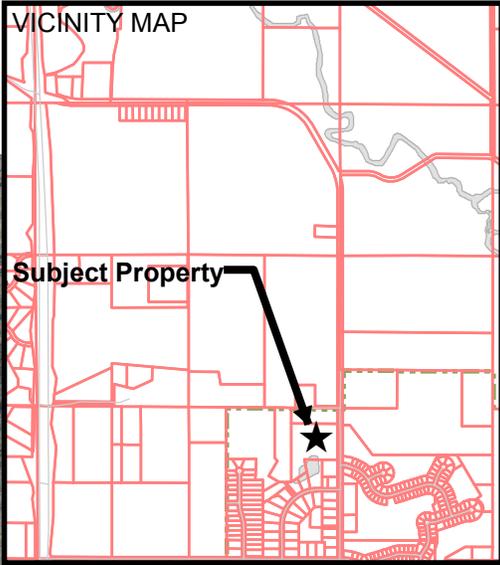
The preliminary and final plat has been reviewed by our consulting engineer, Foth Infrastructure and Environment, LLC. Foth has stated in their June 22, 2016 letter that they have no further comments regarding these items.

**DOCUMENTS  
REQUIRED WITH  
THE FINAL PLAT:**

In order to proceed to the City Council with the Final Plat, the following documents/payments shall be submitted prior to City Council consideration of the Final Plat:

1. Attorney's Title Opinion
2. Polk County Treasurer's Tax Certificate
3. Owner(s) Consent to Plat
4. Lender(s) Consent to Plat (if mortgage on the property)
5. Warranty Deed to "Lot A"
6. Groundwater Hazard Statement for Lot 'A'
7. Partial Release of Mortgage for Lot 'A' (if mortgage on the property)
8. Petition and Waiver for future NW 100<sup>th</sup> Street improvements
9. Private Overland Flowage Easement

**PZ CASE 16-20**  
**Elmerodo Estates Plat 4 Preliminary & Final Plats**



Created by City of Johnston Department of Community Development  
6221 Merle Hay Road, P.O. Box 410, Johnston, IA, 50131-0410 (515)278-2344 Fax:(515)278-2033

RECORDER'S  
STAMP

PRELIMINARY PLAT  
OF

ELMERODO ESTATES PLAT 4

8094 NW 100TH STREET, GRIMES, IA 50111

**DRAWING INDEX**

PAGE #	SHEET TITLE
1	COVER
2	FINAL PLAT

**APPLICANT / PREPARED FOR:**  
MARK SHRYOCK  
8094 NW 100TH STREET  
GRIMES, IA 50111

**PROPERTY ADDRESS:**  
8094 NW 100TH STREET  
GRIMES, IA 50111

**PROPERTY OWNER:**  
MARK SHRYOCK  
8094 NW 100TH STREET  
GRIMES, IA 50111

**PROFESSIONAL LAND SURVEYOR:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322  
PHONE: 515-276-4884  
FAX: 515-276-1084  
EMAIL: GADDIS@CECLAC.COM

**LEGAL DESCRIPTION:**

PARCELS 'A', 'B', & 'M' OF LOT II, ELMERODO ESTATES PLAT 2 AND THE SE1/4 OF SECTION 28, TOWNSHIP 80 NORTH, RANGE 25 WEST OF THE 5TH P.M., ALL BEING OFFICIAL PARCELS RECORDED IN BOOK 12070, PAGE 121 AT THE POLK COUNTY RECORDER'S OFFICE, NOW WITHIN THE CITY OF JOHNSTON, POLK COUNTY, IOWA.

LAND AREA TABLE	LOT II	N. 275' S. 2030.95' 851', SE1/4 SEC. 28-80-25
13.88 ACRES GROSS	7.15 ACRES GROSS	6.74 ACRES GROSS
0.36 ACRES R.O.W. EASEMENT		0.36 ACRES R.O.W. EASEMENT
13.53 ACRES NET	7.15 ACRES NET	6.38 ACRES NET

**ZONING**

R-1 (75) : SINGLE FAMILY RESIDENTIAL DISTRICT

4

PORTIONS OF THE PROPERTY ARE WITHIN THE FLOODWAY FRINGE OVERLAY DISTRICT

**ZONING BULK REGULATIONS**

R-1 (75) : SINGLE FAMILY RESIDENTIAL DISTRICT  
UNITS/ACRE: 3.44  
MAXIMUM BUILDING HEIGHT: 35'  
MINIMUM LOT AREA: 4,500 SQUARE FEET  
MINIMUM LOT WIDTH: 75'  
FRONT BUILDING SETBACK: 35'  
SIDE YARD SETBACK: 0' MINIMUM / 10' TOTAL  
REAR YARD SETBACK: 35'

**NOTES:**

- THE BEARINGS SHOWN ON THIS FINAL PLAT ARE BASED ON THE EAST LINE OF SE4 OF SECTION 28-80-25 HAVING AN BEARING ASSUMED AS 500°00'00" E DETERMINED FROM THE IOWA STATE PLANE 1983 SOUTH ZONE CALCULATED FROM THE IOWA DEPARTMENT OF TRANSPORTATION REAL-TIME NETWORK.
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- THIS PARCEL MAY BE SUBJECT TO EASEMENTS OF RECORD. NO TITLE WORK WAS PERFORMED BY THIS SURVEYOR.
- MONUMENTS TO BE SET WITHIN 1 YEAR OF RECORDING DATE.
- EASEMENTS SHOWN WERE TRANSCRIBED FROM THE FINAL PLAT OF ELMERODO ESTATES PLAT 2, AN OFFICIAL PLAT RECORDED IN BOOK '1', PAGE 212 AT THE POLK COUNTY RECORDER'S OFFICE.
- THE BENTON DAM BREACH IMPACT ZONE IS AN ASSUMED LOCATION DETERMINED FROM THE EXISTING CONTOURS AND THE IOWA DEPARTMENT OF NATURAL RESOURCES BENTON DAM INSPECTION REPORT DATED ON APRIL 16, 2012. THIS LAND SURVEYOR DOES NOT CERTIFY THE LOCATION, ELEVATION, FLOWAGE VELOCITIES, OR ANY CALCULATIONS THAT FALL UNDER THE PRACTICE OF A CIVIL ENGINEER.
- LOT 'A' IS TO BE DEDICATED TO THE CITY OF JOHNSTON FOR PUBLIC STREET RIGHT-OF-WAY.
- OUTLOT 'W' IS UNBUILDABLE AND IS RESERVED AS A POND AND EARTHEN DAM PROTECTION ZONE.
- OUTLOT 'Y' IS RESERVED FOR FUTURE DEVELOPMENT.

**CERTIFICATION**

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

JEFFREY A. GADDIS  
18381  
OCT. 7, 2016  
DATE  
JEFFREY A. GADDIS, IOWA LICENSE NO. 18381  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2016  
PAGES OR SHEETS COVERED BY THIS SEAL:  
SHEETS 1 - 2 (SEE NOTE BELOW)

\*\*\* THIS LAND SURVEYOR'S CERTIFICATION DOES NOT INCLUDE DESIGN SPOT ELEVATIONS, MINIMUM PROTECTION ELEVATIONS, MINIMUM OPENING ELEVATIONS, MINIMUM BASEMENT ELEVATIONS, DETENTION BASIN & STORM WATER EVENT ELEVATIONS, OR ANY OTHER ITEMS THAT MAY FALL UNDER THE PRACTICE OF A PROFESSIONAL CIVIL ENGINEER. \*\*\*

**RETURN TO:**  
CIVIL ENGINEERING CONSULTANTS  
ATTN: JEFFREY A. GADDIS, PLS  
2400 86TH STREET, SUITE 12  
URBANDALE, IA 50322

SCALE: 1"=500'



SHEET

OF 2

E-7541

- UTILITIES**
- FOTABLE WATER SUPPLY: CITY OF JOHNSTON
  - SANITARY SEWER: CITY OF JOHNSTON

**BENCHMARK**  
BURY BOLT ON FIRE HYDRANT ON EAST SIDE OF NW 100TH STREET @  
8094 NW 100TH STREET  
ELEVATION = 961.64

- LEGEND**
- ▲ FOUND SECTION CORNER
  - FOUND CORNERS
  - SET PROPERTY CORNER (5/8" I.R. W/BLUE CAP #18381 UNLESS OTHERWISE NOTED)
  - PLAT BOUNDARY
  - - - PROPOSED LOT LINES
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  - - - EASEMENT LINES
  - CENTERLINE STREET RIGHT-OF-WAY
  - FEMA FLOODWAY
  - FEMA ZONE 'AE'
  - FEMA ZONE 'X' (SHADED)
  - D. DEEDED BEARING & DISTANCE
  - P. PREVIOUSLY RECORDED BEARING & DISTANCE
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  - I.R. IRON ROD
  - I.P. IRON PIPE
  - BK. XXX, PG. XXX COUNTY RECORDER'S INDEXING BOOK
  - R.O.W. RIGHT-OF-WAY
  - P.U.E. PUBLIC UTILITY EASEMENT





RECORDER'S  
STAMP

FINAL PLAT  
OF

# ELMERODO ESTATES PLAT 4

8094 NW 100TH STREET, GRIMES, IA 50111

**DRAWING INDEX**

PAGE #	SHEET TITLE
1	COVER
2	FINAL PLAT

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URBANDALE, IA 50322

SCALE: 1"=500'



SHEET

OF 2

E-7541

**UTILITIES**

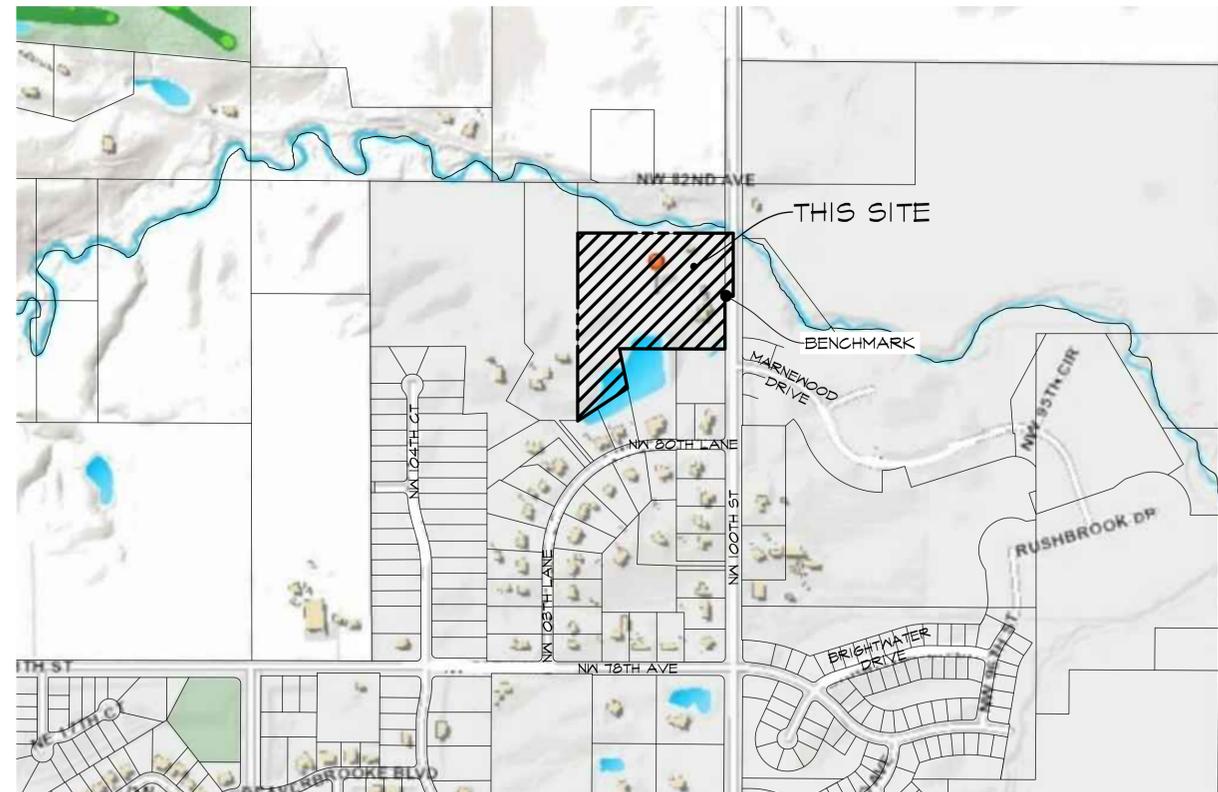
- FOTABLE WATER SUPPLY: CITY OF JOHNSTON
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**BENCHMARK**

BURY BOLT ON FIRE HYDRANT ON EAST SIDE OF NW 100TH STREET @ 8094 NW 100TH STREET  
ELEVATION = 961.69

**LEGEND**

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**PLANNING NOTES**

- LOT 'A' SHALL BE DEDICATED TO THE CITY OF JOHNSTON FOR STREET RIGHT-OF-WAY.
- OUTLOT 'M' IS AN UNBUILDABLE LOT. NO DEVELOPMENT MAY OCCUR WITHOUT AN APPROVED SITE PLAN, PRELIMINARY PLAT, OR GRADING PLAN MEETING THE CITY OF JOHNSTON DEVELOPMENT PROCEDURES.
- OUTLOT 'W' IS UNBUILDABLE LOT. THE OUTLOT IS RESERVED AS A POND AND BENTON DAM PROTECTION ZONE.

**TITLE NOTES**

- THE SUBJECT PROPERTY MAY BE AFFECTED BY A PERPETUAL ROAD ACCESS AND UTILITY EASEMENT AGREEMENT RECORDED IN BOOK 11445, PAGE 847 AT THE POLK COUNTY RECORDER'S OFFICE. THE EASEMENT LOCATION CAN NOT BE DETERMINED FROM THE RECORDED DOCUMENT.

**FLOOD ZONE DESIGNATION**

THE DESCRIBED PROPERTY IS LOCATED WITHIN AN AREA HAVING A ZONE DESIGNATION 'AE', 'X', AND 'X' (SHADED) BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA), ON FLOOD INSURANCE RATE MAP COMMUNITY PANEL NO. 1902280001B REVISED ON APRIL 30, 1986.

**PURPOSE OF SURVEY**

- THIS IS A MINOR SUBDIVISION PLAT FOR THE PURPOSE OF CREATING A SINGLE RESIDENTIAL LOT FOR THE EXISTING HOME, AN OUTLOT FOR FUTURE DEVELOPMENT, AND AN OUTLOT FOR THE EXISTING POND & EARTHEN DAM.

PLOT BY: JEFF GADDIS - 2016/10/07 - G:\E-FILES\1000\ELMEROD ESTATES PLAT 4\FINAL PLAT COVER.dwg - ANS1 EXPAND D (8400 X 2200 INCHES) - AUTOCAD PDF (GENERAL DOCUMENTATION)P3 - CEC-XES TEST1.CTB - PLOT SCALE = 1:1



Civil Engineering Consultants, Inc.  
2400 86th Street, Unit 12, Des Moines, Iowa 50322  
515.276.4884 · Fax: 515.276.7084 · mail@ceclac.com



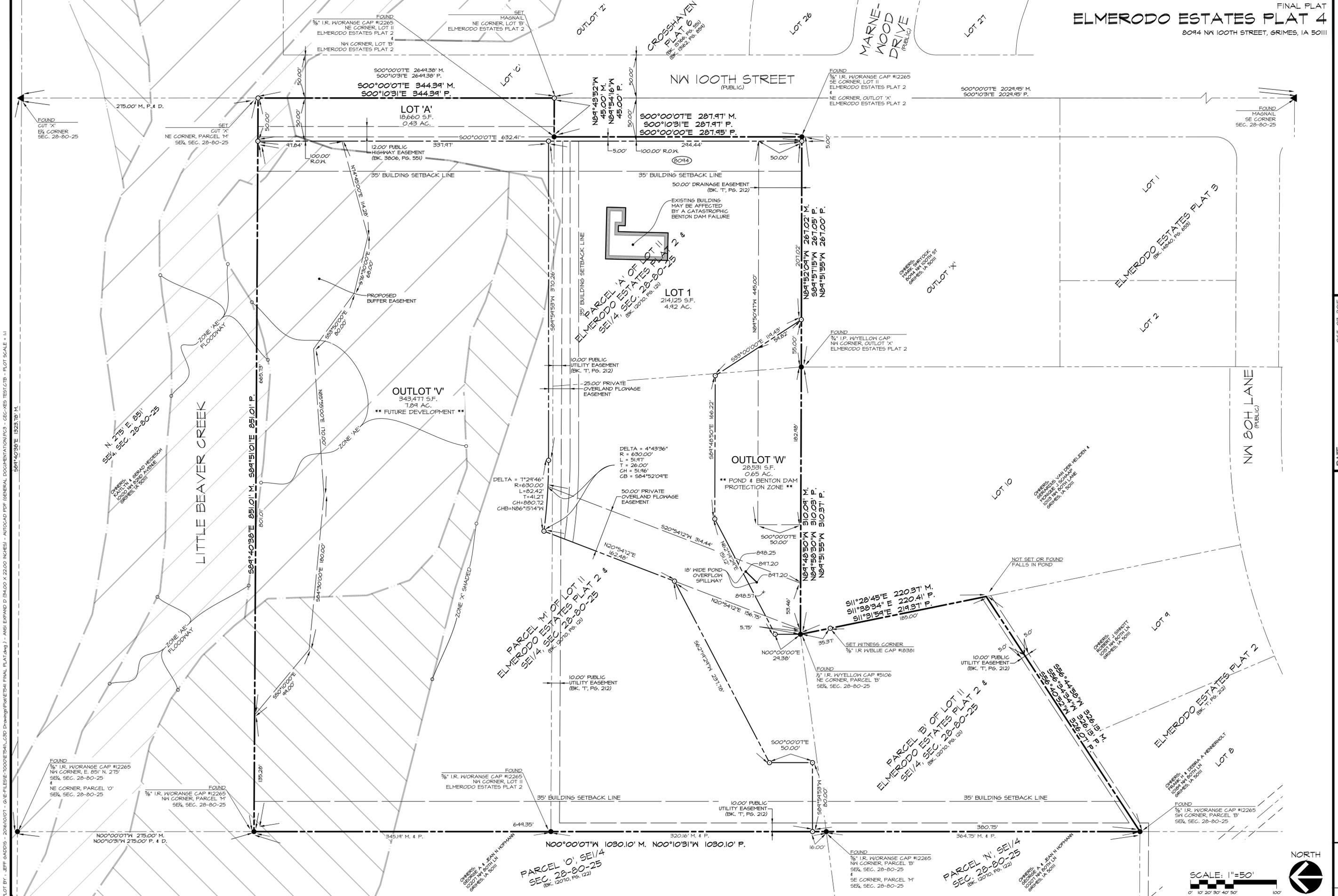
DATE:	OCT. 07, 2015
DATE OF SURVEY:	JUN. 15, 2016
DESIGNED BY:	MAY. 13, 2016
DRAWN BY:	MAY. 10, 2016
	JAG
	JAG

ELMERODO ESTATES PLAT 4  
8094 NW 100TH STREET, GRIMES, IA 50111

COVER

**ELMERODO ESTATES PLAT 4**  
 8044 NW 100TH STREET, GRIMES, IA 50111

FINAL PLAT



Civil Engineering Consultants, Inc.  
 2400 86th Street Unit 12 Des Moines, Iowa 50322  
 515.276.4884 Fax: 515.276.7084 mail@cecinc.com



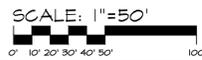
DATE:	OCT. 01, 2015
DESIGNED BY:	JAG
DRAWN BY:	JAG
DATE OF SURVEY:	MAY 10, 2016
DATE:	MAY 13, 2016
DATE:	JUN 15, 2016
DATE:	OCT. 01, 2015

**ELMERODO ESTATES PLAT 4**  
 8044 NW 100TH STREET, GRIMES, IA 50111

**FINAL PLAT**

SHEET 2 OF 2

E-7541



PLOT BY: JEFF GANDY - 2016/01/07 - G:\E-FILES\1000\ELMERODO ESTATES PLAT 4.dwg - ANSI EXPAND D (84.00 X 22.00 INCHES) - AUTOCAD PLOT (GENERAL DOCUMENTATION) P3 - CEC-KES T85121B - PLOT SCALE = 1:1



# STATE OF IOWA

TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

DEPARTMENT OF NATURAL RESOURCES  
ROGER L. LANDE, DIRECTOR

April 16, 2012

Deb Schiel-Larson  
City of Johnston  
P.O. Box 410  
Johnston, IA 50131

RECEIVED

APR 19 2012

Subject: Benton Dam

Ms. Schiel-Larson:

Thank you for the opportunity to review the proposed Rockshy Estates Plat 1 located immediately downstream of dam number IA00922, otherwise known as the Benton dam in our inventory. This dam was permitted in 1960 under Natural Resources Council Order Number 61-128.

Chapter 567-71.7(4) of the Iowa Administrative Code states that approval by the Department is required "for a building and associated fill downstream from a dam at any location where flooding can be reasonably anticipated from principal or emergency spillway discharges. If the dam does substantially comply with high hazard criteria in these rules, approval is required for a building and associated fill at any location where flooding can be reasonably anticipated from overtopping and failure of the dam."

Lot 1 as proposed in the Roskshy Estates Plat 1 dated February 28, 2012 reviewed by the Department is located at the toe of the dam. It is estimated that a dam failure could produce flooding as high as to elevation 875 feet. In addition, any structure located at the immediate toe of the dam, essentially any structure between the road and the dam, located in the northing 200 feet of the lot would be subject to flooding in the event of a dam failure.

Chapter 567-72.5(1)e. states "Buildings downstream of a dam shall be protected to a level established by the department after due consideration of the hazards posed by the dam for buildings downstream". Thus, the Department will require that any residential structure constructed downstream of the dam should be constructed above the dam breach maximum flow elevation of 875 feet, NAVD. In addition, no residential structure should be constructed in the north 200 feet of the proposed Lot 1 as this area along the toe of the dam would be subject to high velocity flows if the dam were to fail.

The dam was permitted as a low hazard dam, meaning that a failure of the dam would result in damages limited to loss of the dam, loss of livestock, damage to farm out-buildings, agricultural lands, and lesser used roads. However, due to the construction of the home (8094 NW 100 Street) downstream of the dam in the late 1970's, it should now be more appropriately classified as a moderate hazard dam, as assigned to dams where failure may damage isolated homes or cabins... but without substantial risk to loss of human life.

The dam was designed for and meets current Department criteria for a low hazard dam, however, it does not meet criteria for a dam now rated as moderate hazard. The Department will consider the dam to be in a deficient state. Upgrades to the dam such as larger spillways, raising the dam, or lowering the pool may be required to remove the deficient rating.

A copy of this letter is being sent to both properties owners who own a portion of the land that the dam is sited on. These owners are responsible for the maintenance and required upgrades of the dam. A copy of our inspection report is attached to this letter that outlines the current dam condition and maintenance concerns.

If you have any questions regarding this matter, feel free to contact me at 515/281-6940.

Sincerely,



Jonathan D. Garton, P.E.  
Environmental Engineer Senior  
Dam Safety Program  
Water Resources Section

Attachment: October 7, 2011 inspection report

Cc w/ attachment:

Barb Hoffman, 10113 NW 80<sup>th</sup> Lane, Grimes, IA 50111-1038  
Mark Shryock, 8094 NW 100<sup>th</sup> Street, Grimes, IA 50111

**Iowa Department of Natural Resources  
Dam Safety Inspection Report**

**Dam Name:** Benton Dam, Johnston, IA  
**Contacts:** Barbara Hoffman, 515-986-3060

**SECTION 1: SITE VISIT INFORMATION**

**Date of Inspection:** October 14, 2011      **Others Present:** Deb Schiel-Larson, City of Johnston  
Barb Hoffman, Owner.

**Report Date:** November 4, 2011      **Inspected By:** Casey Welty and Jon Garton  
**Report By:** Jon Garton

**Last Inspection Date:** Not inspected previously      **Inspection Frequency:** None

**1a) Weather and site conditions.** The weather on the 14<sup>th</sup> was sunny with a temperature of about 60° F. The ground surface was dry and the impoundment was about 1 foot below the spillway crest.

**1b) General Purpose:** This dam was inspected in accordance with 567—73.21(2)"c", Iowa Administrative Code as part of the department's regular dam safety inspection program. The general intent of this inspection is to evaluate the construction, operation and maintenance of the dam, to identify problems or potential problems with the dam and appurtenances, and to identify flood plain structures or uses which may affect the hazard class of the dam or use of the associated impoundment. This report is not intended to be an in-depth engineering investigation, but rather an evaluation based on observable conditions at the site, the contents of pertinent records and prior inspection reports, historical data, and other information available during the preparation of this report.

When this inspection report refers to the left and right sides of the dam and appurtenances, these are based on looking downstream.

**SECTION 2: BACKGROUND AND HISTORY OF DAM**

**2a) Current Dam Owner:** Barb Hoffman and Mark Shryock (each owns a portion of the dam)

**2b) Dam Classification:** Low hazard, non-major.

**2c) General Information:** The dam is located in Section 28, T80N, R25W, Polk County situated across an unnamed tributary to Beaver Creek. The drainage area of the creek at the dam is 43 acres.

The dam consists of a 510 foot long rolled earth embankment with a maximum height of 30 feet. A foundation drain was incorporated into the dam. The principal spillway consists of a 12-inch diameter corrugated metal pipe (CMP). A 10' wide vegetated emergency spillway exists near the left end of the embankment.

The dam contains a toe drain consisting of a 60 foot long perforated pipe surrounded by gravel near the center portion of the dam, with additional tile lines extending out in both directions. The drain outlets through a 6" helical metal pipe just to the left of the principal spillway outlet.

**2d) Dam History:** The dam was permitted by the Iowa Natural Resources Council (predecessor to the Iowa DNR) in 1961 with Council Order 61-128. The dam was constructed shortly thereafter. In 1978 the land surrounding the pond was platted into a residential development. The development covenants state that Lot 10 (10113 NW 80<sup>th</sup> Lane) shall be responsible for maintenance of the dam. However, no access easements were recorded for the portions of the dam that are located on other lots.

### **SECTION 3: INSPECTION RESULTS**

**3a) Upstream Slope:** The upstream slope was in generally good condition with no signs of slope instability such as slides or erosion. There were no signs of current rodent activity although the owner reported that they have been present in the past. The slope could not be thoroughly inspected due to the cover of tall vegetation over most of the slope. There were about 5 mature trees currently growing on the front slope.

**3b) Dam Crest:** The dam crest is regularly mowed. The crest appears generally level and did not have any signs of cracking or unusual settlement.

**3c) Downstream Slope:** The downstream slope was in generally good condition with no signs of slope instability or erosion. There was one mature tree on the upper right end. The slope was covered in tall vegetation. No signs of rodent activity were observed.

**3d) Toe of Dam:** The toe of the dam was generally covered in tall trees and brush. As the toe of the dam is located on an adjacent lot with no access agreement, it was not being maintained by the owner of the main embankment. From the limited observation, no sign of seepage was observed.

**3e) Groins and Abutments:** There were no signs of erosion in the groins of the dam (where the fill embankment meets the natural ground). The groins and abutments were covered in trees and brush. There were no signs of seepage.

**3f) Internal Embankment Drains:** The toe drain outlet did not have any flow at the time of inspection. The last 12" of the pipe was rusted and bent.

**3g) Principal Spillway:** The principal spillway conduit appears to be in good condition from what can be observed. The pipe no longer has the original asphalt lining, there were signs of rust in the bottom portions of the pipe. The hood for the inlet was detached but near the inlet. The inlet was becoming partially (~20%) blocked due to the growth of tree roots into the inlet of

the pipe. The proximity of the trees roots could also cause movement and joint displacement for the pipe as well. The outlet of the spillway showed no signs of rust damage. There was a trickle of flow coming out of the pipe, even though the water level of the pond is low. This indicates that there are leaking joints, or some other compromise in the integrity of the pipe. An inspection by video camera is recommended to thoroughly view and determine the condition of the 50 year old pipe.

**3h) Emergency Spillway:** The emergency spillway is located in the far left end of the east-west portion of the dam. It appears to still have a bottom width of a least 10 feet and a depth of at least 2'. It was clear of obstructions and had a good cover of vegetation.

**3i) Low level drain:** None

**3j) Other Inspection items:** None

**3k) Hazard Classification Review:** An analysis should be completed to determine how the existing home constructed downstream of the dam would be impacted by a dam failure.

#### **SECTION 4: CONCLUSIONS AND RECOMMENDATIONS**

**4a) General Conclusions:** Normal operational and maintenance procedures should continue at the site. Such maintenance should include keeping the embankment well vegetated, clear of trees and brush and free of surface erosion; keeping the spillway clear of obstructions; and periodically inspecting the dam.

**4b) Special conditions requiring monitoring by owner:** At an age of nearly 50 years, the metal principal spillway pipe may be approaching the end of its design life. The pipe should be monitored for signs of deterioration.

**4c) Deferred maintenance that needs to be completed:** The anti-vortex plate should be reattached to the spillway inlet. The inlet should be cleared of roots. Trees and brush should be removed from the dam.

**4d) Required repairs (these items will require an engineer):** None.

**4e) Overall rating of the dam:** Satisfactory

## Notice of Public Meeting

October 6, 2016

The Johnston Planning and Zoning Commission will hold a Public Meeting at 7:00 p.m. on Monday, October 10, 2016 (Tentative) and the Johnston City Council will hold a Public Meeting at 7:00 p.m. on Monday, October 17, 2016 (Tentative). Both meetings will be held in the Council Chambers of Johnston City Hall, 6221 Merle Hay Road to consider the following item:

### **PZ Case No. 16-20; Elmerodo Estates Plat 4 Revised Preliminary & Final Plats**

The applicant, Mark Shryock, has submitted a revised preliminary plat and a revised final plat for the subdivision of a 13.53 Acres west of NW 100th Street and approximately 275 south of the Johnston city limits. The plat includes 1 lot for an existing single family home, 1 outlot for future development, and one street lot along NW 100th Street.

If you have questions or comments on the above-described action, please contact the city staff person listed at the bottom of this card, or attend the meetings at the above-listed dates and times. Additional information, including the preliminary plat & final plat is available under the "proposed development" section of the City's Website: <http://www.cityofjohnston.com/proposeddevelopment>.

**Clayton Ender, Planner**  
Johnston City Hall; 6221 Merle Hay Road; Johnston, IA 50131  
Phone: 727-7763; Email: [cender@cityofjohnston.com](mailto:cender@cityofjohnston.com)

## PZ 16-20 Mailing List

NAME	ADDRESS	CITY, STATE, ZIP CODE
KAITLYN HEIDESCH	10100 NW 82ND AVE	GRIMES, IA, 50111
USA	215 N 17TH ST	OMAHA, NE, 68102
MARK MERTENS	2733 WITMER ST	DES MOINES, IA, 50310
MARK SHRYOCK	POB 744	GRINNELL, IA, 50112
JUDITH MERTENS	8002 NW 100TH ST	GRIMES, IA, 50111
TOMI NELSON	10154 NW 80TH LN	GRIMES, IA, 50111
LEE REED	7958 NW 103RD LN	GRIMES, IA, 50111
JEREMIAH JOENS	10211 NW 80TH LN	GRIMES, IA, 50111
GEORGE HOFMANN	10207 NW 80TH LN	GRIMES, IA, 50111
ROBERT SINNOTT	10157 NW 80TH LN	GRIMES, IA, 50111
DEBRA WENNERHOLT	10189 NW 80TH LN	GRIMES, IA, 50111
BRAIN HUTCHINS	10200 NW 80TH LN	GRIMES, IA, 50111
GERARDUS VAN DER HEIJDEN	10113 NW 80TH LN	GRIMES, IA, 50111
CROSSHAVEN I LLC	6900 WESTOWN PKWY	WEST DES MOINES, IA, 50266
OMEGA SOLUTIONS LLC	6565 WISTFUL VISTA DR STE 3111	WEST DES MOINES, IA, 50266
HUBBELL REALTY COMPANY	6900 WESTOWN PKWY	WEST DES MOINES, IA, 50266
CROSSHAVEN OWNERS ASSOCIATION	6900 WESTOWN PKWY	WEST DES MOINES, IA, 50266