

County Planning & Zoning Officials of Iowa



Brian McDonough
Land Use Planning Coordinator
Polk County

CoZo President

ISAC New Officers School 2023

County Zoning Officials

Who are we?

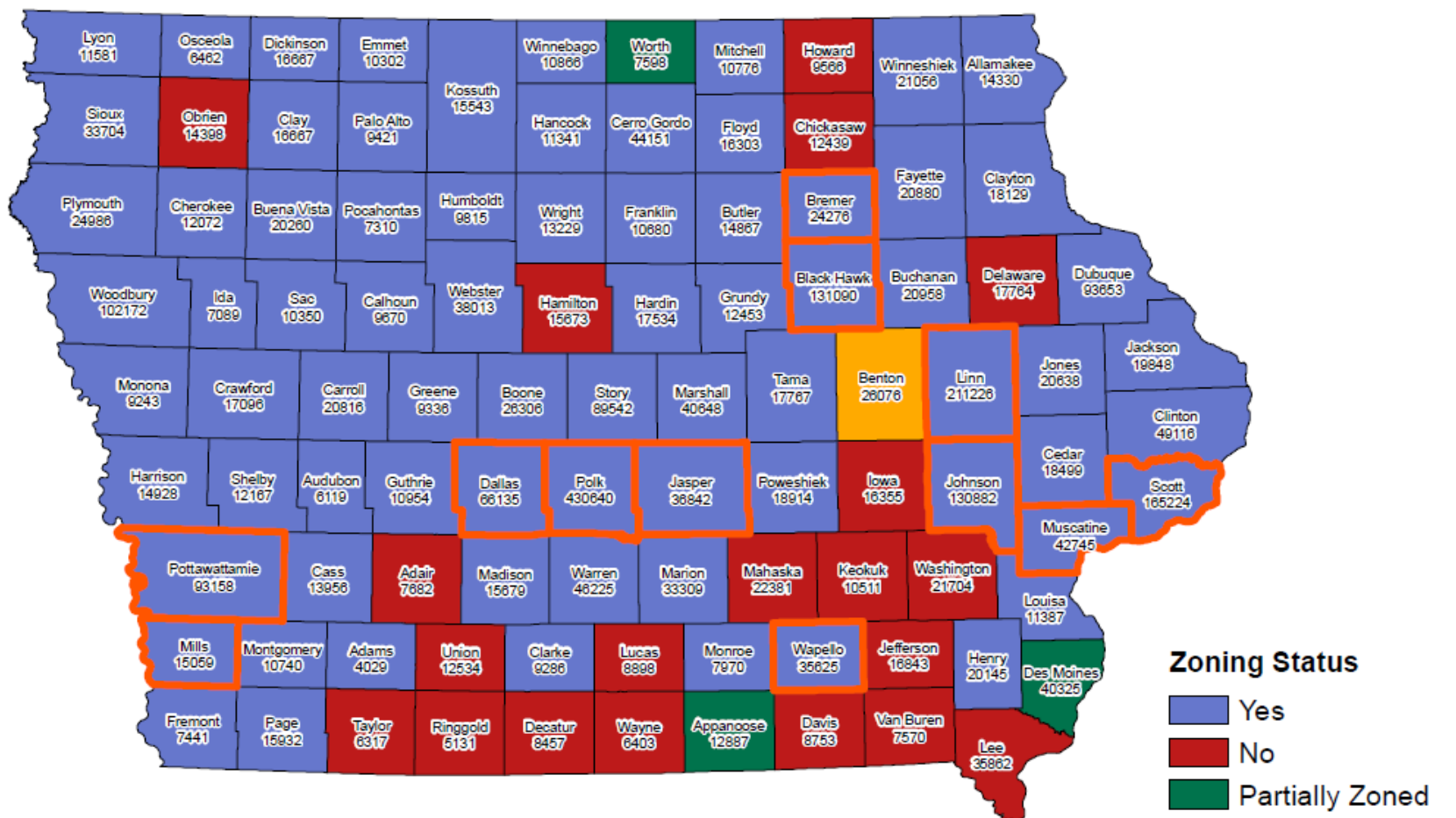
What are our responsibilities?

Zoning Administrator – many of our members also wear other “hats” (assessor, environmental health, etc.)

Enforcement of . . .

- Zoning Ordinance
- Subdivision Ordinance
- Building Codes
- Floodplain Regulations

STATUS OF ZONING IN IOWA COUNTIES 2019



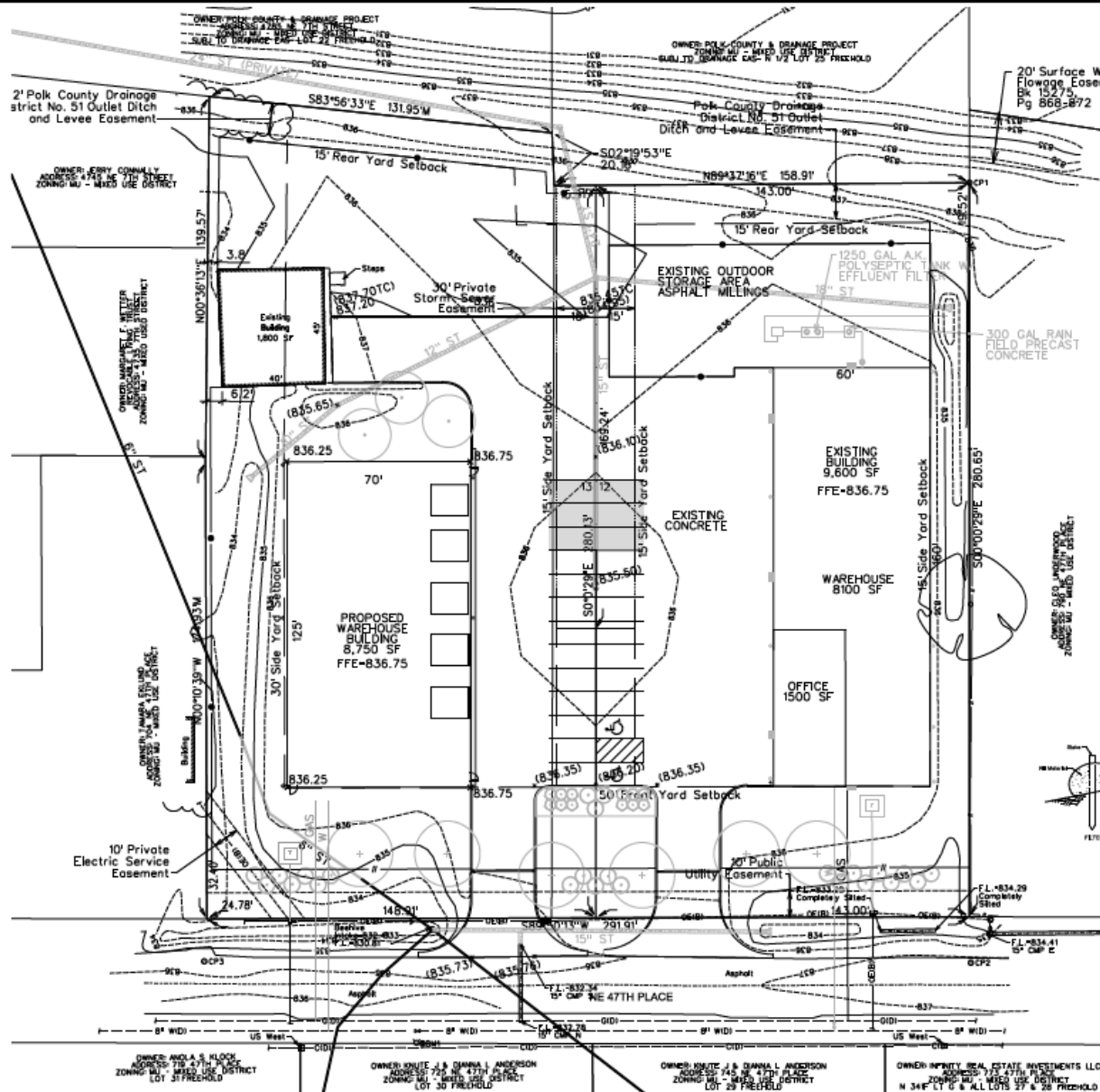
5 Things You Need To Know About Zoning

1. What is it?
2. Zoning is fundamental to good governance
3. Zoning preserves property rights
4. Zoning can do as little or as much as you want
5. Zoning doesn't matter . . . until it does

What is Zoning?

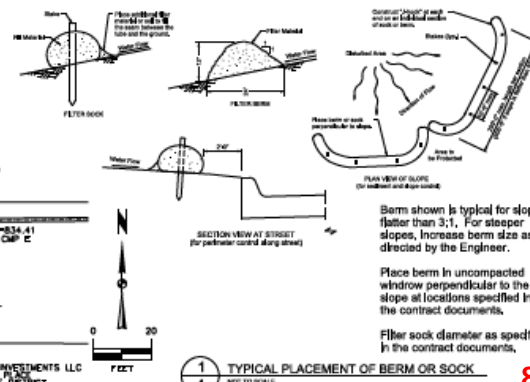
- Creation of districts & separation of uses
- Bulk and use Standards
- Home-based business standards
- Natural Resource Protection
- Zoning Commission
- Board of Adjustment





GRADING PLAN GENERAL NOTES

- A. UTILITY WARNING: THE UTILITIES SHOWN HAVE BEEN LOCATED FROM FIELD SURVEY INFORMATION AND/OR RECORDS OBTAINED. THE SURVEYOR MAKES NO GUARANTEE THAT THE UTILITIES SHOWN COMPRISE ALL SUCH UTILITIES IN THE AREA, EITHER IN SERVICE OR ABANDONED. THE SURVEY FURTHER DOES NOT WARRANT THAT THE UTILITIES SHOWN ARE IN THE EXACT LOCATION INDICATED.
- B. PROTECT EXISTING UTILITIES FROM CONSTRUCTION DAMAGE. ANY DAMAGE THAT OCCURS SHALL BE REPAIRED BY THE CONTRACTOR TO THE OWNERS SPECIFICATIONS WITHOUT ADDITIONAL COMPENSATION.
- C. PRIOR TO GRADING, THE OWNER/ CONTRACTOR SHALL OBTAIN A GRADING PERMIT.
- D. PRIVATE STORM SEWER SHALL BE INSTALLED UNDER A PLUMBING PERMIT.
- E. GRADES SHOWN ARE FINISHED GRADE AND/OR TOP OF PAVING SLAB (GUTTER), UNLESS OTHERWISE NOTED.
- F. ALL STORM SEWER PIPE LENGTHS ARE MEASURED FROM CENTER OF STRUCTURE TO CENTER OF STRUCTURE AND INCLUDE FLARED END SECTION.
- G. ALL FOOTINGS FOR STORM SEWER STRUCTURES SHALL BE A MINIMUM 42 INCHES BELOW FINISHED GRADE. CONCRETE FILLET INSIDE INTAKES AS NECESSARY TO FLOW LINES.
- H. CONTRACTOR SHALL PROVIDE SILT FENCE AROUND ALL STORM INTAKES AND WHERE SHOWN ON THE PLAN. SILT FENCE AROUND STORM INTAKES SHALL BE MAINTAINED UNTIL PAVING AND SEEDING/ SODDING ARE COMPLETE.
- I. THE CONTRACTOR IS RESPONSIBLE FOR VERIFICATION AND COORDINATION OF ALL SITE UTILITIES AND IMPROVEMENTS WITH THE ARCHITECTURAL MECHANICAL/ ELECTRICAL/ PLUMBING SYSTEMS INCLUDING ROUTING, CRITICAL DIMENSIONS, CONNECTIONS, AND INVERT ELEVATIONS.
- J. CONTRACTOR TO STRIP AND STOCKPILE TOPSOIL FROM ALL AREAS TO BE CUT OR FILLED. RESPREAD TO MINIMUM 6" DEPTH TO FINISH GRADES.
- K. THE CONTRACTOR IS RESPONSIBLE FOR CLEANING DIRT AND DEBRIS FROM NEIGHBORING STREETS, DRIVEWAYS, AND SIDEWALKS CAUSED BY CONSTRUCTION ACTIVITIES.
- L. ANY FILL DIRT HAULED TO AND FROM THE SITE SHALL UTILIZE NE 47TH PLACE WEST TO NE 3RD STREET AND MAY NOT ACCESS THE SITE ALONG NE 7TH STREET SOUTH TO NE 46TH AVENUE.
- M. THE PROPERTY OWNER IS REQUIRED TO MAINTAIN THE DRAINAGE CHANNEL LOCATED BETWEEN STORM SEWER INTAKE ST-1 IN THE ROAD RIGHT-OF-WAY TO THE 10" STORM SEWER INTAKE ST-2. THIS DRAINAGE CHANNEL IS NEEDED TO CONVEY STORMWATER FROM THE ROAD RIGHT-OF-WAY SHOULD THE 6" PRIVATE TILE BECOME PLUGGED.



1
4 TYPICAL PLACEMENT OF BERM OR SOCK
NOT TO SCALE

738/742 NE 47TH PLACE SITE IMPROVEMENTS

GRADING AND EROSION CONTROL PLAN

SNYDER & ASSOCIATES, INC.



Project No: 1170564

Sheet 5 of 6

NO.	DATE	DESCRIPTION	BY	CHKD.
1	07/23/20	ISSUED FOR PERMIT	JLW	JLW
2	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
3	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
4	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
5	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
6	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
7	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
8	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
9	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW
10	07/23/20	REVISED AS PER COUNTY COMMENTS	JLW	JLW

POLK COUNTY, IOWA

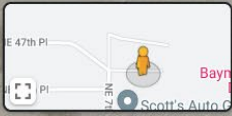
2727 S.W. INYDER BLVD.
ANKENY, IOWA 50023

915-464-2020 | www.snyderassociates.com

Project No: 1170564

Sheet 5 of 6

← 745 NE 47th Pl
Des Moines, Iowa
Google Street View
May 2021 See more dates



Google

Navigation controls including a compass, zoom in (+) and zoom out (-) buttons, a Street View pegman icon, and a full-screen button.



Zoning is fundamental to good governance

- 5th Amendment Police Powers – promotion of public life, health, safety and general welfare
- Zoning & public health
 - Ensure adequate light, air, privacy and convenience of access to property
 - Emergency access
 - Prevent overcrowding and disease
 - Allow adequate provision of public services

The Five Points



Zoning Preserves Property Rights

- Continuity of the built environment
- Separation of incompatible uses
- Market predictability
- Protection for neighbors
- Equal & fair enforcement is paramount

Zoning can do as little or as much as you want

What are your community needs?

- Development pressure
- Preservation of agriculture / natural resources
- Hazard mitigation planning
- Cleanup of neglected properties / code enforcement

Provides a public input process for decision making

Zoning doesn't matter, until it does





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