



PLANNING AND ZONING COMMISSION MEETING

June 25, 2024

6:00 PM

City Council Chambers

Agenda

- 1. Call to Order**
- 2. Roll Call**
- 3. Agenda Approval**
 - A. Approval of the June 25, 2024 agenda.
- 4. Minutes Approval**
 - A. Approval of the June 11, 2024 meeting minutes.
- 5. Public Comment**
- 6. Old Business**
- 7. New Business**
 - A. Consider Recommendation on the Indianola Housing Study and Needs Assessment
 - B. Consider Recommendation on Adoption of an Urban Chicken Ordinance in the City of Indianola
- 8. Comments**
 - A. Building Permit Report
 - B. Current Projects
- 9. Adjourn**



PLANNING AND ZONING COMMISSION MEETING

June 11, 2024

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: Sarah Ritchie, Al Farris, Lin Stecker, Jake Vice, Justin Noethe, Rich Piper.

Staff members present: Charlie Dissell, Emily Rizvic, Tara Bosteder.

3. Agenda Approval

A. Approval of the June 11, 2024 agenda.

Vice made a motion to approve the agenda.

Piper seconded the motion.

Motion was passed.

4. Minutes Approval

A. Approval of the May 28, 2024 meeting minutes.

Stecker made a motion to approve the meeting minutes.

Vice seconded the motion.

Motion was passed.

5. Public Comment

6. Old Business

7. New Business

A. Consider the request from Phil Steger for recommendation of approval of a preliminary plat for Quail Meadows Plat 5.

John Hanson of Snyder and Associates provided information on the plans and answered a few questions from the commission members.

Vice made a motion to approve the agenda item.

Piper seconded the motion.

Motion was passed by a unanimous vote.

B. Consider recommendation on a major site plan application for Summercrest Plaza at 302 North Trail Ridge Avenue

Stecker made a motion to approve the agenda item.

Vice seconded the motion.

Motion was passed by a unanimous vote.

- C. Consider vacation request from Scott Bachof for an alley located west of a residence located at 705 North Howard Street and located in Block 27 of College Addition.

Noethe made a motion to approve the agenda item.

Piper seconded the motion.

Motion was passed by a unanimous vote.

- D. Consider vacation request from the City of Indianola for vacation of an alley located south and west of the Indianola Public Library located at 207 North B Street and located in Block 6 of the Original Town Plat of Indianola.

Vice made a motion to approve the agenda item.

Stecker seconded the motion.

Motion was passed by a unanimous vote.

- E. Consider request to amend Chapter 165, regarding construction sales and services, contractor offices, offices for plumbers, electricians, HVAC services or similar uses.

Ben Carpenter of Integra Electrical provided information on the plans and answered a few questions from the commission members.

Vice made a motion to approve the agenda item.

Piper seconded the motion.

Motion was passed by a unanimous vote.

8. Comments

- A. Building Permit Report
- B. Current Projects

9. Adjourn

Vice made a motion to adjourn.

Noethe seconded the motion.

The meeting was adjourned at 6:41 PM.



MEMORANDUM

To: Planning and Zoning Commission

From: Charlie Dissell, Deputy City Manager Development and Operations, Emily Rizvic, Associate Planner

Date: June 25, 2024

Subject: Consider Recommendation on the Indianola Housing Study and Needs Assessment

Recommendation: Staff recommends that the Planning and Zoning Commission recommend approval of the Indianola Housing Study and Needs Assessment.

<u>Attachments:</u>	1. Memorandum
	2. Indianola Housing Study and Needs Assessment



— PLANNING & ZONING COMMISSION —

To: City of Indianola Planning & Zoning Commission

From: Charlie Dissell, AICP, Deputy City Manager/Chief of Development and Operations
Emily Rizvic, Associate Planner

Subject: Consider Recommendation on the Indianola Housing Study and Needs Assessment

Background

On September 18, 2023, The City of Indianola executed a professional services agreement with Confluence, Inc., to develop a Housing Study and Needs Assessment. The scope of services included analyzing and outlining population and demographic analysis and projections, housing stock characteristics, housing trends impact, housing needs indicator, and barriers.

The Housing Study and Needs Assessment is aimed at assisting decisionmakers, stakeholders, and community members with developing a meaningful sense of the housing market as well as understanding key housing issues unique to the City of Indianola, and intends to inform program, policy, and development recommendations to address housing needs and encourage private investment in the city. The study includes 5-, 10-, and 15-year growth projections. The plan provides a framework for residential growth through 2040.

The vision of the study is to foster a healthy housing stock in which every resident is able to find quality housing options, promote housing choice, support Indianola's overall economic vitality, and provide a high quality of life for all. The plan is aligned with many of the Elevate Indianola Comprehensive Plan strategies and goals related to housing and neighborhoods, including:

- **HN-1: PROVIDE A VARIETY OF ATTRACTIVE HOUSING OPTIONS FOR RESIDENTS, ACCOMODATING ALL INCOME LEVELS IN ALL STAGES OF LIFE.**
 - Increase the availability of housing targeted toward households earning more than the city's median income (HN-1-A).
 - Ensure that housing stock is safe and attractive (HN-1-B).
 - Expand the variety of housing types (HN-1-C).

Stakeholder engagement and public engagement was conducted alongside the study through conducting stakeholder interviews and providing an interactive engagement website. The interactive engagement website received a total of 147 contributions.

The report details a series of strategies and actions that the city should consider, in order to provide more housing choices, improving development practices, and other housing-related decisions.

Recommendation

Staff recommends that the Planning and Zoning Commission recommend approval of the Indianola Housing Study and Needs Assessment.

Draft 06-19-2024

INDIANOLA

HOUSING STUDY & NEEDS ASSESSMENT



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EXECUTIVE SUMMARY

The Indianola Housing Study and Needs Assessment presents a wide-ranging analysis of the existing housing stock, market conditions, and household demographics to produce actionable recommendations and strategies for housing initiatives. The vision of this housing study is to foster a healthy housing stock in which every resident is able to find quality housing options, promote housing choice, support Indianola's overall economic vitality, and provide a high quality of life for all. This plan aligns with many of the Elevate Indianola Comprehensive Plan strategies and goals related to housing and neighborhoods, including:

- HN-1: Provide a variety of attractive housing options for residents, accommodating all income levels in all stages of life.
 - Objectives:
 - HN-1-A: Increase the availability of housing targeted toward households earning more than the city's median income.
 - HN-1-B: Ensure that housing stock is safe and attractive
 - HN-1-C: Expand the variety of housing types

A series of projections were produced as part of this effort in order to better prepare for future growth, identify benchmarks for unit counts and affordability ranges, and support the Future Land Use Plan. Identification of a residential target mix, and 5-, 10-, and 15-year estimates for needed units and acres and needed price points by housing tenure provide framework for residential growth through 2040. These target projections are detailed in Section 3.

In addition to the thorough quantitative analysis, the community was engaged via stakeholder interviews and an interactive engagement website to provide greater context to the experience of buying and renting in Indianola. Many noted the need for increased housing choice, further extending the life cycle of housing opportunities in the community. These insights heavily influenced the recommendations for increased housing choices and strategies in which to encourage and support these developments.

The recommendations outlined in Section 5 are the culmination of quantitative analysis having identified gaps in the housing stock, insight from the community and what they believe to be challenges and opportunities within the market, and strategies to improve procedures and processes related to residential development. This housing study should be viewed as a concentrated supporting document to the Comprehensive Plan that strategically calls out actions and next steps for the City of Indianola to pursue as they endeavor to improve housing choice, quality of units, and future growth within the community.

INTRODUCTION:

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PROJECT OVERVIEW

HOUSING STUDY + NEEDS ASSESSMENT

PROJECT OVERVIEW

The items listed to the right highlight the tasks the consultant team completed as part of the Indianola Housing Study + Needs Assessment. These tasks built upon one another and provided insight into the current housing stock, population and household trends for today and projections into the future, opportunities and challenges identified by residents, and recommendations for next steps for housing in Indianola.

TASK 1

Population + Demographic Analysis Projections were completed to identify future growth scenarios for the next 5, 10, and 15-years in Indianola.

TASK 2

Housing Stock Characteristics were analyzed to better understand current conditions of homes today and determine appropriate housing needs for the future.

TASK 3

Housing Trends Impact examined national, regional, and local housing trends that are influencing residential development patterns in Indianola.

TASK 4

Housing Needs Indicator leveraged the projections from Task 1 to identify what the impacts to housing units, populations, and price points could look like over the next 15 years.

TASK 5

Other Barriers were identified that are currently not supporting the City's housing efforts and how those could be amended or updated to positively make change.

TASK 6

Stakeholder Engagement included a series of virtual interviews with representatives of the community to gain insight into the strengths, weaknesses, opportunities, and threats today.

TASK 7

An Online Website was hosted to further invite the community to engage with the planning process. The site had a survey, image voting, and an idea wall.

TASK 8

Public Presentations with the Planning Commission and City Council were completed to ensure the plan was supported and adopted by the governing bodies.

TERMINOLOGY OVERVIEW

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

TERMINOLOGY OVERVIEW

TERM	DEFINITION
HUD	Department of Housing and Urban Development (HUD). Federal organization in charge of many housing programs, funds, and developments throughout the country.
Household	A form of data measurement that includes all the people who occupy a housing unit as their primary residence.
Housing Tenure	Refers to the distinction between owner-occupied and renter-occupied housing unit shares.
Owner-Occupied	A housing unit is owner-occupied the owner lives in the unit even, regardless of mortgage status.
Renter-Occupied	All occupied units which are not owner-occupied are classified as renter-occupied units.
Accessory Dwelling Units (ADUs)	Per the Indianola Zoning Code, accessory dwellings are either permitted or special uses that allow secondary structures to be located on the same parcel as a principal use, such as a single-family dwelling. These can take a variety of forms as shown on page 86 of this document.
Cost Burdened	A household spending more than 30% of their household gross income on housing costs. The 30% rule follows HUD's definition of affordability and is a best practice for homeowners and renters alike to abide by as they consider whether or not they can afford a unit.

TERMINOLOGY OVERVIEW

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

TERMINOLOGY OVERVIEW

TERM	DEFINITION
Monthly Housing Costs	These data points are developed from a distribution of “Selected Monthly Owner Costs” for occupied units and “Gross Rent” for renter-occupied units to help better understand how much each occupancy type is spending toward housing on a monthly basis.
Assessed Value	Determined by the County Assessor, this calculation establishes the 100% fair market value of each property type to then calculate appropriate property tax rates.
Deferred Maintenance	Related to a housing unit or structure that has experienced prolonged improvement or rehabilitation.
Future Land Use Plan	Established in a comprehensive planning process, this Plan guides ideal land development within a given planning boundary, identifies new development areas, specific development goals, and other development-related tasks.
Infill	The practice of utilizing vacant or underused parcels for redevelopment projects.
Land Suitability	A method of evaluating land for its fitness and readiness for development and/or uses, such as slope, crop production, and flooding.
Sensitive Ecological Areas	Areas with sensitive natural forms, such as streams, specific soil types, and floodplains, that should be monitored and preserved for conservation of natural habitats and functions.

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COMMUNITY PROFILE

INDIANOLA TODAY

REGION OVERVIEW

Located in central Warren County, the City of Indianola is situated 14 miles south of Des Moines, Iowa. Indianola is the county seat and regional hub for governmental services, retail, medical, and educational services. The city welcomes numerous visitors annually who come to explore Indianola's vibrant downtown, restaurants, shops, parks, and cultural attractions.

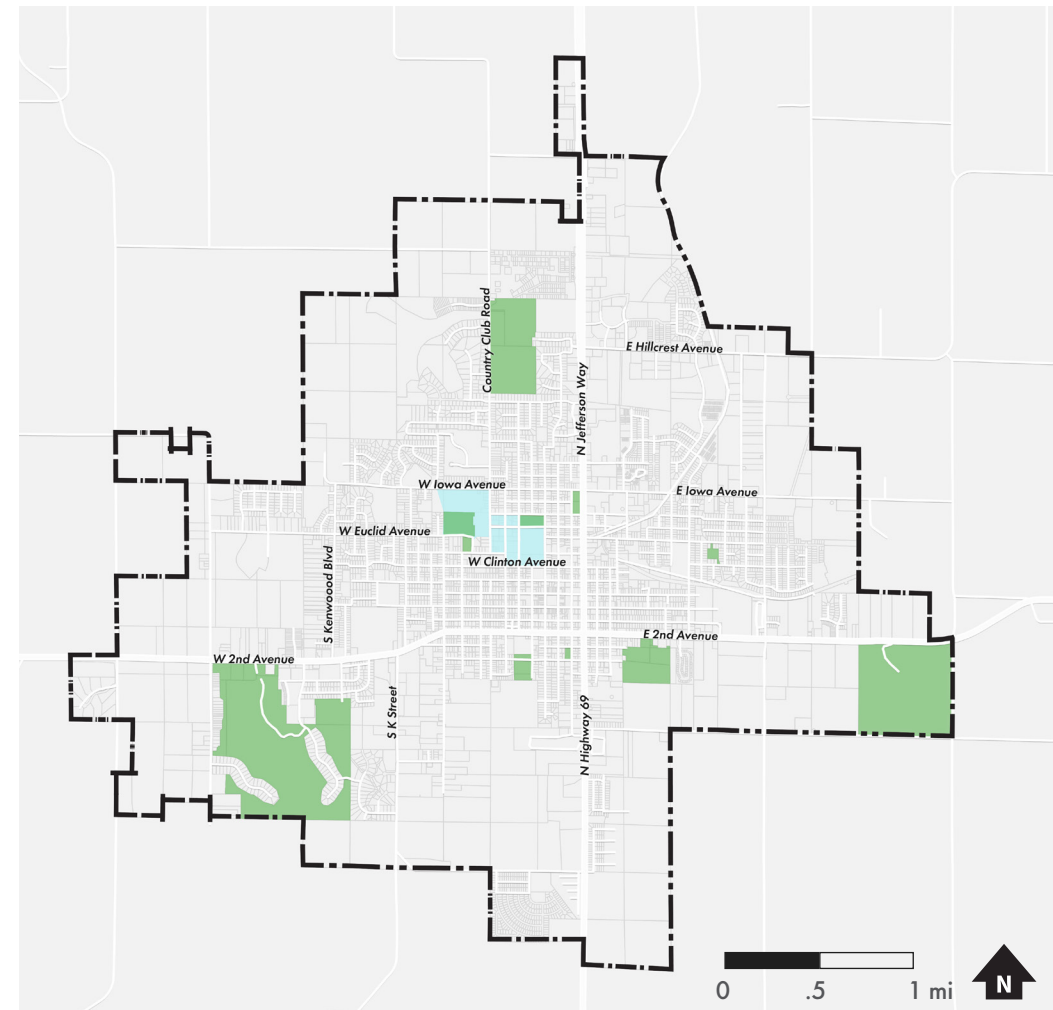


FIGURE 1.1 Indianola City Limits 2023

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COMMUNITY PROFILE

INDIANOLA TODAY

POPULATION CHANGE OVER TIME

Population trends from 1950 to 2020 demonstrate a steady upward growth pattern. The estimated population in 1950 was 5,145 residents. Since then, there has been roughly a 212% increase in population to 2022, with an estimated population of 16,069.

These population estimates are helpful for understanding local trends, indicators of economic expansion or decline, and projecting populations. A series of population projections have been calculated later in this section to help better estimate population and housing demand for the next 5, 10, and 15 years within Indianola. Historic trends, such as those shown in Figure 1.2, are the basis for these projections and base the estimates in reality.

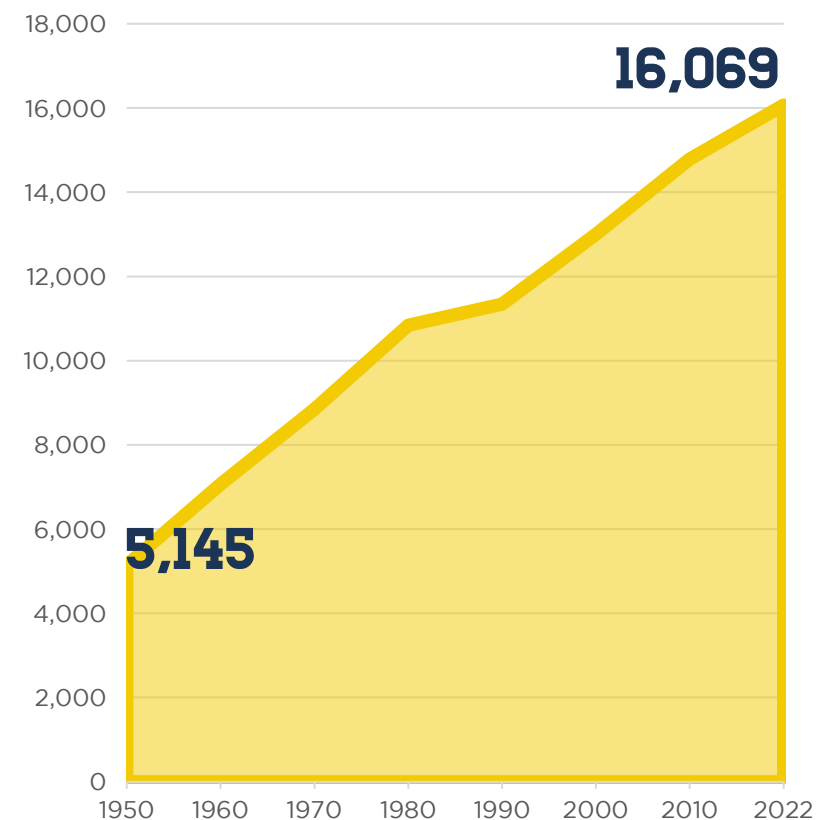


FIGURE 1.2 Indianola Population Change 1950-2022

Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

INDIANOLA TODAY

AGE PYRAMID

Figure 1.3 shows the age comparison analysis for males and females in Indianola compared to Warren County. General trends from this analysis identify:

- Higher presence of young adults, ages 15 to 24 in Indianola compared to the county. This is likely due to Simpson College being located in Indianola.
- Smaller cohorts of residents ages 40 to 64 in Indianola than in Warren County.
- Comparable presence of children (under 15 years old), middle-age (30 to 39), and senior residents (60 and above) for both Indianola and Warren County.

Generally, the graph shows that there is limited fluctuation between age cohorts in Indianola. These trends indicate little to no growth in age groups over 24 years old. Further investigation of regional trends, mobility within the community, and other impacting factors will be considered in this report.

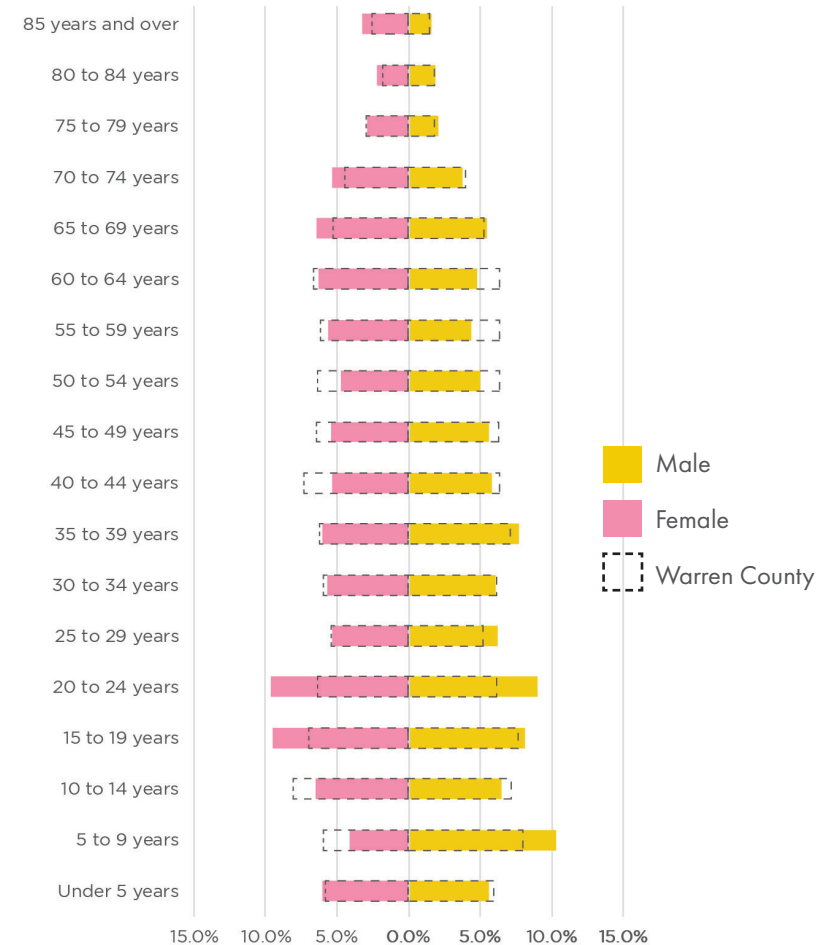


FIGURE 1.3 Age Pyramid Comparison, Indianola and Warren County

Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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INDIANOLA TODAY

HOUSEHOLDS + FAMILIES

Households in Indianola are primarily occupied by families. Of all the households in Indianola, over one-third of them have one or more occupants under the age of 18.

Owner-occupied housing in Indianola supports the family-centric data. However, the renter-occupied households show trends toward smaller, two-person households. These could be young professionals or seniors households.

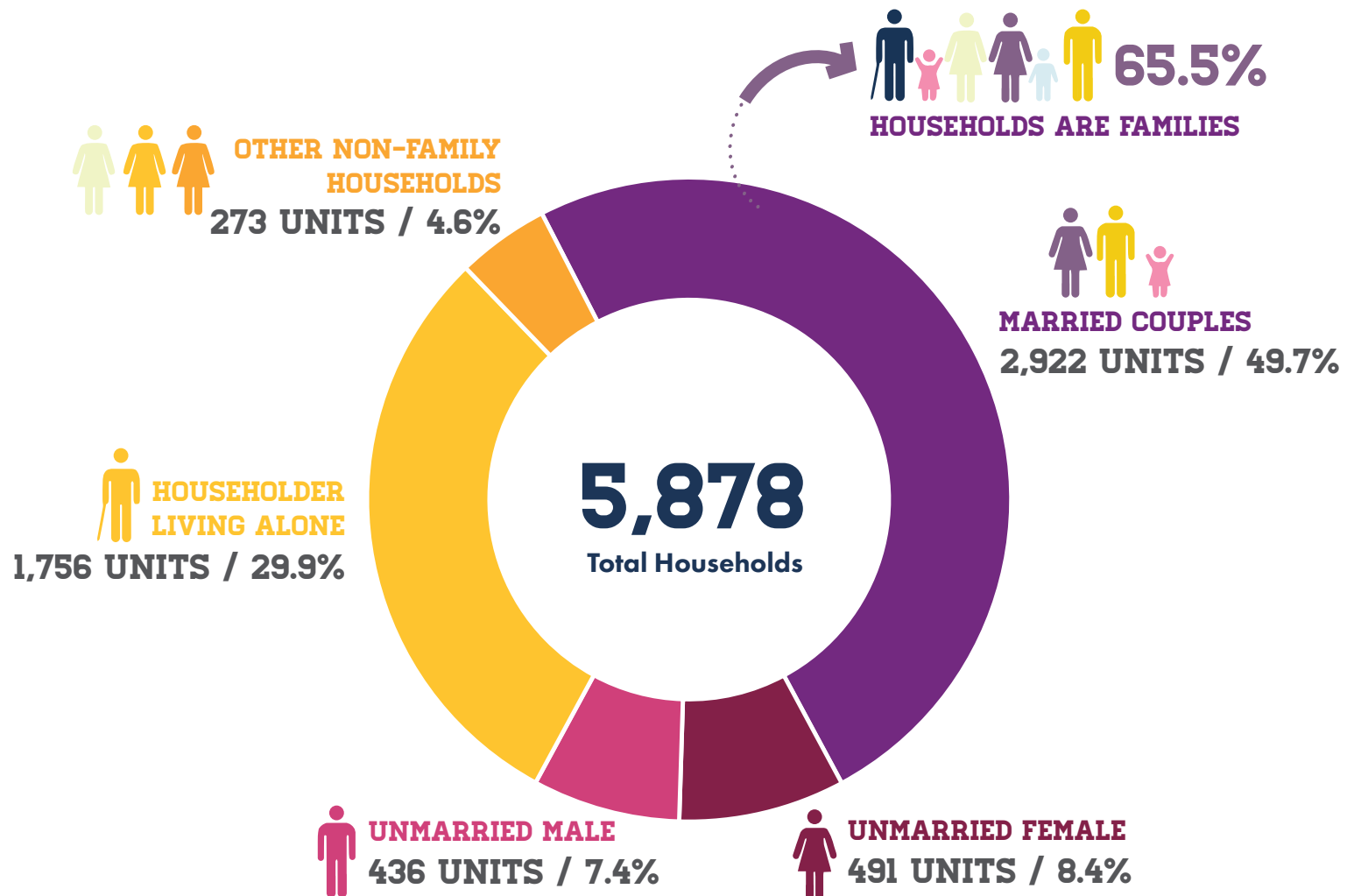


FIGURE 1.4 Household + Family Breakdown

Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

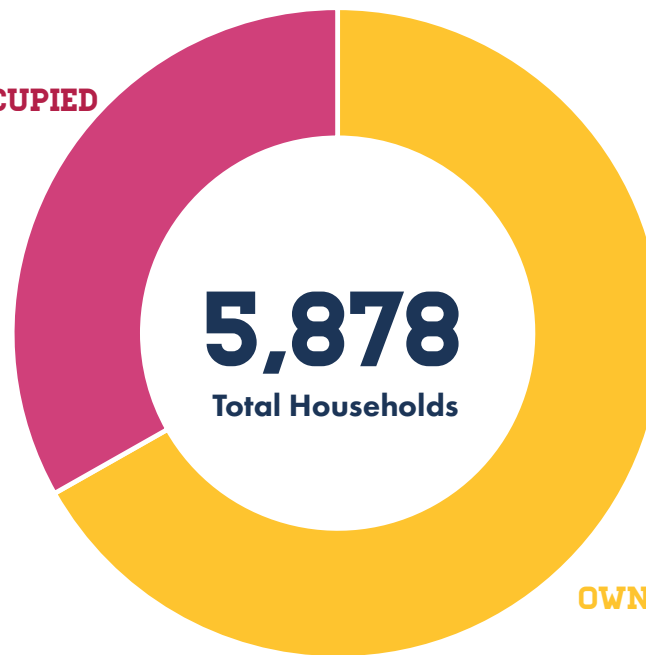
INDIANOLA TODAY

HOUSEHOLD TENURE + SIZE

Nearly 68% of households in Indianola are owner-occupied. This is below the state average of 71.6% for the same year. The above average number of rental units is explained later in the report when housing type breakdown show a high number of multi-family units - most of which are typically rentals.

Owner-occupied units are typically larger at 2.65 persons compared to renters at 1.87 persons per unit.


RENTER-OCCUPIED
32.4%




OWNER-OCCUPIED
67.6%

AVERAGE HOUSEHOLD SIZE
2.4
PERSONS



AVERAGE HOUSEHOLD SIZE
OWNER-OCCUPIED
2.65
PERSONS



AVERAGE HOUSEHOLD SIZE
RENTER-OCCUPIED
1.87
PERSONS

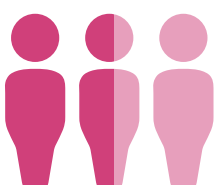


FIGURE 1.5 Household Tenure + Size Summary
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

INDIANOLA TODAY

HOUSEHOLD INCOMES

Figure 1.6 illustrates the share of household incomes by income range and occupation type. The thick yellow line highlights the total community trends for household incomes adjusted for 2021 dollars. The majority of residents fall within the \$50,000-\$74,999 (17%) and \$100,000-\$149,999 (18.8%) income ranges. Renters and homeowners offset one another in the graph above with more renters earning between \$25,000-\$74,999 and homeowners earning between \$75,000-\$150,000.

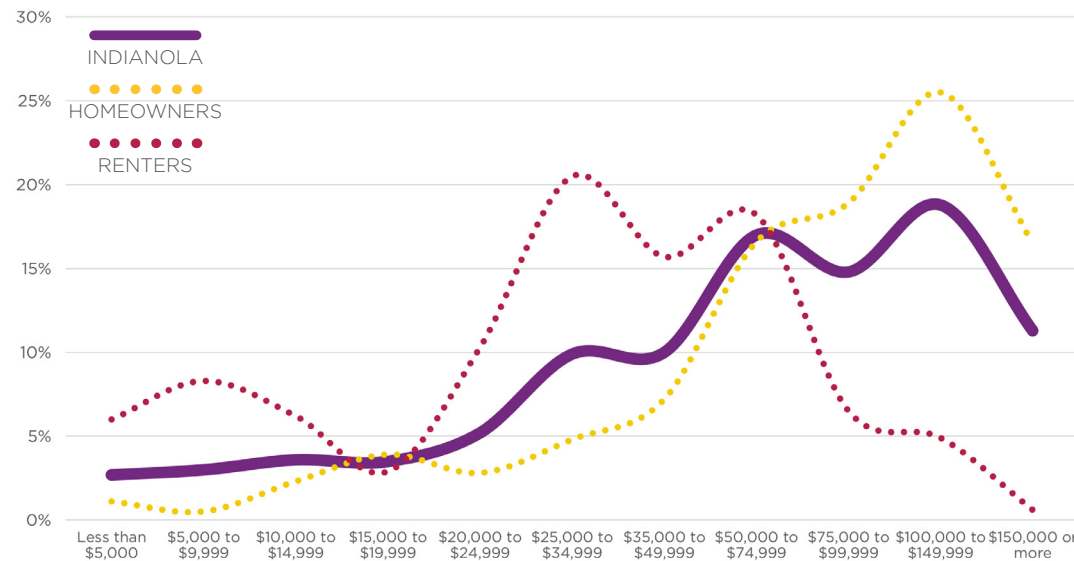


FIGURE 1.6 Household Income Breakdowns by Occupancy
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

Most households in Indianola earn between \$50,000-\$74,999. The renter trend line shows slightly lower earning trends, whereas homeowners have slightly higher earning trends.

Indianola households have a median household income of \$67,206.

INDIANOLA MEDIAN HOUSEHOLD INCOME

\$67,206

HOMEOWNER MEDIAN HOUSEHOLD INCOME

\$89,026

RENTER MEDIAN HOUSEHOLD INCOME

\$31,885

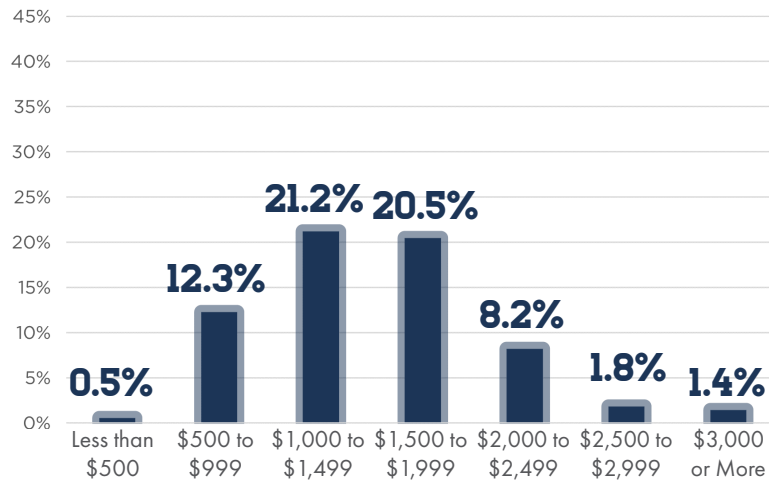
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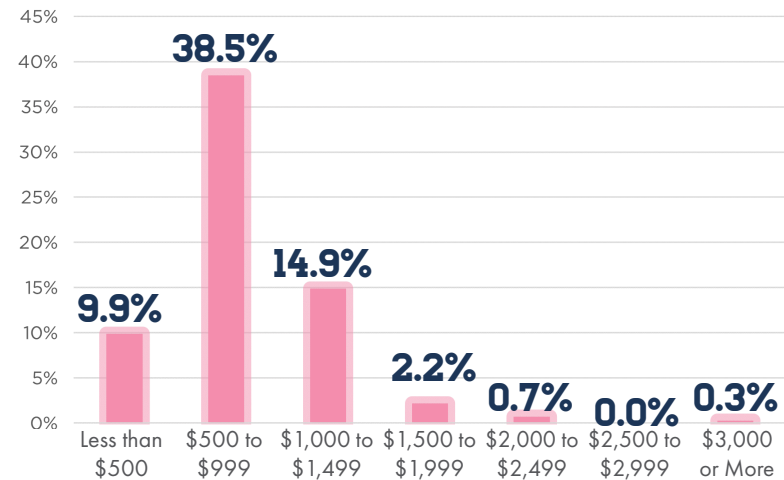
INDIANOLA TODAY

HOUSING EXPENSES BY HOUSING TENURE



\$1,472 MEDIAN MONTHLY
HOUSING COSTS WITH A MORTGAGE

FIGURE 1.7 Owner Costs with Mortgage
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)



\$832 MEDIAN MONTHLY
HOUSING COSTS FOR RENTERS

FIGURE 1.8 Renter Costs with for Occupied Units
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

It is important to understand the price points residents are currently paying to better understand where the market is naturally falling, what residents can afford to pay, and how this compares for owners versus renters. The two graphs above present housing costs (excluding utilities) for homeowners with a mortgage (left) and rent rates for occupied units (right). Homeowners have a healthy spread across mortgage rates throughout the community, with the majority falling between \$1,000-\$1,999. Renters are heavily dependent upon the \$500-\$999 rent rates, as nearly 40% fall into this category.

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COMMUNITY PROFILE

INDIANOLA TODAY

COST BURDENED HOMEOWNERS

A household can be categorized as housing cost-burdened if they are spending more than 30% of their household gross income on housing costs. The 30% rule follows HUD's definition of affordability and is a best practice for homeowners and renters alike to abide by as they consider whether or not they can afford a unit.

Figure 1.9 illustrates the percent of household income spent on housing for owner-occupied households with a mortgage in Indianola. This cohort of residents are predominantly spending less than 20% of their incomes on housing costs. The median mortgage cost for Indianola residents is estimated to be \$1,472.

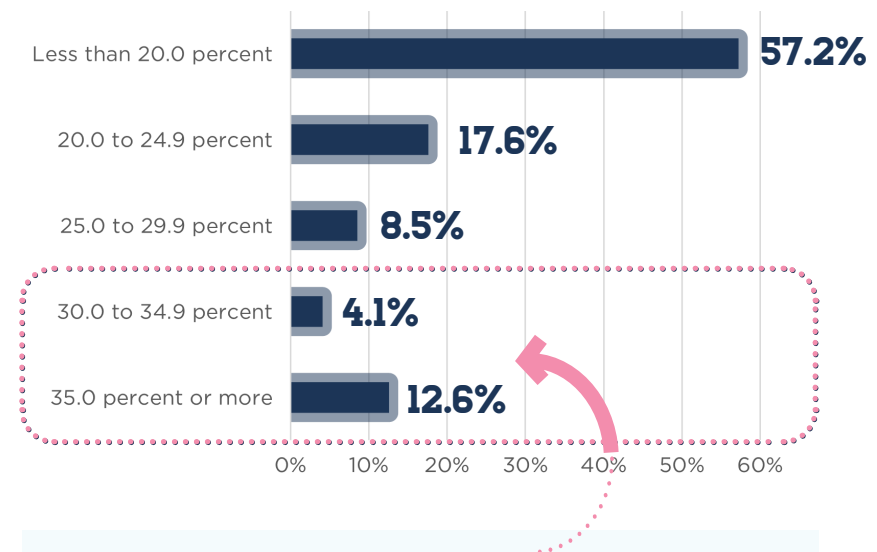
In examining affordability towards owner occupied households, approximately 16.7% of owner-occupied households are cost-burdened. Of this total, 12.6% are spending 35% or more on housing.

555 HOUSEHOLDS IN INDIANOLA
ARE HOUSING COST-BURDENED.

This analysis follows HUD's definition of affordability and examines what homes (rentals and owner-occupied units) exist within the community today that are within 30% of the household income ranges provided.

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FIGURE 1.9 Owner Costs with Mortgage as Percent of Household Income
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)



16.7% OF HOMEOWNERS ARE
HOUSING COST-BURDENED.

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COMMUNITY PROFILE

INDIANOLA TODAY

COST BURDENED RENTERS

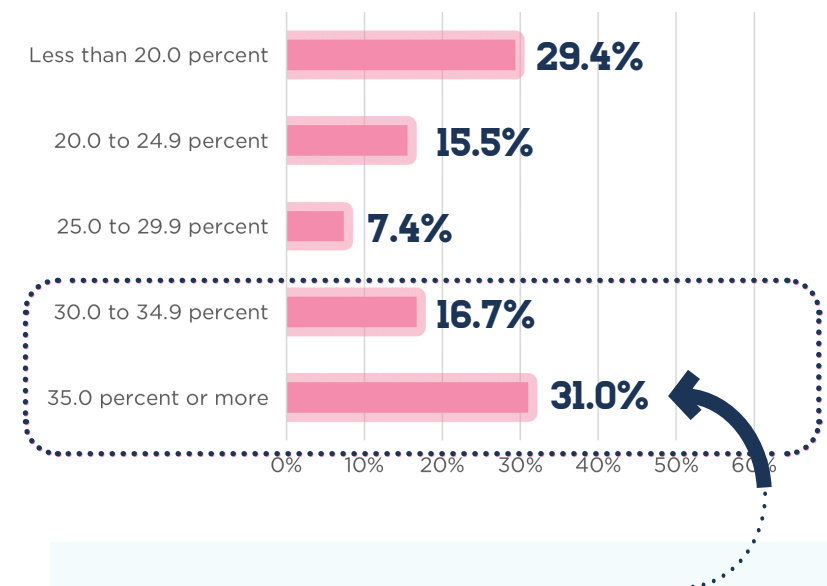
A household can be categorized as housing cost-burdened if they are spending more than 30% of their household gross income on housing costs. The 30% rule follows HUD's definition of affordability and is a best practice for homeowners and renters alike to abide by as they consider whether or not they can afford a unit.

Figure 1.10 illustrates the percent of household income spent on housing for renter households in Indianola. The data shows most households (52.3%) follow HUD's recommendation of spending less than 30% of one's income on housing costs. For renters, this includes both rent and utilities. In examining cost-burdened households (those spending more than 30% on housing), there is a higher share spending 35% or more, which would indicate extremely housing cost-burdened households within the community. Further examination of rental rates and needed unit rate ranges are provided on page 62.

84.5 RENTER HOUSEHOLDS ARE HOUSING COST-BURDENED.

FIGURE 1.10 Gross Rent as a Percentage of Household Income

Source: U.S. Census Bureau ACS 5-Year Estimates (2021)



47.7% OF RENTERS IN INDIANOLA ARE COST-BURDENED

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COMMUNITY PROFILE

INDIANOLA TODAY

VACANCY RATES BY TENURE

Indianola is predominantly an owner-occupied community. The share of renter vs. owner in the community is slightly more diverse than that of Iowa's housing tenure (28% renter, 72% owner).

The vacancy rate identifies the share of housing inventory that is vacant. Typically, vacancy rates closer to 4-5 for owner-occupied and 5-10 for renter-occupied units are indicators of a healthy housing market. Indianola's owner-occupied vacancy rate indicates there is potentially more competition than healthy.

PERCENT OCCUPIED
IOWA VACANCY RATE
INDIANOLA VACANCY RATE
MEDIAN VALUE / GROSS RENT



32.4%

6.4

7.8

\$832



67.6%

1.2

0.5

\$179,000

FIGURE 1.11 Indianola Housing Tenure, Vacancy Rates, and Median Values/Gross Rent
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

INDIANOLA TODAY

RACE

The racial and ethnic profile of Indianola today is summarized in Table 1.1. Just under 95% of residents identify as White. Of the remaining 6%, nearly half identify as two or more races and nearly 2% are Asian.

Generally, Indianola is far less diverse than the U.S. (68.2% White alone) but closer to the Iowa average of 87.9% White Alone.

Ethnicity

In terms of ethnic diversity, just under 3% of Indianola residents identify as Hispanic or Latino. Similar to race, Indianola is less ethnically diverse than the U.S. (18.4%) but closer to the Iowa average (6.4%).

	Total	%
Total Population	15,544	100%
Total Households	5,878	100%
Race		
White	14,654	94.3%
Black or African American	97	0.6%
American Indian + Alaska Native	10	0.3%
Asian	255	1.6%
Native Hawaiian & Other Pacific Islander	27	0.2%
Some other race	48	0.3%
Two or more races	422	2.7%
Ethnicity		
Hispanic or Latino	436	2.8%
Limited English-Speaking Households		
Limited English-Speaking Households	95	1.6%

TABLE 1.1 Indianola Race, Ethnicity, and Limited English Proficiency Summary
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

INDIANOLA TODAY

RESIDENTS LIVING WITH A DISABILITY

According to 2021 U.S. Census estimates, approximately 12.7% of Indianola residents have some sort of disability. Disabilities are most common in senior residents, which account for 39.2% of all residents with a disability. The most common forms of disability are cognitive and ambulatory difficulties. The poverty rate for residents with a disability is substantially higher than those without (26.1% and 8.3%, respectively). Figures 1.12-1.15 summarize disability status characteristics.

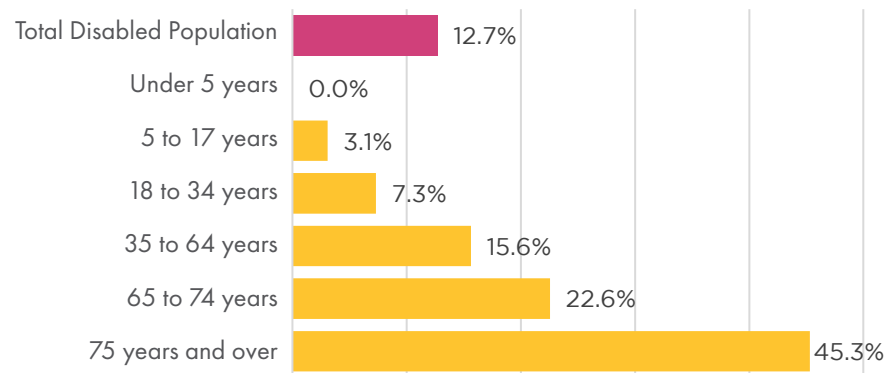


FIGURE 1.12 Disability Status by Age Group
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

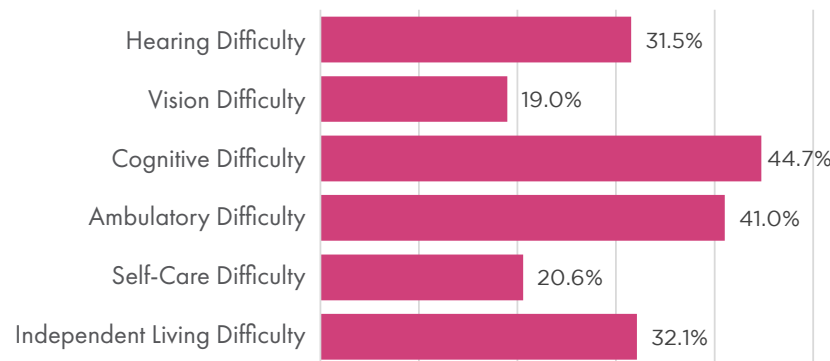


FIGURE 1.14 Type of Disability by Total Disabled Population
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

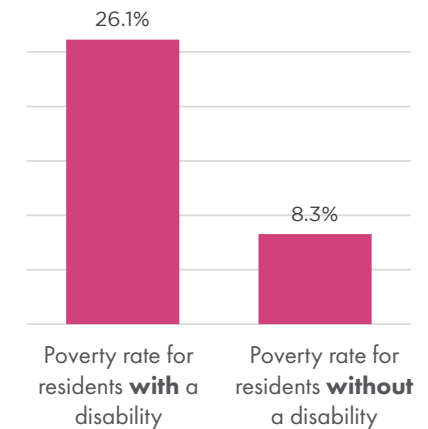


FIGURE 1.13 Poverty Rate by Disability Status
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

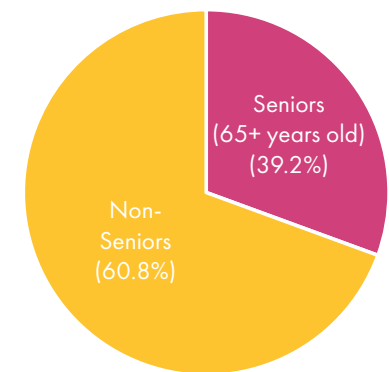


FIGURE 1.15 Percent of All Disabled Residents by Seniors
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

INDIANOLA TODAY

PEER COMMUNITY COMPARISONS

What is a Peer Community Comparisons?

Peer community comparisons are helpful tools for better understanding how similar communities are operating and what strategies they are employing to achieve their own vision. Peer communities for the Indianola Housing Needs Assessment were chosen based on the following factors:

- Population size
- Proximity to a metropolitan area
- College located in or near the community
- County seat
- Growth-centric community

While not all of the chosen communities fit these parameters perfectly, they serve as strong comparison cities for the purpose of these analyses. These peer community comparisons will be woven throughout the rest of this report to highlight where Indianola falls on the spectrum of regional and national peers.

	POPULATION	MEDIAN AGE	CATEGORY
Indianola, Iowa	15,921	35.4	Study Area
Grinnell, Iowa	9,481	38.6	Regional
Norwalk, Iowa	12,592	36.0	Regional
Pella, Iowa	10,414	36.5	Regional
Davidson, North Carolina	43,659	43.4	National
Rome, Georgia	37,509	37.7	National
Parkville, Missouri	7,153	40.8	National

TABLE 1.2 Peer Communities Key

Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

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COMMUNITY PROFILE

	REGIONAL PEER COMMUNITIES			INDIANOLA	NATIONAL PEER COMMUNITIES		
	GRINNELL	NORWALK	PELLA		DAVIDSON	ROME	PARKVILLE
Total Occupied Units	3,981	4,979	3,963	6,282	18,891	16,368	2,609
Housing Tenure (Owner/Renter)	59.2%/40.8%	81.8%/18.2%	67.2%/32.8%	67.6%/32.4%	70.4%/29.6%	49.0%/51.0%	85.8%/14.2%
Homeowner Vacancy Rate	2.7	1.3	0	0.5	1.3	1.4	0
Rental Vacancy Rate	2.1	1.6	0	7.8	3.0	5.8	12.5
Median Home Value	\$151,000	\$236,600	\$215,100	\$179,000	\$463,700	\$164,500	\$456,600
Median Gross Rent	\$748	\$907	\$888	\$832	\$1,326	\$799	\$855
Median Household Income	\$49,045	\$91,610	\$80,270	\$67,206	\$104,498	\$40,000	\$173,047
Owner-Occupied Median Household Income	\$73,269	\$98,646	\$88,375	\$89,026	\$123,692	\$73,113	\$192,419
Renter-Occupied Median Household Income	\$29,951	\$39,236	\$50,765	\$31,885	\$68,363	\$28,121	\$56,775

TABLE 1.3 Peer City Comparisons - Median Incomes, Vacancy Rates, Values, and Gross Rents
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

COMMUNITY PROFILE

COMMUNITY PROFILE

INDIANOLA TODAY

Industry Trends

Figure 1.16 highlights the industry trends in Indianola. This data helps to better understand the industries that are driving the local economy, areas where residents are more specialized but the local industry does not reflect, and areas for opportunity.

Retail trade, educational services, and healthcare or social assistance are the three largest industries in Indianola today. Residents hold jobs in the healthcare or social assistance, retail trade, or education service fields.

INDUSTRY TRENDS

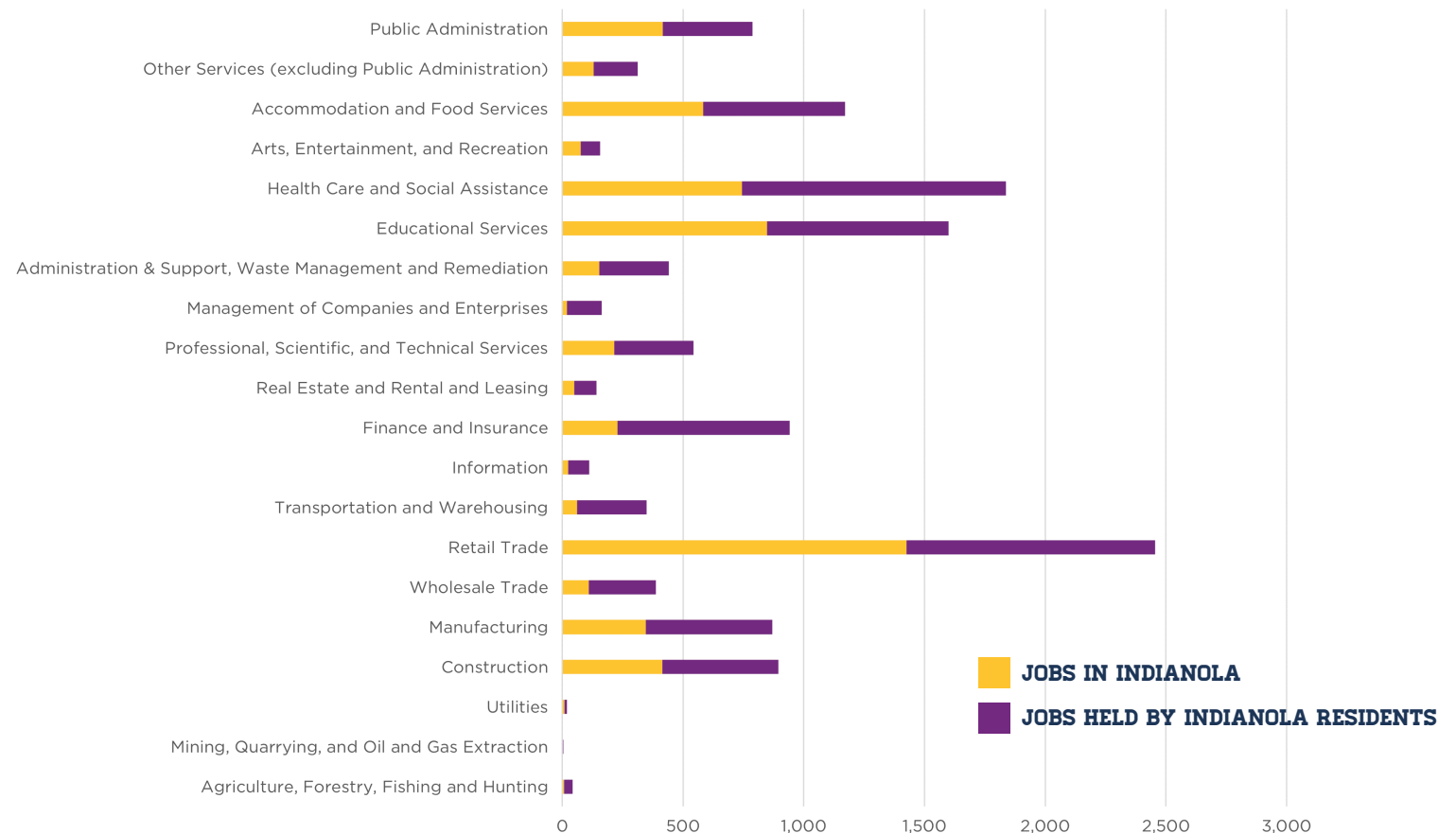


FIGURE 1.16 Industry Trends in Indianola

Source: U.S. Census Bureau Center for Economic Studies, LEHD OnTheMap 2021 Estimates

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COMMUNITY PROFILE

INDIANOLA TODAY

COMMUTER TRENDS

Commuter trends leveraging Census and OnTheMap datasets are shown to the right. These estimates illustrate some key trends and themes:

- Indianola is losing more employees than businesses are bringing in.
- Of the out-commuters, over half are ages 30-54 and earn more than \$3,333 per month.
- Most out-commuters are going to Des Moines or West Des Moines, whereas most in-commuters are coming from Des Moines or West Des Moines.

COMMUTER PATTERNS

4,194

Live elsewhere,
Work in Indianola

1,665

Live and
Work in Indianola

5,710

Live in Indianola,
Work elsewhere

Where do these employees live?

INDUSTRY STRENGTHS FOR IN-COMMUTERS

- Retail Trade
- Healthcare + Social Assistance
- Finance + Insurance
- Educational Services
- Accommodation + Food Services

Where do these employees go?

WORKER DESTINATIONS

- Des Moines
- West Des Moines
- Ankeny
- Urbandale
- Norwalk

INDUSTRY STRENGTHS FOR OUT-COMMUTERS

- Retail Trade
- Educational Services
- Healthcare + Social Assistance
- Accommodation + Food Services
- Construction

WORKER DESTINATIONS

- Des Moines
- Indianola
- West Des Moines
- Urbandale
- Ankeny

FIGURE 1.17 Commuting Trends in Indianola

Source: U.S. Census Bureau Center for Economic Studies, LEHD OnTheMap 2021 Estimates

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COMMUNITY PROFILE

INDIANOLA TODAY

WHAT ARE OTHER COMMUTER TRENDS?

In-Commuters + Interior Jobs

The data presented on the top right highlights the percent of employees earning varying income ranges per month for in-commuters and interior jobs. In-commuters include those that live elsewhere, but work in Indianola. The percentages show a healthy share of monthly incomes for each category.

Out-Commuters

The data on the bottom right highlights the same information for out-commuters and interior jobs. These trends differ from the in-commuters, as there is a much higher percentage of employees earning more than \$3,333 per month. This could indicate higher paying job opportunities when commuting out of Indianola.



EARNINGS PER MONTH FOR INTERIOR JOBS AND IN-COMMUTERS IN INDIANOLA:

28% of employees earn less than \$1,250 per month.

30% of employees earn between \$1,250-\$3,333 per month.

43% of employees earn more than \$3,333 per month.



EARNINGS PER MONTH FOR INTERIOR JOBS AND OUT-COMMUTERS IN INDIANOLA:

22% of employees earn less than \$1,250 per month.

25% of employees earn between \$1,250-\$3,333 per month.

53% of employees earn more than \$3,333 per month.

FIGURE 1.18 Earnings Per Month by Commuter Type

Source: U.S. Census Bureau Center for Economic Studies, LEHD OnTheMap 2021 Estimates

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COMMUNITY PROFILE

INDIANOLA TODAY

LABOR FORCE PARTICIPATION + UNEMPLOYMENT

Figure 1.19 shows data related to labor force participation in Indianola according to the U.S. Census Bureau's 2021 estimates. The labor force accounts for those 16 years and older within the community that are able to actively participate in the workforce. Indianola has a relatively high participation rate (62.8%), with low unemployment in the community (3.5%). The State of Iowa had an unemployment rate of 4.1% in 2021. However, this did drop to 3.3% in 2023, so the city's rate is comparable.

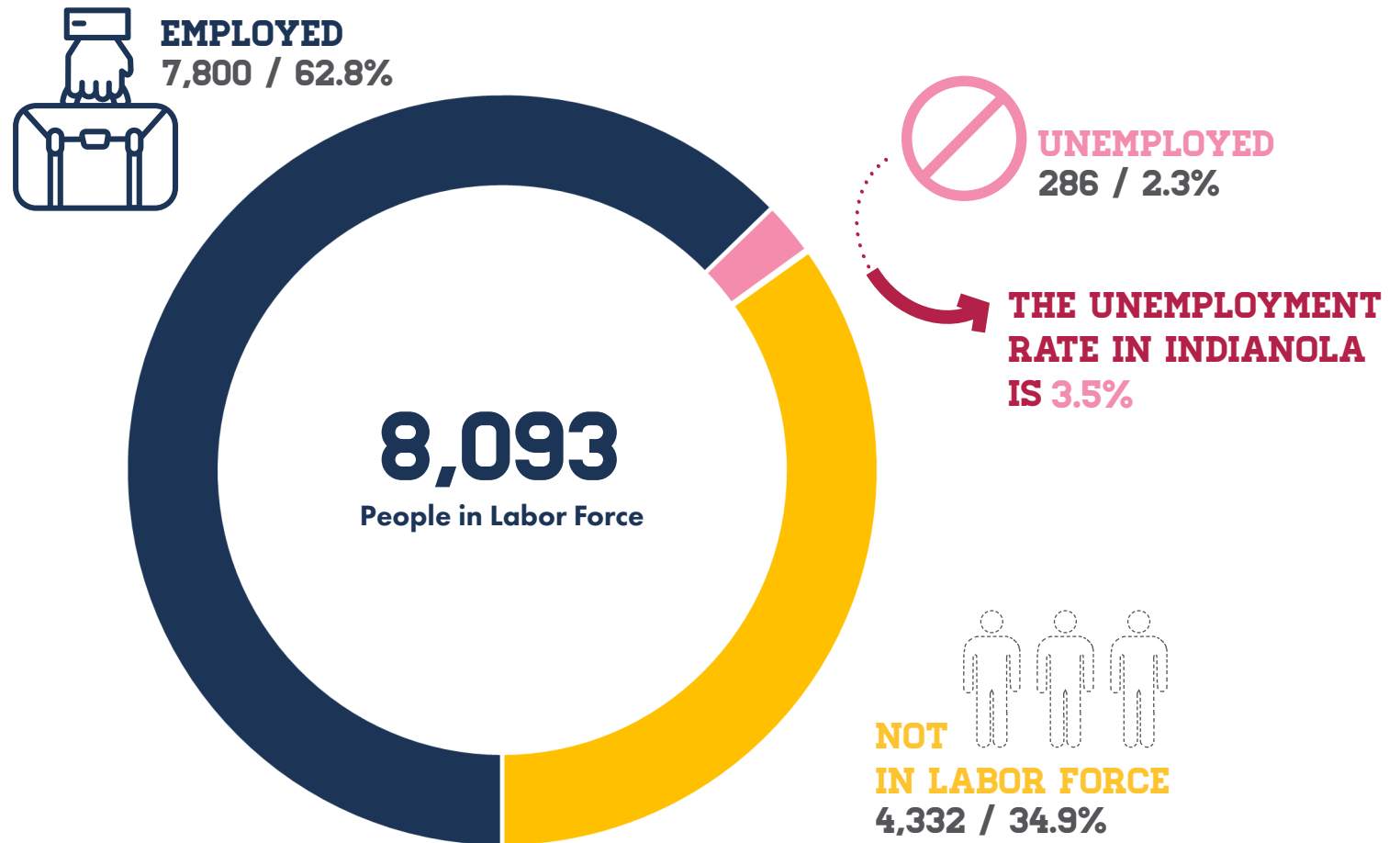


FIGURE 1.19 Labor Force Participation and Unemployment in Indianola
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

COMMUNITY PROFILE

LAND SUITABILITY ANALYSIS

SENSITIVE ECOLOGICAL AREAS

Stream Types

Figure 1.20 shows streams in Indianola by stream type. Dark blue shows type 1 or perennial streams, which are streams that have a continuous flow throughout the year. Type 2 or intermittent streams are shown in a lighter blue. Type 2 streams are temporary or seasonal that cease to flow on occasion. Indianola is in the process of adopting a stream buffer ordinance in place that would require a buffer of between 30 and 50 feet on each side, depending on stream type.

-  Indianola City Limits
-  Stream Types
-  Type 1 - Perennial Stream
-  Type 2- Intermittent Steam

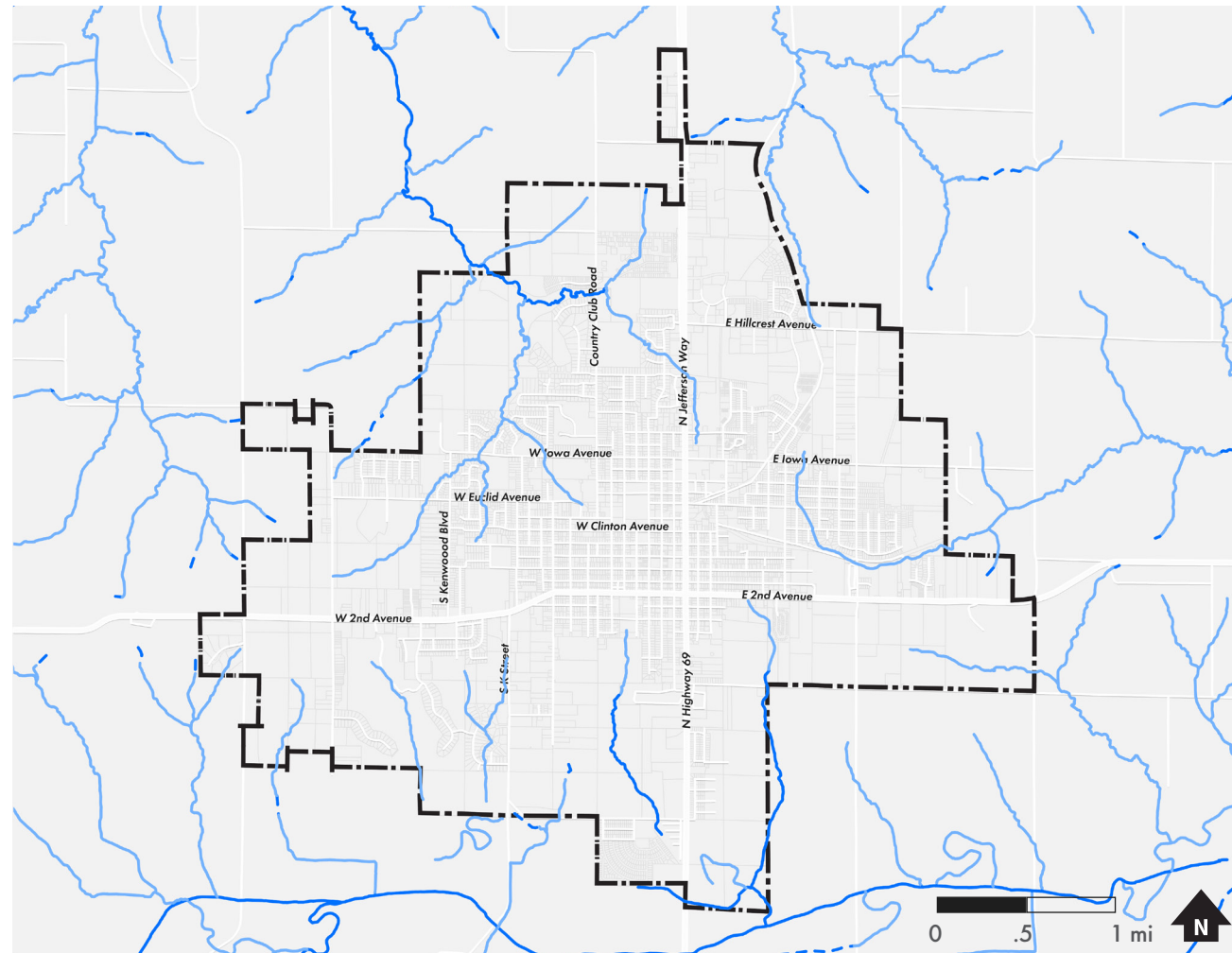


FIGURE 1.20 Stream Types - Indianola, Iowa

Source: City of Indianola

COMMUNITY PROFILE

LAND SUITABILITY ANALYSIS

SENSITIVE ECOLOGICAL AREAS

Floodplain and Floodways

Figure 1.21 shows the floodplain and floodway in the Indianola area from FEMA. There is a large area of floodplain south of town along the South River. There are strands of floodplain and floodway in Indianola's northern growth areas along Cavitt Creek and other tributaries. Development in these areas should be avoided and set aside as greenway/undeveloped land.

-  Indianola City Limits
-  Sensitive Ecological Areas
-  Floodway
-  100-Year Floodplain
-  500-Year Floodplain

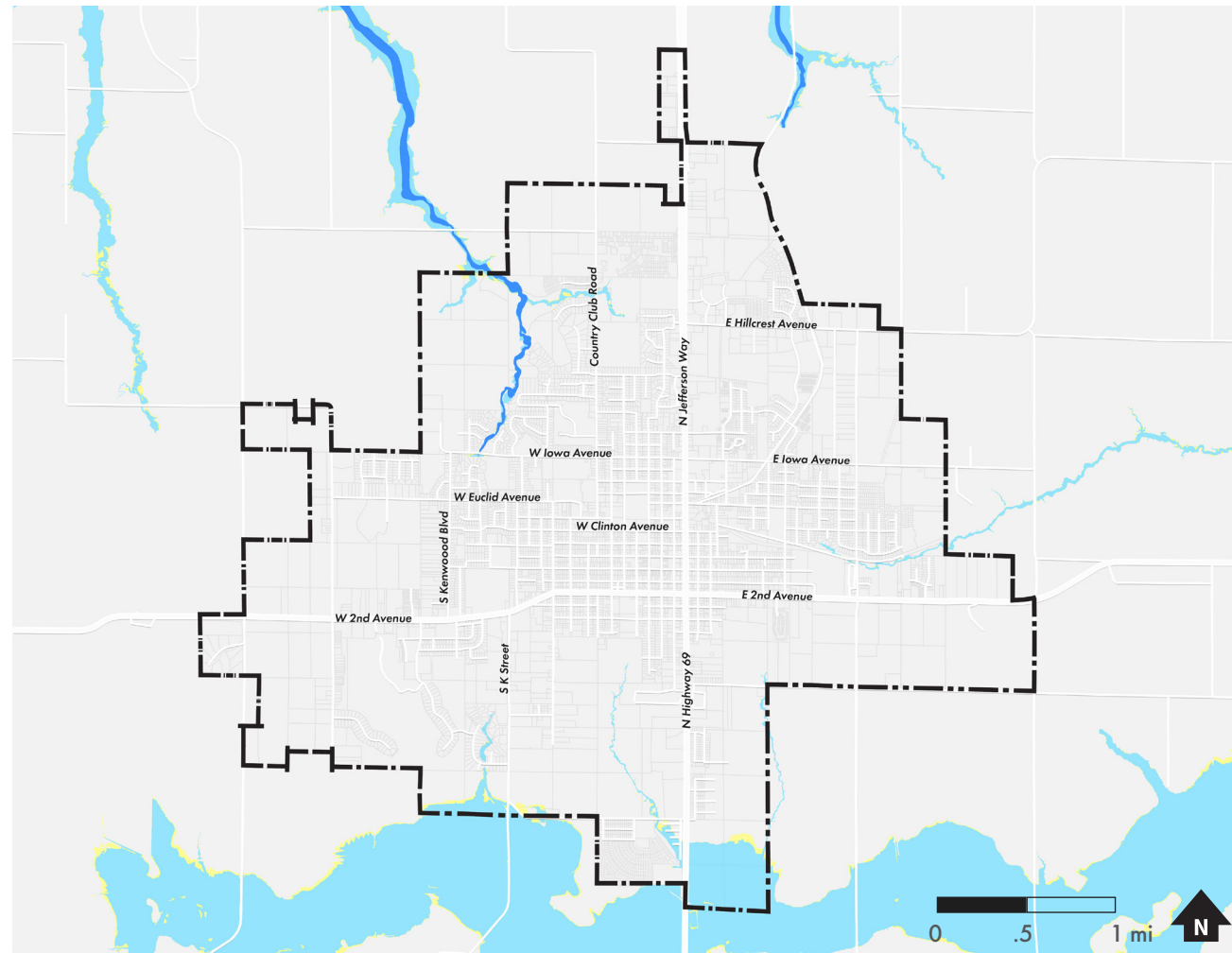


FIGURE 1.21 Floodplain and Floodways - Indianola, Iowa

Source: City of Indianola

COMMUNITY PROFILE

LAND SUITABILITY ANALYSIS

SENSITIVE ECOLOGICAL AREAS

Tree, Grass, and Crop Cover

Figure 1.22 shows the approximate location of crop, tree, and grass land cover in the Indianola area. This dataset is derived from the National Land Cover Database (NLCD), a product of a consortium of federal agencies including USDA and U.S. Geological Survey. Much of the undeveloped area around Indianola is crop cover with grass and tree cover surrounding the drainage systems surrounding the community.

-  Indianola City Limits
-  Crop Cover
-  Tree Cover
-  Grass Cover

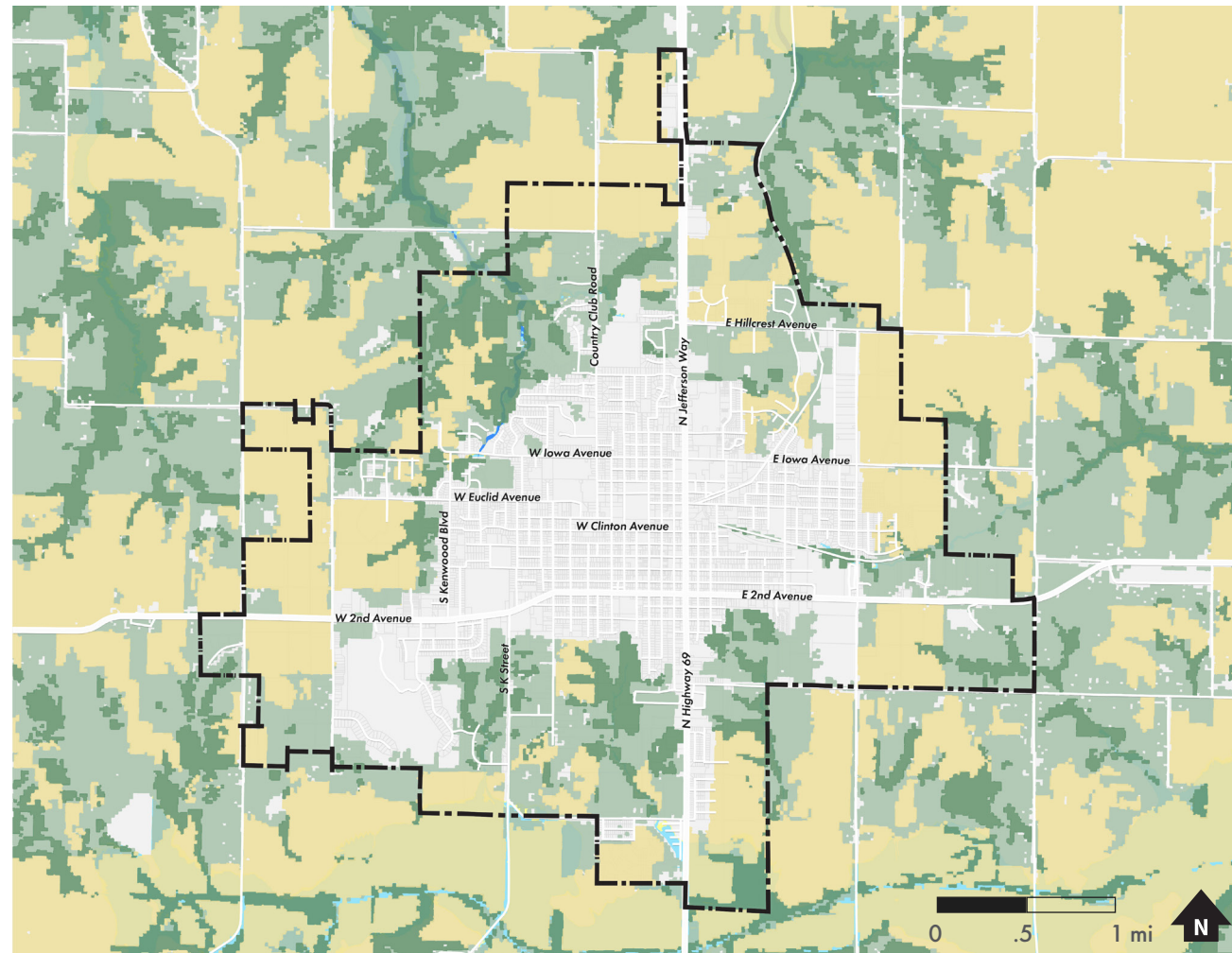


FIGURE 1.22 Tree, Grass, and Crop Cover - Indianola, Iowa

Source: National Land Cover Database, MRLC, 2021

COMMUNITY PROFILE

LAND SUITABILITY ANALYSIS

SENSITIVE ECOLOGICAL AREAS

Crop Commodity Index

Figure 1.23 shows the National Commodity Crop Productivity Index (NCCPI) for Indianola. The NCCPI ranks the capability of soils to produce agricultural crops without irrigation. The darker the green the higher the estimated productivity index. Cropland in Central Iowa is typically quite productive overall but there are clear dark areas on the map radiating out from Indianola city limits.

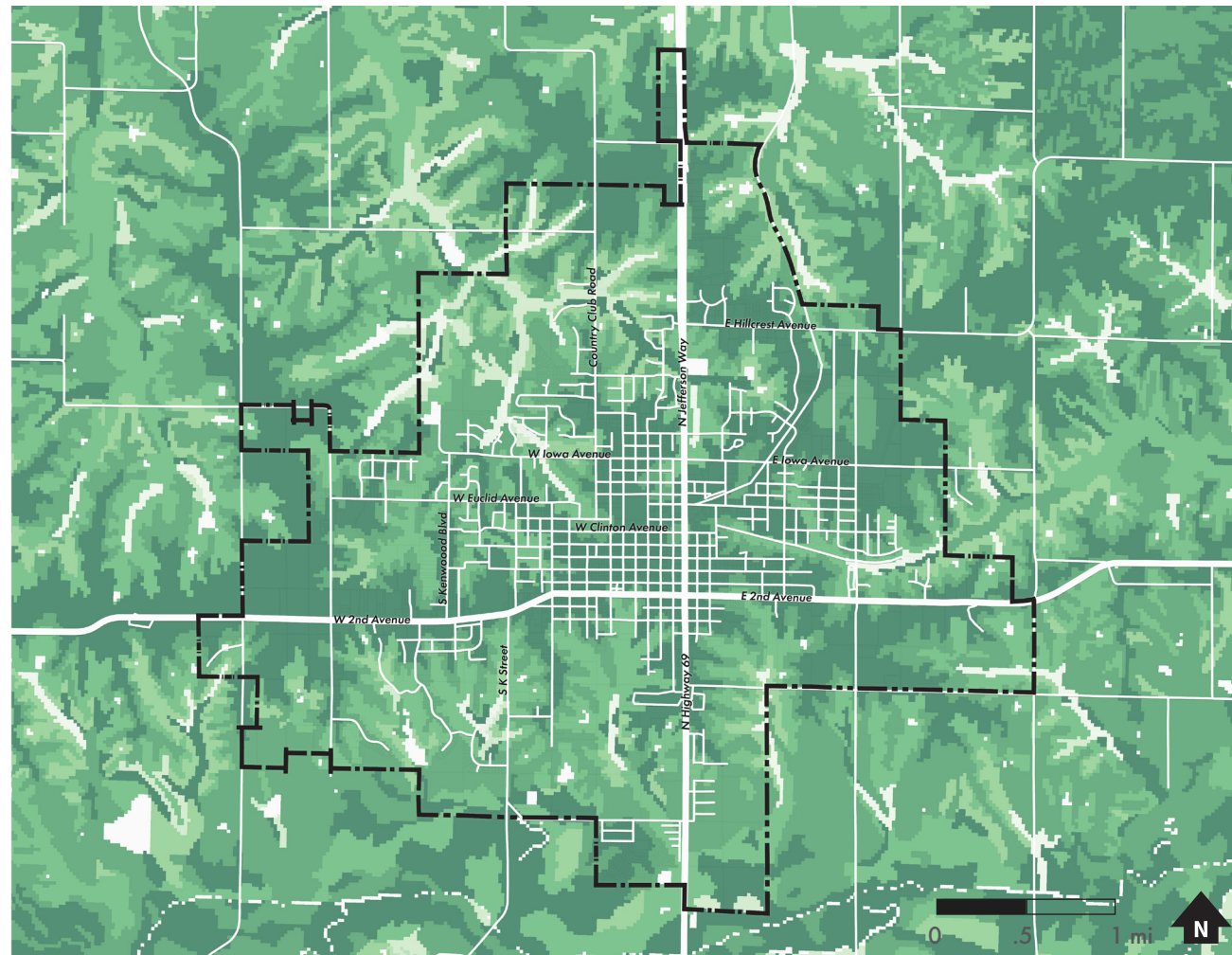
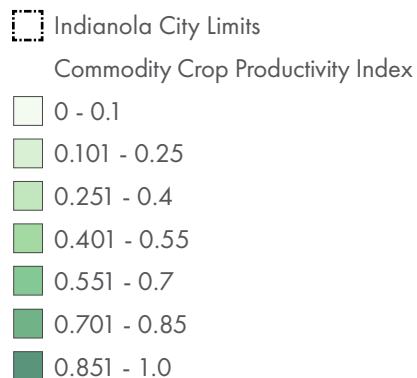


FIGURE 1.23 Crop Commodity Index - Indianola, Iowa

Source: USDA Natural Resource Conservation Service, Esri 2024

COMMUNITY PROFILE

LAND SUITABILITY ANALYSIS

SENSITIVE ECOLOGICAL AREAS

Steep Slopes

Figure 1.24 shows the slope analysis for Indianola. The green colors are the flattest areas and the orange and red areas have steeper topography at 15% or higher. Steeper slopes in Indianola generally follow the drainage patterns - the steepest areas are right long stream banks. Generally, slopes 20% or higher become much more difficult to develop upon and should be avoided.

Indianola City Limits

Percent Slope

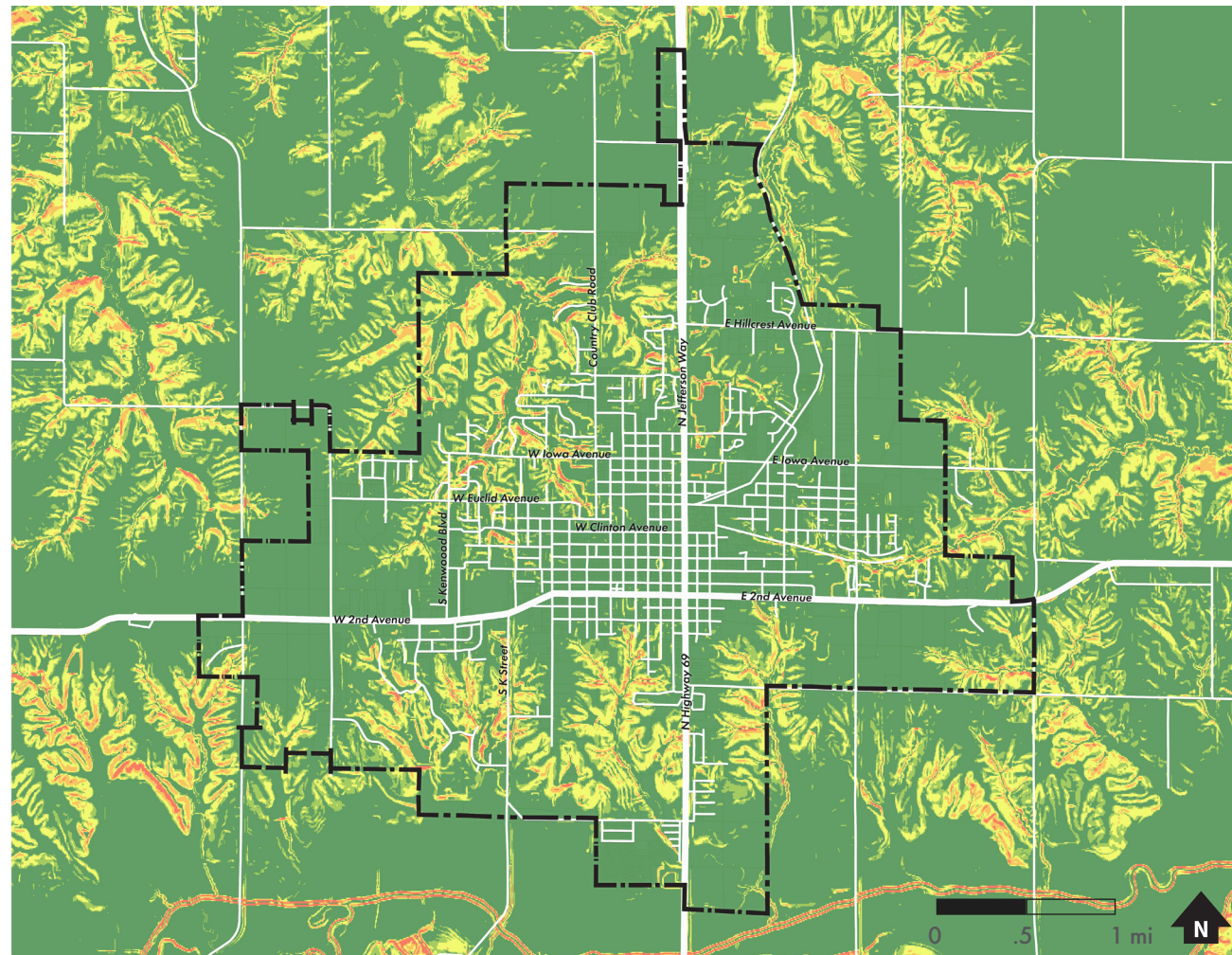
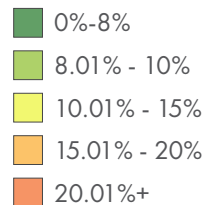


FIGURE 1.24 Steep Slopes - Indianola, Iowa

Source: City of Indianola

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LAND SUITABILITY ANALYSIS

SENSITIVE ECOLOGICAL AREAS

SENSITIVE ECOLOGICAL AREAS

Figure 1.25 shows the most ecologically sensitive land areas in Indianola. While there are some sensitive areas in the entire planning boundary, growth is generally better suited to the northwest and northeast quadrants of the community. However, care should be taken to avoid development in key areas with sensitive features.

-  Indianola City Limits
-  Sensitive Ecological Areas
-  Type 1 - Perennial Stream
-  Type 2- Intermittent Stream
-  Floodway
-  100-Year Floodplain
-  500-Year Floodplain
-  Highest Production Cropland
-  Slopes 20%-34.9%
-  Slopes 35%+
-  Wetland - Lake/Pond
-  Wetland - Reservoir

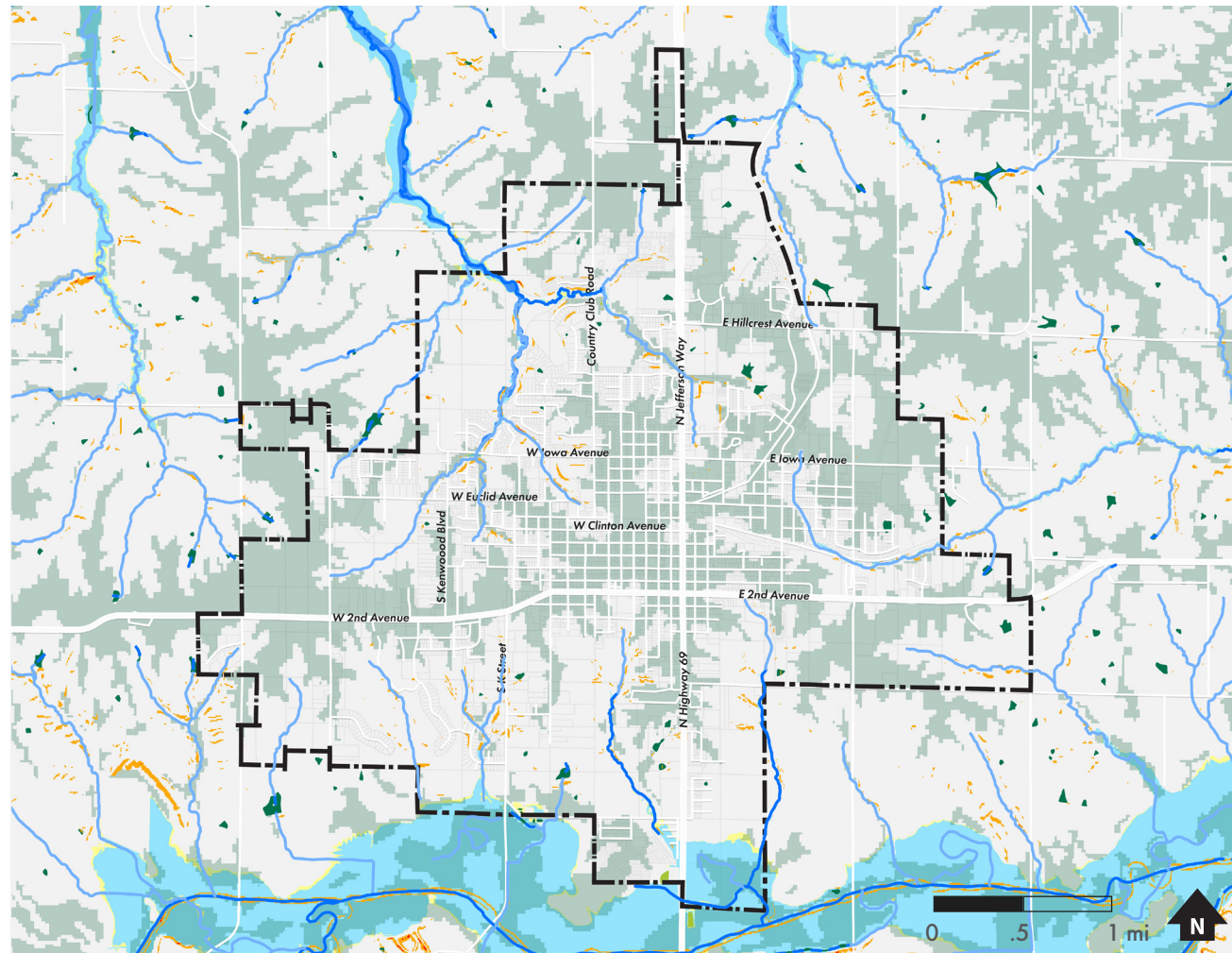


FIGURE 1.25 Sensitive Ecological Areas - Indianola, Iowa

Source: City of Indianola

HOUSING STOCK CHARACTERISTICS

HOUSING STOCK CHARACTERISTICS

EXISTING RESIDENTIAL LAND

Residential Land by Housing Type

The dominant housing type in Indianola is single-family detached homes. According to 2023 Warren County parcel data, there are approximately 4,073 single-family detached homes within the city limits. Overall, this accounts for 81.5% of all residential parcels and nearly 60% of the total number of residential units.

Medium-density residential, which includes everything from duplexes, two-family flats or conversions, and townhouse/rowhouses, account for 8.9% of all residential parcels and a nearly even percentage of total units (8.7%).

Multi-family Residential, which includes condominiums, apartments, and apartments conversions with 3 or more units, account for 8.7% of all residential parcels and over 25% of all the residential units in Indianola.

Other housing types that are less dominant but important options include Manufactured/Mobile Homes and Assisted Living and Nursing Homes, which account for 0.7% and 0.1%, respectively.

	TOTAL & % SHARE BY RESIDENTIAL TYPE	
	PARCELS	ESTIMATED UNITS
Total Residential Parcels	4,996	6,802
HOUSING MIX		
Single-Family Detached	4,073 81.5%	4,073 59.9%
Medium-Density Residential	445 8.9%	554 8.1%
Multi-Family Residential	435 8.7%	1,750 25.7%
Manufactured/Mobile Homes	36 0.7%	-
Assisted Living and Nursing Homes	7 0.1%	425 6.2%

TABLE 2.1 Indianola Residential Types Summary

Source: Confluence with inputs from Warren County Tax Assessor

HOUSING STOCK CHARACTERISTICS

WHAT IS A TYPICAL HOME IN INDIANOLA?

Key data for single-family homes from three peer communities in nearby Polk County are compared to Indianola below. Limited detailed parcel data availability impacts which communities and what data points are available. Overall, Indianola's single-family homes are older, have slightly smaller living areas, similar number of rooms, higher average number of bathrooms, similar number of bedrooms, lower total assessed values, and slightly more below normal condition homes. It is likely many of these differences are due to the older age of Indianola and its homes.

	SINGLE-FAMILY DETACHED HOMES IN INDIANOLA				SINGLE-FAMILY DETACHED HOMES COMPARISONS		
	Share	Minimum	Maximum	Indianola Average	Altoona, Iowa Average	Pleasant Hill, Iowa Average	Bondurant, Iowa Average
City of Indianola, Iowa							
Year Built		1849	2023	1971	1994	1993	2004
Total Assessed Value (\$)		\$22,700	\$1,571,400	\$242,370	\$286,381	\$292,872	\$274,306
Total Living Area (SF)		425 SF	7,743 SF	1,477 SF	1,524 SF	1,583 SF	1,501 SF
Number of Rooms		1	21	5.6	5.5	5.8	5.1
Number of Bedrooms		0	11	2.9	3.0	3.1	3.1
Number of Garages		0	5	1			
Number of Bathrooms		1	8	2.5	2.0	2.0	2.1
Has a Full Basement	87.8%						
Normal or Higher Condition	92.0%				99.2%	99.4%	99.3%
Below Normal Condition	8.0%				0.8%	0.6%	0.7%

TABLE 2.2 Peer Community Comparison - Single-Family Homes Data

32 Source: Confluence with inputs from Warren County Tax Assessor

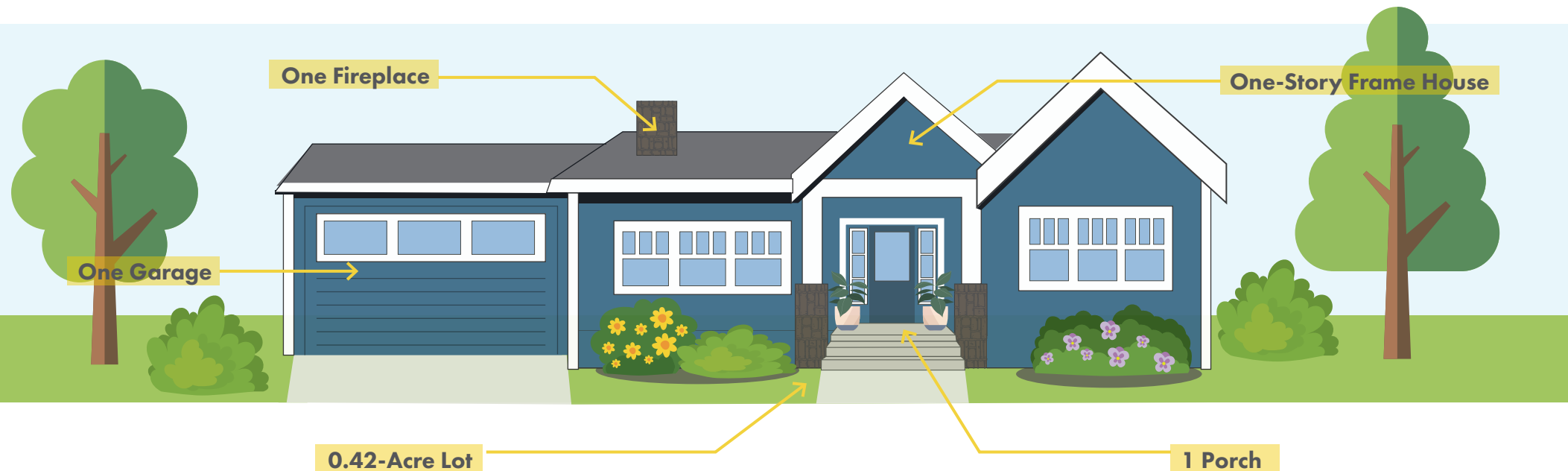
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HOUSING STOCK CHARACTERISTICS

WHAT IS A TYPICAL HOME IN INDIANOLA?

Based on averages taken from Warren County parcel data, a typical profile for a single-family home in Indianola is summarized below:



AVERAGE HOME FAST FACTS:

Your average Indianola home looks like...

Year Built: 1971
Total Assessed Value: \$242,370
3 Bedrooms
2 Bathrooms

Total Living Area: 1,477 SF
Lot Size: 0.42 acres
6 Total Rooms
Full Basement



HOUSING STOCK CHARACTERISTICS

RESIDENTIAL PARCELS ANALYSIS

RESIDENTIAL AREAS BY HOUSING TYPE

The vast majority of residential parcels in Indianola are single-family detached homes, shown in yellow in Figure 2.1. Medium-density residential is shown in orange and multi-family residential (apartments or condos) are shown in brown. Nursing homes/assisted living facilities are shown in pale red. Nursing homes provide approximately 425 units for seniors and assisted living resources.

-  Indianola City Limits
-  Single-Family Detached
-  Medium-Density Residential
-  Multi-Family Residential
-  Manufactured/Mobile Homes
-  Nursing Home/Assisted Living
-  Downtown Upperstory Units

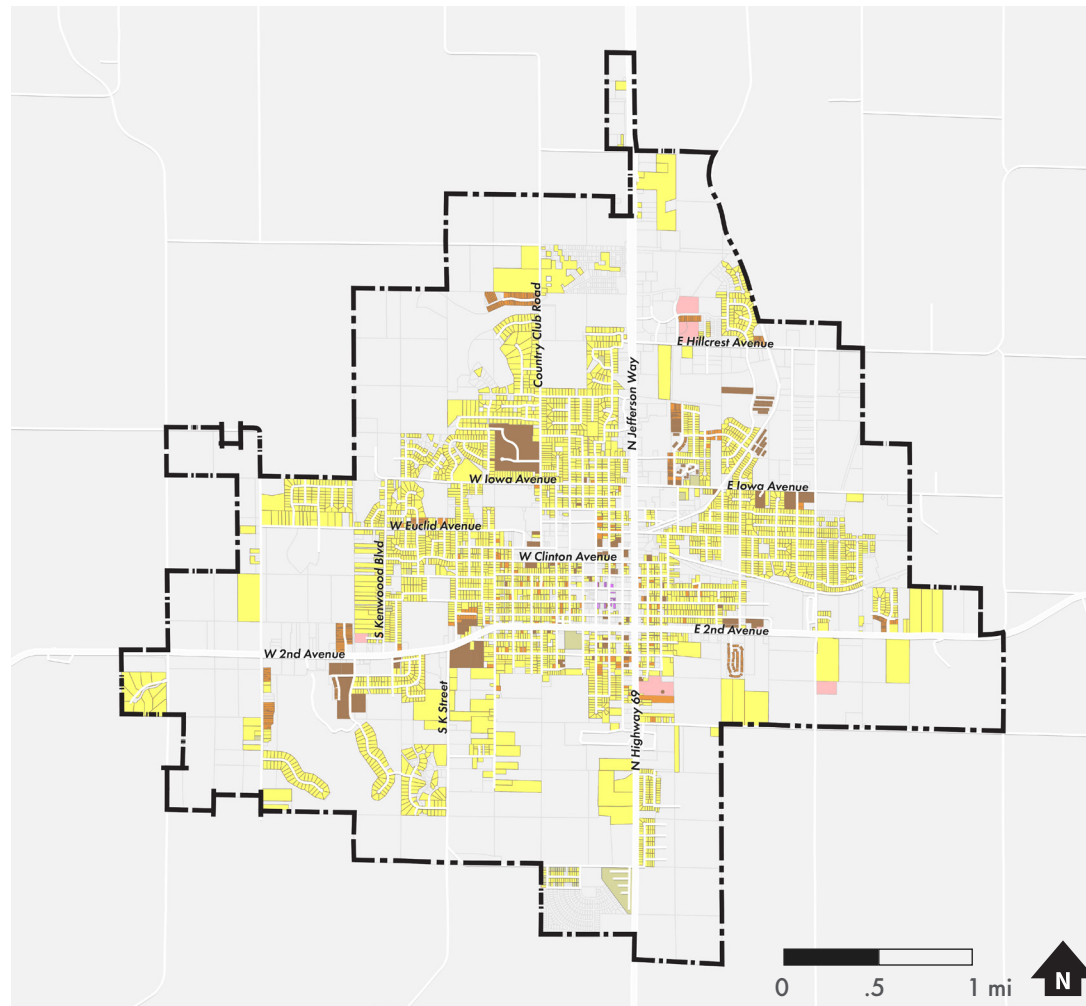


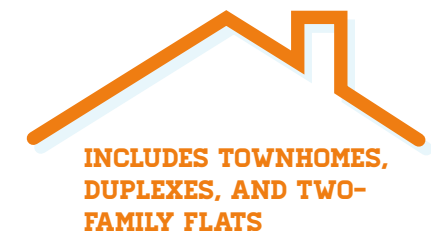
FIGURE 2.1 Residential Parcels by Type, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

SINGLE-FAMILY DETACHED



MEDIUM-DENSITY RESIDENTIAL



MULTI-FAMILY RESIDENTIAL



HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

OVERVIEW

Figure 2.2 shows the location of single-family homes in Indianola. As the most dominant housing type, single-family homes can be found throughout the community's four quadrants with the most homes found in the northwest.

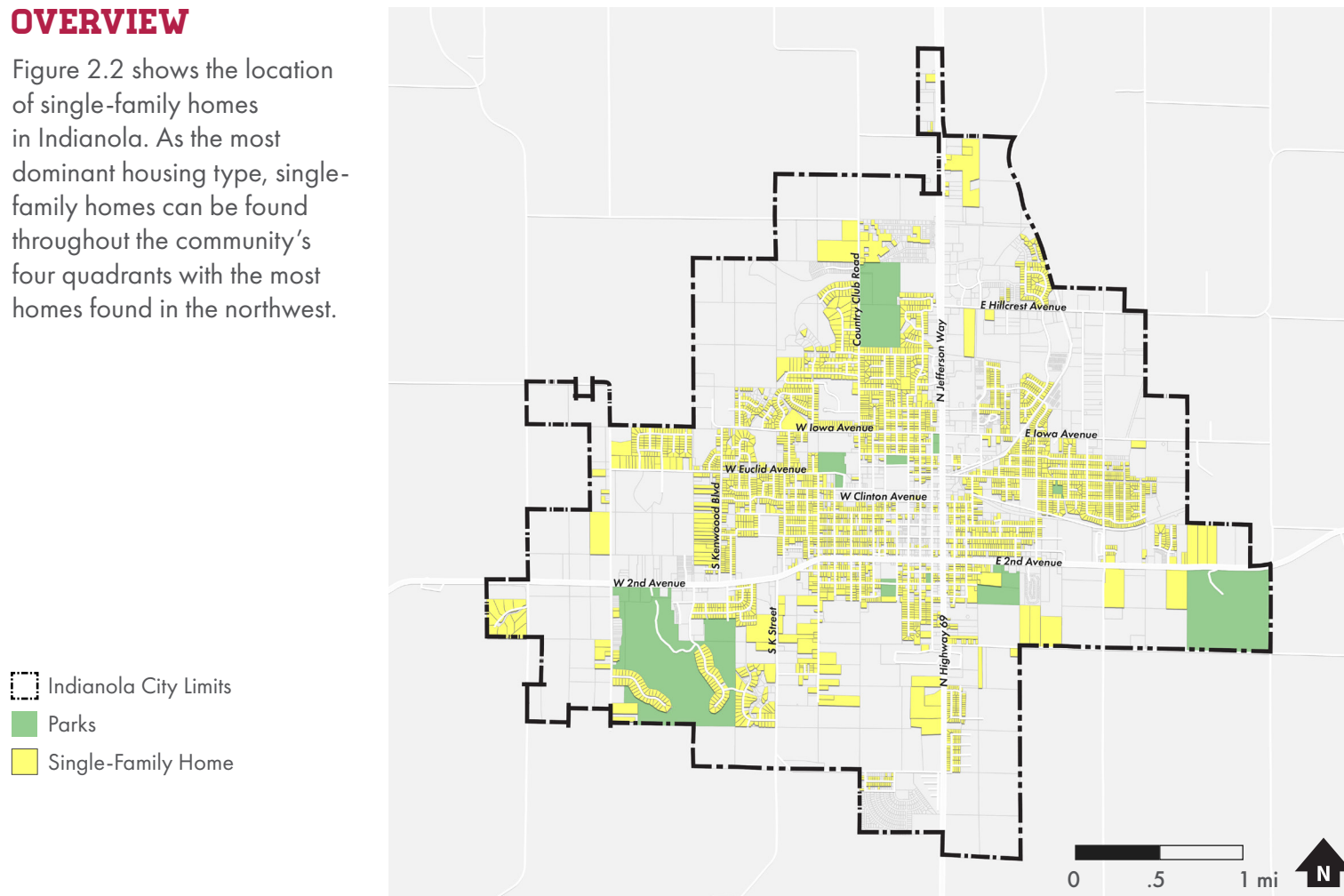


FIGURE 2.2 Single-Family Homes, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023



HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

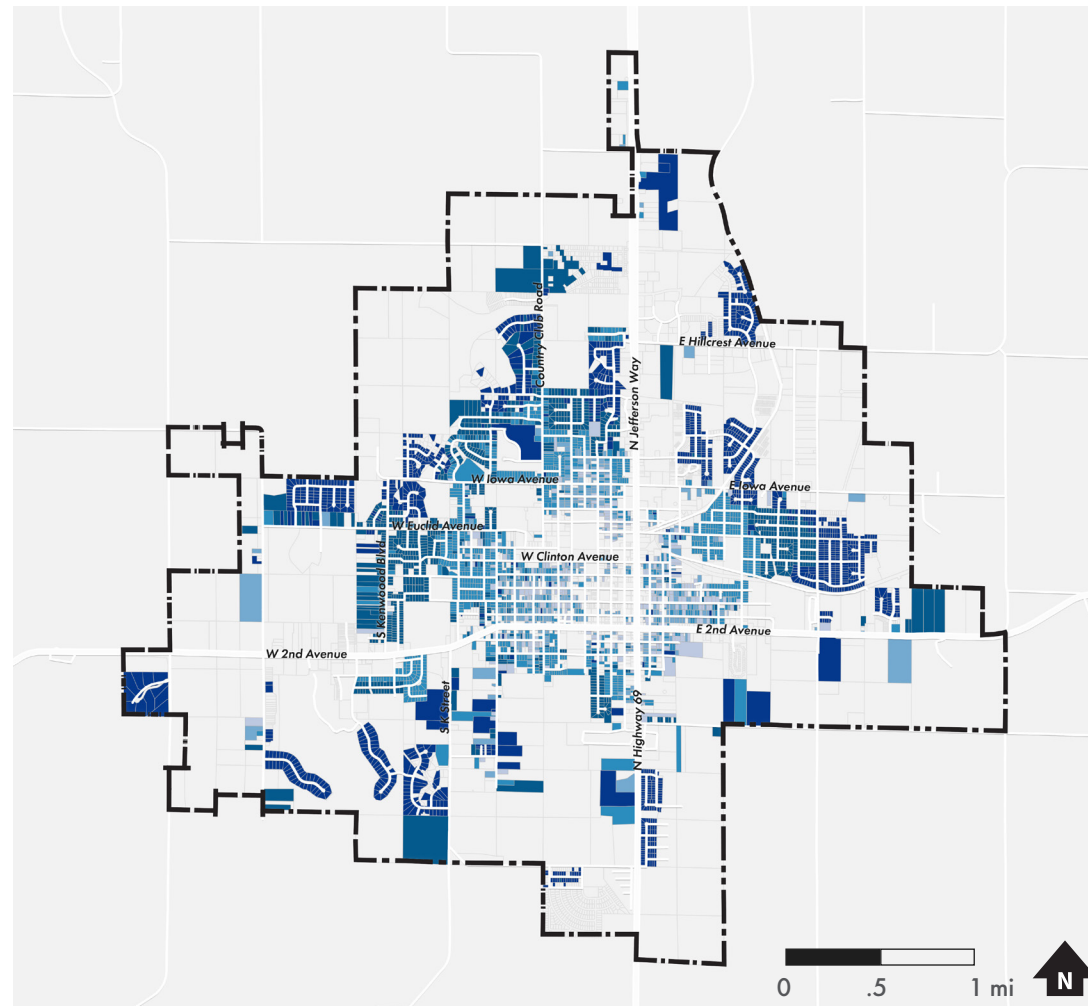
HOMES BY YEAR BUILT

There are many older homes in Indianola's core, a lasting legacy of the community's rich history. Older homes are more centrally located with the newer homes on the edges, especially the northwest.

Indianola City Limits

Year Built

- 1849-1907
- 1908-1939
- 1940-1967
- 1968-1992
- 1993-2023



HOMES BY YEAR BUILT

Year Built	Count Share
1849-1907	289 7.1%
1908-1939	403 9.9%
1940-1967	1,091 26.8%
1968-1992	916 22.5%
1993-2023	1,374 33.7%
TOTAL	4,073 100.0%

TABLE 2.3 Homes by Year Built

FIGURE 2.3 Single-Family Homes by Year Built, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

SECTION 2:

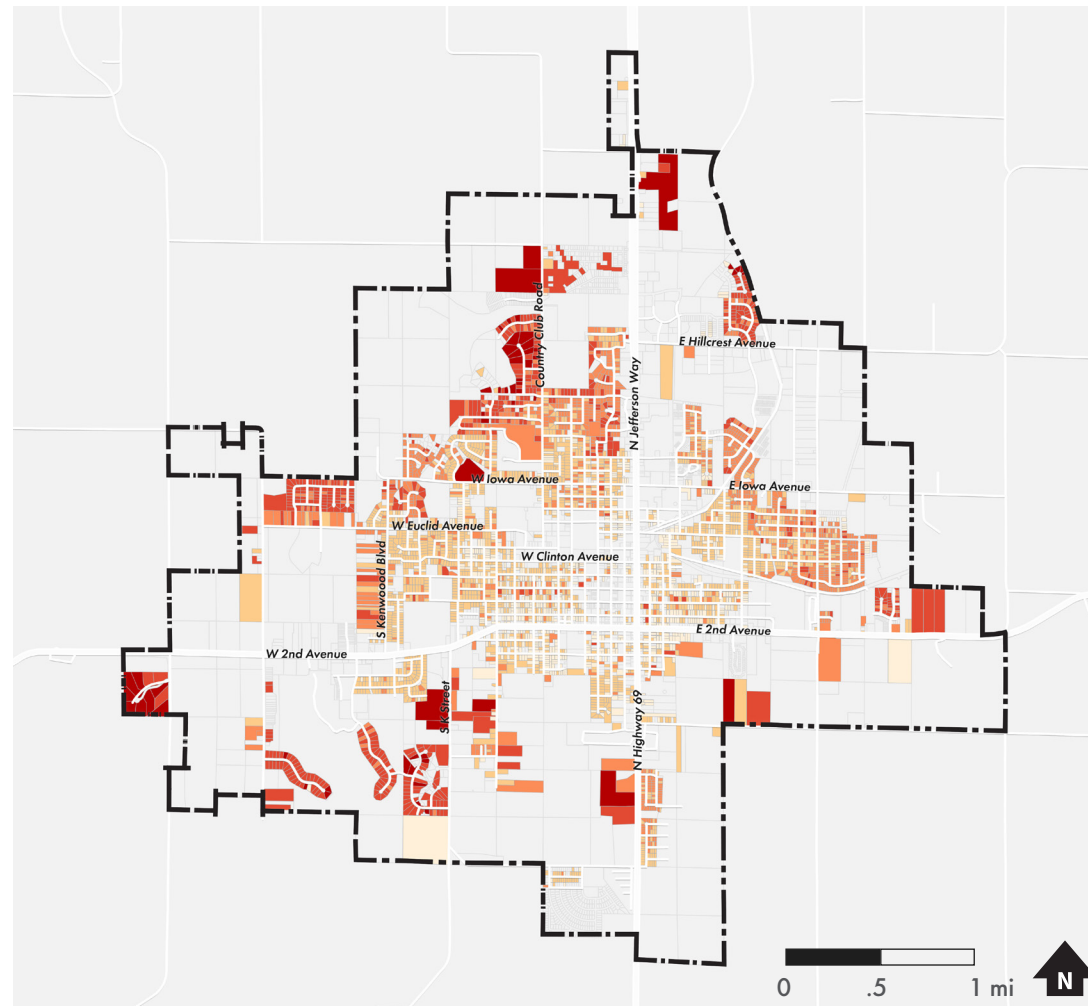
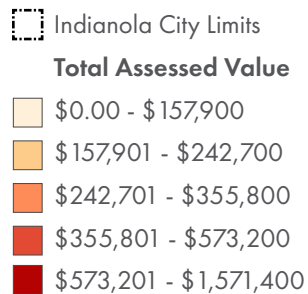
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HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY TOTAL ASSESSED VALUES

There is a wide range of home values in Indianola. In the historic core, there are clusters of lower value homes with high value homes lining the periphery of the community.



HOMES BY TOTAL ASSESSED VALUE	
Total Assessed Value (\$)	Count Share
\$0.00 - \$157,900	778 19.1%
\$157,901 - \$242,700	1,636 40.2%
\$242,701 - \$355,800	1,095 26.9%
\$355,801 - \$573,200	506 12.4%
\$573,201 - \$1,571,400	58 1.4%
TOTAL	4,073 100.0%

TABLE 2.4 Homes by Total Assessed Value

FIGURE 2.4 Single-Family Homes by Total Assessed Value, Indianola, Iowa

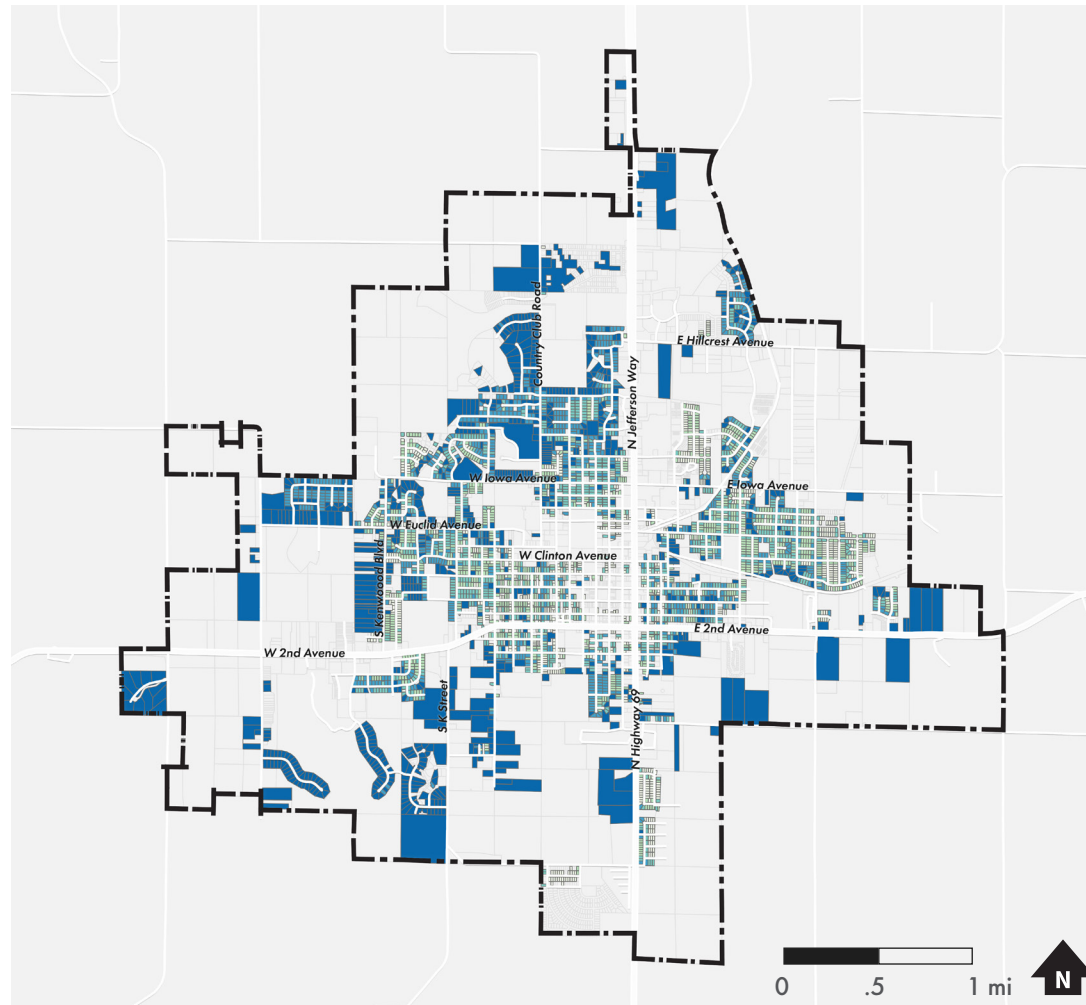
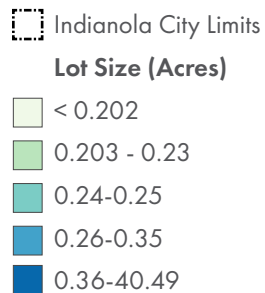
Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY LOT SIZE

Newer homes in Indianola on the edges are generally built on larger lots than the historic core. The overall average lot size for single-family homes is 0.42 acres. The largest lot for a home is over 40 acres.



HOMES BY LOT SIZE IN ACRES	
Lot Size (Acres)	Count Share
< 0.202	815 20.0%
0.203 - 0.23	815 20.0%
0.24-0.25	814 20.0%
0.26-0.35	815 20.0%
0.36-40.49	814 20.0%
TOTAL	4,073 100.0%

TABLE 2.5 Homes by Lot Size in Acres

FIGURE 2.5 Single-Family Homes by Lot Size in Acres, Indianola, Iowa

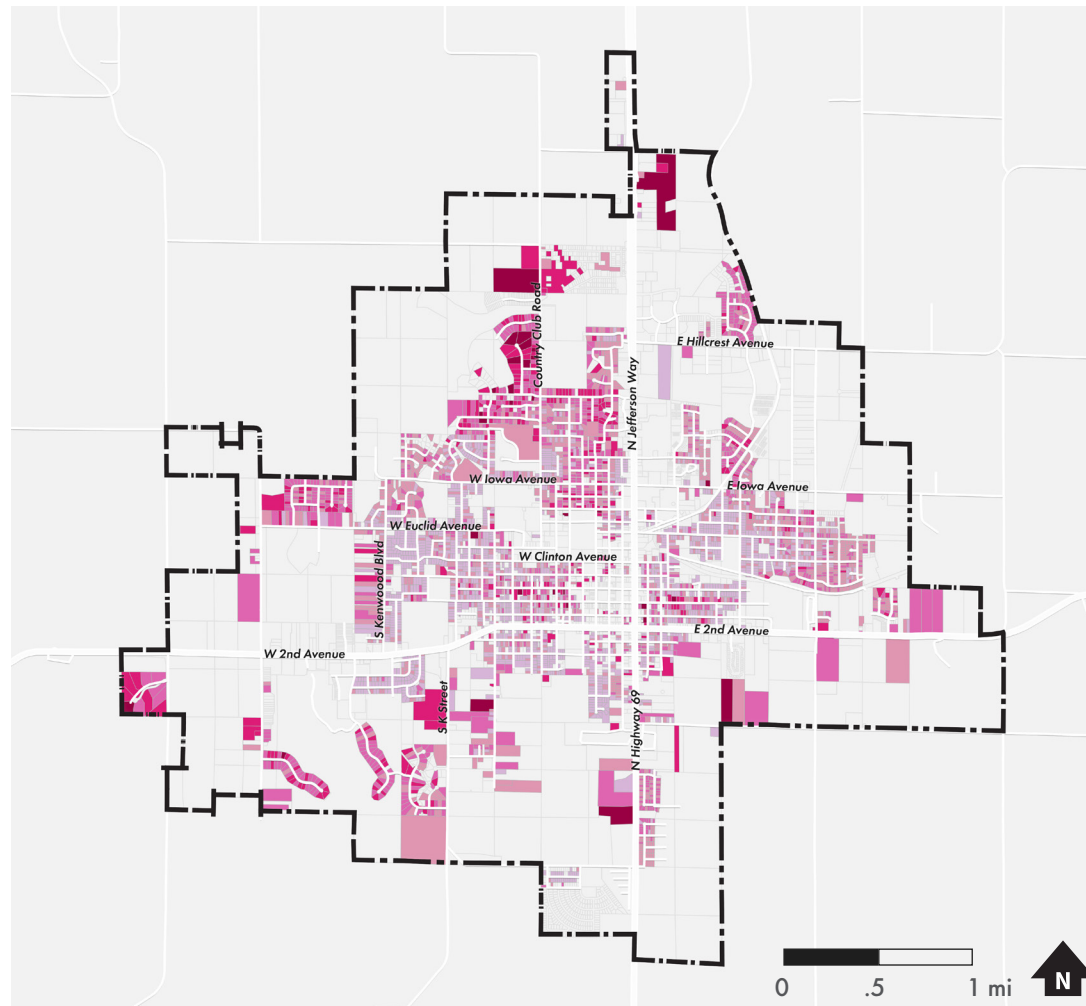
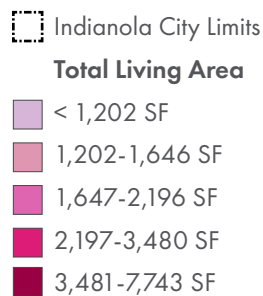
Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY TOTAL LIVING AREA

As with age of homes, the majority of smaller homes are located with the core of Indianola with home sizes increasing on the edges.



HOMES BY TOTAL LIVING AREA	
Total Living Area (SF)	Count Share
< 1,202	1,497 36.8%
1,202-1,646	1,250 30.7%
1,647-2,196	974 23.9%
2,197-3,480	321 7.9%
3,481-7,743	31 0.8%
TOTAL	4,073 100.0%

TABLE 2.6 Homes by Total Living Area

FIGURE 2.6 Single-Family Homes by Total Living Area (SF) Indianola, Iowa

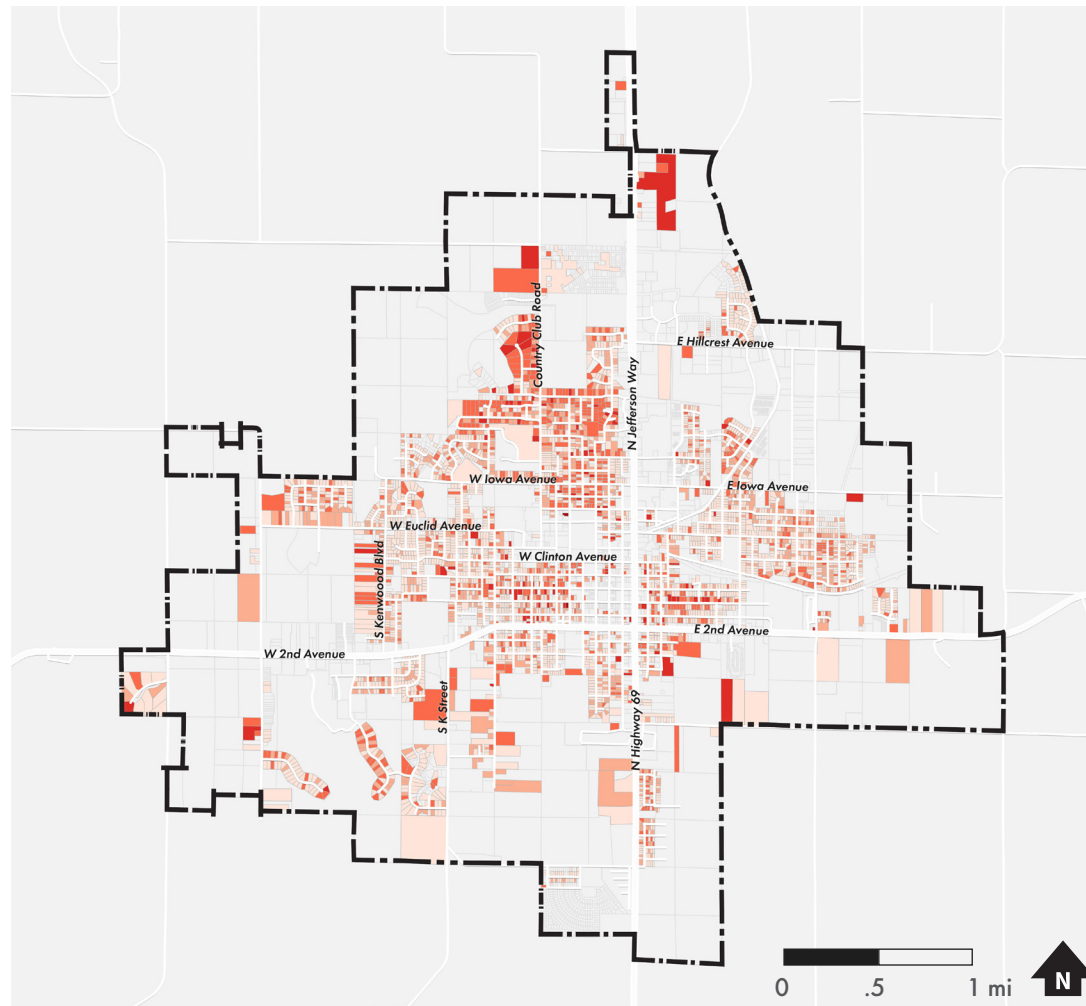
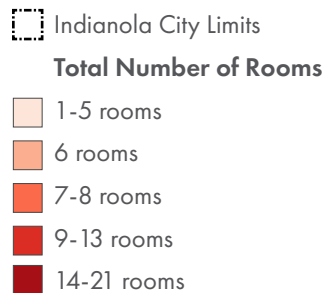
Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY TOTAL NUMBER OF ROOMS

The majority of homes have between 1 and 5 total rooms. There are some outliers to this spread throughout the community. Larger homes tend to be located in newer developments or near the corporate limits.



HOMES BY NUMBER OF ROOMS	
Number of Rooms	Count Share
1-5 rooms	2,241 55.0%
6 rooms	973 23.9%
7-8 rooms	755 18.5%
9-13 rooms	102 2.5%
14-21 rooms	2 0.0%
TOTAL	4,073 100.0%

TABLE 2.7 Homes by Number of Rooms

FIGURE 2.7 Single-Family Homes by Total Number of Rooms, Indianola, Iowa

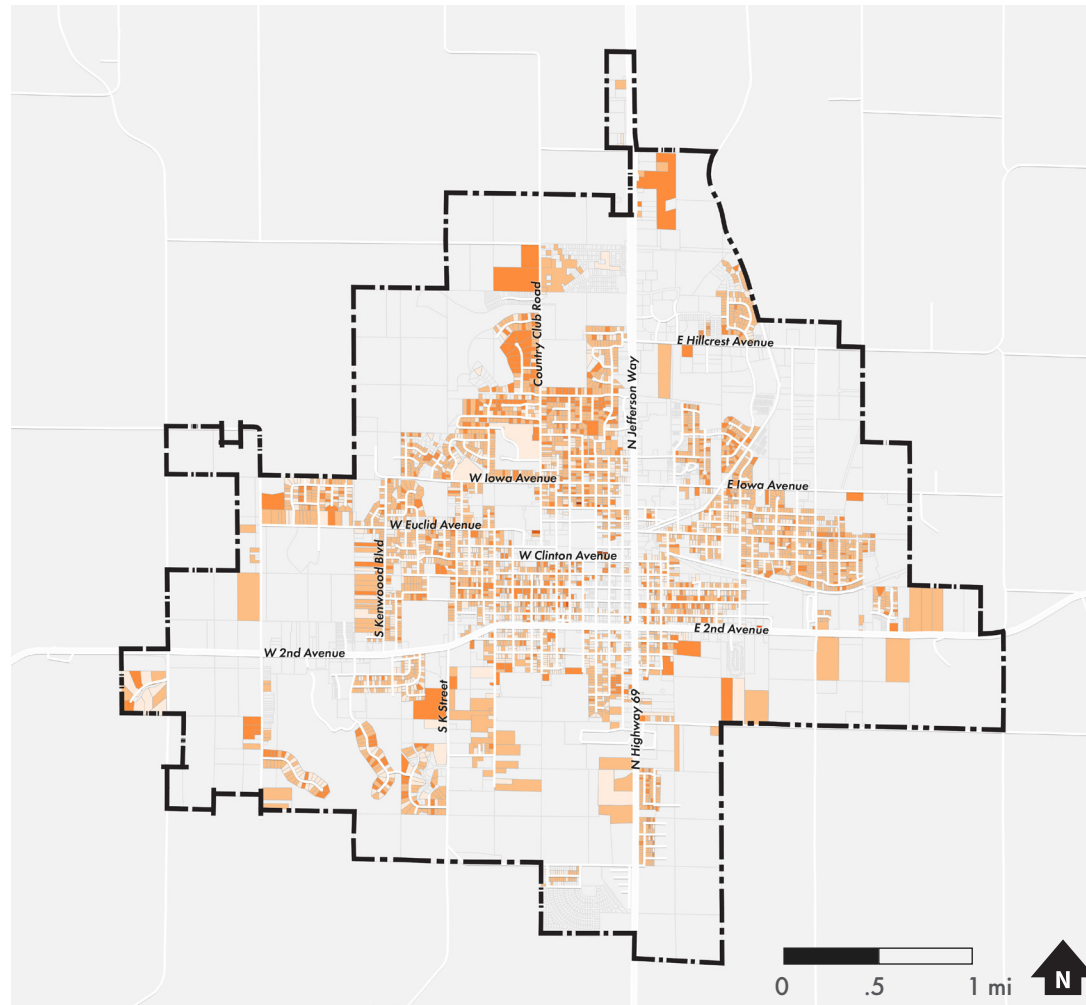
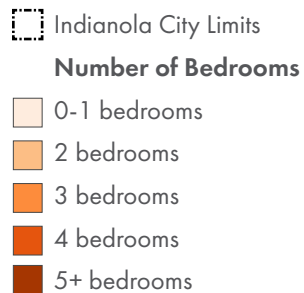
Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY NUMBER OF BEDROOMS

The overall average number of bedrooms for Indianola single-family homes is 2.9. Nearly 57% of homes are 3 bedroom.



HOMES BY NUMBER OF BEDROOMS	
Number of Bedrooms	Count Share
0-1 bedrooms	75 1.8%
2 bedrooms	1,007 24.7%
3 bedrooms	2,309 56.7%
4 bedrooms	615 15.1%
5+ bedrooms	67 1.6%
TOTAL	4,073 100.0%

TABLE 2.8 Homes by Number of Bedrooms

FIGURE 2.8 Single-Family Homes by Number of Bedrooms, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

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HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY NUMBER OF BATHROOMS

The average home in Indianola has between 1 and 2 bathrooms. Nearly a quarter of homes have 3 bathrooms. Only 8.5% have 5 or more bathrooms.

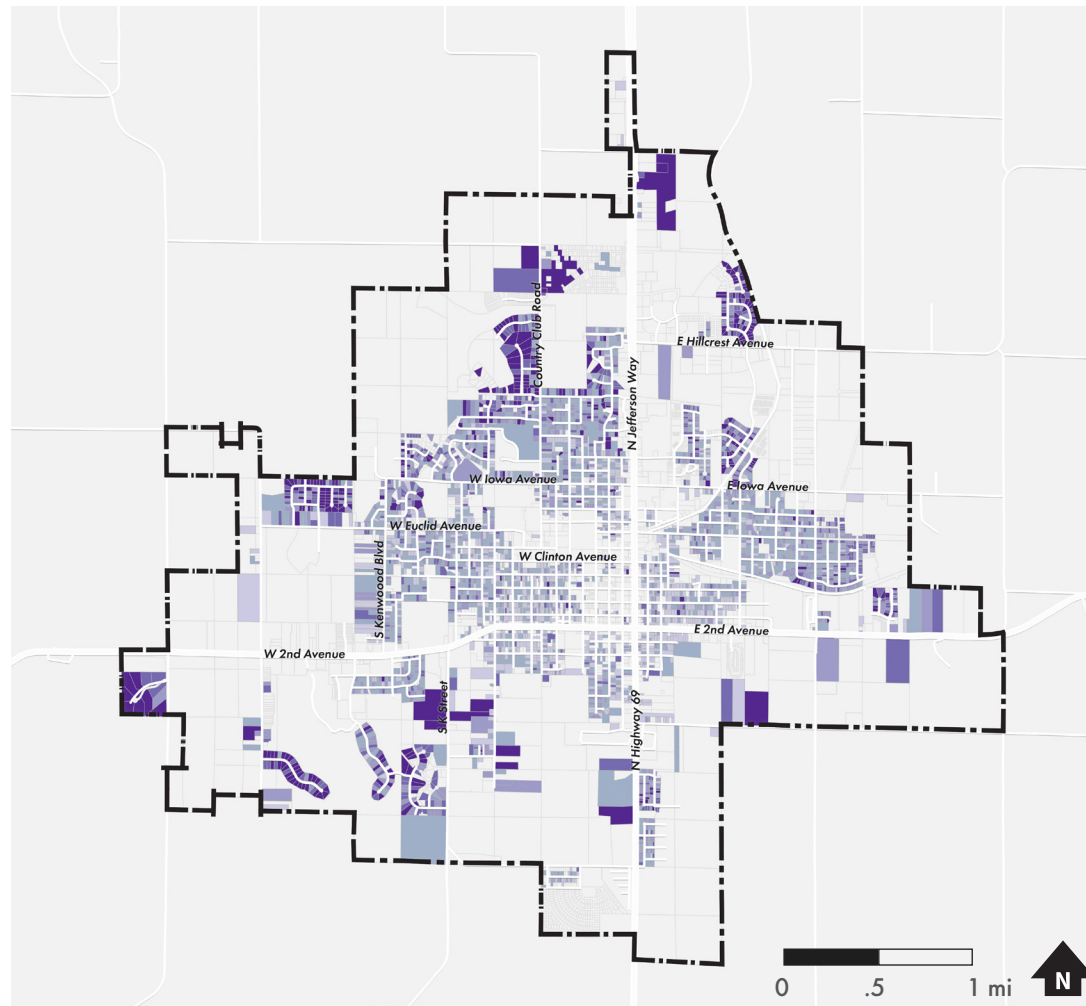
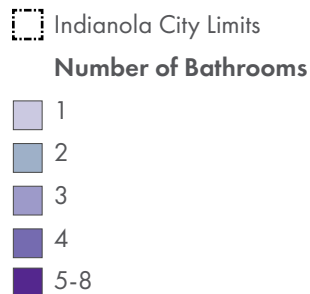


FIGURE 2.9 Single-Family Homes by Number of Bathrooms, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

HOMES BY NUMBER OF BATHROOMS	
Number of Bathrooms	Count Share
1 Bathroom	897 22.0%
2 Bathrooms	1,489 36.6%
3 Bathrooms	864 21.2%
4 Bathrooms	476 11.7%
5-8 Bathrooms	347 8.5%
TOTAL	4,073 100.0%

TABLE 2.9 Homes by Number of Bathrooms

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY NUMBER OF STORIES

Nearly 60% of homes are 1 story and another 25% are 2 story. Split-level homes and 1 and 1/2 story homes account for a combined 16.6%.

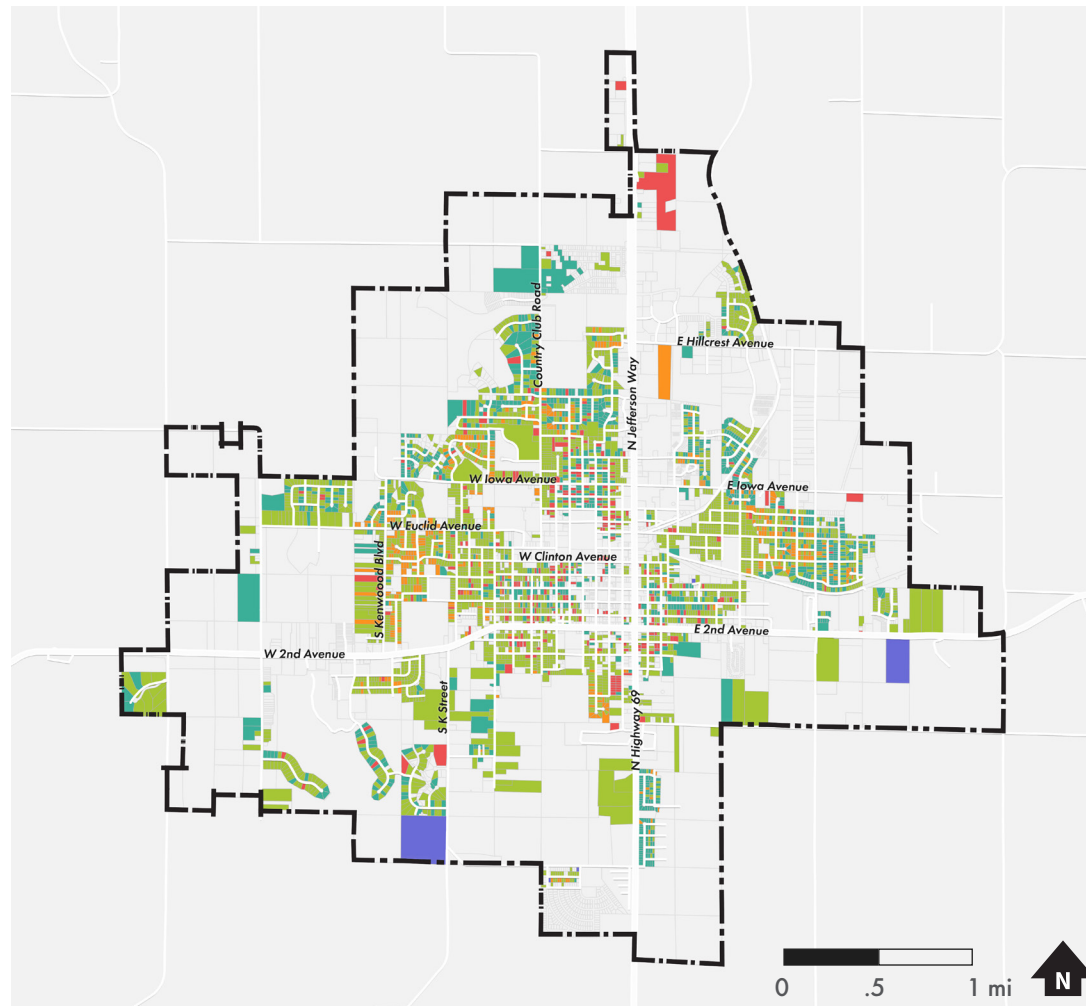


FIGURE 2.10 Single-Family Homes by Number of Stories, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

HOMES BY NUMBER OF STORIES	
Number of Stories	Count Share
1 Story	2,407 59.1%
1 1/2 Story	287 7.0%
2 Story	983 24.1%
Split-Level	389 9.6%
Other	7 0.2%
TOTAL	4,073 100.0%

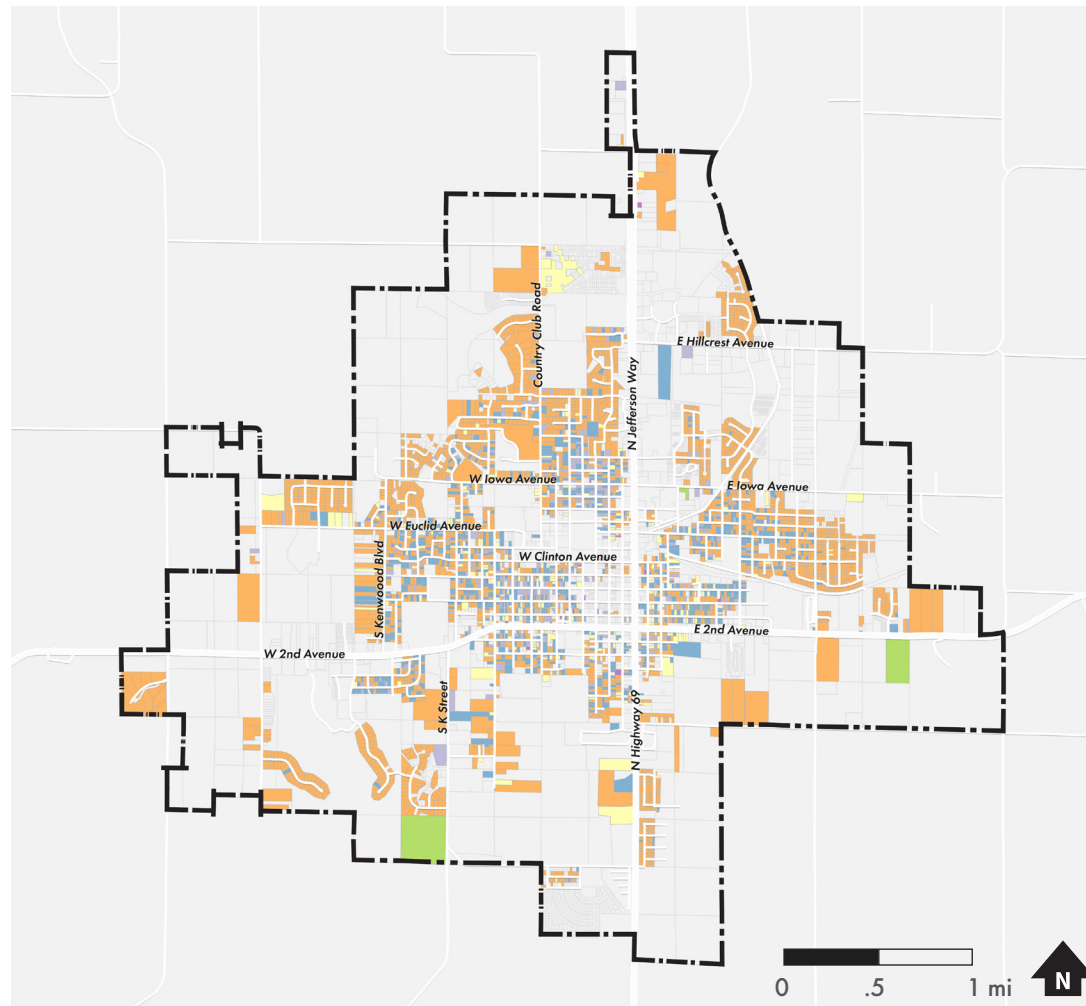
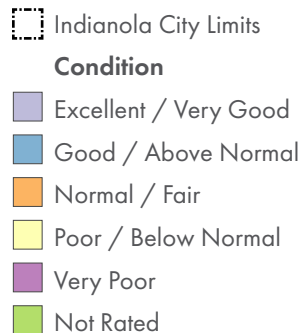
TABLE 2.10 Homes by Number of Stories

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY CONDITION

Most homes in Indianola are rated as having normal condition. Only around 6% were assessed by Warren County tax assessors as below normal or lower.



HOMES BY CONDITION	
Condition	Count Share
Excellent / Very Good	312 7.7%
Good / Above Normal	876 21.5%
Normal / Fair	2,626 64.5%
Poor / Below Normal	240 5.9%
Very Poor	16 0.4%
Not Rated	3 0.1%
TOTAL	4,073 100.0%

TABLE 2.11 Homes by Condition

FIGURE 2.11 Single-Family Homes by Condition, Indianola, Iowa

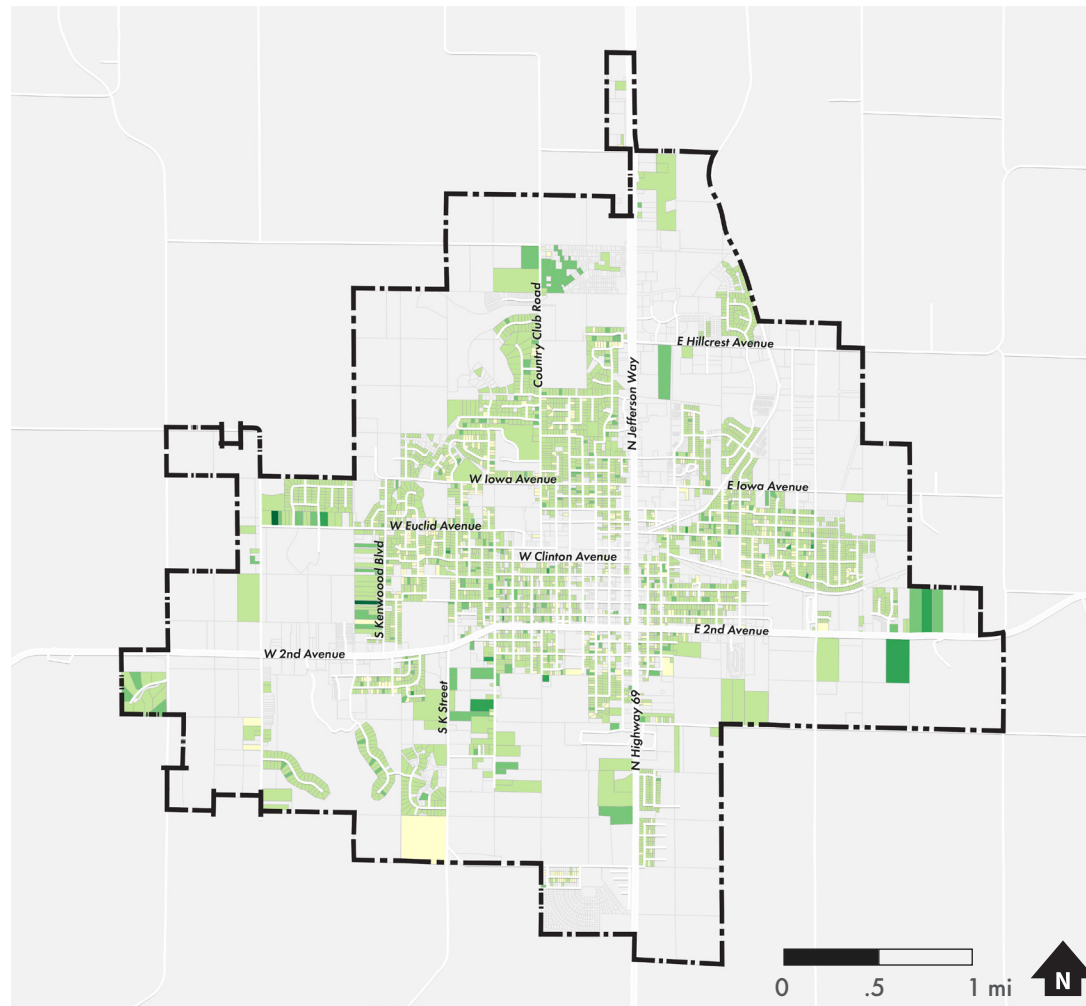
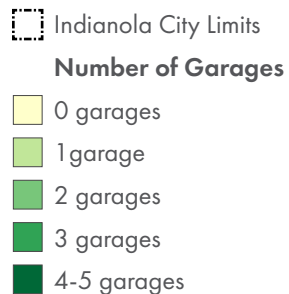
Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY NUMBER OF GARAGES

The average home in Indianola has one garage. Another approximately 11.3% have no garage and nearly 6% have two garages. Only a small handful have more than two.



HOMES BY NUMBER OF GARAGES	
Number of Garages	Count Share
0 Garages	459 11.3%
1 Garage	3,363 82.6%
2 Garages	235 5.8%
3 Garages	14 0.3%
4-5 Garages	2 0.01%
TOTAL	4,073 100.0%

TABLE 2.12 Homes by Number of Garages

FIGURE 2.12 Single-Family Homes by Number of Garages, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

SINGLE-FAMILY RESIDENTIAL

HOMES BY BASEMENT TYPE

Nearly 90% of all homes have a full basement in Indianola and just over 7% have no basement. Around 3.4% of homes have a 1/2 basement.

Indianola City Limits

Basement Type

- 1/4
- 1/2
- 3/4
- Crawl
- Full
- None/Other

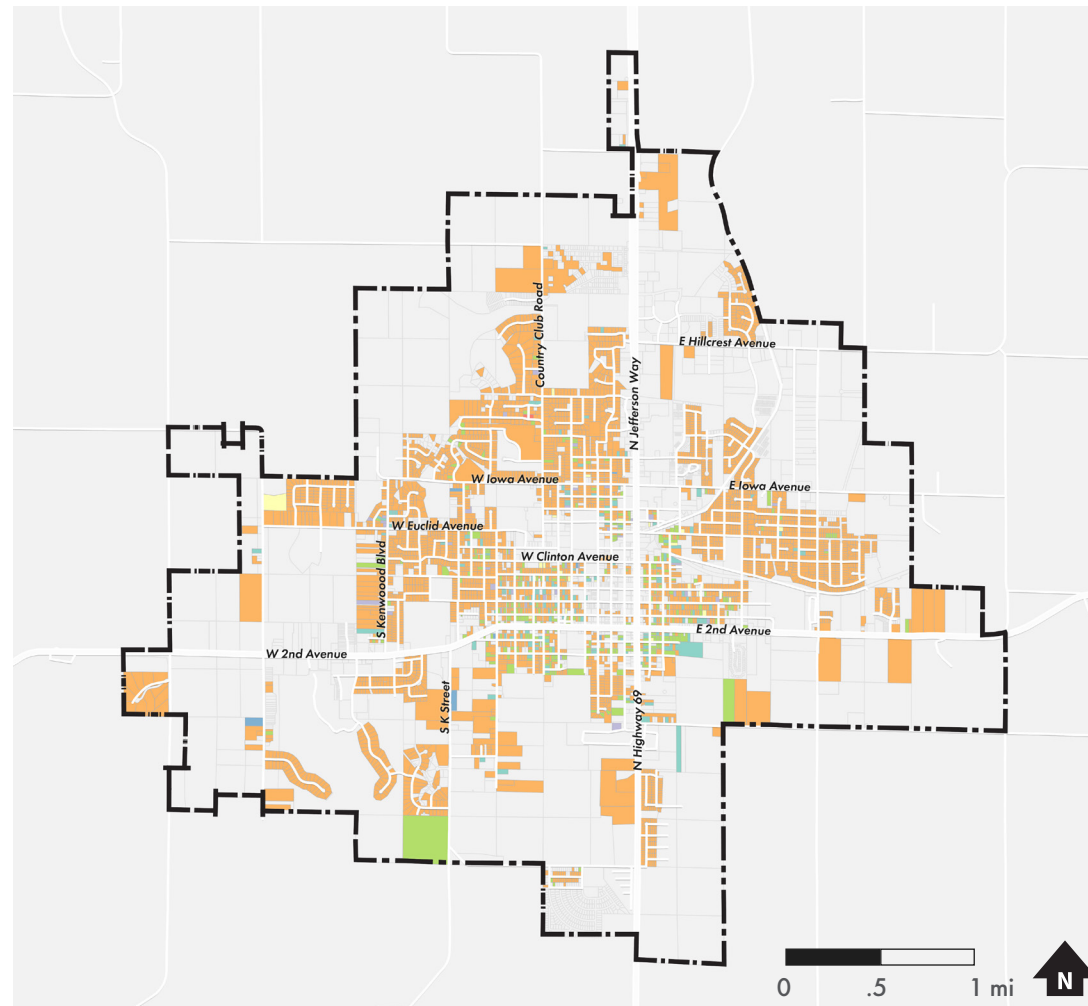


FIGURE 2.13 Homes by Basement Type, Indianola, Iowa

Source: Confluence with inputs from Warren County Tax Assessor 2023

HOMES BY BASEMENT TYPE

Basement Type	Count Share
1/4 Basement	23 0.6%
1/2 Basement	139 3.4%
3/4 Basement	39 1.0%
Crawl	7 0.2%
Full	3,576 87.8%
None/Other	289 7.1%
TOTAL	4,073 100.0%

TABLE 2.13 Homes by Basement Type

HOUSING STOCK CHARACTERISTICS

SUBSIDIZED RENTAL PROPERTIES

There are three properties receiving low-income housing tax credits:

- Indianola Park Apartments II
- Candleridge Apartments of Indianola
- McCord Manor Apartments

There are three multi-family properties with assistance & Section 8 contracts:

- Park View Senior Village
- Prairie Rose Senior Apartments
- Meadow Village Apartments

There is one public housing complex in Indianola operated by the Warren County Housing Authority:

- Indian Country Apartments

In total, there are +/- 514 subsidized housing units available for rent in Indianola across low-income housing tax credits, section 8 contracts, and public housing.

	Address	# Units
Subsidized Properties		
Indianola Park Apartments II	902 N 14th Street	24 units
Candleridge Apartments of Indianola	1111 E Iowa Avenue	22 units
McCord Manor Apartments	2010 W 4th Avenue	213 units
Park View Senior Village	810 S R Street	60 units
Prairie Rose Senior Apartments	2010 W 4th Aveue	81 units
Meadow Village Apartments	810 S R Street	72 units
Indian Country Apartments	1301/1305 E 1st Aveue	42 units
TOTAL		514 units

TABLE 2.14 Subsidized Rental Properties

Source: HUD, Warren County Tax Assessor, Warren County Housing Authority

HOUSING STOCK CHARACTERISTICS

MEDIUM + MULTI-FAMILY RESIDENTIAL

HOUSING TYPES

Medium-density residential includes all duplexes/two-family dwellings, townhouses, and rowhouses. Multi-family residential includes all apartment conversions with 3+ units, apartments, and condominiums. There are approximately 15 buildings in Downtown listed having apartments in the upperstories.

-  Indianola City Limits
-  Medium-Density Residential
-  Multi-Family Residential
-  Downtown Upperstory Units

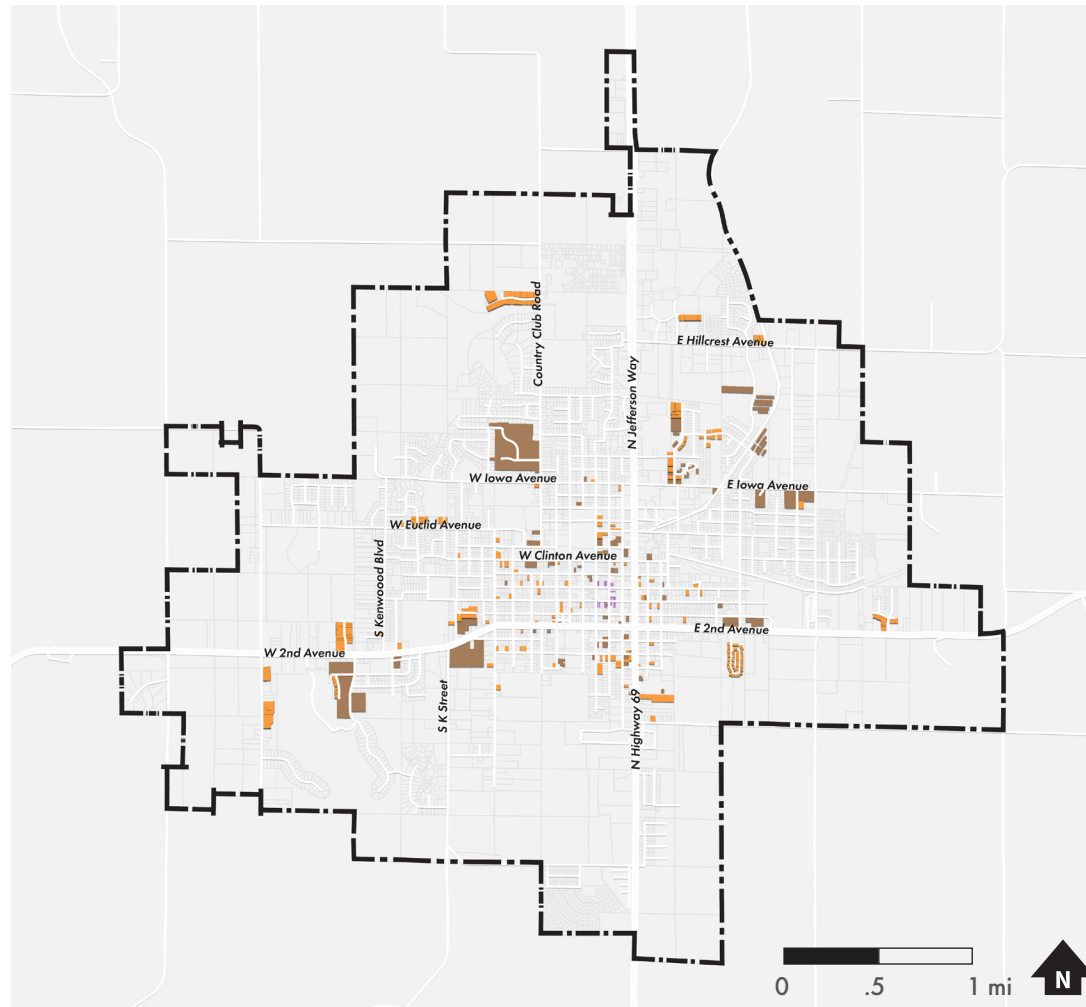


FIGURE 2.14 Residential Parcels by Type, Indianola 2023

Source: Confluence with inputs from Warren County Tax Assessor

HOUSING STOCK CHARACTERISTICS

MEDIUM + MULTI-FAMILY RESIDENTIAL

Key data for medium-density and multi-family residential parcels in Indianola are summarized below. A more limited amount of data is available for these properties compared to single-family residential. Overall, there are approximately 554 medium-density residential (townhomes, duplexes, etc.) and 1,750 multi-family units (apartments, condos, etc.) in Indianola. The units range from being from the late 1800s to new developments. The highest assessed multi-family residential property is just nearly \$8.5 million. Medium-density residential units have an average total living space of just over 1,400 SF. Most are rated normal or above and have an average of 2.5 bedrooms.

	MEDIUM-DENSITY RESIDENTIAL				MULTI-FAMILY RESIDENTIAL			
	Count Share	Minimum	Maximum	Average	Count Share	Minimum	Maximum	Average
Housing Type								
Year Built		1868	2022	1995		1870	2022	1992
Total Assessed Value (\$)		\$73,200	\$ 1,215,700	\$245,149		\$61,800	\$ 8,492,700	\$304,473
Number of Units	554				1,750			
Total Living Area (SF)		504 SF	4,192 SF	1,443 SF				
Number of Rooms		2	14	5.1				
Number of Bedrooms		1	8	2.5				
Has Full Basement	78.0%							
Above Normal Condition	96.6%							
Below Normal Condition	3.4%							

TABLE 2.15 Medium-Density and Multi-Family Residential Data in Indianola

49 Source: Confluence with inputs from Warren County Tax Assessor 2023

HOUSING STOCK CHARACTERISTICS

VULNERABILITY ANALYSIS

OVERVIEW

A housing vulnerability analysis was completed to highlight areas that may be susceptible to decline due to a clustering housing characteristics. The end result of this analysis is a hot spot map. This map, shown in Figure 2.15, highlights congregated datapoints in red. The deeper the red, the higher the concentration of multiple datapoints in the area. The datapoints used for this analysis include:

- Year built is pre-1950
- Smaller lot size
- 2 or fewer bedrooms
- 1 or fewer bathrooms
- No garages
- County assessor condition is below normal
- Unit total value is \$100,000 or less

The results of the housing vulnerability analysis helped to identify a study area for the housing windshield survey. This survey, and its results, are discussed in greater detail on the following pages.

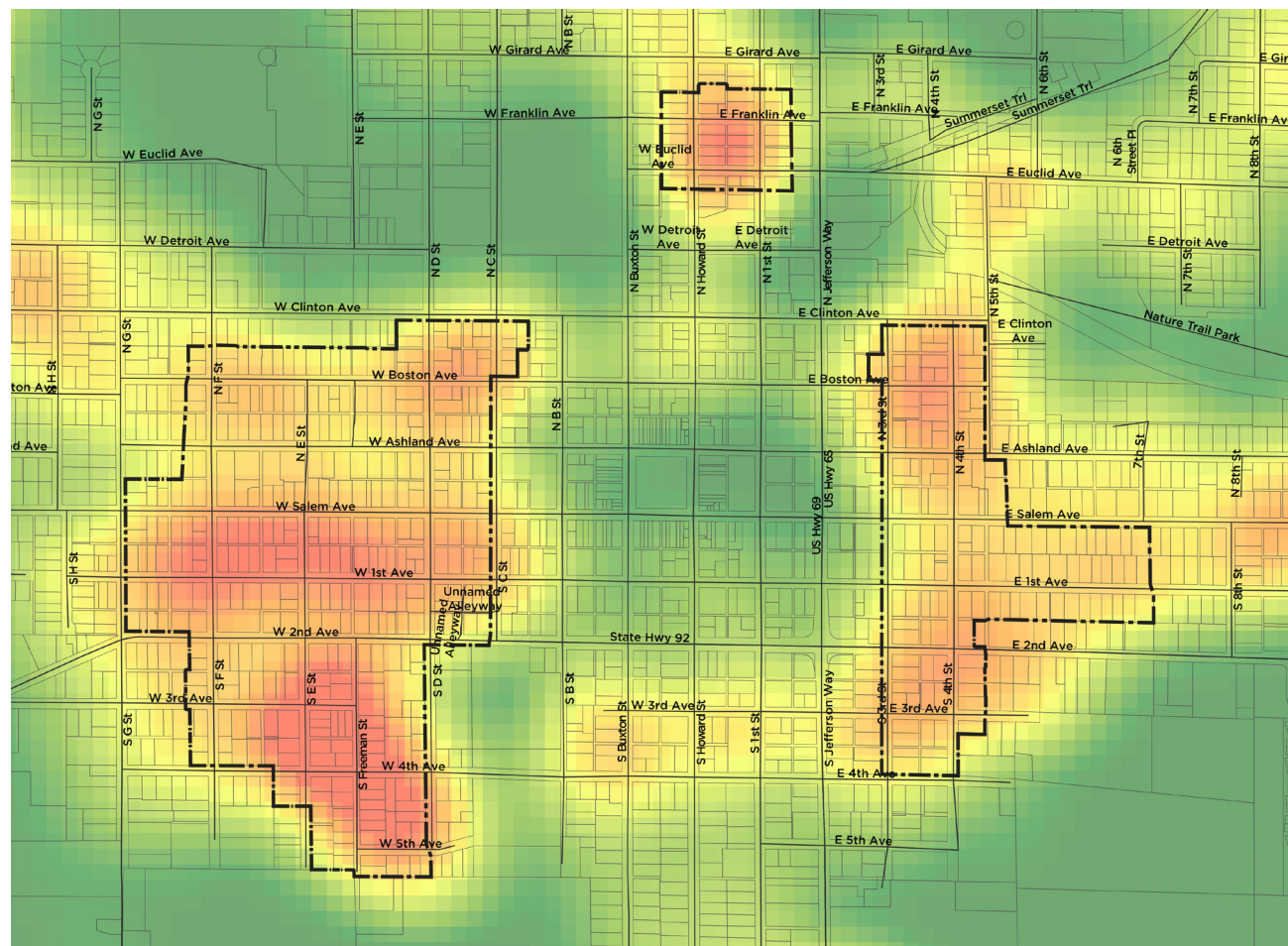


FIGURE 2.15 Housing Vulnerability Analysis Results for Indianola

Source: Confluence with inputs from Warren County Tax Assessor

HOUSING STOCK CHARACTERISTICS

WINDSHIELD SURVEY

OVERVIEW

A windshield survey was conducted as part of the Housing Needs Analysis to identify current housing types, exterior conditions, and roof conditions for a select study area of Indianola. The study area was selected because they were determined to be the areas with the highest vulnerability, with variables including age, value, condition, and number of bathrooms/bedrooms. The intent of this survey is to identify themes and needs for homeowners in the study area to support housing rehabilitation and maintenance within the community.

Figure 2.16 presents the study area utilized for the windshield survey for Indianola. The following pages provide greater detail of the vulnerability analysis and windshield survey.

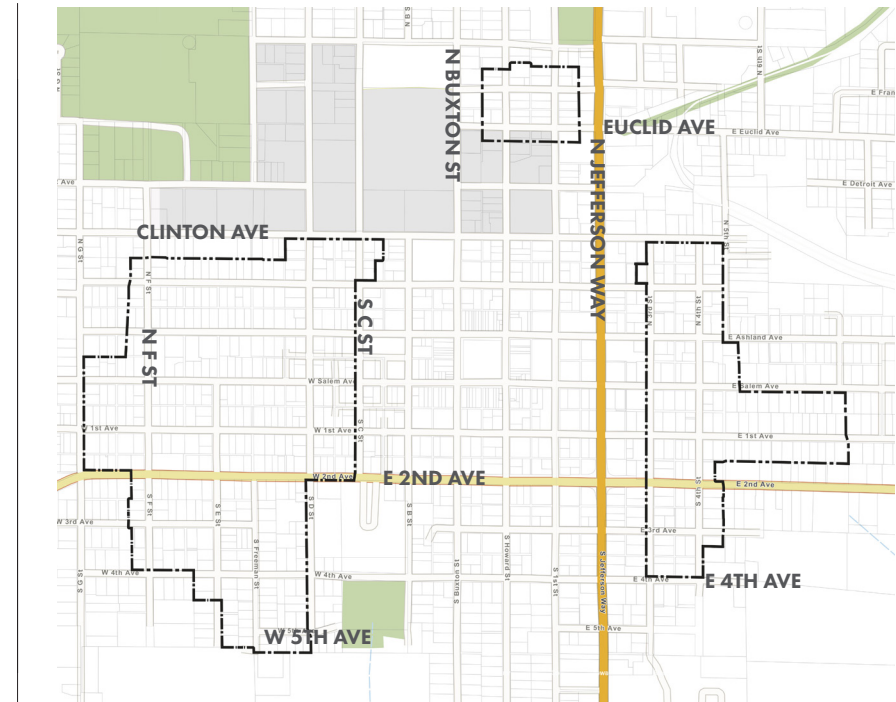


FIGURE 2.16 Indianola Windshield Survey Study Areas

Excellent	Sound	Minor Rehabilitation	Deteriorating	Dilapidated
A dwelling unit that is new or well maintained and structurally intact. Foundation appears structurally undamaged, and rooflines are straight. Windows, doors, and siding are in good repair. Exterior paint is in good condition.	A dwelling unit that requires minor deferred maintenance, such as repainting, window repairs, the replacement of a few shingles, or the repair of cracks in the foundation.	A dwelling unit that shows signs of multiple deferred maintenance, or that requires the repair of one major component.	A dwelling unit that has at least two major structural problems, but can be repaired with major rehabilitation.	A dwelling unit that suffers from excessive neglect, appears structurally unsound and not safe for human habitation, and may not be feasible to rehabilitate.

HOUSING STOCK CHARACTERISTICS

WINDSHIELD SURVEY

HOUSING TYPES

The housing types surveyed in the Windshield Survey are categorized in Figure 2.17. The dominate residential housing type is detached single-family residential. Given the location of the study area and the trends of development, this is not surprising to see in the built environment. Shown in red and dark purple, there are some instances of attached and multi-family housing types throughout the neighborhoods. Some examples of the attached units appeared to be infill opportunities, bringing additional gentle density to the block. Multi-family housing is generally located on corner lots, as is recommended as a best practice.

-  Windshield Survey Study Area
-  Detached Single-Family Residential
-  Attached Housing (Duplex, Triplex, Quadplex)
-  Multi-Family

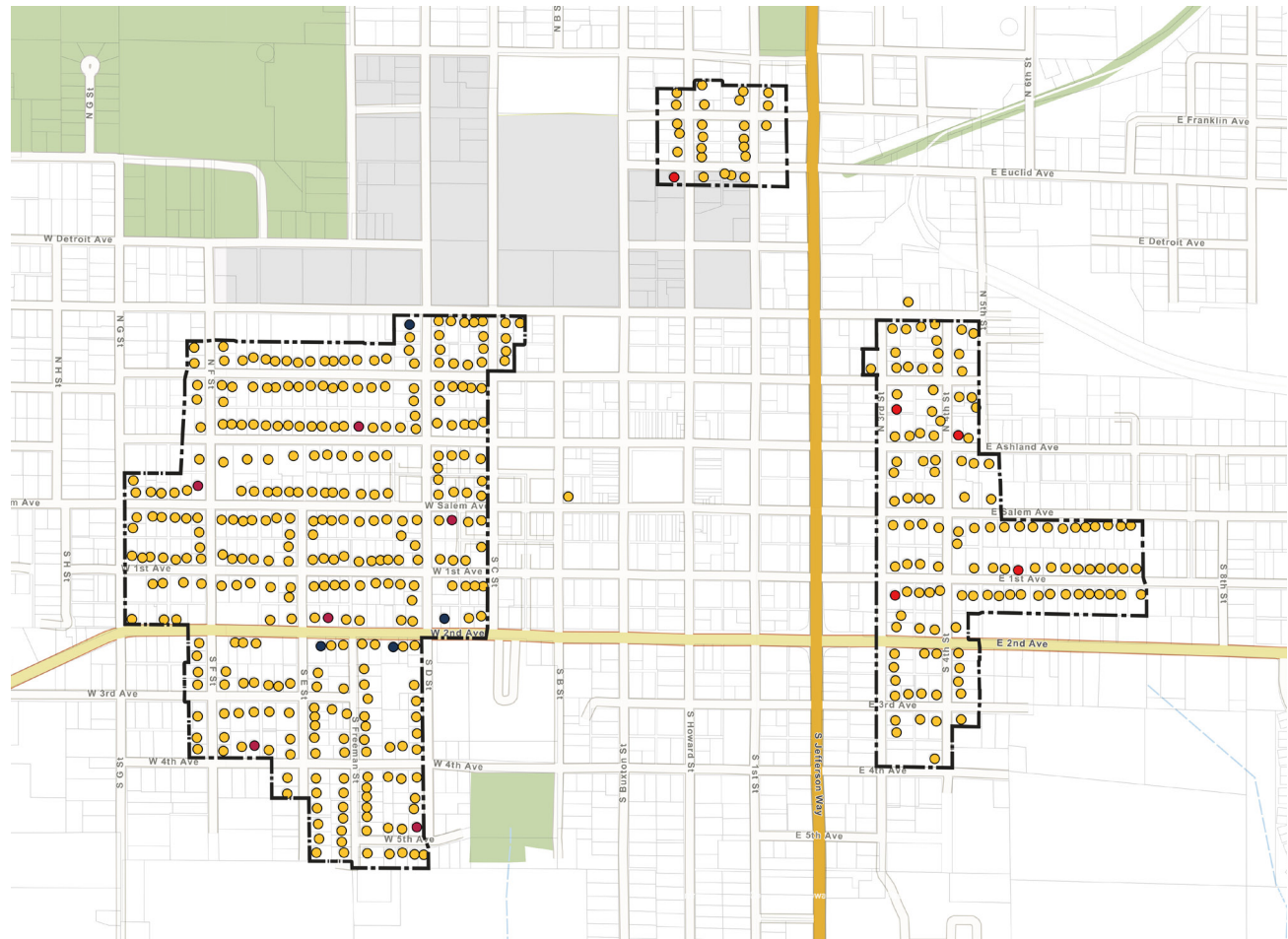


FIGURE 2.17 Housing Vulnerability Analysis Results for Indianola - Housing Types

Source: Confluence with inputs from Warren County Tax Assessor

HOUSING NEEDS INDICATORS

HOUSING MISMATCH ANALYSIS

A Housing Mismatch Analysis serves as an additional method for measuring gaps and surpluses within the existing housing market.

This analysis follows HUD's definition of affordability and examines what homes (rentals and owner-occupied units) exist within the community today that are within 30% of the household income ranges provided.

The graphic to the right can be utilized to understand what each color and bar represents.

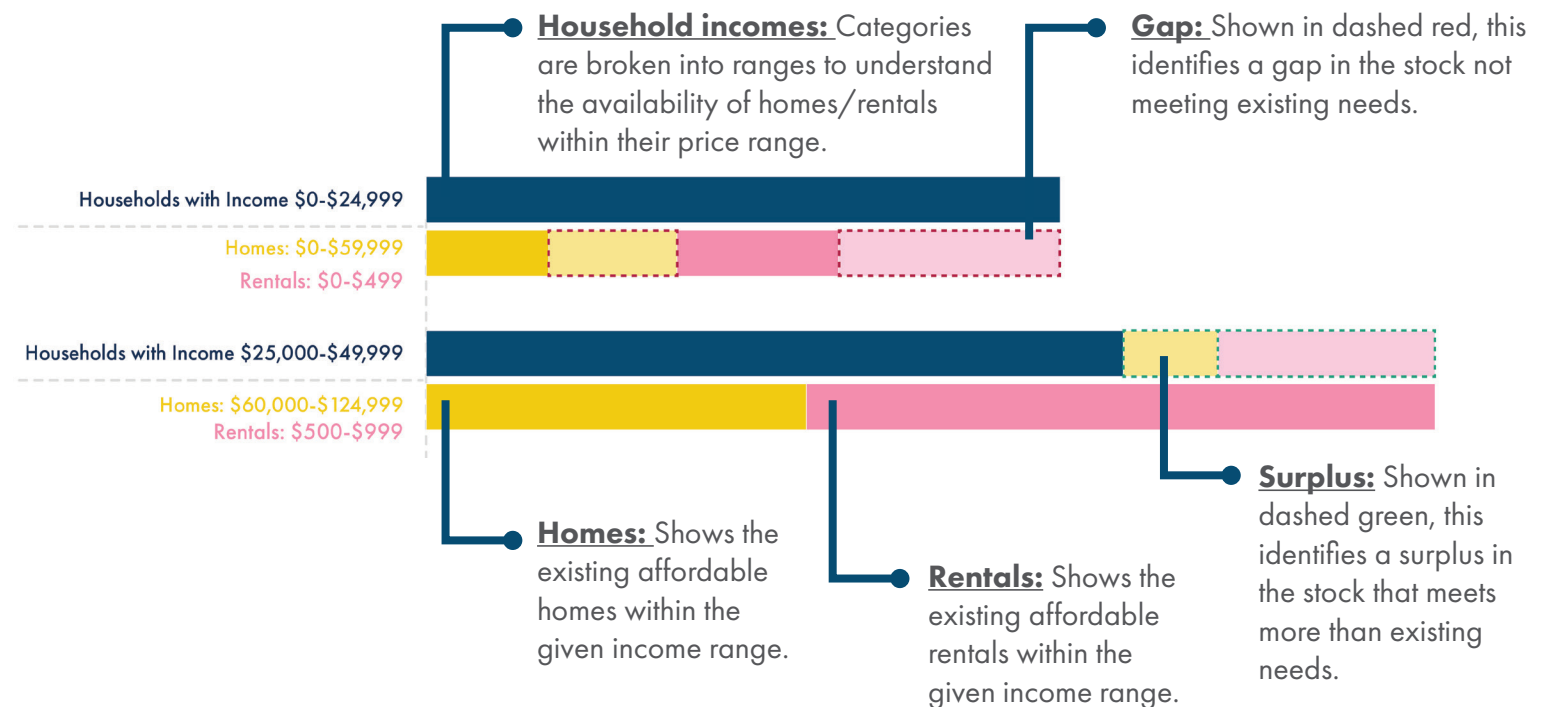


FIGURE 3.1 Housing Mismatch Analysis Key and Definitions

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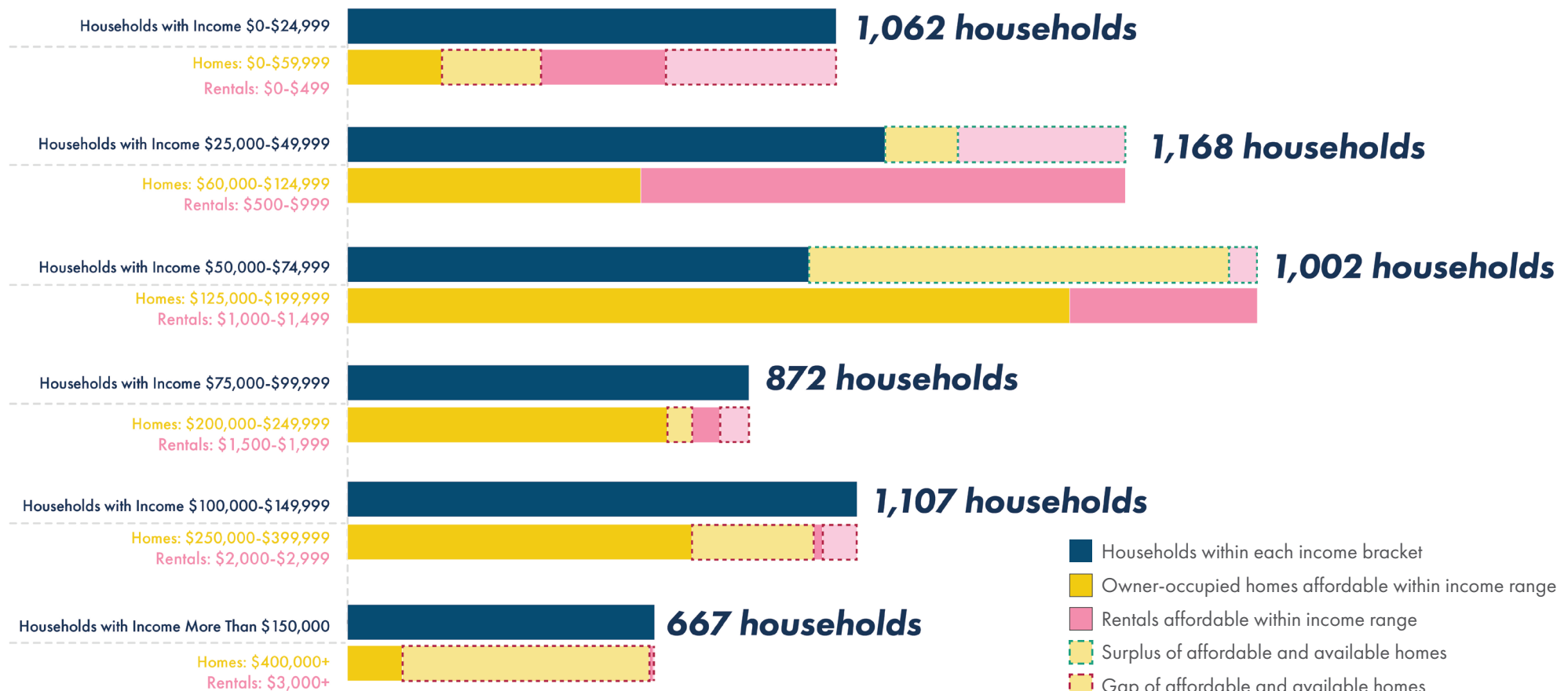


FIGURE 3.2 Indianola Housing Mismatch Analysis

Source: Confluence with inputs from U.S. Census Bureau ACS 5-Year Estimates (2021)

HOUSING NEEDS INDICATORS

GAP IN LOW -INCOME AVAILABILITY

The first observation from the Housing Mismatch Analysis in Figure 3.2 identifies a large gap in housing for the lowest of income brackets (\$0-\$24,999). This bracket can be assumed to include low income households, college students, or seniors on fixed-incomes. Rentals within this income bracket face the greatest competition and demand, accentuated by the demand on affordable owner-occupied units. Rentals considered affordable within this income range cap at \$499 per month, with owner-occupied units cap values of \$59,999.

Indianola does have a healthy number of subsidized housing units available within the community that helps alleviate some of the cost-burdened households. These subsidized units are discussed on page 47.

MID-INCOME HOUSING COMPETITION

The \$25,000-\$74,999 income ranges are the only two categories that have surpluses in their affordability and availability of units. There are more units than demand would indicate and therefore result in edge income brackets (those above and below \$25K-\$74K) seeking housing units in this range and living well-above or far below their means. This is of concern as this places unnecessary competition on the units in this range and further places the lowest of earners at risk for becoming increasingly housing cost-burdened.

There must be intentional focus on supplementing edge income bracket's housing choices to ensure there are affordable and available in their respective price ranges.

MISSING MOVE-UP HOUSING

There are roughly 2,600 households that fall within the household income range of \$75,000 and more. There is an estimated need for +/- 850 owner-occupied units, and +/- 140 rental units within this range.

By supplementing this range's availability of housing, it could assist in alleviating competition within the market and improve housing mobility within Indianola. There are not any true 'luxury' rental units in Indianola today, though there could be opportunity to introduce this housing type to the market and provide greater options for high-earners.

HOUSING NEEDS INDICATORS

POPULATION PROJECTIONS 2020-2050

A series of different population projection methodologies were used to estimate Indianola's potential population at 2050. The methods used fall into three main groups:

- Average annual change between 1990 and 2020
- Linear, geometric and logistic growth patterns
- Hamilton Perry - a modified cohort component population projection methodology.

In total, eight different projections were calculated through 2050 that ranged from a low of 20,736 and a high of 37,251. To account for this variation, an average projection of 23,606 was used for calculating household demand estimates.

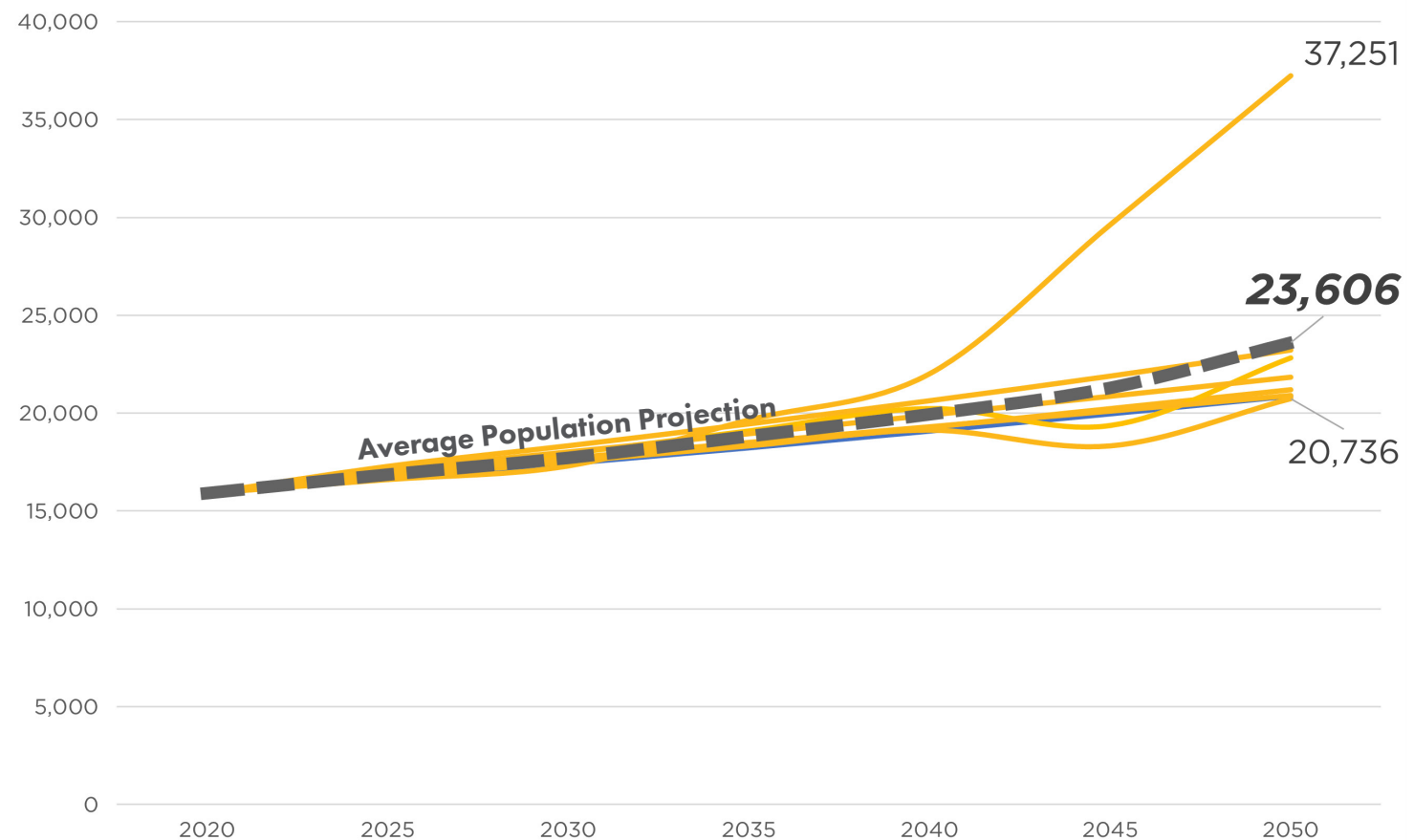


FIGURE 3.3 Indianola Population Projections 2020-2050

Source: Confluence with inputs from U.S. Census Bureau

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HOUSING NEEDS INDICATORS

HOUSEHOLD DEMAND

By leveraging the average population trend line from the population projections, estimations for added population and households over time can be made.

By 2050, Indianola is projected to add 3,202 households.

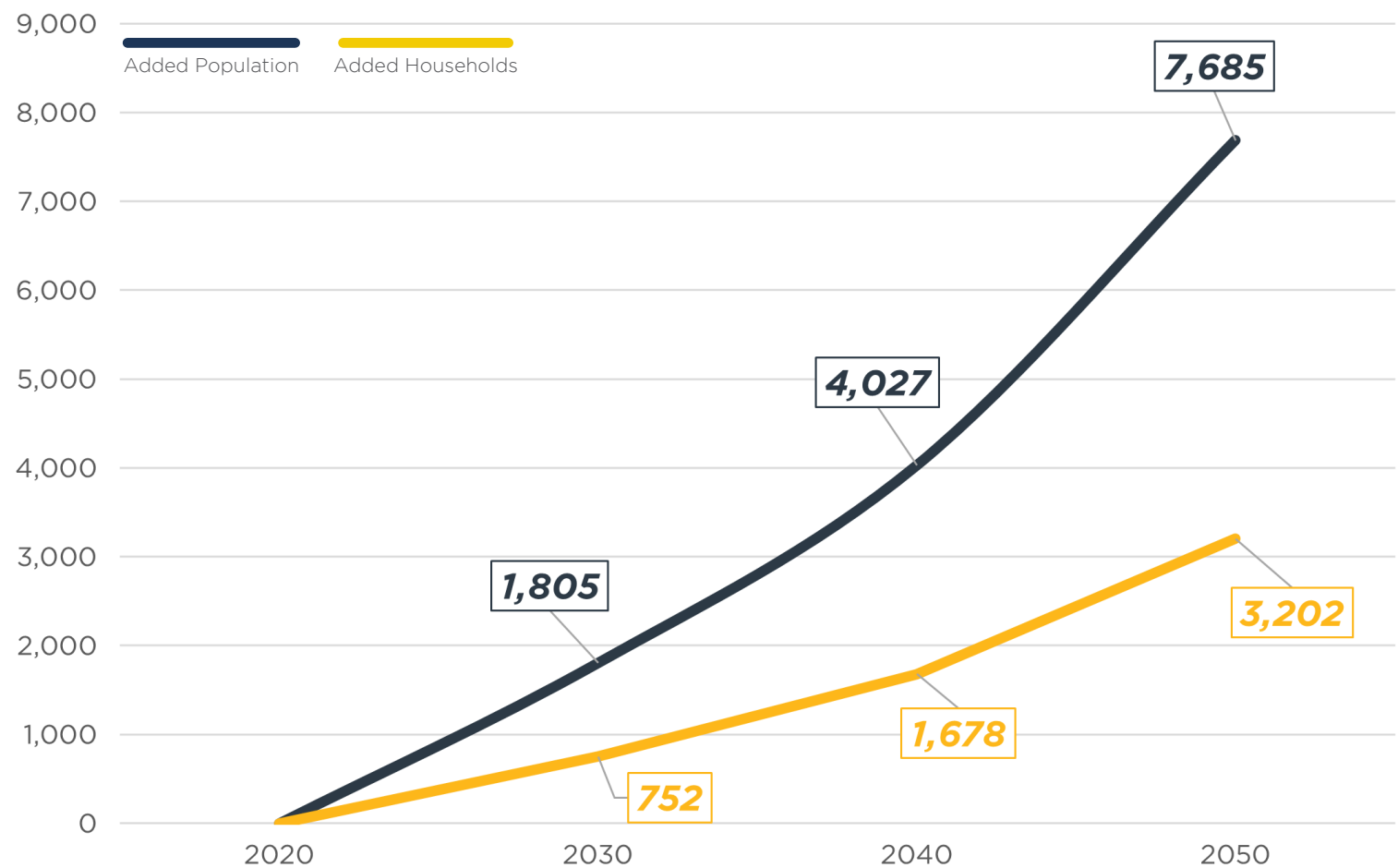


FIGURE 3.4 Indianola Added Population and Household Projections 2020-2050

Source: Confluence with inputs from U.S. Census Bureau

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HOUSING NEEDS INDICATORS

HOUSEHOLD DEMAND CONT'D

An analysis of the current residential mixes are used to better project what mix of detached, attached, and multi-family units are needed in the future for Indianola. Today, the community is skewed heavily toward detached, single-family residential. Based on national and metro trends, it is encouraged to expand housing choice and increase attached and multi-family units for housing mobility. The target mix, as well as necessary units and needed acres are provided in Figure 3.5.

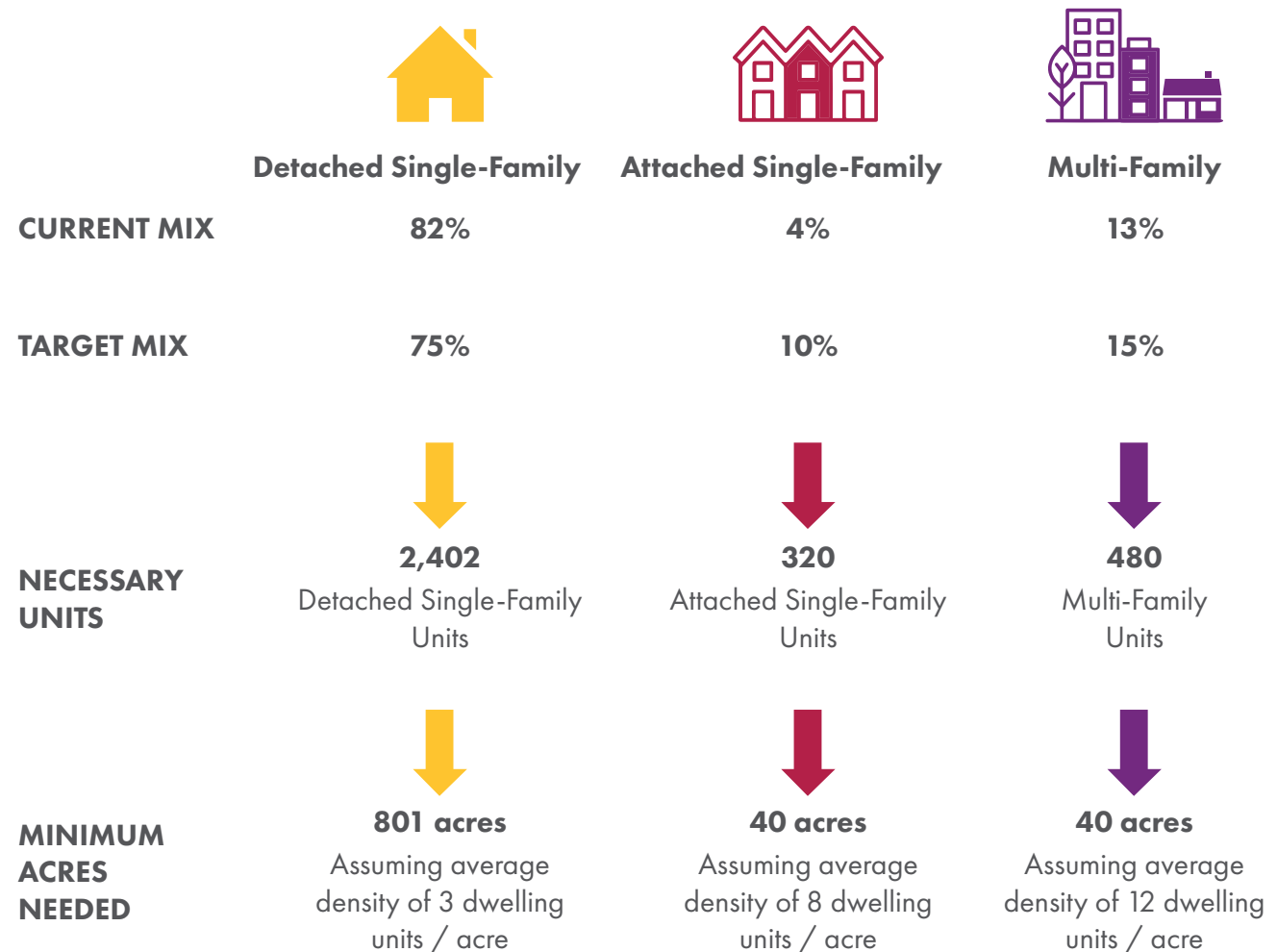


FIGURE 3.5 Current and Target Mixes for Residential Demand in Indianola

HOUSING NEEDS INDICATORS

RESIDENTIAL TARGET MIX ESTIMATIONS

	% SHARE BY RESIDENTIAL TYPE			ESTIMATED NEEDED ACRES BY RESIDENTIAL TYPE			ESTIMATED NEEDED UNITS BY RESIDENTIAL TYPE		
	DETACHED	ATTACHED	MULTI-FAMILY	DETACHED	ATTACHED	MULTI-FAMILY	DETACHED	ATTACHED	MULTI-FAMILY
Existing Residential Mix	83%	4%	13%	1,690	86	275	-	-	-
TARGET MIX OPTIONS									
Option A	80%	5%	15%	854	20	40	2,562	160	480
Option B	75%	10%	15%	801	40	40	2,402	320	480
Option C	70%	15%	15%	747	60	40	2,241	480	480
Future Land Use Plan	-	-	-	77	20	1,100	26	2	92

TABLE 3.1 Indianola Target Mix Estimations for Units and Acres by 2050

ACRE/DWELLING UNIT ASSUMPTIONS		
DETACHED	ATTACHED	MULTI-FAMILY
3	8	12

The table above provides detailed estimates on needed units and acres by residential type for Indianola by 2050. Utilizing the average population projection of 23,606 and added household estimate of 3,202, a series of assumptions and calculations were completed to produce varying levels intensities of residential mixes for future developments. Indianola's existing residential mix is heavily skewed toward detached residential, which is consistent with previously discussed datasets. Of the target mixes, Option A builds upon the status quo, whereas Options B and C diversify the housing stock some with additional attached and multi-family residential development shares. Indianola's Future Land Use Plan was also tabulated as a percent share and estimated acres/units to see if the Plan addressed the projected need. The results show that there is additional demand that will need met outside of what the Future Land Use Plan shows. Option B was the chosen target mix used for the following residential projections discussed throughout the remainder of this report.

HOUSING NEEDS INDICATORS

5, 10, AND 15-YEAR TARGET PROJECTIONS

	2030 TARGET PROJECTIONS			2035 TARGET PROJECTIONS		2040 TARGET PROJECTIONS	
	TARGET MIX	ESTIMATED NEEDED UNITS	ESTIMATED NEEDED ACRES	ESTIMATED NEEDED UNITS	ESTIMATED NEEDED ACRES	ESTIMATED NEEDED UNITS	ESTIMATED NEEDED ACRES
Detached Single-Family	75%	564	188	909	303	1,258	419
Attached Single-Family	10%	75	9	121	15	168	21
Multi-Family	15%	113	9	182	15	252	21
TOTAL	100%	+752	+206	+1,212	+333	+1,678	+794

TABLE 3.2 Indianola Target Mix Estimations for Units and Acres by 2050

TARGET PROJECTION SUMMARY

Utilizing Option B's target mix of 75% detached single-family, 10% attached single-family, and 15% multi-family, a series of unit and acre projections were completed to better estimate potential build-out for the next 5, 10, and 15 years. Table 3.2 presents these results for 2030, 2035, and 2040. As rolling totals, the total units and acres shown in each year's breakdown include the prior year's estimates.

The trends demonstrate healthy increases for each housing type and aim to address some of the trends identified in the existing housing market as described in the Housing Mismatch Analysis in Figure 3.2. While these are estimates and should not be viewed as concrete counts for future development, these estimates do help identify focus areas for unit and acre needs to supply current and prospective residents with the housing types they need.

HOUSING NEEDS INDICATORS

ESTIMATED UNITS BY INCOME RANGES

OVERVIEW

The data presented on the current and following page aims to provide estimations on the number of units needed by housing tenure and income range by leveraging existing trends in the community today.

Table 3.3 highlights three income categories based on the household income ranges used in previous analyses within this report. These ranges are then further categorized by the share of owner- and renter-occupied households that currently exist in Indianola today by each income range. By doing this, an accurate prediction of need by price point can be assumed for future development within the community.

In addition to the income shares noted above, a series of assumptions were established to reflect housing tenure that would reflect occupancy trends for the future development, shown in Table 3.4. The final results, presented on the next page, provide estimates for owner- vs renter-occupied housing within the projected units, as well as benchmarks for price points to reduce gaps in the market and improve affordability for each respective income range.

HOUSEHOLD INCOME RANGES AND CURRENT SHARES BY HOUSING TENURE		
HOUSEHOLD INCOME RANGE	OWNER-OCCUPIED SHARE	RENTER-OCCUPIED SHARE
Low Income (\$0-\$49,999)	20%	75%
Moderate Income (\$0-\$49,999)	55%	25%
High Income (\$0-\$49,999)	25%	0%

TABLE 3.3 Indianola Household Income Range Shares by Housing Tenure
Source: U.S. Census Bureau ACS 5-Year Estimates (2021)

HOUSING TYPE + TENURE PERCENT SHARE ASSUMPTIONS		
HOUSING TYPE	OWNER-OCCUPIED	RENTER-OCCUPIED
Detached	90%	10%
Attached	50%	50%
Multi-Family	10%	90%

TABLE 3.4 Housing Projection Types and Tenure Assumptions

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HOUSING NEEDS INDICATORS

ESTIMATED UNITS NEEDED BY INCOME RANGE

	Option B. Estimated Units	Option B. Owner-Occ. Units	Option B. Renter-Occ. Units	Low Income- OWNER UNITS	Low Income- RENTER UNITS	Moderate Income- OWNER UNITS	Moderate Income- RENTER UNITS	High Income- OWNER UNITS	High Income- RENTER UNITS
2030									
Detached (90% owner/10% renter)	564	507	57	111	147	306	49	139	0
Attached (50% owner/50% renter)	75	38	38						
Multi-Family (10% owner/90% renter)	113	11	101						
TOTAL	752	557	196	-	-	-	-	-	-
2035									
Detached (90% owner/10% renter)	909	818	91	121	159	332	53	151	0
Attached (50% owner/50% renter)	121	61	61						
Multi-Family (10% owner/90% renter)	182	18	164						
TOTAL	1,212	897	315	-	-	-	-	-	-
2040									
Detached (90% owner/10% renter)	1,258	1,133	126	248	327	683	109	310	0
Attached (50% owner/50% renter)	168	84	84						
Multi-Family (10% owner/90% renter)	252	25	227						
TOTAL	1,678	1,242	436	480	633	1,321	211	601	0

TABLE 3.5 Indianola Target Mix Estimations for Units and Acres by 2050

HOUSING NEEDS INDICATORS

NATIONAL TRENDS

POST COVID-19 PANDEMIC TRENDS

The housing market in the United States has entirely shifted following the COVID-19 pandemic. Median days on market dropped dramatically all the while home prices, rent rates, and cost of construction incurred a steep increase. The market today still is correcting course following 2020 and is further placing residents at risk of losing their home, becoming cost-burdened, or maintaining a renter status due housing costs remaining out of reach.

HUD releases monthly Housing Market Indicator Summary Reports to detail micro and macro trends within the housing market. The report from April 2024 noted a continued decline in homeownership throughout the nation, falling to 65.6% in the first quarter. The historic norm since 1964 has been 65.3%. Housing prices were noted for continuing to rise even with higher interest rates working to correct these trends.

Freddie Mac releases data updates on interest rates and trends over time. The graph in Figure 3.6 illustrates the mortgage rates for 15-year and 30-year fixed rates from May 2019 through May 2024. During the pandemic, rates were quite low, dipping to 2.16% and 2.65% for 15-year and 30-year mortgages respectively. Following this dip, a steep increase occurred and rates peaked at 7.03% and 7.79% for 15-year and 30-year mortgages respectively. Fluctuation in the rates is to be expected; however if incomes and the housing stock prices do not support homeownership, housing will remain out of reach.

U.S. WEEKLY AVERAGE MORTGAGE RATES MAY 2019 – MAY 2024



FIGURE 3.6 U.S. Weekly Average Mortgage Rates

Source: Freddie Mac, 2024

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HOUSING NEEDS INDICATORS

REGIONAL + LOCAL TRENDS

REDFIN DATA TRENDS

Percent of Homes Sold Above Asking Price

The graph in Figure 3.7 illustrates data trends for the percent of homes sold above asking price for over a decade. Regionally, Indianola is on a similar track of trend lines to its neighboring peers. The dataset compares these statistics for Indianola, Warren County, Ankeny, and Grimes. In October 2021, Indianola experienced its highest share of homes sold above asking price at 60.9% and the trend remained quite high through July 2022. When comparing these trends to the overall housing supply, housing supply has dramatically decreased from October 2021, highlighting the increased competition in the market. Median sale prices for this block ranged from \$200K-\$247K.

These inverse trend lines are concerning and should be addressed within the stock to ensure there are ample amounts of housing units at a variety of price points.

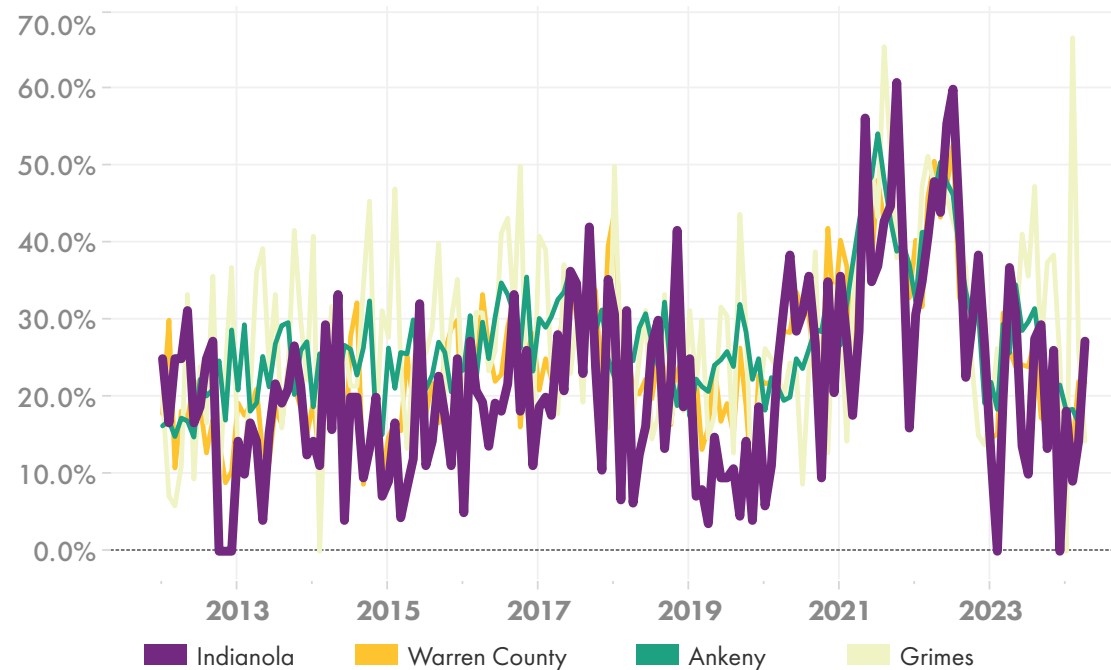


FIGURE 3.7 Percent of Homes Sold Above Asking Price 2012-2024
Source: Redfin, 2024

PUBLIC INPUT SUMMARY

S.W.O.T. ANALYSIS FOR INDIANOLA'S HOUSING STOCK

WHAT IS A S.W.O.T. ANALYSIS?

A S.W.O.T. analysis identifies the strengths, weaknesses, opportunities, and threats for a given topic. In the case of this report, the S.W.O.T. analysis categorizes the feedback received from the stakeholder interviews to better understand the current conditions and where recommendations need to focus. Figure 4.1 illustrates the linkages between the components of a S.W.O.T. analysis.

The following pages summarize the themes heard from stakeholder interviews.

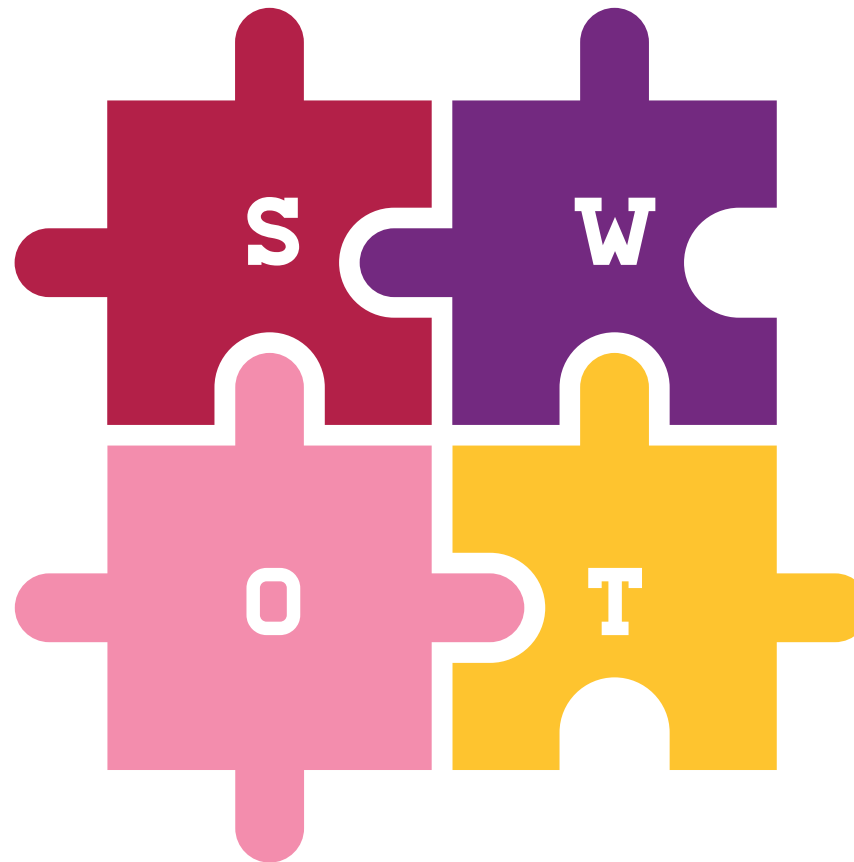


FIGURE 4.1 S.W.O.T. Analysis Overview Graphic

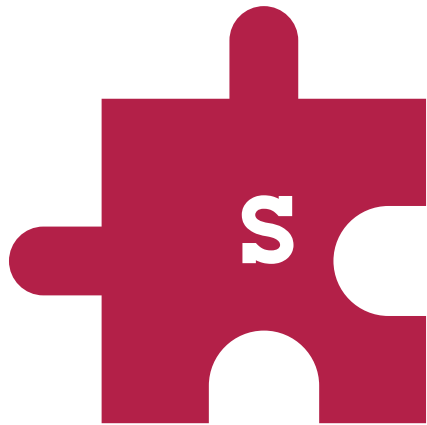
WHO DID WE SPEAK WITH?

Members of the consultant team met with the following groups and representative cohorts for the Indianola housing-related stakeholder interviews:

- Local realtors
- Local landlords
- Local businesses
- Nonprofits and housing organizations
- Elected officials and representatives
- Homeowners and renters

PUBLIC INPUT SUMMARY

S.W.O.T. ANALYSIS FOR INDIANOLA'S HOUSING STOCK

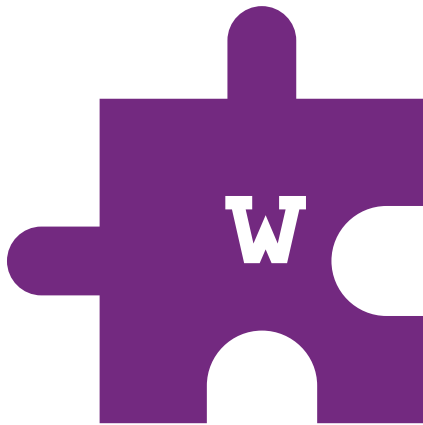


WHAT ARE THE STRENGTHS OF INDIANOLA'S HOUSING STOCK TODAY?

- Many participants noted that there is a misconception of Indianola's proximity to the greater Des Moines Metro Area. The city is roughly 20 minutes from Des Moines, comparable to a commute from parts of Ankeny or Grimes into the city. The rural feel of Indianola and Warren County seems to create a deeper sense of separation from the connectivity to Des Moines.
- The local school district, Simpson College, Downtown Square, recreation and quality of life investments, and unique local events help contribute to the sense of place and character of the community that many prided themselves on. The greater quality of life residents currently experience is something that brought many to the community in the first place and what helps them continue to choose to live in Indianola.
- There is currently a high occupancy rate of housing today. This is both a positive and negative for the community in terms of maintaining a steady population rate and housing stock, while also limiting housing mobility and increasing competition within the market. This will be discussed more in the threats section as well.
- City staff was mentioned frequently throughout the stakeholder interviews as being efficient, positive, and easy to work with. Having a city staff that supports good development practices and works easily with the development/construction community is a major asset for the residents of Indianola as they work to attract housing that responds to their needs.
- There are several programs, organizations, and practices operating in the community today that aim to support local housing initiatives and address the needs of residents.

PUBLIC INPUT SUMMARY

S.W.O.T. ANALYSIS FOR INDIANOLA'S HOUSING STOCK

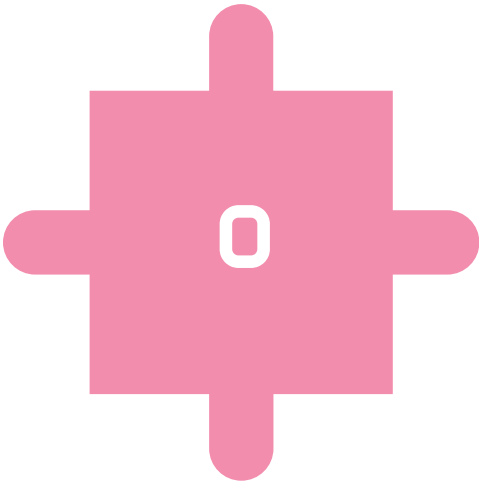


WHAT ARE THE WEAKNESSES OF INDIANOLA'S HOUSING STOCK TODAY?

- In the areas identified as the growth zones in the Future Land Use Plan, some stakeholders noted that there are topographic challenges to developing there due to rolling hills, utilities, and land assembly. Opportunities to provide geo-technical services by the City at the onset of projects could be a proactive measure to reduce risk for developers.
- The housing stock today is severely limited from a quantity and variety perspective. Ranch style homes, townhomes, entry-level and move-up units, and rentals with units for families were frequently identified as needed housing types, recognizing a need for a broad spectrum of housing types. Ensuring there is a variety in the stock promotes greater inward housing mobility and supports life cycle housing for residents.
- The apartment stock within Indianola has not seen many new builds or upgrades over the past two decades and limits the number of young professionals, students, seniors, or single-parent households that can occupy these needed unit types.

PUBLIC INPUT SUMMARY

S.W.O.T. ANALYSIS FOR INDIANOLA'S HOUSING STOCK

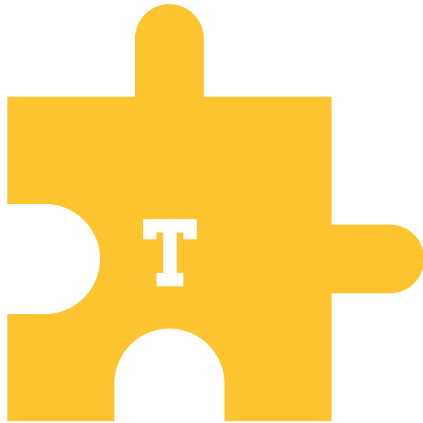


WHAT ARE THE OPPORTUNITIES OF INDIANOLA'S HOUSING STOCK TODAY?

- Throughout the stakeholder interviews, many participants expressed support for creative housing solutions to address the needs of residents. These could take the form of accessory dwelling units (ADUs), pre-approved housing designs, and unique housing developments. This is further explored in the recommendations section.
- There are a variety of marketing and education strategies the City should consider based on the feedback from these interviews:
 - General marketing and education for what programs, organizations, and support exist today would benefit residents in taking advantage of services available to them today. Many participants truly did not know about many of these opportunities today.
 - A marketing campaign for development opportunities to attract new developers to the community. Should the City pursue this, having pre-work completed, such as the geo-technical surveys or a 'report card' of land readiness, could be an additional incentive in bringing more developers to the community.
 - Marketing the experience of being a resident of Indianola - showcasing a day in the life, proximity to Des Moines and comparable locations, small-town living with big city amenities, a variety of life stages, and other perspectives would be beneficial stories to share.
- Some participants expressed a need for increased housing rehabilitation and energy efficiency upgrades to units throughout the community that could be an opportunity to partner with the City to improve and/or partially fund.
- While many recognized the positive impacts of City staff on recent development activity, some stakeholders expressed an opportunity to increase efficiency in the development process.

PUBLIC INPUT SUMMARY

S.W.O.T. ANALYSIS FOR INDIANOLA'S HOUSING STOCK



WHAT ARE THE THREATS OF INDIANOLA'S HOUSING STOCK TODAY?

- Throughout the nation, the cost of development has increased at a steep rate in the last five years, resulting in an overall increase in the cost of new homes. Indianola is not immune to this issue and has seen steady increases in average sale prices over the same time period. Median household incomes have not increased at the same rate and households are experiencing a greater divide in what they can afford versus what is available on the open market.
- Due to the perception that Indianola is too far for many metro construction companies to work in, there are few developers willing to work in the community today. Marketing campaigns and round table discussions on opportunities for development in the community may help in correcting these perceptions.
- Additionally, discussions to bring quality developers to the Indianola market were noted throughout interviews. Some recent developments, while in a more affordable price point, have low-quality energy efficiency elements that result in extremely high utility rates. This places an unnecessary burden on the occupant and an effort to bring awareness and encourage energy efficient development practices should be used by the City.
- The housing inventory in Indianola is steadily dwindling and the vacancy rate is shrinking. These two trends demonstrate a high need for housing that could result in an even greater issue if not corrected soon.
- There is a growing homeless population in the community that needs additional support via nonprofits, shelter services, and mental health services.

PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE

OVERVIEW

Throughout the engagement process of this report, an interactive engagement website was deployed to try and gain additional insight on existing occupancy trends, housing demand, and what types of housing are most needed. This website included a brief housing survey, image voting activity, and idea wall. Participants were invited to share ideas and feedback from January 2024 through March 2024.

The following pages summarize the feedback received on the website for each of the engagement activities.

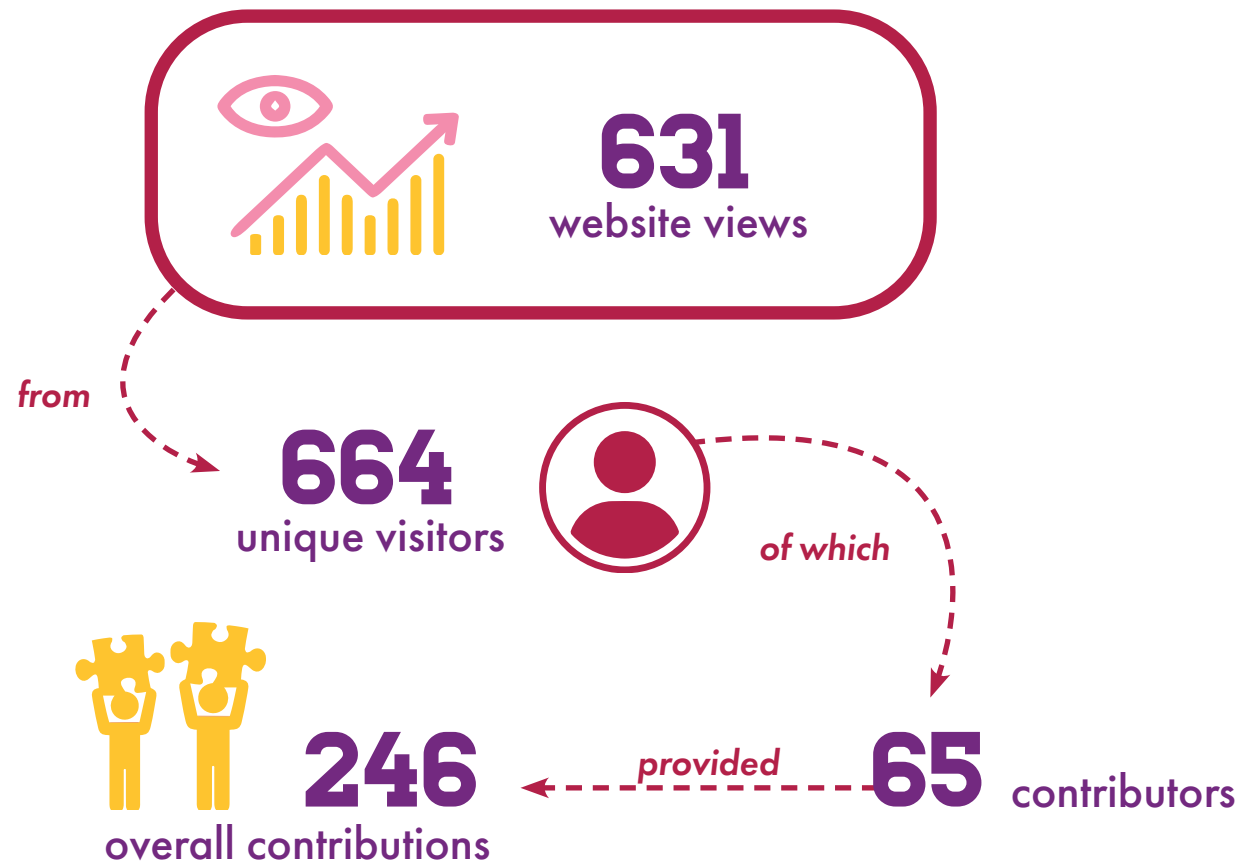


FIGURE 4.2 Interactive Engagement Website Statistics

PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE - SURVEY

SURVEY RESULTS

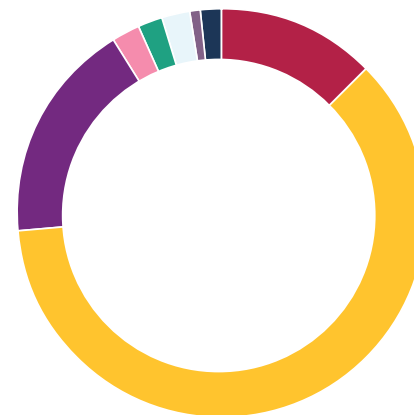
The survey included on the interactive engagement website received 147 total contributions. There were 17 questions posed to participants that were intended to better understand current housing composition, demographics, and desired housing types.

FROM THE SURVEY, WE LEARNED...

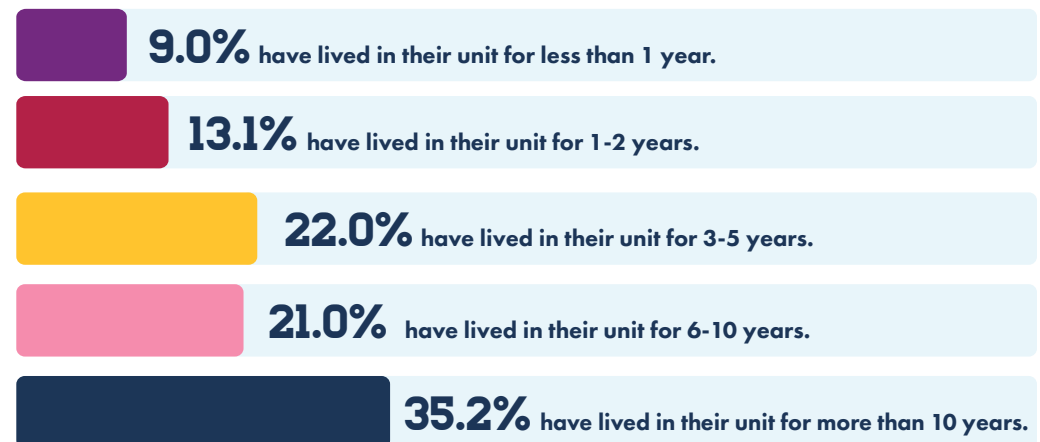
80% 
of survey respondents live in single-family homes. The remaining shares lived primarily in duplexes/triplexes or townhomes.

83% 
said they would prefer living in a single-family home regardless of affordability. The next highest choice was a townhome at 11.8%.

20% 
of survey respondents are actively looking for a new place to live.



	61.2% own their home with a mortgage
	17.5% own their home without a mortgage
	12.6% rent their home
	2.1% are dependents
	2.1% live with family or roommates
	2.1% live in senior or assisted housing
	1.4% chose 'other'
	1.0% do not have permanent housing



PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE - SURVEY

FROM THE SURVEY, WE LEARNED... (CONT'D)

TOP 5 PRIORITIES WHEN CHOOSING A NEW HOME:



**Infrastructure +
Utilities Availability**



Safety



**Home is in Price
Range**



Land Amenities
(size, view, landscaping)



Land Suitability
(flood risk, soil type, etc.)



Most participants agreed that moderate-income housing units have the greatest need in the community. Senior and assisted housing were the next highest voted options.

LEVEL OF SIGNIFICANCE FOR HOUSING-RELATED ISSUES FACING INDIANOLA TODAY

1. Cost of Housing or Rent
2. Quality of Housing Stock
3. Availability of Different Housing Types
4. Neighborhood Safety
5. Cost of Repair or Maintenance
6. Bad Landlords or Property Owners
7. Homelessness
8. Flooding or Other Natural Disasters
9. Housing Discrimination

When asked about current housing needs, most participants indicated their current unit meets their needs today. However, when asked if the units are anticipated to meet their needs for the next ten years, there was less confidence.

SUPPORT FOR POTENTIAL HOUSING SOLUTIONS

1. Establishing an Exterior Maintenance Program
2. Collaborating with Partner Agencies
3. Identify and Promote Private Sector Resources
4. Align Local Lenders for Special Financing
5. Partner with Local Businesses for Workforce Housing
6. Promote ADUs in Appropriate Contexts
7. Promoting Infill Development

PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE - IMAGE VOTING

IMAGE VOTING RESULTS

An additional engagement activity on the engagement website included the image voting exercise. Participants were shown different types, styles, and densities of residential development to better understand the characteristics residents support most.

The following pages highlight the most and least preferred residential images.

Welcome!

The City of Indianola has started the process to complete a **Housing Study and Needs Assessment**, and we need your input. The purpose of the Housing Study and Needs Assessment is to determine what type of housing is needed for all residents of Indianola now and in the next 5, 10, and 15 years. Additionally, the study will assess the existing housing stock in Indianola to determine how well it is serving residents and identify areas of improvement.

Engagement for the Housing Study and Needs Assessment has now closed. You may still view the activities below. Thank you to all that participated!

HOUSING - SURVEY

HOUSING - IMAGE VOTING

HOUSING - IDEA WALL

Please rate how needed different housing types are by density level from 1 star (less needed) to 5 stars (most needed). Please keep in mind the need for housing that serves residents of all ages, incomes, and lifestyles.

Low-Density Residential Options

Low-Density Residential - Move-Up Home Large Lot



FIGURE 4.3 Interactive Engagement Website - Image Voting



View and Download Current Draft

Indianola Housing Study + Needs Assessment Draft 1-11-2024

PDF (10.00 MB)

Indianola Housing Study + Needs Assessment
Draft 1-11-2024

SECTION 4:

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PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE - IMAGE VOTING

MOST PREFERRED IMAGES - SINGLE-FAMILY



LEAST PREFERRED IMAGES - SINGLE-FAMILY



SECTION 4:

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INTERACTIVE ENGAGEMENT WEBSITE - IMAGE VOTING

MOST PREFERRED IMAGES - MEDIUM-DENSITY



LEAST PREFERRED IMAGES - MEDIUM-DENSITY



SECTION 4:

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PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE - IMAGE VOTING

MOST PREFERRED IMAGES - HIGH-DENSITY



LEAST PREFERRED IMAGES - HIGH-DENSITY



PUBLIC INPUT SUMMARY

INTERACTIVE ENGAGEMENT WEBSITE - IDEA WALL

IDEA WALL RESULTS

The final engagement activity offered was the Idea Wall. Participants were invited to post housing related ideas and recommendations for Indianola. Only four ideas were posted and are shown to the right.

Ranch Townhomes

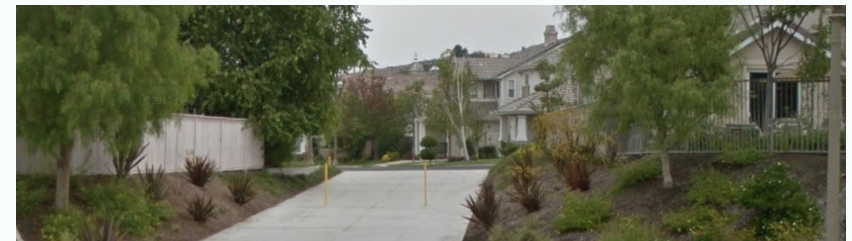
We need more ranch townhomes! The townhomes on Spruce are in high demand and typically sell within a day with multiple disappointed buyers who wanted to buy. The size is good, the street is quiet. They have green space. The price point is good. Could this be duplicated closer to Simpson? Near shopping? Near parks? The Meadow Brooke twin homes are also in demand and affordable. Could these be duplicated near Simpson? Near shopping? Can we combine with walk ability and good health?

♥ 2 Likes

Accessory Dwelling Units (ADUs)

ADU's can provide for multi-generational housing opportunities for families.

♥ 1 Like



Sidewalk Connections

I think more sidewalk and trail connections in residential areas, including at cul-de-sacs could be a good thing for families and the City. This would allow children to connect with other kids in the neighborhood and support for people to live active lifestyles.

♥ 7 Likes



Narrow Lots but Larger Homes

I think these narrower lots could be a cool housing type to try in Indianola. The homes are still large enough to support a family too!

♥ 2 Likes

FIGURE 4.4 Interactive Engagement Website - Idea Wall

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HOUSING RECOMMENDATIONS + STRATEGIES

RECOMMENDATIONS OVERVIEW

This section provides a series of strategies and actions the City should consider as they begin to work to providing more housing choices, improving development practices, and other housing-related decisions.

The end of this section includes a summary table of each strategy and its corresponding actions to provide a quick reference point for the City as they complete the various items. An example of the table is provided in Figure 5.1.

STRATEGIES

Broad recommendations and goals the City should aim to achieve.

Recommended Actions

Specific recommendations and steps the City can take to complete the strategy.

Categories for strategies in Section 5 include:

- Marketing + Development-Ready Communication
- Promoting Alternative Housing Types
- Creative Housing Solutions
- Process Changes to Consider
- Financing Strategies
- Where to Promote New Housing

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 1: STRATEGIES ARE OBJECTIVES THE CITY SHOULD AIM TO ACCOMPLISH.

ACTIONS

Actions are steps or policies the City should consider for implementation.

FIGURE 5.1 Example of Housing Implementation Table

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #1

MARKETING + DEVELOPMENT-READY COMMUNICATION

“Your Housing Story” Marketing Campaign

Everyone needs housing that meets their needs, current lifestyle, and overall circumstances. These variables are ever changing and often cyclical. Young people may initially desire an apartment with modern amenities, but may eventually want a single-family home. That same person will eventually age and may then again prefer an apartment unit with fewer responsibilities and maintenance. Ultimately, there is no one profile of a renter or homeowner. However, there are often negative connotations attached to rental multi-family or other attached housing types. In reality, renters and homeowners can both be young, old, higher and lower income, families, widowers, or single people. It is important to break down the barriers between residents living in different housing types to reduce the stigma and encourage a more welcoming community that is open to more diverse housing types that can serve all stages of life and variables.

A “Your Housing Story” marketing campaign could include a series of profiles for residents living in different housing types in Indianola. The goal of the marketing campaign would be to humanize different housing types by putting a face, name, and brief life story to each person. These could include a mix of renters and homeowners that may not typically match the profile for each type.

CASE STUDY

Polk County Housing Trust Fund

Housing Tomorrow Plan, 2015

Polk County Housing Trust Fund (PCHTF) produced a regional plan dedicated to affordable housing issues and what that means for the region. Within this robust plan, the PCHTF presents narratives of who comprises our workforce, average earning wages, and real-life examples of these stories in the community. By presenting these true stories of neighbors and residents throughout the plan, readers have a better understanding of what housing affordability truly means and how important it is to the greater community.

A YOUNG MOM FINDS A PLACE TO CALL HOME

Christine found herself wondering what her future was going to be while sitting in jail in Waterloo. She had been arrested for drugs and her life was going nowhere. Christine had been using meth since her father introduced her to the drug when she was 12 years old. She was now a young adult with two small children to take care of and realized she had to do something soon to be the mother her children needed. She knew if she continued the path she was currently on, she would lose her children.

It was while in jail that Christine made the decision to leave Waterloo and all the bad influences she was associated with there. She found out about House of Mercy in Des Moines. She was accepted into their substance abuse program and immediately moved to Des Moines to reside at House of Mercy. When she and her two children arrived, she had an



FIGURE 5.2 Example of a “Your Housing Story” from PCHTF’s Housing Tomorrow Plan
Source: Polk County Housing Trust Fund, 2015

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #1

MARKETING + DEVELOPMENT-READY COMMUNICATION

Updated Marketing Campaign for City of Indianola

A common theme heard throughout the public input process was that Indianola was great to work with and had a lot of good things going for it. However, many felt it was off their radar, and more importantly, off the radar of many Des Moines metro area residents looking to buy or build a new home. This trickled down into fewer developers considering purchasing land and building in Indianola.

The reality is that Indianola offers a truly unique experience within the Des Moines metro area. The commute from Indianola to job centers like Downtown Des Moines is a similar drive time of many other metro communities such as parts of Waukee, Ankeny, or Grimes. A major difference is the significantly reduced levels of traffic on Highway 65 compared to I-35, I-80, or I-235.

Indianola is a quaint college-town with a thriving, walkable Downtown. The lack of sprawled, suburban development surrounding Indianola makes it truly feel like a small-town but one that has a wide variety of modern amenities and services in-town. There is a markedly different vibe in Indianola - one that truly offers the lived experience many other metro communities are trying to offer. A full-scale marketing campaign highlighting these attributes should be undertaken to target potential residents and developers.



FIGURE 5.3 Example City Marketing Campaign

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #1

MARKETING + DEVELOPMENT-READY COMMUNICATION

Paving Your Own Way with RFPs

Some cities wanting to increase housing stock and choice take it upon themselves to directly market publicly owned land for a new master planned development. They issue an RFP with either a broad or detailed vision for the area that is accompanied with incentives through low-cost land acquisition or other financial support.

The process can occur as follows:

- Outline a vision for the subarea through internal staff or the services of a consultant
- Analyze potential site constraints and opportunities, including a possible budget
- Detail the incentives or financial arrangement possible for the site/development
- Issue a Request for Proposal with all of the above information to the development community.

This proactive approach to development can be useful in attracting the specific type, style, or density of residential development needed to address the housing gaps identified within this report.

CASE STUDY

City of Belton, Missouri

Request for Proposals Best Practices

The City of Belton is a suburb to the greater Kansas City Metro, with a similar population size, staffing level, and community character to Indianola. The City of Belton takes an active approach to pursuing potential developments and projects by issuing Requests for Proposals (RFPs) on sites they are interested in seeing activity occur. The example below highlights a recent RFP sent out by the City.



FIGURE 5.4 Example Request for Proposal

Source: City of Belton

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #1

MARKETING + DEVELOPMENT-READY COMMUNICATION

Promoting Development Ready Sites

A creative way to market available sites for new residential growth in Indianola could be through the use of a site “report card.” The report card could provide a detailed overview of each available site and assign a grade or rating. The report card could include:

- Detailed information on property ownership, zoning, assessed values, listing prices, and other parcel related information
- Varying levels of site analysis including information such as floodplain, utility, and initial geo-technical analysis (assuming the City can cover some of these costs up front to attract interest).

As mentioned in Section 4, providing some sort of “pre-work” to a site can alleviate some risk a developer incurs as part of the land assembly and development process. With the City taking on this effort to identify any challenges to developing on the property, the developer knows more of what to expect and if their proposed development would be successful here.

Site Analysis Report Card

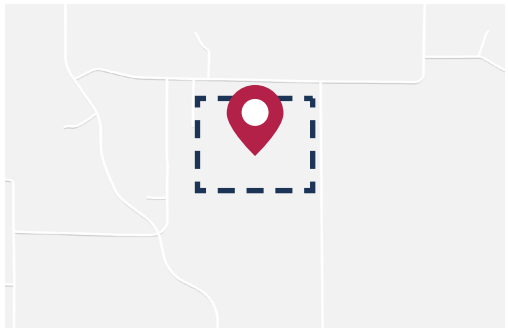
	LOCATION:
	LEGAL DESCRIPTION:
	ACRES:
	PROPERTY OWNER:
	CURRENT ZONING:
WARREN COUNTY ASSESSOR	SUMMARY OF GEO-TECHNICAL SURVEYS COMPLETED TO-DATE:
TOTAL ASSESSED VALUE:	
BUILDING ASSESSED VALUE:	
LAND ASSESSED VALUE:	
PRESENCE OF FLOODPLAIN?	
UTILITY STATUS:	

FIGURE 5.5 Mock-Up Site Report Card Graphic
Source: Confluence

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #1

MARKETING + DEVELOPMENT-READY COMMUNICATION

Planning & Zoning Commission Training

The Planning and Zoning (P&Z) Commission has up to nine seated members that serve 5-year terms. Each member is appointed by the City Council. The P&Z Commission is responsible for making decisions and recommendations regarding the development of the community and will review development cases such as subdivision maps and development plans, annexation requests, rezoning and code-related amendments.

A well-trained P&Z Commission can be instrumental in maintaining an efficient development review process. As volunteers, it can be difficult to always attract and maintain a committed group of people to serve in this capacity. It would be useful to hold an annual or semi-annual training session or continuing education session for Commission members to keep them up to date on best practices, upcoming developments, etc.

Indianola could run these training sessions internally, through the use of a consultant, or through a non-profit organization such as [Iowa State University Extension & Outreach](#), which offers Planning and Zoning Workshops held throughout the state each year.



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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #2

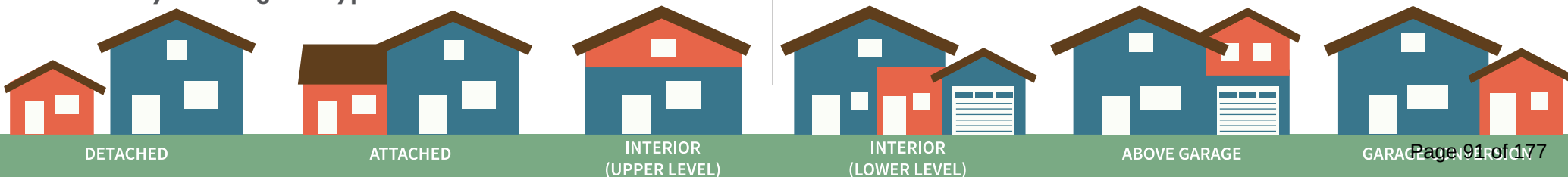
MARKETING + DEVELOPMENT-READY COMMUNICATION

Accessory Dwelling Units (ADUs)

Accessory dwelling units (ADUs) are sometimes referred to as granny flats or in-law apartments. ADUs are small, independent residential dwelling units located on the same lot as a single-family detached home. They are self-contained apartments that can provide financial stability for homeowners through rental income or can allow young adults or aging grandparents to move in with their families but maintain some independence. There are several types of ADUs - the graphic below highlights different layout options.

Indianola already allows for ADUs in all residential zoning districts, however, there has been very limited utilization. The City should actively promote ADUs as an option for supplemental income or multi-generational housing. They should create a how-to guide for navigating the permitting process that also highlights the benefits of ADUs. Additionally, Indianola should review ways the zoning around ADUs may be discouraging use, such as parking requirements.

Accessory Dwelling Unit Types:



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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #2

PROMOTING ALTERNATIVE HOUSING TYPES

3D Concrete Printed Homes

An emerging and exciting innovation in home building is the application of 3D concrete printed homes. In the U.S., concrete home printing started in Texas in 2018. Typical home construction can range from 6 to 8 months. While a relatively new technology, 3D printed homes can be constructed in a much shorter time span. For instance, a small 3D-printed home's walls can be built in under 24 hours, with printing on larger single-family homes' walls ranging from 10 to 45 days¹. There are also more environmentally friendly cement mixes being used to reduce greenhouse gas emissions resulting from this process.

Indianola should explore allowing for and attracting 3D printed homes as a creative way to address housing demand within its city and the Central Iowa region.

¹ The Texas Tribune, Printing a place to live: In Central Texas, homes are being built with emerging 3D technology. Link: <https://www.texastribune.org/2023/10/06/texas-houses-3D-printers-climate/>



FIGURE 5.6 Example of 3D Printed Homes

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #2

PROMOTING ALTERNATIVE HOUSING TYPES

Cottage Style Cluster Development

Cottage style cluster development includes multiple houses, which can be a mix of attached or detached homes, clustered around a shared open space, which can be a green space or courtyard. By sharing the open space, the lot sizes can be smaller with gentle density in which the unit can be detached and owner-occupied. The homes can be of varied sizes and do not necessarily need to be smaller homes though some area more cottage sized.

Cottage style cluster developments are often popular amongst seniors that want to retain the independence of a single-family home but maintain personal relationships and have fewer individually responsible maintenance outdoors. Another benefit of cluster development is that more, larger, green spaces can be preserved.

Indianola should encourage this type of housing as a way to promote “gentle” density while retaining owner-occupancy options.



FIGURE 5.7 Example Cottage Court Developments

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #2

PROMOTING ALTERNATIVE HOUSING TYPES

Ranch Style Townhomes

One of the most common types of housing many stakeholders indicated were needed in Indianola were ranch style townhomes. These could be used for senior housing since they are more accessible and also provide a somewhat more affordable pathway to homeownership. Note, however, even townhomes are not cheap in today's market.

More Family-Friendly Rentals

Another common theme was that families or recent divorcees needing a rental with more than one or two bedrooms was exceedingly difficult to find. Rental units with 3 or more bedrooms are needed. Many new apartment buildings focus on studio, 1-, and 2-bedroom units instead.

Young Professional Rentals

Another common theme was a lack of housing options for young professionals looking for modern amenitized apartments or higher-end condominium units. Young professionals have to look elsewhere for housing since much of the current housing stock does not meet their needs.

Under \$300k Owner-Occupied Options

Real estate professionals interviewed in this planning process indicate there is a large market of people looking for owner-occupied options in the under \$300k range. This price range is increasingly difficult to find and generally requires attached units like townhomes or rowhouses.



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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #3

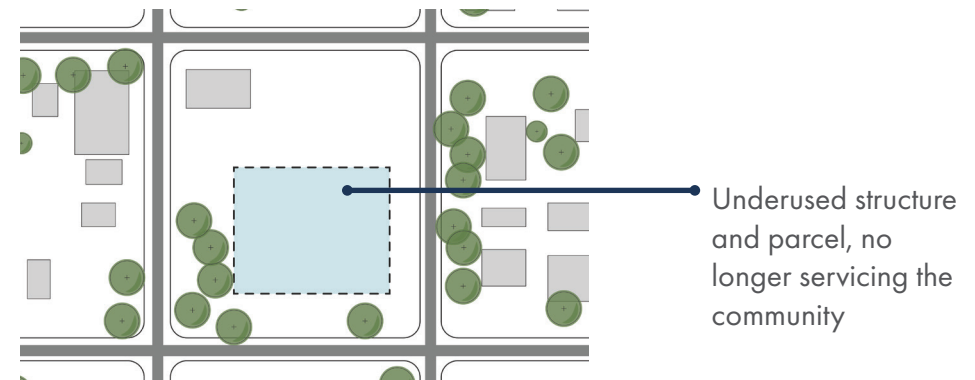
CREATIVE HOUSING SOLUTIONS

Promoting Infill Development

Overall, Indianola's existing housing stock is of good quality. There are not large swaths of homes or neighborhoods currently in need of major rehabilitation. Over time, as homes continue to age there may be more urgency to start over with infill development on a lot. Additionally, vacant or underused lots in-town may become available and be of interest to potential homeowners. This type of development is referred to as infill.

Infill Development includes buildings or other facilities on previously unused or underutilized land located within an developed area. There often cost savings associated with infill development since the site is already in an area served by utilities and other infrastructure. However, infill can be a daunting task. There are several steps the City can take to promote and help support property owners considering infill development.

BEFORE



AFTER

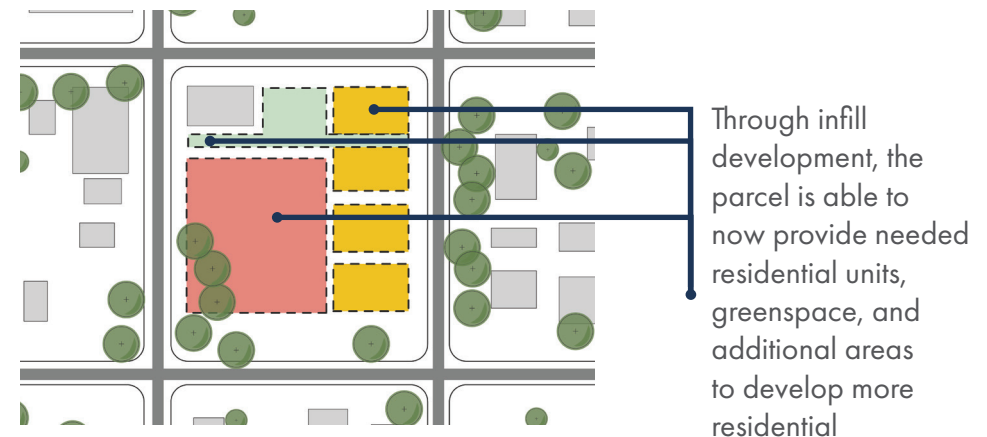


FIGURE 5.8 Before and After of Infill Redevelopment on a Parcel

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #3

CREATIVE HOUSING SOLUTIONS

Infill How-To Guide

A how-to guide for infill development can be an easy first step in assisting residents through the infill development process. The how-to guide can walk existing/future residents or even developers through this process by outlining the items needed to navigate the permitting and review process. Tips and tricks to consider as they are designing a new property. A list of homebuilders willing or experienced in infill residential could also be gathered.

Pre-Approved Residential Designs for Infill Residential

The complexity of infill residential often emerges through working within the lot size and shape and determining what type of home will work and blend in well with the existing built environment. To help simplify this process and remove some of the complexity that may hold potential residents back, cities have begun to adopt a pre-approved set of building designs.

CASE STUDY

City of South Bend, Indiana

Pre-Approved Residential Designs for Infill Redevelopment

The City of South Bend has adopted a catalog of pre-approved residential designs that streamline development and supports their efforts for infill redevelopment. These plans account for character, typology and density, building dimensions, needed lot widths, zoning compatibility, and more.



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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #3

CREATIVE HOUSING SOLUTIONS

Supporting Efficiency Upgrades and Standards

Another common theme in the public input revealed that some residents, especially those in lower-income brackets or living in certain developments, struggle to afford the high utility bills their dwelling unit generates. These individuals believe the energy efficiency of housing structures is inefficient and it is hurting their wallets. There are several strategies Indianola can take to address this issue:

- Indianola should review energy efficiency requirements for new residential structures to ensure adequate materials and construction practices are being met.
- Indianola should consider creating a housing rehabilitation fund that addresses not only exterior facade improvements but includes access for energy efficiency improvements for owners and landlords
- Indianola should consider expanding the rental inspection program to cover basic energy efficiency standards
- Lobby and/or encourage state enabling legislation for Property Assessed Clean Energy (PACE) programs in Iowa (see Case Study for more information)

CASE STUDY

PACE Legislation

PACE stands for property assessed clean energy (PACE) and is an innovative way to financing energy efficiency and renewable energy improvements on homes and/or businesses. PACE programs allow a property owner to finance a significant cost of energy or other eligible improvements on a property and then pay the costs back over time through a voluntary assessment. The assessment is attached to the property rather than an individual, and allows property owners to implement energy efficiency improvements without a large up-front payment. PACE programs will vary based on state legislation, but typically with a PACE Property owners that voluntarily choose to participate in a PACE program repay their improvement costs over a set time period—typically 10 to 20 years—through property assessments, which are secured by the property itself and paid as an addition to the owners' property tax bills.

The U.S. Department of Energy's Office of Energy, Efficiency, & Renewable Energy has useful toolkits to help implement PACE programs that have been used by different states across the country.

Source: Office of State and Community Energy Programs, Property Assessed Clean Energy Programs <https://www.energy.gov/scep/slsc/property-assessed-clean-energy-programs>

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #3

CREATIVE HOUSING SOLUTIONS

Address Homelessness and Other Vulnerable Groups

Another common theme in the public input was the need to address Indianola's homeless and other vulnerable households. Sadly, local governments are limited in funding, administrative, and staffing capacity needed to address an issue like homelessness. There are macro-level causes of homelessness that deal with issues beyond the City of Indianola's capacity. However, there are steps the City can take to be a regional leader to assist those in need within their community.

Homeless Committee

Indianola should consider forming a Homeless Committee that brings key stakeholders in Indianola to help craft a city response to the local homeless population. The Committee could create a series of locally inspired strategies and actions to consider.

Joint Workshop + Strategic Plan

Indianola cannot solve even regional homelessness alone - the City must work with regional partners to address this complex set of circumstances. To be a leader on the topic, Indianola should host a Joint Workshop with key partners, elected officials, staff, and local organizations that work directly with this population. The group could brainstorm solutions and put together a strategic plan to address homelessness in the area.

What Can Local Governments Do?

What are some strategies local communities can take to address homelessness?



Promote regional coordination on homelessness



Remove barriers to affordable housing development



Utilize Federal and State funding



Use public land for affordable housing development



Ensure renter protections



Help provide basic sanitation and hygiene services



Advocate for local homeless population



Avoid overly criminalizing homelessness

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #4

PROCESS CHANGES TO CONSIDER

Utility Confusion

Throughout the stakeholder interview process, some participants shared that utilities can sometimes be a point of confusion for residents and developers. Due to agreements from years ago, utilities in the community operate under different circumstances than other metro communities. Indianola Municipal Utilities provides water, communications, and electric services to those within its service areas. However, the territory is limited and requires coordination between other providers when development is occurring. This is especially true within the City's northern growth area.

The City should consider several options to lessen confusion and improve overall service:

- Broker a meeting between the different service providers in the near-term growth area to explore swapping territories or improved coordination of services
- Update website to have clear map showing different service area boundaries in an easy to understand format for City staff, residents, the development community.

COULD WE GET A MAP OF THE SERVICE AREA LOCATIONS?

FIGURE 5.10 Mock-Up "Your Housing Story" Graphic
Source: Confluence

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #4

PROCESS CHANGES TO CONSIDER

Adequate Staffing

To help support all of the housing, grant, marketing, and economic development initiatives proposed in this study, Indianola will need to ensure it has adequate staffing.

A grant specialist, or another Community & Economic Development staff member with dedicated grant writing responsibilities, could help to ensure Indianola is taking full advantage of different local, state, and federal funding opportunities that further housing goals. This could prove especially useful in attracting financial assistance with affordable housing expansion.

Additional marketing staff or a special marketing consultant could help to further market Indianola within the region to both prospective homebuyers and the greater development community. Further, the staff or consultant could help to launch the “Your Housing Profile” marketing campaign.

An economic development professional on staff could greatly expand the profile of Indianola for business and residential growth. The staff could focus on attracting new major employers to Indianola while also coordinating with marketing staff to help attract new residential developers to the area.



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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #4

PROCESS CHANGES TO CONSIDER

Development Review Process

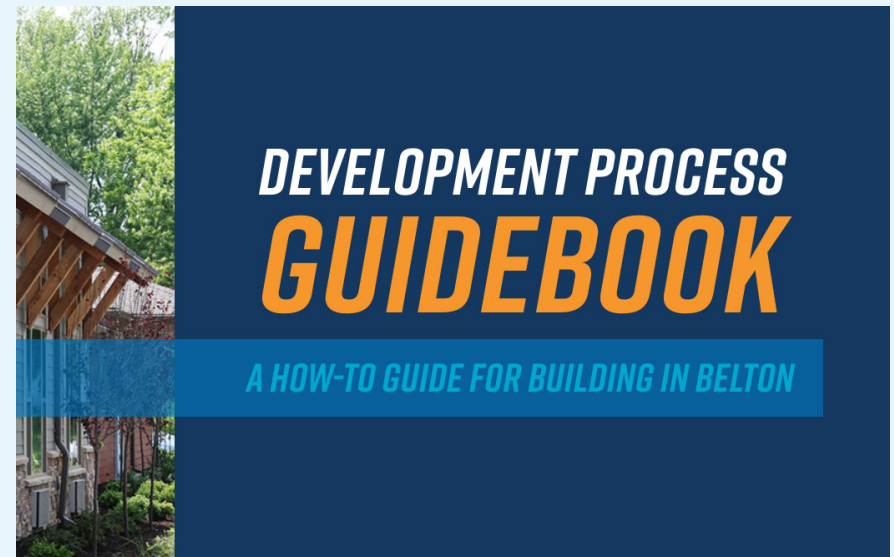
Overall, the development community felt Indianola was easy to work with and had no substantive complaints about the development review process. However, there were a few areas of possible improvement to further explore addressing:

- Review street requirements to determine if they are appropriately structured to meet expectations while providing flexibility within the development scheme.
- Work to improve coordination between Community & Economic Development and Public Works staff to ensure standards are being evenly applied.
- Create a how-to guide for the development review process to help residents and home builders navigate building in Indianola.

CASE STUDY

City of Belton, Missouri Development Guidebook

The City of Belton has a thorough and helpful Development Process Guidebook available to residents and developers to outline the necessary steps to receive permits, meetings and checkpoints throughout the development process, and any relevant links to forms and documents. Indianola should create a similar guidebook to assist with clear communication and processing procedures.



Source: City of Belton, Missouri, Development Process Guidebook. <https://www.belton.org/files/assets/public/v/3/planning-department/drc/development-guidebook-2023.pdf>

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #4

FINANCING STRATEGIES

Partners, Funding, and Resources

Ranging from the local to federal levels, there are a variety of resources available today that the City of Indianola and its residents could utilize to support housing efforts. Potential partners and organizations to explore for funding support and programs include:

- State of Iowa
- Iowa Finance Authority
- Iowa Economic Development Authority
- Central Iowa Housing Trust Fund (Warren County is a member)
- Warren County Housing Authority
- Local Realtors + Major Employers

Some funding opportunities and awards the City should consider include:

- Low-Income Housing Tax Credits (currently used)
- CDBG Upper-Story Grant
- Historic Tax Credits
- Iowa Workforce Housing Tax Credits
- Iowa Thriving Communities
- HOME Program

Additional Recommendations as Identified in the Comprehensive Plan:

The City of Indianola's Comprehensive Plan was adopted in May 2020 to help guide future development and goals for the community. Within the Housing + Neighborhoods Chapter, there are many relevant strategies that also apply to the recommendations outlined within this Housing Study + Needs Assessment. The strategies outlined below should be considered to improve housing conditions and opportunities within Indianola.

- Consider a forgivable loan program for safety and repair of exterior elements that could compromise the health and well-being of the occupants, such as roofs, windows, and doors
- Partner with nonprofit agencies to provide residential clean up, maintenance, and repair services
- Develop an official neighborhood association program in which residents can organize and be recognized by the City as representatives for their neighborhoods.
- Create a neighborhood improvement mini-grant program for neighborhood associations to be awarded funds for beautification and improvement projects on public property.

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #5

WHERE TO PROMOTE NEW HOUSING

Future Land Use Plan

Figure 5.11 shows the Future Land Use Plan adopted by the City in 2020. The plan calls for expansion of residential, industrial, and commercial properties throughout the Indianola planning area. Residential is mostly focused in the northwest quadrant.

Indianola City Limits

Future Land Use

- Ag/Reserve
- Parks/Open Space
- Public/semi Public
- Low-Density Residential
- Low/Medium Density Residential
- Medium/High Density Residential
- Neighborhood Mixed Use
- Community Mixed Use
- Downtown Mixed Use
- Regional Mixed Use
- Industrial

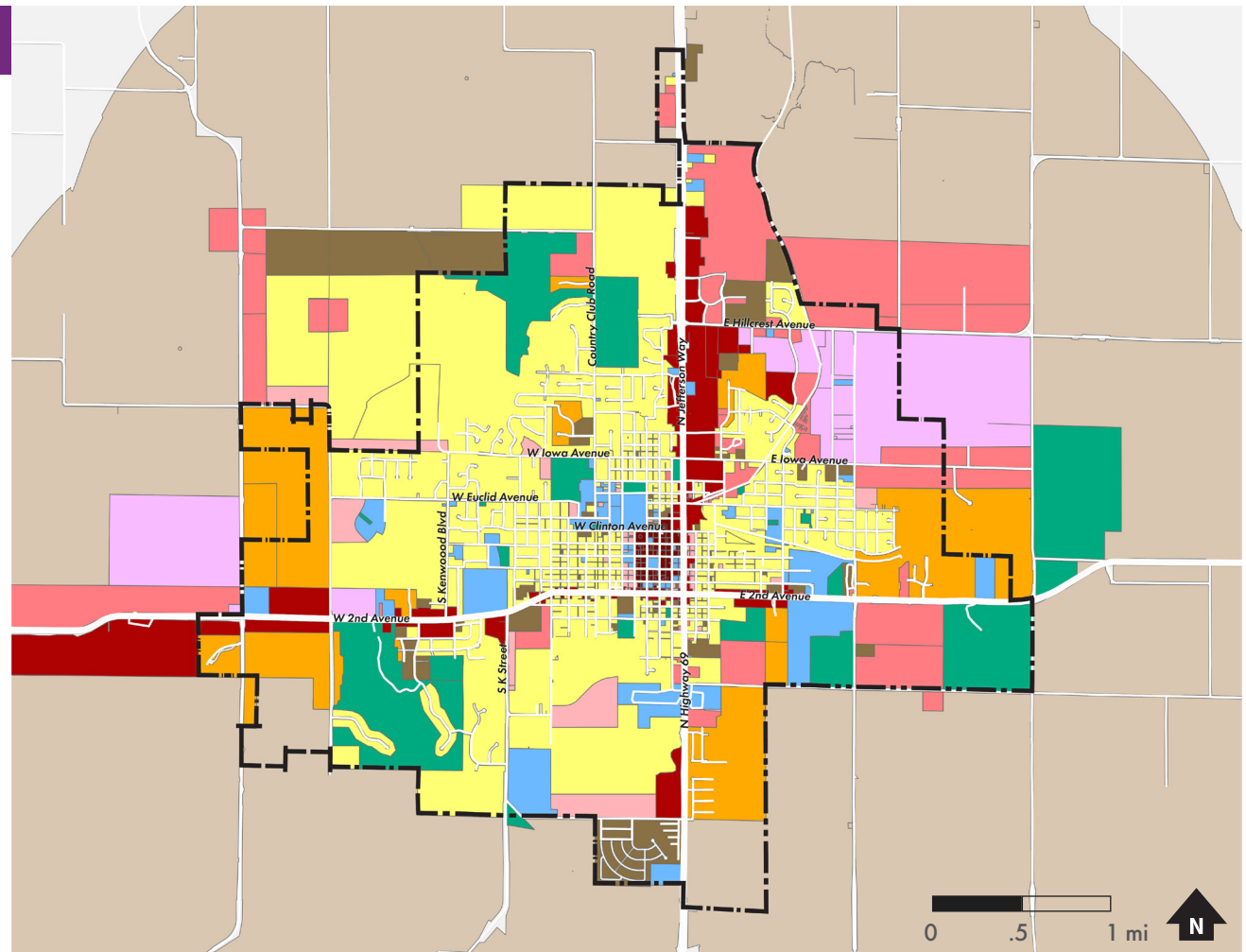


FIGURE 5.11 Indianola's Existing Future Land Use Plan

Source: City of Indianola

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #5

WHERE TO PROMOTE NEW HOUSING

Future Residential Areas

The existing Future Land Use Plan identifies different areas for low, medium, and higher density residential in yellow, orange, and brown, respectively. While some of the land is already developed, there remains roughly 2,300 acres of undeveloped land identified for future residential within the entire planning boundary. Within city limits, this number is closer to 1,378 acres. Not all of this land will develop as housing but having extra will help provide flexibility to accommodate for landowners unwilling to sell, market conditions, etc.

-  Indianola City Limits
- Future Land Use**
-  Low-Density Residential
-  Low/Medium Density Residential
-  Medium/High Density Residential

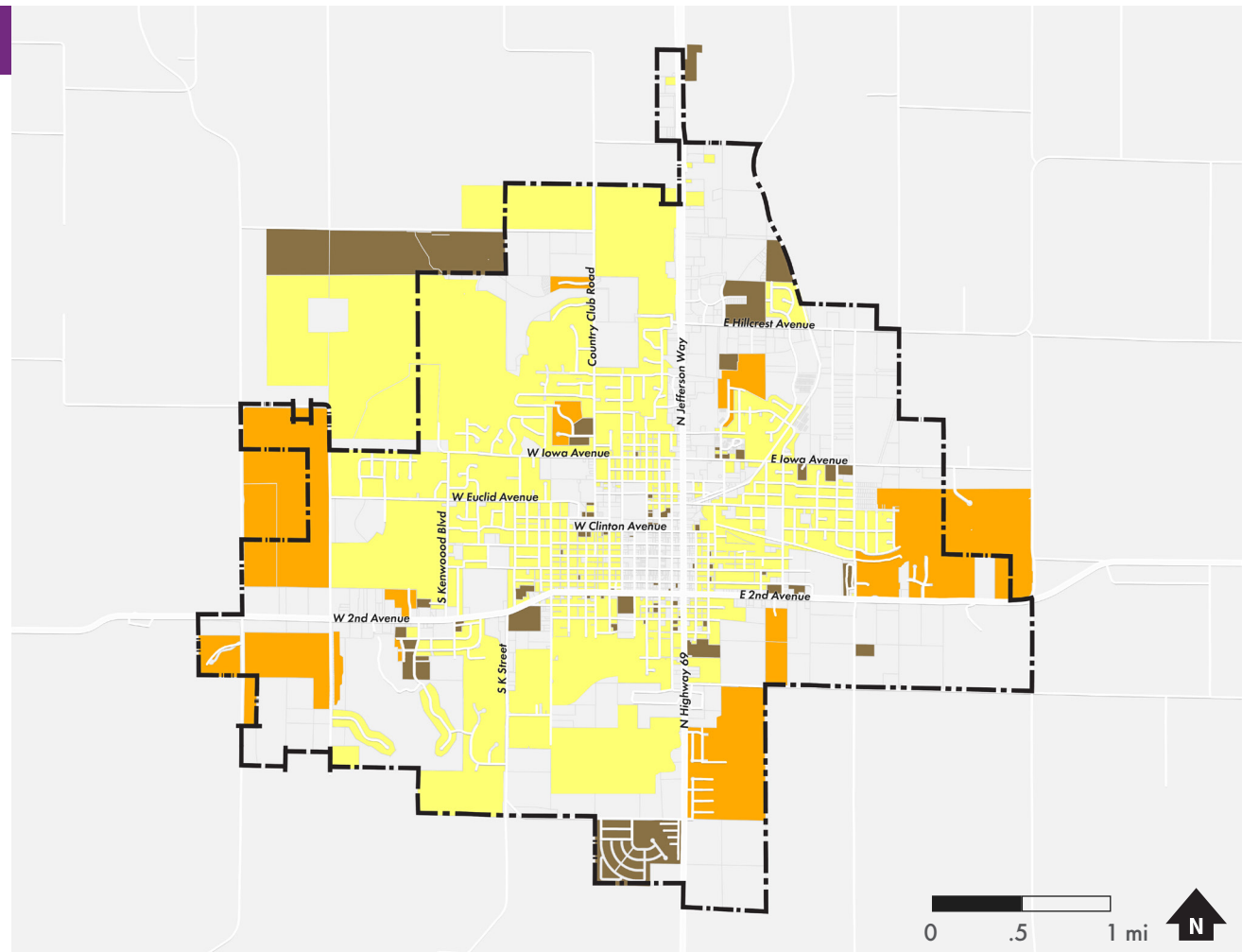


FIGURE 5.12 Planned Residential Growth Areas

Source: City of Indianola

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #5

WHERE TO PROMOTE NEW HOUSING

Planned Residential Development

Indianola has many planned or proposed residential projects in the works. Figure 5.13 shows the approximate location and number of units by type proposed at each location. In total, there are approximately 730 planned units, including 132 detached single-family homes, 382 attached single-family units, and 216 multi-family units. An additional 99 detached single-family homes have been discussed.

Indianola City Limits

Planned Development Name

- | | |
|------------------------|----------------------------|
| Ashton Park Plat 8 | Prairie Glynn 4 |
| Deer Ridge Subdivision | Quail Meadows 5 |
| Emerald Bay PUD | Summerset PUD Plat 5 |
| Deer Run PUD | Wesleylife The Village PUD |
| Fox Run 2 | |
| Heritage Hills 12 | |
| Kentucky Rige PUD | |

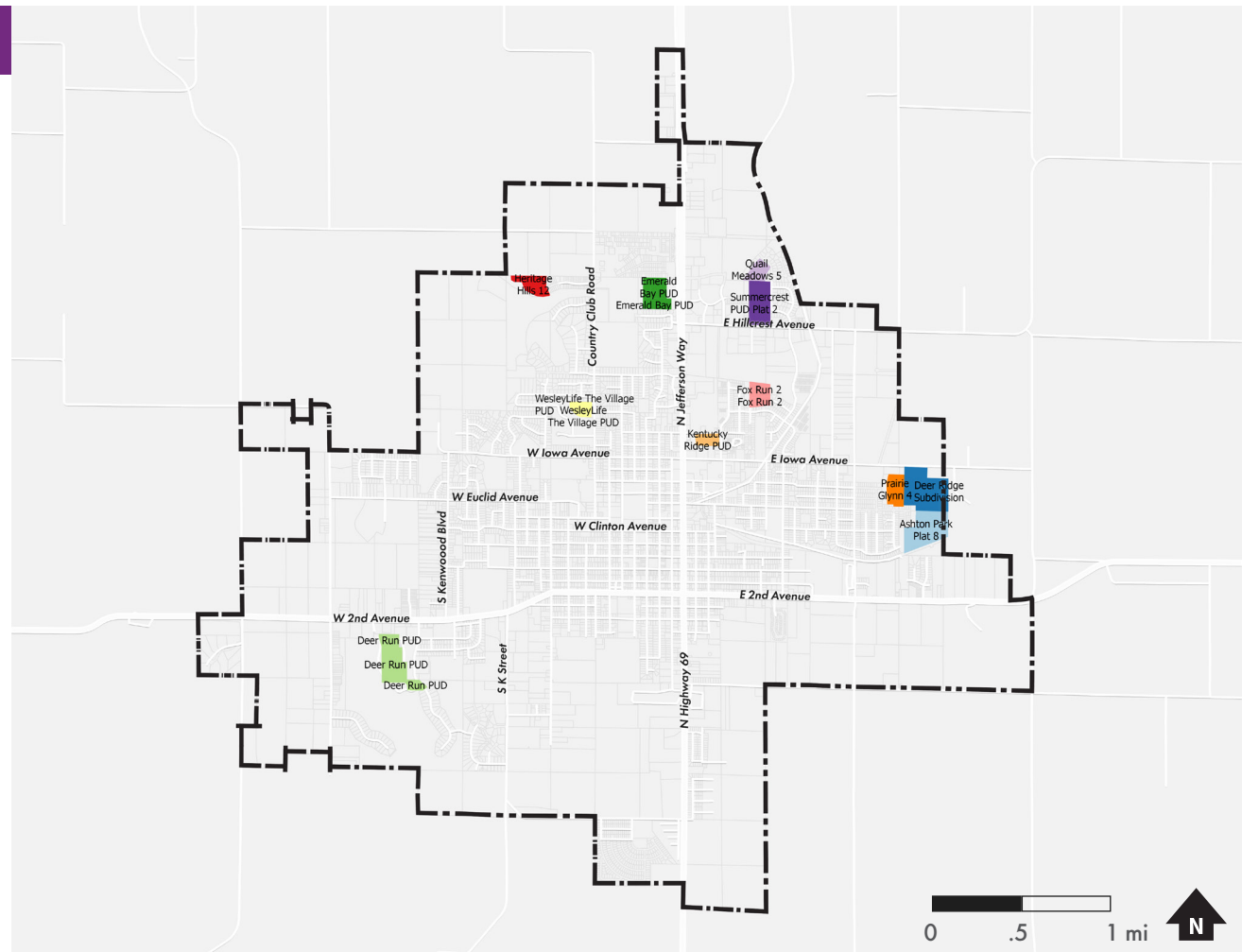


FIGURE 5.13 Planned Residential Growth Areas

Source: City of Indianola

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #5

WHERE TO PROMOTE NEW HOUSING

Infill Locations

The windshield survey revealed a generally good housing stock, even in those areas identified as vulnerable given factors such as age, value, number of bathrooms/bedrooms, presence of a garage/basement, etc. However, older neighborhoods like those identified in the housing vulnerability analysis are prime locations for infill development due to demand for modern homes and upkeep.

□ Vulnerable Housing Study Area

Housing/Neighborhood Vulnerability Scale

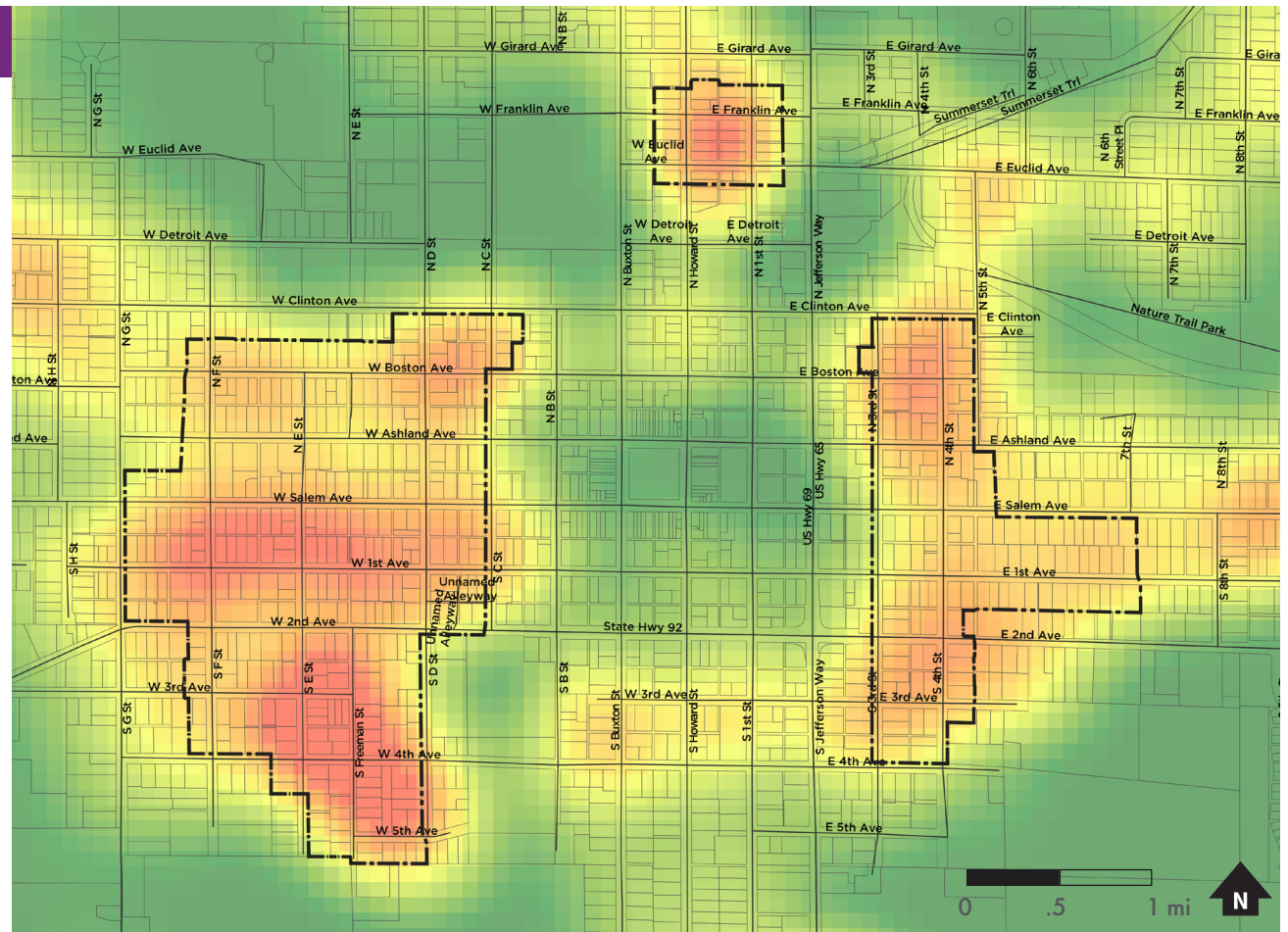


FIGURE 5.14 Housing Vulnerability Analysis Results for Indianola

Source: Confluence with inputs from Warren County Tax Assessor

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HOUSING RECOMMENDATIONS + STRATEGIES

STRATEGY #5

WHERE TO PROMOTE NEW HOUSING

Publicly Owned Land

The City should explore using existing or future city-owned land as an opportunity for new residential development. This could be advertised directly with an RFP as outlined earlier in the recommendations section. Figure 5.15 shows the land owned by the City of Indianola today according to Warren County parcel data. Within Figure 5.15, an under-utilized city-owned property has been identified as a good potential infill redevelopment, affordable housing location for the City to further explore. Today, the location is used for winter snow storage.

- Indianola City Limits
- City-Owned Land
- Potential Infill Site

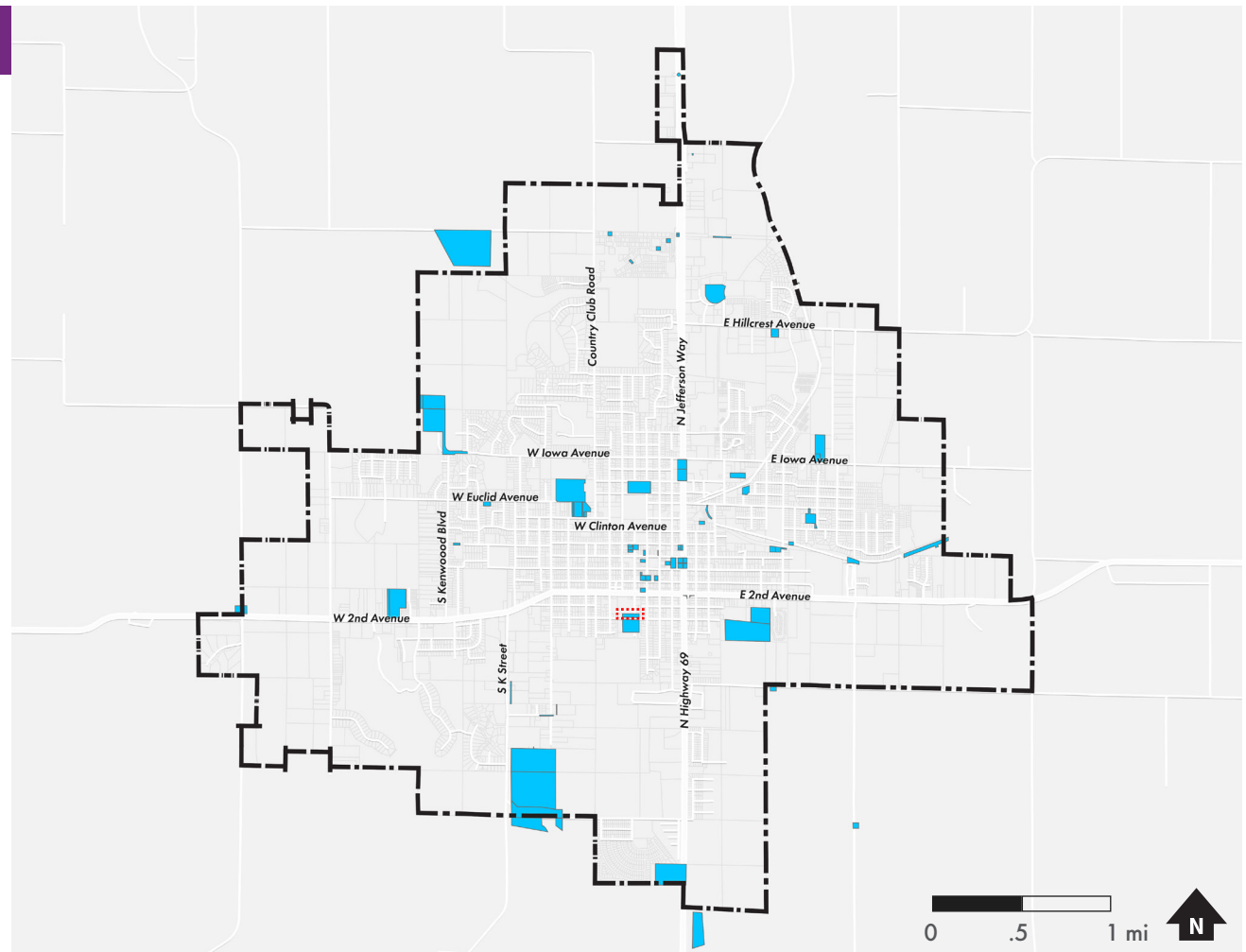


FIGURE 5.15 Planned Residential Growth Areas

Source: City of Indianola

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 1: MARKETING + DEVELOPMENT-READY COMMUNICATION

ACTIONS	STATUS
Create a “Your Housing Story” marketing campaign.	
Update the City of Indianola’s marketing campaign to highlight the unique attributes that contribute to the quality of life in Indianola.	
Actively pursue development and redevelopment projects by publishing requests for proposals (RFPs) to attract desired uses and activities.	
Create “Site Analysis Report Cards” to showcase the development potential for greenfield or infill properties throughout the City’s planning boundary.	
Provide Planning and Zoning Commission training sessions to ensure all commissioners understand planning processes and can confidently guide decision-making in Indianola.	

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 2: PROMOTING ALTERNATIVE HOUSING TYPES

ACTIONS	STATUS
Actively promote accessory dwelling units throughout residential neighborhoods in Indianola.	
Create a how-to guide to better explain opportunities with accessory dwelling units and navigating the permitting process.	
Update the zoning code related to accessory dwelling units to identify barriers to development, such as parking requirements.	
Support opportunities for unique housing developments, such as 3D concrete printed homes.	
Encourage cottage style cluster developments throughout residential neighborhoods to respond to the need for independent, single-level senior housing options.	
Work to attract ranch style townhomes, family-friendly rentals, young professional rentals, and homes valued under \$300K to meet housing demand and needs in the community.	

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 3: CREATIVE HOUSING SOLUTIONS

ACTIONS	STATUS
Promote infill redevelopment as an efficient development practice and method to preserve neighborhood character.	
Create an Infill How-To Guide to better explain the infill redevelopment process.	
Explore next steps to implement a Pre-Approved Residential Design Catalog for infill residential development at a small, yet approachable, scale.	
Support efficiency upgrades and standards in homes throughout the community.	
Review energy efficiency requirements for new residential structures and update the development code as needed.	
Consider creating a housing rehabilitation fund that addresses interior and exterior energy efficiency improvements.	
Consider expanding the Rental Housing Inspection Program to cover basic energy efficiency standards.	
Address homelessness and other vulnerable groups via partnerships, a Homesless Committee, and strategic planning.	

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 4: PROCESS CHANGES TO CONSIDER

ACTIONS	STATUS
Clearly define and share information on utility providers throughout the community and necessary procedures to obtain services depending on location.	
Broker a meeting between the different service providers to explore territory amendments or improved coordination of services.	
Update the City's website to have clear resources and graphics for service area boundaries and contact information.	
Ensure adequate staffing levels long-term to support housing, grant, marketing, and economic development efforts throughout Indianola.	
Create a Development Process Guidebook to clearly identify procedures, permits, forms and applications, and any other relevant information related to the development process.	
Coordinate with the Community and Economic Development and Public Works staff to ensure standards for development are being evenly applied.	
Consider and update the code appropriately to maintain flexibility within proposed developments.	

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 5: FINANCING STRATEGIES

ACTIONS	STATUS
Maintain connections and relations with local, county, and state partners and organizations.	
Market and share opportunities for county and state-level funding programs.	
Explore and support the use of historic tax credits, Iowa Workforce Housing Tax Credits, Iowa Thriving Communities, and the HOME programs.	
Follow the recommendations outlined within the Elevate Indianola Comprehensive Plan to maintain a consistent vision for housing in Indianola.	

INDIANOLA HOUSING STUDY + NEEDS ASSESSMENT

STRATEGY 6: WHERE TO PROMOTE NEW HOUSING

ACTIONS	STATUS
Follow the recommended growth patterns identified in the Future Land Use Plan.	
Ensure there is a healthy variety of housing types developed within the planning boundary to support life-cycle housing.	
Support infill redevelopment opportunities for the areas identified in the Vulnerable Housing Analysis study area.	
Use the RFP process to attract desired residential developments to city-owned parcels to leverage momentum in the market.	



MEMORANDUM

To: Planning and Zoning Commission

From: Kristen Hoss, Charlie Dissell, Deputy City Manager Development and Operations,
Emily Rizvic, Associate Planner

Date: June 25, 2024

Subject: Consider Recommendation on Adoption of an Urban Chicken Ordinance in the City of Indianola

Recommendation:

Attachments:

1.	Memorandum
2.	Proposed Urban Chicken Ordinance
3.	Urban Chicken Survey Results - INDIANOLA RESIDENT RESPONSES ONLY
4.	Urban Chicken Survey Results - ALL RESPONSES



COMMUNITY DEVELOPMENT

To: Planning and Zoning Commission
From: Kristen Hoss, Planning Intern
Charlie Dissell, Deputy City Manager/Chief of Development and Operations
Emily Rizvic, Associate Planner
Date: June 25, 2024
Subject: Consideration and Adoption of Urban Chicken Ordinance in the City of Indianola

Background

On Monday, April 1st, 2024, the Indianola City Council directed Community Development staff to review policy regarding urban chickens within city limits. The council tasked the Community Development Department with this responsibility in response to inquiries received by constituents. The frequency and consistency of inquiries has led to the process of amending city codes to allow for Urban Chickens.

The City of Indianola Code of Ordinances currently does not allow for residential animal raising except for those zoning districts where explicitly permitted. The City's zoning regulations currently permits A-1 zoned properties to raise livestock. The proposed Urban Chicken Ordinance would revise the City Code to allow for urban chickens in all residential zoning districts, provided that minimum requirements are met.

Methodology

A comparison of urban chicken ordinances established by municipalities with similar characteristics to the City of Indianola was conducted by Community Development Staff. These municipalities were either located in Warren County or had similar population size and demographics to Indianola. The following are a list of ordinances that have been reviewed:

- Altoona
- Ankeny *
- Carlisle *
- Cedar Rapids *
- Clive
- Cumming *
- Davenport *
- Des Moines *
- Grinnell *
- Iowa City *
- Marshalltown
- Mason City
- Newton *
- Norwalk *
- Osceola *
- Oskaloosa *
- Ottumwa *
- Urbandale *
- Waukee *

- West Des Moines

** Designates cities that allow chickens on residential properties. Fifteen (15) of the twenty reviewed cities permit Urban Chickens.*

When reviewing these municipalities and their ordinances, certain requirements were taken note of, such as the number of chickens allowed, permitted zoning districts, and other minimum code requirements and policies. The proposed Urban Chicken compared those 20 ordinances and created one that would be most suitable for the city and its residents.

Additionally, residents of Indianola were surveyed to collect input and feedback on urban chickens. A total of 952 responses were collected as of June 17, 2024. Full survey results are provided in the Agenda Packet and will be summarized throughout this memorandum.

Overview of Key Provisions and Rationale

The proposed Urban Chicken Ordinance specifies the following code requirements and procedures for the keeping of urban chickens.

- Requiring Permitting and/or Licensure
- Minimum Enclosure Requirements
- Allowance Based on Lot Sizes
- Feed and Waste Guidelines
- Identified Procedures for Code Violations

These requirements are to ensure that the public safety and welfare of the community and neighboring properties is maintained, provide adequate measures to prevent the mistreatment of urban chickens, while also preventing any nuisances that can be correlated with the presence of chickens on residential properties.

Survey Responses Summarized

A community survey was launched on June 3, 2024, and will be closed on July 1, 2024. The intent of the survey was to collect responses from the community regarding the keeping of chickens within city limits and was designed to gather general feedback as it pertains to residential animal raising – specifically, urban chickens. As of June 17, 2024, there were 952 survey responses. Out of the total number of survey responses, 813 of them are people who currently live in Indianola. Key survey findings are summarized as follows:

- Approximately 74% of those respondents have lived in Indianola for six (6) or more years.
- 71.71% of Indianola Residents (585 respondents) that took the survey were in favor of implementing an ordinance to allow for Urban Chickens.

- Of all Indianola Residents that have responded to the survey, only 52.77% indicated that they were interested in keeping Urban Chickens on their property (429 responses).
- 72.93% of Indianola Residents that took the survey believe that urban chickens could bring benefits to the community. When asked about perceived benefits, responses generally stated that urban chickens could provide a sustainable source of fresh eggs/chickens, promote sustainable living, and reduce food waste.
- Survey respondents were asked about challenges and concerns with Urban Chickens. Generally, respondents were concerned with noise pollution and noxious sounds that could be produced by roosters, with approximately 46% indicating some level of concern in this area.
- Respondents were also asked what regulations they would be in favor of, if an Urban Chickens ordinance were to be passed. Generally, survey respondents answered favorably towards limiting the number of allowable chickens, prohibiting roosters, requiring minimum coop cleanliness standards, and requiring fencing for chickens. Other options included on the survey included prohibiting commercial sale of eggs/chickens, implementing setback/distance requirements from neighboring residential houses, and requiring licensing or registration of urban chickens.

The full survey results are provided within the Agenda Packet.

Permit Requirements

Staff is recommending for permits to be required for the allowance of urban chickens. The permitting process would include an application to be renewed on an annual basis. Of the 15 cities in the Des Moines Metro that permits Urban Chickens, 13 require a permitting or licensing process for the keeping of Urban Chickens. The following requirements are proposed to be included as part of the permitting process:

- Details of the proposed chicken enclosure, surrounding land, and plans for feed and waste management to be provided.
- Prohibit chicken breeding and the commercial sale of eggs/chickens.
- Requirement of leg bands with permitting number.
- The application for a permit runs with the owner and their current location.
- Requirement of training courses in backyard chicken keeping.

If the permit requirements listed above are not met and maintained, then the permit may be denied, suspended, revoked, or declined for renewal. False statements on the application, failure to pay any permitting or inspection fees, and/or failure to correct issues in violation notices may also be considered as grounds for the denial and suspension of the permit.

Enclosure and Separation Requirements

For a city resident to be able to keep chickens on their property, there are multiple requirements that need to be met regarding the henhouse/chicken tractor, the chicken run, and the location of the chickens on their land. These requirements are recommended to ensure

that the chickens are kept in a safe and appropriate enclosure and to reduce potential conflicts or nuisances that may arise with Urban Chickens. The requirements for the enclosure are as follows:

- Chickens must be in a fenced chicken run at all times and in a henhouse/chicken tractor during non-daylight hours.
- Henhouses/chicken tractors must meet a minimum size requirement of four (4) square feet per chicken.
- Henhouses/chicken tractors shall provide safe and healthy living conditions.
- The materials used for the henhouse/chicken tractor must be uniform for the entire structure.

There are also recommended separation requirements regarding the siting of the henhouse and fenced enclosures.

- Located in the rear yard.
- Ten (10) feet from the property line.
- Twenty-five (25) feet from any adjacent dwelling, church, school, or place of business.

Minimum Maintenance Requirements

The proposed ordinance requires property owners to keep the henhouse and enclosure clean in order to reduce potential odors and health hazards and maintain the facility in sanitary order. Failure to comply with these requirements may result in the revocation of a permit and the rehoming of chickens if found to be neglected.

Property owners are responsible for ensuring that their chickens do not create a nuisance to neighboring properties. This includes excessive noise, odor, or waste accumulation. The city will intervene in complaints in the event that there are significant concerns regarding health, safety, or general welfare.

Violations

In the event that any terms within this chapter are violated, the Community and Economic Development Department may issue an order requiring the property owner to correct violations within a reasonable amount of time through Code Enforcement. Likewise, the Community Service Officer may issue tickets for the neglect or abuse of any animals, including urban chickens.

Appeals and Variances

Variances and appeals to provisions within the zoning code regarding minimum requirements for urban chicken keeping may be reviewed by the Board of Adjustment.

Resources for Urban Chickens

The following are resources that could be utilized for residents who are considering having chickens on their residential property.

- Iowa State Extension and Outreach: An online educational course is available regarding the keeping and care of urban chickens. This course is open to the public for \$25. Staff is recommending that completion of this course to be required as part of the permitting process.
- Centers for Disease Control and Prevention (CDC): The CDC has a portion of their website about backyard chickens and how to keep them and the owners safe and healthy.
- The Humane Society of the United States: This has available resources for the adopting and caring of backyard chickens.

There are many other additional resources that talk about urban chickens and how to care for them. The ones listed above are verified sources and governmental organizations who provide accurate and informed information.

Recommendations

The Community Development staff put forth the following recommendations:

1. Require a permit or licensure for the keeping of Urban Chickens, that is to be renewed on an annual or reoccurring basis.
2. Limit the allowance of chickens based upon the size of the property and limit the overall maximum for all residential properties within the City of Indianola to a maximum of ten (10) chickens.
3. Maintain minimum enclosure and separation requirements to ensure the public safety and welfare of the community.
4. Monitor permitting and code violations through the Annual Community Development report as it pertains to Urban Chickens.
5. Establish and actively share resources and guides for city residents and property owners in regard to owning/keeping chickens in Indianola, conducting and passing inspections and designate webspace on the City website to host such materials and resources.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF INDIANOLA,
IOWA BY ADDING REGULATIONS FOR THE KEEPING OF URBAN
CHICKENS WITHIN CITY LIMITS**

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF INDIANOLA, IOWA:

Section 1. Section 55.01 is and are hereby amended by adding the underlined language and deleting the stricken language as follows:

The following terms are defined for use in this chapter.

1. "Advertise" means to present a commercial message in any medium including but not limited to print, radio, television, sign, display, label, tag or articulation.
2. "Animal" means a nonhuman vertebrate.
(Code of Iowa, Sec. 717B.1)
3. "Animal shelter" means a facility which is used to house or contain dogs or cats, or both, and which is owned, operated, or maintained by an incorporated humane society, animal welfare society, society for the prevention of cruelty to animals, or other nonprofit organization devoted to the welfare, protection, and humane treatment of such animals.
(Code of Iowa, Sec. 162.2)
4. "At large" means off the premises of the owner and not under the control of a competent person, restrained within a motor vehicle, or housed in a veterinary hospital or kennel. A dog is not at large if it is in the confines of a city-owned off-leash dog park provided that such dog and its handler are at all times in compliance with all the rules for such park.
5. "Business" means any enterprise relating to any of the following:
 - A. The sale or offer for sale of goods or services.
 - B. A recruitment for employment or membership in an organization.
 - C. A solicitation to make an investment.
 - D. An amusement or entertainment activity.
6. "Chicken" shall mean a member of the subspecies Gallus gallus domesticus, a domesticated fowl.
7. "Chicken run" shall mean an enclosed fenced area exclusively devoted to raising chickens.
8. "Chicken tractor" shall mean a lightweight portable chicken coop without a solid floor that allows the chickens to forage seeds and insects.
9. "Commercial establishment" means an animal shelter, boarding kennel, commercial breeder, commercial kennel, dealer, pet shop, pound, public auction, or research facility.
(Code of Iowa, Sec. 717.B1)
10. "Enclosure" shall mean both the chicken run and the henhouse/chicken coop.
11. "Fair" means any of the following:
 - A. The annual fair and exposition held by the Iowa State Fair Board pursuant to Chapter 173 of the Code of Iowa or any fair event conducted by a fair under the provisions of Chapter 174 of the Code of Iowa.
 - B. An exhibition of agricultural or manufactured products.
 - C. An event for operation of amusement rides or devices or concession booths.
12. "Game" means a "game of chance" or "game of skill" as defined in Section 99B.1 of the Code of Iowa.
13. "Henhouse" shall mean a henhouse or chicken coop structure where female chickens are kept.

14. "Injury" means an animal's disfigurement; the impairment of an animal's health; or an impairment to the functioning of an animal's limb or organ, or the loss of an animal's limb or organ.
(Code of Iowa, Sec. 717.B1)
15. "Livestock" means an animal belonging to the bovine, caprine, equine, ovine or porcine species, ostriches, rheas and emus; farm deer as defined in Section 170.1 of the Code of Iowa; or poultry.
(Code of Iowa, Sec. 717.1)
16. "Owner" means any person owning, keeping, sheltering or harboring an animal.
17. "Pet" means a living dog, cat, or an animal normally maintained in a small tank or cage in or near a residence, including but not limited to a rabbit, gerbil, hamster, mouse, parrot, canary, mynah, finch, tropical fish, goldfish, snake, turtle, gecko, or iguana.
18. "Pound" means a facility for the prevention of cruelty to animals operated by the State, a municipal corporation, or other political subdivision of the State for the purpose of impounding or harboring seized stray, homeless, abandoned, or unwanted dogs, cats, or other animals; or a facility operated for such a purpose under a contract with any municipal corporation or incorporated society.
(Code of Iowa, Sec. 162.2)
19. "Research facility" means any school or college of medicine, veterinary medicine, pharmacy, dentistry, or osteopathic medicine, or hospital, diagnostic or research laboratories, or other educational or scientific establishment situated in the State concerned with the investigation of, or instruction concerning the structure or function of living organisms, the cause, prevention, control, or cure of diseases or abnormal conditions of human beings or animals.
(Code of Iowa, Sec. 162.2)
20. "Urban Chicken" shall mean a chicken kept on a permitted tract of land pursuant to a permit issued under this chapter.
21. "Veterinarian" means a veterinarian licensed pursuant to Chapter 169 of the Code of Iowa who practices veterinary medicine in the State.
(Code of Iowa, Sec. 717.B1)

Section 2. Section 55.20 is and are hereby amended by adding the underlined language as follows:

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

1. No more than one (1) chicken per 2,000 square feet of lot size is allowed, with a maximum of ten (10) total chickens.
2. All such chickens shall be hens; no roosters are permitted.
3. No person shall slaughter any chickens within the city.
4. It is unlawful for any owner to allow their chickens to run at large within the corporate limits of the city.
5. Permit required. No person shall raise or keep chickens within the city without a valid permit obtained from the Community Development Department under the provisions of this chapter.
 - a. Permits shall be renewed annually at the beginning of every calendar year.

- b. Permit applications shall include details of the proposed chicken run and henhouse, including dimensions, location on the property, and plans for waste management.
 - c. Permits will be granted for properties in any residential zoning district, as long as all zoning requirements are met.
 - d. A permit will not allow the permittee to engage in chicken breeding, sale of eggs and chickens, or fertilizer production for commercial purposes.
 - e. The permittee shall place and keep leg bands on all chickens showing the permit number.
 - f. The application for an urban chicken permit runs with the owner and their current location, any change in ownership or change in address will require the submission of a new permit application.
- 6. Permitting Process. The Zoning Administrator shall establish and provide the application form and information required for all applications as may be necessary and required in this ordinance. The fees for all applications shall be as established by resolution of the City Council.
- 7. The Community Development Department may deny, suspend, revoke, or decline to renew any permit issued for any of the following grounds:
 - a. False statements on any application required by the section to be given by the applicant.
 - b. Failure to pay any application fee, renewal, or penalty fees required by this section.
 - c. Failure to correct deficiencies noted in notices of violation at the time specified in the notice.
 - d. Failure to comply with any provision of this section.
- 8. Effect of revocation. When an application for a permit is denied, or when a permit is revoked, the applicant may not re-apply for a new permit for a period of 1 year from the date of the denial or revocation. No permit may be denied, suspended, revoked, or not renewed without notice and an opportunity have a hearing with the Council is given to the applicant or holder of the permit. A request for a hearing must be made in writing and delivered to the City Clerk within seven (7) days from the date of notice. The hearing will be before the Council at a time and place fixed by the Council.
- 9. Enclosure Requirements. Chickens shall be kept in a chicken run at all times and shall be secured within a henhouse or chicken tractor. The following requirements shall be required for the keeping of Urban Chickens:
 - a. Henhouses and chicken tractors shall be designed to provide safe and healthy living conditions that provide a minimum of four (4) square feet per chicken and maximum of twelve (12) square feet per chicken. Chicken runs shall be no larger than 120 square feet.
 - i. The structure shall be enclosed on all sides and shall include a roof and lockable doors. Access doors shall be shut and locked at night. Opening windows and vents shall be covered with predator and bird proof wire of less than one (1) inch openings.

- ii. The materials used shall be uniform for each element of the structure. Henhouses and chicken tractors shall be well maintained.
- 10. Setback and Location Requirements
 - a. Enclosure shall be located at least ten (10) feet from the property line and at least twenty-five (25) feet from any adjacent residential dwelling, church, school, or place of business.
 - b. Enclosure shall be located in the rear yard.
- 11. Performance Standards. Urban Chickens must comply with the following code requirements and performance measure standards to minimize public hazards and prevent the creation of nuisances or other conditions which may be harmful or detrimental to the users of the property or surrounding area:
 - a. Feed and Storage. Chickens shall be provided with access to feed and clean water at all times. The feed and water shall be unavailable to rodents, wild birds, and predators.
 - b. Waste Storage and Removal. All stored manure shall be covered by a fully enclosed structure with a roof or lid over the entire structure. No more than three (3) cubic feet of manure shall be stored on the permitted tract of land. The henhouse, chicken tractor, enclosed area, and surrounding land shall be kept free from trash and accumulated droppings. Uneaten feed shall be removed in a timely manner.
 - c. Pest Management. The permittee shall take necessary action to reduce the attraction of predators and rodents and the potential infestation of parasites. Chickens infested with parasites that may result in unhealthy conditions for human habitation may be removed by the city.
- 12. Owners shall be responsible for ensuring that the keeping of chickens on their property does not create a nuisance to neighboring properties, including but not limited to excessive noise, odor, or waste accumulation.
- 13. Any violation of the terms in this chapter that constitutes a health hazard or that interferes with the use or enjoyment of neighboring property is a nuisance and may be abated under the general nuisance abatement provisions of Indianola Municipal Code Chapter 50.

Section 3. Section 165.03 is and are hereby amended by adding the underlined language and deleting the stricken language as follows:

- 133. Residential Animal Raising: The keeping of animals on a non-commercial, non-profit basis. Restrictions on this type of use include no more than three (3) large animals per acre (e.g. horses, sheep, and cattle, etc.); no more than twenty (20) small fowl or animals per acre (e.g. rabbits, ducks, ferrets, etc.); and no more than ten (10) large fowl per acre (e.g. turkeys, geese, peacocks, etc.).
- 163. Urban Chickens: The keeping of chickens on a non-commercial, non-profit basis on a permitted tract of land pursuant to a permit. Restrictions on this type of use include no more than one (1) chicken per 2,000 square feet of lot size, with a maximum of ten (10) total chickens.

Section 4. Section 165.05(4) is and are hereby amended by adding the underlined language as follows:

PERMITTED AND SPECIAL USES TABLE										
USE	ZONING DISTRICT									
	A-1	R-1	R-2	R-3	R-4	C-1	C-2	C-3	M-1	M-2
AGRICULTURAL USES										
Commercial Farm Operation										
<u>Urban Chickens</u>	<u>P</u>	<u>P</u>	<u>P</u>	<u>S</u>	<u>S</u>					

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section 6. Effective Date. This Ordinance shall be in full force and effect after its passage, approval and publication as provided by law.

Passed by the City Council on the _____ day of _____, 2024, and approved this _____ day of _____, 2024.

Stephanie Erickson, Mayor

ATTEST:

Jackie Raffety, City Clerk

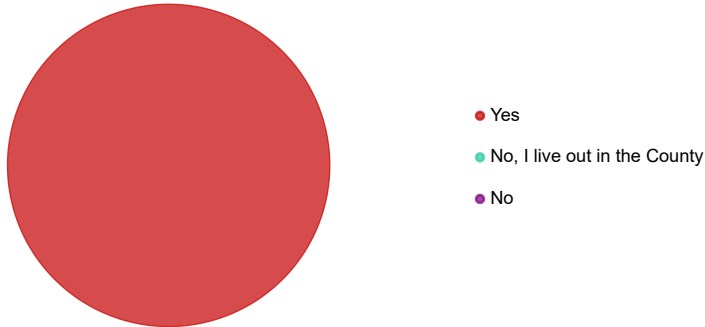
The foregoing Ordinance No. _____ was adopted by the Council for the City of Indianola, Iowa, on _____, 2024, and was published on _____, 2024.

Jackie Raffety, City Clerk

City of Indianola: Urban Chicken Ordinance

Survey Demographics

o Do you live within the City of Indianola? *



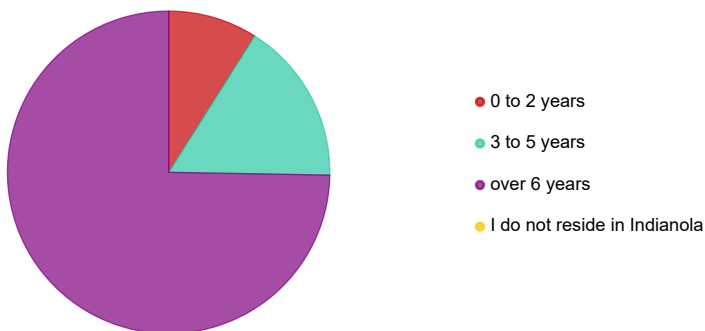
Answers	Count	Percentage
Yes	815	100%
No, I live out in the County	0	0%
No	0	0%

Answered: 815 Skipped: 0

o What street do you reside on? *

Web browsers may not respond well when there are more than 500 answers in the word cloud. [Show it anyway](#)

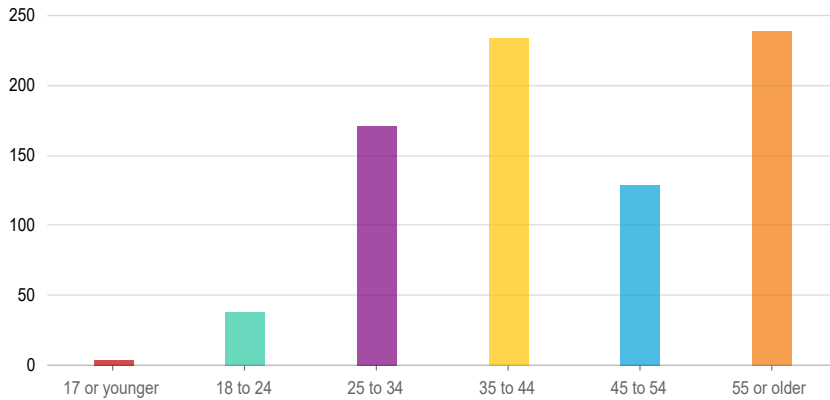
o How long have you been a resident of Indianola? *



Answers	Count	Percentage
0 to 2 years	73	8.96%
3 to 5 years	133	16.32%
over 6 years	609	74.72%
I do not reside in Indianola	0	0%

Answered: 815 Skipped: 0

o What is your age? *



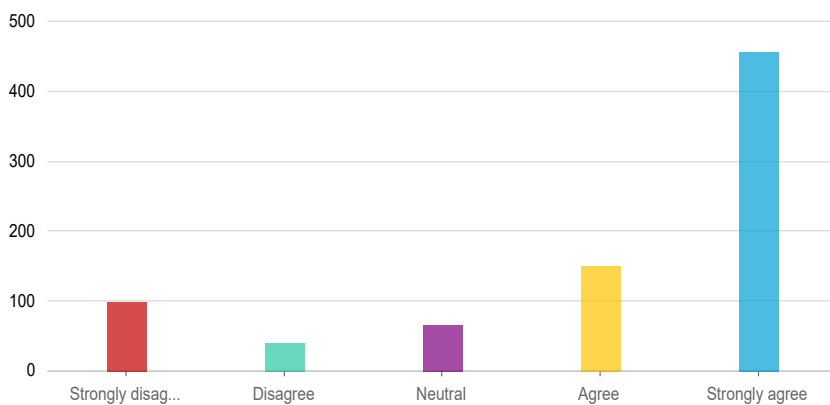
Answers	Count	Percentage
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17 or younger	4	0.49%
18 to 24	38	4.66%
25 to 34	171	20.98%
35 to 44	234	28.71%
45 to 54	129	15.83%
55 or older	239	29.33%

Answered: 815 Skipped: 0

Perceived Benefits

o Urban chickens can provide a sustainable source of fresh eggs or chicken. *

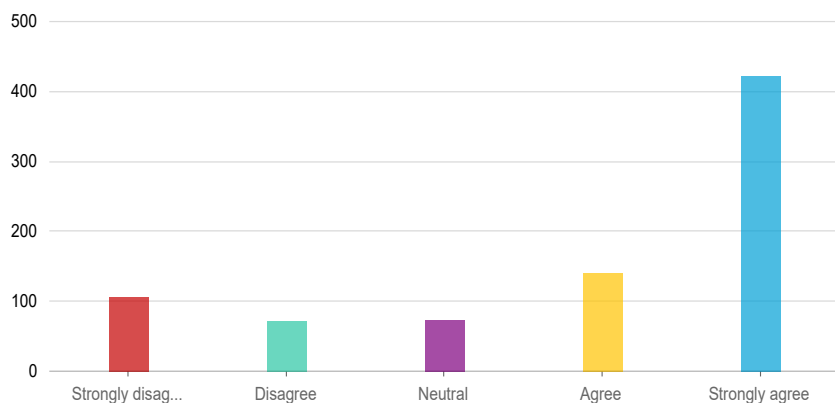


Answers	Count	Percentage
---------	-------	------------

Strongly disagree	99	12.15%
Disagree	41	5.03%
Neutral	67	8.22%
Agree	151	18.53%
Strongly agree	457	56.07%

Answered: 815 Skipped: 0

o Keeping chickens promotes a connection to nature and sustainable living. *

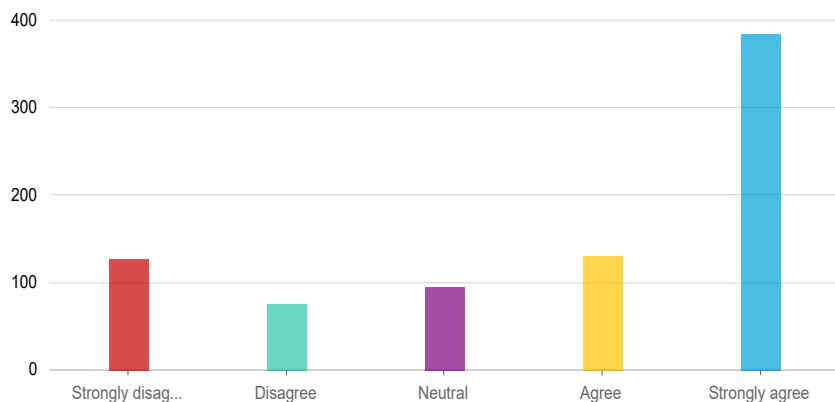


Answers **Count** **Percentage**

Strongly disagree	107	13.13%
Disagree	72	8.83%
Neutral	73	8.96%
Agree	141	17.3%
Strongly agree	422	51.78%

Answered: 815 Skipped: 0

o Allowing urban chickens could reduce food waste through composting. *



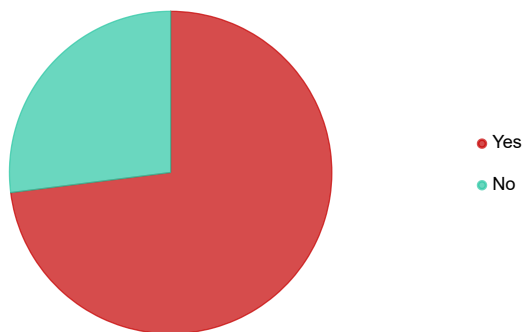
Answers **Count** **Percentage**

Strongly disagree	128	15.71%
Disagree	76	9.33%
Neutral	95	11.66%
Agree	131	16.07%
Strongly agree	385	47.24%

Answered: 815 Skipped: 0

o Do you believe that allowing urban chickens could bring benefits to the...

*



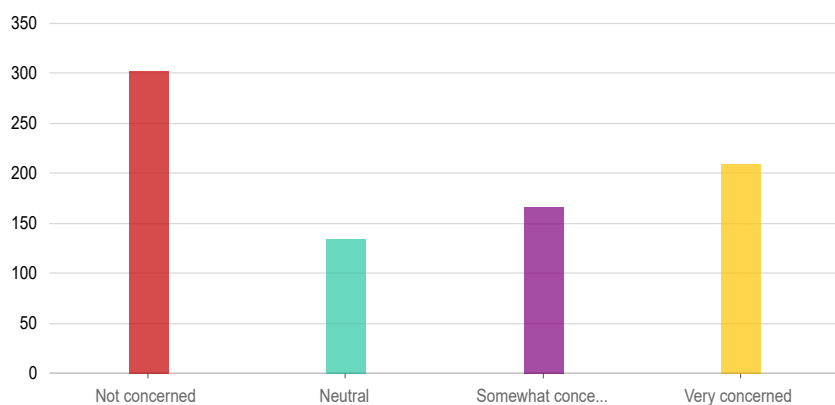
Answers	Count	Percentage
---------	-------	------------

Yes	595	73.01%
No	220	26.99%

Answered: 815 Skipped: 0

Concerns and Challenges

o Noise pollution and noxious sound from the roosters *

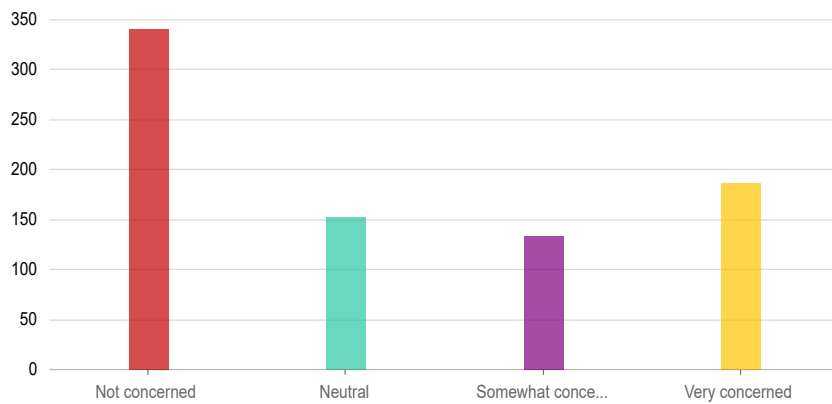


Answers	Count	Percentage
---------	-------	------------

Not concerned	303	37.18%
Neutral	135	16.56%
Somewhat concerned	167	20.49%
Very concerned	210	25.77%

Answered: 815 Skipped: 0

o Odors and noxious smells *



Answers

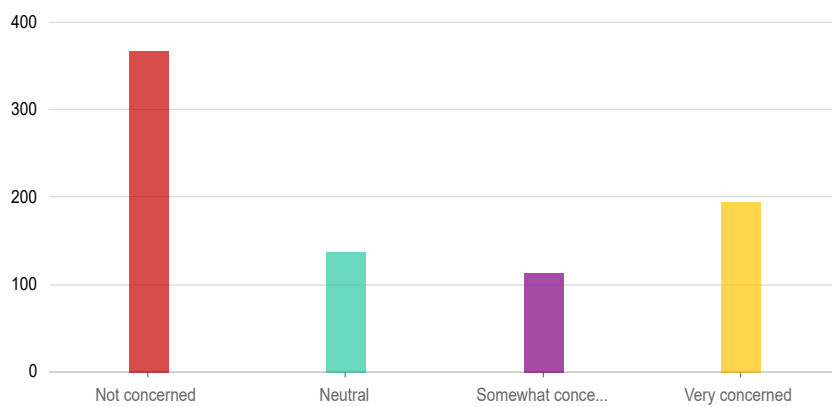
Count

Percentage

Not concerned	341	41.84%
Neutral	153	18.77%
Somewhat concerned	134	16.44%
Very concerned	187	22.94%

Answered: 815 Skipped: 0

o Sanitary health and conditions *



Answers

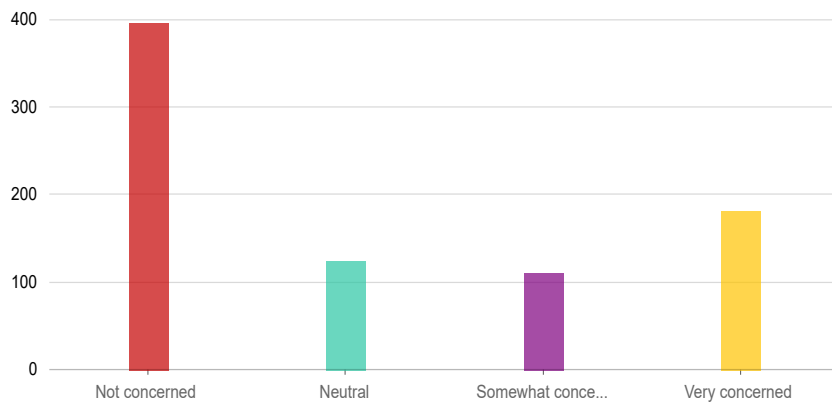
Count

Percentage

Not concerned	368	45.15%
Neutral	138	16.93%
Somewhat concerned	114	13.99%
Very concerned	195	23.93%

Answered: 815 Skipped: 0

o Increased risk of disease transmission *



Answers

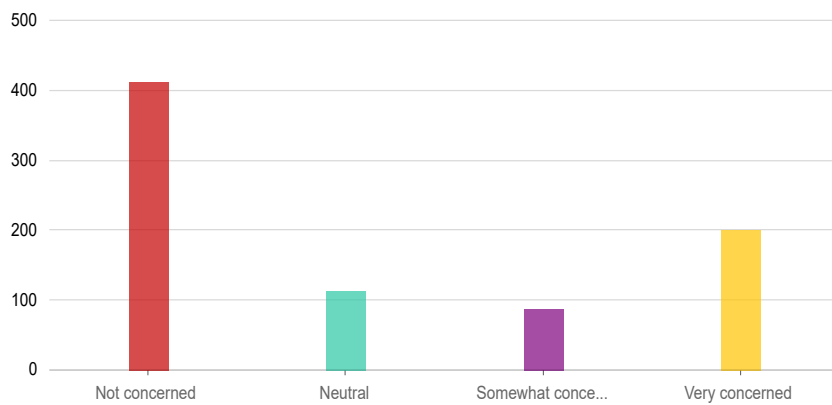
Count

Percentage

Not concerned	397	48.71%
Neutral	125	15.34%
Somewhat concerned	111	13.62%
Very concerned	182	22.33%

Answered: 815 Skipped: 0

o Negative impact on property values and appearance *



Answers

Count

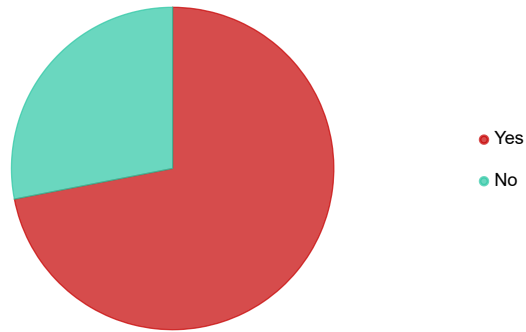
Percentage

Not concerned	413	50.67%
Neutral	113	13.87%
Somewhat concerned	88	10.8%
Very concerned	201	24.66%

Answered: 815 Skipped: 0

Urban Chicken Ordinance

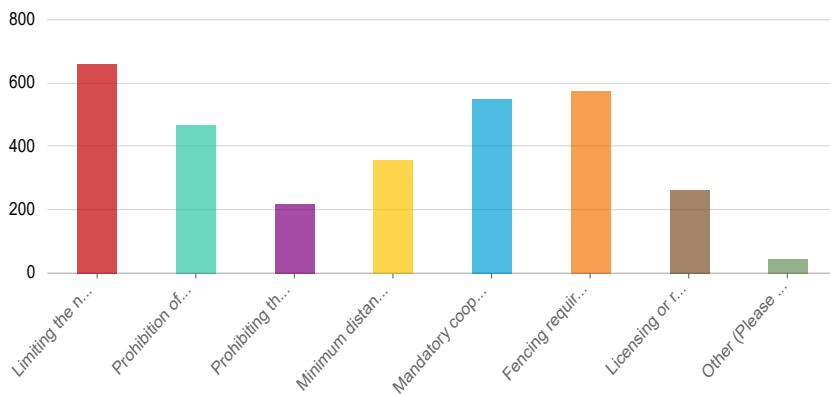
o Would you support an ordinance allowing for residents to keep chickens withi... *



Answers	Count	Percentage
Yes	585	71.78%
No	228	27.98%

Answered: 813 Skipped: 2

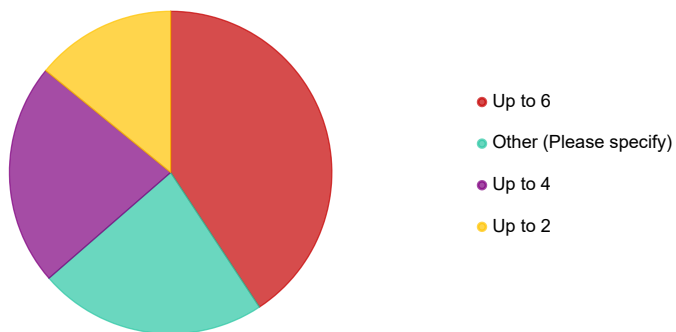
o What regulations should be in place if chickens were allowed?



Answers	Count	Percentage
Limiting the number of chickens allowed per household or lot size	662	81.23%
Prohibition of roosters	469	57.55%
Prohibiting the commercial sale of eggs and chickens	221	27.12%
Minimum distance requirements from neighboring properties/households	359	44.05%
Mandatory coop cleanliness standards	551	67.61%
Fencing requirements	577	70.8%
Licensing or registration requirements for chickens	263	32.27%
Other (Please specify)	45	5.52%

Answered: 790 Skipped: 25

o If chickens were to be allowed in the City of Indianola, how many chickens per... *

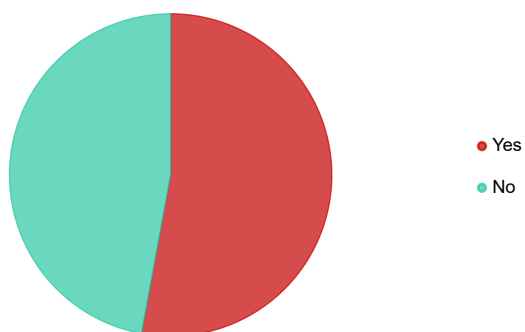


Answers	Count	Percentage
Up to 6	329	40.37%
Other (Please specify)	185	22.7%
Up to 4	180	22.09%
Up to 2	114	13.99%

Up to 6	329	40.37%
Other (Please specify)	185	22.7%
Up to 4	180	22.09%
Up to 2	114	13.99%

Answered: 808 Skipped: 7

o Would you be interested in keeping chickens on your property in Indianola? *



Answers	Count	Percentage
Yes	431	52.88%
No	384	47.12%

Yes	431	52.88%
No	384	47.12%

Answered: 815 Skipped: 0

o Please use this space to provide any additional suggestions, comments, or feedback as it...



Thanks for considering this!	2
You may consider also codifying regulations for other birds (e.g. ducks, quail) that are becoming popular urban birds :)	1
You can provide a online source such as mcmurrayhatchery.com to help people find birds that have been sorted so no rosters are available.	1
Yes chickens!!	1
Would be nice to have some parallel community programs that would allow those who keep intown birds to communally donate eggs, pool supplies, etc Seeing many people mistake backyard setups for scaled industrial ag lots, idk why, i have no concerns about this and i think most just need better context or education on this.	1
Would be helpful to reach out to local lockers and provide residents their options for dressing chickens, removing roosters upfront. I'm doubting the local shelter would take chickens.	1
With the world going along with technology at an increasing rate but that technology also allows us to learn how to homestead from the comfort of our own homes, teaching our children that food just doesnt appear at the grocery store but that there is a process, ups and downs to surviving. As a parent my wife and I try to find ways to make our lives easier and cheaper. Teach our kids not to waste and be grateful for what, they have. Caring for poultry at home creates a sense of self worth that can only come from caring for something that will provide to you as well. Leftovers going to waste. No because my chickens would eat it, compost and allow my wife and I to provide for our garden on our own. Please excuse the spelling and grammar.	1
With the rise of avian flu, we need egg sources from healthy chickens. I would love to buy eggs from neighbors instead of corporate eggs that are less nutritional and higher risk of disease, MrNA, hormone, and avian flu transmission.	1
With the rise in food costs, keeping backyard chickens is a great way to get eggs right in your backyard. Chickens are adorable, minimal care needed and much quieter than dogs. Although I love dogs and don't mind the barking either lol. It's never made sense to me why there's an ordinance prohibiting backyard hens and not just prohibiting rosters in city limits. I'm all for backyard chickens!!! Thanks so much	1
With the increased risk in disease, I see no reason to allow chickens in the city limits	1
With rising grocery costs, the most basic of freedoms you could offer seems to be allowing chickens. Not a suggestion, just an opinion ... so many people voice their alleged concern over the lack of food for those around them, yet oppose this ordinance. I appreciate that you are reconsidering the current ban, and would just say that those who do express opposition are likely the same who speak loudly about a "lack" of government programs. The best government program is one that empowers its people to provide for themselves! Thank you!	1
With results from other cities, Indianola should come up with appropriate guidelines. Chickens are far less noisy than speeding traffic and the very loud races!	1
With increasing bird flu events and spread to animals and humans, I don't think this is a wise move at this time. We don't need another epidemic in this country.	1

With bird flu on the uptick, I don't believe it in the best health interests of our city to allow chickens. What do we also do about the other animals attracted to chickens such as Fox, raccoons and opossums?	1
With bird flu on the rise and now transferring to some humans it would be ridiculous to allow chickens. They are not clean and also can cause severe lung problems later on.	1
With bird flu already present in Iowa — why even consider this!	1
Will the city really be able to regulate this if they allow it? And, will this be a high priority with all the other more important work? Will people do this with sustainability in mind? Will people really take care of their chickens?	1
While not totally opposed, who is going to monitor that chicken owners are adhering to ownership requirements? Example: neighbors got a retriever puppy. Sweet but now she's big. Booted from the house, tied outside with no shelter though they do feed her. What begins as fun, is work and some lose interest. Who will enforce and guarantee welfare of animals?	1
We would love to have chickens- there are so many positive benefits. Limit the number allowed, and inspect if there are noise or smell complaints! Sure hoping this passes through!	1
We struggle with neighbor's that have cats and dogs that either bark incessantly or don't stay in their yard. A cat that won't quit using our flower beds as a litter box. I don't want to add the option of chickens to the mix.	1
We need chickens. Please pass this!!!! Great for teaching our kids, for allowing a great source of food, and composting.	1
We moved to Indianola from an acreage in Van Meter. We had over 30 chickens and ducks. They were a substantial source of food for us. If you keep the coop clean, locked up, and provide daily care odor and predators would be no issue.	1
We have too many residents who should not be allowed to own a dog, let alone chickens!	1
We had chickens when we lived out on S23 Hwy. When well contained and taken care of they are not a nuisance and are an excellent source of easy nutrition. It's wonderful to be able to give them table scraps. So much better than filling the trash with lots of food waste. Chickens are quite noisy though so that's why they would need to be limited to 6. The sounds of chickens tho, in my view, are a wonderful thing.	1
We had chickens in town when I was growing up. It is fine to have fresh eggs and a good job for children to learn responsibility and to have some chores to do.	1
We had a neighbor who had chickens on our street 10 years ago and they never stayed in their yard and pecked at my small children. If people want chickens they need to move to the country.	1
We had a neighbor who had chickens in the city limit once upon a time for a 4h project. The pen wasn't kept up, chickens got out and the smell in the summer limit the time we could spend outside. Chickens belong in the country where they can roam, not caged up in town.	1
We don't need chickens in the urban area	1
We do not need chickens in Indianola. First chickens, then other animals will follow. We were against this when we lived in Knoxville and now there are chickens and roosters all over town.	1
We cannot risk the health of members of our community by allowing chickens to be raised within city limits. Please do the right thing and shut this down for the sake of our community.	1
We as a family of 5 use a lot of eggs in our household! We would love to have the opportunity to raise and produce our own eggs as it would also be a great opportunity for our children to learn how to take care of them and raise animals outside the home.	1
We are so very happy that Indianola is joining neighboring communities in possibly allowing chickens. Chickens (if no roosters) are much quieter than dogs and produce much less waste. Dog waste is not compostable but chicken waste can be composted and added to our gardens. Raising chickens brings a sense of connection to our food supply and teaches our children the lessons of life currently reserved for kids with the opportunities to live on acreages. As a state, we are proud of our ag. background. We know that a local food supply is better, that we can be self sustaining, and that the quality of our food matters for our health. With the right restrictions on number of total birds and roosters, this is huge win for community and families!	1

We already have enough problem with the dog and cat population. Barking and loose dogs are a huge problem. If you follow any of the City pages on Facebook, or Kiya Koda, it's a stream of loose or missing cats and dogs all day long. Now you want to add chickens? Bad idea in my opinion. If people want to be hobby farmers, move to the country.	1
Urban chickens would give children responsible, collecting eggs, feeding and keeping the pen clean, opportunity to show at the fair, be in 4-H with a purpose. Chickens don't make noise all day and night like dogs, so sometimes we can't even go outside without the neighbor dogs barking. I know dogs are companions, but chickens are more of a food source, also they will eat scraps and give fertilizer.	1
Unfortunately too many people won't take the appropriate steps to educate themselves to keep chickens and what it takes to raise them. I do not want chickens in the city limits, there are diseases, noises, and dirty. If they don't have an appropriate coop it won't look good and be an eye sore. What fines, laws, and rules would actually be enforced when homeowners don't follow them. I grew up on the farm and we had chickens & my family still does and it is very hard work. I know people won't seriously take the time to dedicate keep them clean, disease free, and fresh. I hope this doesn't pass!!!!!!	1
This would be a great addition to the community and personally it would change my mind about moving out of town for this reason.	1
This was discussed and debated a few years ago. There is no reason to revisit the issue. Bird flu has also become an issue passing on to other animals- cows and humans.	1
This makes me very nervous that there will be chickens in my neighborhood.	1
This is one of the most ridiculous ideas I could imagine Indianola approving.	1
This is far past due, people have had them and neighbors have never said anything and no one was any the wiser. This should be allowed.	1
This is a very disturbing idea to allow	1
This is a horrible idea. People are lazy and thing they will take care of them and they won't. This will cause issues and loss of property value.	1
They stink. They are noisy. Who wants a barnyard next door. Brings in predators.	1
They keep bugs down ! They eat what normally is thrown in the trash, the poop is great for gardens . Many cities have compost sites for this purpose if the chicken owner doesn't want to use it	1
They are nasty birds. If you want chickens then live in the country	1
They are loud and there's no keeping them quiet, all hours of the day and night. If not caged properly they will wander into other properties which could cause issues with other animals.	1
They are farm animals and should be raised in the country, not in town.	1
These days chickens are considered to be pets that have the benefit of eggs. I would much rather have a few chickens in the neighborhood than dogs. Chickens do not bite or maul children for example. Any animal area is going to smell if not kept clean. Do we have ordinances against having dogs or cats in the case their kennels should smell? We are living in such negative times, it seems like letting people have a few little chickens is a small thing to do rather than saying no. You can have dangerous dog breeds and only get a small fine if they get loose. What are a few little chickens going to endanger.	1
There should be no regulations on chickens inside city limits. We should be able to collect eggs and raise our own chickens for meat supply	1
There is so much value to raising an animal, especially farm animals. It teaches responsibilities and hard life lessons that helps children grown up to be considerate and responsible members of society.	1
There is an abundance of cats roaming Indianola. These cats make everyone else's property their litter. It stinks and cats carry a large number of diseases and nothing is ever done. If chickens won't be allowed in town neither should cats. Additionally, the number of barking dogs is out of control. They will just bark to be barking. Better add a no dog ordinance as well.	1
There are rooster collars that will prevent the crow. So a small amount 1-2 would be ok	1

There are risks for bringing any animal into city limits. As long as the rules are followed and discipline is in place I see no problem	1
There are plenty of avenues to acquire farm fresh eggs and chickens from farmers who have properties suitable for agriculture around the county. We personally purchase these and have had referred others to these farms. Our city is not the appropriate place for farm animals and will be a nuisance and detrimental to those that live around them. Even the clean farmers we buy from have smell when entering their property and the ground around their coops has become bare dirt. This done in a smaller property will only lead to the same results. If people would like to farm, there are plenty of properties for sale in the country that allow for it. We purchased in town to avoid those noxious smells and noises and would like to keep our property value intact.	1
The noise and smell should be enough to keep them out of the city limits. It's hard enough tolerating neighbors who allow their dogs to bark all hours and for hours on end!	1
The maximum number of chickens could be linked to the size of the property. If a home is on 2 acres of land, having a dozen chickens is reasonable. But having a dozen chickens on a quarter acre could become a nuisance to neighbors. Also, Indianola is very rural and residents should have their agency to use their land as a means to provide for their family, within reason. People move here to get away from city life and strict regulations. Thank you for considering this change in ordinance. And thank you for listening to our input.	1
The main concern I have for chickens right now is the reason they are getting sick. It seems like bird flu is going on again	1
The city is unable to control dogs running around, barking at all times, or being aggressive towards people even though there are laws and ordinances in place. I do not believe chickens would be any different. Farm animals belong in the country not in town.	1
The chicken should be contained and not allowed to run wild. If any chicken shows signs of illness, then an inspector should be allowed to view them. Also there should be a required amount of land to raise chickens and not allowed in apartments or rental spaces.	1
The ability and cost to enforce the rules as well as environmental problems would put additional burdens on tax payers and would be unfair to those opposed and/or not raising chickens. Just like with dogs and cats, there are always owners who think the rules don't pertain to them. If people want to raise chickens/livestock and get close to nature let them move into the country.	1
Thank you so much for considering this issue!	1
Thank you for your consideration of this topic.	1
Thank you for asking! I would love to have a chicken. As a first time owner though, what would I do if I no longer wanted to keep them? Would they go to Kiya Koda?	1
thank you for asking our opinions.	1
SUPPORT URBAN CHICKENS IN INDIANOLA!!	1
Someone's backyard could be very close to adjacent property. Noise and smells could not impact the owner of the chickens but could be a large problem for the neighbor. There are currently chickens and Indianola with no policing taking place. How and at what cost could the city enforce regulations if chickens were allowed??	1
Someone could have a rooster if their lot was bigger and did not disturb neighbors.	1
Some people may want to raise chickens and sell the chicks. So the limit of how many chickens you can have should be full size chickens. No limit on chicks if they are going to sell them.	1
Roosters would be annoying, but chickens wouldn't be so bad if cared for properly.	1
Rooster are not need for egg production. Ban roosters and everything will be fine.	1
Regulations That coop and surrounding areas kept clean to avoid any odors and or messy areas. 4 chickens at the most, absolutely no roosters. If there is no upkeep of the coop and surrounding areas, they should get a 48 hr clean up warning, if not not in 48hours they should receive a fine. If fine and clean up isn't done, they can be subject to lose their chickens and be suspended for 6 months from having chickens.	1

raising chickens is a great way to teach kids to learn responsibility and a great opportunity for kids that live in urban areas that doesn't have access to a rural land to do a 4H/FFA project	1
Put this to a vote on the next general election ballot and let the majority rule.	1
Provide a class for people to take to learn how to raise chickens and properly maintain their coop/pen.	1
Please, no chickens in Indianola. This is not a farming municipality. If you want to raise chickens, sell your home and buy a farm land outside the city!!!!!!	1
Please pass chickens within city limits!!!	1
Please let us have chickens in town. Our family has wanted them for several years.	1
PLEASE don't allow another source of noise. And now a different strain of bird flu no one knows how to contain....	1
Please do not cave and allow chickens! If someone wants chickens, let them move to the country!	1
Please do not allow this! The noise, smells, and disease are not worth it!	1
Please allow Indianola residents to have chickens as other countries around us already have it. Also there is a lot of kids that are in 4H too! I think chickens should be allowed in city/town limits and in the country too!!	1
Please allow	1
Perhaps a soft roll-out to a limited number of residents via a lottery would be beneficial to test the program before allowing everyone who wants backyard chickens in town would be a good idea. That way the ordinance could be updated if necessary before everyone is allowed to get them and build coops on properties that may later turn out to cause unforeseen issues with neighboring properties. Feedback obtained from neighboring property owners could guide the city in what may need to change before rolling it out to the entire community, and thus yield fewer complaints overall. Free range chickens should not be allowed. While I'm for allowing my neighbors to have chickens if they want them, I feel as though a fenced should be required. I don't want a chicken up against my fence tormenting my dogs. If the owner wants to allow them to free range it should be done under supervision in a fenced in area.	1
People that don't want chickens are sour.	1
People should get to do what they want on their own property.	1
People can't even keep their dogs fenced in without getting out. There are post daily for dogs or cats found and I can only imagine the amount of post for chickens being found running loose. If people want chickens move to the country. No need to bring more animals people won't care for into the city that then officers and animal shelter have to deal with.	1
Pass it!	1
Our family believe this to be an important subject to be passed. Supply chain, inflation, and pandemic issues have all been problems in recent memory where the potential for further self sustainability would have made us and others feel more secure about circumstances in trying to provide for our families.	1
Our community has always came together and with the prices of groceries I think it would benefit grocery with eggs and help better with our 4H program	1
Other considerations are that chickens would invite more predatory animals into residential areas.	1
One of my neighbors had chickens and other farm animals within city limits, and they would run all over the neighborhood and pick fights with my dog, who was contained to her own yard. I would be concerned about this happening if chickens were allowed.	1
No roosters, maximum of 6 chickens per house. No free-roaming unless you have adequate fencing. I fully support allowing chickens in town.	1
No roosters for sure!	1
No chickens within city limits	1
No chickens	1

NO CHICKEN'S IN CITY LIMITS!!!!!!	1
No -- as long as there is no rooster fighting.	1
Neighbors had them illegally a few years ago. Flies and mice were a huge problem! Took forever for city to shut it down.	1
na	1
My previous neighbor kept chickens and I was fine with it.	1
My parents and I have raised chickens since I was a sophomore in high school! I truly believe that chickens can help people in many ways! I have a great knowledge of chickens and the pros and cons of keeping them! As long as their environment is clean, safe and healthy chickens are great to keep!!	1
My neighbors can't keep up on mowing yards regularly or trimming dead trees so no way would I want them to have chickens. Also I have two dogs so can't imagine the stress of living in close proximity in a city yard next to chickens!	1
My concern would be noise (roosters) and sanitary conditions. If those issues were monitored, then I think people should be able to have a few chickens if they wish.	1
My concern is the appearance and cleanliness of coops and properties with chickens. If there were strict guidelines that were actually monitored, and violations were dealt with in a timely manner, I would not be against.	1
My child has a medical condition that makes it unsafe for him to be around birds, including chickens, due to a risk of salmonella. I love eggs and am generally in favor of sustainable living, but I do not support my neighbors being allowed to keep chickens in their backyard without my consent.	1
My brother-in-law had chickens in Cedar Rapids and even without a rooster they were annoying and smelled. They also accidentally received a rooster when they picked up chicks one year and didn't realize it until after it started crowing and annoying their neighbors. I am NOT in favor of chickens in Indianola.	1
Move to the country if you want chickens	1
Most of the major Metro's around Des Moines allow chickens and the many benefits to families and kids by far outweigh anything negative as long as a few rules are in place.	1
Most of the concerns that are often expressed about urban chickens (other than the concerns about noise) can also be expressed about urban gardens for home produce. Let's give those that wish to have chickens a chance to prove they can integrate their flock into an urban setting.	1
Livestock of any kind belongs in the country where noise, smell, and sanitation isn't a bother to a neighbor.	1
Leash laws have been in place for a long time and I often come across people walking their dog without a leash and owners letting their dog approach other dogs and children when they are nowhere near them. People don't follow these types of laws. I think it will quickly get out of hand. When we bought our house within town limits, we understood what animals we can and cannot have. If people want farm animals then they can purchase a home in a place that allows that. We didn't move to the country because we don't want to raise farm animals.	1
Lack of ordinance hasn't stopped some. Not mentioned in survey was increase in presence of predators due to domestic chickens my neighbor kept.	1
Keeping chickens off sidewalks and out of neighbors' yards would be important. I can see the value of not allowing roosters because of their noise, but I'm not sure how a rooster is different than the dogs who bark throughout our neighborhood at all hours. Please consider allowances based on lot size. An acre yard can sustain many more chickens without neighbors even noticing, than a small yard. I would ask you to allow backyard flocks like so many towns, suburbs, and cities around the state and nation have done. Thank you!	1
Just no. Support your farm fresh wants from the farmers market...go buy land outside of town if you want a hobby farm	1
Just concerned how it would stay clean and no diseases would be spread	1
Just because I don't want them on my land does not mean I oppose them.	1

Just asking what the benefit would be your community other than making a few vocal people happy? Would it bring new development to our town? Would it bring new families who would otherwise not live here to Indianola? Would it help anything other than satisfy the loud, outspoken few people who are upset they can't bring chickens to town? What do we want to be known for? It's difficult being in leadership with so many vocal people trying to undo all the regulations in place to protect the largest number of people. The tough decisions have to be made. I appreciate you reaching out for feedback but I believe you should stick the protections in place and don't worry about the 5-10% of people who might want this. My concern is that people won't bother with the survey.	1
I've had and lived next to people with chickens in an urban environment. It's very common that they die or get killed by predators and aren't properly disposed of. Roosters are loud and I've seen them chase and attack people, usually just children, but that's worse. I've seen before where people get excited to have chickens and then that excitement fades after a few months and people stop taking care of the chickens and their habitat and it becomes a problem. Many residents in town run in-home daycares and have children playing in their yards and I've known some chicken owners who let waste build up against a neighboring fence and it starts spilling into the adjacent yard and I would not wish for any child to accidentally get into that for various health reasons including a large risk of respiratory complications for some children	1
It's the United States we as people have the right to have them no matter where we live.	1
It's not difficult to find fresh, locally sourced, eggs to buy if that is your thing. PLEASE keep the chickens on the farm.	1
It would be a great learning experience for families and would help with providing for families.	1
ISU offers a backyard chickens class that would be helpful for anyone considering keeping chickens. This could be a requirement.	1
Indianola is a rural farming community. Chicken being a lot of benefit to the residents living with in city limits. It teaches kids responsibility and can be a hobby for an elderly couple. I strongly feel chickens should be allowed in town.	1
Indianola is a community rooted in agriculture and I think people should have the opportunity to have chickens. Having chickens opens up opportunities for kids to become interested in ag and 4h, clover kids type clubs. As well chickens can help lower food waste. I truly believe People who want chickens will be responsible with them. And chicken can open up doors for people to become interested in farming and wanting to move out to peruse that. America needs farmers.	1
I'm cool with chickens if it is well regulated. They should not be allowed along a neighboring property fence line if the owner has a chain length fence. And the chicken's area needs to be well maintained/properly cleaned. The property owner should have to apply for approval/licensing to have chickens in town with a good fee that allows for initial inspections and review of standards. There should be financial penalties for noncompliance as well.	1
If you want to have chickens please move to the country!	1
If you have responsible chicken owners, and respect ones, there should be no problems. Chickens are some of the best therapy for some, I believe it would be a great asset for many people in this town, and the eggs are very healthy if the birds are taken care of right.	1
If we are seeking ideas for composting, it would be nice if the city could have a program that residents could pay for, that does not include having to have chickens. Other areas have this and it is beneficial to the amount of waste that is sent to the dump. I am not a fan of chickens, but I know others are not of dogs and I am allowed to have those. As long as they are not on my property, or near my property line, I'll support it.	1
If we allow chickens I believe they should not be forced into inhumane conditions in any way. Also I don't know much about the number of chickens to have but a limit of 6 seems too restrictive. 20 maybe?	1
If this ordinance passes the city needs to make sure rules are followed by all parties involved.	1
If there's an issue with people growing their own food, that there should be the concern. There is greater things to worry about than a neighbor having chickens for food. If we are free, and a free country then what is a few chickens per household.	1

If there were the regulations above (all of them, in my opinion), who is going to enforce it? Seems like it would be another thing to haphazardly "enforce" like the fireworks laws. And of course, there would be the neglectful owners - and the downright cruel owners. Just look at Kiya Koda's posts about people who abuse and dump animals. Floyd was just posted. 6/3 post. Too many feral cats. And now dirty chickens. Will be just another reason to get out of Indianola.	1
If there are expectations, I want to know they will be informed.	1
If the home owners follow applicable regulations this could benefit many of our residents Many elderly would likely participate and many younger people would learn a few things about caring for animals.... Think about this.... there doesn't seem to be any care about homes with multiple dogs They are not clean and are very noisy.... Give it a trial period of 2 years and see what happens!!	1
If someone's rooster attacks someone, that person shouldn't be able to have chickens again. If people are going to raise chickens, they have to be taken care of and well maintained.	1
If people want to raise chickens. Buy a farm outside of the city limits.	1
If people living in the city limits want chickens then they need to move into the rural areas of our county. In the city limits is not a place for farm animals.	1
If I wanted to live near chickens, I wouldn't live in the city.	1
If Des Moines allows it we should too. We are a farming community and allowing families to have fresh eggs to access not only benefits themselves but the children in the community with a nutritious, cost effective food. I do not think people should raise chickens for butcher or to sell chick's (no roosters) But having laying hens in a reasonable number to those who choose so should not be limited.	1
If chickens would be allowed in Indianola, there should be stringent rules not only in place, but inspected on a regular basis and enforced by city officials.	1
If chickens were allowed within city limits, who is going to monitor "chicken owners" to ensure regulations are being followed? Who is going to inspect the chicken coops, make a decision on "odor"? When someone's chickens get out, who is supposed to pick up the lost chickens? Kiya Koda? ? Do we really have money in the city budget for this? We have a lot more issues to focus on that will bring more benefit to the community than chickens (new library, city hall, fire station, attracting new business, etc). And families can compost without having chickens. Are people going to be allowed to butcher their chickens in their back yard? Sell their butchered chickens at the Farmer's Market? Definite "no" to chickens in the city limits.	1
If chickens are allowed within city limits who is going to monitor residence are complying with regulations? Will there be fines for residence, not complying with regulations? I have visited other towns that have allowed chickens within city limits and conditions were appalling. I am very opposed to having chickens within city limits.	1
If chickens are allowed the distance to adjoining property should be 500 feet. There is no need to allow chickens in the city. We have enough problems enforcing the zoning laws now. I don't think adding farm animals in town will be good for city development .	1
If allowed to sell then they should be taxed accordingly.	1
I would suggest reaching out to the Robert T. Hamilton Poultry Teaching and Research Farm at Iowa State University to get additional unbiased information.	1
I would not be bothered by people having chickens so long as they keep it clean, take care of the chickens and are limited to a flock size appropriate to their lot size and proximity to businesses like daycares or restaurants. You should probably have about 5sq ft per chicken or something like that. Keep them contained. Hopefully people would use common sense but that seems to be in short supply. It would be nice if people in the town would keep their dogs contained so I could safely walk my dog, we've been attacked twice in the past six months.	1
I would love to see approval pass for chickens in city guidelines. Even if they are loud, they at least serve a purpose. As a current in-town resident, the obnoxious disruption that is present from dogs is worse than any chicken I've ever heard.	1

I would love the opportunity to have chickens, to provide fresh eggs to my family and to give my child the experience of taking care of them. I am in full support of an ordinance allowing chickens. Thank you for the consideration.	1
I would like to be allowed to have chickens and/or other fowl on my property (my daughter wants ducks, but we believe these would fall under current restrictions). We would like to be able to access fresh eggs and use the resources from having chickens for other growing. In our neighborhood we like to share and believe this would improve our ability to do so. We do not plan to have large number of chickens as that would not be sustainable for us. I do believe the city should allow residents to determine what their comfort level is with the amount of chickens instead of dictating another limitation on what would possibly improve quality of life and connection with our community.	1
I would have no issues provided the animals are well cared for and not neglected.	1
I would also like to see Guinea Fowl, Ducks, Geese and Peafowl included. Guinea fowl help to control tick populations. Peafowl are also known to provide added home security alerts as they are wary of anything unfamiliar on their property. Ducks or Geese being allowed if there is adequate private pond space to accommodate their needs. I have additional information available that can be submitted at a later date.	1
I would absolutely love to have chickens, and hope the city finally decides to allow a limited number of them.	1
I think we the community of Indianola should be allowed to raise our own chickens! 🐔 Being able control the diet our eggs and chicken meat are raised on is huge to your health! Yes smell might be a problem and chickens will most likely destroy a section of someone's yard if not properly taken care of. The fear of a stinky neighbor should not be a reason to take the right of raising your own meat and or eggs!	1
I think we shall be able to have chickens save money on eggs and chicken meat but if people aren't taking care of them just like if they were abusing there dogs, cats then they shall get a fine for animal abuse.	1
I think urban chickens would provide a wonderful sustainable food resource for my family.	1
I think those of us that actually want chickens are responsible enough to do it the right way. It comes down to freedom at the end of the day. Sustainable Food Source: They provide a local, sustainable source of fresh eggs, reducing the carbon footprint associated with transporting eggs from distant farms to urban areas. Waste Reduction: Chickens eat kitchen scraps and food waste, helping to reduce the amount of organic waste sent to landfills. They also produce high-quality fertilizer for gardens. Community Building: Urban chicken-keeping can foster a sense of community as neighbors come together to share knowledge, resources, and eggs. Health Benefits: Raising chickens can encourage outdoor activity and gardening, promoting physical and mental well-being. Additionally, consuming eggs from backyard chickens may provide health benefits compared to commercially produced eggs.	1
I think this is GREAT!	1
I think this is an awesome thing for our community. I have talked to many people who want them but i definitely thing you need a privacy fence and chicken coops are a must.	1
I think noise and sanitation are critical, absolutely no roosters. Chickens must be contained and clean.	1
I think like any animal, you will have people take very good care of them and others that won't. With chickens give them 1 or 2 strikes with fines and then they are not allowed to own them and will be fined if they continue too.	1
I think it's a great opportunity for those who want to raise chickens and have fresh eggs and meat close by. Teach their kids how to have responsibility and care for animals. It's part of Iowa culture.	1
I think it would benefit households if they were able to grow their own food. As long as they keep their area clean and the city holds them to keeping them clean and if they don't then they can't have them.	1

I think it is a great option for reducing food waste and increasing sustainability but even more importantly I think it is a great opportunity for our community's children to learn where their food comes from, the work involved in proper animal husbandry, and the responsibility and pride that come from caring for animals that provide a tangible product for humans. It also opens up another avenue for town kids to participate in 4H/FFA beyond static displays and keeps the next generation in touch with our agricultural roots in Iowa. Regulations on chicken keeping in town is needed so we can be considerate of our neighbors. However, I don't think worries about noise or mess can be considered as valid reasons to not allow chickens at all. Walking around town on the sidewalks I am met with many barking dogs and often careless dog owners who leave unsanitary messes behind. If chickens are not allowed (with reasonable regulations) we should make dog ownership against ordinances as well.	1
I think it is a great idea and could bring more people to Indianola.	1
I think is absolutely ridiculous we have a ban for keeping chickens. We pride ourselves on being a small rural community but are so hypocritical when we say that. Hy-Vee Fareway and Walmart should have no input for this.	1
I think I would be more willing to consider based on property size. However that would not be fair to people unable to afford a larger lot. I think it is more Nuisance than they are worth.	1
I think having chickens would be great for our community. I personally would donate extra eggs to Helping Hands and.	1
I think each household wanting chickens should individually apply for a permit. Qualifying permit would require inspection of property for proper necessities to raise chickens. Necessities and requirements needed should be pre determined by professionals with knowledge of animal husbandry.	1
I think citizens should be able to have them, but there needs to be stipulations; number allowed, noise	1
I think being able to have chickens in our own yard could benefit a lot of people! Especially people with kids! Being able to collect our own fresh eggs would be a huge plus! I have seen the difference between store bought eggs and farm eggs, farm fresh eggs always win. Many surrounding towns allow their residents to have chickens and many people in Indianola want to be able to enjoy that as well!	1
I think adding chickens into the city of Indianola would help the community. The state of Iowa grew up on these principles, and should continue to grow our agriculture for our youth. Allowing chickens into the city would benefit urban children and their families alike.	1
I support this	1
I strongly support having chickens in town. It would especially be great for families with kids so they can help with chores and taking care of them and even be involved in 4-H. Grocery Prices are only going up and it would help with the burden of that cost. Most of the towns around Indianola allow them with stipulations and it would be such a benefit if we could have them in Indianola too. Thanks for considering!	1
I strongly disagree with this! I live in the city for a reason. I do not want farm animals living next door to me. Nor do I want to hear or smell them! I am also very concerned about how this ordinance could influence the value and resale of my property. PLEASE DO NOT PASS THIS ORDINANCE!!!!	1
I really don't want them. Often owners don't understand what they are getting into. Best way to solve this is to NOT allow them.	1
I planned to raise chickens on my property this spring for the purpose of cutting food cost, food waste, and being more organic. I strongly believe caring for chickens is no different than caring for other animals. I have neighbors that let their animals loose and don't care for them, yet they are allowed to keep their pets and the city isn't involved. Why does the city need to be involved if I get chickens or not? As long as I care for the them and don't let them out of my property, this shouldn't be a concern. If Indianola is that concerned by this, have a city employee go around to all households that own any kind of pet and do a wellness check. Take the animals away from all owners that don't care for their pets. If rules are in place for one kind of animal, make the rule for all animals. In essence, you're taking more rights away from homeowners! I strongly hope the outcome is to keep chickens! Even West Des Moines residents are allowed to have chickens, Indianola should do better.	1
I personally won't raise them however I think it should be allowed for those who do want to.	1

I owed chickens until the city made me get rid of them. I would love to get my baby girls back! I've been looking at moving to Des Moines so I could have them. Passing this law would help keep my family in Indianola.	1
I most definitely believe urban chicken keeping should be legal in Indianola. As the cost of living rises so does the cost of eggs. If we could come together as a community and help one another even with egg produce that's less worry for low income families!	1
I love this idea and it comes up at least once a month in conversation on how it would be awesome if we could have our own chickens and the benefits it would provide.	1
I lived in a town where chickens and coops were allowed. Rooster crowing in the mornings, random chickens getting out of coops and wandering around the streets. Dead ones in the road, the smell on warm days would carry around the neighborhood. When molting their feathers would gather and blow around. Very chaotic, and made the areas look 3rd world.	1
I live in the city for a reason. If I wanted to be around a farm I would live/move to the country. I would like to be able to enjoy my backyard without the smell and sounds of a barnyard. I also do not feel that our city is not equipped at this time to be able to inspect coops in a timely efficient manner to make sure they are in and remain in compliance or deal with the complaints that are bound to happen.	1
I live in an apartment, otherwise I would love to have chickens again. I do not think expensive registration of chickens is necessary at all. Have you tasted the difference between backyard chicken eggs and store bought eggs? There is also a significant nutritional difference. My grandchildren loved taking care of the chickens! It was an educational opportunity and a family activity. Get children outdoors!	1
I live in a condominium on west side of town. I'd rather have hens & roosters more so than people having over 2 dogs per household. I raised hens & roosters, They help with insects and composting. I wouldn't mind if they ran loose as long as their SAFE. If I could have on here at the condo, it would be awesome, but can't. No place for them.	1
I have no problem with people wanting to raise chickens in town, but I do believe there needs to be a good set of rules and regulations. We had an issue last year where our neighbors had chickens but failed to keep their coop clean and the smell was absolutely horrible. It got to the point where we couldn't even sit in our backyard because the smell was so bad and we even felt the smell lingered on our dogs when we would let them outside for too long. We were not the only neighbors who thought this. Everyone on our street and even neighbors across the way could smell the odor and it was impacting daily life. This had nothing to do with our neighbors (who we truly like) it just was the fact that the cleanliness of their chickens was not maintained. We also thought it was depreciating the value of our home with how horrible the smell was. Other neighbors ended up having to call the city to get them taken away because it just had gotten to the point of ruining the neighborhood.	1
I have lived in a neighborhood with chickens and it was not an issue. It seems appropriate for a farming community and state.	1
I have dogs that wouldn't get along with chickens so can't have them myself but a friend that lives nearby has some and they don't bother us a bit	1
I have benefitted from people in the County having eggs. Reasonable measures should be there to make sure this is done in a reasonable manner.	1
I have a phobia of chickens.	1
I have 2 huskies. My concern is someone's chicken getting loose and coming into my yard and one or both of my dogs killing it and then the owner trying to say I have a vicious dog. Not to mention we already have enough irresponsible 'pet' owners in town. If chickens are allowed within city limits, it's only a matter of time before we start having chickens loose around town just like we do cats and dogs. If people want chickens, they can move outside of town. If I wanted to live with farm animals, I would live on a farm, not in town.	1
I had a neighbor that illegally kept chickens. They were noisy. They occasionally got loose and came on my property (I have photos). When the wind came from their direction you could smell the droppings and it was very unpleasant. The problem with outdoor livestock is some people will take the steps to keep the penned area clean while others will not and end up with a stink-fest for the neighbors. Who will enforce such violations? I just know from my neighbors illegal birds I am not interested with the idea of having more around my house. I'm positive it will not bring any added value to my home and property. This household most definitely votes no from experience!	1

I grew up taking care of chickens. I am concerned about lice which they are prone to, can be wormy, and prone to the Bird Flu. People that have them for pets may not know all these things. And now with Cows and humans be diagnosed with Bird Flu, why take on those problems.	1
I grew up on a farm (still in Warren County) in the country with all types of farm animals. I MOVED TO THE CITY OF INDIANOLA TO GET AWAY FROM FARMING ACTIVITIES AND ANIMALS!!! If individuals want chickens they need to move to outside of the city limits; just like I moved away from the country to get away from farm odors and animals.	1
I grew up around chickens. I am not interested in the noise and mess that occurs by having them. I also have lived where urban chickens are allowed and it is a nuisance and is not uncommon for chickens to get loose and cause neighborhood problems.	1
I feel residents should be allowed to raise and keep chickens on their property should they so choose. I also think any limits to the number kept on a property should be determined by the property size, or family size/needs.	1
I feel like this is something we already went through. There are many more important issues the city should be addressing. It's unfortunate that this is a topic being brought up again as it was decisive before and will only be worse now.	1
I feel like this has been a long time coming, and people of the city should be able to have chickens for either eggs or meat, as they please.	1
I feel like all citizens should be allowed to sustain their own needs as necessary. This will help financially as individuals but also in keeping money within the community instead of going to big corporations like Walmart.	1
I feel chickens have no place within the city limits. They are noisy, dirty, spread infection, and smell! I don't know why you needed our street name. That shouldn't matter at all.	1
I feel as though chickens will be a nuisance and cause issues between neighbors. They may potentially cause domestic dogs and cats that people already own to go crazy if chickens are house nearby.	1
I don't think farm animals belong in town and there is no difference between chickens, pigs, cows or any other animal. I don't feel you should allow one and be prejudiced towards others.	1
I don't see a problem with chickens as long as they are kept in enclosures and not allowed to free range. I have a bigger problem with the number of free roaming cats and dogs. No rules are followed there.	1
I don't think the ordinance should be specific to chickens and should extend to include other types of fowl.	1
I don't think the government should be allowed to tell us what to do on our own properties. BRING BACK CHICKENS!	1
I don't think chickens would hurt the city, as long as you keep your coop cleaned and sanitized then it should be good. Reduce the number of chickens and don't allow roosters inside of city limits, should keep the noise down too	1
I don't find them as offensive as dogs that run wild, bark all night and poop in other people's yards.	1
I don't believe the average person knows what's involved to maintain a healthy, clean, productive chicken coop. And I personally don't want to live in a neighborhood where the kids have "a great learning opportunity" only to tire of, or become too busy for, their chickens. (witnessed it with dogs and cats many times). Please, don't make the chickens suffer too. I personally enjoy chickens, and while we're at it - fireworks, and fire pits. But I choose to be respectful of my neighbors and have a gas fire pit, go to public fireworks displays, and purchase eggs from rural producers or the store. People are already obnoxious with their fireworks and fire pits. Please, please - not chickens too. PS: can Kiya Koda handle people bringing in chickens?	1
I do not think it's a good idea to raise/keep chickens within the city limits. If someone is adamant about raising chickens, they can do so out of town and not in our neighborhoods.	1
I do not like fowl, but I have no problem with responsible people having chickens to consume or utilize their eggs.	1
I clicked 'NO' I would not support. Really, I am unsure, but that was not an option to the question. My biggest concern is the increase in predators of chickens, which was also not listed in your survey.	1

I chose to live in the city limits for a reason. Please no to urban chickens. They smell and people will not follow the rules. You allowed fireworks and residents have completely disregarded the rules that came with the leniency.	1
I can't believe this is taking our councils time	1
I can't wait and really hope this is passed and we are allowed to have backyard chickens!	1
I can't believe chickens in town is even an option!	1
I believe the number of LAYING chickens allowed should be determined by family/household size (one or 2/ person). Chicks should not be included in the count, until they reach maturity.	1
I believe that in a time of increasing food insecurity and rising grocery costs, allowing families the opportunity to provide fresh, local eggs and meat for their own family and neighbors isn't only appropriate, but should be our duty as a progressive community. I feel very passionately that everyone should have the right to know where their food comes from and be allowed to provide that for themselves whenever able. With reasonable regulations, allowing small, non free-range flocks within city limits would be a wonderful thing for our growing town and community. Hens do not make more noise than the average dog or children playing, noise should not be a concern. Cleanliness is important to provide a humane home for the chickens and to reduce the risk of contagious disease, therefore I agree the number of chickens being limited, a cleanliness standard, rooster ban, and fenced containment to an individuals property being required are reasonable expectations.	1
I believe keeping chickens has many benefits including the ones listed in this survey along with many more. I look forward to teaching my children more about where their food comes from and how to properly care for animals through backyard chickens. Plus many more benefits like garden clean up at the end of the season, composting poo into fertilizer and so on. I feel backyard chickens would be a great addition to our community. I know many community members who have been wanting chickens for a long time so I am happy this is finally being taken seriously.	1
I believe Indianola is one of the few communities to get onboard with the homesteading and self reliance trend that folks are on. We are still a smaller rural community and I feel we should act as such. We do not have the progression that Ankeny or Waukee has seen over the last 20 years and even they allow the option for chickens. Thanks	1
I believe in creating a self sustaining lifestyle. I also want to pass on this way of life and education to future generations. It would be a tool for me to teach my kids many lessons.	1
I believe chickens are an important part of kids doing 4h projects. Also it's great resource for a community	1
I am totally against chickens in the city limits.	1
I am so happy to see this revisited as many other urban areas allow for chickens and I was saddened to learn we couldn't in Indianola. Keeping chickens is a great way to reconnect to where our food actually comes from, increases our connection with the natural world, and allows for recycling of many organic products (chickens eat a lot of things!).	1
I am not for having chickens within city limits. If this does pass then there needs to be ordinances stating they stay in the owners yard and do not roam freely like the billion cats in my neighborhood do. I understand they provided eggs and could be cheaper than buying at the store. What happens if a chicken gets out and gets hit on the road?	1
I am greatly concerned about the risk of disease transmission, attraction of other vermin such as mice and rats that eat chicken feed, and sale of eggs/meat that have not been properly vetted. I think that this poses too great a health risk to our community in an era of increasing zoonotic transmission.	1
I am concerned that people will get tired of their little chicken hobby and would not be as dedicated as we might like them to be; and the chickens would suffer. We have wildlife in town that I love and want to protect. Having chickens can become a tease for the foxes and feral animals trying to survive. What then? Poison the wildlife? That would infuriate me. Would there be cleanliness guidelines for chicken care, yard and coop? Who will enforce the guidelines? The more I think about it, the more I think it is a bad idea. I wouldn't want a chicken house with untold numbers of chickens next door to me.	1

I am against the allowance of chickens within Indianola limits. Noise, smell, disease, and people's lack of knowledge needed to raise chickens are concerns. If passed, there will be no enforcement of guidelines or requirements just like everything else. These things are always passed and then never monitored or enforced leaving a negative experience for those impacted.	1
Humans have been raising chickens for over 7000 years and I don't think the city of Indianola should bar this. Thank you for asking for citizen opinions. Norwalk would have just said "no" cause the council don't care what the residents think or want.	1
How would the city monitor residents who would have chickens that they follow the regulations?	1
How can we justify all the barking dogs at all hours of the day and night and relieving themselves on our lawns and prohibit laying hens who make no sound and would not be free range?	1
Home across the street had chickens, good high fence. They spent more time in the street than in their yard. Most people have no idea the work and expense it is to have chickens. Some just see free eggs and it couldn't be farther from the truth. Food and vet care, no vacations unless you find a caretaker, cleaning coop regularly and very little return. They're basically livestock.	1
Hobby farms are best for properties with size that allow them to range freely.	1
Having chickens would help my family of 5 with eggs for meals.	1
Good luck with your decision	1
Good job Indianola Council and Community Development for looking into urban chickens. This is something that the citizens have requested for a long time, so glad this council is willing to consider something other than the status quo. If this is done right it is a win-win for the community. Let's get it right!	1
Good for kids to help with. Chores	1
Fencing and cleaning requirements should be there. No permits it's a freedom to feed your family or sell fresh eggs helps economy. Farming communities need these options.	1
Even if there are rules put in place, they will be ignored. People allow their dogs to bark incessantly and do not clean up after them when they poop in residential yards. People shoot off fireworks all year round. Some will obey, but it will get out of hand quickly and regulations won't be enforced.	1
Even if roosters were prohibited there will be people who will ignore this rule. I DO NOT WANT TO HEAR ROOSTERS CROWING in my neighborhood. I do not want my neighbors to have chickens and a coop that smells if I am going to sell my house. I would NOT buy a home next to someone who has chickens. Please don't allow this. In my 66 years here people have done just fine without raising chickens!	1
Eggs are readily available at multiple places in the city and many outside the city offer them for sale. I don't think chickens in the city are needed.	1
Dog feces, dogs barking, dogs at large, cat feces and cats at large are a much larger problem than 4-6 chickens with no roosters will ever be.	1
Do not want chickens in town.	1
Disease & property clean up are two major things the city can not control!!	1
Des Moines and other cities allow chickens in back yards, somehow this city got on the anti chicken bandwagon. It's time to allow chickens. It's an excellent food source,	1
Cows, pigs, goats, ducks, and chickens are rural animals not urban. If you believe they don't smell, make noises, get in others yards, and have conflict with neighboring pets your wrong. People don't buy property expecting to live next to animal farm. This is an urban area not a farm! If you would like to teach your child responsibility get an urban pet. Thank you	1
Cost to have chickens outweighs buying at the store	1
Coops should be set back from property lines. Solid fences should be around the property. The allowed coop size and number of chickens should be based on property size instead of a flat number.	1
Considering that I have 5 acres of land, I would like to see this extended beyond chickens to include all poultry and also smaller livestock such as goats depending on the amount of land someone has.	1

Cleanliness and the health of the chickens are my main concern.	1
Chickens yes - roaster are no. Don't need the noise from a roaster.	1
Chickens should stay on the farm.	1
Chickens should not be allowed in town.	1
Chickens should not be allowed in basements and inside of housing as some are doing	1
Chickens should be raised in a rural area!	1
Chickens reduce the need for insecticides, they eat bugs. Chickens increase our, particularly our children's, connection to their food supply. Chickens provide kids in town the opportunity to participate in 4h.	1
Chickens have long been recommended for homes in order to provide fresh, organic eggs for families. I kept over 100 chickens in Louisiana as well as hatched them in an incubator. It was a wonderful experience for my children and I. We had fresh eggs that were significantly better than store bought eggs. Allowing the residents of Indianola to have fresh eggs and fresh chicken would be a wonderful opportunity for the town. I see no reason not to allow hens within city limits. This should have been allowed from the beginning. I do, however, believe that roosters would pose a problem for numerous reasons. The noise alone would be an issue as well as producing fertilized eggs that would increase the number of chickens in the yards of the residents. In regards to the number of chickens, I think 6 is a reasonable amount to allow within city limits. Assuming the breed lays 200-300 eggs a year, this would more than supply a family daily without needing to buy store bought eggs.	1
Chickens can also provide support through forms of pet therapy.	1
Chickens can also be a natural way to keep grass short so with fence requirements, I'd like to see flexibility to have a moveable chicken yard/coop - just as long as they are contained. Also would be concerned about disposal of deceased chickens - can they go in the trash? Bury on property? Specific disposal site?	1
Chickens belong on the farm not in town	1
Chickens belong on a farm , not inside city limits!	1
Chickens belong in the country.	1
Chickens are intelligent, reduce mosquito and Japanese beetle populations, provide fertilizer for soil, and provide eggs for families. Any excess could be shared to families who do not or cannot raise chickens. With the economy as it is, we should be allowed to have this option. They also can bring companionship to some who would otherwise be alone. It isn't an inexpensive venture. People need to be prepared to provide adequate shelter and food for their chickens.	1
Chickens are for farms!	1
Chickens are allowed in Des Moines and other communities in our area. Why not support each other. I don't buy beef, pork, eggs or chickens from the store. I support local farmers. We are at a time in this country where solidarity and supporting your community is very important. Please pass this ordinance. Leah Rolan	1
Chickens are a great source of good protein for family's struggling during these times. They allow everyone to learn more about sustainability. They are great composters and insect minimizers. I do not think this ordinance should be limited to just chickens.	1
Chickens are a farm animal and they belong on a farm or acreage. They do not belong in town.	1
Chickens and their waste are not appropriate within city limits. There is no reason to pay high taxes for amenities, if we are going to become the country.	1
Can the city or the local agriculture extension office offer community members educational classes?	1
Bring on the chickens! 🐔	1
Bird flu transmission should only be a concern for those coming in close contact with the chickens (the owners who have chosen to take that chance) and transmission to humans is rare. As long as the chickens are contained to their own lot, disease transmission is minimal to no concern. There are plenty of lots in city limits with ample space to responsibly own chickens.	1

Bird flu is rampant and urban chickens increase the risk of additional spread (think emerald ash borer). Furthermore, there are documented cases of humans contracting avian flu, which is a risk even to neighbors who don't raise chickens. People live in the city to escape farm smells and noises - subjecting residents to this form of noise and odor pollution is unfair.	1
As we cannot currently afford a greave, we would love to have a couple chickens within the city limits at our home!! Huge city improvement.	1
As much as I like the idea I do not see the benefits outweighing the costs.	1
As long as they are responsibly taken care of there shouldn't be any issues from owning chickens or living next to them. There are standards for owning any animal that should be upheld.	1
As long as area kept clean	1
As a worker at a retirement community focusing on meaningful activity and life skills, allowing chickens would allow our residents a very hands on experience with having chickens to raise and collect eggs from we would love to allow chickens into our community	1
As a former Warren County Fair Poultry Superintendent, I believe urban chickens should be permitted in Indianola. Many larger Iowa cities and local cities allow keeping backyard chickens. After reviewing several city ordinances, Carlisle has an ordinance and guidelines that I support and think the Indianola City Council should adopt. The number of hens should be limited for personal use only (no roosters.) Coops located ten feet from property lines and twenty-five feet from a residence is appropriate. My experience raising chickens for many years, and with proper care, a small number of chickens would not create a significant waste, odor, or pest problem. Two to six hens would make little noise (every house adjacent to mine has 1-4 barking dogs). Raising chickens would also be an educational opportunity for families and provide them with a nutritious source of protein.	1
As a clinical microbiologist I am professionally against urban chickens. There are a multitude of pathogenic bacteria and viruses that unregulated backyard chicken coops would be in danger of spreading.	1
An issue with prohibiting roosters is that determining the gender of chick can be difficult. If a family ends up with a rooster, the rooster can sometimes be dumped, killed, etc in an inhumane way	1
Amount could have to do with family size	1
Although it would be nice for a food source I think it would cause trouble	1
Although I don't plan to have chickens, I don't have a problem with it as long as it's done right. As long as people are responsible and mindful of neighbors it can work.	1
Allowing urban chickens opens the door for requests/demands for other animals -goats, sheep, miniature cows/horses - to be allowed within city limits. Once it is okay for chickens, the rest will line up. We live in the city limits for a reason. Those who desire these animals can choose to live outside the city limits.	1
Allowing chickens within the city limits of Indianola is a very bad idea. I hope it doesn't happen!	1
Allowing chickens in town will just allow dirt balls to make their property even worse. The city needs to focus the dog ordinance (lack of punishment for loose dogs) before dealing with chickens.	1
A small number of hens in a secured area or fenced in yard should not disrupt anyone, certainly less noise than a barking dog.	1
A few years ago neighbor's brought chickens in from their farm to butcher in their back yard. Set up a tent and lots of chickens. Police were called and stopped them. They saw no problems with what they were doing. It may start with allowing a few chickens but there are always those who will push the requirements. Has there been any other cities that have allowed this and if so what issues have then had to address?	1
6 would be plenty. Absolutely no commercial sale. Smell will be the hard part and should have a BIG penalty. Absolutely no Roster s. Have to warn every body that this will bring coyotes and foxes into neighborhoods if the chickens are not properly shielded.	1
Undecided about previous question	1

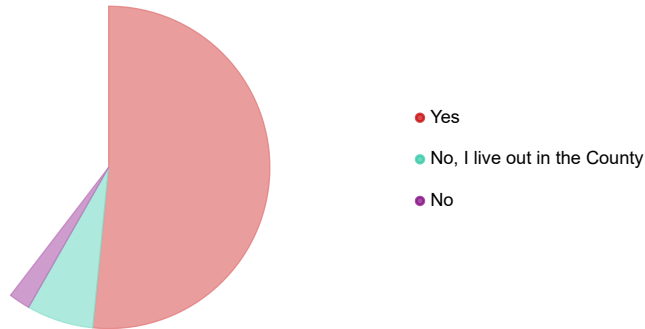
I think it's premature to be sending out a survey before the mayor/council have put any thought into how this 1
will be regulated (or without communicating how it will be regulated if they have thought about it. Will the city
be hiring someone to inspect chicken coops? That seems like a ridiculous waste of money. Without hiring a
additional staff, who will decide on excessive odor or noise? I vote no on chickens in city limits.

Answered: 290 Skipped: 525

City of Indianola: Urban Chicken Ordinance

Survey Demographics

Do you live within the City of Indianola? *



Answers

Count

Percentage

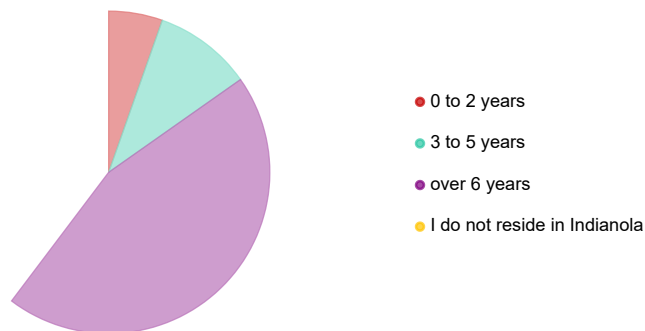
Yes	815	85.34%
No, I live out in the County	106	11.1%
No	34	3.56%

Answered: 955 Skipped: 0

What street do you reside on? *

Web browsers may not respond well when there are more than 500 answers in the word cloud. [Show it anyway](#)

How long have you been a resident of Indianola? *



Answers

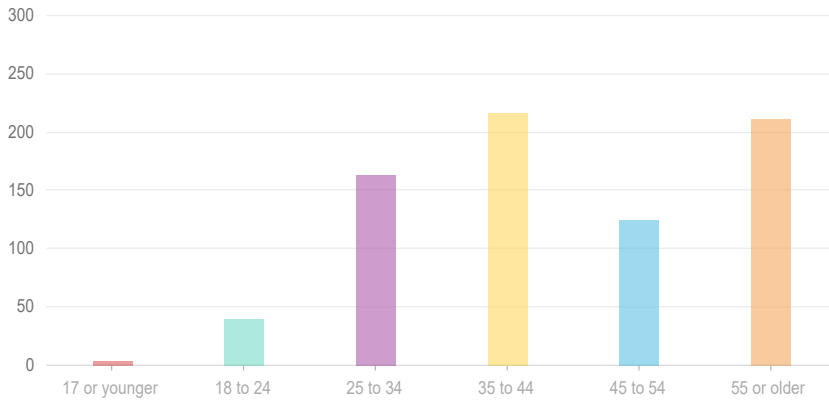
Count

Percentage

0 to 2 years	73	7.64%
3 to 5 years	133	13.93%
over 6 years	609	63.77%
I do not reside in Indianola	0	0%

Answered: 815 Skipped: 140

o What is your age? *



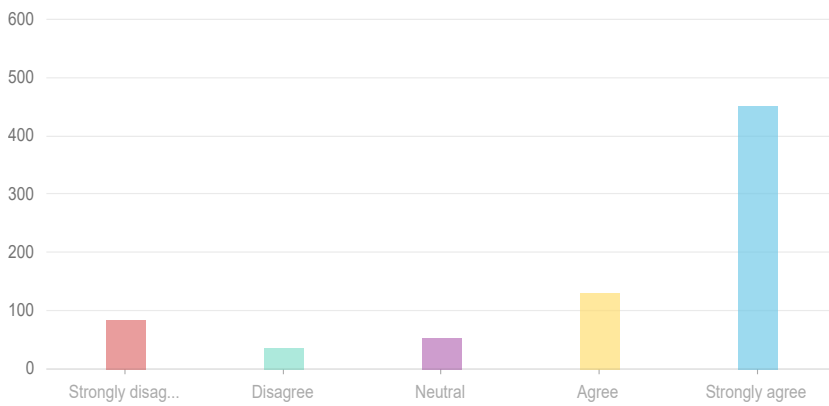
Answers	Count	Percentage
---------	-------	------------

17 or younger	5	0.52%
18 to 24	50	5.24%
25 to 34	205	21.47%
35 to 44	272	28.48%
45 to 54	157	16.44%
55 or older	266	27.85%

Answered: 955 Skipped: 0

Perceived Benefits

o Urban chickens can provide a sustainable source of fresh eggs or chicken. *

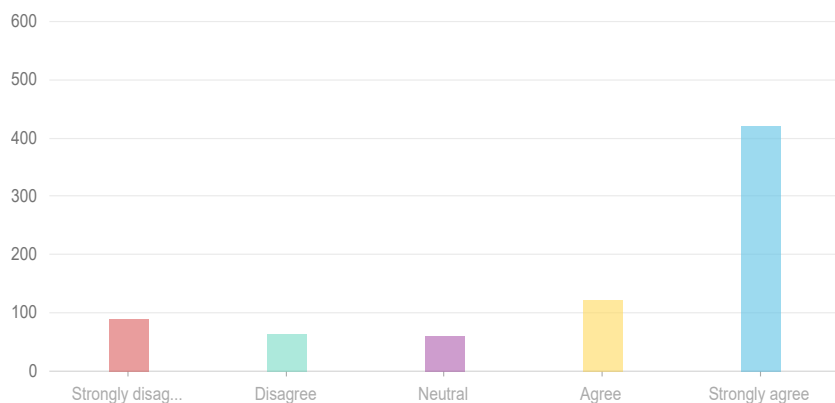


Answers	Count	Percentage
---------	-------	------------

Strongly disagree	107	11.2%
Disagree	47	4.92%
Neutral	68	7.12%
Agree	165	17.28%
Strongly agree	568	59.48%

Answered: 955 Skipped: 0

o Keeping chickens promotes a connection to nature and sustainable living. *



Answers

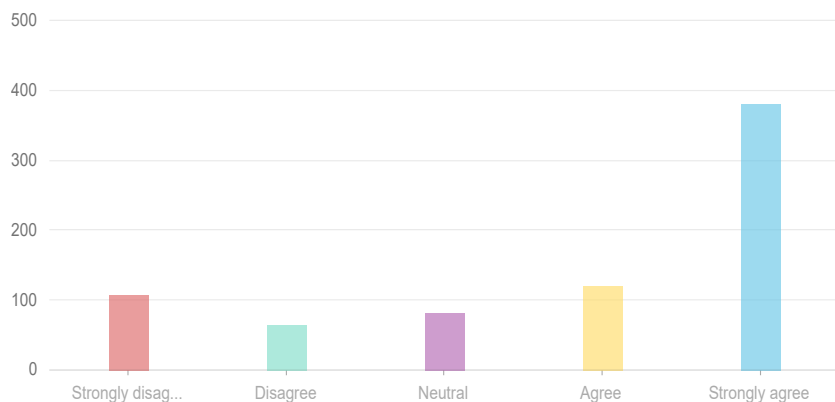
Count

Percentage

Strongly disagree	114	11.94%
Disagree	80	8.38%
Neutral	77	8.06%
Agree	154	16.13%
Strongly agree	530	55.5%

Answered: 955 Skipped: 0

o Allowing urban chickens could reduce food waste through composting. *



Answers

Count

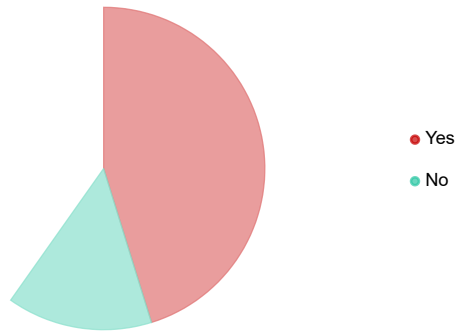
Percentage

Strongly disagree	136	14.24%
Disagree	82	8.59%
Neutral	104	10.89%
Agree	153	16.02%
Strongly agree	480	50.26%

Answered: 955 Skipped: 0

o Do you believe that allowing urban chickens could bring benefits to the...

*

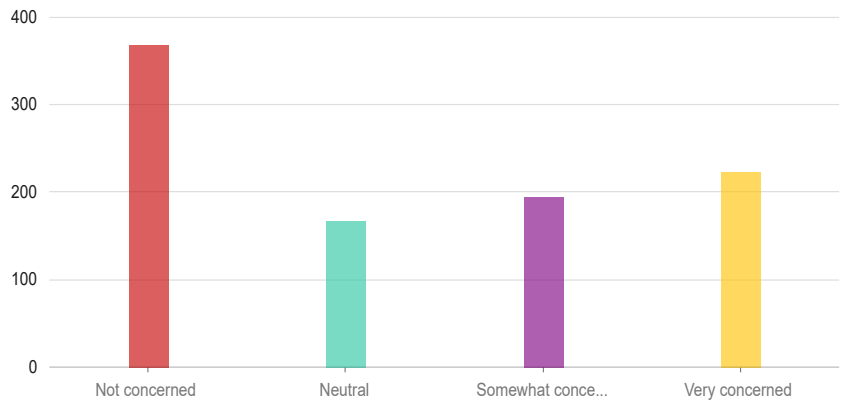


Answers	Count	Percentage
Yes	722	75.6%
No	233	24.4%

Answered: 955 Skipped: 0

Concerns and Challenges

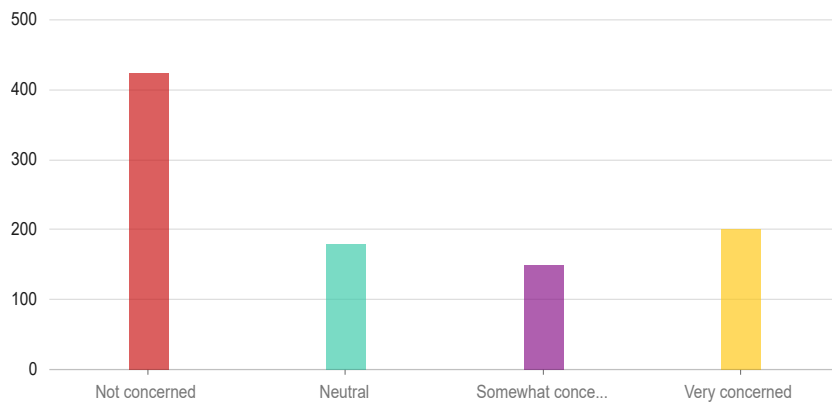
o Noise pollution and noxious sound from the roosters *



Answers	Count	Percentage
Not concerned	369	38.64%
Neutral	167	17.49%
Somewhat concerned	195	20.42%
Very concerned	224	23.46%

Answered: 955 Skipped: 0

o Odors and noxious smells *



Answers

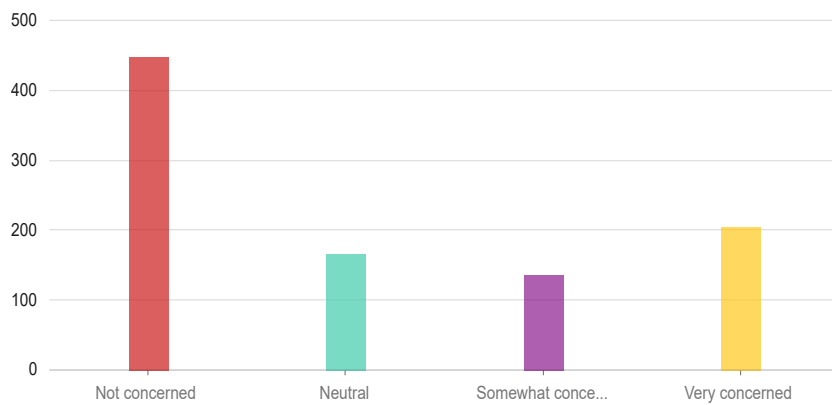
Count

Percentage

Not concerned	424	44.4%
Neutral	180	18.85%
Somewhat concerned	150	15.71%
Very concerned	201	21.05%

Answered: 955 Skipped: 0

o Sanitary health and conditions *



Answers

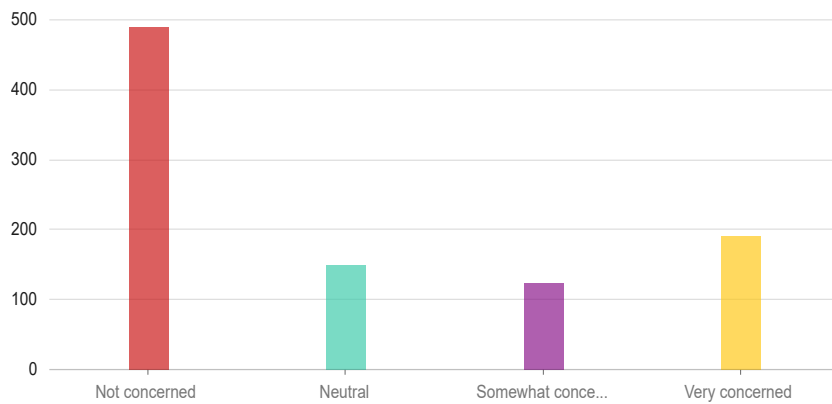
Count

Percentage

Not concerned	448	46.91%
Neutral	166	17.38%
Somewhat concerned	136	14.24%
Very concerned	205	21.47%

Answered: 955 Skipped: 0

o Increased risk of disease transmission *



Answers

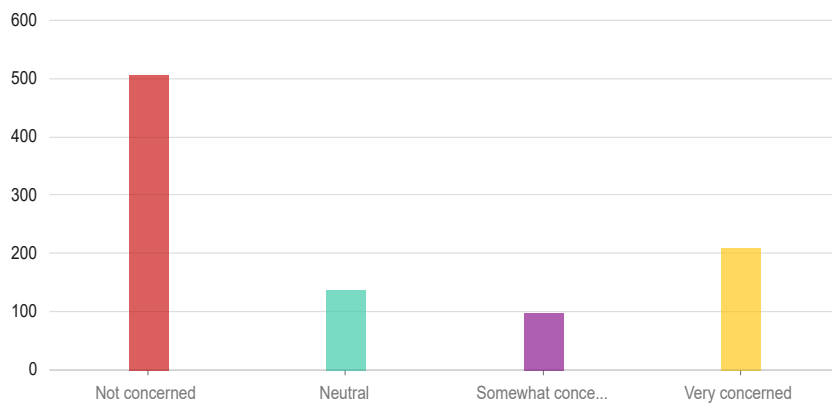
Count

Percentage

Not concerned	490	51.31%
Neutral	150	15.71%
Somewhat concerned	124	12.98%
Very concerned	191	20%

Answered: 955 Skipped: 0

o Negative impact on property values and appearance *



Answers

Count

Percentage

Not concerned	507	53.09%
Neutral	139	14.55%
Somewhat concerned	99	10.37%
Very concerned	210	21.99%

Answered: 955 Skipped: 0

Urban Chicken Ordinance

o Would you support an ordinance allowing for residents to keep chickens withi... *



● Yes
● No

Answers	Count	Percentage
---------	-------	------------

Yes	711	74.45%
No	242	25.34%

Answered: 953 Skipped: 2

○ What regulations should be in place if chickens were allowed?



Answers	Count	Percentage
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Limiting the number of chickens allowed per household or lot size	755	79.06%
Prohibition of roosters	541	56.65%
Prohibiting the commercial sale of eggs and chickens	245	25.65%
Minimum distance requirements from neighboring properties/households	405	42.41%
Mandatory coop cleanliness standards	624	65.34%
Fencing requirements	663	69.42%
Licensing or registration requirements for chickens	289	30.26%
Other (Please specify)	63	6.6%

Answered: 923 Skipped: 32

○ If chickens were to be allowed in the City of Indianola, how many chickens per... *



- Up to 6
- Other (Please specify)
- Up to 4
- Up to 2

Answers	Count	Percentage
---------	-------	------------

Up to 6	401	41.99%
Other (Please specify)	224	23.46%
Up to 4	202	21.15%
Up to 2	120	12.57%

Answered: 947 Skipped: 8

o Would you be interested in keeping chickens on your property in Indianola? *



- Yes
- No

Answers	Count	Percentage
---------	-------	------------

Yes	431	45.13%
No	384	40.21%

Answered: 815 Skipped: 140

o Please use this space to provide any additional suggestions, comments, or feedback as it...

Response	Count
Thanks for considering this!	2
You may consider also codifying regulations for other birds (e.g. ducks, quail) that are becoming popular urban birds :)	1
You can provide a online source such as mcmurrayhatchery.com to help people find birds that have been sorted so no rosters are available.	1
Yes chickens!!	1
Would be nice to have some parallel community programs that would allow those who keep intown birds to communally donate eggs, pool supplies, etc Seeing many people mistake backyard setups for scaled industrial ag lots, idk why, i have no concerns about this and i think most just need better context or education on this.	1
Would be helpful to reach out to local lockers and provide residents their options for dressing chickens, removing roosters upfront. I'm doubting the local shelter would take chickens.	1
With the world going along with technology at an increasing rate but that technology also allows us to learn how to homestead from the comfort of our own homes, teaching our children that food just doesnt appear at the grocery store but that there is a process, ups and downs to surviving. As a parent my wife and I try to find ways to make our lives easier and cheaper. Teach our kids not to waste and be grateful for what, they have. Caring for poultry at home creates a sense of self worth that can only come from caring for something that will provide to you as well. Leftovers going to waste. No because my chickens would eat it, compost and allow my wife and I to provide for our garden on our own. Please excuse the spelling and grammar.	1
With the rise of avian flu, we need egg sources from healthy chickens. I would love to buy eggs from neighbors instead of corporate eggs that are less nutritional and higher risk of disease, MrNA, hormone, and avian flu transmission.	1
With the rise in food costs, keeping backyard chickens is a great way to get eggs right in your backyard. Chickens are adorable, minimal care needed and much quieter than dogs. Although I love dogs and don't mind the barking either lol. It's never made sense to me why there's an ordinance prohibiting backyard hens and not just prohibiting rosters in city limits. I'm all for backyard chickens!!! Thanks so much	1
With the increased risk in disease, I see no reason to allow chickens in the city limits	1
With so much information online, there are many helpful ways to take care of chickens without it being smelly and keep a happy flock.	1
With rising grocery costs, the most basic of freedoms you could offer seems to be allowing chickens. Not a suggestion, just an opinion ... so many people voice their alleged concern over the lack of food for those around them, yet oppose this ordinance. I appreciate that you are reconsidering the current ban, and would just say that those who do express opposition are likely the same who speak loudly about a "lack" of government programs. The best government program is one that empowers its people to provide for themselves! Thank you!	1
With results from other cities, Indianola should come up with appropriate guidelines. Chickens are far less noisy than speeding traffic and the very loud races!	1

With increasing bird flu events and spread to animals and humans, I don't think this is a wise move at this time. We don't need another epidemic in this country.	1
With bird flu on the uptick, I don't believe it in the best health interests of our city to allow chickens. What do we also do about the other animals attracted to chickens such as Fox, raccoons and opossums?	1
With bird flu on the rise and now transferring to some humans it would be ridiculous to allow chickens. They are not clean and also can cause severe lung problems later on.	1
With bird flu already present in Iowa — why even consider this!	1
Will the city really be able to regulate this if they allow it? And, will this be a high priority with all the other more important work? Will people do this with sustainability in mind? Will people really take care of their chickens?	1
While not totally opposed, who is going to monitor that chicken owners are adhering to ownership requirements? Example: neighbors got a retriever puppy. Sweet but now she's big. Booted from the house, tied outside with no shelter though they do feed her. What begins as fun, is work and some lose interest. Who will enforce and guarantee welfare of animals?	1
We would love to have chickens- there are so many positive benefits. Limit the number allowed, and inspect if there are noise or smell complaints! Sure hoping this passes through!	1
We were part of the issue with chickens about 10 years ago. We moved out of Indianola only because of the inability to keep chickens. People choose not to move to our town because of the strict no chicken policy everyday.	1
We struggle with neighbor's that have cats and dogs that either bark incessantly or don't stay in their yard. A cat that won't quit using our flower beds as a litter box. I don't want to add the option of chickens to the mix.	1
We need chickens. Please pass this!!!! Great for teaching our kids, for allowing a great source of food, and composting.	1
We moved to Indianola from an acreage in Van Meter. We had over 30 chickens and ducks. They were a substantial source of food for us. If you keep the coop clean, locked up, and provide daily care odor and predators would be no issue.	1
We lived in Indianola from 1973 to 1996. We moved about 6 miles out of town in 1996. We get about a dozen chicks each Spring and keep them until about November and have them as lawn ornaments. Our chicken enclosure is over 100 feet from our house and well over 200 feet to the neighbors' houses. It is smelly and there is no easy way to clean it, especially when it has rained. On most days our chickens are free to wander, and they will usually stay within 100 feet of their enclosure. While they can be fun to watch and do produce eggs, I cannot imagine the turmoil they could cause in a town setting. Yes, people <u>can</u> do a lot to a lot to reduce odors and mess, but there will be many occasions of those who won't do a good job of keeping them clean enough, especially when they're closer to neighbors. A chicken enclosure in the property next to yours can ruin your back yard. The City has enough to do without taking on this battle. You may call me at 515 208-7604. Jim Fromm	1
We live outside city limits, but do raise poultry. A small flock of hens should cause no issues to surrounding neighbors. The benefits of raising poultry far outweigh the negatives provided they are well cared for. Neighborhood dogs have significantly more potential for a negative impact than poultry. Curious if the conversation includes poultry other than chickens at this point.	1
We have too many residents who should not be allowed to own a dog, let alone chickens!	1
We have had chickens on and off for almost 20 years. They require minimal care, are a sustainable food source, and help with bugs. We have not had issues with bird flu or other diseases, but we keep our coop clean and minimize traffic that could expose them to harmful elements. With specific rules and guidelines in place, I think they would be a wonderful benefit to our community. The rules definitely need an enforcement policy that has teeth. We could also use some updates on dog policies	1
We had chickens when we lived out on S23 Hwy. When well contained and taken care of they are not a nuisance and are an excellent source of easy nutrition. It's wonderful to be able to give them table scraps. So much better than filling the trash with lots of food waste. Chickens are quite noisy though so that's why they would need to be limited to 6. The sounds of chickens tho, in my view, are a wonderful thing.	1

We had chickens in town when I was growing up. It is fine to have fresh eggs and a good job for children to learn responsibility and to have some chores to do.	1
We had a neighbor who had chickens on our street 10 years ago and they never stayed in their yard and pecked at my small children. If people want chickens they need to move to the country.	1
We had a neighbor who had chickens in the city limit once upon a time for a 4h project. The pen wasn't kept up, chickens got out and the smell in the summer limited the time we could spend outside. Chickens belong in the country where they can roam, not caged up in town.	1
We don't need chickens in the urban area	1
We do not need chickens in Indianola. First chickens, then other animals will follow. We were against this when we lived in Knoxville and now there are chickens and roosters all over town.	1
We cannot risk the health of members of our community by allowing chickens to be raised within city limits. Please do the right thing and shut this down for the sake of our community.	1
We as a family of 5 use a lot of eggs in our household! We would love to have the opportunity to raise and produce our own eggs as it would also be a great opportunity for our children to learn how to take care of the farm and raise animals outside the home.	1
We are so very happy that Indianola is joining neighboring communities in possibly allowing chickens. Chickens (if no roosters) are much quieter than dogs and produce much less waste. Dog waste is not compostable but chicken waste can be composted and added to our gardens. Raising chickens brings a sense of connection to our food supply and teaches our children the lessons of life currently reserved for kids with the opportunities to live on acreages. As a state, we are proud of our agricultural background. We know that a local food supply is better, that we can be self-sustaining, and that the quality of our food matters for our health. With the right restrictions on number of total birds and roosters, this is a huge win for community and families!	1
We are Americans. We should not have to ask the city/state/federal government for PERMISSION to do simple things like own chickens! Are we a free country or not?	1
We already have enough problem with the dog and cat population. Barking and loose dogs are a huge problem. If you follow any of the City pages on Facebook, or Kiya Koda, it's a stream of loose or missing cats and dogs all day long. Now you want to add chickens? Bad idea in my opinion. If people want to be hobby farmers, move to the country.	1
Urban chickens would give children responsible, collecting eggs, feeding and keeping the pen clean, opportunity to show at the fair, be in 4-H with a purpose. Chickens don't make noise all day and night like dogs, so sometimes we can't even go outside without the neighbor dogs barking. I know dogs are companions, but chickens are more of a food source, also they will eat scraps and give fertilizer.	1
Unfortunately too many people won't take the appropriate steps to educate themselves to keep chickens and what it takes to raise them. I do not want chickens in the city limits, there are diseases, noises, and dirt. If they don't have an appropriate coop it won't look good and be an eye sore. What fines, laws, and rules would actually be enforced when homeowners don't follow them. I grew up on the farm and we had chickens & my family still does and it is very hard work. I know people won't seriously take the time to dedicate keep them clean, disease free, and fresh. I hope this doesn't pass!!!!!!	1
This would be a great addition to the community and personally it would change my mind about moving out of town for this reason.	1
This was discussed and debated a few years ago. There is no reason to revisit the issue. Bird flu has also become an issue passing on to other animals- cows and humans.	1
This makes me very nervous that there will be chickens in my neighborhood.	1
This is one of the most ridiculous ideas I could imagine Indianola approving.	1
This is far past due, people have had them and neighbors have never said anything and no one was any the wiser. This should be allowed.	1
This is a very disturbing idea to allow	1
This is a horrible idea. People are lazy and think they will take care of them and they won't. This will cause issues and loss of property value.	1

They stink. They are noisy. Who wants a barnyard next door. Brings in predators.	1
They keep bugs down ! They eat what normally is thrown in the trash, the poop is great for gardens . Many cities have compost sites for this purpose if the chicken owner doesn't want to use it	1
They are nasty birds. If you want chickens then live in the country	1
They are loud and there's no keeping them quiet, all hours of the day and night. If not caged properly they will wander into other properties which could cause issues with other animals.	1
They are farm animals and should be raised in the country, not in town.	1
These days chickens are considered to be pets that have the benefit of eggs. I would much rather have a few chickens in the neighborhood than dogs. Chickens do not bite or maul children for example. Any animal area is going to smell if not kept clean. Do we have ordinances against having dogs or cats in the case their kennels should smell? We are living in such negative times, it seems like letting people have a few little chickens is a small thing to do rather than saying no. You can have dangerous dog breeds and only get a small fine if they get loose. What are a few little chickens going to endanger.	1
There's no reason for chickens within city limits to even be a special case, any neglect, abuse, noise, or other complaints can be addressed with existing city ordinances, just remove ordinances addressing chickens specifically. Chickens could easily be considered pets and their number limited accordingly just like cats and dogs.	1
There should be no regulations on chickens inside city limits. We should be able to collect eggs and raise our own chickens for meat supply	1
There is so much value to raising an animal, especially farm animals. It teaches responsibilities and hard life lessons that helps children grown up to be considerate and responsible members of society.	1
There is an abundance of cats roaming Indianola. These cats make everyone else's property their litter. It still stinks and cats carry a large number of diseases and nothing is ever done. If chickens won't be allowed in town neither should cats. Additionally, the number of barking dogs is out of control. They will just bark to be barking. Better add a no dog ordinance as well.	1
There are rooster collars that will prevent the crow. So a small amount 1-2 would be ok	1
There are risks for bringing any animal into city limits. As long as the rules are followed and discipline is in place I see no problem	1
There are plenty of avenues to acquire farm fresh eggs and chickens from farmers who have properties suitable for agriculture around the county. We personally purchase these and have had referred others to these farms. Our city is not the appropriate place for farm animals and will be a nuisance and detrimental to those that live around them. Even the clean farmers we buy from have smell when entering their property and the ground around their coops has become bare dirt. This done in a smaller property will only lead to the same results. If people would like to farm, there are plenty of properties for sale in the country that allow for it. We purchased in town to avoid those noxious smells and noises and would like to keep our property value intact.	1
The noise and smell should be enough to keep them out of the city limits. It's hard enough tolerating neighbors who allow their dogs to bark all hours and for hours on end!	1
The maximum number of chickens could be linked to the size of the property. If a home is on 2 acres of land, having a dozen chickens is reasonable. But having a dozen chickens on a quarter acre could become a nuisance to neighbors. Also, Indianola is very rural and residents should have their agency to use their land as a means to provide for their family, within reason. People move here to get away from city life and strict regulations. Thank you for considering this change in ordinance. And thank you for listening to our input.	1
The main concern I have for chickens right now is the reason they are getting sick. It seems like bird flu is going on again	1
The city is unable to control dogs running around, barking at all times, or being aggressive towards people even though there are laws and ordinances in place. I do not believe chickens would be any different. Farm animals belong in the country not in town.	1

The chicken should be contained and not allowed to run wild. If any chicken shows signs of illness, then an inspector should be allowed to view them. Also there should be a required amount of land to raise chickens and not allowed in apartments or rental spaces.	1
The ability and cost to enforce the rules as well as environmental problems would put additional burdens on tax payers and would be unfair to those opposed and/or not raising chickens. Just like with dogs and cats, there are always owners who think the rules don't pertain to them. If people want to raise chickens/livestock and get close to nature let them move into the country.	1
Thank you so much for considering this issue!	1
Thank you for your consideration of this topic.	1
Thank you for asking! I would love to have a chicken. As a first time owner though, what would I do if I no longer wanted to keep them? Would they go to Kiya Koda?	1
thank you for asking our opinions.	1
SUPPORT URBAN CHICKENS IN INDIANOLA!!	1
Someone's backyard could be very close to adjacent property. Noise and smells could not impact the owner of the chickens but could be a large problem for the neighbor. There are currently chickens and Indianola with no policing taking place. How and at what cost could the city enforce regulations if chickens were allowed??	1
Someone could have a rooster if their lot was bigger and did not disturb neighbors.	1
Some people may want to raise chickens and sell the chicks. So the limit of how many chickens you can have should be full size chickens. No limit on chicks if they are going to sell them.	1
Some families have more or eat more than 6 eggs per day and also in the winter months chickens slow down on egg production and may not produce any eggs at all in the winter. Also, having adequate roosting/nesting for all chickens is a must. Most Small coops from box stores are not able to accommodate more than 2-3 chickens adequately even though they are rated for more. Roosters in town are not necessary for protecting flocks if you have a reinforced/predator proof coop or fenced in area. They are would only be useful for fertilizing eggs. They are not that loud, some hens are louder when they do their egg song after they lay. Hope this is helpful, I have been keeping chickens in Milo since they allowed it during the pandemic and it has been beneficial for my family and the town. Many families have chickens here as well as ducks and geese.	1
Several communities globally have let their residents have chickens and the positive outcome always outweighs the negative. - healthier eggs with increased nutrients - better eggs - reduces cost of eggs - massively reduces food waste - supports local communities - etc	1
Setting clear expectations and standards at the onset is important. No subjective language should be used. "Clean" is subjective. Limiting the number of chickens and identifying the size of space per chicken should minimize the need for cleaning. I personally think roosters should be excluded but not for noise, they're a-holes. They should not be allowed to roam or encroach on neighbor property.	1
Self sustainability is a good and profitable thing. Allowing your citizen that choice, without over-regulation or stigma, will go a long way towards community unity and peace.	1
Roosters would be annoying, but chickens wouldn't be so bad if cared for properly.	1
Roosters aren't super loud and do not crow in the night of super early morning, so they do not create much of a disturbance.	1
Roosters are not needed for egg production. Ban roosters and everything will be fine.	1
Responsible pet ownership should be extended to chickens.	1
Regulations That coop and surrounding areas kept clean to avoid any odors and or messy areas. 4 chickens at the most, absolutely no roosters. If there is no upkeep of the coop and surrounding areas, they should get a 48 hr clean up warning, if not met in 48 hours they should receive a fine. If fine and clean up isn't done, they can be subject to lose their chickens and be suspended for 6 months from having chickens.	1
Raising chickens is a great way to teach kids to learn responsibility and a great opportunity for kids that live in urban areas that don't have access to a rural land to do a 4H/FFA project	1

Put this to a vote on the next general election ballot and let the majority rule.	1
Provide a class for people to take to learn how to raise chickens and properly maintain their coop/pen.	1
Please, no chickens in Indianola. This is not a farming municipality. If you want to raise chickens, sell your h ome and buy an farm land outside the city!!!!!!	1
Please support urban chickens. It's a good source to teach youth responsibility.	1
Please pass chickens within city limits!!!	1
Please let us have chickens in town. Our family has wanted them for several years.	1
PLEASE don't allow another source of noise. And now a different wstrain of bird flu no one knows how to co ntain....	1
Please do not cave and allow chickens! If someone wants chickens, let them move to the country!	1
Please do not allow this! The noise, smells, and disease are not worth it!	1
Please allow indianola residents to have chickens as other countries around us already have it. Also there is alot of kids that are in 4H too! I think chickens should be allowed in city/town limits and in the country too!!	1
Please allow	1
Perhaps a soft roll-out to a limited number of residents via a lottery would be beneficial to test the program b efore allowing everyone who wants backyard chickens in town would be a good idea. That way the ordinanc e could be updated if necessary before everyone is allowed to get them and build coops on properties that may later turn out to cause unforeseen issues with neighboring properties. Feedback obtained from neighbo ring property owners could guide the city in what may need to change before rolling it out to the entire com munity, and thus yield fewer complaints overall. Free range chickens should not be allowed. While I'm for all owing my neighbors to have chickens if they want them, I feel as though a fenced should be required. I do n't want a chicken up against my fence tormenting my dogs. If the owner wants to allow them to free range i t should be done under supervision in a fenced in area.	1
People that don't want chickens are sour.	1
People should get to do what they want on their own property.	1
People can't even keep their dogs fenced in without getting out. There are post daily for dogs or cats found and I can only imagine the amount of post for chickens being found running loose. If people want chickens move to the country. No need to bring more animals people won't care for into the city that then officers and animal shelf have to deal with.	1
Pass it!	1
Our family believe this to be an important subject to be passed. Supply chain, inflation, and pandemic issue s have all been problems in recent memory where the potential for further self sustainability would have ma de us and others feel more secure about circumstances in trying to provide for our families.	1
Our community has always came together and with the prices of groceries I think it would benefit grocery wi th eggs and help better with our 4H program	1
Other considerations are that chickens would invite more predatory animals into residential areas.	1
One of my neighbors had chickens and other farm animals within city limits, and they would run all over the neighborhood and pick fights with my dog, who was contained to her own yard. I would be concerned about this happening if chickens were allowed.	1
nO thank you	1
No roosters, maximum of 6 chickens per house. No free-roaming unless you have adequate fencing. I fully support allowing chickens in town.	1
No roosters for sure!	1

No prohibiting the sale of eggs. No licensing requirement, should not have to get permission to produce your own food. Shouldn't even need a city ordinance to allow it. Disease is spread from wild birds to domestic flocks not the other way around. If disease is a concern then we need to ban wild bird feeders.	1
No chickens within city limits	1
No chickens	1
NO CHICKEN'S IN CITY LIMITS!!!!!!	1
No -- as long as there is no rooster fighting.	1
Neighbors had them illegally a few years ago. Flies and mice were a huge problem! Took forever for city to shut it down.	1
na	1
My previous neighbor kept chickens and I was fine with it.	1
My parents and I have raised chickens since I was a sophomore in high school! I truly believe that chickens can help people in many ways! I have a great knowledge of chickens and the pros and cons of keeping them! As long as their environment is clean, safe and healthy chickens are great to keep!!	1
My neighbors can't keep up on mowing yards regularly or trimming dead trees so no way would I want them to have chickens. Also I have two dogs so can't imagine the stress of living in close proximity in a city yard next to chickens!	1
My husband got ocular histoplasmosis from chickens and it will affect his eyesight for the rest of his life. You should talk to the local eye doctors about this. In addition with the spread of bird flu through chickens, how are you going to monitor local chickens who are sick and should be culled? Are people supposed to report that themselves? Are they really knowledgeable enough to know symptoms? What happens if one neighbor makes another one sick? do you really wish to spread illness throughout the community? In my opinion, there are very few benefits and a lot of potential problems. It is a great way to get neighbors to not feel neighborly with each other.	1
My husband and I lived in Hampton, VA which was a huge city. They finally allowed chickens and the rules were absolutely NO roosters and the amount of hens was limited to the size of your yard per square foot.	1
My concern would be noise (roosters) and sanitary conditions. If those issues were monitored, then I think people should be able to have a few chickens if they wish.	1
My concern is the appearance and cleanliness of coops and properties with chickens. If there were strict guidelines that were actually monitored, and violations were dealt with in a timely manner, I would not be against.	1
My child has a medical condition that makes it unsafe for him to be around birds, including chickens, due to a risk of salmonella. I love eggs and am generally in favor of sustainable living, but I do not support my neighbors being allowed to keep chickens in their backyard without my consent.	1
My brother-in-law had chickens in Cedar Rapids and even without a rooster they were annoying and smelled. They also accidentally received a rooster when they picked up chicks one year and didn't realize it until after it started crowing and annoying their neighbors. I am NOT in favor of chickens in Indianola.	1
Moved from Des Moines, kept 5 chickens in a prefab coop. Very easy to maintain and care for them, great way to get outside and connect with nature. I think resources like classes and suggestions on best practices (specifically for the health of the birds) would make this successful.	1
Move to the country if you want chickens	1
Most of the major Metro's around Des Moines allow chickens and the many benefits to families and kids by far outweigh anything negative as long as a few rules are in place.	1
Most of the concerns that are often expressed about urban chickens (other than the concerns about noise) can also be expressed about urban gardens for home produce. Let's give those that wish to have chickens a chance to prove they can integrate their flock into an urban setting.	1

Love the idea! More and more people want farm fresh eggs (which are WAY better than store bought) and having chickens is a fun hobby for people to become more connected with nature.	1
Living in America and not being able to raise your own food is insane. We are the land of the FREE. No citizens should need permission from any government to obtain our own food in a manner that is healthy and sustainable.	1
Livestock of any kind belongs in the country where noise, smell, and sanitation isn't a bother to a neighbor.	1
Limiting the amount of roosters can help prevent rooster fights. Chickens help reduce compost. Fertilize lawns. Reduce bugs in the yard. Of course produce eggs.	1
Limit number of roosters	1
Leash laws have been in place for a long time and I often come across people walking their dog without a leash and owners letting their dog approach other dogs and children when they are nowhere near them. People don't follow these types of laws. I think it will quickly get out of hand. When we bought our house within town limits, we understood what animals we can and cannot have. If people want farm animals then they can purchase a home in a place that allows that. We didn't move to the country because we don't want to raise farm animals.	1
Lack of ordinance hasn't stopped some. Not mentioned in survey was increase in presence of predators due to domestic chickens my neighbor kept.	1
Keeping chickens off sidewalks and out of neighbors' yards would be important. I can see the value of not allowing roosters because of their noise, but I'm not sure how a rooster is different than the dogs who bark throughout our neighborhood at all hours. Please consider allowances based on lot size. An acre yard can sustain many more chickens without neighbors even noticing, than a small yard. I would ask you to allow backyard flocks like so many towns, suburbs, and cities around the state and nation have done. Thank you!	1
Keeping chickens is a wonderful hobby. It connects families to their food, allows for an easy way to dispose of kitchen waste, and gives children a chance to do meaningful and fun chores for the benefit of the family.	1
Just no. Support your farm fresh wants from the farmers market...go buy land outside of town if you want a hobby farm	1
Just concerned how it would stay clean and no diseases would be spread	1
Just because I don't want them on my land does not mean I oppose them.	1
Just asking what the benefit would be your community other than making a few vocal people happy? Would it bring new development to our town? Would it bring new families who would otherwise not live here to Indiana? Would it help anything other than satisfy the loud, outspoken few people who are upset they can't bring chickens to town? What do we want to be known for? It's difficult being in leadership with so many vocal people trying to undo all the regulations in place to protect the largest number of people. The tough decisions have to be made. I appreciate you reaching out for feedback but I believe you should stick the protections in place and don't worry about the 5-10% of people who might want this. My concern is that people won't bother with the survey.	1
I've had and lived next to people with chickens in an urban environment. It's very common that they die or get killed by predators and aren't properly disposed of. Roosters are loud and I've seen them chase and attack people, usually just children, but that's worse. I've seen before where people get excited to have chickens and then that excitement fades after a few months and people stop taking care of the chickens and their habitat and it becomes a problem. Many residents in town run in-home daycares and have children playing in their yards and I've known some chicken owners who let waste build up against a neighboring fence and it starts spilling into the adjacent yard and I would not wish for any child to accidentally get into that for various health reasons including a large risk of respiratory complications for some children	1
It's the United States we as people have the right to have them no matter where we live.	1
It's not difficult to find fresh, locally sourced, eggs to buy if that is your thing. PLEASE keep the chickens on the farm.	1
It would help cut down on the bug population particularly mosquitos, and ticks.	1
It would be a great learning experience for families and would help with providing for families.	1

ISU offers a backyard chickens class that would be helpful for anyone considering keeping chickens. This could be a requirement.	1
Indianola residents have wanted chickens to provide eggs for a while. With the rising cost of eggs, more interest is out there. Other neighboring towns allow them. I think with the correct rules, they would be fine. I buy fresh eggs from a friend in St Charles. She actually has around 25+ in her backyard and lives in town. Nobody has complained. No rooster is necessary though if you just want eggs.	1
Indianola is a rural farming community. Chicken being a lot of benefit to the residents living with in city limits. It teaches kids responsibility and can be a hobby for an elderly couple. I strongly feel chickens should be allowed in town.	1
Indianola is a community rooted in agriculture and I think people should have the opportunity to have chickens. Having chickens opens up opportunities for kids to become interested in ag and 4h, clover kids type clubs. As well chickens can help lower food waste. I truly believe People who want chickens will be responsible with them. And chicken can open up doors for people to become interested in farming and wanting to move out to peruse that. America needs farmers.	1
I'm cool with chickens if it is well regulated. They should not be allowed along a neighboring property fence line if the owner has a chain length fence. And the chicken's area needs to be well maintained/properly cleaned. The property owner should have to apply for approval/licensing to have chickens in town with a good fee that allows for initial inspections and review of standards. There should be financial penalties for noncompliance as well.	1
If you want to have chickens please move to the country!	1
If you have responsible chicken owners, and respect ones, there should be no problems. Chickens are some of the best therapy for some, I believe it would be a great asset for many people in this town, and the eggs are very healthy if the birds are taken care of right.	1
If we are seeking ideas for composting, it would be nice if the city could have a program that residents could pay for, that does not include having to have chickens. Other areas have this and it is beneficial to the amount of waste that is sent to the dump. I am not a fan of chickens, but I know others are not of dogs and I am allowed to have those. As long as they are not on my property, or near my property line, I'll support it.	1
If we allow chickens I believe they should not be forced into inhumane conditions in any way. Also I don't know much about the number of chickens to have but a limit of 6 seems too restrictive. 20 maybe?	1
If this ordinance passes the city needs to make sure rules are followed by all parties involved.	1
If there's an issue with people growing their own food, that there should be the concern. There is greater things to worry about than a neighbor having chickens for food. If we are free, and a free country then what is a few chickens per household.	1
If there were the regulations above (all of them, in my opinion), who is going to enforce it? Seems like it would be another thing to haphazardly "enforce" like the fireworks laws. And of course, there would be the neglectful owners - and the downright cruel owners. Just look at Kiya Koda's posts about people who abuse and dump animals. Floyd was just posted. 6/3 post. Too many feral cats. And now dirty chickens. Will be just another reason to get out of Indianola.	1
If there are expectations, I want to know they will be informed.	1
If the home owners follow applicable regulations this could benefit many of our residents Many elderly would likely participate and many younger people would learn a few things about caring for animals.... Think about this.... there doesn't seem to be any care about homes with multiple dogs They are not clean and are very noisy.... Give it a trial period of 2 years and see what happens!!	1
If someone's rooster attacks someone, that person shouldn't be able to have chickens again. If people are going to raise chickens, they have to be taken care of and well maintained.	1
If people want to raise chickens. Buy a farm outside of the city limits.	1
If people want to raise chickens for meat, they may want to raise more at a time short-term. Chickens raised for meat usually don't crow because they're butchered at 8-10 weeks. Promote the use of chicken tractors for the health of everyone. They're a great alternative to a stationary coop.	1

If people living in the city limits want chickens then they need to move into the rural areas of our county. In the city limits is not a place for farm animals.	1
If I wanted to live near chickens, I wouldn't live in the city.	1
If Des Moines allows it we should too. We are a farming community and allowing families to have fresh eggs to access not only benefits themselves but the children in the community with a nutritious, cost effective food. I do not think people should raise chickens for butcher or to sell chick's (no roosters) But having laying hens in a reasonable number to those who choose so should not be limited.	1
If chickens would be allowed in Indianola, there should be stringent rules not only in place, but inspected on a regular basis and enforced by city officials.	1
If chickens were allowed within city limits, who is going to monitor "chicken owners" to ensure regulations are being followed? Who is going to inspect the chicken coops, make a decision on "odor"? When someone's chickens get out, who is supposed to pick up the lost chickens? Kiya Koda? ? Do we really have money in the city budget for this? We have a lot more issues to focus on that will bring more benefit to the community than chickens (new library, city hall, fire station, attracting new business, etc). And families can compost without having chickens. Are people going to be allowed to butcher their chickens in their back yard? Sell their butchered chickens at the Farmer's Market? Definite "no" to chickens in the city limits.	1
If chickens are allowed within city limits who is going to monitor residence are complying with regulations? Will there be fines for residence, not complying with regulations? I have visited other towns that have allowed chickens within city limits and conditions were appalling. I am very opposed to having chickens within city limits.	1
If chickens are allowed the distance to adjoining property should be 500 feet. There is no need to allow chickens in the city. We have enough problems enforcing the zoning laws now. I don't think adding farm animals in town will be good for city development .	1
If allowed to sell then they should be taxed accordingly.	1
I've raised chickens for many years. Without roosters they are pretty quiet and would blend in with other sounds of town. I think having a limit on the number of hens will help with any issues with odor and keeping coop clean, and concerns about illness.	1
I would suggest reaching out to the Robert T. Hamilton Poultry Teaching and Research Farm at Iowa State University to get additional unbiased information.	1
I would suggest partnering with the ISU extension office to offer trainings on proper chicken keeping in urban spaces.	1
I would not be bothered by people having chickens so long as they keep it clean, take care of the chickens and are limited to a flock size appropriate to their lot size and proximity to businesses like daycares or restaurants. You should probably have about 5sq ft per chicken or something like that. Keep them contained. Hopefully people would use common sense but that seems to be in short supply. It would be nice if people in the town would keep their dogs contained so I could safely walk my dog, we've been attacked twice in the past six months.	1
I would love to see approval pass for chickens in city guidelines. Even if they are loud, they at least serve a purpose. As a current in-town resident, the obnoxious disruption that is present from dogs is worse than any chicken I've ever heard.	1
I would love to be a "chicken coop inspector" to maintain the parameters set by City... I currently sit on the sustainability committee...	1
I would love the opportunity to have chickens, to provide fresh eggs to my family and to give my child the experience of taking care of them. I am in full support of an ordinance allowing chickens. Thank you for the consideration.	1

I would like to be allowed to have chickens and/or other fowl on my property (my daughter wants ducks, but we believe these would fall under current restrictions). We would like to be able to access fresh eggs and use the resources from having chickens for other growing. In our neighborhood we like to share and believe this would improve our ability to do so. We do not plan to have large number of chickens as that would not be sustainable for us. I do believe the city should allow residents to determine what their comfort level is with the amount of chickens instead of dictating another limitation on what would possibly improve quality of life and connection with our community.	1
I would have no issues provided the animals are well cared for and not neglected.	1
I would also like to see Guinea Fowl, Ducks, Geese and Peafowl included. Guinea fowl help to control tick populations. Peafowl are also known to provide added home security alerts as they are wary of anything unfamiliar on their property. Ducks or Geese being allowed if there is adequate private pond space to accommodate their needs. I have additional information available that can be submitted at a later date.	1
I would absolutely love to have chickens, and hope the city finally decides to allow a limited number of them.	1
I think we the community of Indianola should be allowed to raise our own chickens! 🍷 Being able control the diet our eggs and chicken meat are raised on is huge to your health! Yes smell might be a problem and chickens will most likely destroy a section of someone's yard if not properly taken care of. The fear of a stinky neighbor should not be a reason to take the right of raising your own meat and or eggs!	1
I think we shall be able to have chickens save money on eggs and chicken meat but if people aren't taking care of them just like if they were abusing there dogs, cats then they shall get a fine for animal abuse.	1
I think urban chickens would provide a wonderful sustainable food resource for my family.	1
I think those of us that actually want chickens are responsible enough to do it the right way. It comes down to freedom at the end of the day. Sustainable Food Source: They provide a local, sustainable source of fresh eggs, reducing the carbon footprint associated with transporting eggs from distant farms to urban areas. Waste Reduction: Chickens eat kitchen scraps and food waste, helping to reduce the amount of organic waste sent to landfills. They also produce high-quality fertilizer for gardens. Community Building: Urban chicken-keeping can foster a sense of community as neighbors come together to share knowledge, resources, and eggs. Health Benefits: Raising chickens can encourage outdoor activity and gardening, promoting physical and mental well-being. Additionally, consuming eggs from backyard chickens may provide health benefits compared to commercially produced eggs.	1
I think this is GREAT!	1
I think this is an awesome thing for our community. I have talked to many people who want them but i definitely thing you need a privacy fence and chicken coops are a must.	1
I think noise and sanitation are critical, absolutely no roosters. Chickens must be contained and clean.	1
I think like any animal, you will have people take very good care of them and others that won't. With chickens give them 1 or 2 strikes with fines and then they are not allowed to own them and will be fined if they continue too.	1
I think it's a great opportunity for those who want to raise chickens and have fresh eggs and meat close by. Teach their kids how to have responsibility and care for animals. It's part of Iowa culture.	1
I think it would benefit households if they were able to grow their own food. As long as they keep their area clean and the city holds them to keeping them clean and if they don't then they can't have them.	1
I think it is a great option for reducing food waste and increasing sustainability but even more importantly I think it is a great opportunity for our community's children to learn where their food comes from, the work involved in proper animal husbandry, and the responsibility and pride that come from caring for animals that provide a tangible product for humans. It also opens up another avenue for town kids to participate in 4H/FFA beyond static displays and keeps the next generation in touch with our agricultural roots in Iowa. Regulations on chicken keeping in town is needed so we can be considerate of our neighbors. However, I don't think worries about noise or mess can be considered as valid reasons to not allow chickens at all. Walking around town on the sidewalks I am met with many barking dogs and often careless dog owners who leave unsanitary messes behind. If chickens are not allowed (with reasonable regulations) we should make dog ownership against ordinances as well.	1
I think it is a great idea and could bring more people to Indianola.	1

I think is absolutely ridiculous we have a ban for keeping chickens. We pride ourselves on being a small rural community but are so hypocritical when we say that. Hy-Vee Fareway and Walmart should have no input for this.	1
I think I would be more willing to consider based on property size. However that would not be fair to people unable to afford a larger lot. I think it is more Nuisance than they are worth.	1
I think having chickens would be great for pur community. I personally would donate extra eggs to Helping Hand.	1
I think each household wanting chickens should individually apply for a permit. Qualifying permit would require inspection of property for proper necessities to raise chickens. Necessities and requirements nedded should be pre determined by professionals with knowledge of animal husbandry.	1
I think citizens should be able to have them, but there needs to be stipulations; number allowed, noise	1
I think being able to have chickens in our own yard could benefit a lot of people! Especially people with kids! Being able to collect our own fresh eggs would be a huge plus! I have seen the difference between store bought eggs and farm eggs, farm fresh eggs always win. Many surrounding towns allow their residents to have chickens and many people in indianola want to be able to enjoy that as well!	1
I think adding chickens into the city of Indianola would help the community. The state of Iowa grew up on these principles, and should continue to grow our agriculture for our youth. Allowing chickens into the city would benefit urban children and their families alike.	1
I support this	1
I strongly support having chickens in town. It would especially be great for families with kids so they can help with chores and taking care of them and even be involved in 4-H. Grocery Prices are only going up and it would help with the burden of that cost. Most of the towns around Indianola allow them with stipulations and it would be such a benefit if we could have them in Indianola too. Thanks for considering!	1
I strongly disagree with this! I live in the city for a reason. I do not want farm animals living next door to me. Nor do I want to hear or smell them! I am also very concerned about about how this ordinance could influence the value and resale of my property. PLEASE DO NOT PASS THIS ORDINANCE!!!!	1
I really don't want them. Often owners don't understand what they are getting into. Best way to solve this is to NOT allow them.	1
I raise chickens in the country. I hope that potential chicken owners do the proper research before jumping into owning chickens. It will NOT save them money on eggs. The cost of taking proper care of chickens is way more expensive than the amount of eggs they produce. :)	1
I planned to raise chickens on my property this spring for the purpose of cutting food cost, food waste, and being more organic. I strongly believe caring for chickens is no different than caring for other animals. I have neighbors that let their animals loose and don't care for them, yet they are allowed to keep their pets and the city isn't involved. Why does the city need to be involved if I get chickens or not? As long as I care for the m and don't let them out of my property, this shouldn't be a concern. If Indianola is that concerned by this, have a city employee go around to all households that own any kind of pet and do a wellness check. Take the animals away from all owners that don't care for their pets. If rules are in place for one kind of animal, make the rule for all animals. In essence, you're taking more rights away from homeowners! I strongly hope the outcome is to keep chickens! Even West Des Moines residents are allowed to have chickens, Indianola should do better.	1
I personally won't raise them however I think it should be allowed for those who do want to.	1
I owed chickens until the city made me get rid of them. I would love to get my baby girls back! I've been looking at moving to Des Moines so I could have them. Passing this law would help keep my family in Indianola.	1
I most definitely believe urban chicken keeping should be legal in Indianola. As the cost of living rises so does the cost of eggs. If we could come together as a community and help one another even with egg produce that's less worry for low income families!	1
I love this idea and it comes up at least once a month in conversation on how it would be awesome if we could have our own chickens and the benefits it would provide.	1

I lived in town RIGHT at the point they stopped allowing chickens. Cities all around us were adopting laws as we got rid of ours. No one could produce the "Smells and dirtiness" factors during the subsequent meeting or prove chickens were any more noise producing than the dogs around town. Most people that didn't get rid of their chickens or ignored the fact the city did that weren't an issue unless a neighbor decided they didn't want chickens near them. The amount of diseases brought in by wild animals carries more risk than a well kept flock. You have people already with chickens for years without issues, this has gotten ridiculous with the reluctance to support sustainability for families. Not to mention opening up the option for more 4-H and other ag related programs for kiddos in the city. Good animal husbandry is a valuable lesson.

1

I lived in a town where chickens and coops were allowed. Rooster crowing in the mornings, random chickens getting out of coops and wandering around the streets. Dead ones in the road, the smell on warm days would carry around the neighborhood. When molting their feathers would gather and blow around. Very chaotic, and made the areas look 3rd world.

1

I live in the country and have raised chickens for over 20 years. You don't need roosters to have your hens lay eggs. Having your own eggs is great for the environment as it cuts down on the transportation cost. Hens are usually quite, will eat up your veggie and fruit scraps cutting down food waste. Their poop makes great fertilizer for gardens. They were great pets for my kids and taught them responsibility. They do need to be housed properly for their safety from other animals. And kept clean for their health and yours. If I lived in the city limits would rather live next to a pen of hens than a barking dog whose owner does not clean up their poop (been there done that)

1

I live in the city for a reason. If I wanted to be around a farm I would live/move to the country. I would like to be able to enjoy my backyard without the smell and sounds of a barnyard. I also do not feel that our city is not equipped at this time to be able to inspect coups in a timely efficient manner to make sure they are in and remain in compliance or deal with the complaints that are bound to happen.

1

I live in an apartment, otherwise I would love to have chickens again. I do not think expensive registration of chickens is necessary at all. Have you tasted the difference between backyard chicken eggs and store bought eggs? There is also a significant nutritional difference. My grandchildren loved taking care of the chickens! It was an educational opportunity and a family activity. Get children outdoors!

1

I live in a condominium on west side of town. I'd rather have hens & roosters more so than people having over 2 dogs per household. I raised hens & roosters, They help with insects and composting, I wouldn't mind if they ran loose as long as their SAFE. If I could have on here at the condo, it would be awesome, but can't. No place for them.

1

I have no problem with people wanting to raise chickens in town, but I do believe there needs to be a good set of rules and regulations. We had an issue last year where our neighbors had chickens but failed to keep their coop clean and the smell was absolutely horrible. It got to the point where we couldn't even sit in our backyard because the smell was so bad and we even felt the smell lingered on our dogs when we would let them outside for too long. We were not the only neighbors who thought this. Everyone on our street and even neighbors across the way could smell the odor and it was impacting daily life. This had nothing to do with our neighbors (who we truly like) it just was the fact that the cleanliness of their chickens was not maintained. We also thought it was depreciating the value of our home with how horrible the smell was. Other neighbors ended up having to call the city to get them taken away because it just had gotten to the point of ruining the neighborhood.

1

I have lived in a neighborhood with chickens and it was not an issue. It seems appropriate for a farming community and state.

1

I have dogs that wouldn't get along with chickens so can't have them myself but a friend that lives nearby has some and they don't bother us a bit

1

I have benefitted from people in the County having eggs. Reasonable measures should be there to make sure this is done in a reasonable manner.

1

I have been raising chickens for the last 6 years. Chickens provide a consistent supply of eggs, and broiler chickens can sustain residents with both eggs and meat; reducing grocery bills. Chicken manure is excellent compost, and provides much needed nutrients for soil, in turn, making an excellent addition to gardening. Chickens eat insects, including ticks, are excellent rodent hunters- eliminating the need for harmful chemicals to eradicate pests. Chickens also make great pets, they are intelligent, can learn tricks, recognize over 20 faces, and make excellent 4H projects for kids in the community. Roosters can even alert to danger, like dogs. I fully support urban chickens, I do believe that a hygienic chicken raising system is key- and that like any animal being kept on a property, that any nuisance animal should not endure unsafe or inhabitable conditions. I would gladly attend any town hall meetings or hearings in support for urban chickens. Thank you! Christina Sponsler	1
I have a phobia of chickens.	1
I have 2 huskies. My concern is someone's chicken getting loose and coming into my yard and one or both of my dogs killing it and then the owner trying to say I have a vicious dog. Not to mention we already have enough irresponsible 'pet' owners in town. If chickens are allowed within city limits, it's only a matter of time before we start having chickens loose around town just like we do cats and dogs. If people want chickens, they can move outside of town. If I wanted to live with farm animals, I would live on a farm, not in town.	1
I had a neighbor that illegally kept chickens. They were noisy. They occasionally got loose and came on my property (I have photos). When the wind came from their direction you could smell the droppings and it was very unpleasant. The problem with outdoor livestock is some people will take the steps to keep the penned area clean while others will not and end up with a stink-fest for the neighbors. Who will enforce such violations? I just know from my neighbors illegal birds I am not interested with the idea of having more around my house. I'm positive it will not bring any added value to my home and property. This household most definitely votes no from experience!	1
I grew up taking care of chickens. I am concerned about lice which they are prone to, can be wormy, and prone to the Bird Flu. People that have them for pets may not know all these things. And now with Cows and humans be diagnosed with Bird Flu, why take on those problems.	1
I grew up on a farm (still in Warren County) in the country with all types of farm animals. I MOVED TO THE CITY OF INDIANOLA TO GET AWAY FROM FARMING ACTIVITIES AND ANIMALS!!! If individuals want chickens they need to move to outside of the city limits; just like I moved away from the country to get away from farm odors and animals.	1
I grew up around chickens. I am not interested in the noise and mess that occurs by having them. I also have lived where urban chickens are allowed and it is a nuisance and is not uncommon for chickens to get loose and cause neighborhood problems.	1
I feel residents should be allowed to raise and keep chickens on their property should they so choose. I also think any limits to the number kept on a property should be determined by the property size, or family size/needs.	1
I feel like this is something we already went through. There are many more important issues the city should be addressing. It's unfortunate that this is a topic being brought up again as it was decisive before and will only be worse now.	1
I feel like this has been a long time coming, and people of the city should be able to have chickens for either eggs or meat, as they please.	1
I feel like all citizens should be allowed to sustain their own needs as necessary. This will help financially as individuals but also in keeping money within the community instead of going to big corporations like Walmart.	1
I feel chickens have no place within the city limits. They are noisy, dirty, spread infection, and smell! I don't know why you needed our street name. That shouldn't matter at all.	1
I feel as though chickens will be a nuisance and cause issues between neighbors. They may potentially cause domestic dogs and cats that people already own to go crazy if chickens are house nearby.	1
I don't think farm animals belong in town and there is no difference between chickens, pigs, cows or any other animal. I don't feel you should allow one and be prejudiced towards others.	1
I don't see a problem with chickens as long as they are kept in enclosures and not allowed to free range. I have a bigger problem with the number of free roaming cats and dogs. No rules are followed there.	1

I don't think the ordinance should be specific to chickens and should extend to include other types of fowl.	1
I don't think the government should be allowed to tell us what to do on our own properties. BRING BACK CHICKENS!	1
I don't think chickens would hurt the city, as long as you keep your coop cleaned and sanitized then it should be good. Reduce the number of chickens and don't allow roosters inside of city limits, should keep the noise down too	1
I don't find them as offensive as dogs that run wild, bark all night and poop in other people's yards.	1
I don't believe the average person knows what's involved to maintain a healthy, clean, productive chicken coop. And I personally don't want to live in a neighborhood where the kids have "a great learning opportunity" only to tire of, or become too busy for, their chickens. (witnessed it with dogs and cats many times). Please, don't make the chickens suffer too. I personally enjoy chickens, and while we're at it - fireworks, and fire pits. But I choose to be respectful of my neighbors and have a gas fire pit, go to public fireworks displays, and purchase eggs from rural producers or the store. People are already obnoxious with their fireworks and fire pits. Please, please - not chickens too. PS: can Kiya Koda handle people bringing in chickens?	1
I do not think it's a good idea to raise/keep chickens within the city limits. If someone is adamant about raising chickens, they can do so out of town and not in our neighborhoods.	1
I do not like fowl, but I have no problem with responsible people having chickens to consume or utilize their eggs.	1
I clicked 'NO' I would not support. Really, I am unsure, but that was not an option to the question. My biggest concern is the increase in predators of chickens, which was also not listed in your survey.	1
I chose to live in the city limits for a reason. Please no to urban chickens. They smell and people will not follow the rules. You allowed fireworks and residents have completely disregarded the rules that came with the leniency.	1
I can't believe this is taking our councils time	1
I can't wait and really hope this is passed and we are allowed to have backyard chickens!	1
I can't believe chickens in town is even an option!	1
I believe the number of LAYING chickens allowed should be determined by family/household size (one or 2/ person). Chicks should not be included in the count, until they reach maturity.	1
I believe that in a time of increasing food insecurity and rising grocery costs, allowing families the opportunity to provide fresh, local eggs and meat for their own family and neighbors isn't only appropriate, but should be our duty as a progressive community. I feel very passionately that everyone should have the right to know where their food comes from and be allowed to provide that for themselves whenever able. With reasonable regulations, allowing small, non free-range flocks within city limits would be a wonderful thing for our growing town and community. Hens do not make more noise than the average dog or children playing, noise should not be a concern. Cleanliness is important to provide a humane home for the chickens and to reduce the risk of contagious disease, therefore I agree the number of chickens being limited, a cleanliness standard, rooster ban, and fenced containment to an individual's property being required are reasonable expectations.	1
I believe keeping chickens has many benefits including the ones listed in this survey along with many more. I look forward to teaching my children more about where their food comes from and how to properly care for animals through backyard chickens. Plus many more benefits like garden clean up at the end of the season, composting poo into fertilizer and so on. I feel backyard chickens would be a great addition to our community. I know many community members who have been wanting chickens for a long time so I am happy this is finally being taken seriously.	1
I believe Indianola is one of the few communities to get onboard with the homesteading and self reliance trend that folks are on. We are still a smaller rural community and I feel we should act as such. We do not have the progression that Ankeny or Waukee has seen over the last 20 years and even they allow the option for chickens. Thanks	1
I believe in creating a self sustaining lifestyle. I also want to pass on this way of life and education to future generations. It would be a tool for me to teach my kids many lessons.	1
I believe chickens are an important part of kids doing 4h projects. Also it's great resource for a community	1

I am totally against chickens in the city limits.	1
I am so happy to see this revisited as many other urban areas allow for chickens and I was saddened to learn we couldn't in Indianola. Keeping chickens is a great way to reconnect to where our food actually comes from, increases our connection with the natural world, and allows for recycling of many organic products (chickens eat a lot of things!).	1
I am not for having chickens within city limits. If this does pass then there needs to be ordinances stating they stay in the owners yard and do not roam freely like the billion cats in my neighborhood do. I understand they provided eggs and could be cheaper than buying at the store. What happens if a chicken gets out and gets hit on the road?	1
I am greatly concerned about the risk of disease transmission, attraction of other vermin such as mice and rats that eat chicken feed, and sale of eggs/meat that have not been properly vetted. I think that this poses too great a health risk to our community in an era of increasing zoonotic transmission.	1
I am concerned that people will get tired of their little chicken hobby and would not be as dedicated as we might like them to be; and the chickens would suffer. We have wildlife in town that I love and want to protect. Having chickens can become a tease for the foxes and feral animals trying to survive. What then? Poison the wildlife? That would infuriate me. Would there be cleanliness guidelines for chicken care, yard and coop? Who will enforce the guidelines? The more I think about it, the more I think it is a bad idea. I wouldn't want a chicken house with untold numbers of chickens next door to me.	1
I am against the allowance of chickens within Indianola limits. Noise, smell, disease, and people's lack of knowledge needed to raise chickens are concerns. If passed, there will be no enforcement of guidelines or requirements just like everything else. These things are always passed and then never monitored or enforced leaving a negative experience for those impacted.	1
Humans have been raising chickens for over 7000 years and I don't think the city of Indianola should bar this. Thank you for asking for citizen opinions. Norwalk would have just said "no" cause the council don't care what the residents think or want.	1
How would the city monitor residents who would have chickens that they follow the regulations?	1
How can we justify all the barking dogs at all hours of the day and night and relieving themselves on our lawns and prohibit laying hens who make no sound and would not be free range?	1
Home across the street had chickens, good high fence. They spent more time in the street than in their yard. Most people have no idea the work and expense it is to have chickens. Some just see free eggs and it couldn't be farther from the truth. Food and vet care, no vacations unless you find a caretaker, cleaning coop regularly and very little return. They're basically livestock.	1
Hobby farms are best for properties with size that allow them to range freely.	1
Hens are just as noisy as roosters. Limiting roosters just leads to dumping unwanted birds.	1
Having chickens would help my family of 5 with eggs for meals.	1
Good luck with your decision	1
Good job Indianola Council and Community Development for looking into urban chickens. This is something that the citizens have requested for a long time, so glad this council is willing to consider something other than the status quo. If this is done right it is a win-win for the community. Let's get it right!	1
Good for kids to help with. Chores	1
Fencing and cleaning requirements should be there. No permits it's a freedom to feed your family or sell fresh eggs helps economy. Farming communities need these options.	1
Farm fresh eggs are such a better food source than store bought eggs. Also chickens are not high maintenance and can be kept clean	1
Even if there are rules put in place, they will be ignored. People allow their dogs to bark incessantly and do not clean up after them when they poop in residential yards. People shoot off fireworks all year round. Some will obey, but it will get out of hand quickly and regulations won't be enforced.	1

Even if roosters were prohibited there will be people who will ignore this rule. I DO NOT WANT TO HEAR ROOSTERS CROWING in my neighborhood. I do not want my neighbors to have chickens and a coop that smells if I am going to sell my house. I would NOT buy a home next to someone who has chickens. Please don't allow this. In my 66 years here people have done just fine without raising chickens!	1
Eggs are so expensive/let them have their own.	1
Eggs are readily available at multiple places in the city and many outside the city offer them for sale. I don't think chickens in the city are needed.	1
During WWII it was your civic duty to keep 3 chickens to supply eggs for your family.	1
Don't do it... if people want chickens tell them to move outside the city limits. It's a choice we make for what we want.	1
Dog feces, dogs barking, dogs at large, cat feces and cats at large are a much larger problem than 4-6 chickens with no roosters will ever be.	1
Do not want chickens in town.	1
Disease & property clean up are two major things the city can not control!!	1
Des Moines and other cities allow chickens in back yards, somehow this city got on the anti chicken bandwagon. It's time to allow chickens. It's an excellent food source,	1
Currently, we do not live in Indianola. However, we are looking to move to the area. The results of this will impact our decision.	1
Cows, pigs, goats, ducks, and chickens are rural animals not urban. If you believe they don't smell, make noises, get in others yards, and have conflict with neighboring pets your wrong. People don't buy property expecting to live next to animal farm. This is an urban area not a farm! If you would like to teach your child responsibility get an urban pet. Thank you	1
Cost to have chickens outweighs buying at the store	1
Coops should be set back from property lines. Solid fences should be around the property. The allowed coop size and number of chickens should be based on property size instead of a flat number.	1
Considering that I have 5 acres of land, I would like to see this extended beyond chickens to include all poultry and also smaller livestock such as goats depending on the amount of land someone has.	1
Clear communication. Specific standards. Maybe people need to get a permit to have them. At the same time, they sign an agreement that they will abide by the standards and a form that says they understand they can be reported for not following the rules and can lose the right to raise chickens. I think having this survey is a great first step and encourage you to publicize and get as many responses as possible. Thanks!	1
Cleanliness and the health of the chickens are my main concern.	1
Chickens belong in the country! Yearly inspection and if fail no renewal! City has enough to deal with without chicken!!!	1
Chickens yes - roaster are no. Don't need the noise from a roaster.	1
Chickens should stay on the farm.	1
Chickens should not be allowed in town.	1
Chickens should not be allowed in basements and inside of housing as some are doing	1
Chickens should be raised in a rural area!	1
Chickens reduce the need for insecticides, they eat bugs. Chickens increase our, particularly our children's, connection to their food supply. Chickens provide kids in town the opportunity to participate in 4h.	1
Chickens in the city limits will create more problems than it's worth!	1

Chickens have long been recommended for homes in order to provide fresh, organic eggs for families. I kept over 100 chickens in Louisiana as well as hatched them in an incubator. It was a wonderful experience for my children and I. We had fresh eggs that were significantly better than store bought eggs. Allowing the residents of Indianola to have fresh eggs and fresh chicken would be a wonderful opportunity for the town. I see no reason not to allow hens within city limits. This should have been allowed from the beginning. I do, however, believe that roosters would pose a problem for numerous reasons. The noise alone would be an issue as well as producing fertilized eggs that would increase the number of chickens in the yards of the residents. In regards to the number of chickens, I think 6 is a reasonable amount to allow within city limits. Assuming the breed lays 200-300 eggs a year, this would more than supply a family daily without needing to buy store bought eggs.	1
Chickens can also provide support through forms of pet therapy.	1
Chickens can also be a natural way to keep grass short so with fence requirements, I'd like to see flexibility to have a moveable chicken yard/coop - just as long as they are contained. Also would be concerned about disposal of deceased chickens - can they go in the trash? Bury on property? Specific disposal site?	1
Chickens belong on the farm not in town	1
Chickens belong on a farm , not inside city limits!	1
Chickens belong in the country.	1
Chickens are intelligent, reduce mosquito and Japanese beetle populations, provide fertilizer for soil, and provide eggs for families. Any excess could be shared to families who do not or cannot raise chickens. With the economy as it is, we should be allowed to have this option. They also can bring companionship to some who would otherwise be alone. It isn't an inexpensive venture. People need to be prepared to provide adequate shelter and food for their chickens.	1
Chickens are great! Dogs are louder than chickens and kids are also much louder than chickens. The world can make noise but they all have benefits! Let people have chickens.	1
Chickens are for farms!	1
Chickens are allowed in Des Moines and other communities in our area. Why not support each other. I don't buy beef, pork, eggs or chickens from the store. I support local farmers. We are at a time in this country where solidarity and supporting your community is very important. Please pass this ordinance. Leah Rolan	1
Chickens are a great source of good protein for family's struggling during these times. They allow everyone to learn more about sustainability. They are great composters and insect minimizers. I do not think this ordinance should be limited to just chickens.	1
Chickens are a farm animal and they belong on a farm or acreage. They do not belong in town.	1
Chickens and their waste are not appropriate within city limits. There is no reason to pay high taxes for amenities, if we are going to become the country.	1
Chickens also help in the reduction of pests such as ticks and fleas. They're great for helping teach children about where some of our food comes from as well as understanding how to care for animals. There will be people who are opposed to having chickens in town, however, I truly believe the benefits outweigh the reasons against allowing them.	1
Can the city or the local agriculture extension office offer community members educational classes?	1
Bring on the chickens! 🐔	1
Bird flu transmission should only be a concern for those coming in close contact with the chickens (the owners who have chosen to take that chance) and transmission to humans is rare. As long as the chickens are contained to their own lot, disease transmission is minimal to no concern. There are plenty of lots in city limits with ample space to responsibly own chickens.	1
Bird flu is rampant and urban chickens increase the risk of additional spread (think emerald ash borer). Further, there are documented cases of humans contracting avian flu, which is a risk even to neighbors who don't raise chickens. People live in the city to escape farm smells and noises - subjecting residents to this form of noise and odor pollution is unfair.	1

As we cannot currently afford a greave, we would love to have a couple chickens within the city limits at our home!! Huge city improvement.	1
As much as I like the idea I do not see the benefits out weighing the costs.	1
As long as they are responsibly taken care of there shouldn't be any issues from owning chickens or living next to them. There are standards for owning any animal that should be upheld.	1
As long as area kept clean	1
As a worker at a retirement community focusing on meaningful activity and life skills, allowing chickens would allow our residents a very hands on experience with having chickens to raise and collect eggs from we would love to allow chickens into our community	1
As a member of Warren county, I fully support the Urban Chicken initiative. Although it is hard to please all members of the community, the benefits of having chickens far outweigh the negatives. Chickens are easily maintained and can provide a source of fresh food to the community. Chickens are not much of a nuisance as they are fairly quiet, don't produce a strong odor when kept up with, and can help clear out unwanted bugs and pests.	1
As a former Warren County Fair Poultry Superintendent, I believe urban chickens should be permitted in Indianola. Many larger Iowa cities and local cities allow keeping backyard chickens. After reviewing several city ordinances, Carlisle has an ordinance and guidelines that I support and think the Indianola City Council should adopt. The number of hens should be limited for personal use only (no roosters.) Coops located ten feet from property lines and twenty-five feet from a residence is appropriate. My experience raising chickens for many years, and with proper care, a small number of chickens would not create a significant waste, odor, or pest problem. Two to six hens would make little noise (every house adjacent to mine has 1-4 barking dogs). Raising chickens would also be an educational opportunity for families and provide them with a nutritious source of protein.	1
As a clinical microbiologist I am professionally against urban chickens. There are a multitude of pathogenic bacteria and viruses that unregulated backyard chicken coops would be in danger of spreading.	1
As a chicken owner, I personally believe this should be based on how much space the owner has and how big of coop and yard they have. Chickens need a certain amount of space, so some may only be able to have so many, but the next person may have a large area that could safely accommodate more. This where I believe we need to make sure people are raising chickens safely and not crowding, but also not limiting those who do have the space.	1
An issue with prohibiting roosters is that determining the gender of chick can be difficult. If a family ends up with a rooster, the rooster can sometimes be dumped, killed, etc in an inhumane way	1
Amount could have to do with family size	1
Although it would be nice for a food source I think it would cause trouble	1
Although I don't plan to have chickens, I don't have a problem with it as long as it's done right. As long as people are responsible and mindful of neighbors it can work.	1
Allowing urban chickens opens the door for requests/demands for other animals -goats, sheep, miniature cows/horses - to be allowed within city limits. Once it is okay for chickens, the rest will line up. We live in the city limits for a reason. Those who desire these animals can choose to live outside the city limits.	1
Allowing chickens within the city limits of Indianola is a very bad idea. I hope it doesn't happen!	1
Allowing chickens in town will just allow dirt balls to make their property even worse. The city needs to focus the dog ordinance (lack of punishment for loose dogs) before dealing with chickens.	1
A small number of hens in a secured area or fenced in yard should not disrupt anyone, certainly less noise than a barking dog.	1
A minimum number of chickens should apply so that they can try to stay warm during the winter. Just two will struggle in the coldest months. A maximum number should apply depending on lot size. Consideration should be given to allow or prohibit other types of poultry such as ducks to ensure the ordinance is clear.	1

A few years ago neighbor's brought chickens in from their farm to butcher in their back yard. Set up a tent and lots of chickens. Police were called and stopped them. They saw no problems with what they were doing. It may start with allowing a few chickens but there are always those who will push the requirements. Has there been any other cities that have allowed this and if so what issues have then had to address?

1

6 would be plenty. Absolutely no commercial sale. Smell will be the hard part and should have a BIG penalty. Absolutely no Roster s. Have to warn every body that this will bring coyotes and foxes into neighborhoods if the chickens are not properly shielded.

1

*Chickens produce waste. Yes, they are good garbage disposals. But what will each household do with their coop bedding when it is changed out? Does the city have a plan for pickup day of waste, a drop off location, where to take it? It's smelly and will mold sitting around. Does not work well in a compost at home. *if they are not allowed roosters, what are they to do with one if they accidentally get one? Hard to resell! *when chickens stop laying eggs, they usually have anywhere from 4-8 years of life. What will people do with these chickens if they have a limit on how many per a household? *Will you allow at home processing of chickens? What shall they do with the carcass? * if a chickens dies, what is the procedure to rid of the body? Cannot put in a trash can. *require an education class. 4H kids could provide this. I am all for this but lots to consider. Feel free to contact me Sugar 515-494-6232

1

Undecided about previous question

1

I think it's premature to be sending out a survey before the mayor/council have put any thought into how this will be regulated (or without communicating how it will be regulated if they have thought about it. Will the city be hiring someone to inspect chicken coops? That seems like a ridiculous waste of money. Without hiring additional staff, who will decide on excessive odor or noise? I vote no on chickens in city limits.

1

Answered: 339 Skipped: 616