



Date October 3, 2022

RESOLUTION SETTING HEARING ON REQUEST FROM POLK COUNTY CONSERVATION (OWNER) TO AMEND PLANDSM TO REVISE THE FUTURE LAND USE DESIGNATION AND TO REZONE THE PROPERTY LOCATED IN THE VICINITY OF 1601 WILLIAMS STREET

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 15, 2022, its members voted 10-1 in support of a motion finding the requested rezoning for Property located in the vicinity of 1601 Williams Street is not in conformance with the existing PlanDSM future land use designation of Low Density Residential; and

WHEREAS, the City Plan and Zoning Commission has advised that at a public hearing held on September 15, 2022 its members voted 10-1 in support of a motion to recommend **APPROVAL** of a request from Polk County Conservation (Owner), represented by Angela Connolly (Officer), to amend the PlanDSM: Creating Our Tomorrow future land use designation for Property in the vicinity of 1601 Williams Street from Low Density Residential to Parks and Open Space; to rezone the Property from "F" Flood District and "N3a" Neighborhood District to limited "P1" Public, Civic and Institutional District to allow the development of trails and other park amenities subject to all areas within the FEMA 100 Year Floodplain being developed pursuant to Chapter 50 of the Des Moines Municipal Code, and determined the requested rezoning is in conformance with the PlanDSM Creating Our Tomorrow Comprehensive Plan:

WHEREAS, the Property is legally described as follows:

AN AREA BEING A PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 78 NORTH, RANGE 23 WEST OF THE 5TH P.M., AND A PART OF ELMWOOD, AN OFFICIAL PLAT, AND A PART OF BROADACRE, AN OFFICIAL PLAT, AND A PART OF REEDBURY, AN OFFICIAL PLAT, ALL NOW INCLUDED IN AND FORMING A PART OF THE CITY OF DES MOINES, POLK COUNTY, IOWA, AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:
BEGINNING AT THE SOUTHWEST CORNER OF REEDBURY PLAZA PLAT NO.2, AN OFFICIAL PLAT; THENCE EAST ALONG THE SOUTH LINE OF SAID REEDBURY PLAZA PLAT NO.2 TO THE EAST LINE OF LOT 11 IN SAID REEDBURY; THENCE SOUTH ALONG SAID EAST LINE OF SAID LOT 11 TO THE SOUTHEAST CORNER OF SAID LOT 11; THENCE CONTINUING SOUTH ALONG THE SOUTHERLY EXTENSION OF THE EAST LINE OF SAID LOT 11 TO THE NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE EAST ALONG SAID NORTH LINE OF THE SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. TO THE NORTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE SOUTH



Date October 3, 2022

ALONG THE EAST LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. TO THE SOUTHEAST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M.; THENCE WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M. TO THE SOUTHWEST CORNER OF SAID SOUTHWEST 1/4 OF THE NORTHEAST 1/4 OF SECTION 33, TOWNSHIP 79 NORTH, RANGE 23 WEST OF THE 5TH P.M., SAID SOUTHWEST CORNER ALSO BEING THE NORTHWEST CORNER OF SAID BROADACRE; THENCE SOUTH ALONG THE EAST LINE OF BROADACRE TO THE SOUTH LINE OF THE NORTH 5.00 FEET OF LOT 1 IN SAID BROADACRE; THENCE WEST ALONG A LINE THAT IS PARALLEL WITH THE NORTH LINE OF SAID LOT 1 TO THE EAST RIGHT OF WAY LINE OF WILLIAMS STREET; THENCE NORTH/NORTHEAST/NORTH ALONG SAID EAST RIGHT OF WAY LINE OF WILLIAMS STREET AND ALONG THE EASTERLY RIGHT OF WAY LINE OF WILLIAMS COURT AND ALONG THE EAST RIGHT OF WAY LINE OF EAST 42ND STREET TO THE SOUTHWEST CORNER OF OUTLOT Z IN SAID REEDBURY; THENCE EAST ALONG THE SOUTH LINE OF SAID OUTLOT Z TO THE SOUTHEAST CORNER OF SAID OUTLOT Z; THENCE NORTH ALONG THE EAST LINE OF SAID OUTLOT Z TO THE POINT OF BEGINNING.

NOW, THEREFORE, BE IT RESOLVED, by the City Council of the City of Des Moines, Iowa, as follows:

1. That the attached communication from the Plan and Zoning Commission is hereby received and filed.
2. That the meeting of the City Council at which the proposed amendment to the comprehensive plan future land use designation is to be considered, and at which time the City Council will hear both those who oppose and those who favor the proposal, shall be held at 5:00 p.m. on October 24, 2022, in the Council Chambers, City Hall, 400 Robert D. Ray, Drive, Des Moines.
3. That the City Clerk is hereby authorized and directed to cause notice of said proposal in the accompanying form to be given by publication once, not less than seven (7) days and not more than twenty (20) days before the date of hearing, all as specified in Section 362.3 and Section 414.4 of the Iowa Code.

MOVED BY _____ TO ADOPT. SECOND BY _____.



Roll Call Number

.....

Agenda Item Number

22

Date October 3, 2022

FORM APPROVED:

/s/ Gary D. Goudelock Jr.

Gary D. Goudelock Jr.
Assistant City Attorney

(ZONG-2022-000067 & ZONG-2022-000077)

COUNCIL ACTION	YEAS	NAYS	PASS	ABSENT
COWNIE				
BOESEN				
GATTO				
SHEUMAKER				
MANDELBAUM				
VOSS				
WESTERGAARD				
TOTAL				
MOTION CARRIED		APPROVED		

Mayor

CERTIFICATE

I, LAURA BAUMGARTNER, City Clerk of said City hereby certify that at a meeting of the City Council of said City of Des Moines, held on the above date, among other proceedings the above was adopted.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my seal the day and year first above written.

City Clerk

Date October 3, 2022
Agenda Item 22
Roll Call # _____

September 27, 2022

Communication from the City Plan and Zoning Commission advising that at their September 15, 2022 meeting, the following action was taken regarding a request from Polk County Conservation (owner), represented by Angela Connolly (officer) to rezone property located in the vicinity of 1601 Williams Street from "F" Flood District and "N3a" Neighborhood District to "P1" Public, Civic and Institutional District, to allow the development of trails and other park amenities.

COMMISSION RECOMMENDATION:

After public hearing, the members voted 10-1 as follows

Commission Action:	Yes	Nays	Pass	Absent
Francis Boggus				X
Dan Drendel	X			
Leah Rudolphi	X			
Dory Briles	X			
Abby Chungath				X
Kayla Berkson				X
Chris Draper	X			
Todd Garner	X			
Johnny Alcivar	X			
Justyn Lewis	X			
Carolyn Jenison	X			
William Page		X		
Andrew Lorentzen	X			
Emily Webb	X			

ARPROVAL of Part A) The requested "P1" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation of a portion of the property from Low Density Residential to Parks and Open Space.

Part C) Approval of the request to rezone the property from "F" Flood District and "N3a" Residential District to "P1" Public, Civic and Institutional District subject to all areas within

the FEMA 100 Year Floodplain be developed pursuant to Chapter 50 of the Des Moines Municipal Code.

Written Responses

6 in Favor

12 in opposition

STAFF RECOMMENDATION TO THE P&Z COMMISSION

Part A) The requested "P1" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Staff recommends approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation of a portion of the property from Low Density Residential to Parks and Open Space.

Part C) Staff recommends approval of the request to rezone the property from "F" Flood District and "N3a" Residential District to "P1" Public, Civic and Institutional District subject to all areas within the FEMA 100 Year Floodplain be developed pursuant to Chapter 50 of the Des Moines Municipal Code.

STAFF REPORT TO THE PLANNING COMMISSION

I. GENERAL INFORMATION

1. **Purpose of Request:** The applicant is proposing to rezone the parcels within the subject property to "P1" District to allow for the development of a park dedicated to soft surface trails, single tracks for various skill levels, and other complimentary amenities for non-motorized recreation. The proposed park facility complements the existing Copper Creek Lake recreation area and the Gay Lea Wilson trail to the immediate south which is part of the extensive Central Iowa Trail regional trail network which provides non-motorized connectivity to the entire Central Iowa region. A portion of the subject property is within the FEMA-designated 100 year floodplain.

Any future construction or redevelopment of the subject properties must comply with all applicable site plan and design regulations contained in the Planning and Design Ordinance (Chapter 135 of City Code).

2. **Size of Site:** Approximately 50.3 acres (2,188,854 square feet) with 22.8 acres (991,176.3 square feet) in "F" District and 27.5 acres (1,197,900 square feet) in "N3a" District.
3. **Existing Zoning (site):** "F" Flood District and "N3a" Neighborhood District.
4. **Existing Land Use (site):** Undeveloped open space that is heavily wooded. A sanitary sewer conduit and easement runs across the subject property from the northern boundary to the southwestern boundary.
5. **Adjacent Land Use and Zoning:**

North – “N3a”; Uses are single-household residential and open space.

South – Uses are Copper Creek Lake recreational area and single-household residential within the City of Pleasant Hill.

East – Uses are single-household residential within the City of Pleasant Hill.

West – “F”; Uses are Four Mile Creek and floodplain, and open space area under the jurisdiction of Polk County Conservation Board.

- 6. General Neighborhood/Area Land Uses:** The subject property consists of multiple parcels located to the east of Williams Street. The area is in the vicinity of the Fourmile Creek floodplain and consists of wooded open space and some low density residential use. The subject property abuts the Copper Creek Lake area in the City of Pleasant Hill and the Gay Lea Wilson trail that is part of the regional Central Iowa trail system flanks the southern boundary of the subject property.

- 7. Applicable Recognized Neighborhood(s):** The subject property is located in the Grays Woods Neighborhood Association. All neighborhood associations were notified of the public hearing by mailing of the Preliminary Agenda on August 26, 2022 and by mailing of the Final Agenda on September 9, 2022. Additionally, separate notifications of the hearing for this specific item were mailed on August 22, 2022 (20 days prior to the public hearing) and September 5, 2021 (10 days prior to the public hearing) to the Grays Woods Neighborhood Association and to the primary titleholder on file with the Polk County Assessor for each property within 250 feet of the site.

All agendas and notices are mailed to the primary contact(s) designated by the recognized neighborhood association to the City of Des Moines Neighborhood Services Department on the date of the mailing. The Grays Woods Neighborhood mailings were sent to Linda Adamson, 1330 E. 41st Street, Des Moines, IA 50317.

The applicant will provide a summary of the neighborhood meeting at the public hearing.

- 8. Relevant Zoning History:** On October 16, 2019, by Ordinance No. 15,818, the City Council rezoned approximately 90,000 parcels of land within the City limits, including the subject properties, to “F” Flood District. This district was applied to any publicly or privately owned land that is designated as either a Floodplain or Floodway on the FEMA Flood Insurance Rate Maps that were approved by the U.S. Congress. Existing uses in a Flood District can remain, but expansions or new uses are required to rezone the property. Rezoning the property from “F” Flood District to “P1” Public, Civic and Institutional District would facilitate future improvements to the subject property for park trail amenities.

- 9. PlanDSM: Creating Our Tomorrow Plan Land Use Plan Designation:** Parks and Open Space and Low Density Residential.

- 10. Applicable Regulations:** Taking into consideration the criteria set forth in Chapter 18B of the Iowa Code, the Commission reviews all proposals to amend zoning boundaries or regulations within the City of Des Moines. Such amendments must be in conformance with the comprehensive plan for the City and designed to meet the criteria in 414.3 of the Iowa Code. The Commission may make recommendations to

the City Council on conditions to be made in addition to the existing regulations so long as the subject property owner agrees to them in writing. The recommendation of the Commission will be forwarded to the City Council.

II. ADDITIONAL APPLICABLE INFORMATION

- 1. PlanDSM: Creating Our Tomorrow:** The applicant is requesting that the future land use designation for a portion of the property be amended from Low Density Residential to Parks and Open Space. PlanDSM describes these designations as follows:

Parks and Open Space: Land or water areas generally free from development. Primarily used for park and recreation purposes but may also indicate private or public open spaces reserved for natural resource conservation.

Low Density Residential: Areas developed with primarily single family and two family residential units with up to 6 dwelling units per net acre.

The western half of the subject property is currently zoned "F" District. The Zoning Ordinance describes this district as "intended for flood plain and floodways pursuant to chapter 50 of this code."

The remainder of the subject property is currently zoned "N3a" District. The Zoning Ordinance describes this district as "intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135- 2.14 of this code."

The applicant is proposing to rezone the subject property from "F" and "N3a" Districts to the "P1" District. The Zoning Ordinance describes this district as "intended for open space, including permanent parks and recreation areas."

The site is intended to serve as a public park and recreation facility and does not include building structures that are permanently occupied. Staff believes that any potential flooding would not negatively impact the health, safety, and welfare of the public as any proposed construction would be minimal in comparison to the existing use. The proposed park and trail use would be complementary to the character of the area and enhance the existing recreational opportunities around Copper Creek Lake and the Gay Lea Wilson trail system. The proposed park use will have minimal impact on some of the adjacent low density residential uses and will provide easy access to non-motorized recreation opportunities to the adjacent neighborhoods.

- 2. Floodplain Regulations:** A portion of this property is located within the FEMA 100-year floodplain. As such, certain restrictions will be in place regarding any development within this floodplain. All proposed park amenities will be subject to development restrictions pursuant to City Municipal Code Chapter 50 (Floodplains) for regulations and performance standards regarding any development in the floodplain.
- 3. Grading & Storm Water Management:** Any grading is subject to an approved grading permit and soil erosion control plan, as well as a Stormwater Pollution Protection Plan (SWPPP) approved by the Iowa DNR.

4. **Nature Features:** Any development of the site must comply with the Tree Removal and Mitigation Ordinance contained in Chapter 42, Article X, of the City Code.
5. **Utilities:** There is an existing City of Des Moines owned gravity 24-inch sanitary sewer running northeast/southwest across two parcels (060/09478-000-000 & 060/09478-001-000). This sewer is within an existing 30-foot easement. No structure can be constructed over an existing sanitary sewer or sanitary sewer easement. This existing sanitary sewer must be protected during construction and maintenance access to this existing sanitary sewer must be provided to the City of Des Moines at all times.
6. **Trail Connectivity:** The internal park trail configuration should provide connection to the external trail network (Gay Lea Wilson trail) and a safe street crossing location at Williams Street to allow access to the existing and proposed trails on the west side of the street.
7. **Planning and Design Ordinance:** Any development must comply with all applicable site plan and design regulations of the Planning and Design Ordinance. Should the rezoning be approved, the applicant would be required to prepare a Site Plan for review before any park amenities can be developed by the proposed use.

SUMMARY OF DISCUSSION

Sreyoshi Chakraborty presented staff report and recommendation.

Adam Fendrick, Polk County Conservation, 12130 NW 128 Ave. Granger, IA presented power point presentation.

Andrew Lorentzen asked how many miles of trail will be in the park.

Adam Fendrick stated 4.5 miles.

Andrew Lorentzen asked if this development is projected to have any economic impact.

Adam Fendrick stated they do expect people traveling from out of state to ride these trails and this attraction having an economic impact.

CHAIRPERSON OPEN THE PUBLIC HEARING

Dave McCloney, President of Central Iowa Trails Association (CITA), 1110 South Ave. Norwalk, IA stated CITA is in full support and believes this will be a good destination for mountain bikers all around the region as there is no trail system like this in Iowa. CITA will take over maintenance of the trails once the project is completed. This is great use of a flood area and will be a place families can enjoy the outdoors together.

Sally Woodard, 4405 NE 19th Avenue stated her family moved to this area in 1963 and have dealt with flooding, prairie fires, theft and businesses trying to encroach on her property. This land has always been poorly maintained and believes this will drive out all wildlife and endangered species.

Richard Woodard, 4405 NE 19th Avenue stated drug abuse and homelessness has been a problem in this area for a long time. He is opposed to this project as it will create more traffic and cause problems for surrounding property owners.

Roger Raisch, 4315 Shoreline Drive read submitted letter.

Chris Draper asked who is responsible for the Edgewater Townhome Association communications.

Roger Raisch stated their associations management company. He believes Polk County Conservations should be responsible for sending meeting notices to all 71 property owners.

Chris Draper asked if the response cards went out to surrounding neighbors.

Jason Van Essen stated the City's 20-day and 10-day notices were sent out. It might be helpful for the applicant to explain who they sent their communications to during their rebuttal time.

Justyn Lewis asked who received notices from the City.

Jason Van Essen stated city notice goes to the title holder of properties within 250 feet of the subject property.

Marci Anderson, 4450 Cameron Swing stated her concerns are noise during construction, lack of communication about the project and the lack of privacy once completed.

Anne Fitch, 4410 Cameron Swing stated she doesn't want to lose her tree line and no one has been able to tell her if that will happen or not. She is concerned about existing wildlife, the lack of privacy and noise this will bring to the area.

Cornie Van Walbeek, 4350 Shoreline Drive stated motorcycles and ATV's already ride around this property and he hasn't heard anything about how those will be kept out. With only one entrance being provided, what will stop people from parking at his property and making their own entrance. He is also concerned about existing wildlife and potential impact to property values.

Gretchen Van Walbeek, 4350 Shoreline Drive stated rather than waiting to see if this became a problem for surrounding properties, she would like to see a plan that shows a barrier from the bike trails and what they will do to keep people from using their street as access.

John Dore, 1970 NE 45th Ct. stated his concerns are noise, litter, traffic, trespassing, property value and potential tree removal. None of their questions have been answered and there has been a lack of communication from Polk County.

Joerg Zurlo, 4404 NE 19th Avenue stated who would be responsible for enforcement if people started using his street for access and who will be responsible for keeping this area clean. Communication with surrounding property owners about this project has been very poor.

Rico Nizzi, 4330 Shoreline Drive stated conservation is about protecting and preserving wildlife, he doesn't see how a development like this will do that. He doesn't want to live 75 feet away from this type of attraction.

Vickie Doer, 1970 NE 45th Ct. stated she is opposed to this development because she enjoys working in her yard but wouldn't feel safe with something like this so close to her property.

Tonie Johnston, 4435 NE 19th Avenue stated she is opposed to a project of this size and would like to see something that will keep their neighborhood safe and quiet.

Adam Fedrick stated this woodland area is suffocated with invasive species that are drowning out native trees. Those invasive species will be cut out, which will allow the native trees to open up and they will also be doing stream restoration work. Typically, wildlife doesn't get displaced and believes the character of the park will remain the same. They are open to suggestions for a buffer along the boundary, which could be vegetation or fences. Ray Sears, who is part of the Edgewater Neighborhood Association was sending out meeting notifications. They will have a discussion with him about the neighbors who were missed and continue to work on the communication with surrounding property owners.

Will Page asked if the notification about the Zoom meeting was sent by the county or the city.

Adam Fedrick stated by the county.

Will Page asked if they are willing to conduct a meeting with the people that spoke here tonight and answer questions that have been left unanswered.

Adam Fedrick stated they are scheduled to speak at the September Edgewater Board meeting.

Will Page asked if they would be willing to continue this item until those meetings have been conducted.

Adam Fedrick stated yes.

Jason Van Essen stated tonight we are reviewing zoning and what should be here conceptually, not the actual design. The item could be continued or could move forward, and discussion could take place throughout the entire process as they are still in a conceptual design phase. If the item is continued the Commission won't be presented with a flushed-out design at the next meeting.

Johnny Alcivar asked if a site plan will be required.

Jason Van Essen stated if the rezoning is approved and the project moves forward, they would be required to provide a site plan subject to Chapter 135 of City Code.

Justyn Lewis asked if that site plan would come before the commission.

Jason Van Essen stated it would not, it would be reviewed administratively.

Will Page stated he would be concerned with the momentum this project would gain with an approval.

CHAIRPERSON CLOSED THE PUBLIC HEARING

Todd Garner stated he would encourage Polk County to continue working with the neighbors. The trail systems can be rerouted and moved further away from property lines. He would support staff recommendation.

Andrew Lorentzen stated this rezoning should be approved; we are gaining more park land that is being paid for by someone else. The details of the park will work themselves out over time.

Emily Webb stated she agree with approval of this rezoning but would encourage more neighborhood meetings.

Justyn Lewis asked if property owners have another chance to voice their concerns and if the site plan would come before the commission if design alternatives were needed.

Jason Van Essen stated the site plan would only come before the commission if design alternatives were needed. There is plenty of time for the applicant to have dialog with surrounding property owners and would be in their best interest to do so before the rezoning request goes before City Council.

Justyn Lewis stated he would encourage Polk County to hold these meetings and for the residents to attend. There is plenty opportunity to work on a design that's good for the community and Polk County.

COMMISSION ACTION:

Todd Garner made a motion for:

Part A) The requested "P1" District be found not in conformance with the existing PlanDSM future land use designation of Low Density Residential.

Part B) Approval of the request to amend the PlanDSM: Creating Our Tomorrow Comprehensive Plan to revise the future land use designation of a portion of the property from Low Density Residential to Parks and Open Space.

Part C) Approval of the request to rezone the property from "F" Flood District and "N3a" Residential District to "P1" Public, Civic and Institutional District subject to all areas within the FEMA 100 Year Floodplain be developed pursuant to Chapter 50 of the Des Moines Municipal Code.

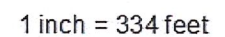
Motion passed: 10-1

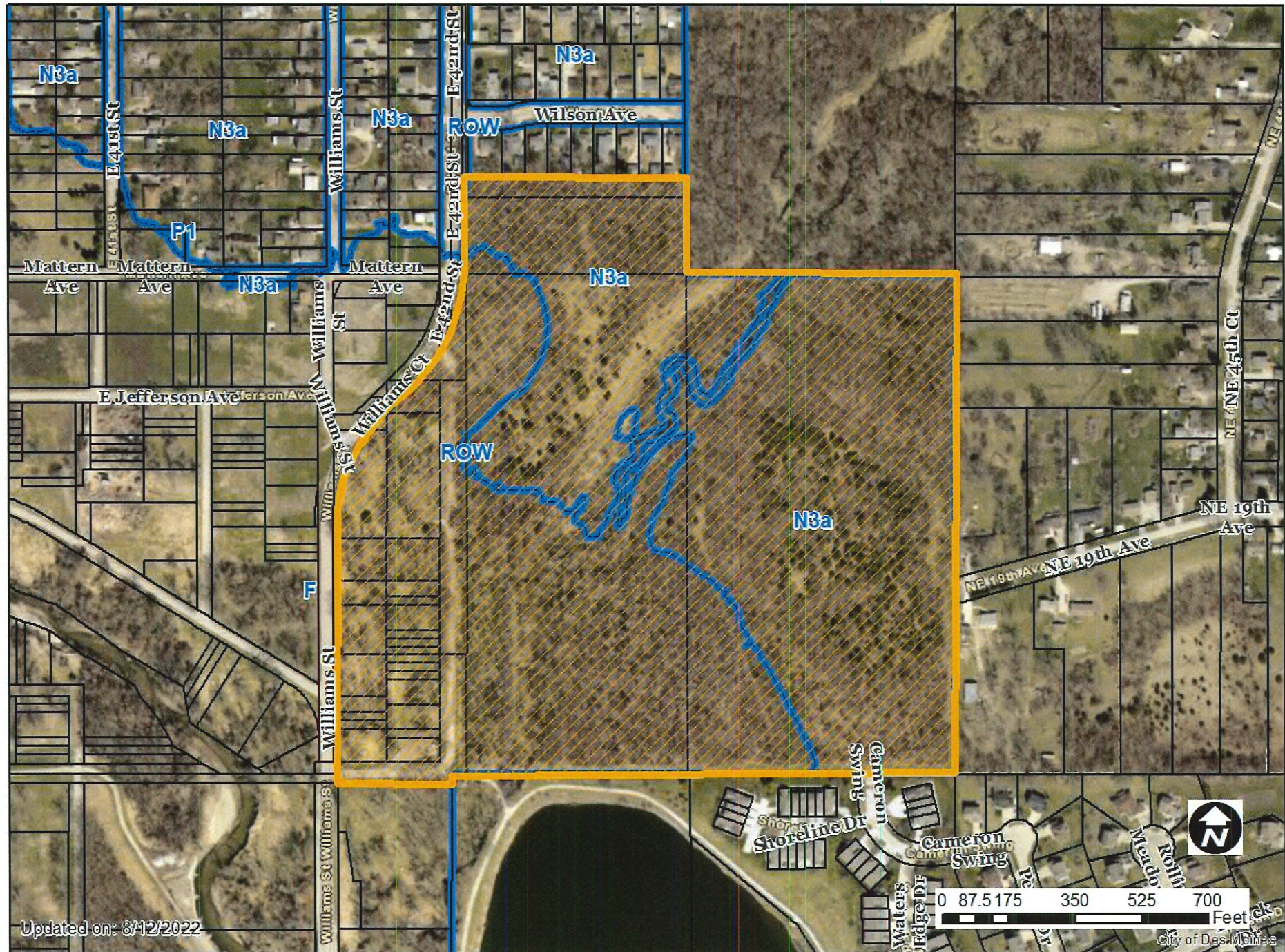
Respectfully submitted,

Bert Drost

Bert Drost, AICP
Planning & Urban Design Deputy Administrator

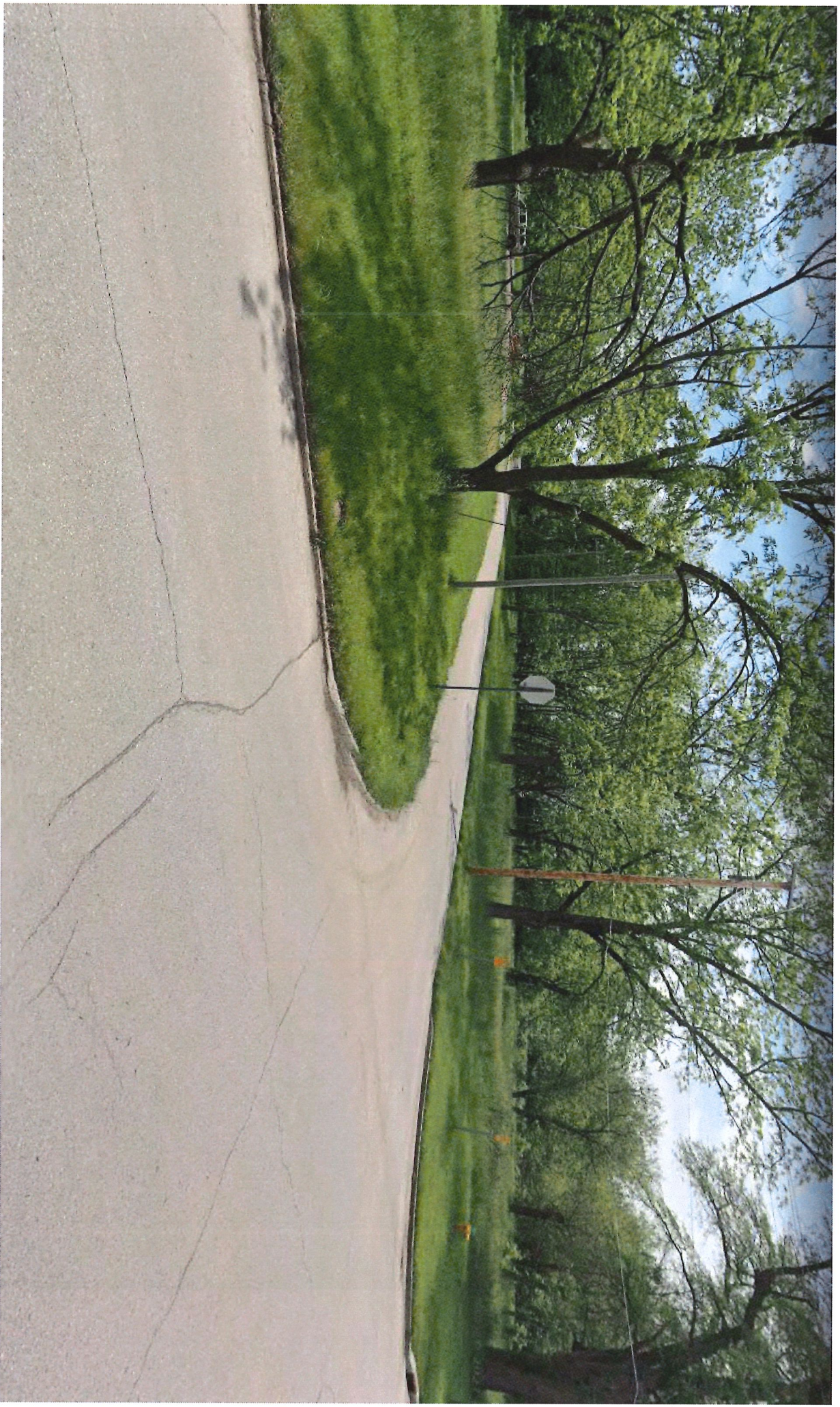
BAD:tjh



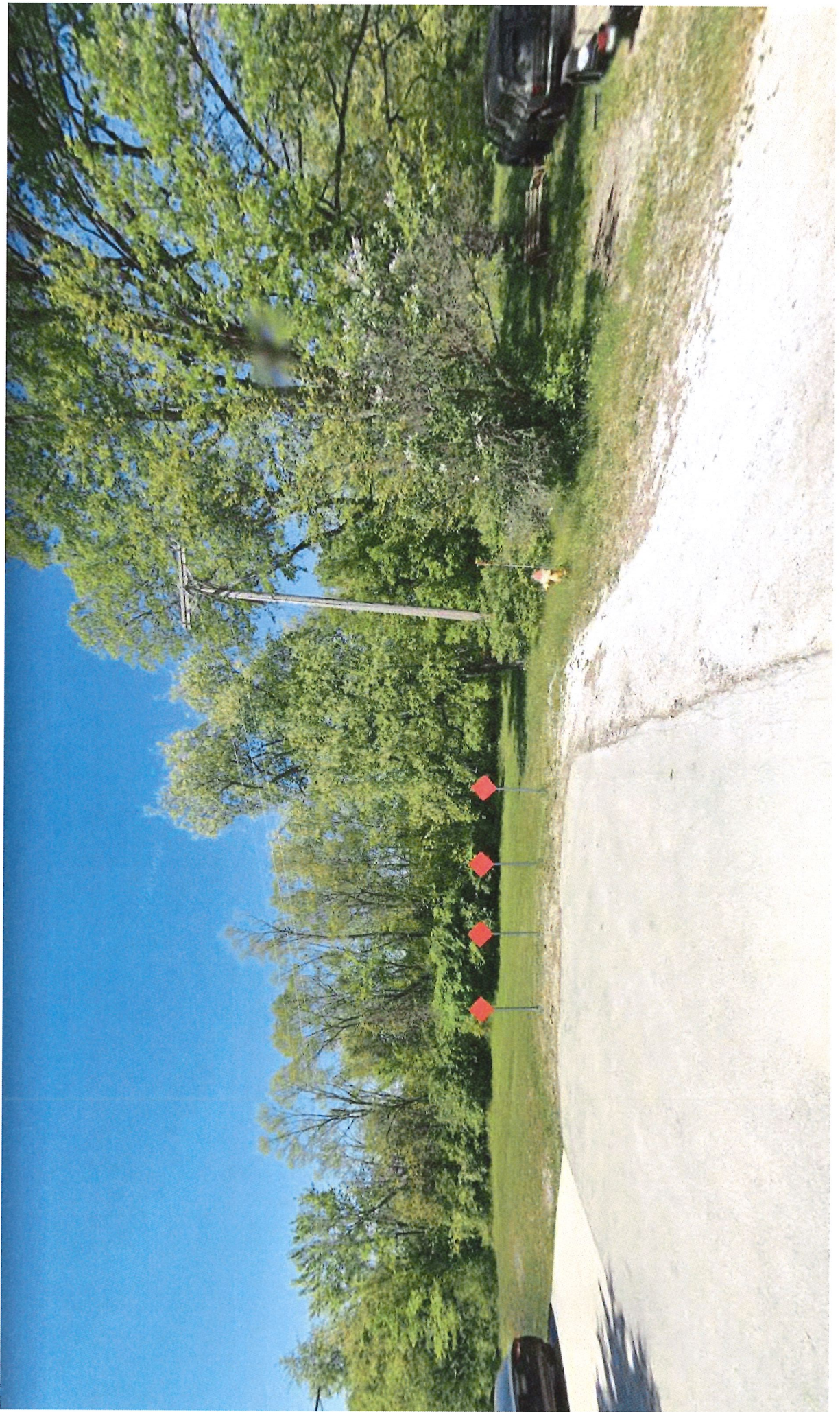


Updated on: 8/12/2022

1 inch = 335 feet



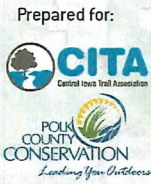




TRAILS CONCEPT PLAN

Copper Creek Polk County, IA MAY 2022

Prepared by:



LEGEND

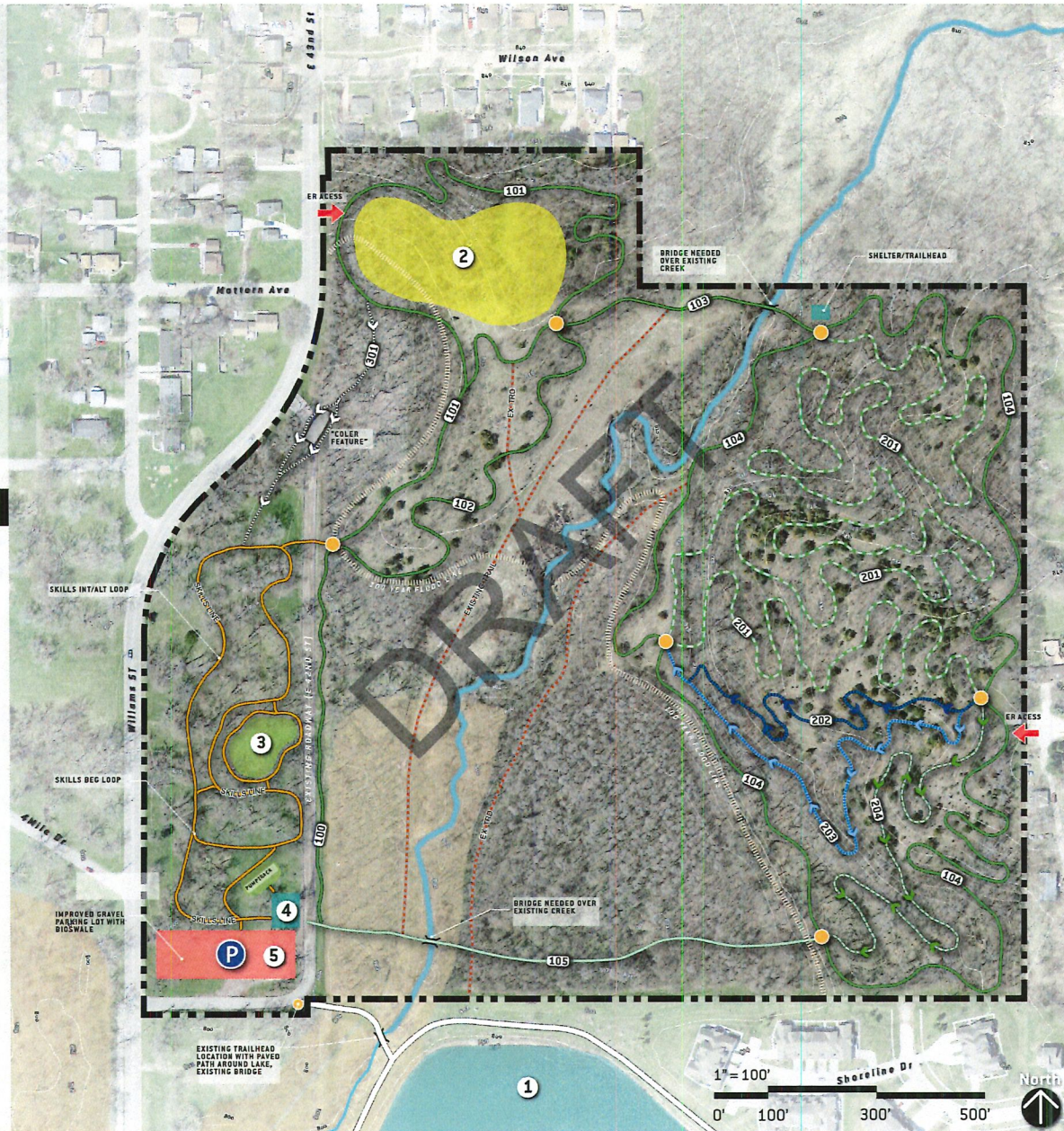
- PROJECT AREA
- WETLANDS
- EXISTING PAVED PATH
- EXISTING TRAIL
- CONCEPTUAL ROUND-ABOUT TRAIL HUB
- EXISTING/IMPROVED PARKING

SITE AMENITY ZONES

- 1 PLEASANT LAKE TRAIL SYSTEM
- 2 FLOW/JUMP LINES
- 3 PUMPTRAK(S)
- 4 SHELTER / RESTROOM
- 5 IMPROVED PARKING LOT

PLANNED TRAILS

- EASY, TRADITIONAL TRAIL
- EASY, TRADITIONAL ADAPTIVE TRAIL
- EASY, BIKE OPTIMIZED
- EASY, FLOW TRAIL (ONE-WAY)
- EASY/MODERATE, SKILLS AREA
- MORE-DIFFICULT, FLOW TRAIL (ONE-WAY)
- MORE-DIFFICULT, TEC TRAIL (ONE-WAY)
- MOST-DIFFICULT, TECHNICAL TRAIL



BIKE AMENITY TYPES



PUMPTRAK (PREFAB CONCRETE)



INTERMEDIATE SKILLS DEVELOPMENT



FLOW/JUMP LINES

TRAIL TYPES



TRADITIONAL



TECHNICAL



FLOW/GRAVITY

Note: This map is intended for planning purposes only. Property boundaries are approximate.

Do not use for design development or construction estimates.

ver222505



Leading You Outdoors

www.leadingyououtdoors.org | pccb_info@polkcountyiowa.gov

12130 NW 128th Street | Granger, IA 50109 | Phone (515) 323-5300 | Fax (515) 323-5354

Copper Creek MTB Park Neighborhood Meeting Summary

Meeting Date: September 6, 2022 6:00pm

Meeting Format: Zoom

Polk County Conservation (PCC) mail out letters to all neighbors listed on the mailing list provided by the City of Des on August 31st, 2022. The letter provided notification of the public meeting was scheduled for September 6, 2022 at 6:00 pm. It provided instructions on how to join the Zoom meeting and also provided a QR Code that directed them directly to the meeting link. Furthermore, PCC also held in-person meetings with the Gray's Woods Neighborhood Association on August 2nd and a meeting with the Edgewater (Pleasant Hill) Neighborhood Association on August 6th. PCC staff also went door-to-door on July 27th meeting with every neighbor that lives on Wilson Ave. It was noted that a resident moved to this neighborhood specifically to live next to this proposed park.

Adam Fendrick and Jessica Lown lead the meeting by presenting a short 20 minute PowerPoint presentation of the project followed by 30 minute Q&A session. Approximately 5-6 people attended the public meeting which lasted roughly 1-hour long.

Below are some of the questions asked with the staff response:

From Matt Anderson to Everyone 06:24 PM

How will this stop motor cycles and 4 wheelers?

-this will obviously be a huge problem for us as these activities are very difficult to stop. We can design 'pinch points' at trailheads too narrow for four-wheelers to pass thru. PCC will hire a full time Resident Ranger at Sleepy Hollow in the coming years that will patrol this park.

From Wheeldon to Everyone 06:25 PM

The gravity trails look great. Will they be exclusive to mountain bikers? Seems like allowing hikers would be unsafe?

-The intent would be to allow all users groups to be able to use all trails because our goal is to build Bike-Optimized trails. We will need to monitor this and determine if these are compatible uses on the gravity trails.

From Matt Anderson to Everyone 06:30 PM

How many trees will be removed? Will there be a tree buffer between my house and the trail?

Who will monitor the park? Can people use it at any time of the day and night?

How will you stop people from parking at the dead end at Cameron Swing?

-PCC staff will perform TSI work on the timber which will be focused on removing invasive species that has overcome the landscape. The issue of creating a buffer is up for discussion with staff. We can leave some vegetation in place to serve as a buffer. The park hours will be

from dawn to dusk. WE have not created an official entry point into the park off Cameron Swing to discourage anyone from entering. If this becomes an issue PCC Rangers can monitor and install No Parking signage issue citations to violators.

From Vickie Doerr to Everyone 06:31 PM
how will you keep visitors off our property?

-We can explore this idea of creating a buffer between the park and the residential homes by keeping the existing vegetation, planting additional vegetation buffers, or explore a fence if necessary.

From Wheeldon to Everyone 06:31 PM

We are concerned about parking on Cameron Swing as well and increased traffic in our neighborhood.

-Signage and Ranger patrol this area.

From Matt Anderson to Everyone 06:37 PM

I live on the southeast corner of the proposed trail. I don't want to see people.

-We can determine a buffer to reduce this.

From Matt Anderson to Everyone 06:45 PM

If this would get voted down, what would be done with the land?

-It would likely continue to be an area that harbors illegal activity and illegal dumping.

From Wheeldon to Everyone 06:48 PM

We are excited at the prospect of the new parks being proposed both at Copper Creek and Sleepy Hollow. Thanks for being available and transparent with your design.

From Vickie Doerr to Everyone 06:54 PM

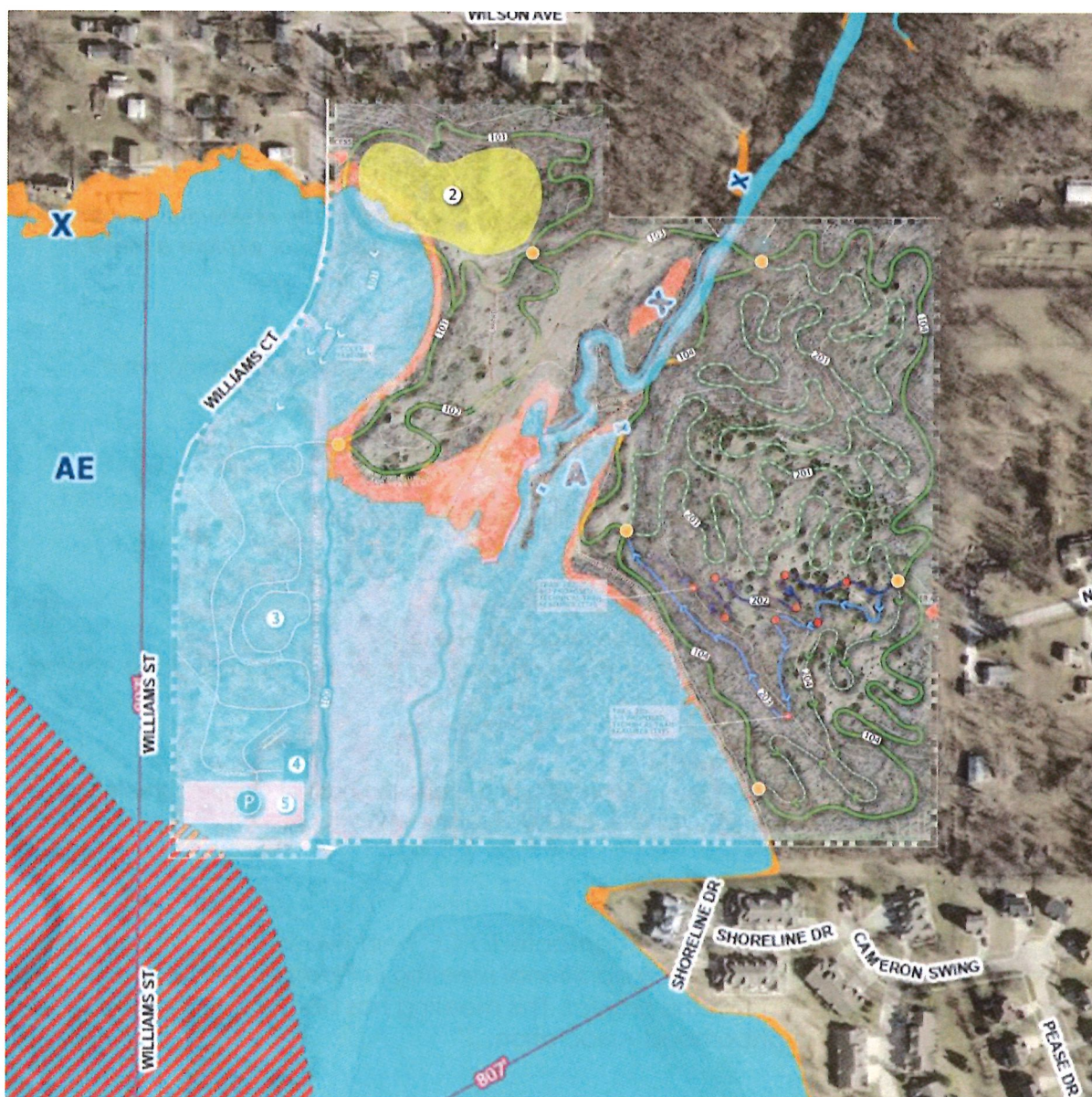
why haven't we be contacted until now

-I'm not sure why you have not been contacted. PCC held two in-person meetings on this project already. We can hold an additional meeting in Pleasant Hill for anyone who wants to see a presentation on this project. This meeting has been set to present at the Sept. 26th Edgewater Neighborhood Association.

Phone calls:

How will you ensure this project will not increase flooding?

- I do not think this project will contribute to any of the flooding concerns within Fourmile Creek. This project does not propose major vertical infrastructure and we will comply with all requirements of Chapter 50 of City of DSM Flooding Ordinances. Also, the majority of the trails are proposed outside the 500 year floodplain.



Map taken from the PowerPoint presentation.

From: [Madeline Sturms](#)
To: [Chakraborty, Sreyoshi](#)
Subject: Public Hearing Notice - Rezoning for PCC
Date: Thursday, August 18, 2022 2:56:33 PM
Attachments: [image001.png](#)

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon Sreyoshi,

The City of Pleasant Hill has received the notice for the proposed rezoning of the property near 1601 Williams Street to P1 Public, for the development of trails and other park amenities. The City would like to express full support for this zoning change to allow for Polk County Conservation to develop the property for park uses. The request is in concert with the City's Comprehensive Plan and Parks, Trails and Open Space Plan to expand recreational opportunities to our residents and we look forward to the expanded opportunities immediately adjacent to Copper Creek Lake Park. Please let me know if the City can do anything additional to support this change to facilitate the project moving forward.

thank you,



Madeline Sturms, AICP | Community Development Director
City of Pleasant Hill
5160 Maple Drive, Suite A, Pleasant Hill, IA 50327
p: 515.309.9464 | c: 515.777.5660 | e: msturms@pleasanthilliowa.org
[web](#) | [facebook](#) | [twitter](#) | [LinkedIn](#)

From: [Calvert, Daniel J.](#)
To: [Chakraborty, Sreyoshi](#)
Cc: [Fangman, Colby J.](#); [Hansen, Derek W.](#); [Wheelock, Lee A.](#); [Doll, Eric A.](#)
Subject: RE: 09/01 P&Z Early Agenda
Date: Tuesday, August 16, 2022 5:19:14 PM
Attachments: [image001.png](#)

P+Z Comment from Parks and Recreation regarding Polk County Conservation's rezoning request for their mountain bike park (item #3).

Parks is in strong support of the rezoning request, however we would like request and reiterate a previously requested crossing improvement and connection to the existing Gay Lea Wilson Trail and Polk County's newly created trail and which was formerly Fourmile Drive, thanks.

DANIEL CALVERT, GISP, CPSI | CITY OF DES MOINES

Development and Planning Administrator | Parks and Recreation

(515) 248-6344 | m (404) 750-1056

[dmparks.org](#) | 1551 E. Martin Luther King Jr. Parkway | Des Moines, Iowa 50317

Connect with Us: [Facebook](#) | [Twitter](#) | [Instagram](#) | [YouTube](#) | [LinkedIn](#)

From: Chakraborty, Sreyoshi <SChakraborty@dmgov.org>

Sent: Monday, August 15, 2022 10:10 AM

To: Baethke, Whitney L. <WLBaethke@dmgov.org>; Beane, Patrick A. <PABeane@dmgov.org>; Beardsley, Jack R. <JRBeardsley@dmgov.org>; Bryan M. Belt (DSM) <BMBelt@dsairport.com>; Berk, Terry W. <TWBerk@dmgov.org>; Bianchetta, Stephen M. <SMBianchetta@dmgov.org>; Bishop, Brian D. <BDBishop@dmgov.org>; Bogenreif, Corey D. <CDBogenreif@dmgov.org>; Pollpeter, Bryan (work) <bpollpet@dmwww.com>; Calvert, Daniel J. <DJCalvert@dmgov.org>; Canney, Tammy L. <TLCanney@dmgov.org>; Carl Saxon <CSaxon@ridedart.com>; Chakraborty, Sreyoshi <SChakraborty@dmgov.org>; Christensen, Cody J. <CJChristensen@dmgov.org>; Cindy Carter <cynthia.k.carter@centurylink.com>; Colvig, David J. <DJColvig@dmgov.org>; Corvera, Joebany <JCorvera@dmgov.org>; Couppee, Jacob T. <JTCouppee@dmgov.org>; Davis, Bryan L. <BLDavis@dmgov.org>; Davis, John A. <JADavis@dmgov.org>; Delp, Michael R. <MRDelp@dmgov.org>; Donovan, Ian T. <IDonovan@dmgov.org>; Donovan, SuAnn M. <SMDonovan@dmgov.org>; Dostart, Katherine E. <kedostart@dmgov.org>; Drost, Bert A. <BADrost@dmgov.org>; Dunn-Young, Frank A. <FADunnYoung@dmgov.org>; Dylan Mullenix <dmullenix@dmampo.org>; Presutti, Eizabeth <EPresutti@ridedart.com>; Fangman, Colby J. <CJFangman@dmgov.org>; Foley, Kevin J. <KJFoley@dsairport.com>; Frank, Glenna K. <GKFrank@dmgov.org>; Gaul, Mike A. <MAGaul@dmgov.org>; Goudelock, Gary D. <GDGoudelock@dmgov.org>; Hamlett, Naomi A. <NAHamlett@dmgov.org>; Henry, Sara B. <SBHenry@dmgov.org>; Hernandez, Katie L. <KLHernandez@dmgov.org>; Hohensee, Jordan <jahohensee@midamerican.com>; Hutchens, Jordan S. <JSHutchens@dmgov.org>; Hutchens, Scott T. <STHutchens@DMGOV.ORG>; Hutchinson, Sara C. <SCHutchinson@dmgov.org>; Kamp, David M. <DMKamp@dmgov.org>; Larson, Kyle N. <KNLarson@dmgov.org>; Lofflin, James M. <JMLofflin@dmgov.org>; Lundy, Erik M. <EMLundy@dmgov.org>; Amber Lynch <ALynch@InvestDSM.org>; Mark McDaniel <mamcdaniel@mediacomcc.com>; Mattas, Jay M. <JMMattas@dmgov.org>; McMickle, Nanci K. <NKMCMickle@dmgov.org>; Minhas, Anuprit J.

TRAILS CONCEPT PLAN

Copper Creek
Polk County, IA
MAY 2022

Prepared for:



Prepared by:



LEGEND

- PROJECT AREA
- WETLANDS
- EXISTING PAVED PATH
- EXISTING TRAIL
- CONCEPTUAL ROUND-ABOUT TRAIL HUB
- EXISTING/IMPROVED PARKING

SITE AMENITY ZONES

- 1 PLEASANT LAKE TRAIL SYSTEM
- 2 FLOW/JUMP LINES
- 3 PUMPTRAK[S]
- 4 SHELTER / RESTROOM
- 5 IMPROVED PARKING LOT

PLANNED TRAILS

- EASY, TRADITIONAL TRAIL
- EASY, TRADITIONAL ADAPTIVE TRAIL
- EASY, BIKE OPTIMIZED
- EASY, FLOW TRAIL (ONE-WAY)
- EASY/MODERATE, SKILLS AREA
- MORE-DIFFICULT, FLOW TRAIL (ONE-WAY)
- MORE-DIFFICULT, TEC TRAIL (ONE-WAY)
- MOST-DIFFICULT, TECHNICAL TRAIL

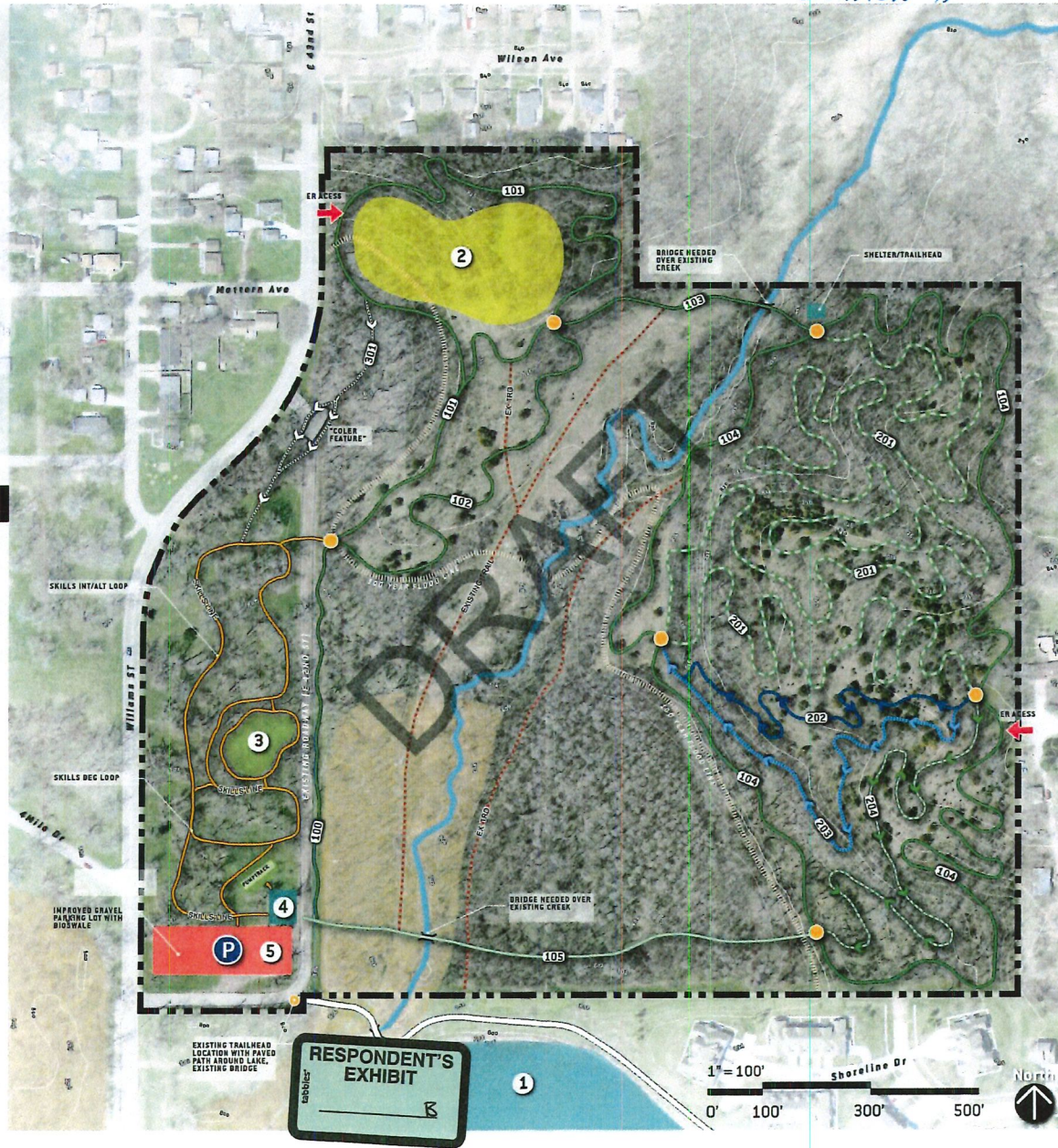
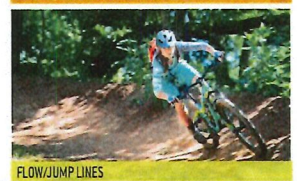


EXHIBIT "A"

BIKE AMENITY TYPES



TRAIL TYPES



Note: This map is intended for planning purposes only.
Property boundaries are approximate.

Do not use for design development or construction estimates.

ver222505

COPPER CREEK MTB PARK VISION

The Copper Creek property owned by Polk County Conservation presents a unique opportunity to meld green infrastructure best management practices (BMPs) with active, community recreation. The overall forest/land condition, gentle grades, and proximity to a FEMA floodplain are great combinations for a one-of-a-kind symbiosis of recreation and green infrastructure. Can you imagine a pump track that also functions as a rain garden? Native grasses, forbs, and flowers on the backslides of berms and sides of rollers or jumps? Invasive forest understory species eradicated and new native understory and oak trees planted to recreate the historical oak savannahs of Polk County? Permeable rock slab armoring draining to swales? All of this can be created at Copper Creek.

PUMP TRACK & SKILLS AREA



CONSERVATION



GREEN INFRASTRUCTURE

will be used across the site to address stormwater runoff from the proposed parking lot in the form of bioswales and a series of rain gardens. Water quality can also be address along Copper Creek itself. Currently an engineering firm has been retained to study the hydraulics of this site to improve water quality. It is anticipated a small wetland could be incorporated into this site that would filter water from Copper Creek before it enters Fourmile creek immediately southwest of the site.

SUSTAINABLE TRAILS

The trail system will be built to Best Management Practices for sustainable trail design. Trails will serve as recreational trails for bikers, hikers, and trail runners. Residents from nearby Copper Creek Lake Park will be able to enjoy the paved walking trail around the lake and also break off into Copper Creek Woods to experience the natural trails. All this is located along the Gay Leah Wilson trail that connects into the Central Iowa Trails System.

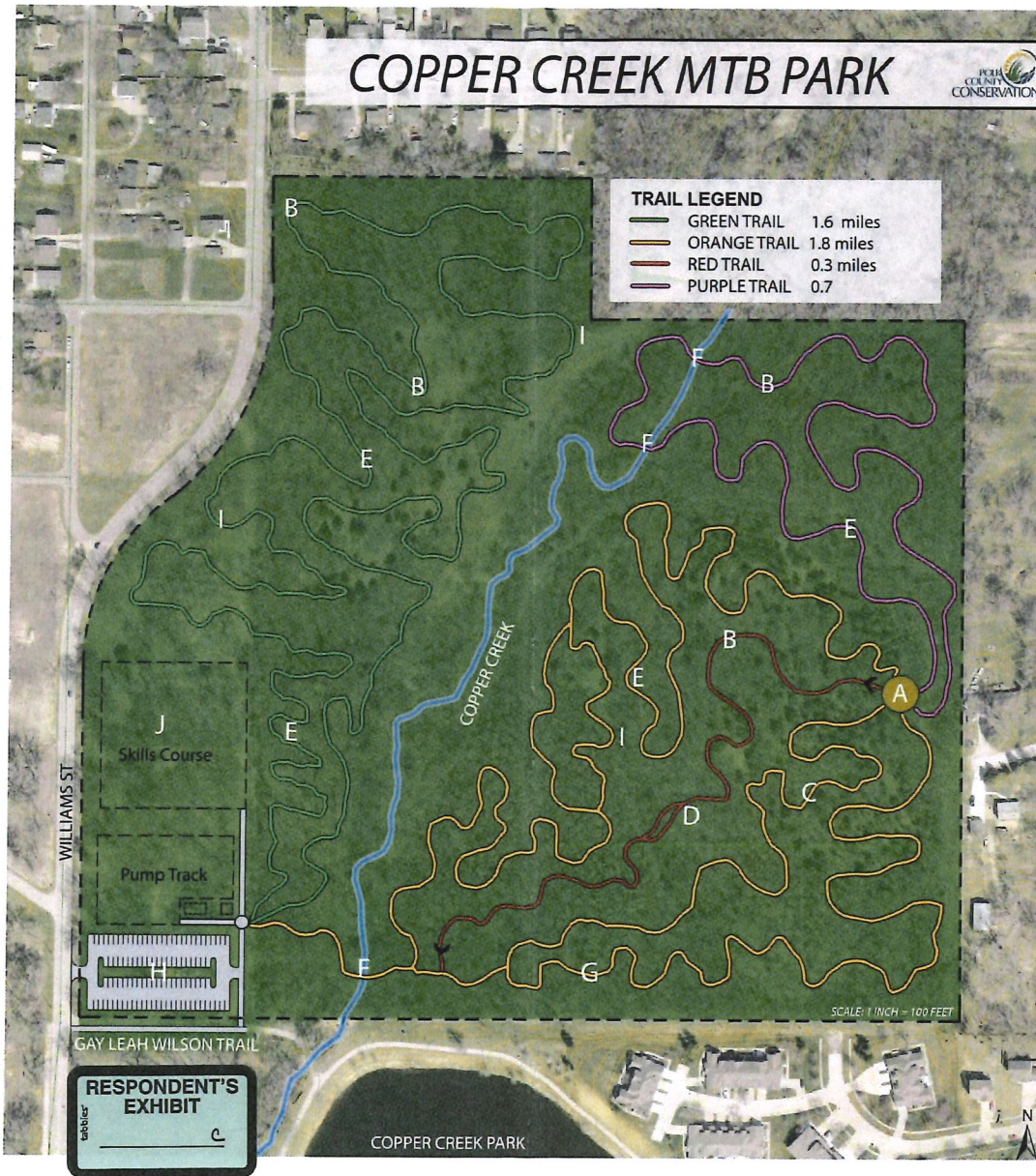
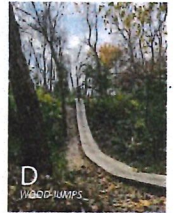


EXHIBIT "B"

RIDING FEATURES



22

TO: City of Des Moines Planning and Zoning Commissioners

FROM: Roger W. Raisch and Nadine Adele 4315 Shoreline Drive Pleasant Hill (property owners)

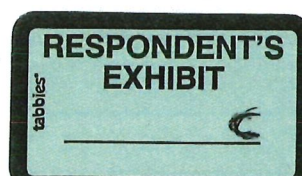
DATE: September 15, 2022

RE: Request to table Agenda Item for Proposal to Develop a Mountain Bike Park on
42 Acres of Undeveloped Land

We are requesting the Commissioners to remove this agenda item from discussion and withhold any voting tonight. The Conservation applicant has not made a good faith effort to fulfill the Purpose as stated in Chapter 134-6.1.6 "Neighbor Communications" of the Des Moines City Code:

We received one letter from the applicant for a ZOOM meeting to be held the day after Labor Day, September 6, 2022 at 6pm. At that meeting, there were only 6 attendees including a Pleasant Hill employee, the Recreation Manager. That means of the 71 property owners who Conservation mailed the ZOOM meeting letter to, **93% of property owners missed an opportunity** to learn and present concerns about the proposed plan. That means of the 24 property owners of the Edgewater Townhomes Association, with only 2 attendees, **92% of the ETA property owners missed an opportunity** to learn and present concerns about the proposed plan at the ZOOM meeting.

We learned after this ZOOM meeting, the Conservation applicant gave a presentation of this proposed plan at a regular Edgewater Townhomes Association meeting in July. We did not receive any notice or letter from the Conservation applicant about this presentation as the code requires the applicant to do. It is not the responsibility of the association with a total of 88 property owners, to know the names of the property owners who live within the 250' boundary nor is it their responsibility to notify those property owners of a presentation. Regardless, we learned of the 24 Edgewater Townhomes Association property owners within the 250' property line boundary, only 1 attended this regular July meeting. That means **92% of the ETA property owners missed an opportunity** to learn and present concerns about the proposed plan at this July meeting.



The Conservation applicant's answers at the ZOOM meeting were shallow words without them pointing to supporting documents or references or authorities, just words of their opinion. None of us were allowed to speak, just type questions in a chat box. We were on the phone without access to a chat box and therefore couldn't type. There was no discussion even among the other attendees. Before the ZOOM meeting, on Sept 5, 2022, we provided the Conservation applicant with our 6-page packet of objections including 3 pages of exhibits. Our objections were not discussed at the ZOOM meeting, it was only mentioned that we submitted it. With permission to speak, we requested that our packet of objections become available for attendees to review. We then provided our phone number for attendees to call us. After the meeting, we spoke with 3 of the other 4 property owners who attended.

Our concerns have not been adequately heard and responded to by the Conservation applicant. As a result of the lack of good faith neighbor communication efforts, many property owners adjacent to the subject property remain very confused in general about this proposed plan. We still have serious unanswered questions that require discussions not Q & A sessions, and need to voice how we believe the proposed plan's development will impact our privacy, safety and character of our peaceful neighborhoods. We suggest a meeting of all 71 property owners affected by the re-zoning proposal to meet face to face together with the Conservation applicant, not piece meal nor a ZOOM meeting. There would be no harm for Conservation applicant to schedule such a meeting.

The Polk County Conservation applicant has not made a good faith effort to fulfill the Purpose as stated below from Chapter 134-6.1.6 "Neighbor Communications" of the Des Moines City Code.

A final note about the letter the Conservation applicant mailed to property owners. The Proposed Concept Plan Draft the Conservation applicant mailed to property owners was a

4" x 4" diagram of the parcel of undeveloped land which we enlarged (Exhibit A) and distributed to as many neighbors affected by this proposal as our time permitted.

The enlarged Exhibit B plan is found on the Central Iowa Trail Association website. It conflicts with the proposed plan the Conservation applicant has on record (Exhibit A). The two proposed plans, Exhibit A and B are significantly different in the 42-acre trail design but they both display each other's logo and their own, confirming their partnership.

The question is which proposed plan are the property owners to rely on and which plan supports the rezoning application the Commission is to review and vote. A theory has been floating that the Conservation applicant's plan will be presented for rezoning purposes in order to yield an easier approval but the Central Iowa Trail Association is the real plan that will be developed. Property owners are concerned that even if rezoning is approved, Conservation applicant can and will change the development plan that could be more objectionable to the property owners.

Which plan is the real plan is an unresolved issue that Conservation applicant hasn't addressed. Property owners are losing confidence in the Conservation applicant.

In Conclusion ... the Conservation applicant completely fell short in abiding by Chapter 134-6.1.6 of the Des Moines City Code. The only meeting, the ZOOM meeting, was not a discussion among concerned property owners. This meeting did not educate each other, did not resolve issues, did not identify unresolved issues, as the 134-6.1.6 Purpose states.

Before a vote by the Commissioners, there would be no harm for the Conservation applicant to schedule a face to face public meeting for all 71 property owners affected by the re-zoning proposal to attend together so Conservation applicant could abide by Chapter 134-6.1.6 and:

1. Educate applicants and neighbors about one another's interests;
2. Resolve issues in a manner that respects those interests; and
3. Identify unresolved issues before initiation of public hearings.



TO: Adam Fendrick

FROM: Roger W. Raisch and Nadine Adele – 4315 Shoreline Drive Pleasant Hill - property owners

RE: Proposed Bike Park on 42-acre Undeveloped Land ZOOM Meeting

DATE: September 6, 2022

On August 25, 2022, I received a notice from the City of Des Moines and a letter from Polk County Conservation both dated August 22, 2022, via USPS, regarding the aforementioned proposed project.

This correspondence was the first time I became aware of the planned effort to rezone the 42 acres of undeveloped land from the current "F" - flood and "N3a" - neighborhood districts to a permanent "P1" public recreation district and I immediately started to research.

My husband and I oppose the development of the 42-acre land and agree with its continued conservation. We support conservation and preservation of natural wild spaces.

We oppose the development of the 42 acres of undeveloped land into a bike park for 3 main reasons:

1. The risk of increased flooding and runoff discharge from the "special flood hazard area" as FEMA references it in a different map (also shown in Exhibit A) onto my Shoreline Drive property and my homeowners association's property, if the 42 acres are disturbed.
2. Increased disturbance from lights and noise and intrusion of the public onto our private property and private roads; 24 hours a day, 365 days a year; resulting in a loss of privacy, peace and quiet, security and safety.
3. The disturbance and relocation of the wildlife's home within the 42 acres.

My husband and I have lived on the lake shore of Shoreline Drive for over 21 years and are considered one of the few historians of the Edgewater Townhomes Association. We purchased 1 of the 14 townhomes available at the time well before the community grew to 88 townhomes of today. At that time, the townhomes on the north side of Shoreline Drive were not built nor were any townhomes on Waters Edge, Springs Drive or Zilker Drive.

During these 21 years, we experienced

- at least 3 floods originating from the "special flood hazard areas" each with increasing severity
- constant trespassing by the public on our property and the association's property during and after the floods
- and even theft of a laptop from the inside of a vehicle.

In 2005, before daybreak, a biker entered the trail on the south side of the lake, shooting at the commercial buildings' windows and continued shooting at the townhomes on the east side of the lake and ended his shooting spree by shattering our second-floor bedroom windows and then disappearing over the Four Mile Creek bridge.

The trespassing has increased every year as there is more activity in the area and more people are aware of the lake's attraction. Inviting more of the general public to congregate from dawn to dusk for their own purposes, not just biking and walking, and hiding in the woods and trees, becomes a safety concern.

The public already has over 1 mile of trail around Copper Creek lake to enjoy, a pavilion, restrooms, playground, launching pad for water sports and shoreline fishing, next to the proposed plan.

Despite these intrusions we still maintain clean, orderly and private surroundings because of our patrolling. Our continued efforts are necessary to keep the most peaceful and safe lifestyle at home.

We patrol the lake trail at all hours from our first and second floor windows for

- motorcycles and ATV's
- unruly pedestrians and
- keep a close eye on the safety of adults and children who brave the frozen lake, crossing it with naïve confidence.

We have enjoyed the wildlife of

- deer, wild turkey, ducks, geese, beavers, migrating waterfowl and hummingbirds who come "home" every year on our lake side and street side property.
- The wildlife is so comfortable here that they stroll across our private roads like any human resident
- build nests under our shrubs and in nesting boxes every year for over 21 years. This is their home.
- The owls in the woods signal night time and
- the roaming bald eagles and hawks rule the sky.

Our home on Shoreline is very private as there is no exit after entering from Cameron and Shoreline Drives. If this project is developed we will certainly have people crossing through our property.

In June 2018,

- the sudden flooding brought the lake waters to the ridge below our lakeside door at 4am.
- All that could be seen was water and trees in the distance (Exhibit B and C), not knowing when the water would stop rising and having no one to call for help or knowing who could help.
- Even after several repairs and re-engineering of the lake environment over the years, mother nature ruled and did not listen.
- The aftermath, like all previous floods, brought debris from upstream and weakened our private shoreline property.
- Trespassers created a shortcut across our property to avoid the water-covered trails, leaving our entire Shoreline lawn with bike wheel gougings despite signs and city ordinance barriers.

Today, the trespassers are increasingly showing no respect for private property despite signs and warnings and our lakeside trail and lawn is slowly becoming a dog park for outsiders.

For several decades, these 42 acres of undeveloped land has been the backyard or front yard for more than 65 households as the City's mailing list indicates.

The city code currently defines these 42 acres as "N3a" and "F" districts:

- **"N3a" District - N3a is intended to preserve the scale and character of residential neighborhoods developed predominantly during the 1950s, 1960s, and 1970s, typically in the ranch or split-level style pursuant to House B building type in section 135-2.14 of this code.**
- **"F" District - F is intended for flood plain and floodways pursuant to chapter 50 of this code.**

The floodway doesn't just disappear because the district name has changed and we want the character of the undeveloped land preserved as "neighborhood" as defined in the zoning code.

Thus, we object to the 42-acre undeveloped land rezoned as a

- **"P1" District - P1 is intended for open space, including permanent parks and recreation areas.**

Our association already contributed the use of our property to the community through an eight-foot wide trail easement along the shoreline, paid one way or another to build the trail and continues to pay the taxes.

As you know, the Iowa state legislators seriously considered the state's flooding threat and thereby approved funding to control flooding and research the environment. The Iowa DNR allocated funds that helped create a "unique to the nation" academic institute named IowaFloodControl.org based in Iowa City and that is part of the University of Iowa.

My husband and I did not request a public park in our backyard. We do not welcome

- expanded flooding risks,
- increased security threats and a
- disrupted wildlife haven all
- resulting in a loss of our privacy, peace and quiet, security, safety, and the potential devaluation of our property.

We oppose the development of the 42 acres of undeveloped land into a bike park for 3 main reasons:

1. The risk of increased flooding and runoff discharge from the "special flood hazard area" as FEMA references it in a different map (also shown in Exhibit A) onto my Shoreline Drive and my association's property, if the 42 acres are disturbed.
2. Increased disturbance from lights and noise and intrusion of the public onto our private property and private roads; 24 hours a day, 365 days a year. Resulting in a loss of privacy, peace and quiet, security and safety.
3. The disturbance of the wildlife's home within the 42 acres and their unknown relocation destination.

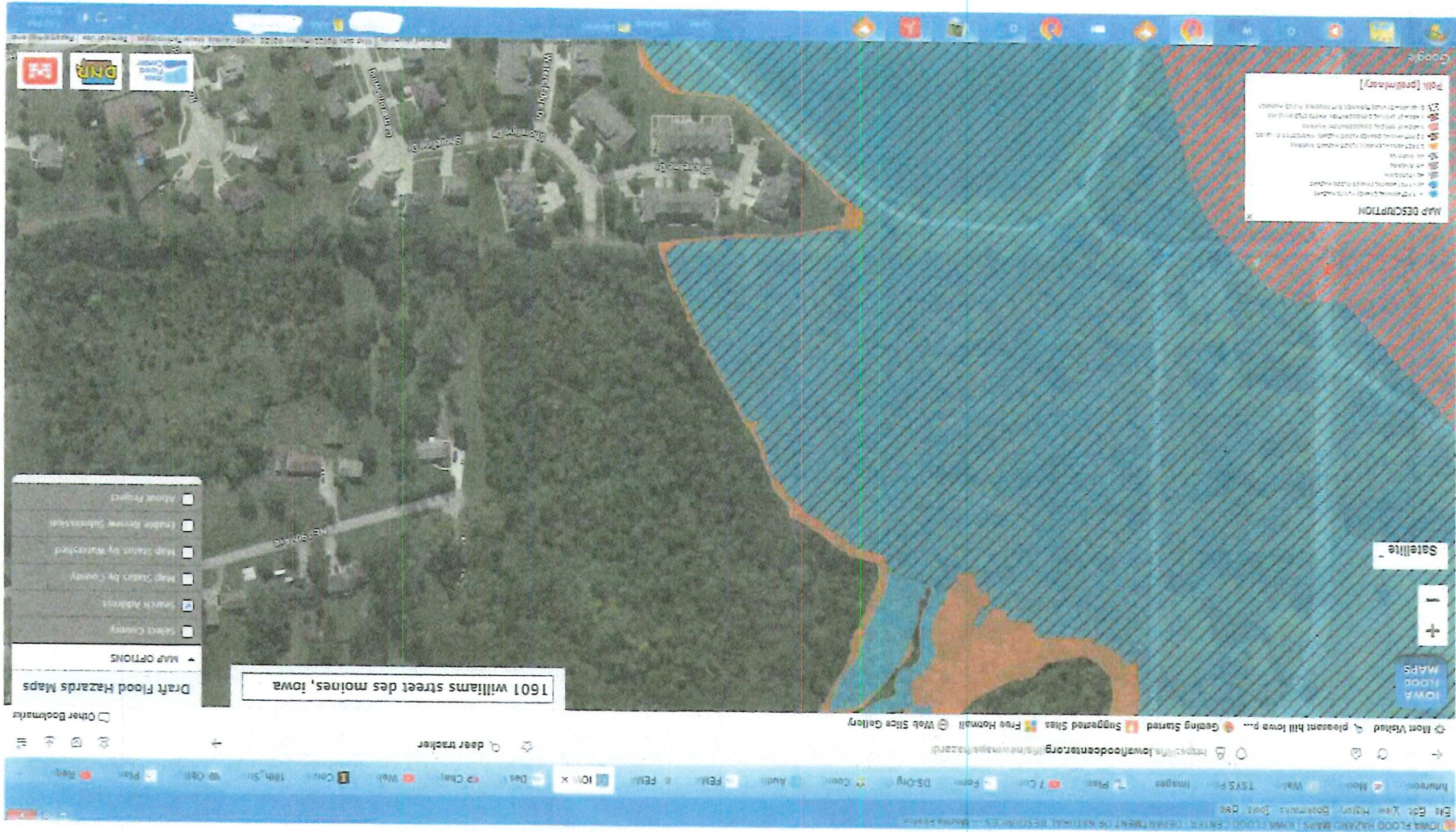




EXHIBIT B



EXHIBIT 'C'

tabbles®
RESPONDENT'S
EXHIBIT

G

Item: ZONG-2022-000077

Date: 9.6.22

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Andrea Douglas

Name: Andrea Douglas

Address: 4208 Wilson Ave

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 09 2022

Reason for opposing or approving this request may be listed below:

Item: ZONG-2022-000077

Date: 9/10/22

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Fred C. Muller

Name: Fred C. Muller

Address: 4236 Wilson Ave

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

Item: ZONG-2022-000077

Date: 9-11-22

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: J.B. Birkenholtz

Name: Janna Birkenholtz

Address: 7485 Cameron Swing

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

Good up-date for the land

Item: ZONG-2022-000077

Date: 9-11-22

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: Cornelis D. Van Walbeek

Name: Cornelis D. Van Walbeek

Address: 4350 Shoreline Dr. Pleasant Hill

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

+ Good use of the area. Good idea.

Concern is providing security to the park and

surrounding area. Keeping motor bike off the
trails.

Item: ZONG-2022-000077

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Diane Sharp

Name: Diane Sharp

Address: 4209 Wilson

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 19 2022

Reason for opposing or approving this request may be listed below:

Item: ZONG-2022-000077

Date: 9-7-22

Please mark one of the following

☒ I am in favor of the request

☐ I am not in favor of the request

Signature: Darcy Wheeldon

Name: Darcy Wheeldon

Address: 1760 Pease Dr.

Pleasant Hill IA 50327

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 19 2022

Reason for opposing or approving this request may be listed below:

It will be nice to have more (over)
accessible soft trails in the
metro area. Please place a fence
along the southern border to
separate the park from the townhomes

Item: ZONG-2022-000077

Date: 9/7/22

22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Rico Nizzi

Name: Rico Nizzi

Address: 4330 Shoreline Dr Pleasant

Hill 50327

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 12 2022

Reason for opposing or approving this request may be listed below:

Activities other than allowed, happening.
No details on location of entrance
Who is responsible for law enforcement?

Item: ZONG-2022-000077

Date: 9-7-22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: BB

Name: Benjy Boutchere

Address: 4225 Wilson AVE

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 09 2022

Reason for opposing or approving this request may be listed below:

We have maintained a garden for 8yrs behind our garage.
putting this right up to our property.

Item: ZONG-2022-000077

Date: 9/6/2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 09 2022

Reason for opposing or approving this request may be listed below:

Safety - theft - 4 kids drove on our yard and tore it
Noise - 4 wheelers already riding on it
higher Taxes
Parking on our streets

Item: ZONG-2022-000077

Date: _____

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 09 2022

Reason for opposing or approving this request may be listed below:

Polk County needs to save some land for
the wildlife. There is plenty of green
space for people that is not used. I've
lived here 64 years & prefer the woods and
animals.

Item: ZONG-2022-000077

Date: 9-7-22

Please mark one of the following

☐

I am in favor of the request



I am not in favor of the request

Signature: Carol L. Harbour

Name: Carol Harbour

Address: 4360 Shoreline Dr

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 12 2022

Reason for opposing or approving this request may be listed below:

Do not want traffic, loss of
wildlife area, loss of privacy!!!

Item: ZONG-2022-000077

Date: 9/8/2020

Please mark one of the following

☐

I am in favor of the request



I am not in favor of the request

Signature: Michael L. Moraine

Name: MICHAEL L. MORAINÉ

Address: 2003 Williams St.

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 12 2022

Reason for opposing or approving this request may be listed below:

IT WILL CAUSE UNWANTED TRAFFIC, NOISE AND BE A
HANG OUT FOR DRUG ACTIVITY. WHO IS GOING TO POLICE THE
AREA, DON'T COUNT ON D.M. PD BECAUSE THEY HARDLY COME
OUT HERE AS IT IS. GREATLY OPPOSED OF THIS PROJECT.

Item: ZONG-2022-000077

Date: 9/15/22

Please mark one of the following

☐

I am in favor of the request



I am not in favor of the request

Signature: _____

Name: NADINE ADELE and Roger W. Raisch

Address: 4315 SHORELINE DR., PLEASANT HILL

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

SEE ATTACHED MEMO TO ADAM FENDRICK
OF POLK COUNTY CONSERVATION COMMISSION

Item: ZONG-2022-000077

Date: _____

Please mark one of the following

☐

I am in favor of the request



I am not in favor of the request

Signature: _____

Name: DALE L. BELCHER

Address: 4420 CAMERON SWING

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

PRIVACY - THE REASON I PURCHASED
THIS PROPERTY - LOVE THE
TREE LINE - MUST BE
SUPERVISED - NO MOTORS

Item: ZONG-2022-000077 Date: 9-8-22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

[Signature]
John S. Deer
1920 NE 45th CT

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

Noise, disruption of animals, This is a Special Zone, you have moved all homes out close to property - Cost to the taxpayer, Additional traffic - Trees growing on my property

Item: ZONG-2022-000077 Date: 9-11-22

Please mark one of the following

☒

I am in favor of the request

☐

I am not in favor of the request

Signature: _____

Name: _____

Address: _____

[Signature]
Doug & Rae Lamy
4217 Wilson Ave

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

Question as originally told trail would not be close to our boundary. Recent plans show it right up against us - no buffer.

Item: ZONG-2022-000077

Date: 9/15/2022

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Marie Johnston

Name: Marie A. Johnston

Address: 4435 NE 19th Ave
DSM, IA 50317

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

Access at the end of my street
a multi purpose trail for 4-wheelers
How are you going to manage?
Wild life? where will you relocate?

Item: ZONG-2022-000077

Date: _____

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: Marci Anderson

Name: Marci Anderson

Address: 4450 Cameron Swing P. Hill
50327

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

Noise during construction
Lack of information on trail
Lack of privacy

Item: ZONG-2022-000077 Date: _____

Please mark one of the following

☐ I am in favor of the request

☒ I am not in favor of the request

Signature: _____

Staff Use Only
RECEIVED
COMMUNITY DEVELOPMENT
SEP 15 2022

Name: _____

Address: _____

Reason for opposing or approving this request may be listed below:

Direct Member / Temporary
Co-Owner

Item: ZONG-2022-000077

Date:

9/10/2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature

Ronda Stuckel

Name

RONDA Stuckel

Address

4340 Shoreline DR

PH 50327

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 15 2022

Reason for opposing or approving this request may be listed below:

destruction of natural habitat/resources
disruptive to wild life
noise & vandalism - trespassing
boundaries

Item: ZONG-2022-000077

Date: 9-6-22

22

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Anne Fitch

Name: Anne Fitch

Address: 4410 Cameron Swing Plt. A
50327

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 19 2022

Reason for opposing or approving this request may be listed below:

Do not have enough information - But
in favor of removing the treeline
& Disrupting all the wildlife behind my place
& Do not like that it could bring unwanted people

Item: ZONG-2022-000077

Date: 9/15/2022

Please mark one of the following

☐

I am in favor of the request

☒

I am not in favor of the request

Signature: Linda Dales

Name: Linda Dales

Address: 2060 NE 45th Ct
Des Moines Ia 50317

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 19 2022

Reason for opposing or approving this request may be listed below:

We don't want the public tramping
all over our property!

Item: ZONG-2022-000077

Date: 9/7/22

Please mark one of the following



I am in favor of the request



I am not in favor of the request

Signature: KEVIN MENGWASSER

Name: 4210 Shoreline Drive

Address: Pleasant Hill Ia 50377

Staff Use Only

RECEIVED
COMMUNITY DEVELOPMENT

SEP 19 2022

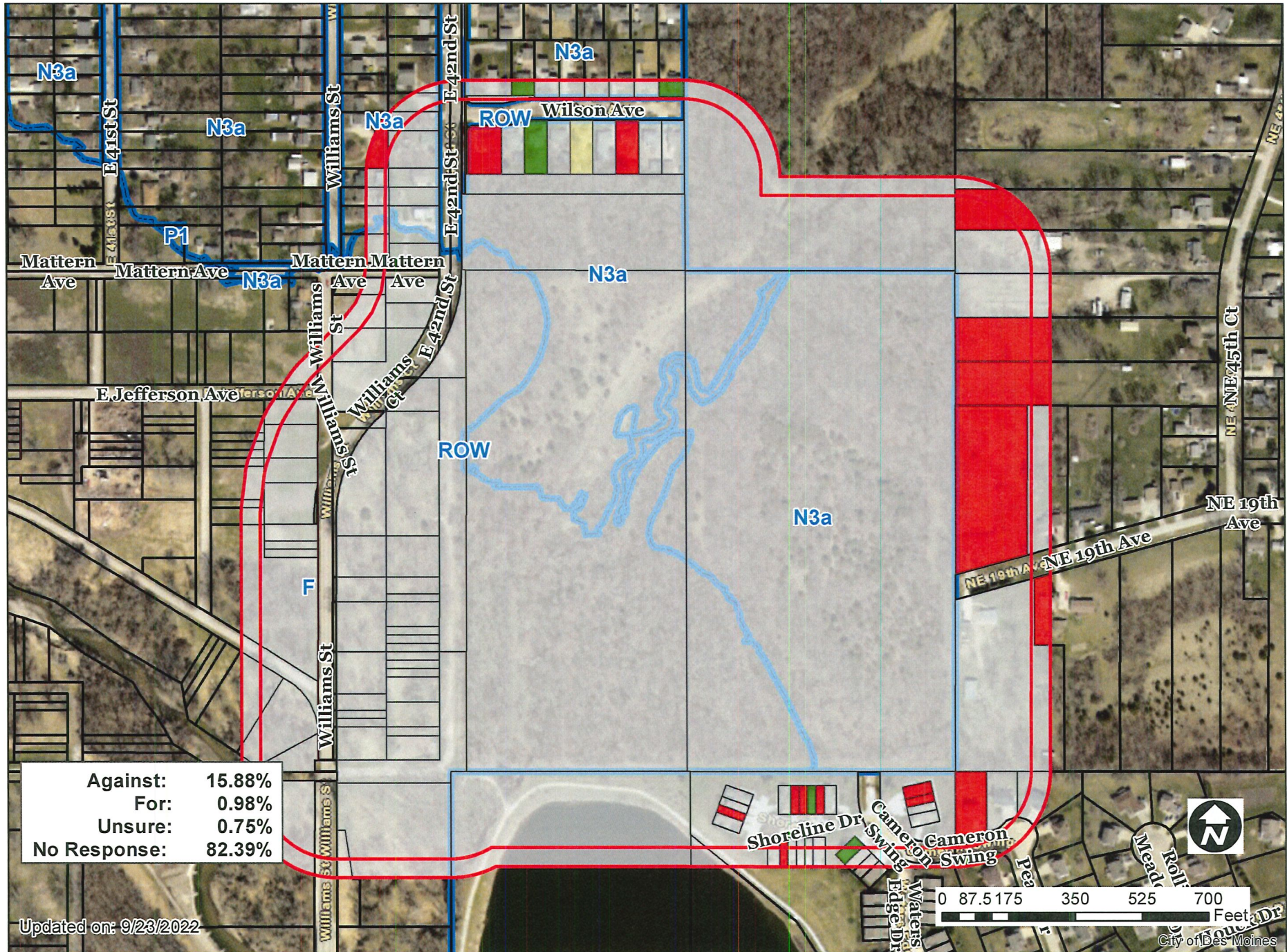
Reason for opposing or approving this request may be listed below:

altering the flood zone

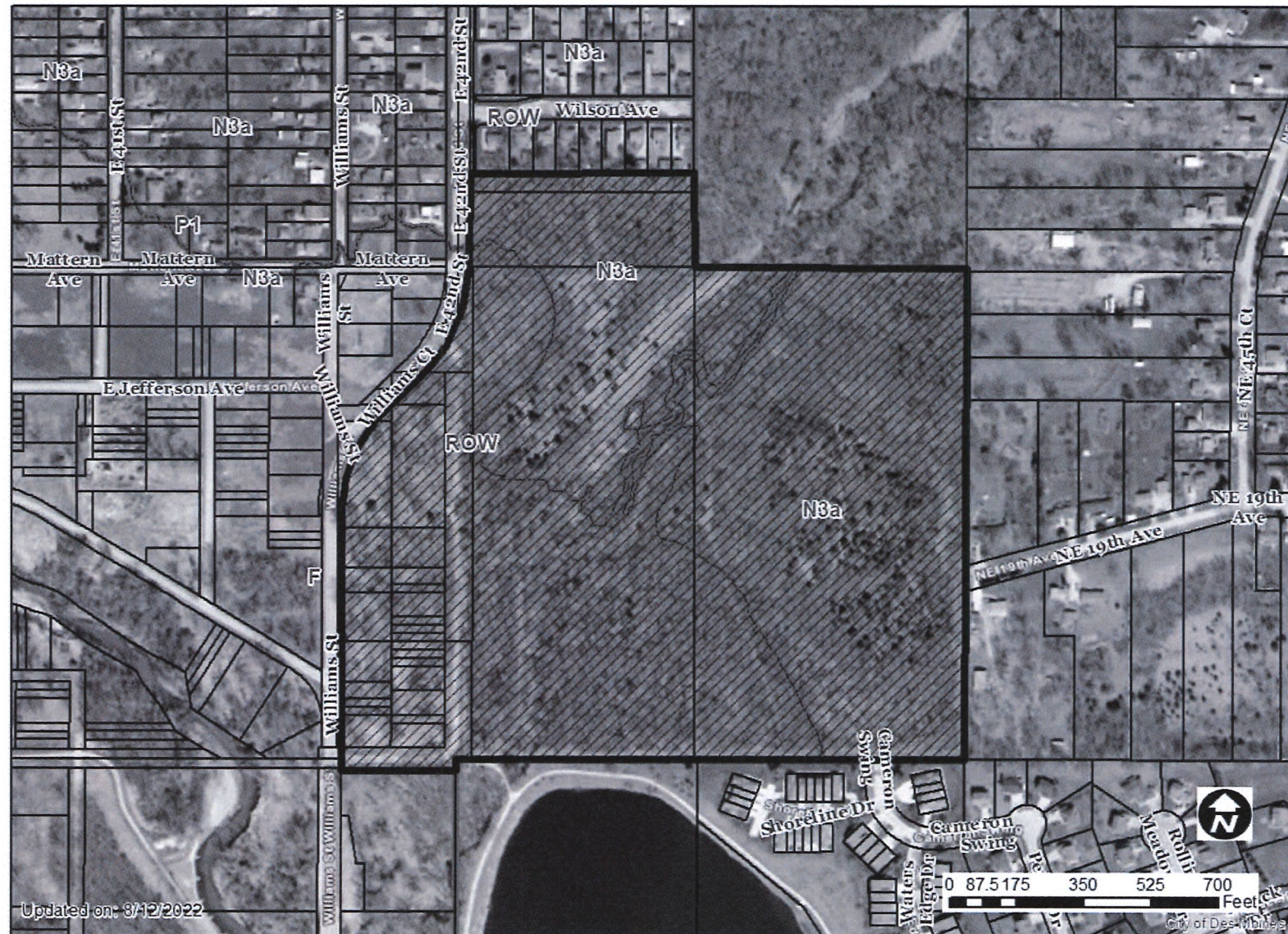
Increased Public Traffic

Lack of enforcement to motorized vehicles now!

Kevin Mengwasser



ZONG-2022-000077



1 inch = 334 feet

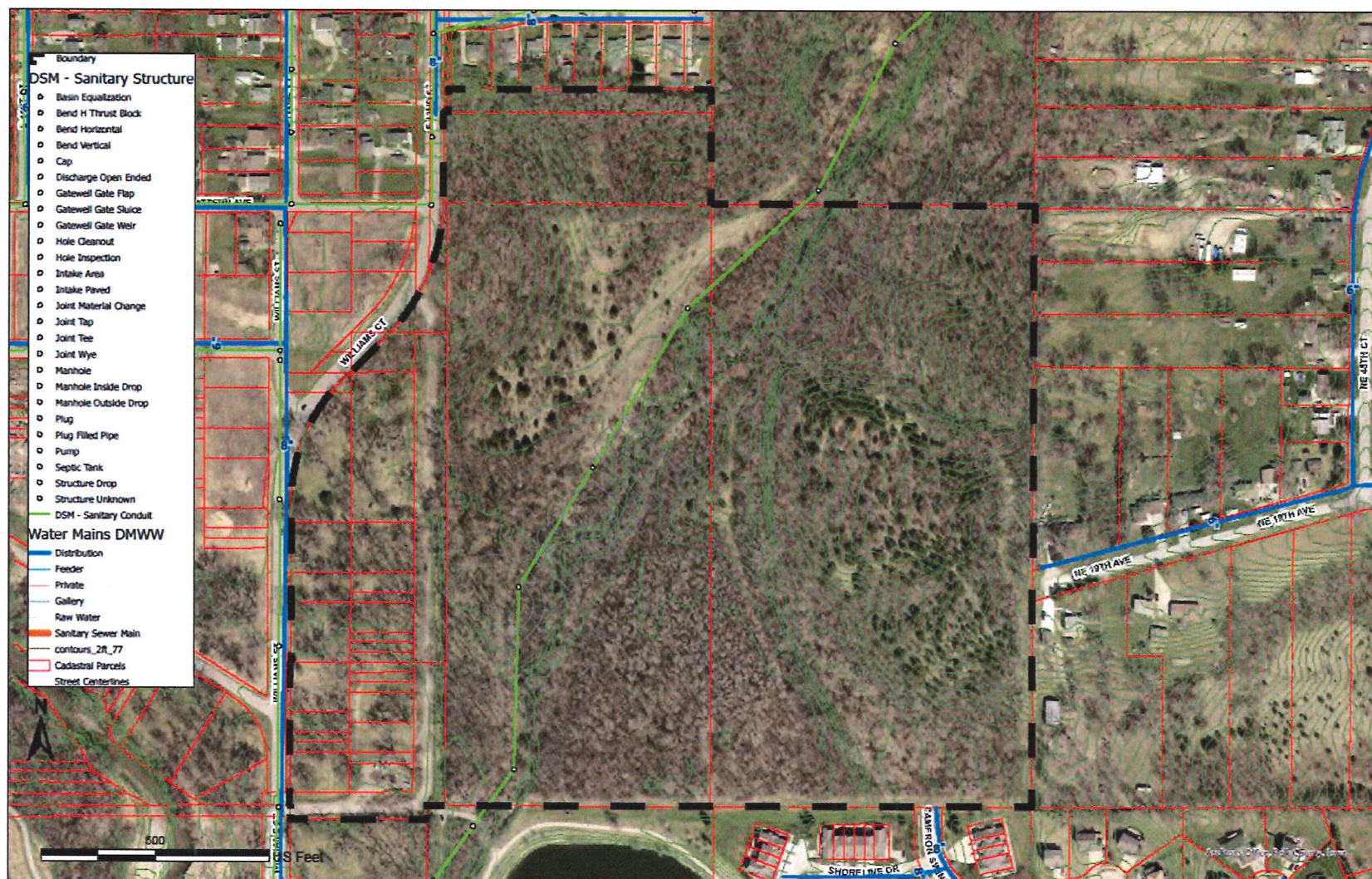
Copper Creek MTB Park

in Fourmile Creek Greenway

City of Des Moines Plan & Zoning Commission

September 15, 2022





TRAILS CONCEPT PLAN

Copper Creek
Polk County, IA
MAY 2022

Prepared for:



Prepared by:



LEGEND

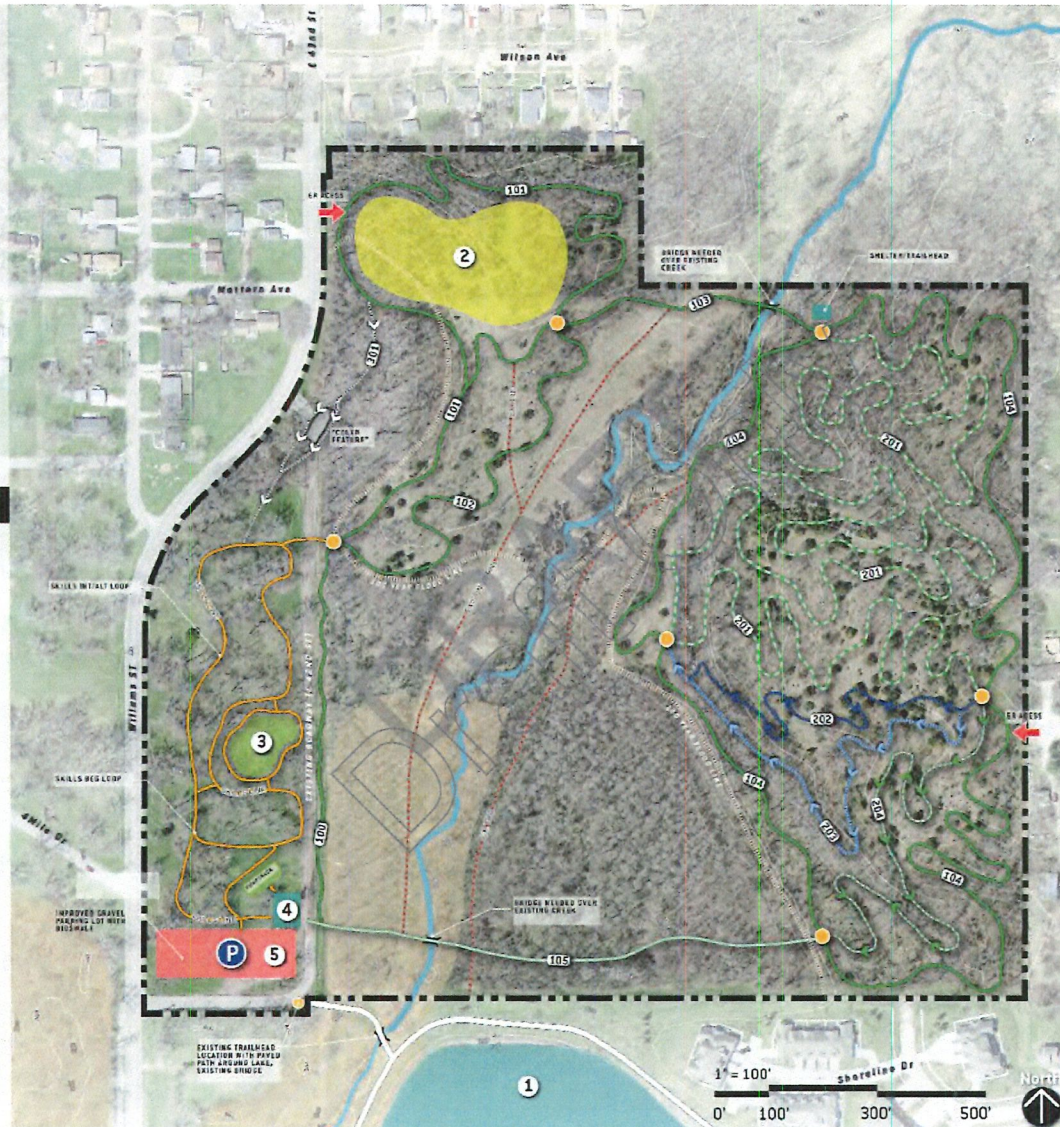
- PROJECT AREA
- WETLANDS
- EXISTING PAVED PATH
- EXISTING TRAIL
- CONCEPTUAL ROUND ABOUT TRAIL HUB
- EXISTING/IMPROVED PARKING

SITE AMENITY ZONES

- 1 PLEASANT LAKE TRAIL SYSTEM
- 2 FLOW/JUMP LINES
- 3 PUMPTRACK(S)
- 4 SHELTER / RESTROOM
- 5 IMPROVED PARKING LOT

PLANNED TRAILS

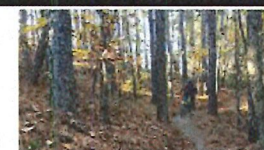
- EASY, TRADITIONAL TRAIL
- EASY, TRADITIONAL ADAPTIVE TRAIL
- EASY, BIKE OPTIMIZED
- EASY, FLOW TRAIL (ONE-WAY)
- EASY/MODERATE, SKILLS AREA
- MORE-DIFFICULT, FLOW TRAIL (ONE-WAY)
- MORE-DIFFICULT, TEC TRAIL (ONE-WAY)
- MOST-DIFFICULT, TECHNICAL TRAIL



BIKE AMENITY TYPES



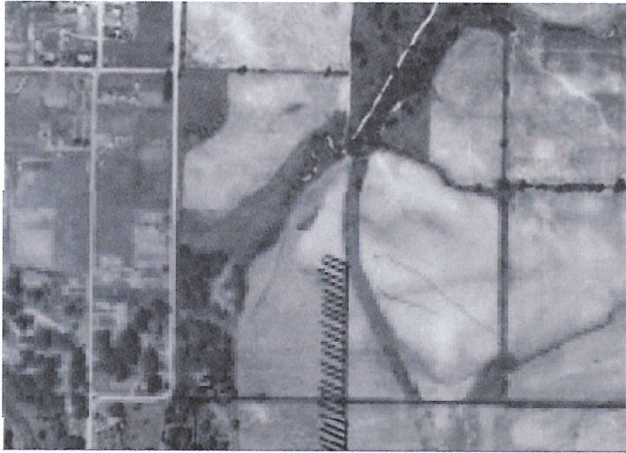
TRAIL TYPES



Note: This map is intended for planning purposes only. Property boundaries are approximate.

Do not use for design development or construction estimates.

ver222505



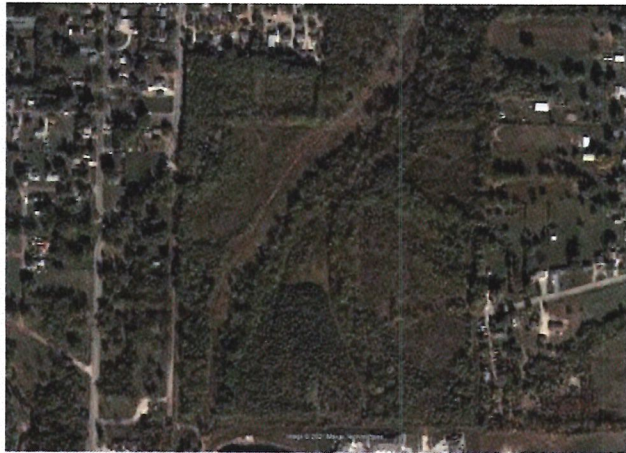
1930



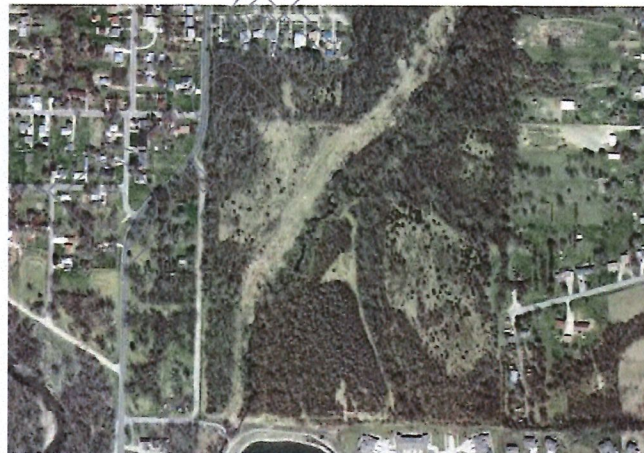
1990



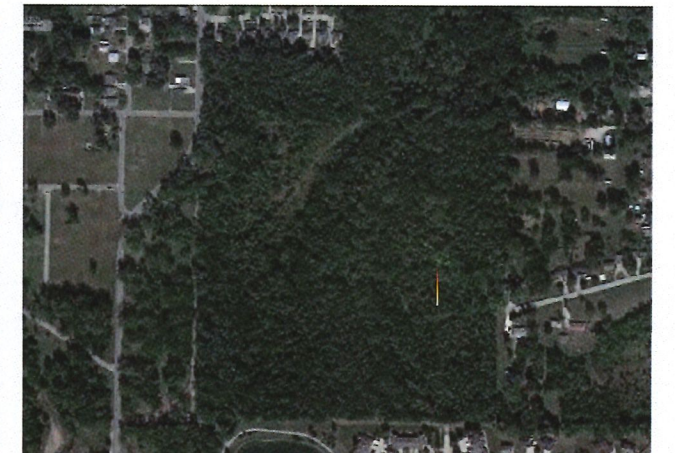
2000



2002



2006



2021

E
SITE PHOTOS



Photo 1: Fourwheelers illegally using site causing ecological damage.



Photo 2: Informal trails already forming from neighbors using the site.

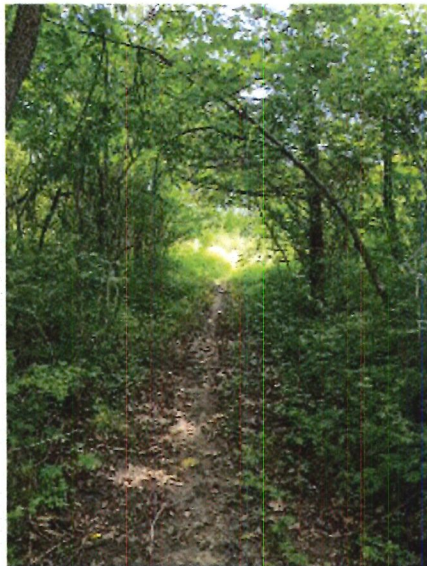


Photo 1: Existing trails forming from neighbors

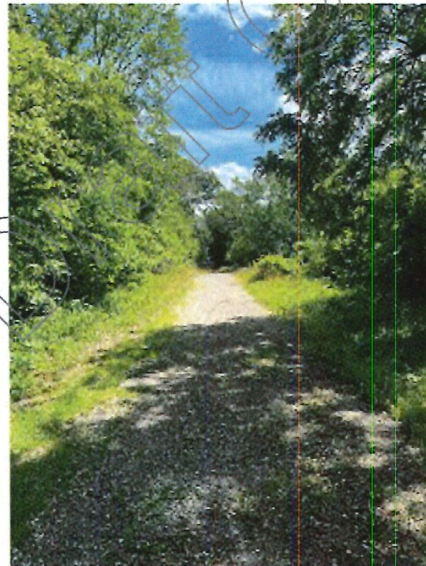


Photo 4: Former E 42nd St. to be converted into walking path connection through the park.

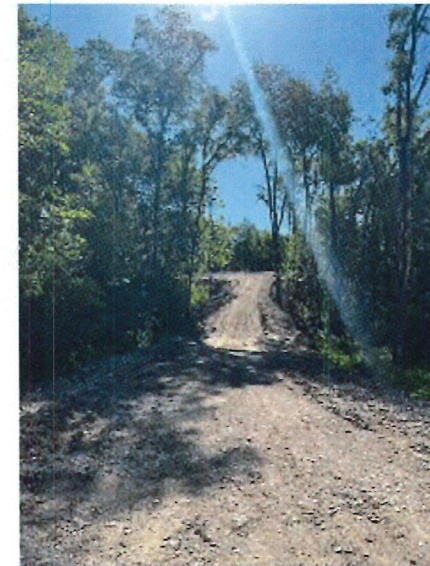
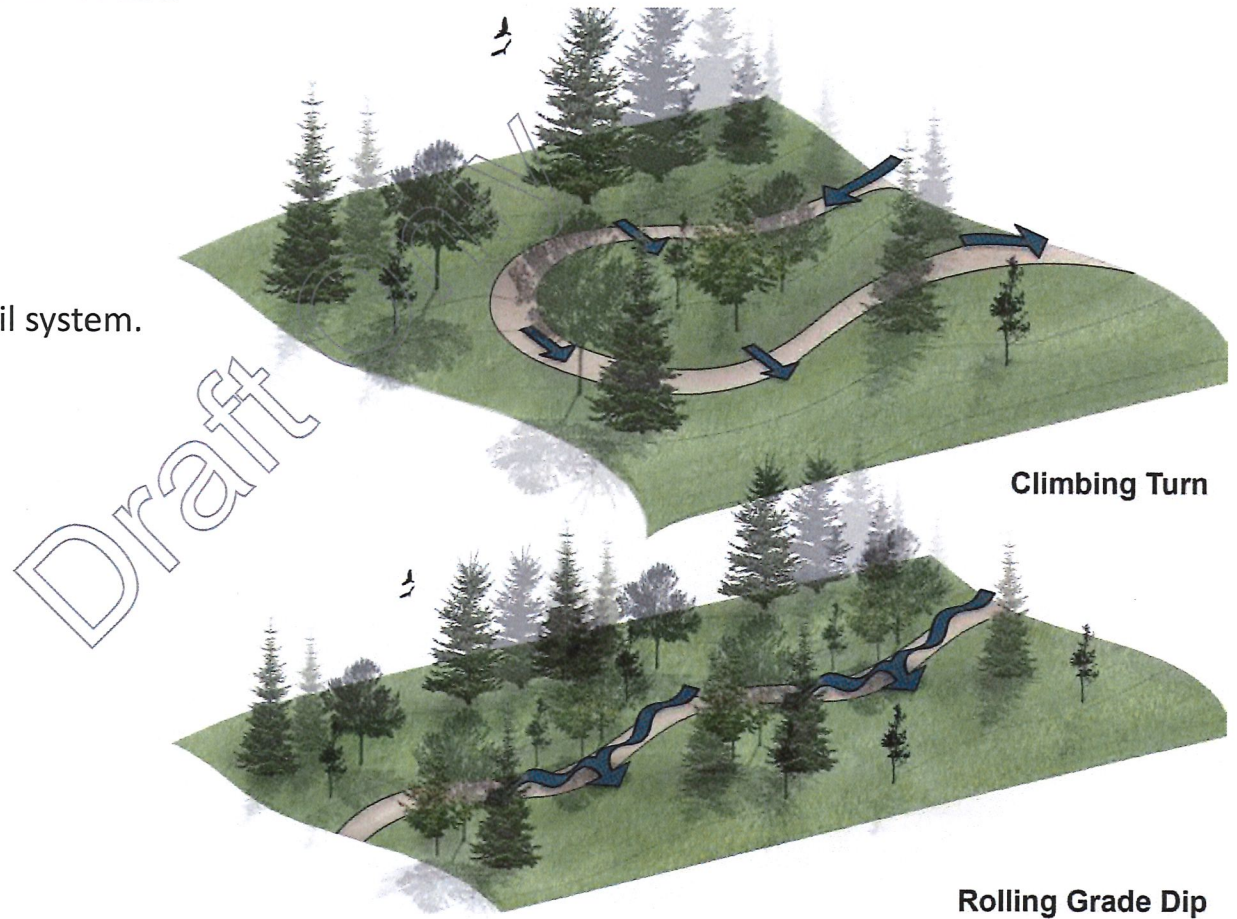


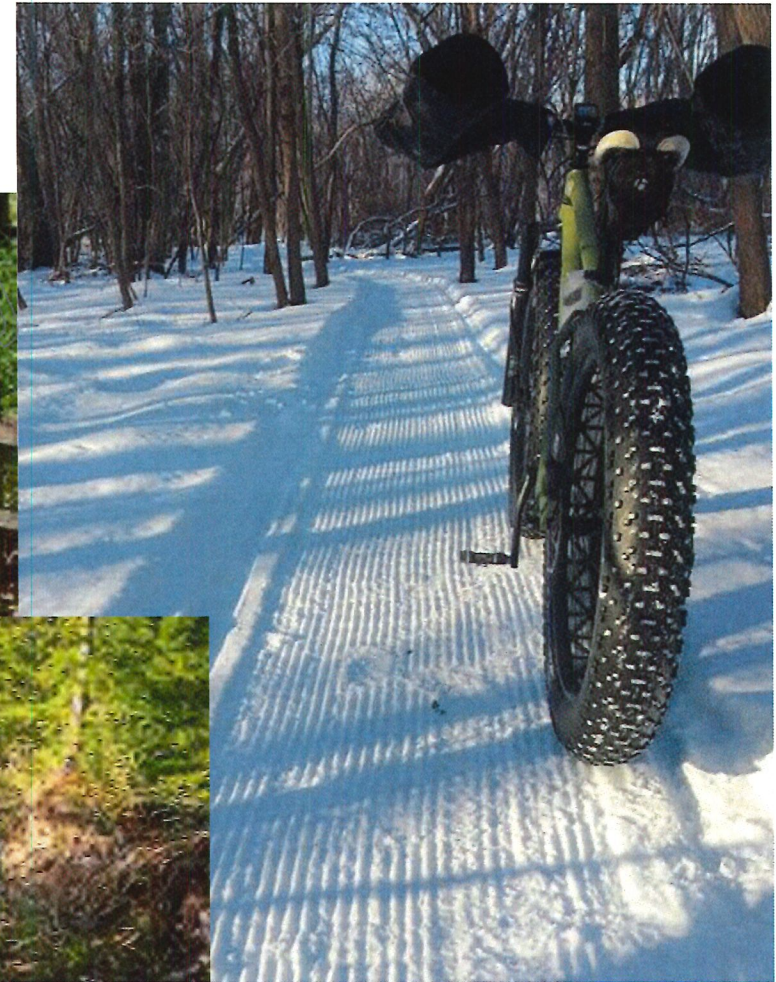
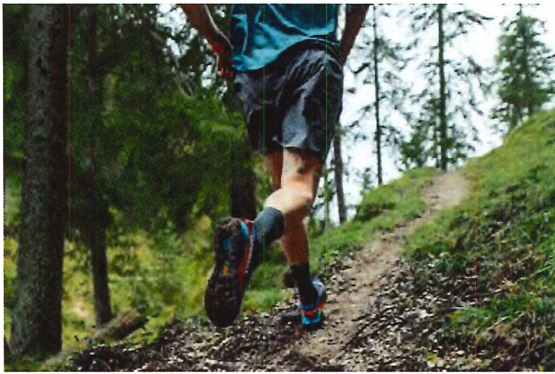
Photo 5: Existing soil stockpile to be utilized as downhill flow trails reuse access road as emergency acces.

SUSTAINABLE TRAILS

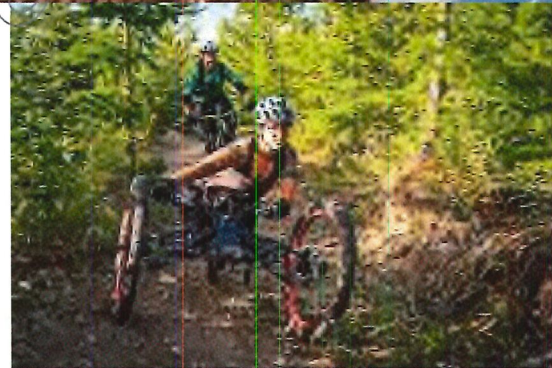
- Grade
- Sideslope
- Trail Location
- Professionally Designed & Built trail system.



BIKE-OPTIMISED TRAILS



DI



What Makes this a MTB Park?

- Different trail types that cater to a wide range of abilities and ages.

PUMP TRACK



What Makes this a MTB Park?

- Different trail types that cater to a wide range of abilities and ages.

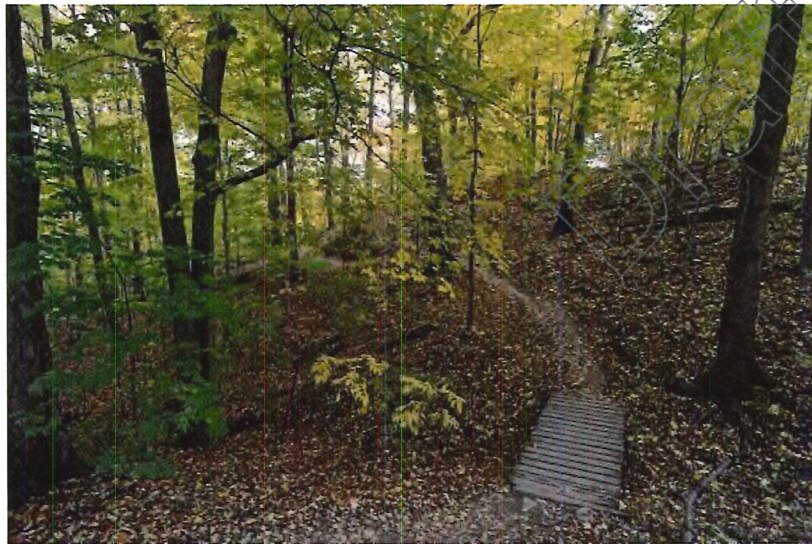
FLOW TRAILS



What Makes this a MTB Park?

- Different trail types that cater to a wide range of abilities and ages.

TRADITIONAL TRAILS



What Makes this a MTB Park?

- Different trail types that cater to a wide range of abilities and ages.

TECHNICAL TRAILS



What Makes this a MTB Park?

- Different trail types that cater to a wide range of abilities and ages.

GRAVITY TRAILS



What Makes this a MTB Park?

- Different trail types that cater to a wide range of abilities and ages.

INCLUSIVE TRAILS





Road Removals converted
into trails = 1.0 miles

Project Site

Gay Lea Wilson Trail

Copper Creek Lake
Trail = 1.2 miles

Timeline

- **Projected Timeline**

- Summer 2022 – Gather neighborhood and public input
- Fall 2022 – Park design completion
- Fall 2022 – Removal of invasive shrubs & trees (TSI work)
- Winter 2022 – Project Bidding
- Spring 2023 – Construction on parking lot and trailhead
- Fall 2023 - Construction on trail system
- Winter 2023 – Stream Restoration
- Spring 2024- Projected opening

A photograph of a dirt path in a forest. The path is muddy and leads into the distance, flanked by trees and dense foliage. The word "Questions?" is overlaid in white text at the bottom center. A faint, stylized logo is visible in the center of the image.

Questions?

Adam Fendrick

Park Planner

Adam.Fendrick@polkcountyiowa.gov

515-323-5309

Draft Only

Draft Only

2. Public Input Summary

Stakeholder Interviews

Key Themes



Equity + Coordination

- Emphasize social and environmental equity and inclusion should be an important component
- Reinforce and coordinate past metro-wide planning efforts such as the Capital Crossroads and the Tomorrow Plan
- Become a leader in arts and culture – support and enhance Bravo’s arts and culture strategic plan
- Address the number of people experiencing homelessness
- Promote regional affordable and workforce housing strategy and policies
- Address food insecurities and food deserts within the county

Land Use + Development

- Buffer Camp Dodge from new development
- Prioritize flood protection and water quality and consider the county's downstream impacts
- Restrict development within the floodplain, within stormwater inundation or hazard areas
- Provide safe pedestrian access between residential areas, schools and retail
- Identify a large or mega certified site
- Consider and preserve areas for future sand and gravel mining
- Limit rural subdivisions
- Promote infill development

infrastructure

- Improve internet access in rural areas
- Consider regionalizing certain services to reduce costs and improve service such as regional authorities for trails, water trails, parks and greenbelts
- Partner with cities to extend sewer service into developed, yet unincorporated areas
- Invest in infrastructure improvements (sanitary sewer, storm water, roads, street lights, sidewalks) within the three planning corridors to promote growth and development within urbanized areas

Conservation

- Incorporate the 7 capitals of sustainability
- Conserve valuable farmland and identify natural areas for preservation

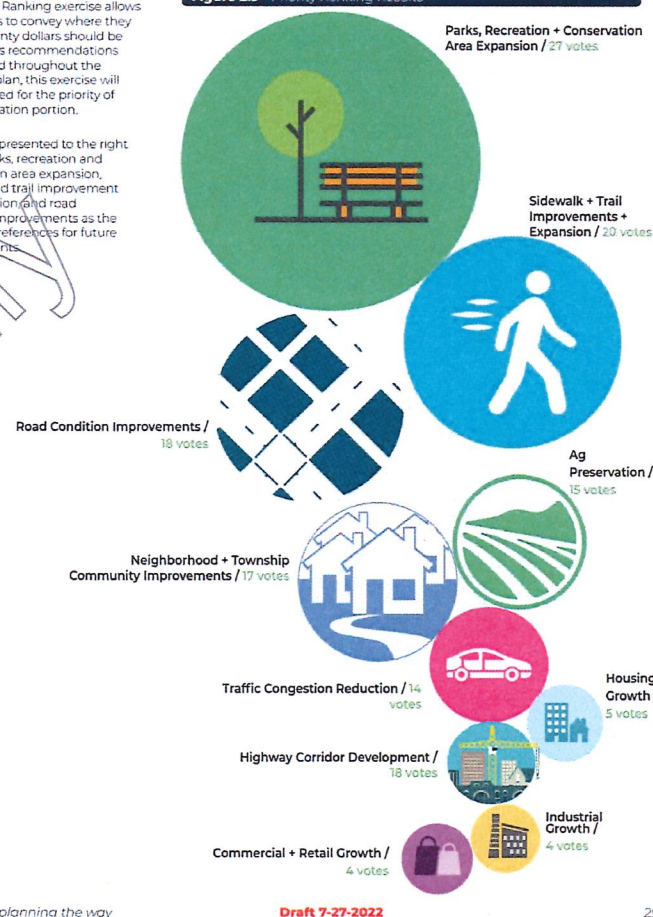
2. Public Input Summary

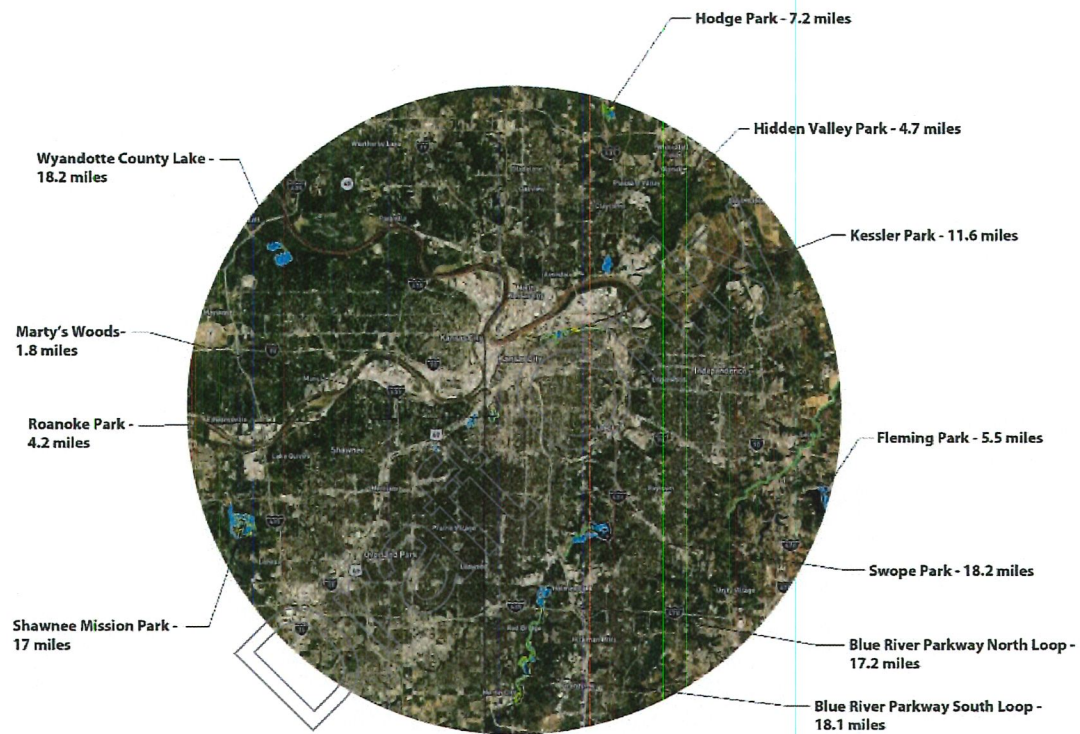
Priority Ranking

Priority Ranking
The Priority Ranking exercise allows participants to convey where they believe County dollars should be allocated. As recommendations are provided throughout the rest of the plan, this exercise will be referenced for the priority of implementation portion.

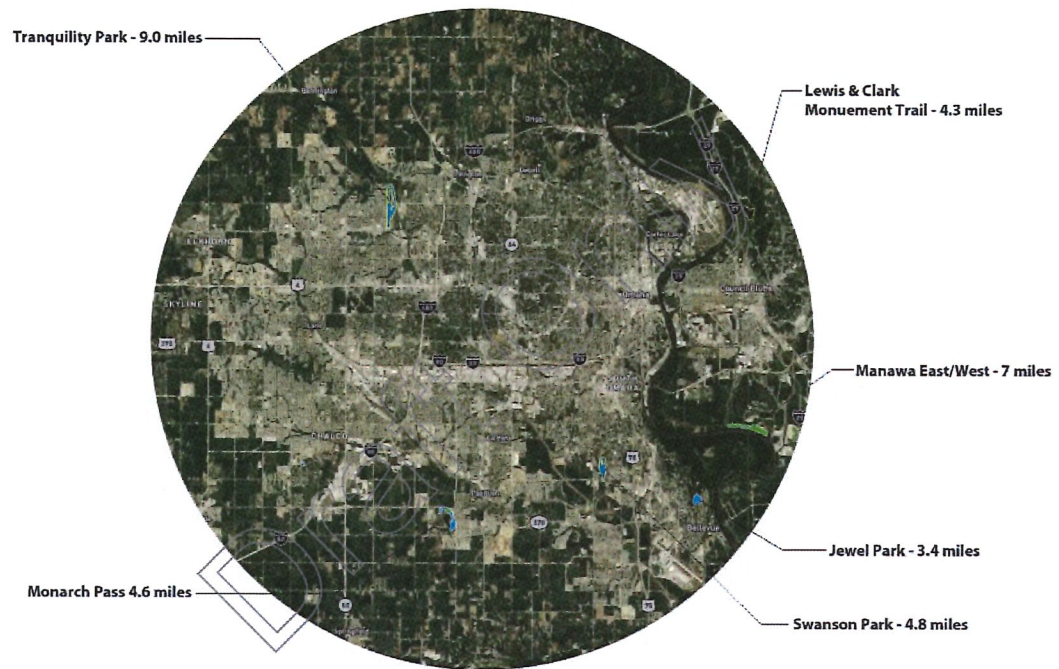
The results presented to the right identify parks, recreation and conservation area expansion, sidewalk and trail improvement and expansion, and road condition improvements as the top three preferences for future improvements.

Figure 2.9 - Priority Ranking Results

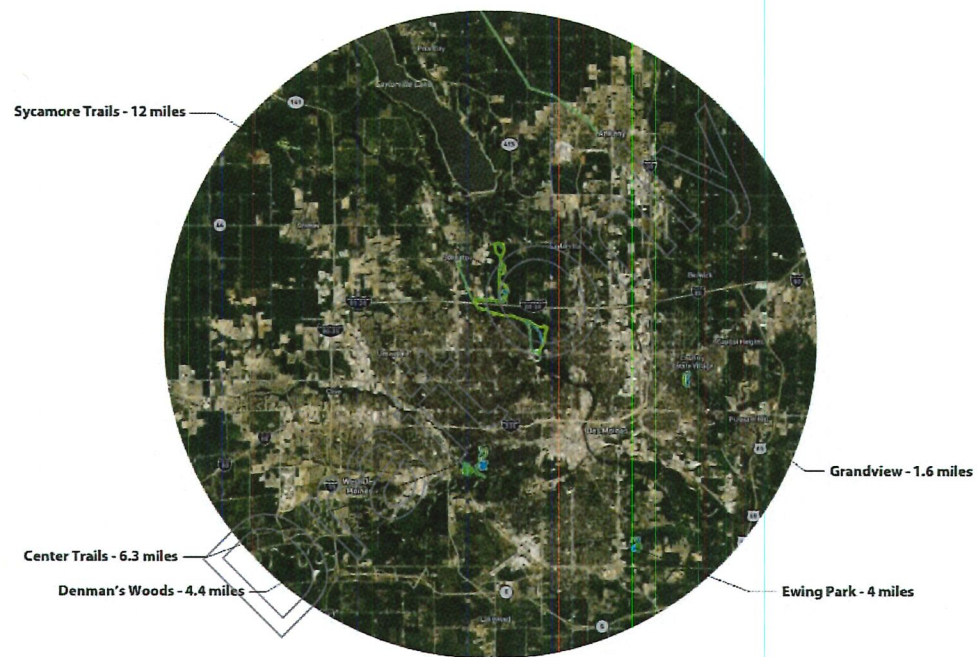




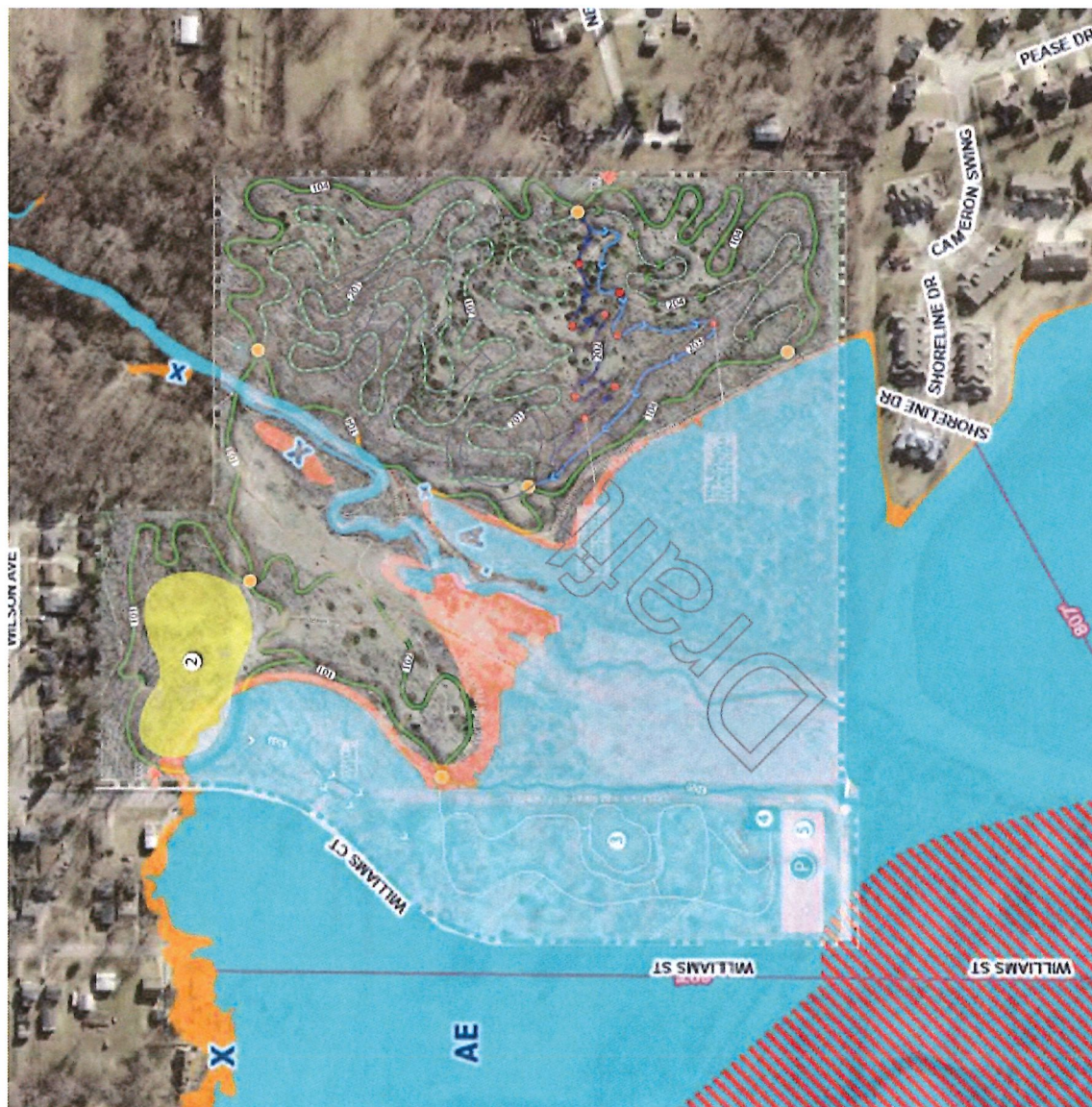
Kansas City, KS
123.7 miles



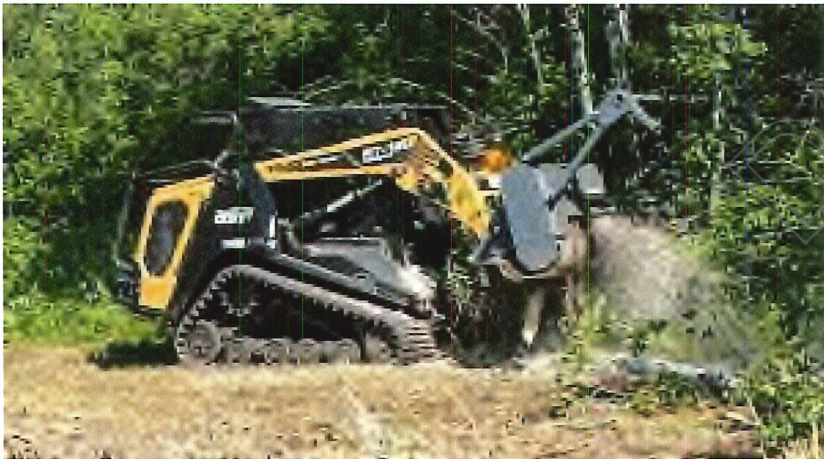
Omaha, NE
33.1 miles



Des Moines, IA
28.3 miles



Forestry Mowing





ENGINEER'S SEAL

EASTERN POLK COUNTY WATERSHED PLAN-EA
POLK COUNTY PUBLIC WORKS
POLK COUNTY, IOWA
2022

REVISIONS	
NO.	DATE

DESIGNED BY: 200
 DRAWN BY: 200
 QA / QC BY: 200
 PROJECT NO: 001-01-91-01
 DATE: 2000-00-00

TITLE