PLANNING AND ZONING COMMISSION MEETING
July 9, 2024
6:00 PM
City Council Chambers
Agenda

1. **Call to Order**
2. **Roll Call**
3. **Agenda Approval**
   A. Approval of the July 9, 2024 agenda.
4. **Minutes Approval**
   A. Approval of the June 25, 2024 meeting minutes.
5. **Public Comment**
6. **Old Business**
   A. Consideration and Adoption of Urban Chicken Ordinance in the City of Indianola
7. **New Business**
   A. Twin Creeks Final Plat
      1. Consider request from Chad Daniels for final plat approval of the Twin Creeks Subdivision.
      2. Consider the request from Chad Daniels to rezone property identified as Lots 1 through 5, and Outlot 'Z' to the R-1 'Single-Family Residential Detached' Zoning District and Outlot 'X' and Y' to the R-2 'Single-Family Residential Attached' Zoning District from the A-1 'Agricultural/Open-Space' Zoning District.
   B. Consider approval of a plat of survey request for Chad Daniels for Lot 3 of the Indianola Industrial Park Plat 3.
   C. Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola
   D. Consideration and Adoption of Building Design Alternatives
8. **Comments**
      A. Building Permit Report
      B. Current Projects
9. **Adjourn**

PLANNING AND ZONING COMMISSION MEETING
June 25, 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: Cortney Marmon, Sarah Ritchie, Al Farris, Carrie Woerdeman, Jake Vice, Justin Noethe, Rich Piper.
Staff members present: Charlie Dissell, Emily Rizvic, Kristen Hoss, Tara Bosteder.

3. Agenda Approval

A. Approval of the June 25, 2024 agenda.

Farris made a motion to approve the agenda.
Ritchie seconded the motion.
Motion was passed.

4. Minutes Approval

A. Approval of the June 11, 2024 meeting minutes.

Ritchie 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 Recommendation on the Indianola Housing Study and Needs Assessment

Abbey Eckberg of Confluence presented results and recommendations from the Indianola Housing Study and Needs Assessment. She also answered some questions from the commission members.
Woerdeman made a motion to approve the agenda item with modifications. Modifications discussed were the following: provide option for high end rental opportunities, verify properties listed as city owned, and correct typo on a chart displayed in the presentation.
Vice seconded the motion.
Motion was passed by a unanimous vote.

B. Consider Recommendation on Adoption of an Urban Chicken Ordinance in the City of Indianola

Kristen Hoss with the City of Indianola presented the Urban Chicken Ordinance survey results as well as a proposed ordinance for the City of Indianola.
Much discussion was held among commission members. Multiple members of the community were also present and spoke to the commission regarding the matter.

Vice made a motion to return the ordinance to staff for review and development based on tonight's discussions and to present the revised ordinance at a future meeting.

The updates that staff was directed to adjust were the following:

- Require notifications to property owners within a certain distance of the property.
- Fix typo in scientific name for chicken.
- Add chicken tractor to chicken enclosure definition.
- Add provisions for food storage.
- Provide a decommissioning requirement

Staff was also directed to provide the following information at the next presentment of the ordinance:

- Review what other cities' permitting and enforcement cases entailed for chickens. How long have cities had/maintained their ordinance?
- Explore other engagement methods (including IMU Utility Bills, extending survey deadline)
- Go into further depth of code enforcement process
- Go into further depth of permitting process

Piper seconded the motion.
Motion was passed with a 6-1 vote.

8. Comments

A. Building Permit Report

B. Current Projects

9. Adjourn

Farris made a motion to adjourn.
Vice seconded the motion.
The meeting was adjourned at 8.22 PM.

MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 9, 2024

Subject: Consideration and Adoption of Urban Chicken Ordinance in the City of Indianola

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Recommendation:

Attachments:

1. Memorandum
2. Proposed Urban Chicken Ordinance
3. IMU June 2024 Invoice Example
4. Urban Chicken Survey Results - ALL RESPONSES
5. Urban Chicken Survey Results - INDIANOLA RESIDENT RESPONSES ONLY

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: July 9, 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.*

***Table 1**: City representatives from the following cities were reached out to regarding any updates they had on their urban chicken ordinance. This table compares the city and the following aspects of their ordinance.*

Municipality	Urban Chickens	Ordinance Adoption	Permit Required	Notification Requirement	Chicken Allowance	Required Training
Altoona	No	-	-	-	-	-
Ankeny	Yes	2023	Yes	No	6	Yes
Carlisle	Yes	2024	No	No	6	No
Cedar Rapids	Yes	2010	Yes	Yes	6	Yes
Clive	No	-	-	-	-	-
Cumming	Yes	N/A	Yes	Yes	6	No
Davenport	Yes	2017	Yes	No	6	Yes
Des Moines	Yes	2009	Yes	No	2	No
Grinnell	Yes	2013	Yes	Yes	6	No
Iowa City	Yes	2012	Yes	No	6	No
Marshalltown	No	-	-	-	-	-
Mason City	No	-	-	-	-	-
Newton	Yes	N/A	No	No	Based on Lot Size	No
Norwalk	Yes	2016	Yes	No	4	No
Osceola	Yes	2018	Yes	Yes	6	No
Oskaloosa	Yes	2023	Yes	No	Based on Lot Size	No
Ottumwa	Yes	2015	Yes	No	6	No
Urbandale	Yes	2022	Yes	No	2	Yes
Waukee	Yes	2019	Yes	No	Based on Lot Size	Yes
West Des Moines	No	-	-	-	-	-
Indianola	**No**	**-**	**-**	**-**	**-**	**-**

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 1,194 responses were collected as of July 3, 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 21, 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 July 3, 2024, there were 1,194 survey responses. Out of the total number of survey responses, 1,043 of them are people who currently live in Indianola. Key survey findings are summarized as follows:

- Approximately 77.09% of those respondents have lived in Indianola for six (6) or more years.
- 62.61% of Indianola Residents (653 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 54.65% indicated that they were interested in keeping Urban Chickens on their property (570 responses).
- 63.57% 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 52.83% 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.
- Adjacent properties within a 100-foot radius must be notified of the intent to keep chickens on the property.

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.

Decommissioning Procedure
Residents who no longer want to keep chickens must follow the decommissioning procedure. These steps include the following:

- Notify the Community Development Department of the intent of decommission
- Find suitable homes for any chickens still under ownership
- Clean and remove the enclosure and all other equipment from the property
- Schedule an inspection with the Code Enforcement Officer

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 be required as part of the permitting process.
- Iowa Farm Sanctuary: A sanctuary located in Oxford, IA, provides permanent housing for chickens or will assist with connecting residents to other sanctuaries or resources if there is no space at their facilities.
- Iowa Animal Rescue League (ARL): This organization can temporarily rehome hens and roosters.

- 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.

June 25, 2024, Planning and Zoning Commission Meeting

The Planning and Zoning Commission remanded the ordinance back to staff for further review and modifications at their June 25, 2024, meeting. In this motion, Commission directed the Community Development Department to consider the addition of the following:

- Notification requirements to property owners within a certain distance of the property.
- Considering a provision for minimum required food storage.
- Outlining a decommissioning standard should the use of urban chickens on a residential property cease or become abandoned.

The above items have been incorporated into the memorandum for review and the proposed ordinance for consideration. The Planning and Zoning Commission also inquired at the meeting for additional information in the following areas, which has been incorporated into the memorandum for review:

- Reviewing implementation and enforcement of ordinance at cities that allow for urban chickens, including duration of ordinance adoption.

Since the meeting, Community Development Staff has extended the survey to July 21 to allow for additional public engagement. Information about this extension was provided in the most recent monthly utility statements for Indianola Municipal Utilities (IMU) customers in the month of June and would have been received on or around July 1, 2024. Updates regarding the survey extension was also provided through the City of Indianola website, social media networks, and was reported in the Indianola Independent Advocate. A summary of survey responses is provided earlier in this memorandum. Since the June 25, 2024, meeting, the survey has received 136 additional survey responses.

Outreach and Engagement

A number of outreach and public engagement methods have been organized and provided by the City of Indianola as it relates to the topic of Urban Chickens. A public survey was made available and shared through the City of Indianola's official website, as well as social media channels, including Facebook, LinkedIn, and X on June 3, 2024. Initial data analytics from the post shows that the post has reached 15,163 Facebook accounts, made 17,185 Facebook

impressions, and has received over 1,000 clicks directing users to the city website regarding the proposed ordinance.

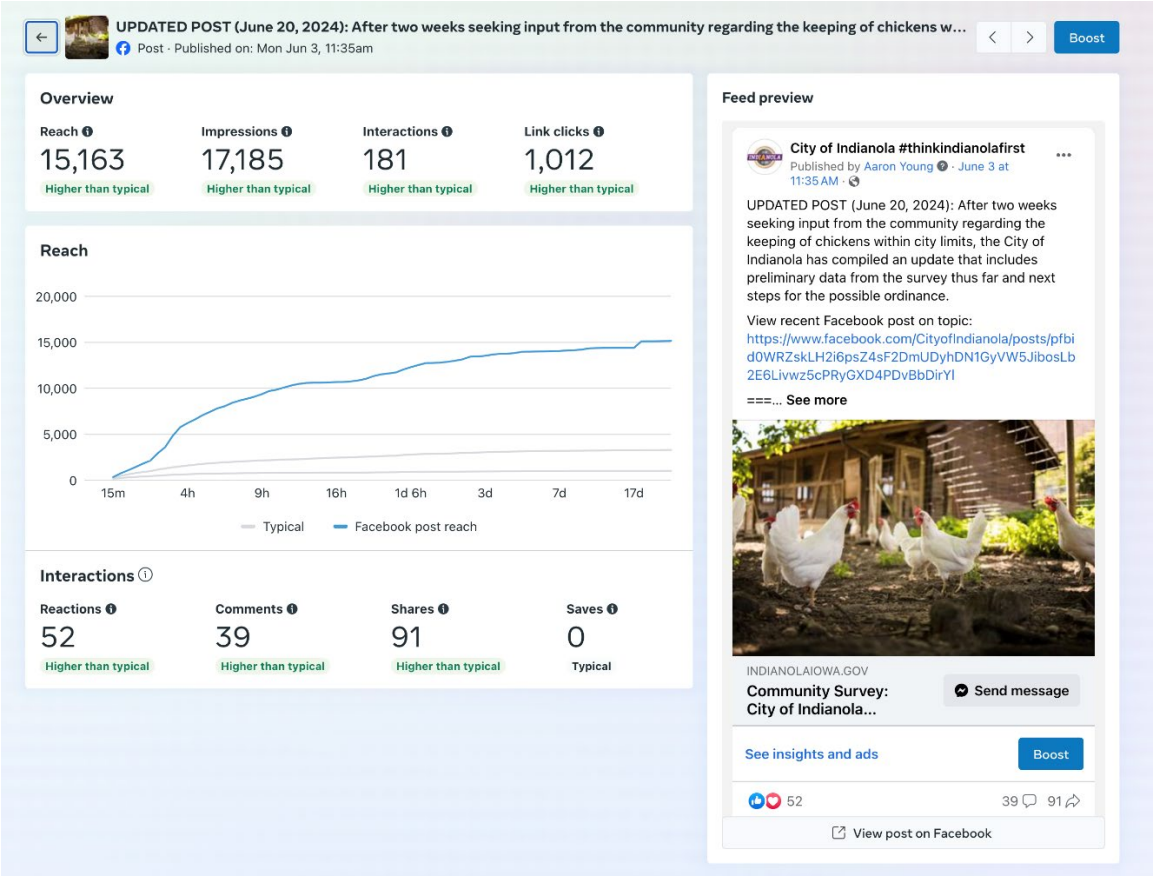


Figure 1. *Data analytics for initial posting requesting public engagement and feedback on Urban Chickens.*

In addition to the city website and official social media from the city, the public was informed of the request for public engagement was provided through the Indianola Independent Advocate and the City of Indianola Community Update. Additional engagement methods were pursued following feedback from the Planning and Zoning Commission on June 25, 2024, by including the survey on the June 2024 Indianola Municipal Utility statements, which would have been received on or around July 1, 2024.

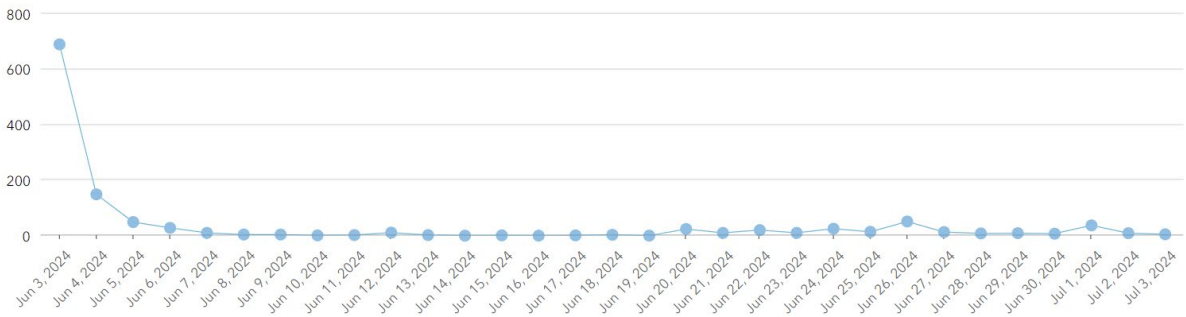


Figure 2. *Data analytics for survey responses and activity.*

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. “Decommission” shall mean the reasonable restoration of the real property upon which such chickens, enclosures, and equipment are located, including the revegetation of the ground cover of the real property disturbed by the installation of such chickens, equipment, and enclosures, and the removal of such chickens, enclosures, and equipment.
11. “Enclosure” shall mean both the chicken run and the henhouse/chicken tractor.
12. “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.

13. “Game” means a “game of chance” or “game of skill” as defined in Section 99B.1 of the Code of Iowa.
14. “Henhouse” shall mean a henhouse or chicken coop structure where female chickens are kept.
15. "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)
16. “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)
17. “Owner” means any person owning, keeping, sheltering or harboring an animal.
18. “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.
19. "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)
20. "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)
21. “Urban Chicken” shall mean a chicken kept on a permitted tract of land pursuant to a permit issued under this chapter.
22. "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, plans for waste management, and plans for food storage.
    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.
    g. Applicant must provide notice to the residents of all adjacent properties located within a 100-foot radius from the applicant's property of their intent to obtain a permit.
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 one (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 to 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 in an enclosed container and 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 trach 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. Decommissioning Procedure. The owner shall begin decommissioning within thirty (30) days after abandonment or intent to abandon the use of Urban Chickens. An intent to abandon must be filed with the Community Development Department prior to decommissioning. A site inspection with the Zoning Administrator shall be required following decommissioning to ensure that the chickens, enclosures, and equipment have been properly removed and ensure the revegetation of the ground cover.
13. 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.
14. 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										
Urban Chickens	P	P	P	S	S					

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

INDIANOLA MUNICIPAL UTILITIES
IMU
Electric • Communications • Water

210 W 2nd Ave
INDIANOLA, IA 50125

Remittance Information

Account Number	[redacted]
Invoice Number	
Bill Date	Jul 01, 2024
Due Date	Jul 20, 2024
Amount Due	[redacted]

Amount Enclosed: $ _____

Please include account number on your check and make payable to Indianola Municipal Utilities

[redacted]
INDIANOLA, IA 50125-1122

DO NOT PAY THIS BILL - AMOUNT WILL BE DEDUCTED FROM YOUR CREDIT CARD ENDING IN [redacted] ON Jul 05, 2024.

[redacted]

☐ Check here for change of address (See reverse for details)
☐ Check here to enroll in automatic payments (See reverse for details)

To ensure proper credit, please return the top portion of this page with your payment. Keep the lower portion for your records.

INDIANOLA MUNICIPAL UTILITIES
IMU
Electric • Communications • Water

Balance Forward

Previous Bill	[redacted]
Payment made on Jun 5	
Total payments through Jun 26	$[redacted]
Balance Before Current Charges	[redacted]

Invoice Totals

	Subtotal
IMU Residential High Speed Internet	
IMU Electric [redacted]	
IMU Water / City of Indianola Sewer [redacted]	
City of Indianola Recycling	
City of Indianola Storm Water	
Account-Level Charges	
Subtotal Current Charges	[redacted]

Account-Level Charges Summary

	Adj	Charges	Taxes Surcharges Fees	Subtotal
Electronic Bill Credit	[redacted]			[redacted]

Total Amount Due [redacted]

Summary of Charges By Type of Service

	Past Due	Current	Subtotal
Admin Fee - Telecom			
Electric	[redacted]	[redacted]	[redacted]
Internet			
Recycling			
Sewer			
Storm Water			
Water			

Account Summary

Account Number	[redacted]
Invoice Number	
Bill Date	Jul 01, 2024
Due Date	**Jul 20, 2024**
Previous Bill	[redacted]
Previous Payments	
Previous Balance	
Current Charges	[redacted]
Advance Payments	
Amount Due	[redacted]

Message Center

Billing Questions Please Call
515-961-9444
Office Hours
8:00 a.m. to 4:30 p.m.

Questions about products and pricing?
Want to pay a bill?
Check out our website!
indianola.com

Credit Card Payment

Please Select: ☐ Monthly Recurring — Please indicate desired payment withdrawal date (5th-20th) - will be 20th if not specified: ___ ☐ One-Time Payment — Payment will process upon receipt for amount authorized.

Card Number: _____ CVV #: _____ (Last 3 digits on back of card) Expiration Date: _____ Amount Authorized: $_____

Name on Credit Card: _____ Type of Card: ☐ Visa ☐ Mastercard ☐ Discover

Billing Address: _____

City: _____ State: _____ Zip: _____ Signature: _____

Recurring Automatic Payment from Checking Account

☐ I would like my account to be paid automatically on the ____ (specify day 5th-20th) of each month from my checking acct for the amount due.

Please sign below and attach a voided check to begin this payment option with your next bill.

Signature: _____ Date: _____

Has your billing or contact information changed? Update your records by providing this new information.

New Mailing Address: _____ Effective Date: _____

City: _____ State: _____ Zip: _____ Daytime Contact #: _____

Signature: _____ e-Mail: _____

Charge Detail

IMU Residential High Speed Internet
Recurring Charges (Jul 01 - Jul 31)
[redacted]
Total for IMU Residential High Speed Internet [redacted]

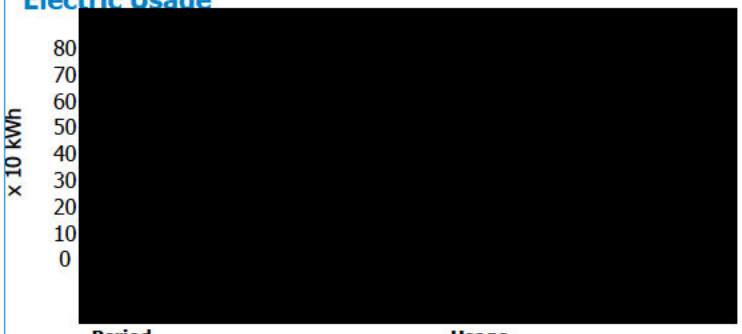
IMU Electric ([redacted])
Recurring Charges (Jun 01 - Jun 30)
Electric Monthly Customer Charge - Res [redacted]
Electric Charges
Indianola Municipal Utilities [redacted]
Total for [redacted]

IMU Water / City of Indianola Sewer ([redacted])
Recurring Charges (Jun 01 - Jun 30)
Residential Sewer Service [redacted]
IMU Water Monthly Customer Charge
Sewer Customer Monthly Charge - Res
Usage Charges (thru Jun 26)
Indianola Municipal Utilities [redacted]
City of Indianola
Taxes, Fees & Surcharges
Water Excise Tax [redacted]
Total for [redacted]

City of Indianola Recycling
Recurring Charges (Jun 01 - Jun 30)
Recycling [redacted]
Total for City of Indianola Recycling [redacted]

City of Indianola Storm Water
Recurring Charges (Jun 01 - Jun 30)
Stormwater Charge - ERU = 1.00 [redacted]
Total for City of Indianola Storm Water [redacted]

Electric Usage



Period	Usage
May 2024	[redacted]
Apr 2024	
May 2023	

Wate

Period	Usage
May 2024	[redacted]
Apr 2024	
May 2023	

IMU Indianola Municipal Utilities

IMU Water ([redacted])
[redacted]

Reads	Unit	Days	Mult.	Current	Previous
May-15 - Jun-17	gal	34	100	[redacted]	[redacted]

Charges	Used	Amount
Water (w)	[redacted]	[redacted]
0 - 1,000 gal		
1,001 - Unlimited gal		

Taxes	Amount
Water Excise Tax	[redacted]

Total for [redacted]

Indianola Municipal Utilities

IMU Electric - Residential Service ([redacted])
[redacted]

Reads	Unit	Days	Mult.	Current	Previous
May-15 - Jun-17	kWh	34	1	[redacted]	[redacted]

Charges	Used	Amount
Electric - Residential Service Summer (s)	639 kWh	[redacted]
Total for [redacted]		

City of Indianola

City of Indianola Sewer ([redacted])
[redacted]

Reads	Unit	Days	Mult.	Current	Previous
May-15 - Jun-17	gal	34	100	[redacted]	[redacted]

Charges	Used	Amount
Sewer Res (r)		
0 - 1,000 gal	[redacted]	[redacted]
1,001 - Unlimited gal		
Total for [redacted]		

MESSAGE FROM THE CITY OF INDIANOLA REGARDING PROPOSED URBAN CHICKEN ORDINANCE

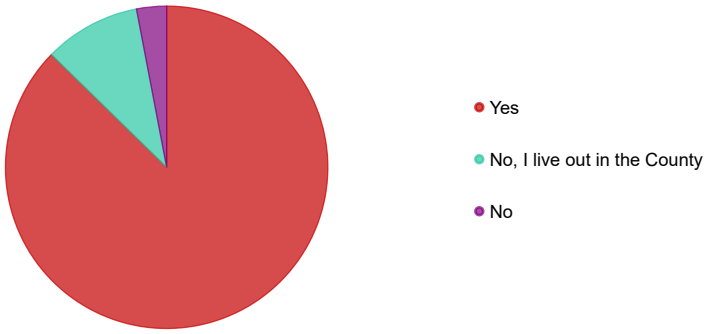
The City of Indianola is seeking input from the community regarding the keeping of chickens within city limits.
This survey is designed to gather general feedback and interest.
Please take a moment to share your feedback by **July 21, 2024**.
To take the survey, please visit:
https://indianolaiowa.gov/chicken-survey

Questions? Please contact the Community Development Department by emailing comdev@indianolaiowa.gov or calling 515-961-9430.

City of Indianola: Urban Chicken Ordinance

Survey Demographics

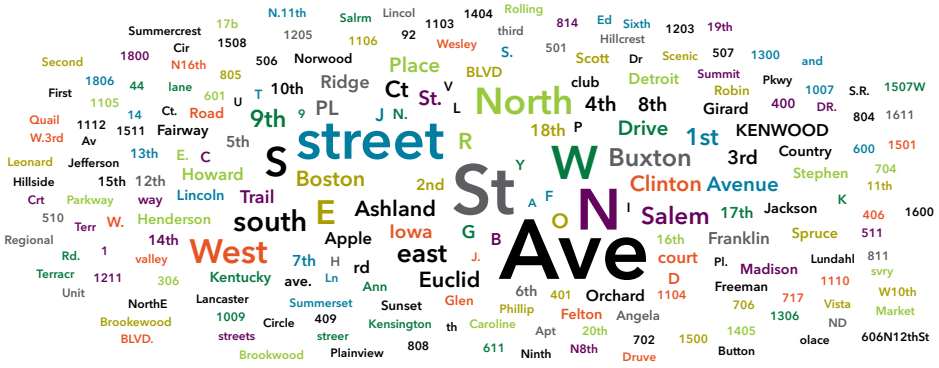
Do you live within the City of Indianola? *



Answers	Count	Percentage
Yes	1,047	87.32%
No, I live out in the County	116	9.67%
No	36	3%

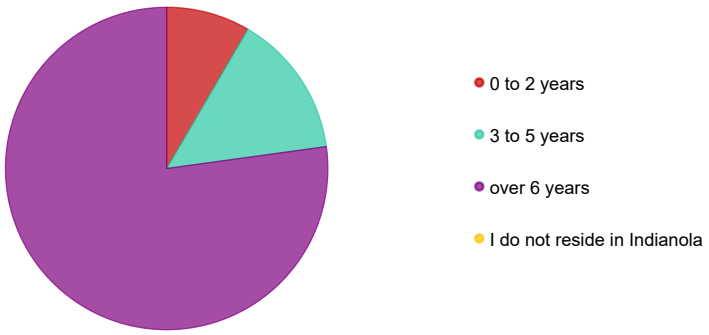
Answered: 1,199 Skipped: 0

What street do you reside on? *



Answered: 1,047 Skipped: 152

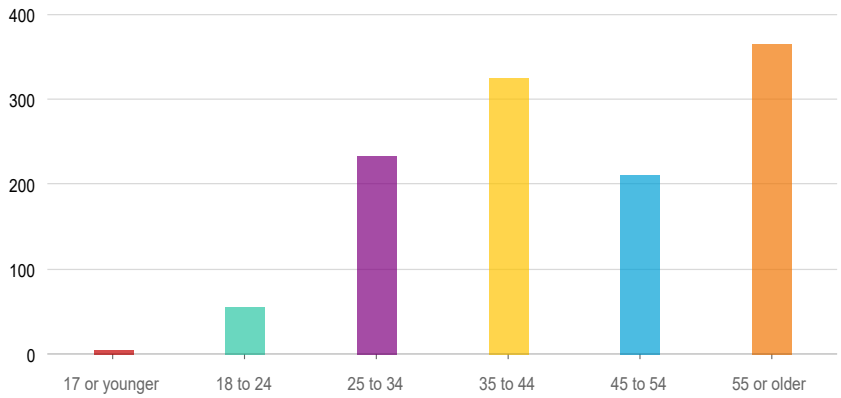
How long have you been a resident of Indianola? *



Answers	Count	Percentage
0 to 2 years	88	7.34%
3 to 5 years	151	12.59%
over 6 years	808	67.39%
I do not reside in Indianola	0	0%

Answered: 1,047 Skipped: 152

What is your age? *

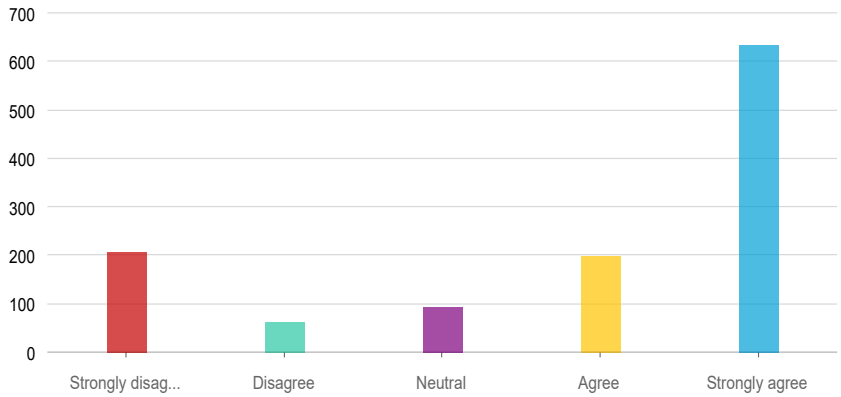


Answers	Count	Percentage
17 or younger	5	0.42%
18 to 24	56	4.67%
25 to 34	234	19.52%
35 to 44	326	27.19%
45 to 54	212	17.68%
55 or older	366	30.53%

Answered: 1,199 Skipped: 0

Perceived Benefits

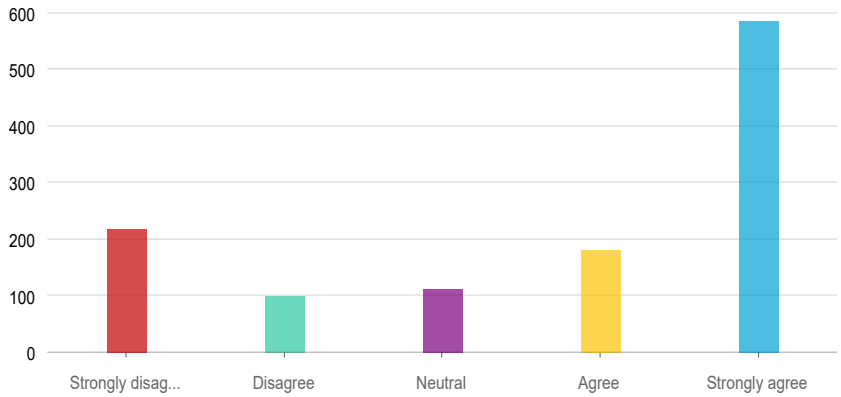
Urban chickens can provide a sustainable source of fresh eggs or chicken. *



Answers	Count	Percentage
Strongly disagree	207	17.26%
Disagree	63	5.25%
Neutral	94	7.84%
Agree	200	16.68%
Strongly agree	635	52.96%

Answered: 1,199 Skipped: 0

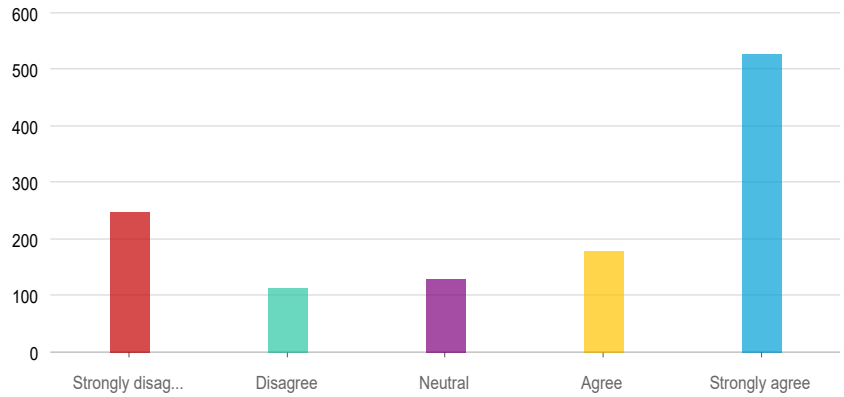
Keeping chickens promotes a connection to nature and sustainable living. *



Answers	Count	Percentage
Strongly disagree	219	18.27%
Disagree	100	8.34%
Neutral	112	9.34%
Agree	181	15.1%
Strongly agree	587	48.96%

Answered: 1,199 Skipped: 0

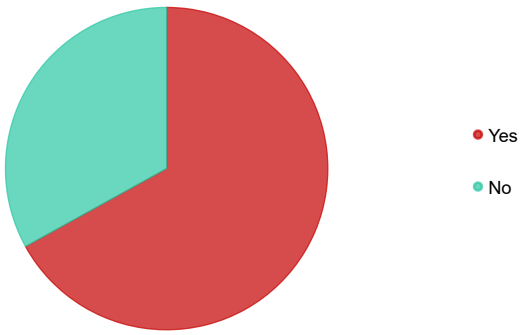
Allowing urban chickens could reduce food waste through composting. *



Answers	Count	Percentage
Strongly disagree	249	20.77%
Disagree	114	9.51%
Neutral	130	10.84%
Agree	179	14.93%
Strongly agree	527	43.95%

Answered: 1,199 Skipped: 0

Do you believe that allowing urban chickens could bring benefits to the… *

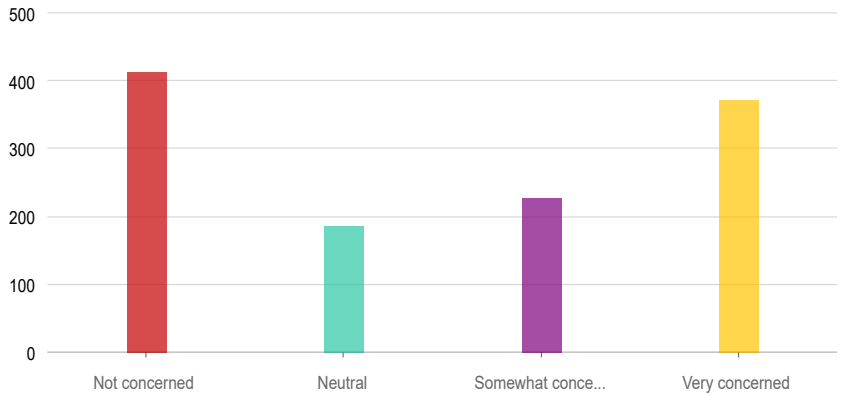


Answers	Count	Percentage
Yes	803	66.97%
No	396	33.03%

Answered: 1,199 Skipped: 0

Concerns and Challenges

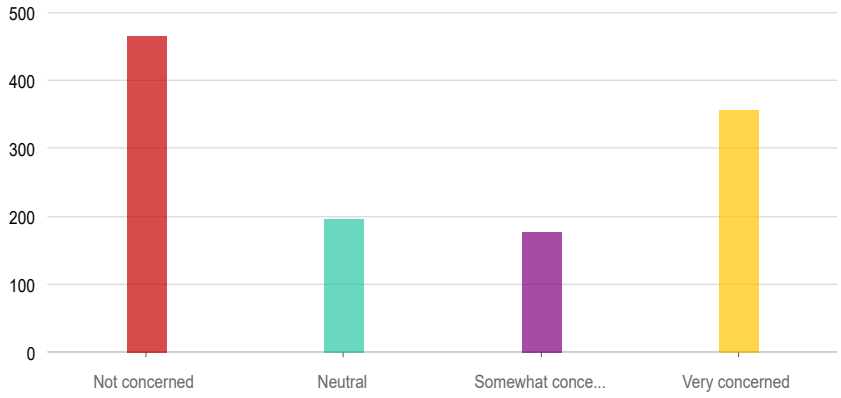
Noise pollution and noxious sound from the roosters *



Answers	Count	Percentage
Not concerned	413	34.45%
Neutral	187	15.6%
Somewhat concerned	227	18.93%
Very concerned	372	31.03%

Answered: 1,199 Skipped: 0

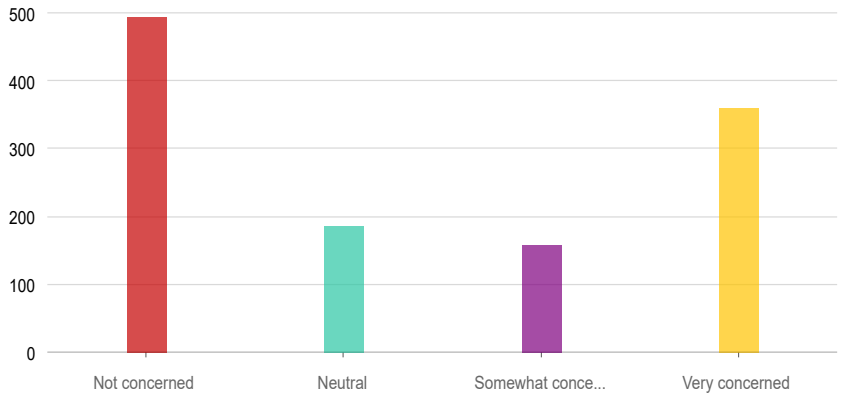
Odors and noxious smells *



Answers	Count	Percentage
Not concerned	467	38.95%
Neutral	197	16.43%
Somewhat concerned	177	14.76%
Very concerned	358	29.86%

Answered: 1,199 Skipped: 0

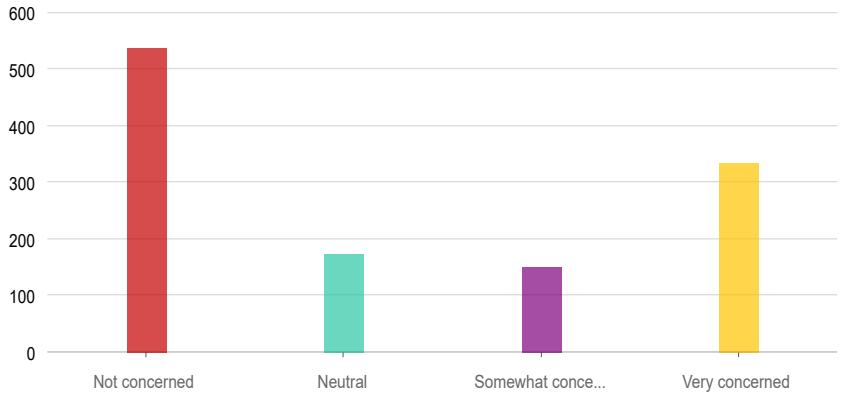
Sanitary health and conditions *



Answers	Count	Percentage
Not concerned	494	41.2%
Neutral	186	15.51%
Somewhat concerned	158	13.18%
Very concerned	361	30.11%

Answered: 1,199 Skipped: 0

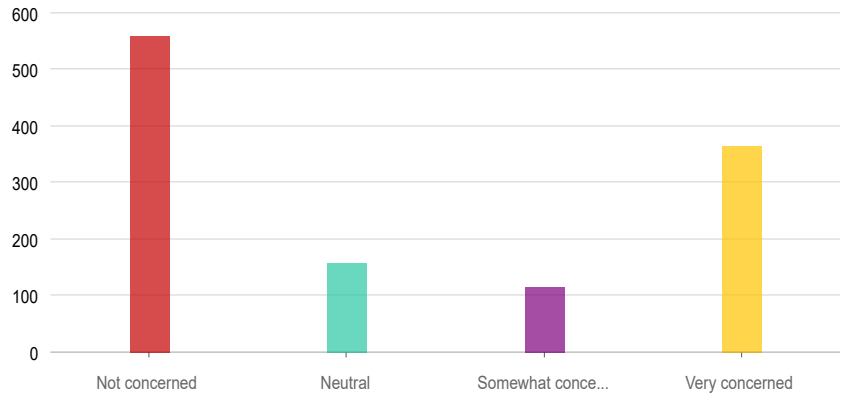
Increased risk of disease transmission *



Answers	Count	Percentage
Not concerned	538	44.87%
Neutral	175	14.6%
Somewhat concerned	151	12.59%
Very concerned	335	27.94%

Answered: 1,199 Skipped: 0

Negative impact on property values and appearance *

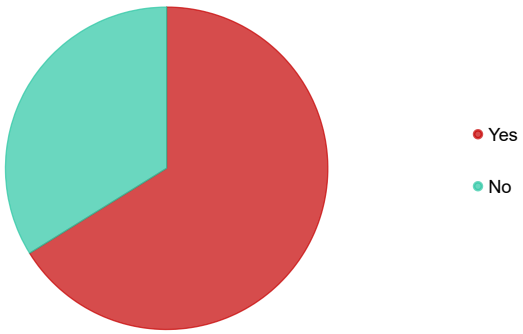


Answers	Count	Percentage
Not concerned	560	46.71%
Neutral	158	13.18%
Somewhat concerned	116	9.67%
Very concerned	365	30.44%

Answered: 1,199 Skipped: 0

Urban Chicken Ordinance

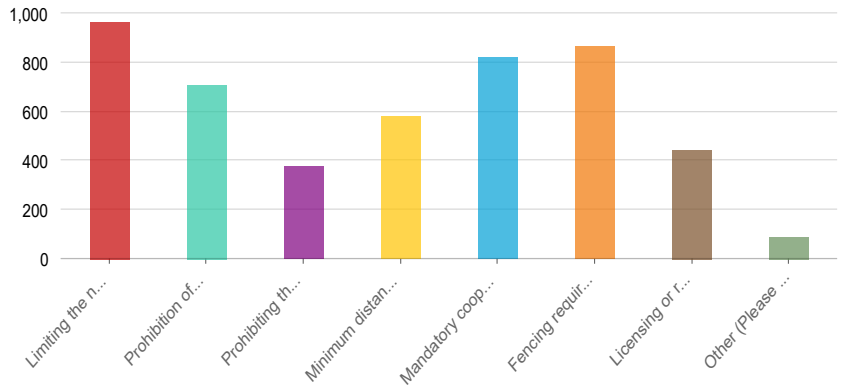
Would you support an ordinance allowing for residents to keep chickens withi… *



Answers	Count	Percentage
Yes	792	66.06%
No	405	33.78%

Answered: 1,197 Skipped: 2

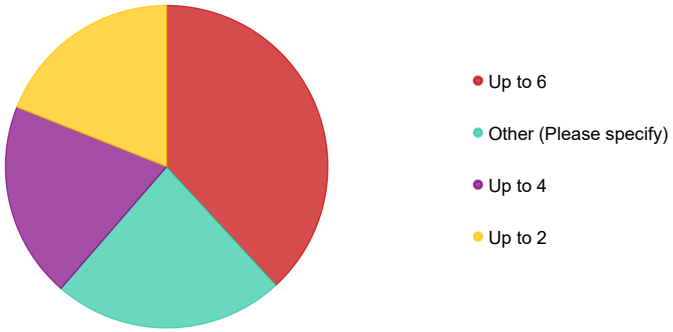
What regulations should be in place if chickens were allowed?



Answers	Count	Percentage
Limiting the number of chickens allowed per household or lot size	965	80.48%
Prohibition of roosters	710	59.22%
Prohibiting the commercial sale of eggs and chickens	377	31.44%
Minimum distance requirements from neighboring properties/households	581	48.46%
Mandatory coop cleanliness standards	821	68.47%
Fencing requirements	865	72.14%
Licensing or registration requirements for chickens	444	37.03%
Other (Please specify)	90	7.51%

Answered: 1,161 Skipped: 38

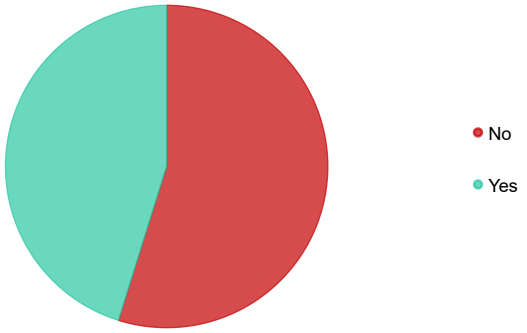
If chickens were to be allowed in the City of Indianola, how many chickens per… *



Answers	Count	Percentage
Up to 6	454	37.86%
Other (Please specify)	277	23.1%
Up to 4	234	19.52%
Up to 2	226	18.85%

Answered: 1,191 Skipped: 8

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



Answers	Count	Percentage
No	574	47.87%
Yes	473	39.45%

Answered: 1,047 Skipped: 152

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

Response	Count
Thanks for considering this!	2
You need a rooster to have eggs. Maybe we could rotate a rooster in a block neighborhood .. I don't know. I was just like some fresh eggs at a decent price.	1
You may consider also codifying regulations for other birds (e.g. ducks, quail) that are becoming popular urb an birds :)	1
You can provide a online source such as mcmurrayhatchery.com to help people find birds that have been so rted 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 indust rial ag lots, idk why, i have no concerns about this and i think most just need better context or education on t his.	1
Would be helpful to reach out to local lockers and provide residents their options for dressing chickens, rem oving 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 dosnt appear at t he grocery store but that there is a process, ups and downs to surviving. As a parent my wife and I try to fin d ways to make our lives easier and cheaper. Teach our kids not to waste and be grateful for what, they hav e. Caring for poultry at home creates a sense of self worth that can only come from caring for something tha t will provide to you as well. Leftovers going to waste. No because my chickens would eat it, compost and al low 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 neighb ors 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. Chi ckens are adorable, minimal care needed and much quieter than dogs. Although I love dogs and don't mine 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 smell y 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 aro und 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 governmen t programs. The best government program is one that empowers its people to provide for themselves! Than k you!	1
With results from other cities, Indianola should come up with appropriate guidelines. Chickens are far less n oisy 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 ti me. 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 duch 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 mo re important work? Will people do this with sustainability in mind? Will people really take care of their chicke ns?	1
Why is there no concern about the increase in mutated bird flu???? I know it's been brought up by many but nothing is mentioned in articles about chickens in our city. It IS a major concern. This is a total disregard for long time residents who live and pay taxes here. We live here, in a CITY not in the country and have a right to this lifestyle. Those who want chickens should live in the country where chickens belong.....they are livest ock! I frankly don't believe there are 500 plus who want chickens!	1
who sets rules and how and who will in force the rules?	1
Who is going to police the regulations at taxpayers expense?	1
While not totally opposed, who is going to monitor that chicken owners are adhering to ownership requireme nts? Example: neighbors got a retriever puppy. Sweet but now she's big. Booted from the house, tied outsid e with no shelter though they do feed her. What begins as fun, is work and some lose interest. Who will enfo rce and guarantee welfare of animals?	1
What's next….cows, pigs and sheep? Are we reverting back to the 1700's?	1
What other Iowa towns/cities have urban chickens? Want info on issues, problems, reviews of exiting ordina nces.	1

What is the cost to the city? How will they mange this? Will there be a vote from the community on this? Seems a survey does reach everyone and isn't accurate. If people wanted chickens they could have moved to the country.	1
What happens to the poop What if they stray into neighboring yard and dog eats it	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 moved here from Des Moines last year. Our neighbors had 4 chickens and it never bothered us. They did deep composting and it never smelled, they did make a bit of noise when being fed but really they weren't a nuisance. We were surprised by the chicken ban here. We have two kids and would love to have a couple chickens for them to raise. It's something we would love to do with our kids as they grow up and of course there's the added benefit of having eggs. I don't really understand why we wouldn't allow this within certain parameters like maintaining regulations on fencing, limiting number of chickens and possibly even banning roosters. Not everyone will want or keep chickens let's let those who want them have them!	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 _can_ 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 have enough problems with dogs being loose how do you think people will keep there chickens contained and who will be collecting them running around town?	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 git 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 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
Very concerned on health and property resale along with cost of taxpayers	1
Very concerned about how the coop cleaning will be mantained.	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, 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
Urban chickens will put our community at risk for disease, especially zoonotic diseases. Bringing chickens to our neighborhoods will pit neighbor against neighbor and cause distrust and potentially tear our communities apart if one neighbor doesn't follow regulations and others call the City to enforce regulations. Please do not allow urban chickens in Indianola. I do not trust this community to follow best practices, and this will put my family and others at risk.	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 wonderful if it comes to pass. It makes no sense we can have cats, dogs, and other pets but not chickens when they provide sustenance and other benefits. I have never understood the cleanliness argument when we have stray pets from irresponsible caretaking and people walking their pets up and down the street to use the grass as a restroom. I don't understand why one's okay and chickens are not. THANK YOU FOR DOING THIS.	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 b ecome 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 th e 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 i ssues and loss of property value.	1
This is a horrible idea.	1
This is a great opportunity to allow something that many cities allow with very minimal problems. Chickens a re a great project for kids.	1
This idea is a bad idea	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 w ill 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 fe w chickens in the neighborhood than dogs. Chickens do not bite or maul children for example. Any animal a rea is going to smell if not kept clean. Do we have ordinances against having dogs or cats in the case their k ennels should smell? We are living in such negative times, it seems like letting people have a few little chick ens is a small thing to do rather than saying no. You can have dangerous dog breeds and only get a small fi ne 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 oth er 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 would be an increase of predators, noise, smell, and neighborhood disagreements. Not a good idea.	1
There should be no regulations on chickens inside city limits. We should be able to collect eggs and raise o ur 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 sti nks and cats carry a large number of diseases and nothing is ever done. If chickens won't be allowed in tow n neither should cats. Additionally, the number of barking dogs is out of control. They will just bark to be bar king. Better add a no dog ordinance as well.	1
There are too many issues that will arise if this is allowed.	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 pl ace 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 only people who could ever think this is a good idea would have to be ones that have never been on a farm where chickens are raised. I also can't imagine being a local realtor and trying to sell a property that borders one that smells like chicken waste.	1
The ones that will want this ordinance are the ones that do not take care of their property now. This will just add another eyesore to the already poorly kept property.	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 city has a hard time getting property owners to take care of their houses and property. I find it hard to believe someone from the city would be tracking cleanliness of the chickens. Our city employees have better things to do.	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 INDAINOLA!!	1
Suggest mandating a preferred location on lots for the coops.	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 valid points have been raised on this issue including noise, smell, optics and health concerns. I spent my career in the financial field and agree with one of the speakers at the P & Z meeting that if all costs are considered the cost of eggs would not be less than those avaliable for purchase. I strongly oppose chickens in town.	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 on set 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
Rooster are not need 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 orders 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 , than be subject to lose their chickens and be suspended for 6 months from having chickens.	1
Registering with the city and mandatory coop cleanliness would be great, as not everyone will keep a good looking and clean coop, which we do not want, so having them register makes it easy to know where they are.	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 doesnt have access to a rural land to do a 4h/ffa project	1
Raccoons, Opossums and Foxes are in our area. They are not compatible to chickens and fresh eggs.	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 an farm land outside the city!!!!!!!	1
Please support urban chickens. It's a good source to teach youth responsiblity.	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 chickens in our community. Has no one read the CDC information on bird flu?? Check out the CDC.gov website which states "Bird flu viruses have in the past been known to sometimes infect mammals that eat (presumably infected) birds or poultry, including but not limited to wild animals, such as seals, bears, foxes, skunks; farmed mink; stray or domestic animals, such as cats and dogs; and zoo animals, such as tigers and leopards."	1

PLEASE don't allow another source of noise. And now a different wstrain 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 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 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 need to know importance of attending to physical security of the birds. Varmints abound. Raccoons, fox, weasels, hawks, owls, idiot human varmints. Be prepared to be disappointed to down-right pissed after a raid. Groundhogs love eggs. I've been in a guerilla war with groundhog insurgents for past 6 years or more. My issue is with their love of my Too Little Prairie area plants. I know they've raided robin eggs here. Neighbor's had birds for decades. He's been grandfathered in. Homing pigeons, doves, pheasants, the occasional few ducks, chickens. Dove cooing from across the street is pleasant. He only briefly for a time or two had a rooster. Asking if rooster crowing is a concern in light of fireworks free-for-all past few years is a joke. It's goddam bombs going off that drive me up the wall. First year I went out after it was over. Calm. Smoke so thick, lightning bugs were in drop dead free-fall. I digress. Few birds are fine. People need to know what they're getting into.	1
People can’t take care of dogs or cats. Why would we want to add chickens to that list? Who’s going to handle the issue I don’t want to waste tax money. They can move to the country if they want chickens.	1
People can’t keep their dogs fenced in and in their yard how do you think they can keep their chickens in their yard? Not worth the headache!	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
People can get eggs from the farmers market plenty of people sell them there for cheaper than the store.	1
Pass it!	1
Our neighbors kept four chickens. They provided eggs for the family and were enjoyable to watch. Occasionally, our grand children brought them treats from our table scraps. Their presence was a fun and educational experience. Quite harmless! The lots on the west side of Kenwood are large. Limiting the number of chickens according to lot size would be appropriate. Building a coop for fewer than four chickens for smaller lots in town seems too much work for the return. Vote yes!	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
Number of chickens I believe should be determined on our size and if you have the space to house them. I also believe they should have an area designated in the yards to roam to better limit the mess that comes w ith having chickens.	1
Not a good idea. Health and hygiene issues.	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 you r own food. Shouldn't even need a city ordinance to allow it. Disease is spread from wild birds to domestic fl ocks not the other way around. If disease is a concern then we need to ban wild bird feeders.	1
No chickens, move outside city limits, this is the city.	1
No Chickens!!	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 s hut 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 truely believe that chicken s can help people in many ways! I have a great knowledge of chickens and the pros and cons of keeping th em! 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 n ext to chickens!	1
My husband got occular hisroplasmosis from chickens and it will affect his eyesight for the rest of his lift. Yo u 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 t hat themselves? Are they really knowledgable enough to know symptoms? What happens if one neighbor m akes 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 p eople 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 strick gu idelines that were actually monitored, and violations were dealt with in a timely manner, I would not be again st.	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 wven 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 people do not realize the reality of caring for chickens and how it would affect their neighbors.	1
Most of the major Metro's around Des Moines allow chickens and the many benefits to families and kids by far out weight 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
Most of not all of these chickens/ roosters will be for personal use therefore not helping the community, I personally don't see why others should have to deal with the penalties of having a chicken coop near their property	1
Mandate coop size requirement for proper chicken allowance. Some may buy small cheap coops that are wrong size for chicken grow outs. Mandate an educational course on chicken care so residents know what they are getting into beforehand. I have 35 in my flock including 2 ducks and 2 roosters. My coop is big with plenty of room to roam. Plus they free range but stay within my own yard.	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 with and caring for animals is a good thing. Animal husbandry differs among people. I don't want to smell animal waste. I'm very concerned about air quality and my lung health. I hope that people who want to keep chickens would choose to live in the country.	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
Live outside city limits if you need to have any kind of livestock.	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
Let's keep our city clean and beautiful and leave the chicken farming to people who live in the country. Taxes in town are higher for a reason. Don't forget that!	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
Know nothing about raising chickens but understand it can be done well and w/0 use of growth hormones which can affect our young people. Up to 6 seems reasonable for large family and lot. Smaller if land limited.	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 back yard 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 Benicia of the family.	1
Keep them out of town and on the farm.	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 seem 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's like gardening. People who have never done it, think it is easy, until they try it. Must have an outlet for chicken manure!	1
It would just add another item for the code enforcement staff to manage, they are already behind in managing the enforcement of existing codes and there will be more codes added as we continue to grow.	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
It not only helps the community as a whole but also teaches our young ones true hard work and life lessons.	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 still a small Iowa community. I've been a resident here for 30 years, and this request has been in process for quite a few years now. This would allow members of our community and youth to have a deeper understanding of agriculture practices, along with a greater connection with their food sources. The amount of noise produced from fireworks, running power tools, and loud music are a greater disturbance then chickens/ducks. Neighbors who smoke and burn leaves cause more of a smell disturbance then chickens/ducks. We live in Iowa here where agriculture is our roots. Don't allow commercial operations, have a reasonable standard for cleanliness, and this will be a win for our community.	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 worried there will be a lot of dead chickens because people will not know what they are doing!	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 on problems. Chickens are some the best thearpy for some, I belive 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 then 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 negligent 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 is not currently a ordinance in place restricting chickens then I think this is a waste of time and money making one.	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 the community allows chickens, there needs to be accountability for the maintenance and regulations that are set.	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 so many other urban communities nearby are allowing this, why not Indianola? If we want to draw people to live here, we need to do what we can to keep open to new ideas. This will cost little to nothing. Voices will be loud; actual number of people who keep chickens will be low. I think that's an important point to remember.	1
If people were clean and responsible with their chickens it wouldn't be a problem. But we all know there are people who wouldn't keep their property clean. There are already way too many properties that are eye sores in town and I'm sure this would add to that.	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 want chickens they need to live in the country	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 IT PASSES: Would require YEARLY inspections of chicken facilities - cheaply built facilities go "down hill" fast. I have seen chicken houses in towns that allow chickens that look REALLY BAD! Not respectful of city and/or neighbors. Bad deal all around!!!	1
If i wanted to live on a farm i would move to the county	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 nutrious, 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" ro 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
If a person is concerned about diseases from chickens, then they should be very worried about the chicken farms that get infected with diseases that wipe out entire flocks and spread to human populations. Raising chickens in small groups, separated from each other is a much safer way to raise chickens while protecting humans.	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'm so against this proposal!	1
I'm not sure I would raise chickens but I might want to try it. We always had chickens growing up both for eggs and to eat.	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 strongly advise against this. It will drag our property values down and we will see a spike in the raccoon/opossum population trying to get at people's chickens.	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 this 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 the city and pro-chicken supporters should coordinate a Chicken Ambassador program, to help teach and support new chicken caretakers.	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 oppose chickens being allowed within city limits for many reasons including: cleanliness, noise, smell, appearance/unsightly, health concerns, inconvenience to neighbors / neighborhood, property value decreases, attracting predators, conflicts between neighbors, etc. Allowing this would cause far more disruption to the community, and between neighbors and neighborhoods than good. If allowed, who would monitor and police the rules and regulations, and enforce them? Regardless of who enforces the rules, it would absolutely fall on the neighbors or visitors to report problems, infractions, disruptions, or violations; which would also cause additional stress to those reporting, and create potential conflict and confrontation between neighbors. Also, it would generate additional legal and insurance matters or conflicts including quite enjoyment, liability, etc. I could go into additional specifics on each of the topics addressed here, but I was only given 1,000 characters.	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 ordiance could influence the value and resale of my property. PLEASE DO NOT PASS THIS ORDIANCE!!!!	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 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 marked that I do not live in the city, but I used to. I lived on K Street and had a two and a half acre parcel. My wife and I bought the house in Indianola on the acreage with the expectation/desire to have poultry. When we found out we couldn't we tried campaigning for it and when it seemed like that would never come to pass we sold our home and moved out. We left the city because the ordinance was unnecessarily restrictive compared to other cities in the state especially the state capitol Des Moines. It would be wonderful to see that changed.	1
I love thus idea and have thought about having chickens recently, so this survey comes at great timing. Let us have the chickens!!	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 love how you have a survey going till July 1 but you already had a meeting and a proposal written up. This survey is a joke and you guys will do what you want even if people don't want chickens. It is sad you don't represent the people better!! How are people going to dispose of their dead chickens when neighbors run them over or animals kill them? Who's paying the cost?	1
I lived next to a home in Des Moines that Raised chickens. Which started as chickens, went to dogs, than ducks, and doves and so on. Next we knew we had a farm yard next door. We never knew peace. We moved to Indianola for the better community and higher standards. Not to have to deal with what we did in Des Moines. All the best intentions will be had in allowing people to have chickens. But what the problem will be is those who abuse it. And if you do not make it easy to shut those people down you will be giving yourselves a headache. They have been trying to shut the farm yard in Des Moines for over a year. Which is just out side of downtown. If they are having issues imagine what problems you will have. Plan! for the problems. Otherwise you have no way to solve them when they come up.	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 meetings 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 rediculous 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 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 oppurtunity 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 no interest in raising chickens but support those in the community that want to raise them.	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 reading posts about the propensity of laying chickens to sing "egg songs" whenever an egg is laid. Flocks have been observed to add to the chorus. This could create quite a bit of noise. Will Kiya Koda be able to house chickens when people decide they can't keep their chickens? Will every owner be required to have a coop for his/her chickens? How will backyard chickens draw predators like foxes, raccoons, etc.? Will there be guidelines for the management of waste from a flock? Will chickens be allowed to roam freely in backyards? Or will chicken runs be required? Will backyard butchering be allowed?	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 kept chickens for years and they are wonderful pets! They are less noisy and messy, when properly cared for, than dogs. The current laws are silly and lack understanding from individuals who have never owned or tried to understand these animals.	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 with chickens. Do not want during retirement. They get out of fenced areas. Coon and Fox and other animals will come to chicken houses	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 if 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 it's fair to have a max limit. Some residents have much more room than others. The quantity allowed should be space based.	1
I don't think it should be an issue. There should be less government involved (including City government) in a person's life	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 dont 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 live in the city, but my chickens bring myself and children so much joy. And getting eggs is just an added bonus.	1
I don't want them close to my property. They are smelly, noisy, and encourage rats, raccoons, and other animals to move into your neighborhood	1
I don't want tax money going towards having to enforce people to following rules on chickens. They just won't! We don't need chickens in town. The council keeps talking about growing the town well chickens is not the way.	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 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 the cons outweigh the pros in the scenario. Thank you for considering the public’s opinion.	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 that children in Indianola can learn a lot from raising chickens. Allowing chickens in town brings that opportunity to more children rather than just those who live in the country.	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 concerned about the enforcement of a chicken ordinance. I do not believe there would be enough support for enforcement. I am concerned about the dander and air quality effects. At the county fair, you cannot walk through or breathe properly through the chicken building. I am totally against this ordinance. I believe if someone wants animals, they should move to the country. I would be livid if my neighbors around me had chickens.	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 will you handle if people buy chickens and they turn out to be a rooster instead of a hen? As it can and does happen a lot. Who is going to enforce this stuff? I don't want tax payer money being wasted on chickens.	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
Horrible idea.	1
Honestly, Roosters should be allowed on properties greater than 3 acres. There doesn't need to be a confinement requirement. Chickens should be allowed to free range on properties larger than 3 acres.	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 yo 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
Hate to see money spent trying to enforce also can see them running around. Plus people will get them without getting a permit how you going to handle that?	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 amd cleaning requirements should be there. No permits it's a freedoms 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
Extremely against!!!!	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 NOY 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 there 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
Earlier this year someone's chickens got out that are outside the city limit and got ran over. We don't need chickens in town. People can't even keep their yards mowed. They also can't keep their dogs in their yards. We don't need chickens in town attaching rodents and smelling the town up.	1
During WWII it was your civic duty to keep 3 chickens to supply eggs for your family.	1
Don't waste taxpayers money to enforce people to follow rules. Too many loose animals as it is don't need to add to it either.	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 then 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, some how 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 out weighs buying at the store	1
Cost to enforce and health issues are my concerns.	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
Cjickens belong in the country! Yearly inspection and if fail no renewal! City has enought to deal with with out chicken!!!	1
Chickens yes - roaster are no. Don't need the noise from a roaster.	1
Chickens will outlive the opposed grey hairs.	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 poop a lot! It is foul smelling and they defecate several times a day. So the maintenance is extremely important. If this is not done, the smell will affect the neighborhood. Chickens will invite unwanted predators. Raccoons, dogs, foxes and coyotes are just some animals that will come for them. What do they do with the chicken once it's done producing eggs? Are they going to let them go? Are they going to butcher the chickens in their backyard? You require dogs and cats to be registered, this should be done with chickens if you allow them. They should be required to have microchips. Especially if one would "fly the coop" as they say. My biggest issue is the bird flu. This has now been know to jump species. There is no vaccine for the birds. If they have dead birds, how are they going to dispose of them?	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 belong in the country on the city. We have enough issues trying to drive in town we don't need to have chickens running around.	1
chickens b long in the country. they are not pets	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 farm animals. If people would like fresh eggs they should go to the local farmers markets. Or rent a space within the county and raise the birds.	1
Chickens are farm animals and that's where they belong… On the farm.	1
Chickens are farm animals They do not belong in the city	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 rime 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
Chicken feed and droppings attract mice, rats, coons and such. Recommend proper feed storage (aluminum can with lid) and regular cleaning of coop and run to combat these issues. As a prior city resident, I would not want the town to become overrun by these rodents. Proper chicken tending can reduce these problems.	1
Charlie this is a bad idea. You're leaving Indianola, is this bias survey you're parting gift to a city council person?	1
Can the city or the local agriculture extension office offer community members educational classes?	1
Bring on the chickens! 🤩	1
Bock bock baggggotttt	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
Bad idea. Not healthy.	1
Bad idea from a public health standpoint.	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
Are you really serious about this? About as ridiculous as the new courthouse and allowing fireworks!	1
Anything that is like our great grandparents did is healthy choice compared with what we are currently consuming today. Gardening community gardens and vouchers for fresh vegetables from the farmers market would benefit the health of our community also	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
All property owners have not been notified of this consideration, which could lower property values, cause issues with predators, smells, noise and not least of all they can cause histoplasmosis, which can be serious to those with auto immune issues. If you want chickens, live in the country!	1
Absolutely no chickens, this is the City, not the country. People have a hard enough time keeping their property cleaned up from junk and mowed properly they would not take care of the chickens, wait until they start butchering them in their backyard. How will their neighbors appreciate that? I don't think so….. wait until the dogs start chasing and eating the chickens. Will they all be required to build chicken coops? I doubt that. NO to 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

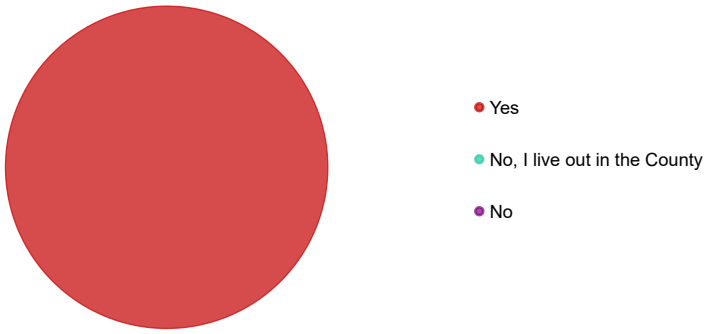
6 would be plenty. Absolutely no commercial sale. Smell will be the hard part and should have a BIG penalty. Absolutely no Roster s. Have to warn every body that this will bring coyotes and foxes into neighborhoods if the chickens are not properly shielded.	1
*Chickens produce waste. Yes, they are good 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
No chickens in the city	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: 442 Skipped: 757

City of Indianola: Urban Chicken Ordinance

Survey Demographics

Do you live within the City of Indianola? *



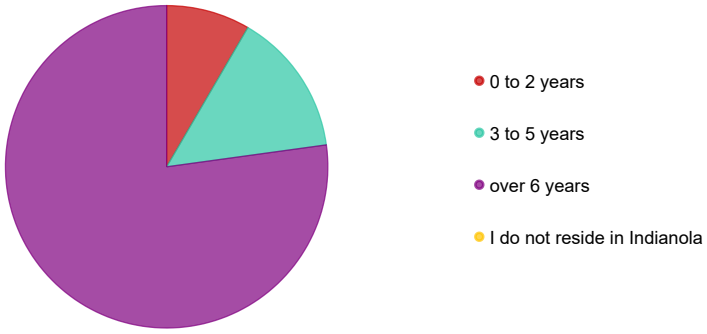
Answers	Count	Percentage
Yes	1,047	100%
No, I live out in the County	0	0%
No	0	0%

Answered: 1,047 Skipped: 0

What street do you reside on? *

Loading...

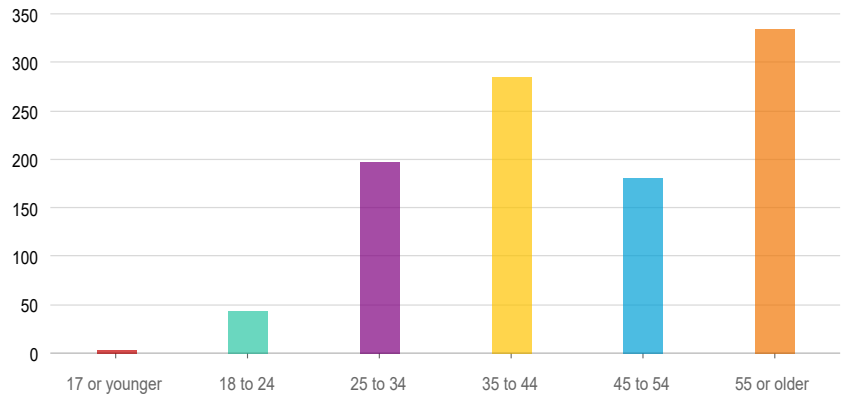
How long have you been a resident of Indianola? *



Answers	Count	Percentage
0 to 2 years	88	8.4%
3 to 5 years	151	14.42%
over 6 years	808	77.17%
I do not reside in Indianola	0	0%

Answered: 1,047 Skipped: 0

What is your age? *

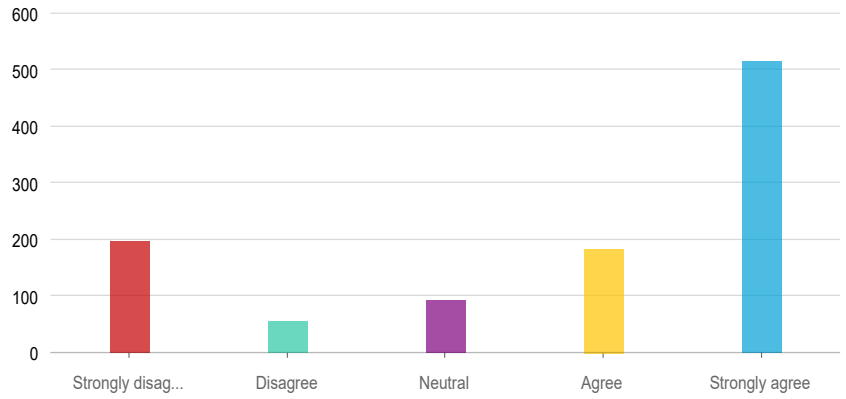


Answers	Count	Percentage
17 or younger	4	0.38%
18 to 24	44	4.2%
25 to 34	198	18.91%
35 to 44	285	27.22%
45 to 54	181	17.29%
55 or older	335	32%

Answered: 1,047 Skipped: 0

Perceived Benefits

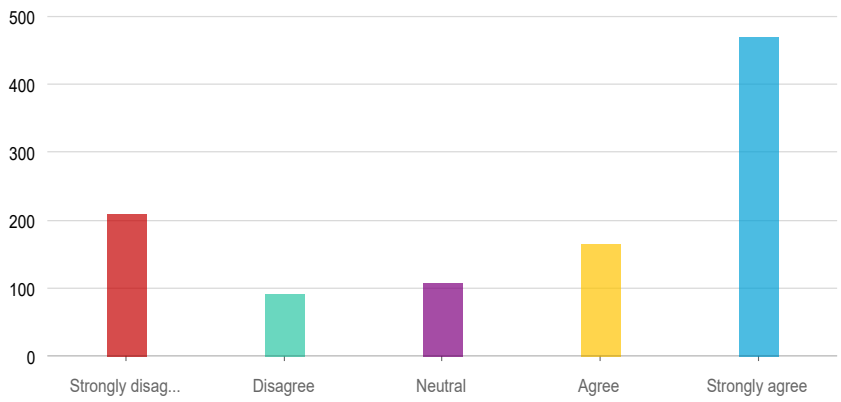
Urban chickens can provide a sustainable source of fresh eggs or chicken. *



Answers	Count	Percentage
Strongly disagree	198	18.91%
Disagree	56	5.35%
Neutral	93	8.88%
Agree	184	17.57%
Strongly agree	516	49.28%

Answered: 1,047 Skipped: 0

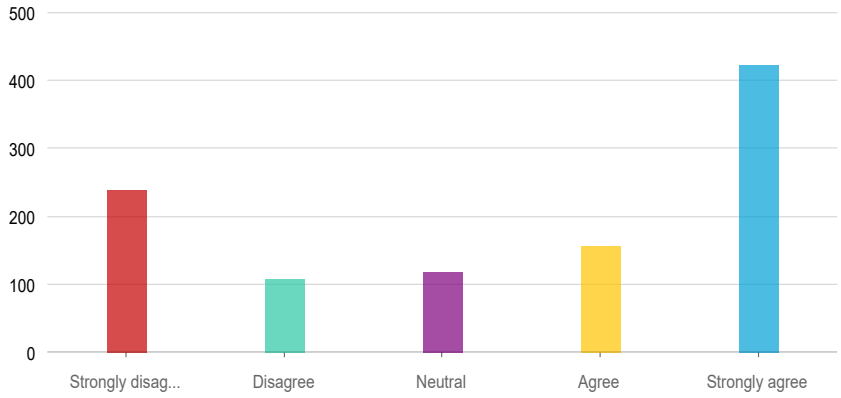
Keeping chickens promotes a connection to nature and sustainable living. *



Answers	Count	Percentage
Strongly disagree	210	20.06%
Disagree	92	8.79%
Neutral	108	10.32%
Agree	166	15.85%
Strongly agree	471	44.99%

Answered: 1,047 Skipped: 0

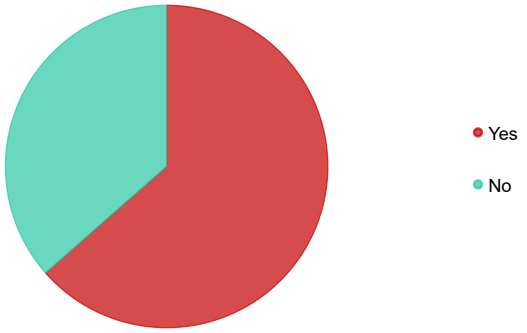
Allowing urban chickens could reduce food waste through composting. *



Answers	Count	Percentage
Strongly disagree	239	22.83%
Disagree	108	10.32%
Neutral	119	11.37%
Agree	157	15%
Strongly agree	424	40.5%

Answered: 1,047 Skipped: 0

Do you believe that allowing urban chickens could bring benefits to the… *

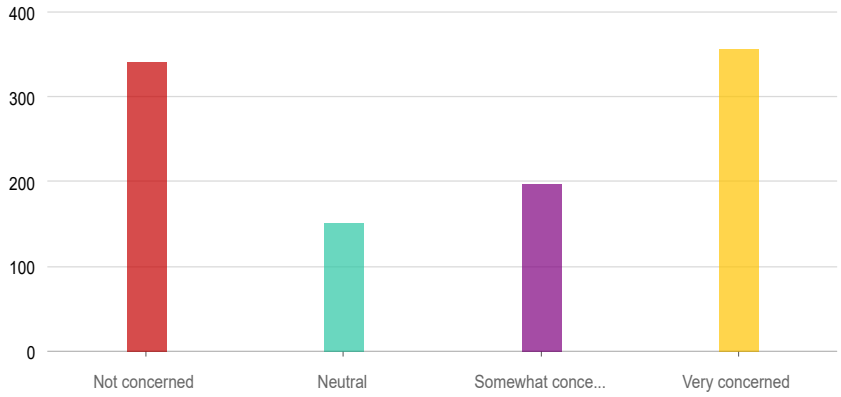


Answers	Count	Percentage
Yes	665	63.51%
No	382	36.49%

Answered: 1,047 Skipped: 0

Concerns and Challenges

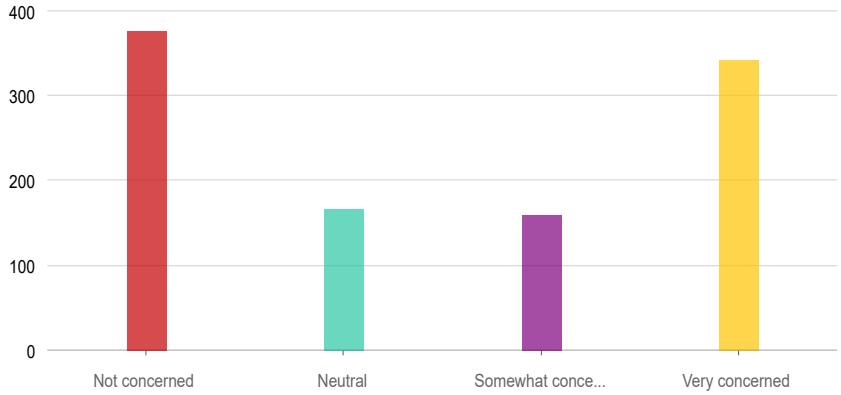
Noise pollution and noxious sound from the roosters *



Answers	Count	Percentage
Not concerned	341	32.57%
Neutral	151	14.42%
Somewhat concerned	198	18.91%
Very concerned	357	34.1%

Answered: 1,047 Skipped: 0

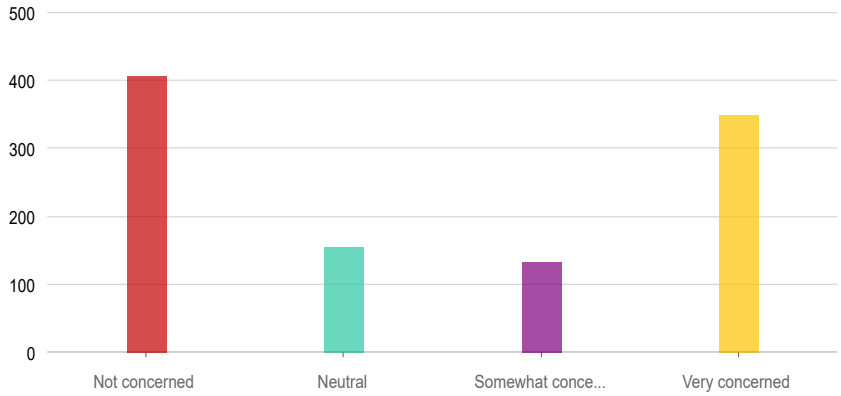
Odors and noxious smells *



Answers	Count	Percentage
Not concerned	377	36.01%
Neutral	167	15.95%
Somewhat concerned	160	15.28%
Very concerned	343	32.76%

Answered: 1,047 Skipped: 0

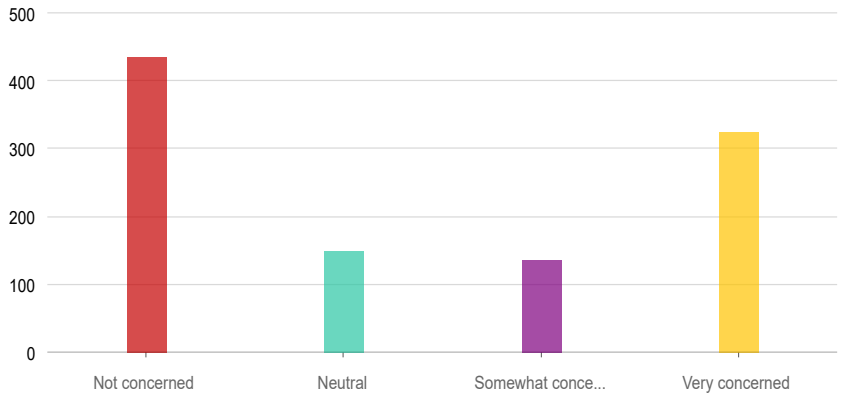
Sanitary health and conditions *



Answers	Count	Percentage
Not concerned	407	38.87%
Neutral	156	14.9%
Somewhat concerned	134	12.8%
Very concerned	350	33.43%

Answered: 1,047 Skipped: 0

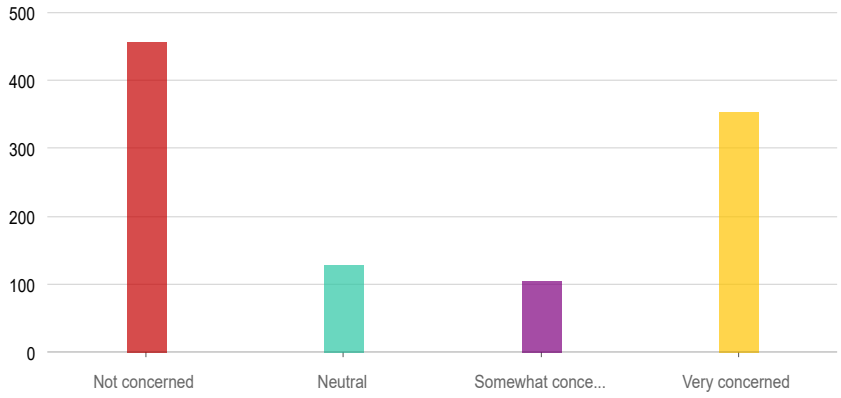
Increased risk of disease transmission *



Answers	Count	Percentage
Not concerned	436	41.64%
Neutral	149	14.23%
Somewhat concerned	137	13.09%
Very concerned	325	31.04%

Answered: 1,047 Skipped: 0

Negative impact on property values and appearance *

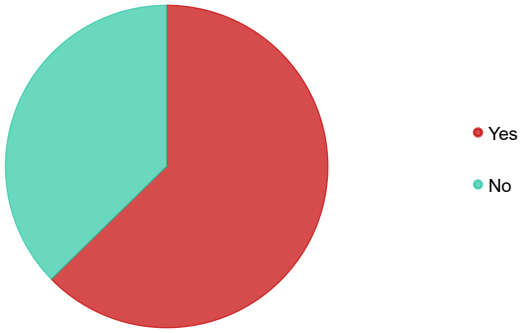


Answers	Count	Percentage
Not concerned	458	43.74%
Neutral	129	12.32%
Somewhat concerned	105	10.03%
Very concerned	355	33.91%

Answered: 1,047 Skipped: 0

Urban Chicken Ordinance

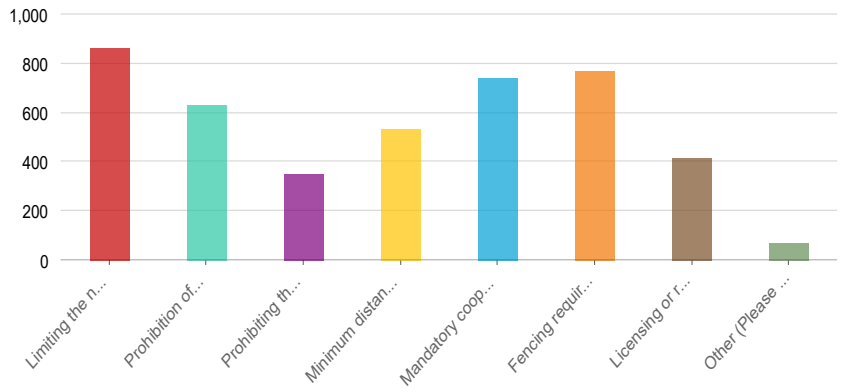
Would you support an ordinance allowing for residents to keep chickens withi… *



Answers	Count	Percentage
Yes	655	62.56%
No	390	37.25%

Answered: 1,045 Skipped: 2

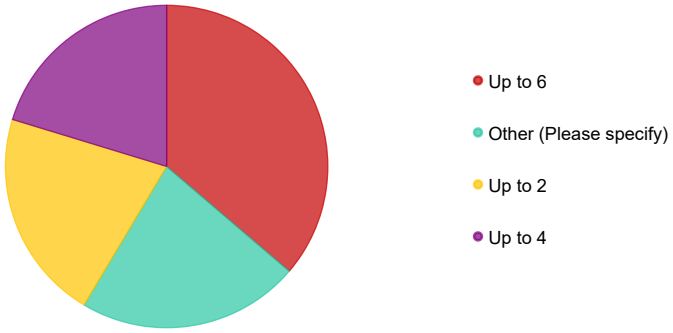
What regulations should be in place if chickens were allowed?



Answers	Count	Percentage
Limiting the number of chickens allowed per household or lot size	866	82.71%
Prohibition of roosters	634	60.55%
Prohibiting the commercial sale of eggs and chickens	352	33.62%
Minimum distance requirements from neighboring properties/households	533	50.91%
Mandatory coop cleanliness standards	744	71.06%
Fencing requirements	772	73.73%
Licensing or registration requirements for chickens	416	39.73%
Other (Please specify)	70	6.69%

Answered: 1,019 Skipped: 28

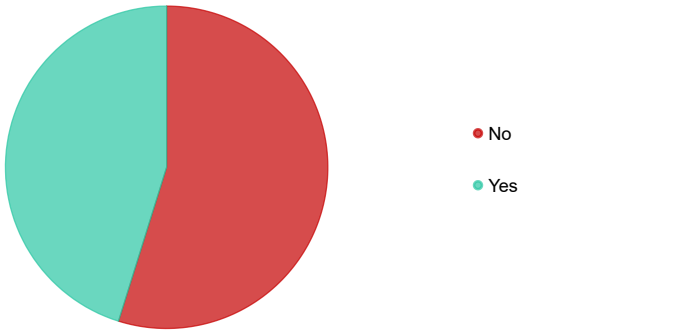
If chickens were to be allowed in the City of Indianola, how many chickens per… *



Answers	Count	Percentage
Up to 6	377	36.01%
Other (Please specify)	232	22.16%
Up to 2	220	21.01%
Up to 4	211	20.15%

Answered: 1,040 Skipped: 7

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



Answers	Count	Percentage
No	574	54.82%
Yes	473	45.18%

Answered: 1,047 Skipped: 0

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

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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 duch 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
Why is there no concern about the increase in mutated bird flu???? I know it's been brought up by many but nothing is mentioned in articles about chickens in our city. It IS a major concern. This is a total disregard for long time residents who live and pay taxes here. We live here, in a CITY not in the country and have a right to this lifestyle. Those who want chickens should live in the country where chickens belong.....they are livestock! I frankly don't believe there are 500 plus who want chickens!	1
who sets rules and how and who will in force the rules?	1
Who is going to police the regulations at taxpayers expense?	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
What’s next….cows, pigs and sheep? Are we reverting back to the 1700’s?	1
What other Iowa towns/cities have urban chickens? Want info on issues, problems, reviews of exiting ordinances.	1
What is the cost to the city? How will they mange this? Will there be a vote from the community on this? Seems a survey does reach everyone and isn’t accurate. If people wanted chickens they could have moved to the country.	1
What happens to the poop What if they stray into neighboring yard and dog eats it	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 moved here from Des Moines last year. Our neighbors had 4 chickens and it never bothered us. They did deep composting and it never smelled, they did make a bit of noise when being fed but really they weren’t a nuisance. We were surprised by the chicken ban here. We have two kids and would love to have a couple chickens for them to raise. It’s something we would love to do with our kids as they grow up and of course there’s the added benefit of having eggs. I don’t really understand why we wouldn’t allow this within certain parameters like maintaining regulations on fencing, limiting number of chickens and possibly even banning roosters. Not everyone will want or keep chickens let’s let those who want them have them!	1
We have too many residents who should not be allowed to own a dog, let alone chickens!	1
We have enough problems with dogs being loose how do you think people will keep there chickens contained and who will be collecting them running around town?	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 git 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
Very concerned on health and property resale along with cost of taxpayers	1
Very concerned about how the coop cleaning will be mantained.	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, 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
Urban chickens will put our community at risk for disease, especially zoonotic diseases. Bringing chickens to our neighborhoods will pit neighbor against neighbor and cause distrust and potentially tear our communities apart if one neighbor doesn't follow regulations and others call the City to enforce regulations. Please do not allow urban chickens in Indianola. I do not trust this community to follow best practices, and this will put my family and others at risk.	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 wonderful if it comes to pass. It makes no sense we can have cats, dogs, and other pets but not chickens when they provide sustenance and other benefits. I have never understood the cleanliness argument when we have stray pets from irresponsible caretaking and people walking their pets up and down the street to use the grass as a restroom. I don't understand why one's okay and chickens are not. THANK YOU FOR DOING THIS.	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
This is a horrible idea.	1
This idea is a bad idea	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 would be an increase of predators, noise, smell, and neighborhood disagreements. Not a good idea.	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 too many issues that will arise if this is allowed.	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 only people who could ever think this is a good idea would have to be ones that have never been on a farm where chickens are raised. I also can't imagine being a local realtor and trying to sell a property that borders one that smells like chicken waste.	1
The ones that will want this ordinance are the ones that do not take care of their property now. This will just add another eyesore to the already poorly kept property.	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 city has a hard time getting property owners to take care of their houses and property. I find it hard to believe someone from the city would be tracking cleanliness of the chickens. Our city employees have better things to do.	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 INDAINOLA!!	1
Suggest mandating a preferred location on lots for the coops.	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

Several valid points have been raised on this issue including noise, smell, optics and health concerns. I spent my career in the financial field and agree with one of the speakers at the P & Z meeting that if all costs are considered the cost of eggs would not be less than those avaliable for purchase. I strongly oppose chickens in town.	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 orders 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 , than be subject to lose their chickens and be suspended for 6 months from having chickens.	1
Registering with the city and mandatory coop cleanliness would be great, as not everyone will keep a good looking and clean coop, which we do not want, so having them register makes it easy to know where they are.	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 doesnt have access to a rural land to do a 4h/ffa project	1
Raccoons, Opossums and Foxes are in our area. They are not compatible to chickens and fresh eggs.	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 an 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 chickens in our community. Has no one read the CDC information on bird flu?? Check out the CDC.gov website which states "Bird flu viruses have in the past been known to sometimes infect mammals that eat (presumably infected) birds or poultry, including but not limited to wild animals, such as seals, bears, foxes, skunks; farmed mink; stray or domestic animals, such as cats and dogs; and zoo animals, such as tigers and leopards."	1
PLEASE don't allow another source of noise. And now a different wstrain 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 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 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 need to know importance of attending to physical security of the birds. Varmints abound. Raccoons, fox, weasels, hawks, owls, idiot human varmints. Be prepared to be disappointed to down-right pissed after a raid. Groundhogs love eggs. I've been in a guerilla war with groundhog insurgents for past 6 years or more. My issue is with their love of my Too Little Prairie area plants. I know they've raided robin eggs here. Neighbor's had birds for decades. He's been grandfathered in. Homing pigeons, doves, pheasants, the occasional few ducks, chickens. Dove cooing from across the street is pleasant. He only briefly for a time or two had a rooster. Asking if rooster crowing is a concern in light of fireworks free-for-all past few years is a joke. It's goddam bombs going off that drive me up the wall. First year I went out after it was over. Calm. Smoke so thick, lightning bugs were in drop dead free-fall. I digress. Few birds are fine. People need to know what they're getting into.	1
People can't take care of dogs or cats. Why would we want to add chickens to that list? Who's going to handle the issue I don't want to waste tax money. They can move to the country if they want chickens.	1
People can't keep their dogs fenced in and in their yard how do you think they can keep their chickens in their yard? Not worth the headache!	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
People can get eggs from the farmers market plenty of people sell them there for cheaper than the store.	1
Pass it!	1
Our neighbors kept four chickens. They provided eggs for the family and were enjoyable to watch. Occasionally, our grand children brought them treats from our table scraps. Their presence was a fun and educational experience. Quite harmless! The lots on the west side of Kenwood are large. Limiting the number of chickens according to lot size would be appropriate. Building a coop for fewer than four chickens for smaller lots in town seems too much work for the return. Vote yes!	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
Number of chickens I believe should be determined on our size and if you have the space to house them. I also believe they should have an area designated in the yards to roam to better limit the mess that comes with having chickens.	1
Not a good idea. Health and hygiene issues.	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, move outside city limits, this is the city.	1
No Chickens!!	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 truely 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 strick 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 wven 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 people do not realize the reality of caring for chickens and how it would affect their neighbors.	1
Most of the major Metro's around Des Moines allow chickens and the many benefits to families and kids by far out weight 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
Most of not all of these chickens/ roosters will be for personal use therefore not helping the community, I personally don't see why others should have to deal with the penalties of having a chicken coop near their property	1
Living with and caring for animals is a good thing. Animal husbandry differs among people. I don't want to smell animal waste. I'm very concerned about air quality and my lung health. I hope that people who want to keep chickens would choose to live in the country.	1
Livestock of any kind belongs in the country where noise, smell, and sanitation isn't a bother to a neighbor.	1
Live outside city limits if you need to have any kind of livestock.	1
Let's keep our city clean and beautiful and leave the chicken farming to people who live in the country. Taxes in town are higher for a reason. Don't forget that!	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

Know nothing about raising chickens but understand it can be done well and w/0 use of growth hormones which can affect our young people. Up to 6 seems reasonable for large family and lot. Smaller if land limited.	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 back yard flocks like so many towns, suburbs, and cities around the state and nation have done. Thank you!	1
Keep them out of town and on the farm.	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 seem 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 just add another item for the code enforcement staff to manage, they are already behind in managing the enforcement of existing codes and there will be more codes added as we continue to grow.	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 still a small Iowa community. I've been a resident here for 30 years, and this request has been in process for quite a few years now. This would allow members of our community and youth to have a deeper understanding of agriculture practices, along with a greater connection with their food sources. The amount of noise produced from fireworks, running power tools, and loud music are a greater disturbance then chickens/ducks. Neighbors who smoke and burn leaves cause more of a smell disturbance then chickens/ducks. We live in Iowa here where agriculture is our roots. Don't allow commercial operations, have a reasonable standard for cleanliness, and this will be a win for our community.	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 worried there will be a lot of dead chickens because people will not know what they are doing!	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 on problems. Chickens are some the best thearpy for some, I belive 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 then 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 is not currently a ordinance in place restricting chickens then I think this is a waste of time and money making one.	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 the community allows chickens, there needs to be accountability for the maintenance and regulations that are set.	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 so many other urban communities nearby are allowing this, why not Indianola? If we want to draw people to live here, we need to do what we can to keep open to new ideas. This will cost little to nothing. Voices will be loud; actual number of people who keep chickens will be low. I think that's an important point to remember.	1
If people were clean and responsible with their chickens it wouldn't be a problem. But we all know there are people who wouldn't keep their property clean. There are already way too many properties that are eye sores in town and I'm sure this would add to that.	1
If people want to raise chickens. Buy a farm outside of the city limits.	1
If people want chickens they need to live in the country	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 IT PASSES: Would require YEARLY inspections of chicken facilities - cheaply built facilities go "down hill" fast. I have seen chicken houses in towns that allow chickens that look REALLY BAD! Not respectful of city and/or neighbors. Bad deal all around!!!	1
If i wanted to live on a farm i would move to the county	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 nutrious, 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” ro ensure regulations ar e 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 t he city budget for this? We have a lot more issues to focus on that will bring more benefit to the community t han chickens (new library, city hall, fire station, attracting new business, etc). And families can compost with out having chickens. Are people going to be allowed to butcher their chickens in their back yard? Sell their b utchered 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 allowe d chickens within city limits and conditions were appalling. I am very opposed to having chickens within city l imits.	1
If chickens are allowed the distance to adjoining property should be 500 feet. There is no need to allow chic kens 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
If a person is concerned about diseases from chickens, then they should be very worried about the chicken farms that get infected with diseases that wipe out entire flocks and spread to human populations. Raising c hickens in small groups, separated from each other is a much safer way to raise chickens while protecting h umans.	1
I’m so against this proposal!	1
I’m not sure I would raise chickens but I might want to try it. We always had chickens growing up both for eg gs and to eat.	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 strongly advise against this. It will drag our property values down and we will see a spike in the racc oon/opossum population trying to get at people’s chickens.	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 resta urants. You should probably have about 5sq ft per chicken or something like that. Keep them contained. Ho pefully people would use common sense but that seems to be in short supply. It would be nice if people in th is town would keep their dogs contained so I could safely walk my dog, we've been attacked twice in the pa st 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 ex perience of taking care of them. I am in full support of an ordinance allowing chickens. Thank you for the co nsideration.	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 the city and pro-chicken supporters should coordinate a Chicken Ambassador program, to help teach and support new chicken caretakers.	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 oppose chickens being allowed within city limits for many reasons including: cleanliness, noise, smell, appearance/unsightly, health concerns, inconvenience to neighbors / neighborhood, property value decreases, attracting predators, conflicts between neighbors, etc. Allowing this would cause far more disruption to the community, and between neighbors and neighborhoods than good. If allowed, who would monitor and police the rules and regulations, and enforce them? Regardless of who enforces the rules, it would absolutely fall on the neighbors or visitors to report problems, infractions, disruptions, or violations; which would also cause additional stress to those reporting, and create potential conflict and confrontation between neighbors. Also, it would generate additional legal and insurance matters or conflicts including quite enjoyment, liability, etc. I could go into additional specifics on each of the topics addressed here, but I was only given 1,000 characters.	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 ordiance could influence the value and resale of my property. PLEASE DO NOT PASS THIS ORDIANCE!!!!	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 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 thus idea and have thought about having chickens recently, so this survey comes at great timing. Let us have the chickens!!	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 love how you have a survey going till July 1 but you already had a meeting and a proposal written up. This survey is a joke and you guys will do what you want even if people don't want chickens. It is sad you don't represent the people better!! How are people going to dispose of their dead chickens when neighbors run them over or animals kill them? Who's paying the cost?	1
I lived next to a home in Des Moines that Raised chickens. Which started as chickens, went to dogs, than ducks, and doves and so on. Next we knew we had a farm yard next door. We never knew peace. We moved to Indianola for the better community and higher standards. Not to have to deal with what we did in Des Moines. All the best intentions will be had in allowing people to have chickens. But what the problem will be is those who abuse it. And if you do not make it easy to shut those people down you will be giving yourselves a headache. They have been trying to shut the farm yard in Des Moines for over a year. Which is just out side of downtown. If they are having issues imagine what problems you will have. Plan! for the problems. Otherwise you have no way to solve them when they come up.	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 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 oppurtunity 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 no interest in raising chickens but support those in the community that want to raise them.	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 reading posts about the propensity of laying chickens to sing "egg songs" whenever an egg is laid. Flocks have been observed to add to the chorus. This could create quite a bit of noise. Will Kiya Koda be able to house chickens when people decide they can't keep their chickens? Will every owner be required to have a coop for his/her chickens? How will backyard chickens draw predators like foxes, raccoons, etc.? Will there be guidelines for the management of waste from a flock? Will chickens be allowed to roam freely in backyards? Or will chicken runs be required? Will backyard butchering be allowed?	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 kept chickens for years and they are wonderful pets! They are less noisy and messy, when properly cared for, than dogs. The current laws are silly and lack understanding from individuals who have never owned or tried to understand these animals.	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 with chickens. Do not want during retirement. They get out of fenced areas. Coon and Fox and other animals will come to chicken houses	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 if 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 it's fair to have a max limit. Some residents have much more room than others. The quantity allowed should be space based.	1
I don't think it should be an issue. There should be less government involved (including City government) in a person's life	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 dont 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 want them close to my property. They are smelly, noisy, and encourage rats, raccoons, and other animals to move into your neighborhood	1
I don't want tax money going towards having to enforce people to following rules on chickens. They just won't! We don't need chickens in town. The council keeps talking about growing the town well chickens is not the way.	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 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 the cons outweigh the pros in the scenario. Thank you for considering the public’s opinion.	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 that children in Indianola can learn a lot from raising chickens. Allowing chickens in town brings that opportunity to more children rather than just those who live in the country.	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 will you handle if people buy chickens and they turn out to be a rooster instead of a hen? As it can and does happen a lot. Who is going to enforce this stuff? I don't want tax payer money being wasted on chickens.	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
Horrible idea.	1
Honestly, Roosters should be allowed on properties greater than 3 acres. There doesn't need to be a confinement requirement. Chickens should be allowed to free range on properties larger than 3 acres.	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 yo 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
Hate to see money spent trying to enforce also can see them running around. Plus people will get them without getting a permit how you going to handle that?	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 amd cleaning requirements should be there. No permits it's a freedoms to feed your family or sell fresh eggs helps economy. Farming communities need these options.	1
Extremely against!!!!	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 NOY 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

Earlier this year someone's chickens got out that are outside the city limit and got ran over. We don't need chickens in town. People can't even keep their yards mowed. They also can't keep their dogs in their yards. We don't need chickens in town attaching rodents and smelling the town up.	1
Don't waste taxpayers money to enforce people to follow rules. Too many loose animals as it is don't need to add to it either.	1
Dog feces, dogs barking, dogs at large, cat feces and cats at large are a much larger problem then 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, some how 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 out weighs buying at the store	1
Cost to enforce and health issues are my concerns.	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 will outlive the opposed grey hairs.	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 poop a lot! It is foul smelling and they defecate several times a day. So the maintenance is extremely important. If this is not done, the smell will affect the neighborhood. Chickens will invite unwanted predators. Raccoons, dogs, foxes and coyotes are just some animals that will come for them. What do they do with the chicken once it's done producing eggs? Are they going to let them go? Are they going to butcher the chickens in their backyard? You require dogs and cats to be registered, this should be done with chickens if you allow them. They should be required to have microchips. Especially if one would "fly the coop" as they say. My biggest issue is the bird flu. This has now been know to jump species. There is no vaccine for the birds. If they have dead birds, how are they going to dispose of them?	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 belong in the country on the city. We have enough issues trying to drive in town we don't need to have chickens running around.	1
chickens b long in the country. they are not pets	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 farm animals. If people would like fresh eggs they should go to the local farmers markets. Or rent a space within the county and raise the birds.	1
Chickens are farm animals and that's where they belong… On the farm.	1
Chickens are farm animals They do not belong in the city	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 rime 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
Charlie this is a bad idea. You're leaving Indianola, is this bias survey you're parting gift to a city council person?	1
Can the city or the local agriculture extension office offer community members educational classes?	1
Bring on the chickens! 🤩	1
Bock bock baggggotttt	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
Bad idea. Not healthy.	1
Bad idea from a public health standpoint.	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 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
Are you really serious about this? About as ridiculous as the new courthouse and allowing fireworks!	1
Anything that is like our great grandparents did is healthy choice compared with what we are currently consuming today. Gardening community gardens and vouchers for fresh vegetables from the farmers market would benefit the health of our community also	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

All property owners have not been notified of this consideration, which could lower property values, cause is sues with predators, smells, noise and not least of all they can cause histoplasmosis, which can be serious t o those with auto immune issues. If you want chickens, live in the country!	1
Absolutely no chickens, this is the City, not the country. People have a hard enough time keeping their prop erty cleaned up from junk and mowed properly they would not take care of the chickens, wait until they start butchering them in their backyard. How will their neighbors appreciate that? I don't think so….. wait until the dogs start chasing and eating the chickens. Will they all be required to build chicken coops? I doubt that. N O to chickens!!!!!!	1
A small number of hens in a secured area or fenced in yard should not disrupt anyone, certainly less noise t han 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 a nd lots of chickens. Police were called and stopped them. They saw no problems with what they were doin g. It may start with allowing a few chickens but there are always those who will push the requirements. Has t here 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 penalt y. 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
No chickens in the city	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 a dditional staff, who will decide on excessive odor or noise? I vote no on chickens in city limits.	1

Answered: 385 Skipped: 662

MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 9, 2024

Subject: Twin Creeks Final Plat

Recommendation: 7.A.1 Staff recommend that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. Should Outlot X, Y, and/or Z be further developed, residential density shall take into account the metes and bounds of the Twin Creeks Final Plat, to achieve density goals identified in the Elevate Indianola Comprehensive Plan.

7.A.2 Staff recommend that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

Attachments: 1. Staff Report

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: July 9, 2024

Agenda Item: 7.A.1 Consider request from Chad Daniels for final plat approval of the Twin Creeks Subdivision.

7.A.2 Consider the request from Chad Daniels to rezone property identified as Lots 1 through 5, and Outlot 'Z' to the R-1 'Single-Family Residential Detached' Zoning District and Outlot 'X' and Y' to the R-2 'Single-Family Residential Attached' Zoning District from the A-1 'Agricultural/Open-Space' Zoning District.

Application Type: Final Plat and Rezoning

Applicant: Chad Daniels

Property Owner: Don and Cynthia Strauch

Property Address/Parcel: Parcels #490/2413-0628, -0640, & -0625

Current Zoning: A-1 '*Agricultural/Open-Space*' Zoning District

Proposed Zoning: R-1 '*Single-Family Residential Detached*' Zoning District & R-2 '*Single-Family Residential Attached*' Zoning District

Application Summary

Chad Daniels, on behalf of Don and Cynthia Strauch, has submitted a final plat and rezoning application for property identified as Parcels #490/2413-0628, -0650, & -0625. The requests would create five developable lots for single-family residential development and would create three outlots reserved for future development and division.

Agenda Item: 7.A.1 Consider request from Chad Daniels for final plat approval of the Twin Creeks Subdivision.

7.A.2 Consider the request from Chad Daniels to rezone property identified as Lots 1 through 5, and Outlot 'Z' to the R-1 'Single-Family Residential Detached' Zoning District and Outlot 'X' and Y' to the R-2 'Single-Family Residential Attached' Zoning District from the A-1 'Agricultural/Open-Space' Zoning District.

AERIAL MAP

APPLICABLE CODE SECTIONS

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

165.02.5 AMENDMENTS

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

A. Request by Petition

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

B. City Council Referral

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

C. Zoning Commission Disapproval or Protest Petition

In case the proposed amendment, supplement or change is disapproved by the Zoning Commission, or a protest is presented duly signed by the owners of twenty percent (20%) or more either of the area of the lots included in such proposed change, or of those immediately adjacent in the rear thereof, extending the depth of one lot or not to exceed two hundred (200) feet therefrom, or of those directly opposite thereto, extending the depth of one lot or not to exceed two hundred (200) feet from the street frontage of such opposite lots, such amendment shall not become effective except by the favorable vote of at least three-fourths (¾) of all members of the Council. Whenever any petition for amendment, supplement or change of the zoning districts or regulations herein contained or subsequently established has been denied by the Council, then no new petition covering the same property or the same property and additional property shall be filed with or considered by the Council until one year shall have elapsed from the date of filing of the first petition.

D. Public Hearing Noticing

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

E. Filing Fees

Before any action is taken as provided in this section, the owner or owners of the property requesting the proposed changed in the district regulations or district boundaries shall pay to the City Clerk the fee as established by resolution of the City Council.

ANALYSIS

Subject Property

Chad Daniels, on behalf of Don and Cynthia Strauch, has submitted a final plat and rezoning request for their property identified as Parcels #490/2413-0628, -0650, & -0625. The final plat request would divide the property to create five developable lots for single-family residential development, and would create three outlots reserved for future development. The request would also rezone the five developable lots to the R-1 'Single-Family Residential Detached' Zoning District and would rezone remainder portions to the R-2 'Single-Family Residential Attached' Zoning District. The properties are currently zoned for the A-1 'Agricultural/Open-Space Zoning District'.

The subject area is currently vacant and consists of approximately 50.39-acres in size. To the north of the subject area are two vacant properties currently in row-crop production. To the east exists two lots containing single-family dwellings. To the south exists one lot part of the Heritage Hills Plat 12 Development and several other lots containing bi-attached residential development. To the west exists one vacant lot.

The subject area fronts along West Hoover Street, which according to the Elevate Indianola Comprehensive Plan is designated as a Major Arterial Road. Major Arterial Roads are considered to be high-capacity roadways that primarily provide for the movement of through traffic and limit access to adjacent land. These roads serve to connect different areas of the city to the other major arterials. Hoover Street is proposed to be upgraded to a major arterial, providing a significant east/west connector across town. According to the Iowa Department of Transportation (IDOT) in 2012, this portion of Hoover Street has an Average Annual Daily Traffic (AADT) of 230 vehicles.

The property appears to have multiple environmentally sensitive features, including heavy woodlands and meandering streams/creeks. The site does not appear to contain any floodplains.

Future Land Use
According to the 'Elevate Indianola' Comprehensive Plan, the future land use of this area is designated as Medium/High Density Residential, calling for a density of up to 25- dwelling units per gross acre.

If the request were to be approved, lots 1-5 would be developable for single-family residential detached dwellings. These lots range between 1.29-acres in size to 2.90-acres in size. Remaining outlots would require further platting and improvements in order to create developable lots.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property on June 26, 2024, for the Planning and Zoning Commission meeting. At the time of writing this staff report, no public comment was received.

ALTERNATIVES

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

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

RECOMMENDATION

7.A.1 Staff recommend that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. Should Outlot X, Y, and/or Z be further developed, residential density shall take into account the metes and bounds of the Twin Creeks Final Plat, to achieve density goals identified in the Elevate Indianola Comprehensive Plan

7.A.2 Staff recommend that the Indianola Planning and Zoning Commission move alternative 1, that the request be approved, as submitted.

MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 9, 2024

Subject: Consider request from Chad Daniels for final plat approval of the Twin Creeks Subdivision.

Recommendation: Staff recommend that the Indianola Planning and Zoning Commission move alternative 2, that the request be approved, with the following conditions:

1. Should Outlot X, Y, and/or Z be further developed, residential density shall take into account the metes and bounds of the Twin Creeks Final Plat, to achieve density goals identified in the Elevate Indianola Comprehensive Plan

Attachments:
1. Application
2. Twin Creeks Final Plat

LAND DIVISION APPLICATION

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

PROPERTY OWNER

(Last Name) Strauch
(First Name) Donald
(Address) 616 Trailridge Rd
(City) Indianola (State) IA (Zip) 50125
(Phone) 520-991-8481 (Email) donstrauch@gmail.com

APPLICANT (if not Property Owner)

(Last Name) Daniels
(First Name) Chad
(Address) 22470 18th Ln
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515-577-2583 (Email) pls17532@gmail.com

☐ PLAT OF SURVEY

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $125 per request
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $350, plus $10.00 for each lot in excess of 10 lots, land plus Outside Engineering Cost
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☑ FINAL PLAT

Submittal Requirements:

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

- ☑ Completed Application
- ☑ Filing Fee: $200, plus $10.00 for each lot in excess of 10 lots, land plus Outside Engineering Cost
- ☑ Proposed plat of survey (hard copy)
- ☑ Proposed plat of survey (electronic copy)
- ☑ Legal description (electronic in word format)
- ☑ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature Chad A Daniels

Name (printed) Chad Daniels **Date** 16 February 2024

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

Date Received: _____
Receipt No: _____
Receipt Amount: _____

TWIN CREEKS SUBDIVISION - FINAL PLAT

INDEX LEGEND

LOCATION: Part of the N ½ of the SW ¼ of Section 13
T 76N, R 24W, City of Indianola, Warren County, Iowa

OWNER: Donald F Strauch, ET AL
616 Trailridge Road, Indianola IA 50125

SUBDIVIDER: Donald F Strauch, ET AL
616 Trailridge Road, Indianola IA 50125

PREPARED BY
RETURN TO: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

( ) - Recorded Distance/Bearing
— — — — Building Setback lines
— · — · — Section line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
○ - Set 12" spike w/ brass washer, #17532
■ - Found 5/8" blue #18381
□ - Found 1/2" yellow #5301
◆ - Found 5/8" yellow #3754

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - TWIN CREEKS SUBDIVISION:
The Northwest Quarter of the Southwest Quarter of Section 13, Township 76 North, Range 24 West of the 5th P.M., City of Indianola, Warren County, Iowa.
AND
Parcel "A" of the survey of the North ½ of the Northeast ¼ of the Southwest ¼ and the North 12 feet of the South ½ of the Northeast ¼ of the Southwest ¼ of Section 13, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa as shown in Irregular Plat Book 12 Page 3 of 76-24 in the Office of the Warren County Recorder, EXCEPT the South 12 feet thereof.

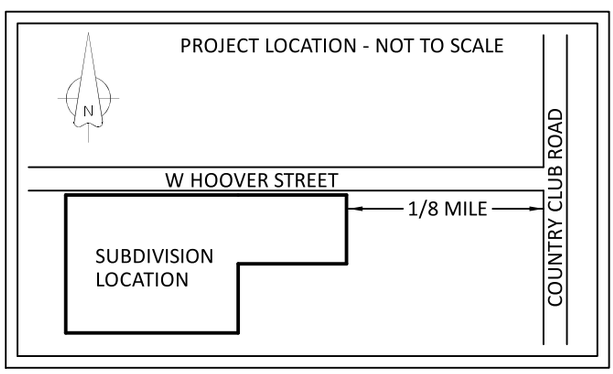
Proposed Zoning of Lots 1-5 - R1 'Single-Family Residential Detached'
Proposed Zoning of Outlots 'X', 'Y', and 'Z' is A-1 Agricultural Zoning District. Outlots 'X', 'Y', and 'Z' shall be considered non-buildable until further developed.
Proposed Sanitary Sewer - Individual Systems

Lot 'A' (West Hoover Street right of way) to be dedicated to the City of Indianola at the time Twin Creeks Subdivision is recorded.

Unless granted a waiver by the Indianola City Council, a sidewalk must be provided on the site at the time of development.

Paved accesses/driveways are required at the time of development. Gravel accesses/driveways are not permitted.
Accesses/driveways from West Hoover Street must comply with Chapter 135.14 of the City of Indianola code.

Bulk regulations for Lots 1-5:
i. Front building setback is 30 feet
ii. Side building setback is 18 feet total sum of both side yards with a minimum of 8 feet on one side
iii. Rear building setback is 35 feet
iv. Minimum Lot Width is 60 feet
v. Minimum Lot Street frontage is 20 feet
vi. Minimum Lot Size is 7,200 square feet
vii. Maximum Building Height is 35 feet
viii. Minimum Open Space is 20%

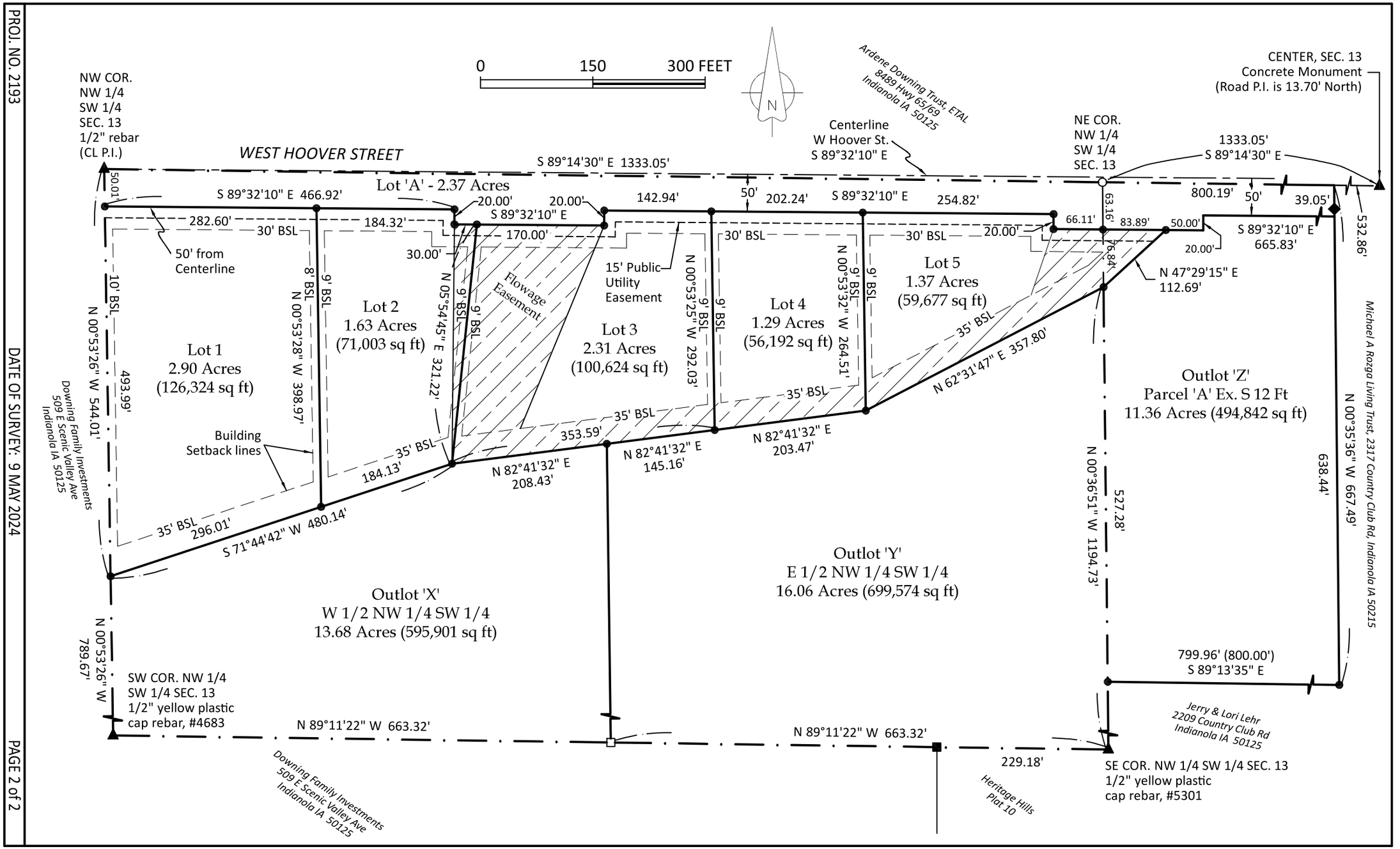


I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed _____ 4 JUNE 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2

PROJ. NO. 2193 | DATE OF SURVEY: 9 MAY 2024 | PAGE 1 of 2


PROJ. NO. 2193
DATE OF SURVEY: 9 MAY 2024
PAGE 2 of 2
0
150
300 FEET
N
NW COR.
NW 1/4
SW 1/4
SEC. 13
1/2" rebar
(CL P.I.)
WEST HOOVER STREET
S 89°14'30" E 1333.05'
Centerline
W Hoover St.
S 89°32'10" E
Ardene Downing Trust, ETAL
8489 Hwy 65/69
Indianola IA 50125
CENTER, SEC. 13
Concrete Monument
(Road P.I. is 13.70' North)
NE COR.
NW 1/4
SW 1/4
SEC. 13
1333.05'
S 89°14'30" E
800.19'
50'
39.05'
532.86'
50.01
S 89°32'10" E 466.92'
Lot 'A' - 2.37 Acres
20.00'
20.00'
S 89°32'10" E
142.94'
50'
202.24'
S 89°32'10" E
254.82'
63.16'
66.11'
83.89'
50.00'
S 89°32'10" E
665.83'
20.00'
282.60'
30' BSL
184.32'
170.00'
30' BSL
30' BSL
20.00'
76.84'
50' from
Centerline
30.00'
15' Public
Utility
Easement
N 47°29'15" E
112.69'
10' BSL
8' BSL
9' BSL
9' BSL
9' BSL
9' BSL
9' BSL
9' BSL
Flowage
Easement
Lot 1
2.90 Acres
(126,324 sq ft)
Lot 2
1.63 Acres
(71,003 sq ft)
Lot 3
2.31 Acres
(100,624 sq ft)
Lot 4
1.29 Acres
(56,192 sq ft)
Lot 5
1.37 Acres
(59,677 sq ft)
N 00°53'26" W 544.01'
493.99'
N 00°53'28" W 398.97'
N 05°54'45" E 321.22'
N 00°53'25" W 292.03'
N 00°53'32" W 264.51'
35' BSL
N 62°31'47" E 357.80'
Michael A Rozga Living Trust, 2317 Country Club Rd, Indianola IA 50215
Downing Family Investments
509 E Scenic Valley Ave
Indianola IA 50125
Building
Setback lines
35' BSL
35' BSL
35' BSL
184.13'
353.59'
N 82°41'32" E
208.43'
N 82°41'32" E
145.16'
N 82°41'32" E
203.47'
Outlot 'Z'
Parcel 'A' Ex. S 12 Ft
11.36 Acres (494,842 sq ft)
35' BSL
296.01'
S 71°44'42" W 480.14'
N 00°36'51" W 1194.73'
527.28'
638.44'
N 00°35'36" W 667.49'
Outlot 'Y'
E 1/2 NW 1/4 SW 1/4
16.06 Acres (699,574 sq ft)
Outlot 'X'
W 1/2 NW 1/4 SW 1/4
13.68 Acres (595,901 sq ft)
799.96' (800.00')
S 89°13'35" E
N 00°53'26" W
789.67'
SW COR. NW 1/4
SW 1/4 SEC. 13
1/2" yellow plastic
cap rebar, #4683
N 89°11'22" W 663.32'
N 89°11'22" W 663.32'
Jerry & Lori Lehr
2209 Country Club Rd
Indianola IA 50125
229.18'
SE COR. NW 1/4 SW 1/4 SEC. 13
1/2" yellow plastic
cap rebar, #5301
Downing Family Investments
509 E Scenic Valley Ave
Indianola IA 50125
Heritage Hills
Plat 10

MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 9, 2024

Subject: Consider the request from Chad Daniels to rezone property identified as Lots 1 through 5, and Outlot 'Z' to the R-1 'Single-Family Residential Detached' Zoning District and Outlot 'X' and Y' to the R-2 'Single-Family Residential Attached' Zoning District from the A-1 'Agricultural/Open-Space' Zoning District.

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

Attachments:
1. Application
2. Proposed Areas for Rezoning

LAND USE CHANGE APPLICATION

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

PROPERTY OWNER

(Last Name) Strauch
(First Name) Donald Strauch
(Address) 616 Trail Ridge Road
(City) INDIANOLA (State) IA (Zip) 50125
(Phone) 520-991-8481 (Email) donstrauch@gmail.com

APPLICANT (if not Property Owner)

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

☐ COMPREHENSIVE PLAN AMENDMENT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: _____
- ☐ Filing Fee: $300
- ☐ Current Designation: _____ Proposed Designation: _____
- ☐ A plat showing the locations, dimensions and use of the property and all property within two hundred (200) feet thereof, including streets and other physical features
- ☐ Written justification for proposed amendment
- ☐ Other Information as required by Director

☑ REZONING

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Property Address: no physical address acreage on Hoover Street West of Country Club Rd.
- ☐ Filing Fee: $300
- ☐ Current Zoning: A-1 Proposed Zoning: R-1
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 165.39 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

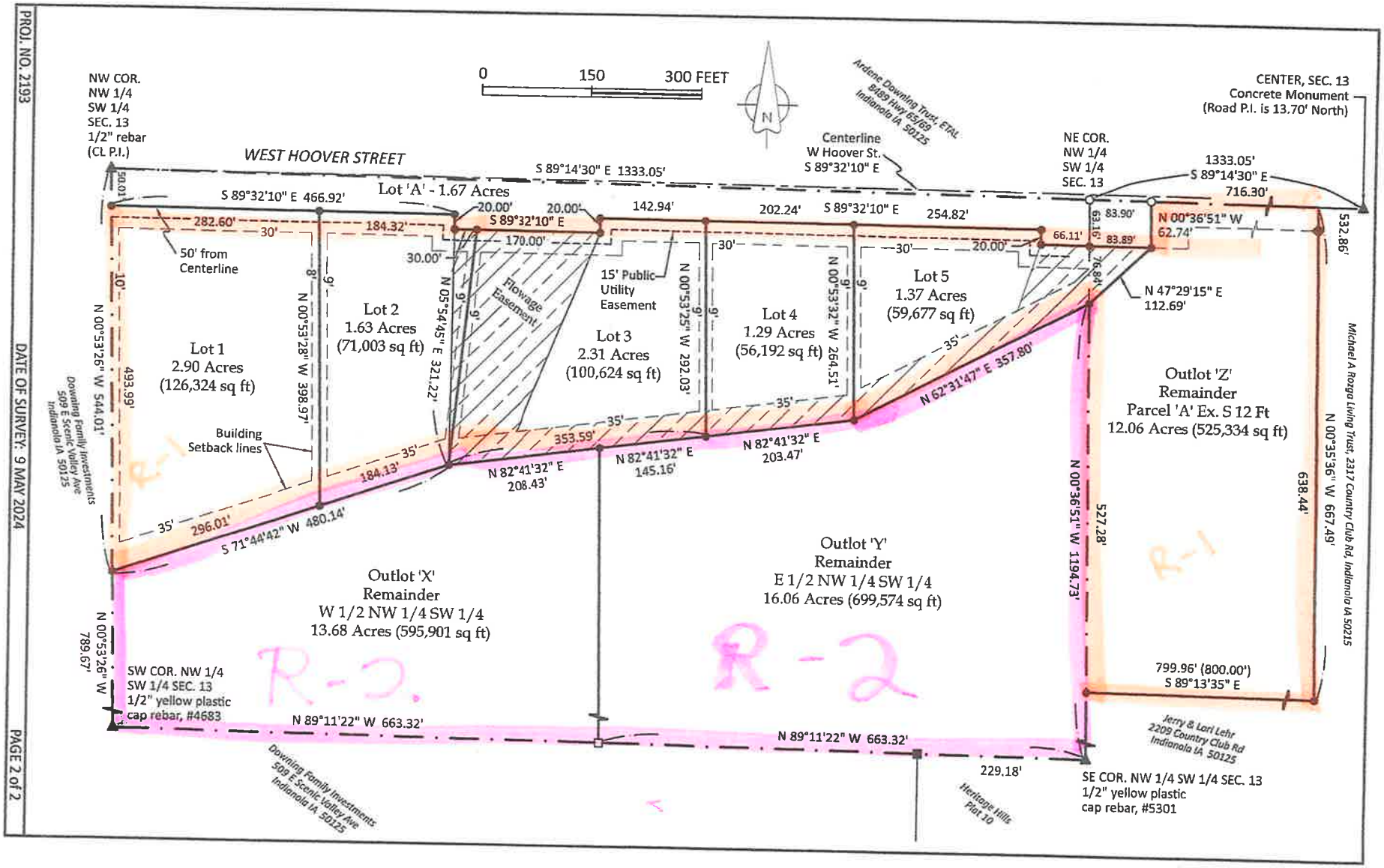
I certify that the information and exhibits submitted are true and correct to the best of my knowledge and that in filing this application I am acting with the knowledge, consent and authority of the owner(s) of the property. Pursuant to said authority, I hereby permit City officials to enter upon the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

Signature Donald Strauch

Name (printed) DONALD STRAUCH **Date** Feb. 22, 2024

FOR OFFICE USE ONLY: Code to 45989 (Rezoning)
45681 (Comp Plan)

Date Received: _____
Receipt No: _____
Receipt Amount: _____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170.00'
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Jerry & Lori Lehr
2209 Country Club Rd
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Downing Family Investments
509 E Scenic Valley Ave
Indianola IA 50125
Heritage Hills
Plat 10
R-1
R-2
R-2

MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 9, 2024

Subject: Consider approval of a plat of survey request for Chad Daniels for Lot 3 of the Indianola Industrial Park Plat 3.

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

Attachments:

1. Staff Report
2. Application
3. Plat of Survey

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: March 26, 2024

Agenda Item: 7.B Consider approval of a plat of survey request for Chad Daniels for Lot 3 of the Indianola Industrial Park Plat 3.

Application Type: Land Division

Applicant/Property Owner: Indianola Industrial Park LLC

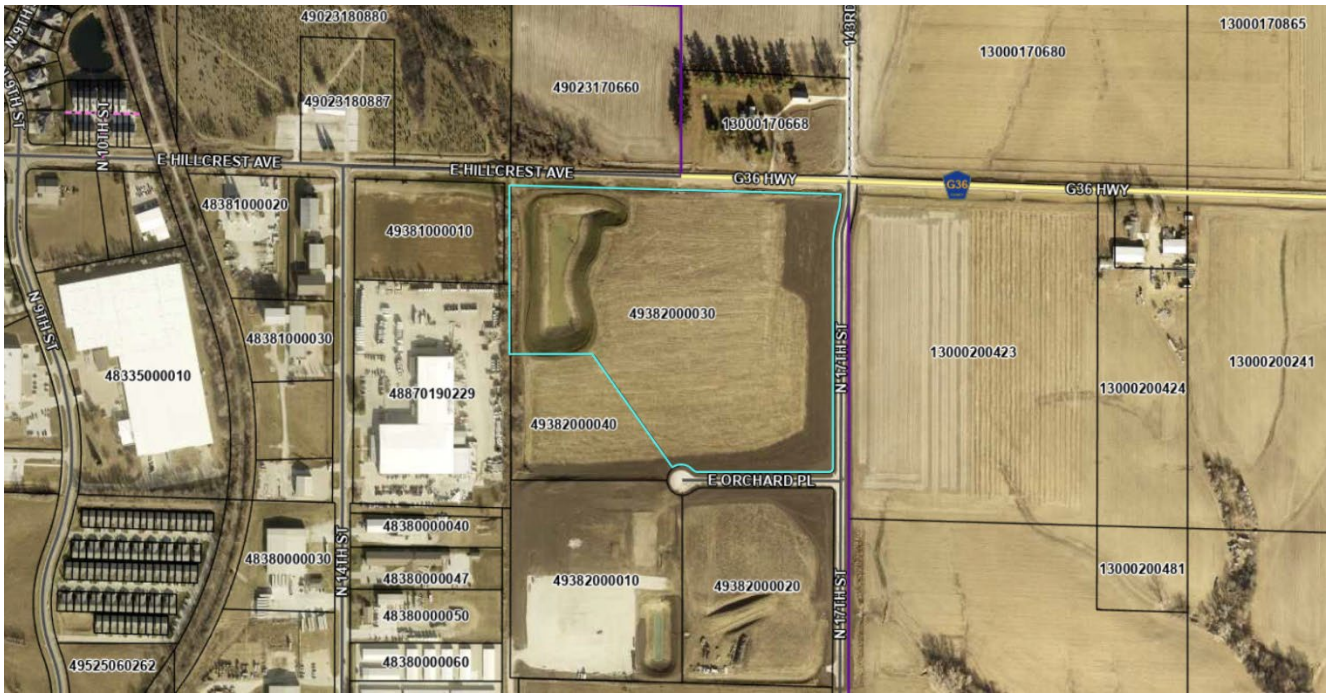
Property Address/Parcel: 1604 E Orchard Place (Parcel #493/8200-0030)

Current Zoning: M-2 '*General Industrial'* Zoning District

Application Summary

Indianola Industrial Park LLC has submitted a plat of survey request for property addressed as 1604 E Orchard Place (Parcel #493/8200-0030). The split would result in Parcel 'A', a 4.05-acre lot, developable for an industrial type use allowable in the M-2 Zoning District.

AERIAL MAP



APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE

1. A final plat shall be submitted within six months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.

2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.

3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments that may be required by law.

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.

2. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.

3. The final plat shall contain the following:

A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.

B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.

C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.

D. Accurate metes and bounds description of the boundary.

E. Street names.

F. Complete curve notes for all curves included in the plat.

G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.

H. Lot numbers and dimensions.

I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.

J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.

K. Building lines and dimensions.

L. The location, type, material and size of all monuments and markers.

M. The name of the subdivision.

N. The name and address of the owner and the subdivider.

O. North point, scale, and date.

P. Certification by a registered land surveyor of the State of Iowa.

Q. Certification of dedication of streets, easements and other public property.

R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.

S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

4. The final plat shall be accompanied by the following instruments:

A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.

B. A statement by the Auditor approving the name or title on the subdivision plat.

C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.

D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.

E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.

F. A letter from the owner’s engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

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

A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.

C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

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

170.11 DESIGN STANDARDS – STREETS

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

A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.

B. Street jogs of less than 150 feet shall be avoided.

C. Cul-de-sacs shall not exceed 700 feet in length.

D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.

E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.

F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.

G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.

H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.

I. Intersection of more than two streets at a point shall not be permitted.

J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.

K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.

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

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

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

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

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

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

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

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

170.13 DESIGN STANDARDS – LOTS

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.

2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.

3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.

5. Lot depth shall not exceed two and one-half times the width.

6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.

2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.

3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

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

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

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

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

C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.

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

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

170.22 WATER

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.

2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

bordered by more than one street) prior to or contemporaneous with the development of the lot or lots. The owner or developer shall also improve all other portions of unimproved street right of way serving such areas.

170.29 SPECIFICATIONS

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

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

170.38 ENFORCEMENT

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

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

ANALYSIS

Subject Property
Chad Daniels, on behalf of Indianola Industrial Park LLC, has submitted a plat of survey application for 1604 E Orchard Place (Parcel #493/8200-0030), also identified as Lot 3 of the Indianola Industrial Park Plat 3. The plat proposes the creation of Parcel 'A', a 4.05-acre lot. The subject property is currently vacant and has a pending site plan application that is in review by city staff. The site plan proposes industrial manufacturing, production, and services, as it relates to erosion control.

To the north of the subject area are two properties, a vacant 10-acre land in row-crop production and property developed for single-family residential. To the east exists one 28.65-acre property in row-crop production. To the south exists a vacant lot zoned for industrial development. To the west exists two properties, including one vacant 5.33-acre property and one developed for an industrial-type use.

The subject parcel contains three frontages, one along East Hillcrest Avenue/G36 Highway, one along North 17th Street, and one along East Orchard Place. Proposed Parcel 'A' would be considered a corner lot with frontage along Each Orchard Place and North 17th Street. No Annual Daily Traffic (AADT) is available from the Iowa Department of Transportation (IDOT) for either road at this time.

The subject property does not appear to contain any environmentally sensitive features, and no floodplain exists for this site.

Future Land Use
The subject property is designated for future industrial within the "Elevate Indianola" Comprehensive Plan. This land use designation guides for office/warehouse buildings, manufacturing, and outdoor storage or operations when screened from public rights-of-way and adjacent properties.

The proposed division, if approved, would create Parcel 'A', a proposed 4.05-acre lot. The applicant has indicated that the intent of the division would be to split off an industrial lot for the purpose of sale/transfer. An active site plan application is currently in review by City Staff for the site. The site plan proposes industrial manufacturing, production, and services, as it relates to an erosion control business.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on June 26, 2024. No comments have been received by the general public at the time of writing this report.

ALTERNATIVES

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

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

RECOMMENDATION

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

LAND DIVISION APPLICATION

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

PROPERTY OWNER

(Last Name) Indianola Industrial Park LLC
(First Name) _____
(Address) 1110 North 14th St
(City) Indianola (State) IA (Zip) 50125
(Phone) _____ (Email) _____

APPLICANT (if not Property Owner)

(Last Name) Daniels Land Surveying
(First Name) _____
(Address) 22470 18th Lane
(City) New Virginia (State) IA (Zip) 50210
(Phone) 5155772583 (Email) PLS17532@gmail.com

☑ PLAT OF SURVEY

Submittal Requirements:

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

- ☑ Completed Application
- ☑ Filing Fee: $125 per request
- ☑ Proposed plat of survey (hard copy)
- ☑ Proposed plat of survey (electronic copy)
- ☑ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $350, plus $10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $200, plus $10.00 for each lot in excess of 10 lots, land plus Outside Engineering Costs
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature _____

Name (printed) Chad Daniels **Date** 31 May 2024

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

Date Received: _____
Receipt No: _____
Receipt Amount: _____

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of Lot 3 of Indianola Industrial Park Plat 3, City of Indianola, Warren County, Iowa

OWNER: Indianola Industrial Park LLC
1110 North 14th Street, Indianola IA 50125

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Warranty Deed: 2021 - 11891
Subdivision Plat: 2023 - 08633

PREPARED BY RETURN TO: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

— · — · — Section line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
○ - Found 1/2" red plastic capped rebar, #17532
■ - Found 1/2" yellow #19710

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL A:
That part of Lot 3 of Indianola Industrial Park Plat 3, an official subdivision of the City of Indianola, Warren County, Iowa, described as follows;
Commencing at the Southwest corner of said Lot 3; thence with a curve turning to the right with an arc length of 84.95 feet, with a radius of 59.50 feet, with a chord bearing of South 84 degrees 23 minutes 58 seconds East, with a chord length of 77.92 feet to a corner of said Lot 3; thence with a curve turning to the left with an arc length of 28.76 feet, with a radius of 35.50 feet, with a chord bearing of South 66 degrees 42 minutes 06 seconds East, with a chord length of 27.98 feet to a corner of said Lot 3; thence South 89 degrees 54 minutes 27 seconds East, 107.04 feet along the South line of said Lot 3 to the Point of Beginning; thence South 89 degrees 54 minutes 27 seconds East, 404.53 feet to a corner of said Lot 3; thence with a curve turning to the left with an arc length of 24.35 feet, with a radius of 15.50 feet, with a chord bearing of North 44 degrees 58 minutes 26 seconds East, with a chord length of 21.92 feet to a corner of said Lot 3; thence North 00 degrees 04 minutes 34 seconds East, 404.52 feet along the East line of said Lot 3; thence North 89 degrees 54 minutes 27 seconds West, 420.00 feet; thence South 00 degrees 04 minutes 34 seconds West, 420.00 feet to the Point of Beginning, having an area of 4.05 Acres.

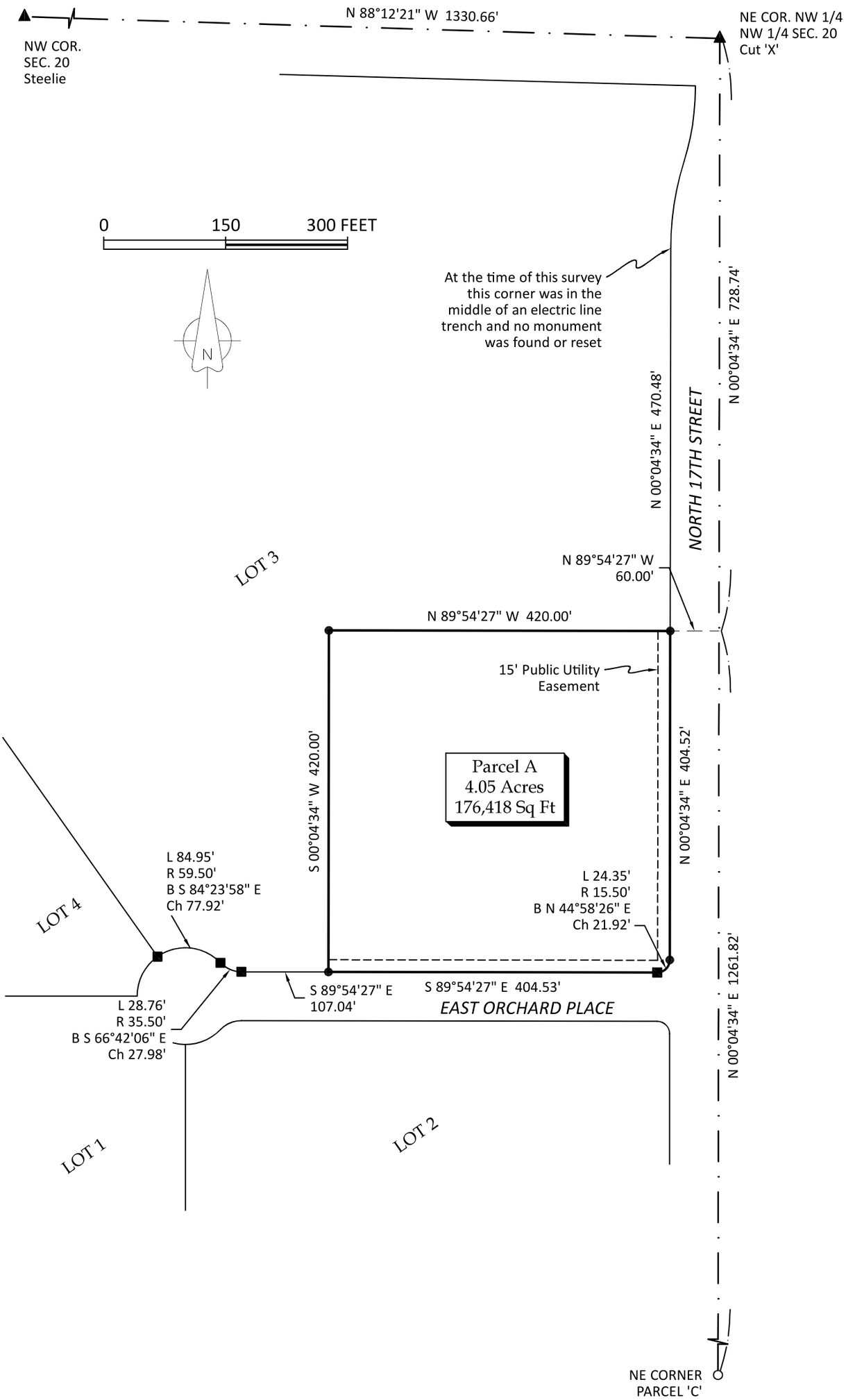
LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed _____ 31 MAY 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2

PROJ. NO. 2265 DATE OF SURVEY: 30 MAY 2024 PAGE 1 of 2



PROJ. NO. 2265 | DATE OF SURVEY: 30 MAY 2024 | PAGE 2 of 2

MEMORANDUM

To: Planning and Zoning Commission

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

Date: July 9, 2024

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

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

Attachments:

1. Staff Report
2. Application
3. Plat of Survey

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

STAFF REPORT

PLANNING AND ZONING COMMISSION

Date of Meeting: July 9, 2024

Agenda Item: 7.C Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

Application Type: Plat of Survey

Applicant: Chad Daniels

Property Owner: Christopher and Alexandrea Jacob

Property Address/Parcel: Parcels #140/0015-0621, -0640, & #140/0016-0820

Current Zoning: A-1 '*Agricultural'* Zoning District (Unincorporated – Warren County)

Comprehensive Plan Designation: Community Mixed Use / No Designation

Application Summary

Chad Daniels, on behalf of Christopher and Alexandrea Jacob, are requesting plat of survey approval for Parcels #140/0015-0621, -0640, and #140/0016-0820. This property is located outside of Indianola's corporate limits but within the two-mile jurisdictional boundary of Indianola.

Agenda Item: 7.C Consider waiving right to review of a Plat of Survey for Chad Daniels, for a property located within two miles of the City of Indianola

AERIAL MAP

APPLICABLE CODE SECTIONS

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

170.06 FINAL PLATTING PROCEDURE

1. A final plat shall be submitted within six months of the approval of the preliminary plat, or such approval shall expire and the preliminary plat shall be resubmitted for approval prior to the preparation of a final plat.

2. Procedures for final plats shall be the same as set out for preliminary plats in Section 170.05 above.

3. Upon approval of the final plat, a certification of approval signed by the Mayor and attested by the Clerk shall be affixed to the original tracing of the final plat and copies of the same filed with the Clerk, County Auditor and County Recorder, along with such other certifications and instruments that may be required by law.

170.10 FINAL PLAT REQUIREMENTS

The final plat shall meet the following specifications:

1. It may include all or only part of the preliminary plat.

2. The plat shall be drawn to the scale of 50 feet to one inch, provided that if the resulting drawing would be over 36 inches in its shortest dimension, a scale of 100 feet to one inch may be used. An electronic file is required to be filed prior to Planning and Zoning action with the Clerk.

3. The final plat shall contain the following:

A. Accurate boundary lines, with dimensions and angles, which provide a survey of the tract, closing with an error of not more than one foot in 3,000 feet.

B. Accurate references to known or permanent monuments, giving the bearing and distance from some corner of a congressional division of the county of which the subdivision is a part.

C. Accurate locations of all existing and recorded streets intersecting the boundaries of the tract.

D. Accurate metes and bounds description of the boundary.

E. Street names.

F. Complete curve notes for all curves included in the plat.

G. Street right-of-way lines with accurate dimensions in feet and hundredths of feet with angles to right-of-way lines and lot lines.

H. Lot numbers and dimensions.

I. Accurate locations and descriptions of easements for utilities and any limitations on such easements.

J. Accurate dimensions for any property to be dedicated or reserved for public, semi-public or community use.

K. Building lines and dimensions.

L. The location, type, material and size of all monuments and markers.

M. The name of the subdivision.

N. The name and address of the owner and the subdivider.

O. North point, scale, and date.

P. Certification by a registered land surveyor of the State of Iowa.

Q. Certification of dedication of streets, easements and other public property.

R. A resolution and certificate of approval by the Council for signatures of the Mayor and Clerk, stating that the plat, as described, has been acted upon and approved as required by Chapter 354, Code of Iowa, and that all dedications of streets easements and public lands have been accepted by the City.

S. Location and dimensions of sidewalks to be installed prior to the occupancy of a developed lot.

4. The final plat shall be accompanied by the following instruments:

A. A statement by the proprietors and their spouses, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgments of deeds. The statement by the proprietors may also include a dedication to the public of all lands within the plat that are designated for streets, alleys, parks, open areas, school property, or other public use, if the dedication is approved by the Council.

B. A statement by the Auditor approving the name or title on the subdivision plat.

C. Either (i) a certificate bearing the approval of the Council stating that all improvements and installations in the subdivision required by this chapter have been made or installed in accordance with the City specifications, or (ii) a certificate from the owner or developer stating that all improvements required by this chapter shall be made or installed in accordance with City specifications before an occupancy compliance certificate is issued under the Zoning Ordinance, except as otherwise provided for in this chapter.

D. A petition by the subdivider to the Council to provide the necessary improvements and to assess the costs thereof against the subdivided property in accordance with the requirements regarding special assessments, provided, however, that the subdivider or property owners shall furnish the necessary waivers to permit the assessment of the entire cost of the improvement plus the necessary and reasonable cost of the assessment proceedings against the platted property even though the total amount exceeds the statutory limitations. The final plat shall state that the subdivider, the grantees, assignees and successors in interest agree that public services including but not limited to street maintenance, snow removal, rubbish, refuse and garbage collection will not be extended to this subdivision until the improvements have been completed and accepted by the City.

E. Easement(s) for Overland Drainage and/or Public Storm Sewer is required by and shall be in a form approved by the City.

F. A letter from the owner's engineer designing the public improvement stating that all public improvements completed have been made or installed in accordance with City Specifications prior to acceptance of maintenance bonds for such improvements.

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

A. A statement from the mortgage holders or lienholders, if any, that the plat is prepared with their free consent and in accordance with their desire, signed and acknowledged before an officer authorized to take the acknowledgment of deeds. An affidavit and bond as provided for in Section 354.12 of the Code of Iowa may be recorded in lieu of the consent of the mortgage or lienholder. When a mortgage or lienholder consents to the subdivision, a release of mortgage or lien shall be recorded for any areas conveyed to the City or dedicated to the public.

B. An opinion by an attorney-at-law who has examined the abstract of title of the land being platted. The opinion shall state the names of the proprietors and holders of mortgages, liens or other encumbrances on the land being platted and shall note the encumbrances, along with any bonds securing the encumbrances. Utility easements shall not be construed to be encumbrances for the purpose of this section.

C. A certificate of the County Treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with Section 354.12 of the Code of Iowa.

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

170.11 DESIGN STANDARDS – STREETS

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

A. The street and alley layout shall provide access to all lots and parcels of land within the subdivision.

B. Street jogs of less than 150 feet shall be avoided.

C. Cul-de-sacs shall not exceed 700 feet in length.

D. New subdivisions shall make provisions for continuation and extension of thoroughfares and collector streets and roads.

E. No dead-end streets will be permitted except at subdivision boundaries and in no event shall any dead-end street be in excess of 500 feet.

F. Thoroughfare and collector streets in a subdivision shall extend through to the boundaries thereof, unless a terminal point within the subdivision is shown in the master street plan.

G. Alleys shall be discouraged in residential areas but shall be provided in commercial and industrial areas unless other suitable public or private access to loading and service areas is provided.

H. Intersection of road centerlines shall be between 80 degrees and 100 degrees.

I. Intersection of more than two streets at a point shall not be permitted.

J. Where parkways or special types of streets are proposed, the Commission may apply special standards for the design of such parkways or streets.

K. Proposed streets that are extensions of or in alignment with existing streets shall bear the name of the existing street. Names of new streets shall avoid duplication of or similarity to existing names of streets, or public and semi-public buildings and areas.

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

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

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

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

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

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

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

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

170.13 DESIGN STANDARDS – LOTS

1. All lots shall abut on a street or place. Corner lots which abut on a thoroughfare or collector street shall have a minimum radius of 25 feet at the intersection.

2. Sidelines of lots shall approximate right angles to straight street lines and radial angles to curbed street lines except where a variation will provide better lot layout.

3. Lots with double frontage shall be avoided, except in specific locations where good planning indicates their use. In that event a planting screen shall be provided along the rear of the lot.

4. Corner lots shall not be less than 80 feet in width and interior lots shall not be less than 70 feet in width at the building line.

5. Lot depth shall not exceed two and one-half times the width.

6. No lot shall have less area than required by the Zoning Ordinance for the district in which it is located.

170.14 EASEMENTS

1. Easement not less than 15 feet in width shall be provided along each side of the front yard lot lines of all lots, and in the case of corner lots, the side street yard, and along such other lot liens as may be required by public and private utility companies.

2. Easements of greater width may be required for trunk lines, pressure lines, open drainage courses or high voltage lines and shall be provided as determined by the utility or Council.

3. Utility easements shall convey to the City, its successors and assigns, the perpetual right within the areas shown on the plat and described in the easement, to construct, reconstruct, operate and maintain electric lines consisting of poles, wires, cables, conduits, fixtures, anchors and other similar equipment, including the right to trim or remove trees within such areas where necessary to secure a clearance of four feet from the wires or poles, together with the right to extend to any telephone, telegraph, electric or power company, the right to use separately or jointly with the City, the areas included in the easement for the purposes above enumerated.

170.15 PARKS, SCHOOL SITES AND PUBLIC AREAS.

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

170.16 NATURAL DRAINAGE COURSES

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

170.17 EROSION CONTROL (DESIGN STANDARDS)

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

170.19 SANITARY SEWERS

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

170.20 PROHIBITED DISCHARGE

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

170.21 STORM DRAINS

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

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

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

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

C. The storm sewer system shall be large enough to provide for anticipated extension of use to serve additional areas, as set out in Indianola Comprehensive Plan.

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

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

170.22 WATER

The subdivider shall at the subdivider's expense provide the subdivision with a complete water main supply system including hydrants, valves and other appurtenances which shall be extended into and through the subdivision to the boundary lines, and which shall provide a water connection for each lot, and shall be connected to the City water

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

170.23 SIDEWALKS

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

170.24 MARKERS

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

1. Set in concrete three feet deep at the intersection of all lines forming angles in the boundary of the subdivision, and at all street intersections.

2. At lot corners and changes in direction of block and lot boundaries.

170.25 GRADING

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

170.26 CURB AND GUTTER

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

170.27 EROSION CONTROL (REQUIRED IMPROVEMENTS)

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

170.28 SURFACING

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

170.29 SPECIFICATIONS

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

170.30 APPROVAL OF PLANS AND SPECIFICATIONS

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

170.31 INSPECTION

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

170.32 ACCEPTANCE

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

170.33 ELECTRICAL SERVICE

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

170.34 CHARGE FOR INSTALLATION OF ELECTRICAL SERVICE

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

170.36 FEES

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

170.38 ENFORCEMENT

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

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

ANALYSIS

Subject Property
Chad Daniels has submitted a plat of survey application, on behalf of Christopher and Alexandrea Jacob for Parcels #140/0015-0621, -0640, and #140/0016-0820. The plat of survey application proposes creating Parcel 'H', a 12.89-acre parcel. The subject property is currently vacant and is in row-crop production.

To the north of the subject area exists four properties, two of which are vacant and two containing single-family residential dwellings. To the east exists two properties, including a 36.78-acre vacant ground in row-crop production and one single-family dwelling. To the south exists three properties, including two vacant aliquot parcels in row-crop production and one parcel containing a series of agricultural buildings. To the west exists one vacant 27.99-acre parcel.

The subject property fronts along R63 Highway. According to the Iowa Department of Transportation (IDOT) in 2016, this highway has an Annual Average Daily Traffic (AADT) of 1770 vehicles and is also classified as a farm to market road. The Elevate Indianola Comprehensive Plan designates this road as a Major Arterial Road.

The subject property does contain environmentally sensitive features including heavy woodlands and meandering streams. The site also includes floodplains near the western most property line.

Future Land Use
A portion of the subject parcel is designated for the 'Community Mixed Use' future land use designation. This land use designation guides for low to medium density residential uses, commercial uses such as retail, office, restaurants, bars, and personal/business services, overnight accommodations, and automobile-orientated uses. Remaining portions of the site are designated for the agricultural designation.

The proposed plat of survey, if approved, would create Parcel "H', a 12.89-acre parcel. The applicant has indicated that this split is intended to create a parcel developable for a single-family dwelling.

COMMENTS FROM THE GENERAL PUBLIC

Notification letters were mailed to surrounding property owners within 200 feet of the subject property regarding the request on June 26, 2024. No comments have been received by the general public at the time of writing this report.

ALTERNATIVES

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

1) **The City of Indianola Planning and Zoning Commission recommends approving a resolution waiving the City's subdivision authority.**
2) The City of Indianola Planning and Zoning Commission recommends declining to waive the City's subdivision authority.
3) The City of Indianola Planning and Zoning Commission remands the request, back to the applicant and/or staff for further review and/or modifications and directs staff to place this item on a future Planning and Zoning agenda.

RECOMMENDATION

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

LAND DIVISION APPLICATION

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

PROPERTY OWNER

(Last Name) Jacob
(First Name) Christopher & Alexandrea
(Address) 305 NE 54th Street
(City) Ankeny (State) IA (Zip) 50021
(Phone) 515-402-9082 (Email)

APPLICANT (if not Property Owner)

(Last Name) Daniels Land Surveying
(First Name)
(Address) 22470 18th Lane
(City) New Virginia (State) IA (Zip) 50210
(Phone) 515-577-2583 (Email) PLS17532@gmail.com

☑ PLAT OF SURVEY

Submittal Requirements:

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

- ☑ Completed Application
- ☑ Filing Fee: $125 per request
- ☐ Proposed plat of survey (hard copy)
- ☑ Proposed plat of survey (electronic copy)
- ☑ Legal description (electronic in word format)
- ☐ Other Information as required by Director

☐ PRELIMINARY PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $350, plus $10.00 for each lot in excess of 10 lots, land plus Outside Engineering Cost
- ☐ Proposed preliminary plat (hard copy)
- ☐ Proposed preliminary plat (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.09 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

☐ FINAL PLAT

Submittal Requirements:

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

- ☐ Completed Application
- ☐ Filing Fee: $200, plus $10.00 for each lot in excess of 10 lots, land plus Outside Engineering Cost
- ☐ Proposed plat of survey (hard copy)
- ☐ Proposed plat of survey (electronic copy)
- ☐ Legal description (electronic in word format)
- ☐ All items as required by Section 170.10 of the Code of Ordinances of Indianola, Iowa
- ☐ Other Information as required by Director

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

Signature _____

Name (printed) Chad Daniels **Date** 25 June 2024

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

Date Received: _____
Receipt No: _____
Receipt Amount: _____

PLAT OF SURVEY

INDEX LEGEND

LOCATION: Part of the N ½ of the SW ¼ of Section 15 and part of the NE ¼ of the SE ¼ of Section 16, T 76N, R 24W, Warren County, Iowa

OWNER: Christopher & Alexandrea Jacob
305 NE 54th Street, Ankeny IA 50021

SURVEY FOR: (Owner)

ASSOCIATED DOCUMENTS: Trustee Warranty Deed: Instrument # 2023-00511
Warranty Deed: Instrument # 2023-00510

PREPARED BY RETURN TO: CHAD A. DANIELS
DANIELS LAND SURVEYING, 22470 18TH LN, NEW VIRGINIA IA 50210
515-577-2583

SURVEY LEGEND

( ) - Recorded Distance/Bearing
— — — — Road Easement
— · — · — Section line

Monuments

▲ - Found section corner
● - Set 1/2" red plastic capped rebar, #17532
○ - Set Cut 'X' in highway

BASIS OF BEARINGS IS IA RCS ZONE 8

DESCRIPTION - PARCEL H:
That part of the North Half of the Southwest Quarter of Section 15, and the Northeast Quarter of the Southeast Quarter of Section 16, Township 76 North, Range 24 West of the 5th P.M., Warren County, Iowa, described as follows;
Commencing at the Center of said Section 15; thence South 00 degrees 08 minutes 14 seconds East, 579.75 feet along the East line of said North Half of the Southwest Quarter of Section 15 to the Point of Beginning; thence South 00 degrees 08 minutes 14 seconds East, 150.05 feet along said East line; thence North 88 degrees 42 minutes 16 seconds West, 61.49 feet; thence North 01 degrees 58 minutes 17 seconds East, 40.00 feet; thence North 88 degrees 42 minutes 16 seconds West, 2463.28 feet; thence South 00 degrees 12 minutes 10 seconds East, 266.25 feet; thence North 89 degrees 01 minutes 02 seconds West, 889.63 feet; thence North 00 degrees 12 minutes 10 seconds West, 427.17 feet; thence South 89 degrees 01 minutes 02 seconds East, 889.63 feet; thence South 00 degrees 12 minutes 10 seconds East, 90.90 feet; thence South 88 degrees 42 minutes 16 seconds East, 2463.36 feet; thence North 00 degrees 08 minutes 17 seconds West, 40.01 feet; thence South 88 degrees 42 minutes 16 seconds East, 60.02 feet to the Point of Beginning, having an area of 12.89 Acres including 0.21 Acres of Road Easement.

AREA BY TRACT:

TRACT:	NET (AC):	R.O.W. (AC):	TOTAL (AC):
NE SW 15	2.04	0.21	2.25
NW SW 15	3.24	0.00	3.24
NE SE 16	7.40	0.00	7.40
TOTAL	12.68	0.21	12.89

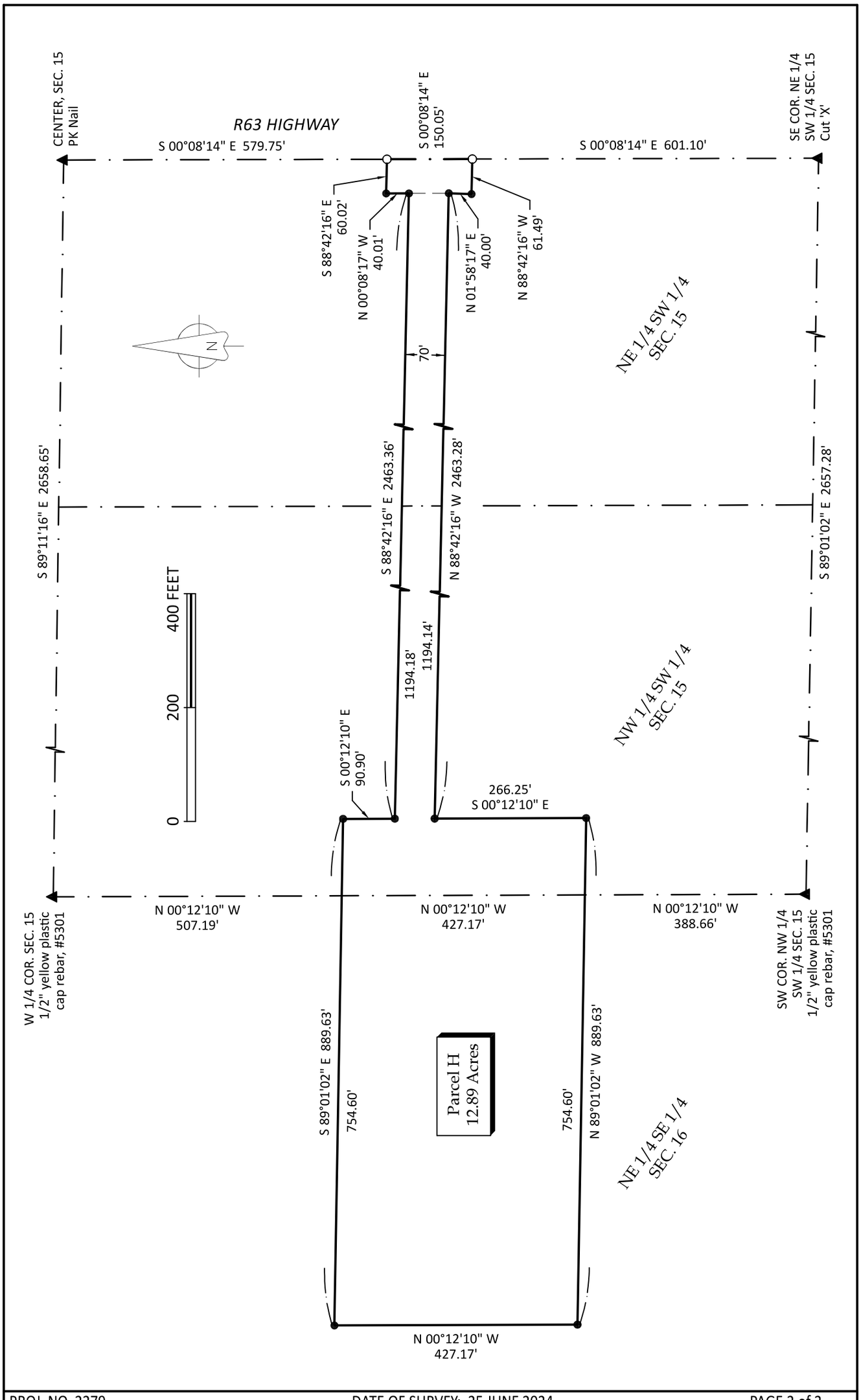
LICENSED LAND SURVEYOR
CHAD A. DANIELS
17532
IOWA

I hereby certify that this surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Professional Land Surveyor under the laws of the State of Iowa.

Signed _____ 25 JUN 24
Chad A. Daniels Date

Iowa License No. 17532
My license renewal date is 12-31-2024
Page No.'s covered by this seal: 1 and 2

PROJ. NO. 2279 DATE OF SURVEY: 25 JUNE 2024 PAGE 1 of 2



PROJ. NO. 2279 DATE OF SURVEY: 25 JUNE 2024 PAGE 2 of 2

MEMORANDUM

To: Planning and Zoning Commission

From: Emily Rizvic, Associate Planner

Date: July 9, 2024

Subject: Consideration and Adoption of Building Design Alternatives

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

Attachments:
1. Memorandum
2. Proposed Building Design Alternatives Ordinance

To: Planning and Zoning Commission
From: Emily Rizvic, Associate Planner
Date: June 25, 2024
Subject: Consideration and Adoption of General Building Design Alternatives

Background

Since adopting new zoning code regulations and standards in 2021, Community Development Staff have been monitoring and tracking these updates to determine if any relevant updates to the zoning code are needed. Through its adoption, staff have received multiple inquiries through the development case process on building design alternatives. Staff is recommending the consideration of the following zoning code change to allow for flexibility in building design requirements.

Summary of Proposed Code Language

The proposed code update is to allow flexibility and grant relief from strict compliance with building design requirements that are outlined in Chapter 165.09 titled 'Building Design Standards', as part of the site plan review process. The intent of the code is to maximize aesthetics and diversity of building design within the City of Indianola, while remaining consistent with the general intent and purpose of the Zoning Code, Comprehensive Plan, and other long-term visioning plans. The proposed code does not grant relief to other zoning procedures outside of Chapter 165.09 or those explicitly stated in the code section. The proposed code would apply to all buildings with the exception of the C-3 'Downtown Mixed-Use' Zoning District, Planned Unit Developments (PUD), or any special overlay district or zone with specific building design requirements.

Procedurally, the request would be reviewed by the Zoning Administrator and be forwarded on to the Planning and Zoning Commission for their review and consideration. The Commission would then forward its recommendation to the City Council for approval, approval with conditions, or denial of the request, or may send the request back to the applicant for modifications/revisions. The following may be considered as part of the request:

- Consistency and compatibility with the Future Land Use Map, the Comprehensive Plan, and other adopted and applicable long-term planning policies.
- Surrounding land uses, building sizes, architectural style, building types and function, and building placement, orientation, and setbacks.
- General relationship to and impact on the surrounding area and neighboring properties.

- Provisions to decrease or minimize the architectural impact, such as the implementation of addition landscaping or screening, exceeding minimum required Class 1 or Class 2 building materials on primary facades or exceeding minimum glass requirements to primary facades.

The following design alternatives are presented as a result, that could be considered in a site planning request:

- Design alternatives to any numerical regulation established in Chapter 165.09.7 when the proposed design alternative does not exceed a reduction of more than 50% to a minimum building design requirement.
- Design alternatives to any numerical regulation established in Chapter 165.09.7 when the proposed design alternative does not exceed an increase of more than 50% to a maximum building design requirement.
- Design alternatives to the requirement of permanent materials for collection containers when the siting of the collection container(s) is not visible from the public street or residentially developed or zoned properties and when the collection container consists of no more than two (2) totes.

Planning and Zoning Commission Alternatives

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

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

Recommendation

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

ORDINANCE NO. 2024-_____

AN ORDINANCE AMENDING CHAPTER 165.09 TITLED 'BUILDING DESIGN STANDARDS' FOR THE ADDITION OF BUILDING DESIGN ALTERNATIVES

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

Section 1. Section 165.09 is and hereby amended by adding the underlined language as follows:

8. BUILDING DESIGN ALTERNATIVES

A. Intent and Purpose. The building design alternative provisions of this section are intended to allow flexibility and grant relief from strict compliance with the regulations outlined in Chapter 165.09 titled 'Building Design Standards', as part of the site plan review process when specific site features or characteristics of the subject property creates conditions that make strict compliance to the applicable zoning regulations impractical or undesirable. It is the intent of this section to recognize that alternative design solutions may result in increased or maximized aesthetics and diversity of building design, while remaining consistent with the general intent and purpose of the City of Indianola Zoning Code and Comprehensive Plan. It is not the intent of the design alternative provisions to be utilized to reduce or provide relief from general building design requirements. The design alternatives are not intended to provide relief to other applicable zoning procedures outside of Chapter 165.09 or those code sections explicitly stated hereinafter.

B. Applicability. With the exception of buildings within the C-3 'Downtown Mixed-Use' Zoning District, Planned Unit Developments (PUD), or any special overlay district or zone with specific building design requirements, these building design alternatives may be considered for new development and redevelopment of existing sites and buildings, and all site and building modifications to building facades.

C. Procedure. Requests for design alternatives to the regulations outlined in Chapter 165.09 titled 'Building Design Standards' shall require review by the Zoning Administrator. Requested design alternatives must be noted on the required application for site plan or alternate design documentation review, as applicable. The application must include a written narrative stating why the design alternative is necessary and all efforts that will be employed to mitigate adverse impacts resulting from approval of the design alternative request. The Zoning Administrator shall submit to all members of the Zoning Commission a copy of the request, along with a written recommendation as to the request's conformity with the rules and regulations of the city. The Commission shall subsequently hold a meeting as prescribed by their rules of procedures and review the request with conformity to the zoning regulations and standards and may confer with the applicant on changes deemed advisable in such request. The Commission shall forward its recommendation to the City Council for approval, approval with conditions, or denial of the request. The following may be considered as part of deliberation of the request:

(1) Consistency and compatibility with the Future Land Use Map, the Comprehensive Plan, and other adopted and applicable long-term planning policies.

(2) Surrounding land uses, building sizes, architectural style, building types and function, and building placement, orientation, and setbacks.

(3) General relationship to and impact on the surrounding area and neighboring properties.

(4) Provisions to decrease or minimize architectural impact, such as the implementation of additional landscaping or screening, exceeding minimum required Class 1 or Class 2 building materials on primary facades or exceeding minimum glass requirements to primary facades.

D. General Design Alternatives. The following design alternatives may be considered:

(1) Design alternatives to any numerical regulation established in Chapter 165.09.7 when the proposed design alternative does not exceed a reduction of more than 50% to a minimum building design requirement.

(2) Design alternatives to any numerical regulation established in Chapter 165.09.7 when the proposed design alternative does not exceed an increase of more than 50% to a maximum building design requirement.

(3) Design alternatives to the requirement of permanent materials for collection containers when the siting of the collection container(s) is not visible from residentially developed or zoned properties or from the public street, and when the collection container consists of no more than two (2) totes.

Section 2. Repealer. All ordinances or parts of ordinances in conflict with the provision of this Ordinance are hereby repealed.

Section 3. 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

Community Development

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

June 2024

Code	Type	Permits Issued	# of Units	Amount	Average
101	Single Family Home	4	4	$1,452,497.00	$363,124.25
102	Single Family Attach	1	2	$375,000.00	
103	Two Family	0		$0.00	
104	Three or More Families	0		$0.00	
	Mobile Homes	0		$0.00	
322	Service Stations	0		$0.00	
324	Office	0		$0.00	
328	Non-resident buildings	0		$0.00	
329	Pool	1		$399.00	
434	Residential Add/Alt	7		$35,300.00	
437	Non-residential add/alt	1		$175,000.00	$175,000.00
438	Res garage/carports	0		$0.00	
645	Demo - residential	1		$0.00	
649	Demo - commercial	0		$0.00	
	June Total	**15**		**$2,038,196.00**	

Residential Value	Commercial Value
91.4%	**8.6%**

YEAR TO DATE TOTAL

Code	Type	Permits Issued	# of Units	Amount	Average
101	Single Family Home	25	25	$8,293,370.00	$331,734.80
102	Single Family Attach	1	2	$375,000.00	
103	Two Family	0	0	$0.00	
104	Three or More Families	0	0	$0.00	
	Mobile Homes	0	0	$0.00	
322	Service Stations	0		$0.00	
324	Office	0		$0.00	
328	Non-resident buildings	2		$3,878,875.00	
329	Pool	2		$8,817.00	
434	Residential add/alt	38		$435,750.00	
437	Non-residential add/alt	7		$68,058,450.00	
438	Res garage/carports	2		$58,100.00	
645	Demo - sfd	1		$0.00	
649	Demo - commercial	0		$0.00	
	YTD TOTAL	**78**	**27**	**$81,108,362.00**	

Residential Value	Commercial Value	
10.8%	**88.7%**	8.6%