



PLANNING AND ZONING COMMISSION MEETING

March 28, 2023

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the March 28th Agenda
- 4. Minutes Approval**
 - A. Approval of the March 14th meeting minutes
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider recommendation on request for approval of a Plat of Survey for Matt Thomas, on the behalf of Warren County, for property identified as parcel #488/7024-0642
 - B. Consider recommendation regarding an amendment to Chapter 165 related to commercial vehicle parking.
- 8. Comments**
 - A. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

March 14, 2023

6:00 PM

City Council Chambers

Minutes

1. Call to Order

The meeting was called to order at 6:00 PM.

2. Roll Call

Commission members present: Cortney Marmon, Sarah Ritchie, Al Farris, Carrie Woerdeman, Josh Rabe, Misty Soldwisch, Bob Ormsby.

Staff members present: Charlie Dissell, Emily Rizvic, Miranda Chadwick

3. Agenda Approval

A. Approval of the agenda for the meeting.

Al Farris made a motion to approve the agenda.

Josh Rabe seconded the motion.

The motion passed.

4. Minutes Approval

A. Approval of the minutes from the February 28th meeting.

Carrie Woerdeman made a motion to approve the meeting minutes.

Sarah Ritchie seconded the motion.

The motion was passed.

5. Public Comment

6. New Business

A. Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

Josh Rabe made a motion to approve waiving the right to review.

Misty Soldwisch seconded the motion.

The motion was passed.

7. Comments

A. Current Projects

8. Adjourn

Misty Soldwisch made a motion to adjourn the meeting.

Al Farris seconded the motion.

Meeting adjourned at 6:18.



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: March 28, 2023

Subject: Consider recommendation on request for approval of a Plat of Survey for Matt Thomas, on the behalf of Warren County, for property identified as parcel #488/7024-0642

Recommendation:

Attachments:

1. 1. Staff Report
2. 2. Application
3. 3. Plat of Survey
4. 4. Aerial View - Plat of Survey
5. 5. Devon Moody's Properties



COMMUNITY DEVELOPMENT

110 N. First Street, Indianola IA 50125-0299 • www.indianolaiowa.gov
(515) 961-9430 • comdev@indianolaiowa.gov

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: March 28, 2023

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for Matt Thomas, on the behalf of Warren County, for property identified as parcel #488/7024-0642

Application Type: Plat of Survey

Applicant: Matt Thomas

Property Owner: Warren County

Property Address/Parcel: #488/7024-0642

Current Zoning: R-1 '*Single-Family Residential Detached*' Zoning District

Comprehensive Plan Designation: Low Density Residential

Application Summary

Matt Thomas, on the behalf of property owner Warren County, is requesting plat of survey approval for property identified as parcel #488/7024-0642. This property is located within the City of Indianola's corporate limits.

AERIAL MAP



APPLICABLE CODE SECTIONS

The following code sections of the Code of Ordinances of Indianola, Iowa apply to this request:

170.06 FINAL PLATTING PROCEDURE

1. A final plat shall be submitted within six months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.
2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.
3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments that may be required by law.

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.
2. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.
3. The final plat shall contain the following:
 - A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.
 - B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for
Matt Thomas, on the behalf of Warren County, for property identified as parcel #488/7024-0642

- C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.
 - D. Accurate metes and bounds description of the boundary.
 - E. Street names.
 - F. Complete curve notes for all curves included in the plat.
 - G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.
 - H. Lot numbers and dimensions.
 - I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.
 - J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.
 - K. Building lines and dimensions.
 - L. The location, type, material and size of all monuments and markers.
 - M. The name of the subdivision.
 - N. The name and address of the owner and the subdivider.
 - O. North point, scale, and date.
 - P. Certification by a registered land surveyor of the State of Iowa.
 - Q. Certification of dedication of streets, easements and other public property.
 - R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.
 - S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.
4. The final plat shall be accompanied by the following instruments:
- A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.
 - B. A statement by the Auditor approving the name or title on the subdivision plat.
 - C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.
 - D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.
 - E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.
 - F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of

maintenance bonds for such improvements.

5. The final plat shall also be accompanied by the following at the time it is presented for filing at the Warren County Recorder's Office.

- A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.
- B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.
- C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

The Council or Commission may request drafts or copies of any of the above instruments for examination at the time of processing the final plat if, in their opinion, the review of such instruments is deemed necessary to properly evaluate the proposed subdivision.

170.11 DESIGN STANDARDS – STREETS

1. General Considerations that must comply with the current Iowa Statewide Urban Design Standards for Public Improvements ("SUDAS").

- A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.
- B. Street jogs of less than 150 feet shall be avoided.
- C. Cul-de-sacs shall not exceed 700 feet in length.
- D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.
- E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.
- F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.
- G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.
- H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.
- I. Intersection of more than two streets at a point shall not be permitted.
- J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.
- K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.

L. Streets, avenues, places, and courts shall be named in the following manner:

General Direction	Long Streets	Short Streets
North and South	Streets	Courts
East and West	Avenues	Places
Diagonal	Roads	Ways
Curving	Drives	Lanes

2. Minimum rights-of-way shall be provided as follows:

- A. Thoroughfares - 100 feet. In addition, access spacing on thoroughfares is as follows: (i) intersection spacing – 600 foot minimum; (ii) entrance spacing – 300 foot minimum; (iii) separation of entrance from intersection – 150 foot minimum.
- B. Residential collector streets - 70 feet.
- C. Commercial collector streets - 80 feet.
- D. Residential streets - 60 feet.
- E. Cul-de-sacs - 110 feet in diameter.
- F. Alleys - 20 feet.

3. The minimum width of surfacing to be provided shall be as follows:

- D. Residential Street – 25 feet or 31 feet within the discretion of the Council.
- E. Cul-de-sacs – 85 feet in diameter.
- F. Alleys – 20 feet.
- G. Sidewalks – 4 feet.

4. Grades. No street grade shall be less than one-half of one percent and shall not exceed the following limits:

- A. Thoroughfare streets – 4 percent.
- B. Collector streets – 6 percent.
- C. Residential streets – 8 percent.

170.13 DESIGN STANDARDS – LOTS

- 1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.
- 2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.
- 3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.
- 4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.
- 5. Lot depth shall not exceed two and one-half times the width.
- 6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

- 1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.
- 2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.
- 3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the

right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

In subdividing property, consideration shall be given to suitable sites for schools, parks, playgrounds and other common areas for public use so as to conform to any recommendations of the most current Comprehensive Plan. Any provision for schools, parks and playgrounds should be indicated on the preliminary plan in order that it may be determined when and in what manner such areas will be provided or acquired by an appropriate taxing agency.

170.16 NATURAL DRAINAGE COURSES

Whenever any stream or important surface drainage course is located in an area which is being subdivided, the subdivider shall provide an adequate easement along each side of the stream for the purpose of widening, deepening, sloping, improving or protecting the stream or drainage course.

170.17 EROSION CONTROL (DESIGN STANDARDS)

Methods for controlling soil erosion shall be in accordance with current Iowa Department of Natural Resources Standards and requirements of NPDES permit.

170.19 SANITARY SEWERS

The subdivider shall at the subdivider's expense provide the subdivision with a complete sanitary sewer system including all necessary pumping stations, force mains, pumping equipment and other appurtenances, which shall connect with a sanitary sewer outlet or treatment facility approved by the Council. The sewers shall extend to the subdivision boundaries as necessary to provide for the extension of the sewers by adjacent property. Where sewers in excess of 15 inches in diameter are required, the additional cost shall be borne by the City.

170.20 PROHIBITED DISCHARGE

No storm water, surface water, ground water, roof runoff, swimming pool, subsurface drainage, cooling water or unpolluted water shall be discharged into the City sanitary sewer system. Any such discharge into the City sanitary sewer system shall be deemed a public nuisance and a municipal infraction.

170.21 STORM DRAINS

1. The subdivider shall, at the subdivider's expense, provide the subdivision with adequate drains, ditches, culverts, complete bridges, storm sewers, intakes and manholes to provide the collection and removal of all surface waters. These improvements shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties. Where oversize storm sewers or drainage structures are required to serve other areas of the watershed, the additional cost shall be borne by the developer.

2. The subdivider shall, at the subdivider's expense, provide the subdivision with a storm sewer system to adequately handle a five-year rain storm. The system shall include culverts, ditches, intakes, manholes, or any structure deemed necessary. All such structures shall meet the City of Indianola Standard Specifications. In addition, the subdivider shall, at the subdivider's expense, provide the subdivision with overland drainage courses and easements to adequately handle storm water in excess of a five-year rain storm and up to a 100-year rain storm. For any subdivision containing new streets, the system shall be designed by a licensed engineer registered to practice in the State of Iowa.

A. Each lot shall be provided with minimum six-inch diameter storm sewer service line that is a minimum of four feet below ground level, stubbed to the property line, unless the Director of Community Development determines that sump lines can be taken to an existing overland drainage area. The sump pump line shall be a minimum of one and one-half inches in diameter.

B. The storm sewer system line shall be made of reinforced concrete pipe or polyvinyl chloride (PVC) pipe. The sump pump lines shall be made of PVC, PVC Truss, or PVC corrugated pipe. All structures shall be built in accordance with City of Indianola Standard Construction Specifications for Subdivisions.

C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve

additional areas, as set out in Indianola Comprehensive Plan.

- D. Storm sewer service lines shall be connected to the City storm sewer system at intakes, manholes, or directly into the City storm sewer pipe. Tapping storm sewer service lines into the City storm sewers shall be by using approved methods.

Should it not be possible to install a storm sewer service, as described above, alternate plans may be submitted for review by the City's consulting engineer and City staff.

170.22 WATER

The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water system. Fire hydrants shall be uniform throughout the subdivision and shall meet the standards and design approved by the Utilities Board of Trustees. Where water mains in excess of eight inches are required, the additional cost shall be borne by the City if the area is zoned R-2 or R-3. If at the time the main is to be installed the area in question is zoned R-4, any commercial or any industrial classification, the subdivider may be required to put in a water main in excess of eight inches at the subdivider's own expense. Whether the City shall pay a portion of the additional cost shall be discretionary with the Board of Trustees. Water mains shall extend to the boundaries of the subdivision so as to provide for extension by adjoining properties.

170.23 SIDEWALKS

The subdivider, developer or owner of the lot shall at their expense provide a four-foot wide concrete sidewalk along each lot frontage prior to the occupancy of the structure on the lot except as otherwise provided herein. In commercial or industrial areas where it can be demonstrated that there will be limited or no need for sidewalks, the Council may waive or modify the requirement for the installation of sidewalks after review and report from the Commission. The Council may waive the sidewalk requirement on cul-de-sacs. Any such waiver shall not be acted upon until the Council has received the recommendation of the Commission.

170.24 MARKERS

The subdivider shall at the subdivider's expense place an iron rod not less than one-half inch in diameter and 24 inches in length as follows:

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.
2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

The subdivider shall at the subdivider's expense bring all streets and alleys with the platted area which are being dedicated for public use to the grade approved by the Council.

170.26 CURB AND GUTTER

The subdivider shall at the subdivider's expense install curb and gutter on all streets in the plat being dedicated for public use. Curb and gutter shall be constructed of Portland cement concrete in accordance with designs and specifications and at grades approved by the Council.

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

The subdivider shall be responsible for controlling soil erosion and surface water runoff within the subdivision during its construction and development and shall provide erosion and runoff control measures as work progresses on site grading, the installation of sewers or other improvements or phases of work. Insofar as practical, erosion control measures shall be undertaken prior to any other development within the subdivision which will contribute to runoff or erosion.

170.28 SURFACING

Agenda Item: 7.A Consider recommendation on request for approval of a Plat of Survey for
Matt Thomas, on the behalf of Warren County, for property identified as parcel #488/7024-0642

The subdivider shall at the subdivider's expense surface all streets being dedicated for public use from curb to curb. Surfacing shall consist of not less than six inches of Portland cement concrete over a prepared subgrade and shall be constructed in accordance with designs and specifications and at grades approved by the Council. Where a surface width in excess of 31 feet is required, the cost of the additional surface width, which shall be assumed to be the center portion of the roadway surface, shall be paid by the City. On collector and thoroughfare streets where a higher standard than is herein required or a thickness of greater than eight inches is deemed necessary by the Council, the additional cost shall be born by the City. Where unimproved street right-of-way exists the owner or developer at the owner's or developer's own expense shall improve such right-of-way as required by this section for the entire width of the lot or lots (or for the entire width and the length of the lot or lots in the case of lot or lots bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

The type of construction, the materials, the methods, the standards of subdivision improvements and the maintenance bonds shall be in accordance with the specifications found in a bound volume which is entitled Iowa Statewide Urban Design and Specification for Public Improvements which is on file in the Clerk's office. The Council may from time to time amend by resolution the standard construction specifications for subdivisions found in the volume. The Clerk shall keep a record of all amendments made to the specifications. Plans and specifications for subdivisions shall be submitted to the Community Development for approval prior to construction, accompanied by a fee as set by resolution of the City Council, and construction shall not be started until the plans and specifications have been approved.

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

The approval of plans and specifications relative to improvements required by this chapter shall be effective for a period of two years after the approval. If the required improvements are not in place and accepted by the City within the times specified, the approval shall lapse and construction shall not be started and construction under way shall cease until resubmitted plans and specifications have been approved. The City shall have the right, at the time of the new request for approval, to require the subdivider to use the type of construction, the materials, the methods and standard of subdivision improvements equal to the specifications of the City for like work which are in effect at that time. The City may also require that the subdivider comply with any amended ordinance or ordinances relative to improvements under this chapter or any successor chapter relative to subdivision improvements which have been adopted between the time of initial approval and the renewed approval as herein required. The reapproval as required by this section specifically applies only to the plans and specifications relative to subdivision improvements and has no application as to lot sizes, set backs, lot boundaries, street location or other platting requirements which shall be final on Council approval unless changed by some other method permitted by law.

170.31 INSPECTION

The subdivider or developer shall cause the installation of all improvements to be inspected to ensure compliance with the requirements of this chapter. The cost of the inspection shall be borne by the subdivider or developer. All inspection reports and certificates of compliance shall be filed with the Clerk before any improvements are accepted by the Council. Before accepting any portion of paving, storm water improvement or sanitary sewer system and maintenance thereof which has been constructed under the provisions of Sections 170.19 and Section 170.29 above, the Council reserves the right to have all mains within the sewer system to be dedicated, televised in order to determine whether they have been properly constructed. The televising shall be at the expense of the subdivider or party making the dedication.

170.32 ACCEPTANCE

All of the improvements required in this chapter under **Sections 170.19** through **170.28** shall, upon their completion, inspection, approval and acceptance by the City of Indianola, become the property of the City.

170.33 ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, shall extend electric service to the subdivision and shall make electric service available to each lot in the subdivision that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476. The City, by and through Indianola Municipal Utilities, shall install

street lighting that is within Indianola Municipal Utilities' assigned area of service pursuant to Code of Iowa Chapter 476 to current Indianola Municipal Utilities' standards and specifications. In residential subdivisions, all electric lines, including individual house service lines installed by the owner or developer, shall be placed underground.

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

The City, by and through Indianola Municipal Utilities, reserves the right to make a reasonable charge to be paid by the developer, builder or owner for any service extended as provided by Section 170.33 above. Said charges may be changed from time to time, but shall be in accordance with a schedule of charges set by the Indianola Municipal Utilities Board of Trustees.

170.36 FEES

Each plat of survey, preliminary plat and final plat submitted for approval shall be accompanied by a fee as set by Resolution of the City Council.

170.38 ENFORCEMENT

In addition to other remedies and penalties as prescribed by law, the provisions of this chapter shall not be violated subject to the following:

1. No plat of survey or subdivision in the City of within two miles thereof shall be recorded or filed with the County Auditor or County Recorder, nor shall any plat of subdivision have any validity until it complies with the provisions of this chapter and has been approved by the Council as prescribed herein.

ANALYSIS

Subject Property

Matt Thomas has submitted a plat of survey application, on the behalf of property owner Warren County, for Parcel #488/7024-0642. The subject parcel is a 3.27-acre irregularly shaped, vacant parcel. Adjacent to the parcel exists multiple single-family dwellings. To the south is a place of worship. The parcel itself contains environmentally sensitive features including heavy woodlands and portions of the meandering stream Cavitt Creek, however no existing floodplain is shown on the property.

Future Land Use

The 'Elevate Indianola' Comprehensive Plan shows the subject parcel's future land use is Low Density Residential. Low density residential calls for a density of 2-5 residential dwelling units per gross acre and uses including single-family detached dwellings, accessory dwelling units, civic uses and places of worship, and parks, open spaces, and trails.

The proposed plat of survey, if approved, would create Parcel 'P', a 0.06-acre lot. The applicant has indicated that the property is being divided for purpose of sale or transfer of ownership to an adjacent property owner. The Plat of Survey indicates a deed restriction for the parcel that would render the parcel to be non-buildable.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on March 14, 2022. One comment has been received by a member of the general public at the time of writing this report:

1. Resident called on March 17, 2023, indicating concern for a trail being located within the

subject parcel. Resident would not favor a trail as there would be nothing to connect to.
(David Gaulke, 1209 Ann Pkwy)

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) **The City of Indianola Planning and Zoning Commission recommends that the request be approved, as submitted.**
- 2) The City of Indianola Planning and Zoning Commission recommends the request be approved, with conditions.
- 3) The City of Indianola Planning and Zoning Commission recommends the request to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

LAND DIVISION APPLICATION

Community Development

110 North 1st Street, Indianola, Iowa 50125-0299
(515) 961-9430 • comdev@indianolaiowa.gov



PROPERTY OWNER

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) _____
(First Name) _____
(Address) _____
(City) _____ (State) _____ (Zip) _____
(Phone) _____ (Email) _____

☐ PLAT OF SURVEY

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$75 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$250, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

*All submittal requirements must be completed.
Incomplete applications will not be considered*

- ☐ Completed Application
- ☐ Filing Fee: \$150, plus \$10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the property for the purpose of inspection related to this application.

Signature _____

Name (printed) _____

Date _____

FOR OFFICE USE ONLY: Code to 45685 (prelim & final)
Code to 45686 (plat of survey)

Date Received: _____

Receipt No: _____

Receipt Amount: _____

LOCATION: CITY OF INDIANOLA
NW1/4 SW1/4 SECTION 24-T76N-R24W

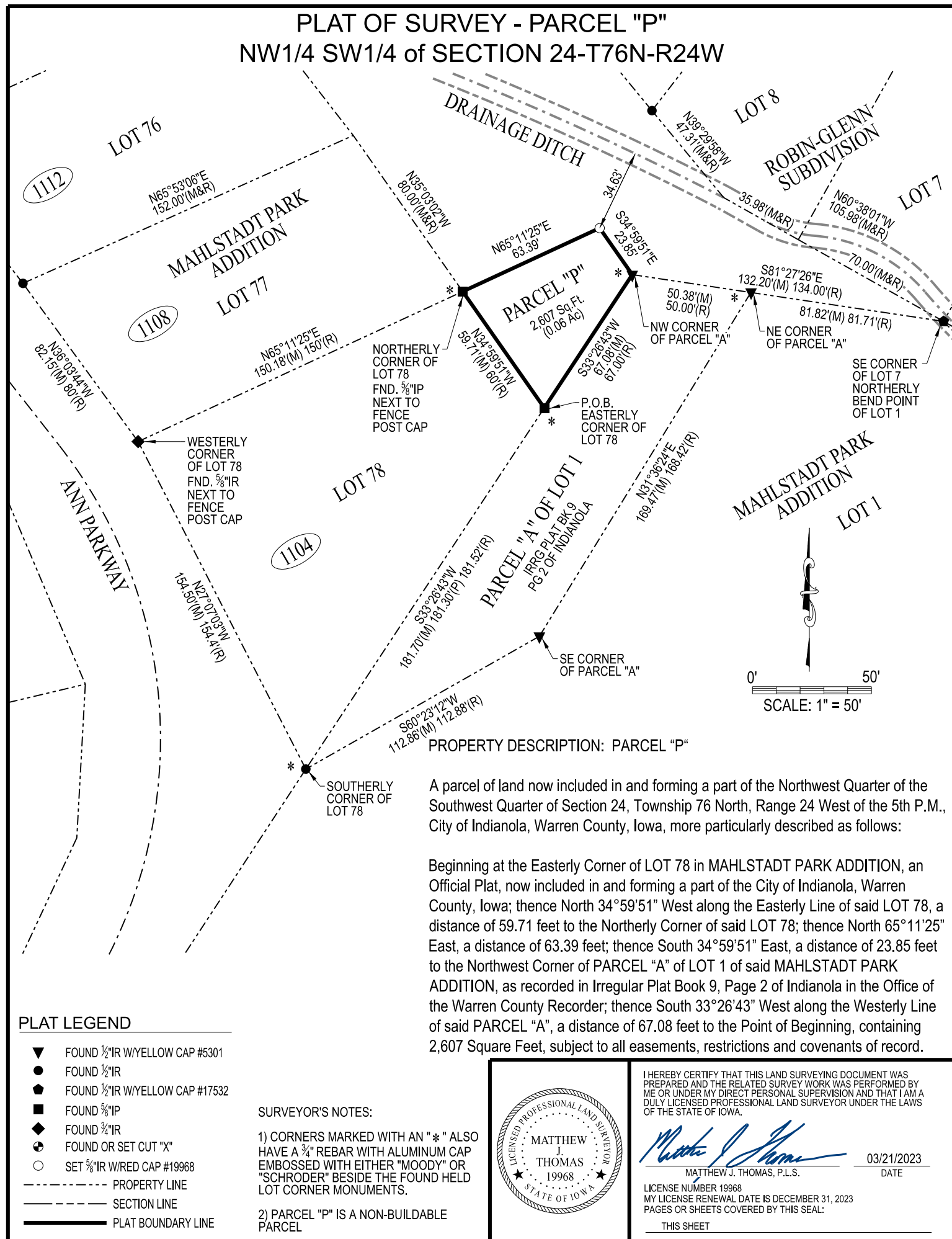
SURVEY FOR:
DEVON MOODY

PROPRIETOR:
WARREN COUNTY
BOARD OF SUPERVISORS
301 N BUXTON ST, STE 202
INDIANOLA, IA 50125

PREPARED BY & RETURN TO:
MATTHEW J. THOMAS, PLS
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DR
URBANDALE, IOWA 50322
PH:515-369-4400

DATE OF SURVEY: 01/09/2023

AREA RESERVED "ONLY" FOR COUNTY RECORDER'S STAMP - PER IOWA CODE



PLAT OF SURVEY - PARCEL "P"

in the NW1/4 SW1/4 of
SECTION 24-T76N-R24W

CITY OF INDIANOLA, IOWA



4121 NW URBANDALE DRIVE
URBANDALE, IOWA 50322
PH: (515) 369-4400

INDEX LEGEND
LOCATION: CITY OF INDIANOLA
NW1/4 SW1/4 SECTION 24-T76N-R24W

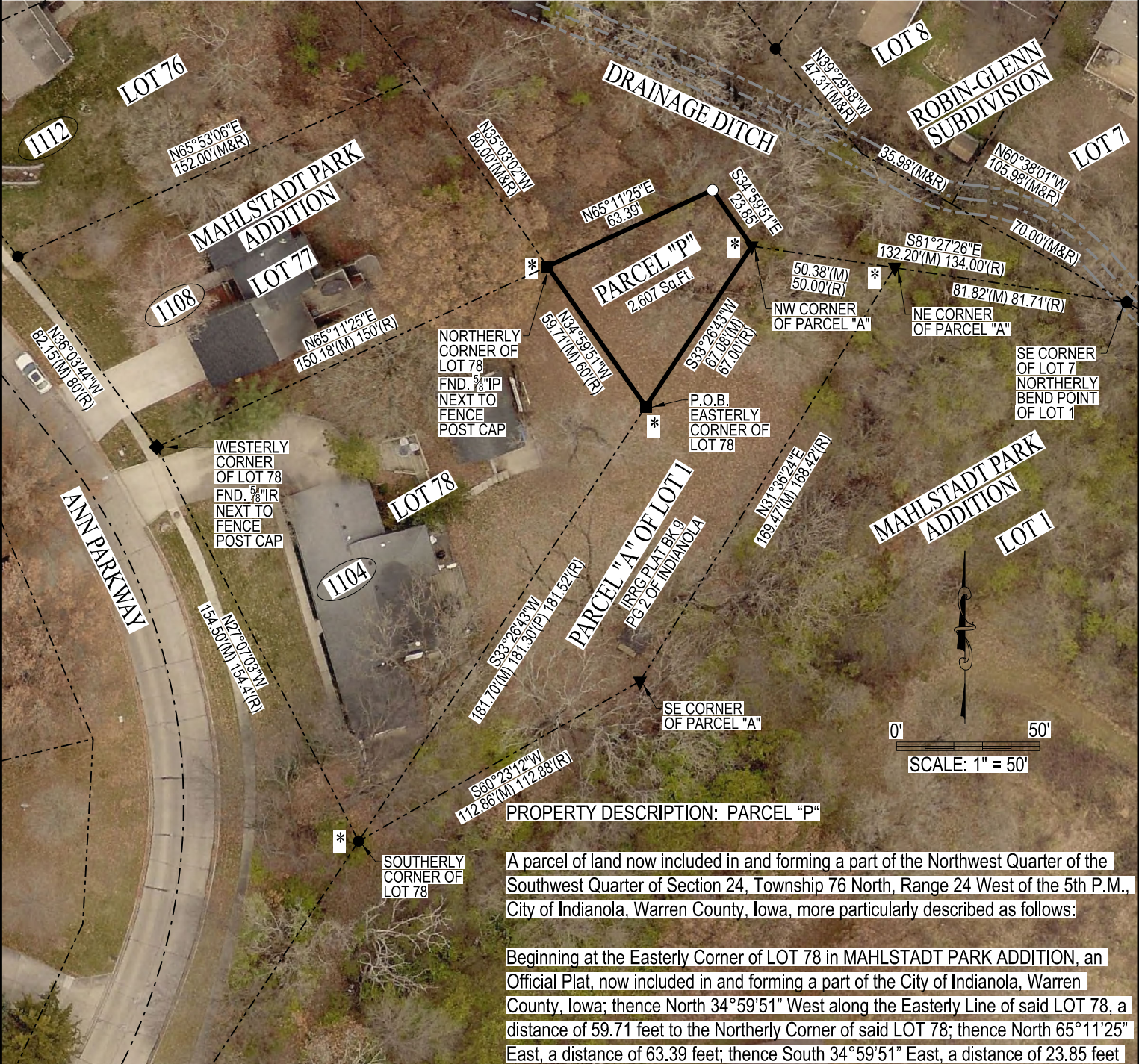
SURVEY FOR:
DEVON MOODY

PROPRIETOR:
WARREN COUNTY
BOARD OF SUPERVISORS
301 N BUXTON ST, STE 202
INDIANOLA, IA 50125

PREPARED BY & RETURN TO:
MATTHEW J. THOMAS, PLS
CIVIL DESIGN ADVANTAGE, LLC
4121 NW URBANDALE DR
URBANDALE, IOWA 50322
PH:515-369-4400

DATE OF SURVEY: 01/09/2023

PLAT OF SURVEY - PARCEL "P"
NW1/4 SW1/4 of SECTION 24-T76N-R24W



PROPERTY DESCRIPTION: PARCEL "P"

A parcel of land now included in and forming a part of the Northwest Quarter of the Southwest Quarter of Section 24, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa, more particularly described as follows:

Beginning at the Easterly Corner of LOT 78 in MAHLSTADT PARK ADDITION, an Official Plat, now included in and forming a part of the City of Indianola, Warren County, Iowa; thence North 34°59'51" West along the Easterly Line of said LOT 78, a distance of 59.71 feet to the Northerly Corner of said LOT 78; thence North 65°11'25" East, a distance of 63.39 feet; thence South 34°59'51" East, a distance of 23.85 feet to the Northwest Corner of PARCEL "A" of LOT 1 of said MAHLSTADT PARK ADDITION, as recorded in Irregular Plat Book 9, Page 2 of Indianola in the Office of the Warren County Recorder; thence South 33°26'43" West along the Westerly Line of said PARCEL "A", a distance of 67.08 feet to the Point of Beginning, containing 2,607 Square Feet, subject to all easements, restrictions and covenants of record.

PLAT LEGEND

- FOUND 1/2" IR W/YELLOW CAP #5301
- FOUND 1/2" IR
- FOUND 1/2" IR W/YELLOW CAP #17532
- FOUND 3/8" IP
- FOUND 3/4" IR
- FOUND OR SET CUT "X"
- SET 5/8" IR W/RED CAP #19968
- PROPERTY LINE
- SECTION LINE
- PLAT BOUNDARY LINE

SURVEYOR'S NOTES:

- CORNERS MARKED WITH AN "*" ALSO HAVE A 3/4" REBAR WITH ALUMINUM CAP EMBOSSED WITH EITHER "MOODY" OR "SCHRODER" BESIDE THE FOUND HELD LOT CORNER MONUMENTS.
- PARCEL "P" IS A NON-BUILDABLE PARCEL

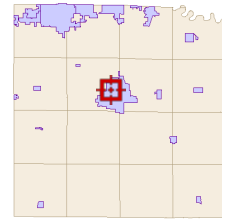


I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

Matthew J. Thomas
MATTHEW J. THOMAS, P.L.S.
DATE 03/13/2023
LICENSE NUMBER 19968
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023
PAGES OR SHEETS COVERED BY THIS SEAL:
THIS SHEET



Overview



Legend

Roads

-  Interstate
-  Highway
-  Ramp
-  County Gravel
-  County Level B
-  County Level C
-  City Gravel
-  City Street
-  Private Street
-  <all other values>

-  Corporate Limits
-  Parcels
-  Political Township

Major Roads

-  County Hwy
-  State Hwy
-  US Hwy
-  Interstate
-  Water

Disclaimer:

The maps included in this website do not represent a survey and are compiled from official records, including plats, surveys, recorded deeds, and contracts, and only contain information required for government purposes. No warranties, expressed or implied, are provided for the data herein, its use or its interpretation. Warren County assumes no responsibility for use or interpretation of the data. Any person that relies on any information obtained from this site does so at his or her own risk. All critical information should be independently verified.

The 2,000 Foot Buffers layer is for law enforcement guidance only, and is based on the best information available at the time it was prepared. This layer should not be considered to be a complete and accurate representation of the locations of every school or child care facility, and will be changed as new information is available. The registered offender is responsible for ensuring that proposed residence is in compliance with the law, and may not rely solely on this layer. The registered offender should seek legal advice from a licensed attorney if needed.

Date created: 3/13/2023

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Developed by  **Schneider**
GEOSPATIAL



MEMORANDUM

To: Planning and Zoning Commission

From:

Date: March 28, 2023

Subject: Consider recommendation regarding an amendment to Chapter 165 related to commercial vehicle parking.

Recommendation:

- Attachments:**
- 1. 1. Staff Report
 - 2. 2. Complaint
 - 3. 3. Use of Required Parking Areas_TRACK CHANGE
 - 4. 4. Use of Required Parking Areas_CLEAN



COMMUNITY DEVELOPMENT

110 N. First Street, Indianola IA 50125-0299 • www.indianolaiowa.gov
(515) 961-9430 • comdev@indianolaiowa.gov

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: March 28, 2023

Agenda Item: 7.B Consider recommendation regarding an amendment to Chapter 165, related to commercial vehicle parking.

Application Type: Zoning Code Amendment

Application Summary:

After a complaint was received on February 8, 2023, the Indianola City Council referred an action item to the Indianola Planning and Zoning Commission to review and consider an amendment to Chapter 165 regarding commercial vehicle parking in the city.

APPLICABLE CODE SECTIONS

165.02(5). AMENDMENTS

The City Council may, from time to time, on its own action or on petition, after public notice and hearings as provided by law, and after report by the Zoning Commission, amend, supplement, or change the boundaries or regulations herein or subsequently established, and such amendment shall not become effective except by the favorable vote of a majority of all the members of the Council. The procedures for amendment are as follows:

A. Request by Petition

Whenever any person desires that any amendment, or change be made in the Zoning Ordinance, including the text and/or map, as to any property covered by the Zoning Ordinance, and there is presented to the Council a petition requesting such change or amendment and clearly describing the property and its boundaries as to which the change or amendment is desired, duly signed by the owners of fifty percent (50%) of the area of all real estate included within the boundaries of said tract as described in said petition, and in addition, duly signed by the owners of fifty percent (50%) of the area of all real estate lying outside of said tract but within two hundred (200) feet of the boundaries thereof, and intervening streets and alleys not to be included in computing such two hundred (200) feet, it is the duty of the Council to receive and refer the request to the Zoning Commission for its review and consideration at a duly noticed public meeting in accordance to the Commission's rules of procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action.

B. City Council Referral

The owner of a property may submit a written request to the Zoning Administrator for their property to be rezoned. If the requested rezoning is not consistent with the adopted Comprehensive Plan, the property owner may further request the Comprehensive Plan be amended as part of the requested rezoning. The Zoning Administrator will then present this request to the City Council, who, at their discretion, may adopt a motion to refer the request to the Zoning Commission for consideration at a duly noticed public meeting in accordance with their procedures and the noticing requirements contained herein. The findings and recommendations of the Zoning Commission shall then be forwarded to the City Council for consideration and action. The City Council may further by motion forward their own request to the Zoning Commission to review and consider an amendment to the adopted Comprehensive Plan, the rezoning of a given property or properties, or amendments to the zoning regulations.

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom,

or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

Not less than seven nor more than 20 days' notice of the time and place of the City Council hearing to consider any proposed amendment or change in the Zoning Ordinance or zoning district boundaries shall be published in a newspaper having general circulation in the City. The Commission shall not make any recommendation to the Council on an amendment to any zoning district boundaries until a sign 18 inches by 24 inches indicating the amendment requested has been prepared and posted by the City in a visible location on the premises for a period of 10 days. Notice of the Commission meeting shall be mailed by first class mail 10 days prior to the meeting to all property owners within 200 feet of the boundary of the property requesting an amendment to its zoning district boundaries.

ANALYSIS

At its meeting on March 6, 2023, the Indianola City Council referred an action item to the Indianola Planning and Zoning Commission to review and consider an amendment to Chapter 165 regarding commercial vehicle parking in the City. This referral by the City Council originated from a citizen complaint regarding the parking of commercial step van in a residential neighborhood (both on street and in a private driveway). The complaint, which is attached, noted the size/weight of the vehicle, the advertising taking place on the vehicle, and the noise emitted from the vehicle.

Currently, Chapter 165 does not address the parking of commercial vehicles in residentially zoned areas. Additionally, the City's noise ordinance does not discuss the idling of louder vehicles in overnight hours, and only disallows any truck, truck trailer, or any other trailer from parking on public streets.

To address the concerns noted, staff has proposed changes to a few areas of code. The Planning and Zoning Commission is only required to review and provide a recommendation for those changes to the Zoning Regulations in Chapter 165. However, the other proposed code changes outside of Chapter 165 are provided as staff feels they supplement the proposed changes to Chapter 165, and address the complaint received. While not required, the Planning and Zoning Commission may also make a recommendation on the other sections of code.

Changes to Chapter 165

As the Commission is aware, zoning regulations typically apply to the use of private property, and other areas of City Code address the use of property within the public right-of-way.

Passenger Vehicles/Recreational Vehicles

Currently, Chapter 165 allows for the parking and storage of vehicles, trailers, recreational vehicles, campers, boats, and similar recreation equipment on private property. Staff proposes that this activity would continue to be allowed, however, would propose additional language that clarifies that these spaces are not meant for long-term storage, or for motor vehicle repair work/disassembly. Additionally, staff proposes an additional sentence that clarifies that off-street parking facilities shall be maintained throughout the life of the principal use.

Commercial Vehicles

Staff proposes that the off-street parking of commercial vehicles be disallowed, unless they are present for the temporary purposes of making deliveries, goods, or services. Further, staff proposes adding a definition to define commercial vehicles as:

- A. Having a curb weight more than 10,000 pounds or exceeding 24 feet in length and designed to carry passengers, or to haul or tow vehicles, freight, or merchandise; or
- B. Any tow truck, dump truck, stake-bed truck, flatbed truck, step van, refuse or garbage truck, bus, semi-tractor cab or trailer, or special purpose vehicle more than ten feet in total length; or
- C. Any tractor, backhoe, blade, bucket, bulldozer, compactor, crane scraper, excavator, front-end loader, or other construction equipment or attachment; or
- D. Any agricultural tractor, farm implement or attachment, moving equipment or attachment, brush hog, trimmer, spreader and other lawn, landscape and turf maintenance equipment or attachments or other similar equipment.

Changes to Section 69.09

Chapter 69 regulates the parking of vehicles on public property and within the public right-of-way. Currently, this section of code states that no person shall park a motor truck, semi-trailer or any other type of trailer in the public right-of-way. This section does provide an exception for trucks parking on the public square for purposes of loading and unloading freight or merchandise for the length of time it takes.

Staff proposes to amend this section to state that no commercial vehicles, trailers, recreational vehicles, campers, boats, and similar recreation equipment, shall be parked on any street. Furthermore, staff proposes to amend this section to allow mobile food and beverage vendors (as allowed through Section 122.22) and to allow parking for the purposes of loading or unloading freight or merchandise, construction, or maintenance on the public right-of-way for the length of time the activity requires and provided 10 feet of roadway width remains open for the movement of vehicular traffic.

Changes to Section 48.05

Chapter 48 regulates standards for the control of excessive sound and vibration within the City protecting the public's health, safety, and general welfare. Currently, there is no regulation related to excessive vehicle noise. Staff proposes to add a regulation which would prohibit plainly audible vehicle noise at a distance of 50 feet between 9 PM and 7 AM.

COMMENTS FROM THE GENERAL PUBLIC

As this request is a text amendment to the Zoning Regulations, no notification letters were mailed. The agenda was published and properly posted for this item on March 23, 2023, where 24-hour notice is required. Additionally, prior to the public hearing before the City Council, at least 7 days' notice will be required to be published in a newspaper having general circulation in the City.

At the time this staff report was published, no public comment was received other than the initial complaint that was received by the City Council, which is attached.

ALTERNATIVES

The City of Indianola Planning and Zoning Commission may consider the following alternatives:

- 1) The City of Indianola Planning and Zoning Commission recommends that the amendment be approved, as submitted.
- 2) The City of Indianola Planning and Zoning Commission recommends the amendment be approved, with changes.
- 3) The City of Indianola Planning and Zoning Commission recommends the amendment to be denied.
- 4) The City of Indianola Planning and Zoning Commission remands the amendment back to staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

Staff recommends that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

Charlie Dissell

Subject: RE: City codes and enforcement

Sent: Wednesday, February 8, 2023 1:06 PM

To: Christina Beach <cbeach@indianolaiowa.gov>; Ron Dalby <rdalby@indianolaiowa.gov>; Stephanie Erickson <serickson@indianolaiowa.gov>; Heather Hulen <hhulen@indianolaiowa.gov>; John Parker <jparker@indianolaiowa.gov>; Steve Richardson <srichardson@indianolaiowa.gov>; Tim Little <tlittle@indianolaiowa.gov>

Subject: City codes and enforcement

Indianola City Council

Four years ago we sold our acreage and moved to Indianola, which we thought was a great idea. Our home is in the low \$400,000 range with taxes in the \$6000 range. Which hopefully contributes to the welfare of Indianola.

In September of this year the house next door was sold to a Fed Ex driver.

Most FedEx drivers leave their vans at the terminal in Grimes. We were not that lucky, he drives this one home.

The FedEx step van is a Class 4 (14000-18,000 GVW). It looks like our home is next to a Lamar Bill Board Sign advertising **FedEx**.

Not only that but its like living at a FedEx terminal. This winter he starts it up at 4:30 AM leaves it run and departs at 5:30AM.

I have talked to Tim Little about this issue and looked at City codes. The city codes need to be more specific on this issue, to be enforced. Other neighbors and myself have no issue with commercial, 1/2-1 ton pickups, this step van is not in the same category.

If this would require a neighborhood petition we can do that.

Thank You



48.05 SOUNDS NOT ALLOWED.

The term “noise disturbance” means any of the following sounds:

18. Vehicle Noise. No person shall operate or control a motor vehicle, which is moving or stationary, standing or parked, whether or not persons are seated in the motor vehicle, from which any amplified sound is plainly audible at a distance of 50 feet from the vehicle between the hours of 9:00 p.m. and 7:00 a.m.

69.09 ~~TRUCK AND TRAILER~~CERTAIN VEHICLE PARKING LIMITED.

No person shall park a ~~motor truck, semi-trailer, or any other type of trailer~~commercial vehicle, as defined in Section 165.03, trailer, recreational vehicle, camper, boat, or similar recreation equipment in violation of the following regulations. ~~The provisions of this section shall not apply to pickup, light delivery or panel delivery trucks.~~

(Code of Iowa, Sec. 321.236 [1])

~~1. Public Square. No person shall park any truck, any vehicle with a trailer attached, or any unattached trailer on the public square or within one block each way leading from the public square, for longer than a period of 30 minutes at one time; however, trucks may park in the public square for the purpose of loading or unloading of freight or merchandise but only for the length of time that it takes to do the loading or unloading and when the unloading or loading is completed, the truck shall forthwith be removed from the area.~~

~~21. Streets. No person shall park any truck, truck trailer or any other trailer~~commercial vehicle, trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City for longer than two hours except mobile food and beverage vendors may park on streets as allowed by Section 122.22, and for the purpose of loading or unloading of freight or merchandise, construction, or maintenance, but only for the length of time that it takes for such activity, provided ten feet (10') of width of the roadway is open for the free movement of vehicular traffic, and when completed, shall forthwith be removed from the area.~~as provided in Subsection 1.~~ No person shall park any truck, truck trailer or any other trailercommercial vehicle, trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City closer than 40 feet from the center of an intersection at any time.

~~32. Noxious Odors. No person shall park any truck or trailer vehicle~~ having about it a noxious or repulsive odor upon the streets or alleys of the City.

SECTION 165.03 DEFINITIONS

The following terms are defined for the purposes of this chapter:

34. COMMERCIAL VEHICLE. Any motor vehicle having at least one of the following attributes:

- A. Having a curb weight more than 10,000 pounds or exceeding 24 feet in length and designed to carry passengers, or to haul or tow vehicles, freight, or merchandise; or
- B. Any tow truck, dump truck, stake-bed truck, flatbed truck, step van, refuse or garbage truck, bus, semi-tractor cab or trailer, or special purpose vehicle more than ten feet in total length; or
- C. Any tractor, backhoe, blade, bucket, bulldozer, compactor, crane scraper, excavator, front-end loader, or other construction equipment or attachment; or
- D. Any agricultural tractor, farm implement or attachment, moving equipment or attachment, brush hog, trimmer, spreader and other lawn, landscape and turf maintenance equipment or attachments or other similar equipment.

SECTION 165.07(2)

B. Off-Street Parking Spaces

- (1) All parking and storage of vehicles, trailers, recreational vehicles, campers, ~~boats~~boats, and similar recreation equipment shall occur only upon paved surfaces designed and constructed per the regulations contained herein this Chapter. Unlicensed or inoperable vehicles and equipment shall not be stored outside unless part of an approved storage area on a property located within the M-1 or M-2 zoning districts. In all zoning districts space for parking and storage of vehicles and trailers shall be provided in accordance with the Off-Street Parking Required Table and the standards contained herein this Chapter. Unless otherwise permitted by this Chapter, required spaces shall not be used for the long-term storage of vehicles, trailers, recreational vehicles, campers, boats, and similar recreation equipment, or for motor vehicle repair work or disassembly of any kind. Required off-street parking facilities shall be primarily for the parking of private passenger automobiles of occupants, patrons, or employees of the principal use served. Off-street parking facilities required by this Chapter shall be maintained for the life of the principal use.
- (11) Use of Required Parking Areas in Residential Districts. Off-street parking in residential districts shall be used solely for the parking of passenger motor vehicles. Commercial vehicles, as defined by this Chapter, shall not be parked on any residential zoned lot except for the expressed temporary purposes of making deliveries (e.g., moving van) of goods or services. For the purposes of this Section, the term "residential district" shall also include properties that are used solely for residential purposes, but not zoned in a residential classification.

48.05 SOUNDS NOT ALLOWED.

The term “noise disturbance” means any of the following sounds:

18. Vehicle Noise. No person shall operate or control a motor vehicle, which is moving or stationary, standing or parked, whether or not persons are seated in the motor vehicle, from which any amplified sound is plainly audible at a distance of 50 feet from the vehicle between the hours of 9:00 p.m. and 7:00 a.m.

69.09 CERTAIN VEHICLE PARKING LIMITED.

No person shall park a commercial vehicle, as defined in Section 165.03, trailer, recreational vehicle, camper, boat, or similar recreation equipment in violation of the following regulations.

(Code of Iowa, Sec. 321.236 [1])

1. Streets. No person shall park any commercial vehicle, trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City for longer than two hours except mobile food and beverage vendors may park on streets as allowed by Section 122.22, and for the purpose of loading or unloading of freight or merchandise, construction, or maintenance, but only for the length of time that it takes for such activity, provided ten feet (10') of width of the roadway is open for the free movement of vehicular traffic, and when completed, shall forthwith be removed from the area. No person shall park any commercial vehicle, trailer, recreational vehicle, camper, boat, or similar recreation equipment on any street of the City closer than 40 feet from the center of an intersection at any time.
2. Noxious Odors. No person shall park any vehicle having about it a noxious or repulsive odor upon the streets or alleys of the City.

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 - C. Any tractor, backhoe, blade, bucket, bulldozer, compactor, crane scraper, excavator, front-end loader, or other construction equipment or attachment; or

- D. Any agricultural tractor, farm implement or attachment, moving equipment or attachment, brush hog, trimmer, spreader and other lawn, landscape and turf maintenance equipment or attachments or other similar equipment.

SECTION 165.07(2)

B. Off-Street Parking Spaces

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