

COUNCIL COMMUNICATION

	Number:	26-237	Meeting:	June 29, 2026
	Agenda Item:	58a	Roll Call:	26-0784
	Submitted by:	Cody Christensen, Development Services Director		

AGENDA HEADING:

Approval of final subdivision plat for The Creek at Echo Valley Plat 2.

SYNOPSIS:

Recommend approval of the final subdivision plat for The Creek at Echo Valley Plat 2, located in the vicinity of 8050 Golf House Drive, and recommend acceptance of the required easements necessary for the development. The developer of the property is The Creek at EV, LLC (2400 86th Street, Suite 24, Urbandale, Iowa 50322; Scott McMurray), authorized agent.

FISCAL IMPACT: NONE

ADDITIONAL INFORMATION:

- The proposed subdivision plat contains approximately 9.14 acres of land zoned “PUD” Planned Unit Development District. The final plat consists of 15 development lots for the construction of detached townhomes along a private street. A small public street extension of Golf House Drive will connect to the development and provide for future extension and development to the east. An outlot at the south end of the development is included for stormwater management facilities. The project will comply with all zoning regulations of the PUD Conceptual Plan.

**PREVIOUS COUNCIL ACTION(S):**

Date: October 20, 2025

Roll Call Number: [25-1386](#)

Action: [Approving](#) Private Construction Contract between McAninch Corporation and The Creek at EV, LLC for storm sewer improvements in The Creek at Echo Valley Plat 2. Moved by Gatto to adopt. Second by Coleman. Motion Carried 7-0.

Date: May 19, 2025

Roll Call Number: [25-0754](#) & [25-0755](#)

Action: Items related to the Echo Valley development area south of County Line Road and Echo Valley Drive: ([Council Communication No. 25-192](#))

- (A) [First](#) Amended and Restated Master Development Agreement with United Properties Investment Company, LC and Echo Valley Investment Company, LC and approving master conceptual development plan. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.
- (B) [Parcel](#) Development Agreement with United Properties Investment Company, LC and Echo Valley Investment Company, LC and approving conceptual development plan for 8050 Golf House Drive. Moved by Gatto to adopt. Second by Voss. Motion Carried 7-0.

BOARD/COMMISSION ACTION(S):

Board: Plan and Zoning Commission

Date: July 17, 2025

Resolution Number: PLAT-2025-000023

Action: Approval of the proposed Preliminary Plat “The Creek at Echo Valley Plat 2”, subject to conditions. THE VOTE: 11-0.

ANTICIPATED ACTIONS AND FUTURE COMMITMENTS: NONE

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