

Notice of Meeting  
Polk City | Planning and Zoning Commission (P&Z)  
\*\*\*\*\*

January 18, 2024 | 5:00 pm  
City Hall | Council Chambers

**Public Meeting participation in person or via phone**  
**Call in #515-726-3598 Participant Code 535355**

**Public Members can provide comments directly to [support@polkcityia.gov](mailto:support@polkcityia.gov)**

*\*any comments received before the time of the meeting will be made a part of the minutes*

**Broadcast live and playback will be available at <https://www.youtube.com/c/polkcityiagovchannel>**

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Tentative Meeting Agenda

*Deanna Triplett | Chair*

*Justin Vogel | Vice Chair*

*P&Z Commission Members: Ron Hankins | Krista Bowersox | Doug Ohlfest | Amber Pringnitz | Doug Sires*

1. Call to Order
2. Roll Call
3. Approval of Agenda
4. Approval of P&Z Commission Meeting minutes for November 20, 2023
5. Home State Bank Site Plan Amendment
  - a) Developer Report
  - b) City Engineer Report
  - c) Public Comment
  - d) Recommendation to Council to approve Site Plan Amendment for Home State Bank
6. Reports & Particulars  
Council Liaison, City Manager, Staff, and/or Commission
7. Adjourn until February 19, 2024

**MEETING MINUTES**  
**The City of Polk City**  
**Planning and Zoning Commission**  
**6:00 p.m., Monday, November 20, 2023**

Polk City, Planning and Zoning Commission (P&Z) held a meeting at 6:00 p.m., on November 20, 2023, in City Hall Council Chambers.

The agenda was posted at the City Hall office as required by law.

**These tentative minutes reflect all action taken at the meeting.**

1. **Call to Order** | Chair Triplett called the meeting to order at 6:00 p.m.
2. **Roll Call** | Hankins, Bowersox, Vogel (via Zoom), Ohlfest, Pringnitz, Sires | In attendance
3. **Approval of Agenda**  
**MOTION:** A motion was made by Bowersox and seconded by Ohlfest to approve the amended agenda.  
**MOTION CARRIED UNANIMOUSLY**
4. **Approval of Meeting Minutes**  
**MOTION:** A motion was made by Ohlfest and seconded by Bowersox to Vogel P&Z Commission Meeting Minutes for October 16, 2023.  
**MOTION CARRIED UNANIMOUSLY**
5. **Discuss rezoning clean-ups**
  - a) Travis Thornburgh, City Engineer reviewed non-confirming lots in R-2 District, and provided a recommendation that any changes to them be handled on a case-by-case basis  
**NO ACTION TAKEN**
  - b) Thornburgh reviewed five (5) areas that need to be considered for clean-up rezonings.  
Area #1 – 602 W Van Dorn Street currently portions zoned as GF-1, recommended to stay that way  
**NO ACTION TAKEN**  
  
Area #2 – portions of five (5) lots along Hillcrest Drive currently zoned GF-1 recommended to rezone to R-1 to match the rest of the lots  
**MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend City Council initiate rezoning of 405-421 Hillcrest from GF-1 to R-1  
**MOTION CARRIED UNAMIOUSLY**  
  
Area #3 – 516 N 3<sup>rd</sup> Street currently zoned GF-1 recommended to rezone to R-1 to match the use  
**MOTION:** A motion was made by Hankins and seconded by Pringnitz to recommend City Council initiate rezoning of 516 N. 3<sup>rd</sup> Street from GF-1 to R-1  
**MOTION CARRIED UNAMIOUSLY**  
  
Area #4 – 1500 & 1600 W Broadway owned by the City and presently used for the Community Library currently zoned as C-2 recommended to rezone to GF-1 to match the current use  
**MOTION:** A motion was made by Hankins and seconded by Sires to recommend City Council initiate rezoning of 1500 & 1600 W Broadway from C-1 to GF-1  
**YES: Sires, Hankins, Bowersox, Vogel, Ohlfest, Pringnitz**  
**NO: Triplett**  
**MOTION CARRIED**  
  
Area #5 – City owned Parking Lot located on Lot 9 of Block 10 commonly known as 309 E Van Dorn, Fire Department Parking Lot, is currently zoned C-1 recommended to rezone to GF-1 to match the use  
**MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend City Council initiate rezoning of the parking lot from C-1 to GF-1  
**MOTION CARRIED UNAMIOUSLY**  
  
Area #5a – Masonic lodge located at 106 N 3<sup>rd</sup> Street is currently zoned C-1 recommended to rezone to CTS to match the use

**MOTION:** A motion was made by Hankins and seconded by Ohlfest to recommend City Council initiate rezoning of 106 N 3<sup>rd</sup> Street from C-1 to CTS

**MOTION CARRIED UNANIMOUSLY**

**6. Reports & Particulars**

- Building Official Cody Olson introduced himself and described the role he will fill for the City.
- Commission Member Hankins shared his appreciation of staff providing good history and options in the project write-ups.

**5. Adjournment**

**MOTION:** A motion was made by Bowersox and seconded by Hankins to adjourn at 6:48 p.m.

**MOTION CARRIED UNANIMOUSLY**

*Next Meeting Date* – Monday December 18, 2023

Attest:

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Jenny Coffin - City Clerk

## SITE PLAN AMENDMENT REVIEW

Date: January 12, 2024

Prepared by: Travis Thornburgh, P.E.

 Project: Home State Bank Site Plan  
 Amendment

Project No.: 122.0358.01

### GENERAL INFORMATION:

<b>Owner/ Applicant:</b>	Home State Bank
<b>Requested Action:</b>	Approval of Site Plan Amendment
<b>Location</b>	Northeast corner of S. 3 <sup>rd</sup> St./Bridge Road
<b>Size:</b>	2.225 acres
<b>Zoning:</b>	C-2
<b>Proposed Use:</b>	Bank



### BACKGROUND:

In August 2022, Home State Bank proposed construction of a new bank building to be in the northeast corner of the S. 3<sup>rd</sup> Street & Bridge Road intersection. The proposed construction included a two-story building with a canopy on the north side of the building for one drive-thru window and an ATM lane. The bank will occupy 5,039 square feet on the first floor, with an additional 3,170 sf of office space on the second floor. The building also includes 1,451 square feet of unfinished space for a future tenant.

The parking lot encircles the building, with access from a single driveway located along E. Bridge Road. Parking stalls have been provided for the bank and future tenant.

A 10' wide trail will be paved along S. 3<sup>rd</sup> Street and a 5' sidewalk will connect this trail to the building. A 5' sidewalk will also be paved along E. Bridge Road. Buffer trees will be planted in the existing 30' wide buffer easement on the east side of the plat, adjacent to the residential lot. Additional trees will be planted along both streets and on the east side of the parking lot. Existing trees will be protected within the 30' landscape buffer easement adjacent to the townhomes in Crossroads at the Lakes Plat 1.

In order to avoid the "Mother Mary" tree, the 10' recreational trail along S. 3<sup>rd</sup> Street swings to the east, onto private property. A Recreational Trail Easement has been provided to accommodate this alignment.

In October 2023, the City Council approved a Site Plan Amendment allowing the addition of a monument sign and the expansion of the trash enclosure to include a generator on site.

Beginning the week of December 18, City Staff became aware of tree removals that exceeded those as shown on the approved Site Plan and subsequent amendments. City Staff has visited the site several times since, including meetings with the developer, their engineer, their contractor, and an arborist commissioned by the developer. Following these visits, City Staff has determined that several trees were illegally removed as defined by Chapter 151 of the Polk City Municipal Code. The developer and their team have acknowledged this issue and have been diligent and proactive in meeting with City Staff to discuss and determine an acceptable solution to remedy these illegal removals. This Site Plan Amendment includes the proposed remediation for the illegally removed trees.

Detention has been provided in the existing basins that serve all the Crossroads at the Lakes subdivision. The City has granted a revised Private Storm Sewer Easement for Home State Bank's private storm sewer located on Lot C of Crossroads at the Lakes Plat 2 since the as-built pipe is located outside the existing easement area. Water and sanitary sewer services were extended to the site as part of the Crossroads at the Lakes Plat 2 development.

**REVIEW COMMENTS:**

All review comments have been addressed.

**RECOMMENDATION:**

Based on the satisfactory resolution of the above Review Comments, staff recommends approval of the Site Plan Amendment for Home State Bank, subject to:

1. Any revisions as required by the Planning & Zoning Commission.
2. No permanent Certificate of Occupancy will be issued for the Home State Bank until the Agreement to Complete approved at the January 8, 2024 City Council meeting has been completed.
3. Payment in full of all fees to the City of Polk City.

# HOME STATE BANK SITE PLAN AMENDMENT

## POLK CITY, IOWA



making lives better

1360 NW 121ST. Street  
Clive, Iowa 50325  
515-964-1229  
fax 515-964-2370

SUBMITTAL AND REVISION TABLE		
SUBMITTAL	DATE	DESCRIPTION
1	1/5/2024	CITY SUBMITTAL #1
2	1/12/2024	CITY SUBMITTAL #2

NOTICE:  
McClure Engineering Company waives any and all responsibility and liability for problems which arise from failure to follow these Plans, Specifications, and the engineering intent they convey, or for problems which arise from failure to obtain and/or follow the engineers guidance with respect to any errors, omissions, inconsistencies, ambiguities, or conflicts which are alleged.

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### APPLICANT:

HOME STATE BANK  
1370 NW 18TH ST. SUITE 101  
ANKENY, IA 50023  
ATTN: ERIC HOCKENBERRY

### ENGINEER/ SURVEYOR:

MCCLURE ENGINEERING COMPANY  
1360 NW 121ST STREET  
CLIVE, IOWA 50325  
515.964.1229  
ATTN: TRENT SMITH

### SITE ADDRESS:

101 E. BRIDGE ROAD  
POLK CITY, IA 50226

### PARKING:

VEHICLE PARKING:  
REQUIREMENTS: 1ST FLOOR 2ND FLOOR  
1 SPACE / 200 SF 1 SPACE / 400 SF  
6490 / 200 = 33 SPACES 3170 / 400 = 8  
TOTAL = 41 SPACES  
PROVIDED:  
VEHICLE SPACES = 42  
ADA SPACES = 2 SPACES  
TOTAL SPACES PROVIDED = 44 SPACES

### DEVELOPMENT SUMMARY:

GROSS LAND AREA: =96,903 S.F. (2.22 AC.)  
PROJECT IMPERVIOUS AREA:  
PAVING AREA =25,287± S.F. (25.9%)  
BUILDING AREA =6,490± S.F. (6.7%)  
TOTAL =31,777± S.F. (32.6%)  
PROJECT OPEN SPACE:  
PROVIDED = 65,322± S.F. (67.4%)

### PROPERTY OWNER:

HOME STATE BANK  
1370 NW 18TH ST. SUITE 101  
ANKENY, IA 50023  
ATTN: ERIC HOCKENBERRY

### EXISTING ZONING:

C2 - COMMERCIAL DISTRICT

### LEGAL DESCRIPTION:

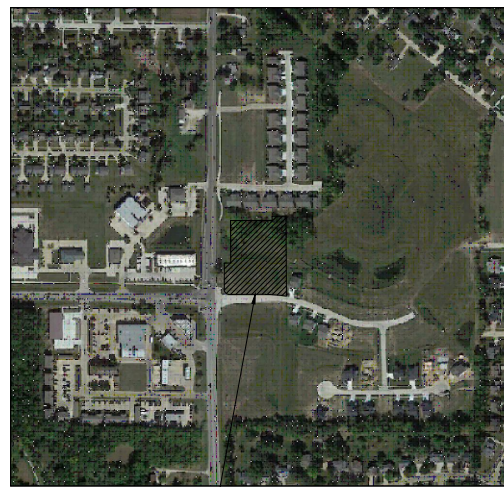
OUTLOT Y - CROSSROADS AT THE LAKE PLAT 2

### BUILDING SUMMARY:

TOTAL NUMBER OF BUILDINGS = 1  
TOTAL NUMBER OF STORIES = 2  
FLOOR SQUARE FOOTAGE 1ST FLOOR 2ND FLOOR  
6,546 ± SF 2,169 ± SF  
TOTAL BUILDING S.F. = 8,715 ± S.F.

### BUILDING SCHEDULE:

ESTIMATED CONSTRUCTION START: FALL 2022  
ESTIMATED CONSTRUCTION FINISH: FALL 2023

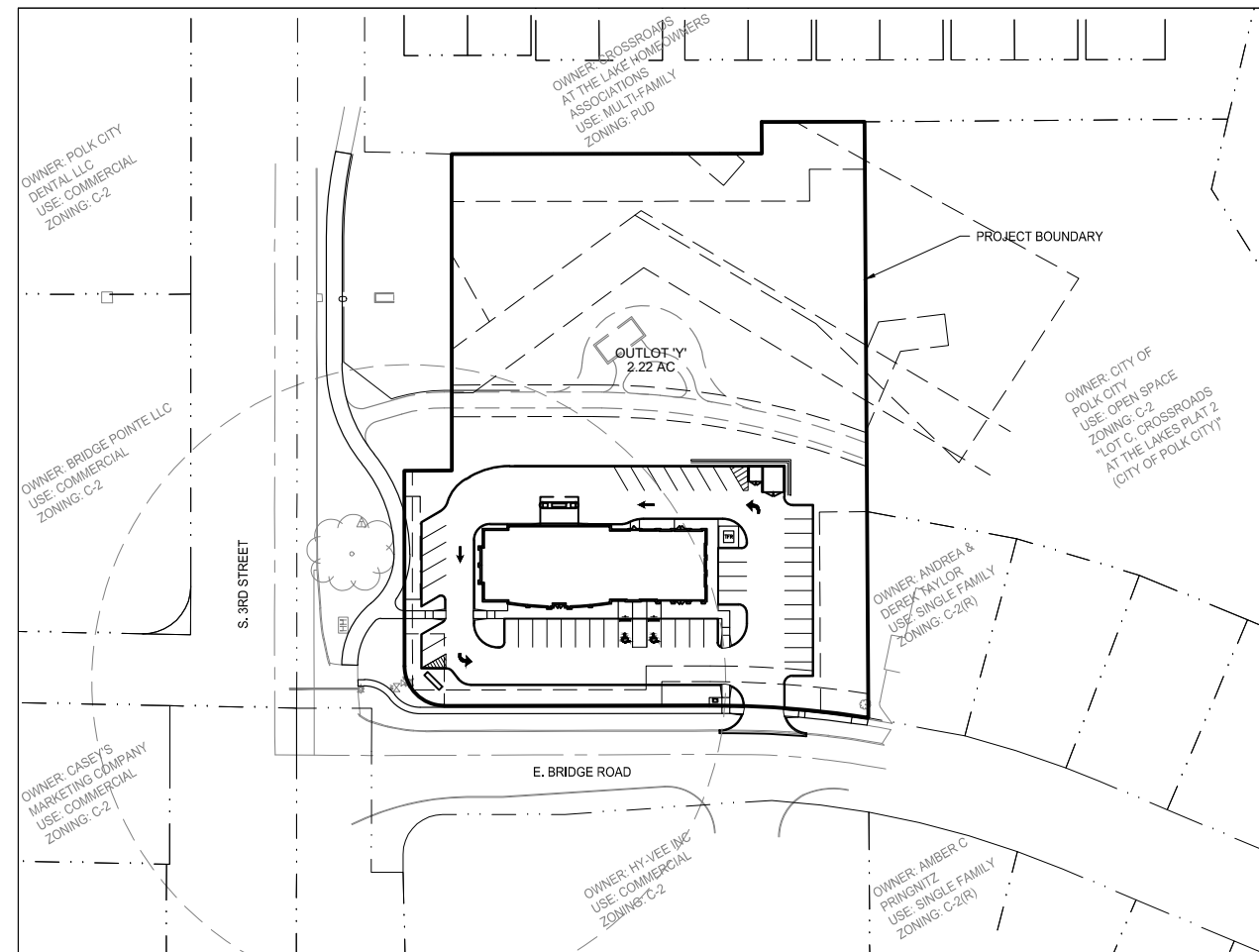
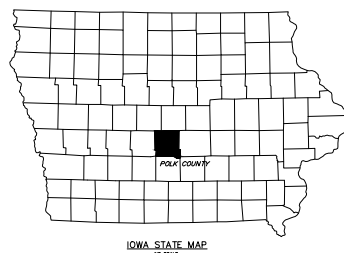


PROJECT LOCATION

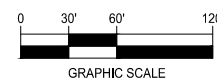


### VICINITY SKETCH

NO SCALE



ALL CONSTRUCTION SHALL BE COMPLETED IN ACCORDANCE WITH THE 2022 IOWA STATEWIDE URBAN DESIGN STANDARD AND SPECIFICATIONS FOR PUBLIC IMPROVEMENTS AS ACCEPTED BY POLK CITY EXCEPT WHERE ALTERED OR AMENDED BY THESE PLANS.



Sheet List Table		
Sheet NO	Sheet NO	Sheet Description
01	GN-01	COVER SHEET
02	GN-02	GENERAL NOTES
03	GN-03	EXISTING CONDITIONS AND REMOVALS
04	GN-04	OVERALL SITE PLAN
05	ER-01	SEDIMENT AND EROSION CONTROL
06	GR-01	GRADING PLAN
07	GR-02	GRADING DETAILS & ADA DESIGN
08	UT-01	UTILITIES
09	LA-01	LANDSCAPE PLAN
10	LA-02	LANDSCAPE DETAILS
11	LA-03	LANDSCAPE DETAILS
12	DT-01	DETAILS
13	RW-01	RETAINING WALL DESIGN

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

WILLIAM CORD, PE NO. 26653 DATE: \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
SHEET 13

I HEREBY CERTIFY THAT THIS ENGINEERING DOCUMENT WAS PREPARED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED PROFESSIONAL ENGINEER UNDER THE LAWS OF THE STATE OF IOWA.

TRENT LUNDY SMITH, PE NO. 26452 DATE: \_\_\_\_\_  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024  
PAGES OR SHEETS COVERED BY THIS SEAL: \_\_\_\_\_  
SHEET 1-18

COVER SHEET

HOME STATE BANK  
SITE PLAN AMENDMENT  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

REVISIONS

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ENGINEER T SMITH DRAWN BY -

CHECKED BY - FIELD BOOK NO. -

DRAWING NO. SHEET NO.

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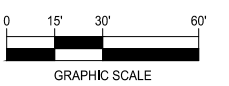


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**EXISTING CONDITIONS AND REMOVALS**

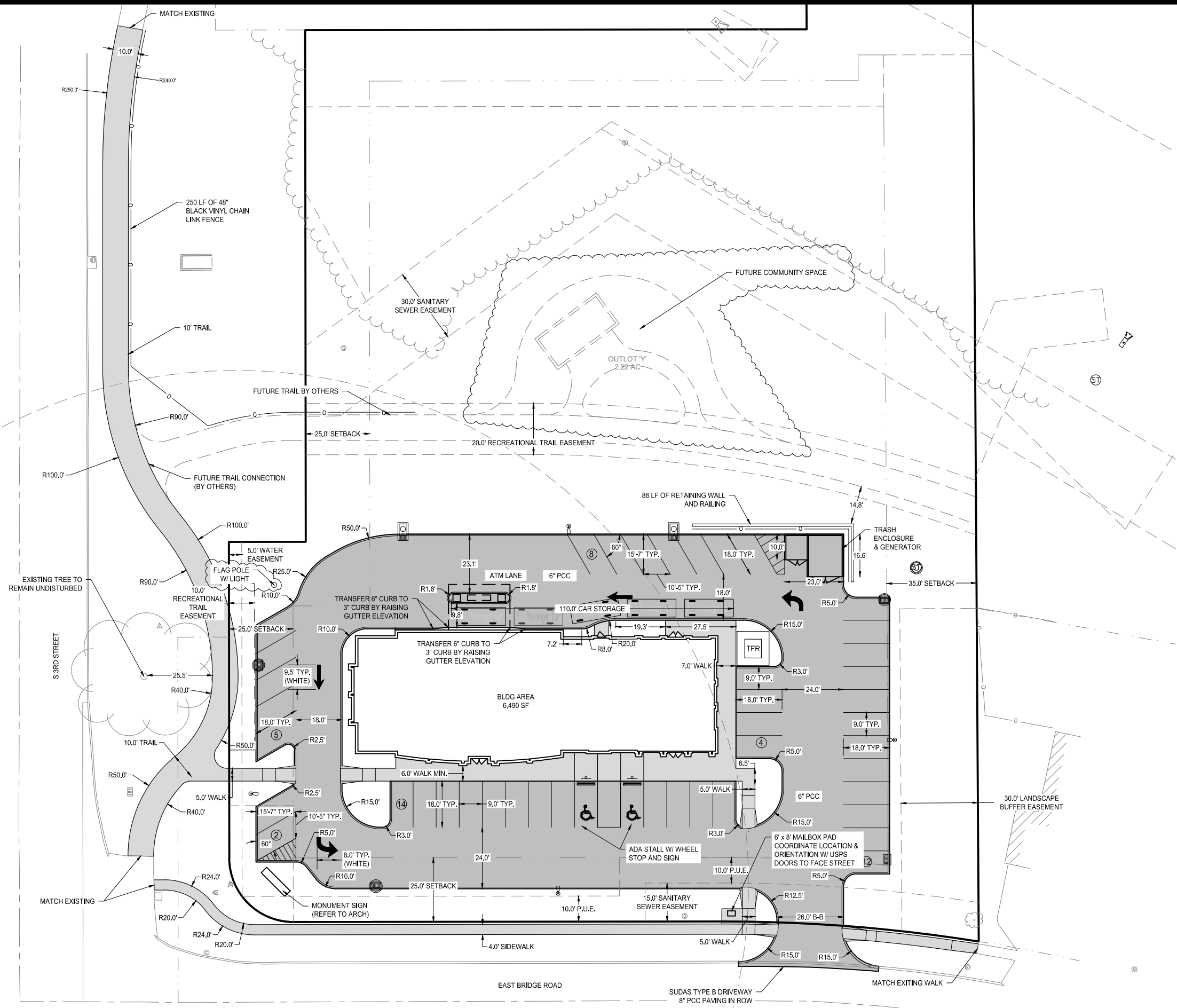


**HOME STATE BANK  
SITE PLAN AMENDMENT**  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

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**OVERALL SITE PLAN**



**HOME STATE BANK  
SITE PLAN AMENDMENT**  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

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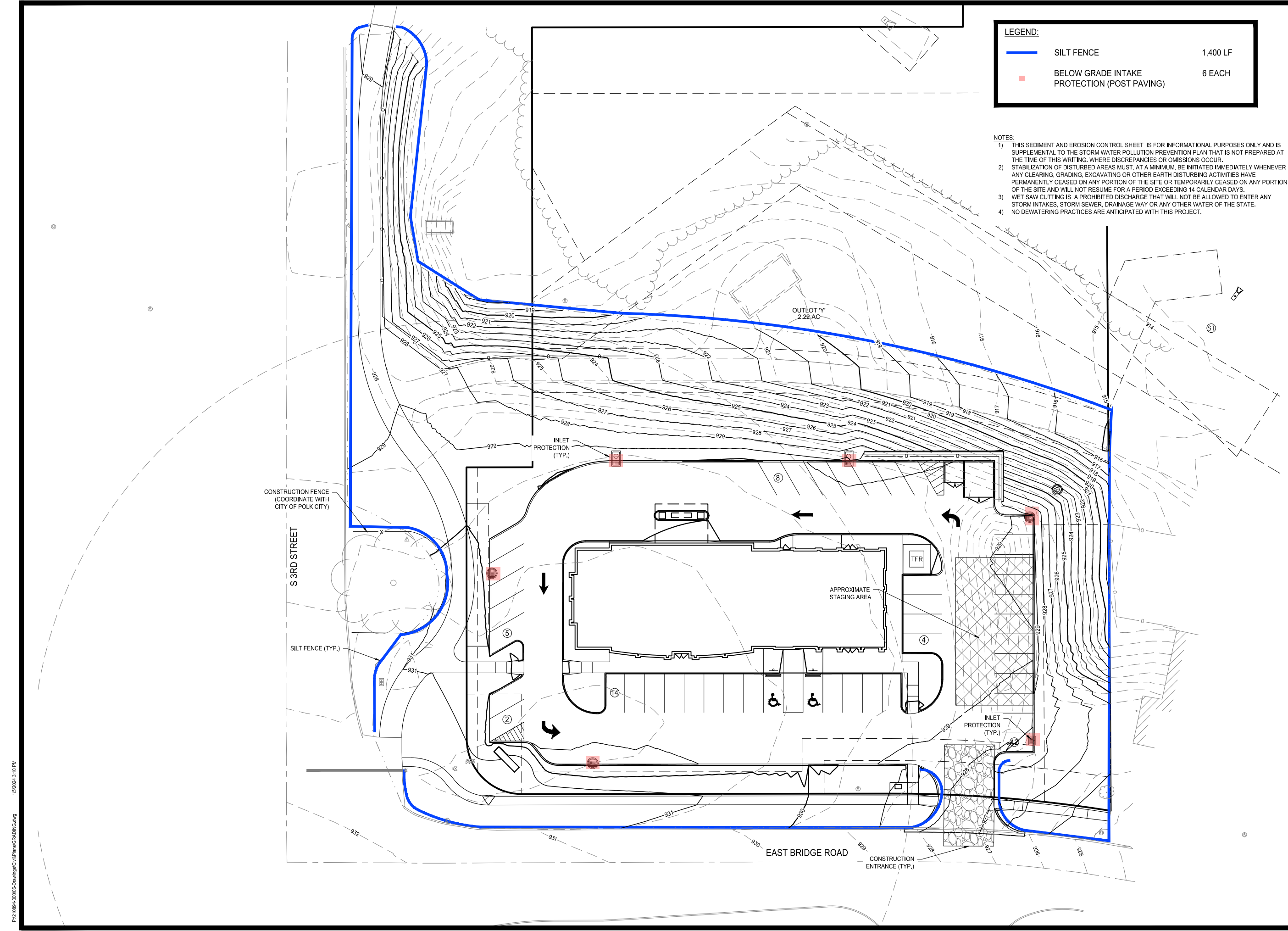
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**LEGEND:**

	SILT FENCE	1,400 LF
	BELOW GRADE INTAKE PROTECTION (POST PAVING)	6 EACH

- NOTES:**
- 1) THIS SEDIMENT AND EROSION CONTROL SHEET IS FOR INFORMATIONAL PURPOSES ONLY AND IS SUPPLEMENTAL TO THE STORM WATER POLLUTION PREVENTION PLAN THAT IS NOT PREPARED AT THE TIME OF THIS WRITING. WHERE DISCREPANCIES OR OMISSIONS OCCUR.
  - 2) STABILIZATION OF DISTURBED AREAS MUST, AT A MINIMUM, BE INITIATED IMMEDIATELY WHENEVER ANY CLEARING, GRADING, EXCAVATING OR OTHER EARTH DISTURBING ACTIVITIES HAVE PERMANENTLY CEASED ON ANY PORTION OF THE SITE OR TEMPORARILY CEASED ON ANY PORTION OF THE SITE AND WILL NOT RESUME FOR A PERIOD EXCEEDING 14 CALENDAR DAYS.
  - 3) WET SAW CUTTING IS A PROHIBITED DISCHARGE THAT WILL NOT BE ALLOWED TO ENTER ANY STORM INTAKES, STORM SEWER, DRAINAGE WAY OR ANY OTHER WATER OF THE STATE.
  - 4) NO DEWATERING PRACTICES ARE ANTICIPATED WITH THIS PROJECT.

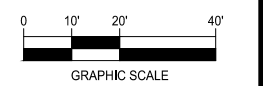
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**SEDIMENT AND EROSION CONTROL**



**HOME STATE BANK  
 SITE PLAN AMENDMENT**

POLK CITY, IOWA  
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 JANUARY 5, 2024

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CHECKED BY -	FIELD BOOK NO. -

DRAWING NO. <b>ER-01</b>	SHEET NO. <b>05 / 13</b>
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SEE GR-02 FOR GRADING DETAIL



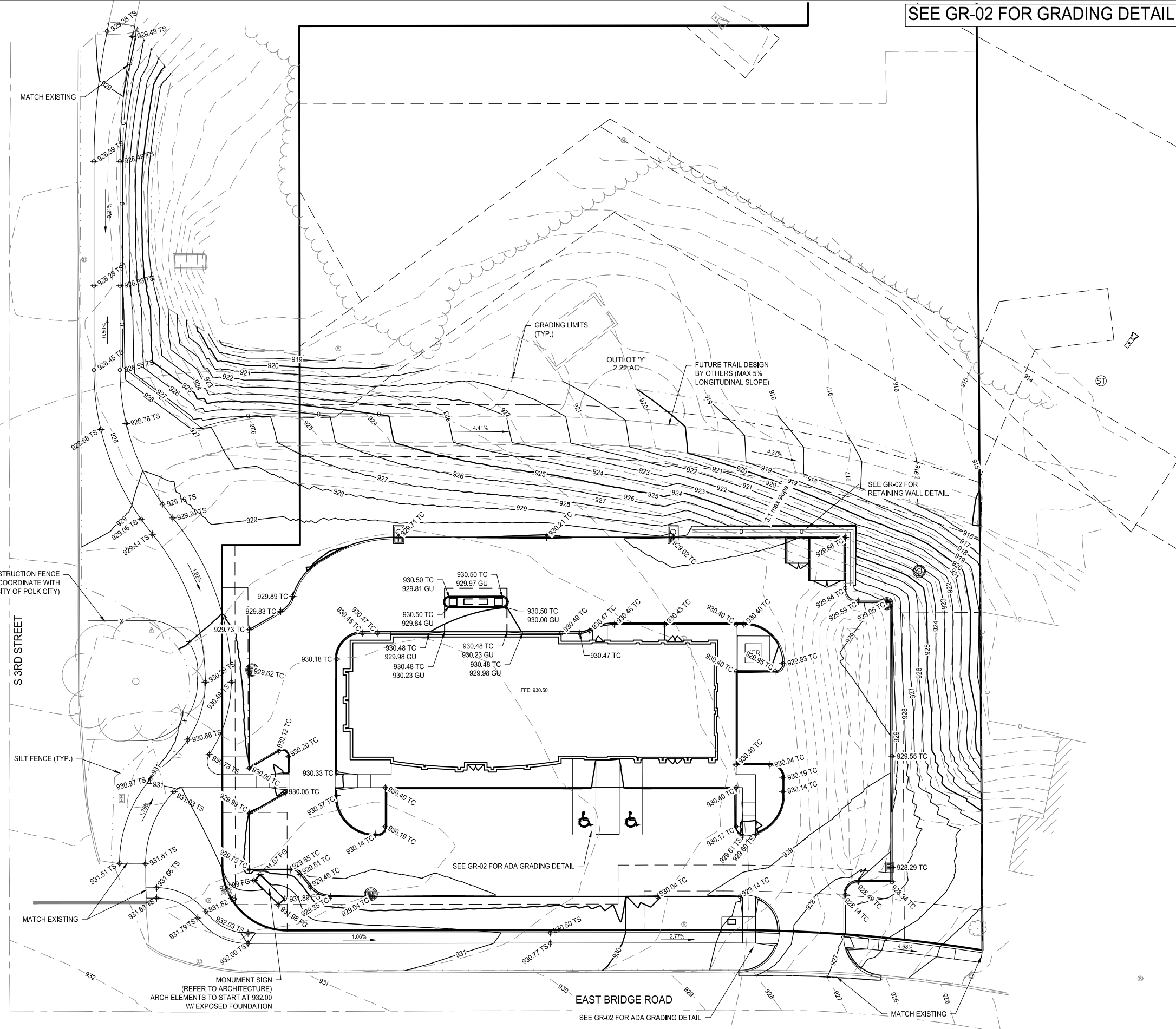
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**GRADING PLAN**



**NORTH**



GRAPHIC SCALE

**HOME STATE BANK  
SITE PLAN AMENDMENT**  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

REVISIONS

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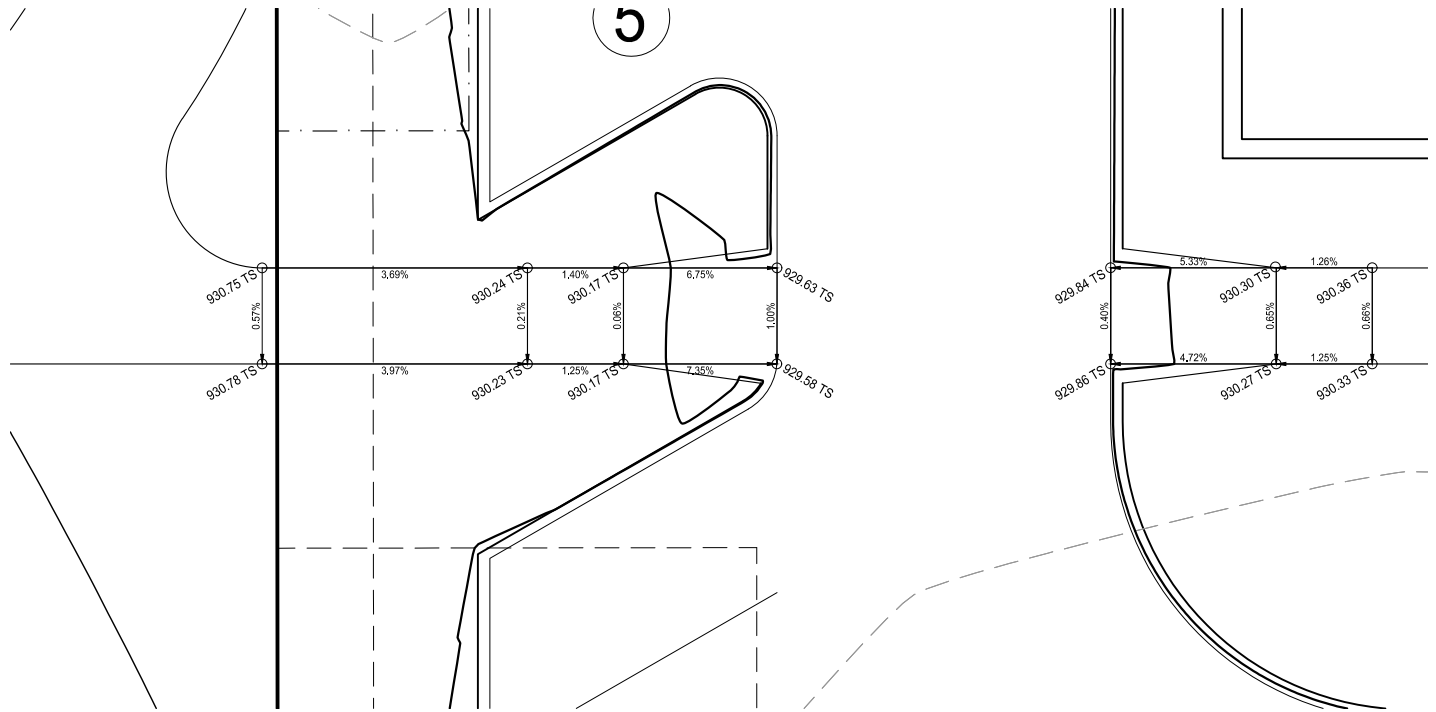
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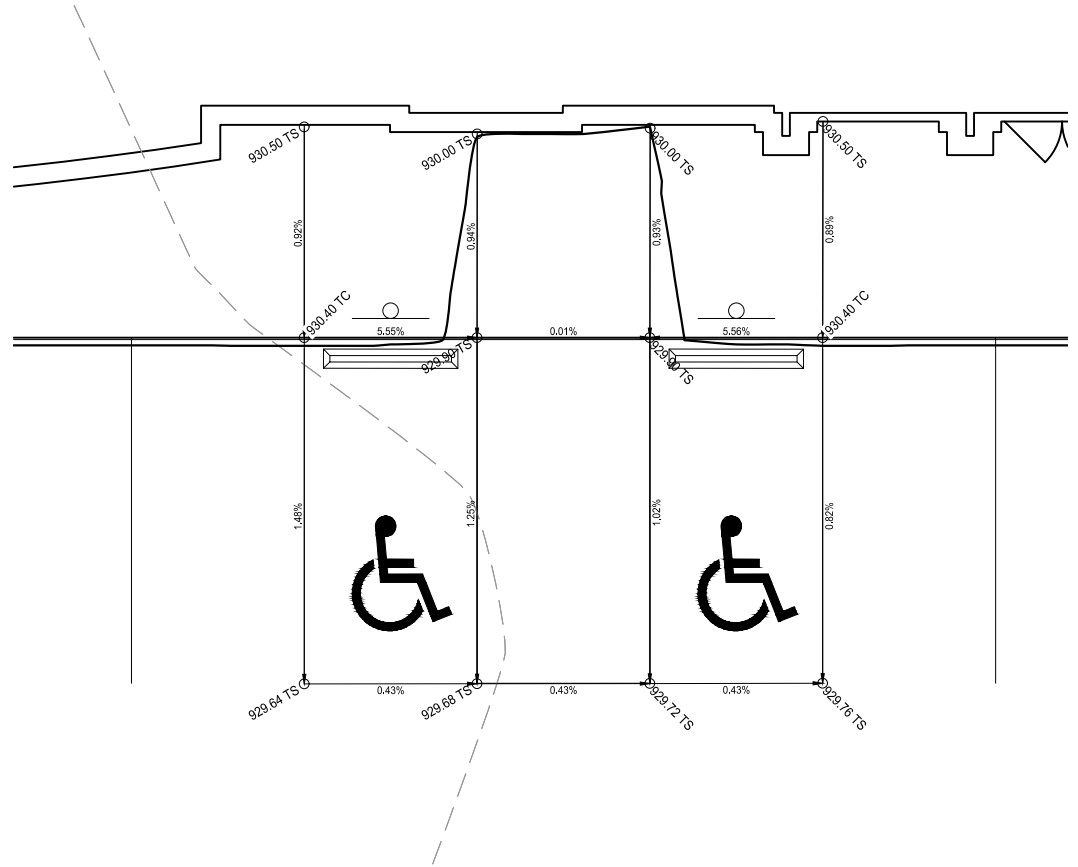
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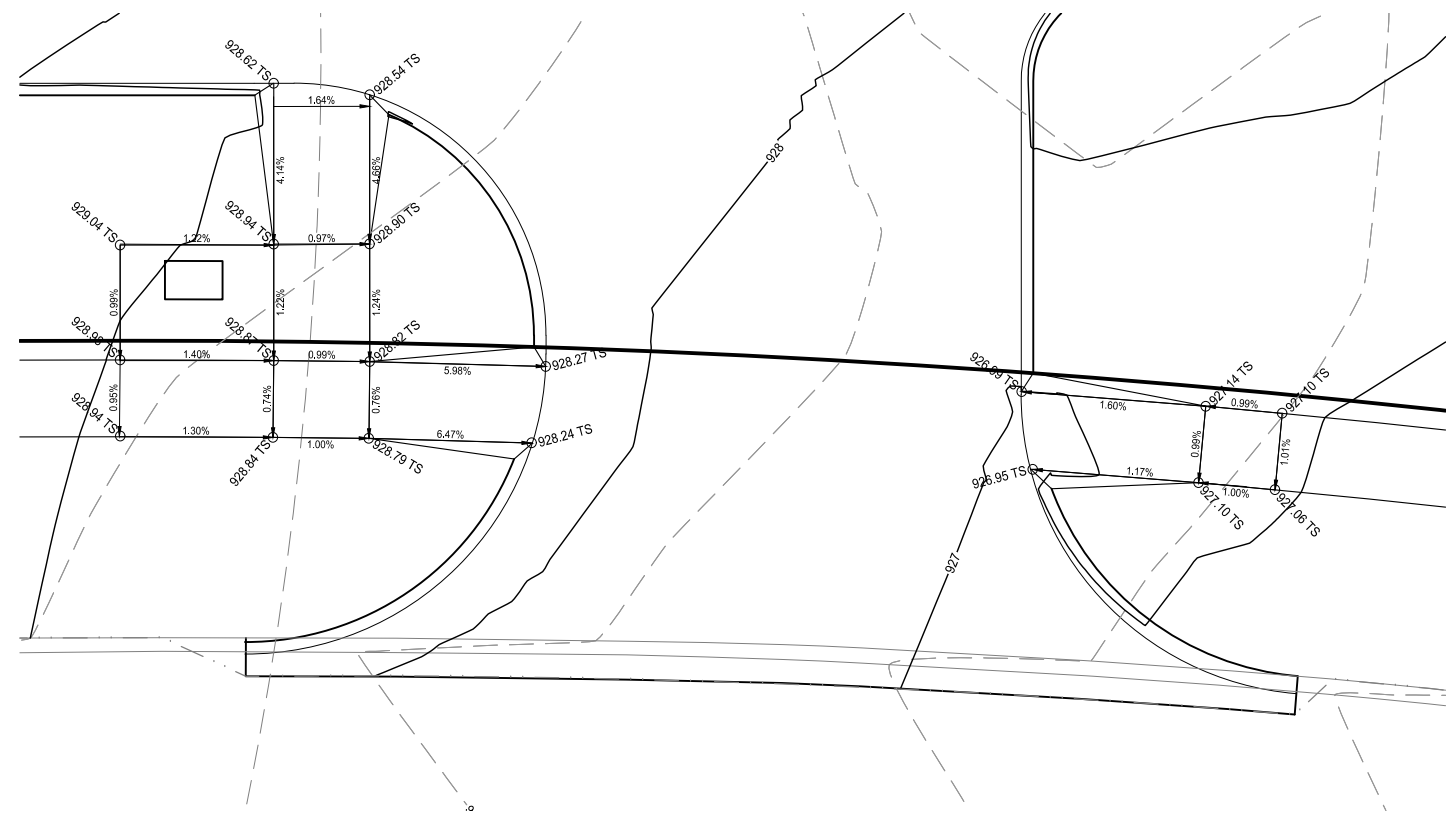
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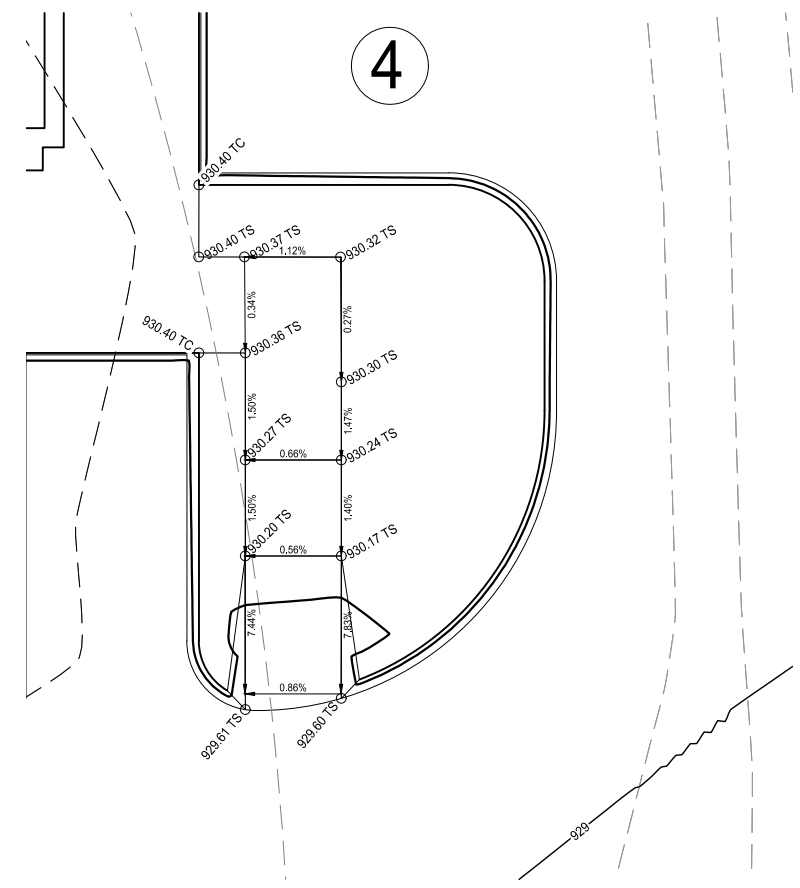
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**GRADING DETAIL - A.D.A. PARKING**  
SCALE: 1" = 5'

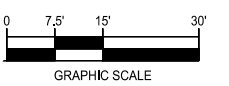


**GRADING DETAIL - SIDEWALK AT ENTRANCE**  
SCALE: 1" = 5'



**GRADING DETAIL - MAILBOX PAD**  
SCALE: 1" = 5'

**GRADING PLAN**



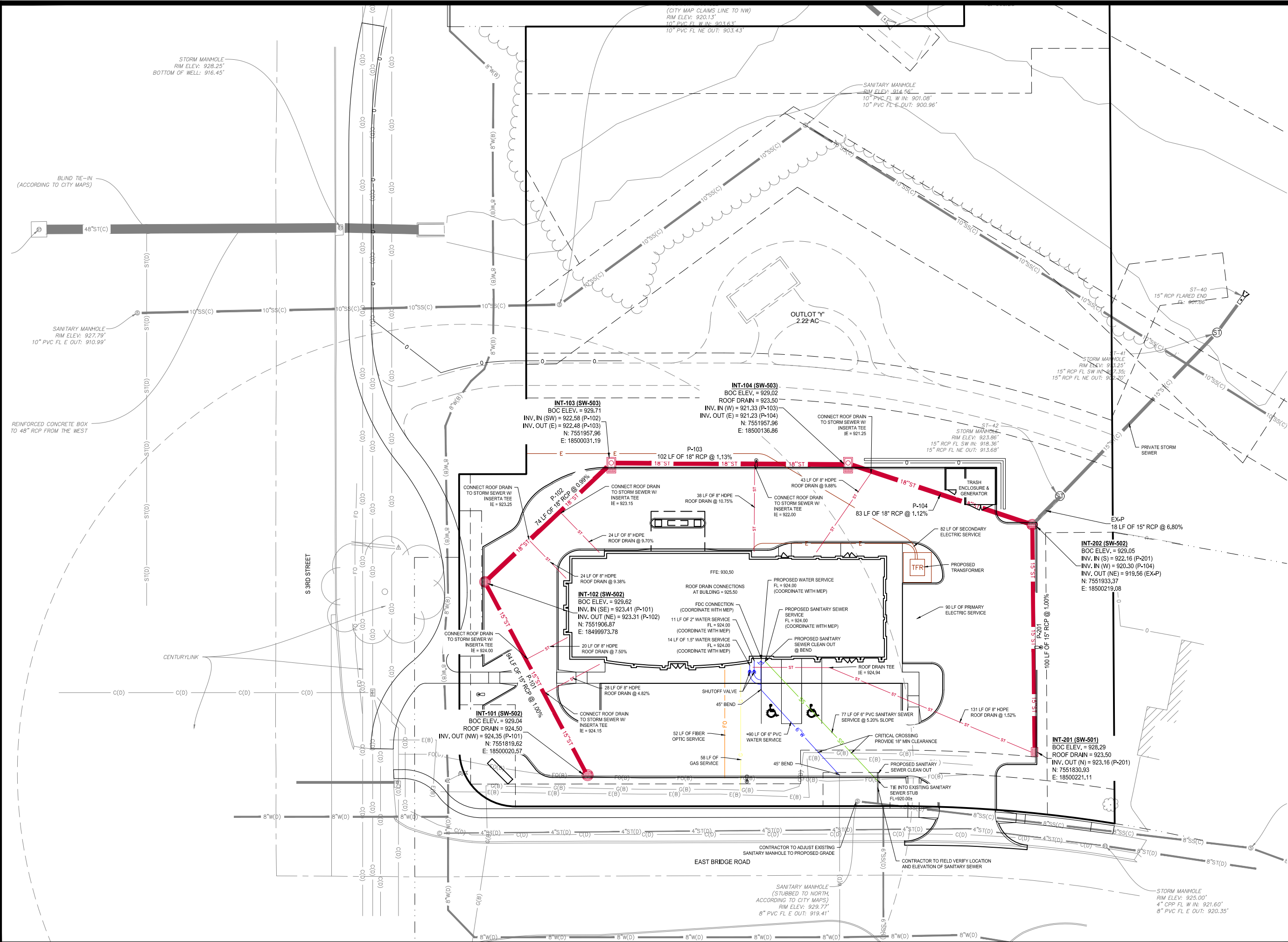
**HOME STATE BANK  
SITE PLAN AMENDMENT**  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

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SHEET NO.: 07 / 13



**UTILITY PLAN**



**NORTH**



GRAPHIC SCALE

**HOME STATE BANK  
SITE PLAN AMENDMENT**

POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

**REVISIONS**

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**ENGINEER**  
T SMITH

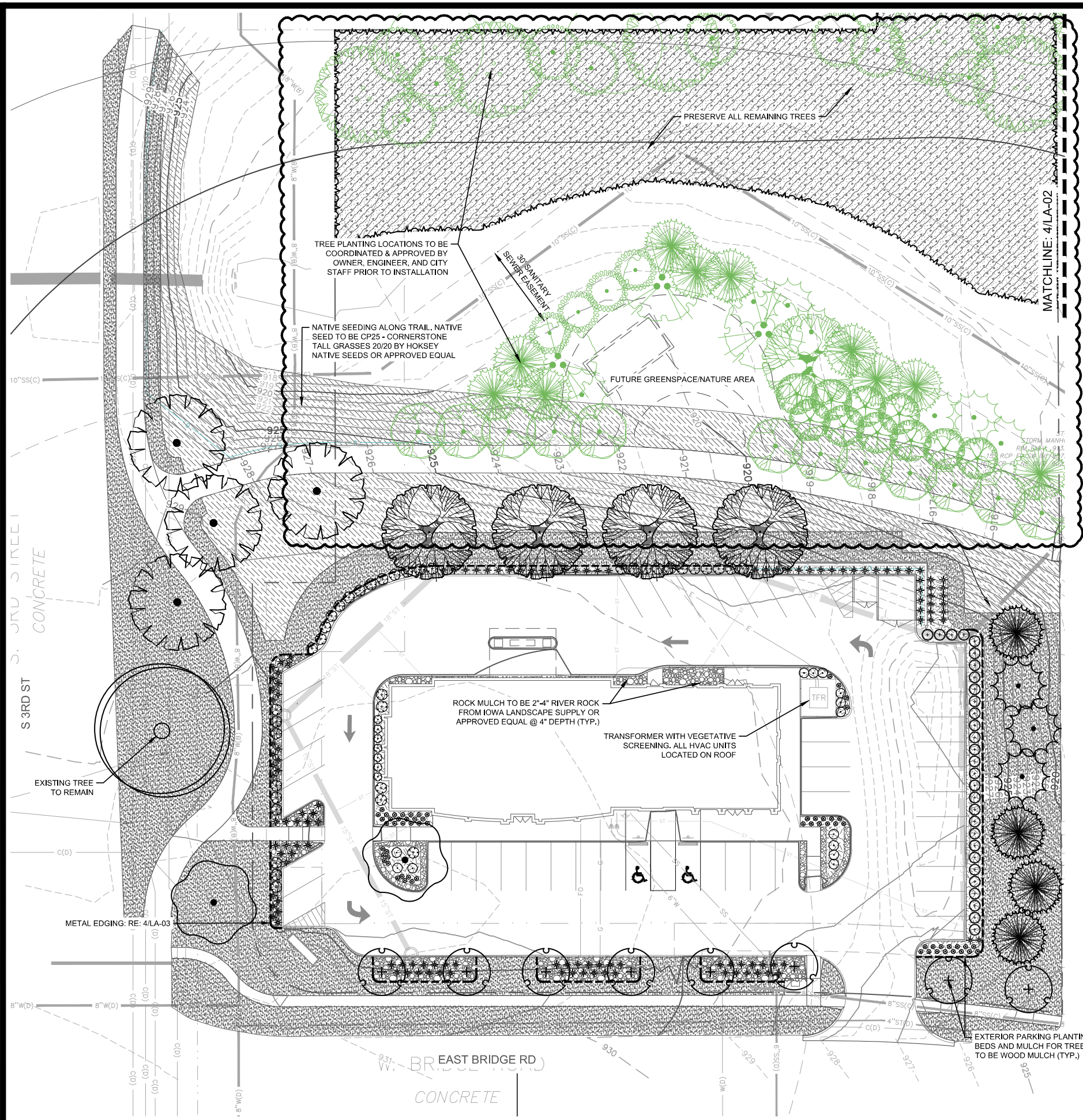
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**SHEET NO.**  
08 / 13



**PLANT SCHEDULE**

SYMBOL	BOTANICAL / COMMON NAME
<b>TREES</b>	
	<i>Betula nigra</i> 'Heritage' / Multi-Stem Heritage River Birch Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Ginkgo biloba</i> 'Autumn Gold' / Autumn Gold Maidenhair Tree (Male Var.)
	<i>Gleditsia triacanthos inermis</i> 'Skycole' TM / Skyline Honey Locust
	<i>Liriodendron tulipifera</i> / Tulip Poplar Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Ostrya virginiana</i> / American Hophornbeam Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Pinus strobus</i> / White Pine Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Quercus macrocarpa</i> / Burr Oak Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Quercus robur</i> x <i>alba</i> 'Crimmschmid' TM / Crimson Spire Oak Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Quercus shumardii</i> / Shumard Oak
<b>EVERGREEN TREES</b>	
	<i>Picea abies</i> / Norway Spruce Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Pinus mugo</i> 'Tannenbaum' / Tannenbaum Mugo Pine Trees in green indicate a new tree as part of the tree replacement strategy
	<i>Taxodium distichum imbricarium</i> / Pond Cypress Trees in green indicate a new tree as part of the tree replacement strategy
<b>ORNAMENTAL TREES</b>	
	<i>Cercis canadensis</i> / Redbud Trees in green indicate a new tree as part of the tree replacement strategy
<b>SHRUBS</b>	
	<i>Hydrangea arborescens</i> / Wild Hydrangea
	<i>Hydrangea paniculata</i> 'Little Lime' / Little Lime Hydrangea
	<i>Rhus aromatica</i> 'Gro-Low' / Gro-Low Sumac
	<i>Spiraea</i> x 'NCSX2' / Double Play Doozie® Spiraea
<b>GRASSES</b>	
	<i>Calamagrostis</i> x <i>acutiflora</i> 'Karl Foerster' / Karl Foerster Grass
<b>PERENNIALS</b>	
	<i>Hemerocallis</i> x 'Rosy Returns' / Rosy Returns Daylily
<b>GROUND COVERS</b>	
	Existing Tree to Remain / 4" Cal or Larger Existing Trees
	<i>Festuca</i> var. / Heat-Tolerant Fescue Sod
	Native Seed Mix - CP25 Cornerstone Tall Grass 20/20 / From Hoksey Native Seeds or App. Equal
	Rock Mulch / Native River Rock
	Wood Mulch / Hardwood Mulch

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REVISIONS


ENGINEER: T SMITH  
DRAWN BY: A DEPRIEST  
CHECKED BY:                      FIELD BOOK NO.:

**1 LANDSCAPE PLAN**  
1" = 20'

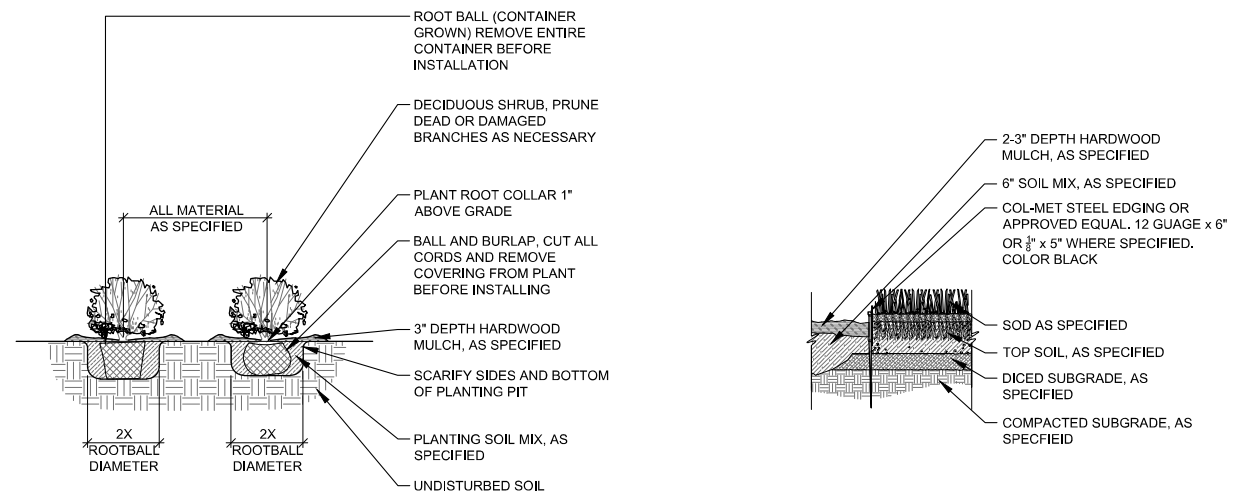
**2 PLANT LEGEND**  
NTS

NOTE: NO UPLIGHTING IS PROPOSED FOR THE MONUMENT SIGN



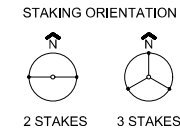
NOTICE  
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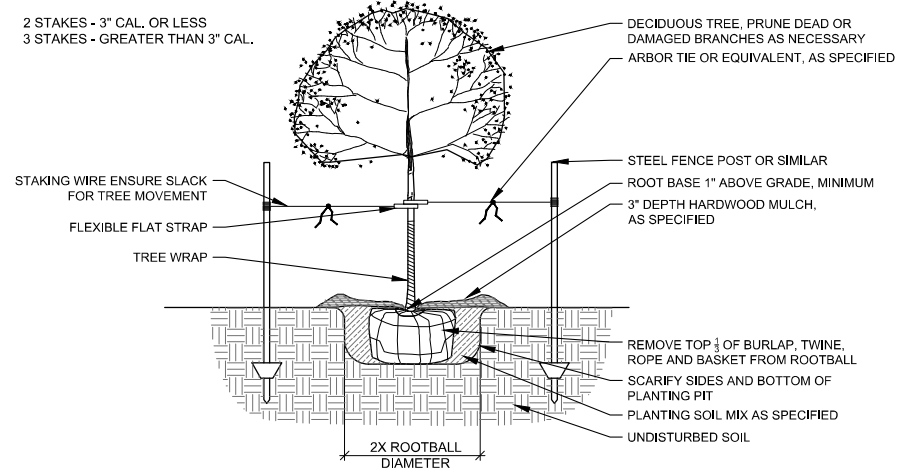


**3 SHRUB AND PERENNIAL PLANTING**  
1/2" = 1'-0" 329333-04

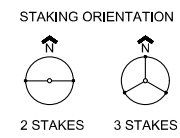
**4 METAL EDGING**  
1" = 1'-0" 329413.14-02



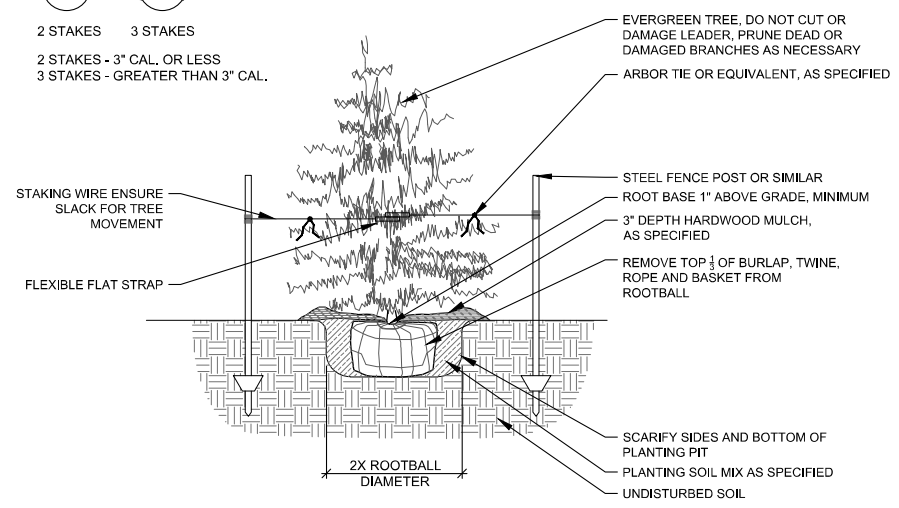
2 STAKES - 3" CAL. OR LESS  
3 STAKES - GREATER THAN 3" CAL.



**1 DECIDUOUS TREE PLANTING**  
1/2" = 1'-0" 329343.02-01



2 STAKES - 3" CAL. OR LESS  
3 STAKES - GREATER THAN 3" CAL.



**2 CONIFEROUS TREE PLANTING**  
1/2" = 1'-0" 329343.01-01

**HOME STATE BANK  
SITE PLAN AMENDMENT**  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

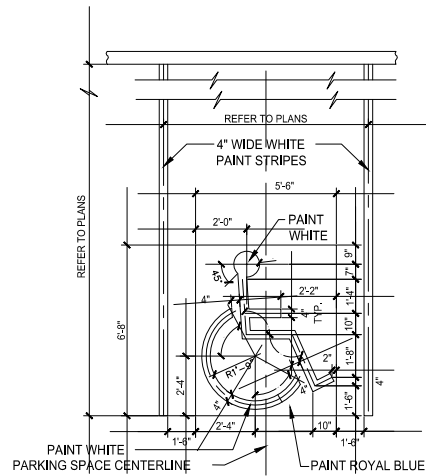
REVISIONS


ENGINEER: T SMITH      DRAWN BY: A DEPRIEST  
CHECKED BY:      FIELD BOOK NO.:



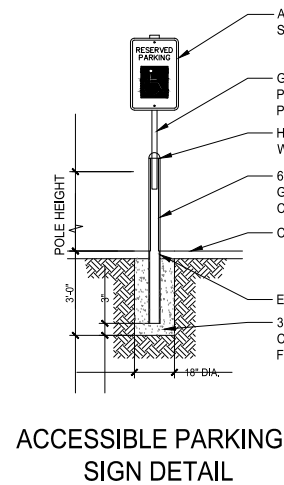
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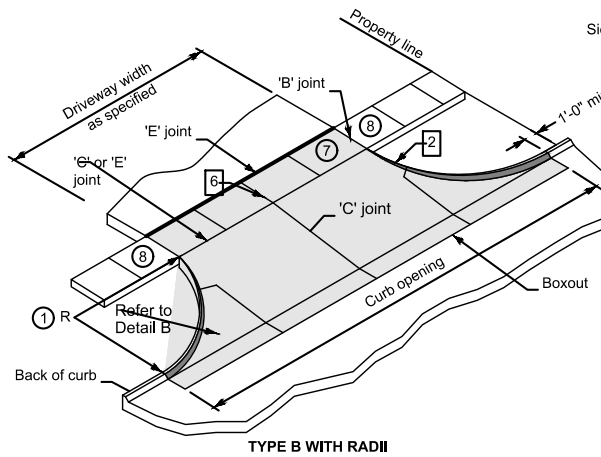
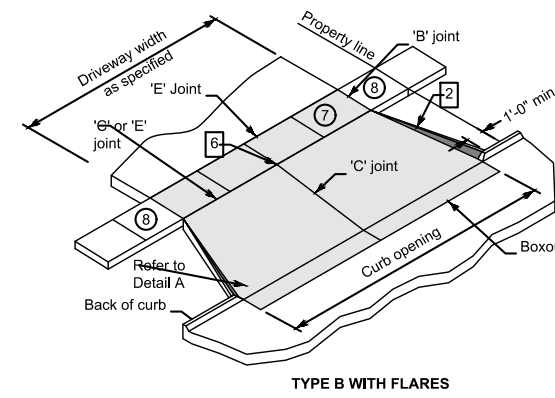


**ACCESSIBLE PARKING SPACE PAINT DETAIL**

NOTE: CENTER PAINTED SYMBOL IN THE MIDDLE OF PARKING SPACE OPENING.

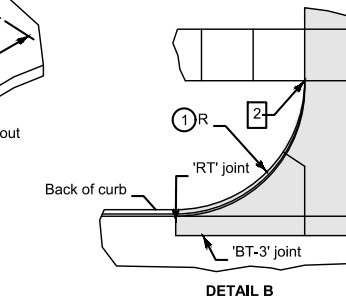
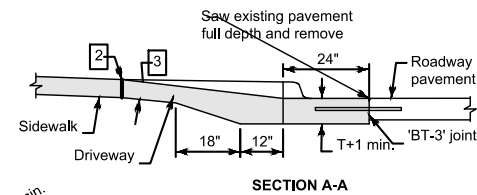
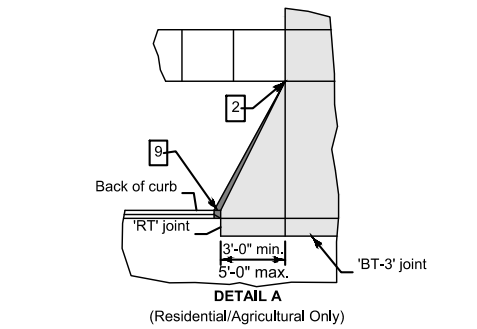


**ACCESSIBLE PARKING SIGN DETAIL**



**SUDAS 7030.102 TYPE B - CONCRETE DRIVEWAY**

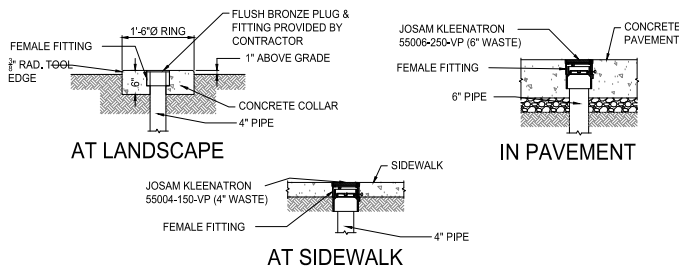
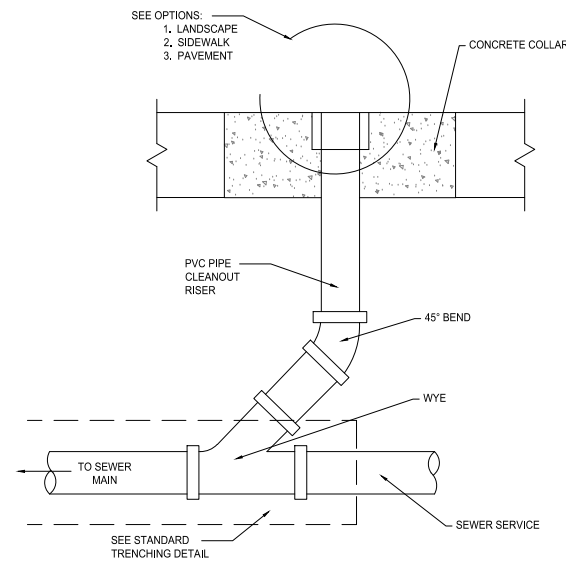
NO SCALE



- 1 Driveway radius (R). Residential: 10 foot minimum, 15 foot maximum. Commercial and industrial: As specified in the contract documents.
- 2 Transition the curb height to 0 inches at end of taper/radius or at the front edge of sidewalk. Do not extend raised curb cross sidewalk.
- 3 Pavement thickness. Residential: 6 inches minimum. Commercial and industrial: 7 inches minimum.
- 4 Sidewalk thickness through driveway to match thickness of driveway.
- 5 If longitudinal joint is located 48 inches or less from the back of curb, extend boxout to joint line. Full depth saw cut is still required.
- 6 For alleys, invert the pavement crown 2% toward the center of the alley.
- 7 Target cross slope of 1.5% with a maximum cross slope of 2.0%. If specified in the contract documents, construct the sidewalk through the driveway 5 feet wide to serve as a passing space.
- 8 If cross slope of adjacent sidewalk panel exceeds 2.0%, remove and replace to transition from existing sidewalk to sidewalk through driveway. If the elevation change requires a curb ramp, comply with Figure 7030.205; verify need for detectable warning panel with Engineer.
- 9 Transition street curb at minimum 1:1 slope to meet driveway curb.

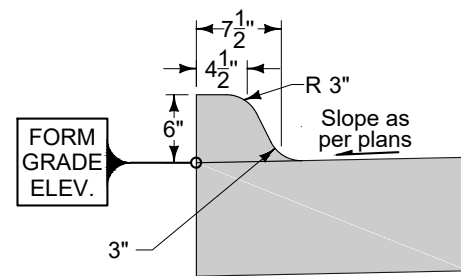
**HANDICAPPED PARKING SPACE PAINT, ACCESSIBILITY AND SIGN DETAILS**

NO SCALE



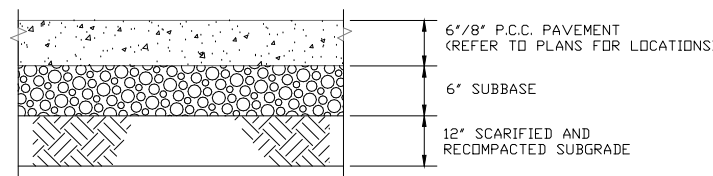
**SEWER CLEANOUT DETAIL**

NO SCALE



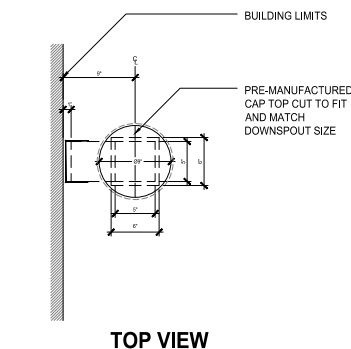
**6" STANDARD CURB (SUDAS 7010.102)**

NOT TO SCALE

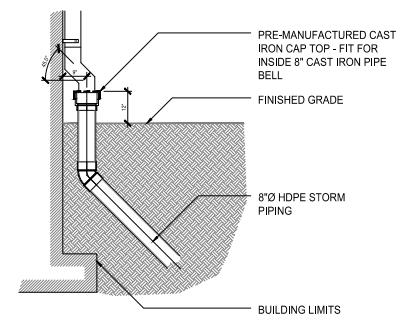


**TYPICAL PAVING SECTION**

NOT TO SCALE



**TOP VIEW**



**SIDE VIEW**

**DOWNSPOUT CONNECTION AT BUILDING**

NOT TO SCALE

**DETAILS**

**HOME STATE BANK SITE PLAN AMENDMENT**  
POLK CITY, IOWA  
210894-000  
JANUARY 5, 2024

REVISIONS

- .
- .
- .
- .

ENGINEER  
T SMITH  
DRAWN BY  
-

CHECKED BY  
-  
FIELD BOOK NO.  
-

DRAWING NO.  
DT-01  
SHEET NO.  
12 / 13



January 12, 2024

City of Polk City  
Attn: Travis Thornburgh  
112 3<sup>rd</sup> Street  
Polk City, IA 50226

RE: Home State Bank – 2<sup>nd</sup> Amendment Tree Letter

**Arborist:**

Family Tree Care  
Dan Lewiston, ISA Certified Arborist: #MW4290A

**Criteria:**

It was recommended that trees within the bank of the creek be removed. It is not good for the health of the when the root structure is in the creek.

**Table:**

Hazardous Trees		Illegal Trees	
7"		8"	Hackberry
6"		13"	
7"		4"	
7"	Hackberry	5"	
5"		8"	
4"		4"	Hackberry
4"	Hackberry	7"	
5"		7"	
6"	Hackberry		
6"			
5"			
7"			
21"			
18"			
4"	Hackberry		
12"			
7"			
4"			
7"			
11"	Hackberry		
5"			