

MICHELLE UTSLER, COUNTY RECORDER
MADISON IOWA

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Prepared by: KWilde, Community Development, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265 (515 222-3620)
Return To: City Clerk, City of West Des Moines, P.O. Box 65320, West Des Moines, IA 50265

ORDINANCE # 1681

AN ORDINANCE AMENDING THE CITY CODE OF THE CITY OF WEST DES MOINES, IOWA 2004 BY AMENDING TITLE 9, ZONING, CHAPTERS 2 AND 7, AND TITLE 10, SUBDIVISION REGULATIONS, CHAPTER 3, DESIGN STANDARDS AND REQUIRED IMPROVEMENTS, TO ESTABLISH REGULATIONS REGARDING STREET NAME SIGNS

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF WEST DES MOINES, IOWA:

Section 1. Amendment. Title 9, *Zoning, Chapter 3, General Provisions*, is hereby amended to establish a new *Section 12, Private Street Signs*:

9-3-12: PRIVATE STREET NAME SIGNS:

A. The purpose and intent of this section is to establish regulations to govern the installation and maintenance of street name signs designating private streets within a development. These regulations have been established to ensure uniformity and clarity in the design and location of private street name signs to assist in more efficient location of a property within a development by emergency services and the general public. These regulations also establish expectations for the on-going maintenance and replacement of private street name signs as may be necessary.

B. Addressing and the naming of private streets shall be in accordance with the addressing and street naming policies and guidelines of the City of West Des Moines and shall be reviewed for compliance as a part of any new development application request, or request to name existing private streets. In general, north-south streets shall be numbered and east-west streets shall be named. For the purpose of this ordinance, the term "named" shall mean either named or numbered and shall not be construed to negate the general policies of the City as referenced above. The addressing administrator shall review and determine the need for the naming of a private street during the development review process to ensure compliance with City policy

C. Private street name signs shall be designed and constructed in conformance with the current version of the Manual on Uniform Traffic Control Devises (MUTCD). In order to ensure consistency in the quality of materials and design, private street name signs, posts and mounting hardware shall be purchased from the City at the established cost. The cost associated with the purchase and installation of private street name signs shall

be the responsibility of the developer of the property.

D. Private street name signs shall be located at the intersection of a public street and the private street at the entrance to a site or development, and at the intersection of any named or numbered private streets within a development. They shall be placed in close proximity to the intersection a minimum of four (4) feet behind the public right-of-way and a minimum of four (4) feet from the back of curb of the private street. Adjustments shall be made as necessary to avoid conflicts with underground utilities, sidewalks and other obstructions but the intent of maintaining visibility of the sign from the public and private rights-of-way shall be maintained.

E. Maintenance Responsibilities: It shall be the responsibility of the developer, their assigns and successors, to maintain and repair all private street name signs within a development. Signs shall be maintained in an upright position and must be replaced if they are faded, damaged, illegible or missing as determined by the addressing administrator.

Section 2. Amendment. Title 10, Subdivisions, Chapter 3, Design Standards and Required Improvements, Section 1F, Streets and Rights Of Way, Subsection 12, Street Names, is hereby amended to read as follows:

10-3-12 Street Names: All newly platted *public streets, and any named private streets*, shall be named in a manner conforming to the prevailing street naming system *and in accordance with the Addressing and Street Naming policy of the City*. Streets with a predominantly north-south alignment shall generally be numbered in accordance with the established numbering system of the City, and predominantly east-west aligned streets shall be named streets. *For the purpose of this ordinance, the term "named" shall mean either named or numbered and shall not be construed to negate the general policies of the City as referenced above.* A street that is to be a major collector or arterial, as determined by the City Engineer, may retain the name or number established at the point of origin even if the overall direction of the street may deviate from the abovementioned directional policy, and is recommended for approval by the Planning and Zoning Commission and approved by the City Council. A proposed street that is obviously in alignment with other existing streets within the City, or with a street that is aligned at the same longitude or latitude as the proposed street, should bear the same name. The extension of street names from adjacent communities shall not be acceptable where conflicts with similar addressing are likely to occur.

Names of new streets shall be submitted on the preliminary plat and shall be subject to review by the *addressing administrator* and the approval of the Planning and Zoning Commission and City Council in order to avoid duplication or close similarity of names in the Metro area. ~~Names shall imply the character of the street whereby major thoroughfares conform to designations of other major thoroughfares in the City such as avenue, street, road or parkway, and other subsidiary thoroughfares or accessways conform in designation to their counterparts such as lanes, courts, circles, etc.~~ Proper names of individuals shall not be considered acceptable as street names, except when initiated by the Council or Commission to commemorate or honor an individual who has made a significant contribution of time and effort to the development of the City, State or County.

Section 3. Amendment. Title 10, Subdivisions, Chapter 3, Design Standards and Required Improvements, Section 2, Improvements, is hereby amended by adding a new Subsection E, to read as follows:

E. Private Street Name Signs:

1. The purpose and intent of this section is to establish regulations to govern the installation and maintenance of street name signs designating private streets within a development. These regulations have been established to ensure uniformity and clarity in the design and location of private street name signs to assist in more efficient location of a property within a development by emergency services and the general public. These

regulations also establish expectations for the on-going maintenance and replacement of private street name signs as may be necessary.

2. Addressing and the naming of private streets shall be in accordance with the addressing and street naming policies and guidelines of the City of West Des Moines and shall be reviewed for compliance as a part of any new development application request, or request to name existing private streets. In general, north-south streets shall be numbered and east-west streets shall be named. For the purpose of this ordinance, the term "named" shall mean either named or numbered and shall not be construed to negate the general policies of the City as referenced above. The addressing administrator shall review and determine the need for the naming of a private street during the platting process to ensure compliance with City policy.

3. Private street name signs shall be designed and constructed in conformance with the current version of the Manual on Uniform Traffic Control Devices (MUTCD). In order to ensure consistency in the quality of materials and design, private street name signs, posts and mounting hardware shall be purchased from the City at the established cost. The cost associated with the purchase and installation of private street name signs shall be the responsibility of the developer of the property.

4. Private street name signs shall be located at the intersection of a public street and the private street at the entrance to a site or development, and at the intersection of any named or numbered private streets within a development. They shall be placed in close proximity to the intersection a minimum of four (4) feet behind the public right-of-way and a minimum of four (4) feet from the back of curb from the private street. Adjustments shall be made as necessary to avoid conflicts with underground utilities, sidewalks and other obstructions but the intent of maintaining visibility of the sign from the public and private rights-of-way shall be maintained.

5. Maintenance Responsibilities: It shall be the responsibility of the developer, their assigns and successors, to maintain and repair all private street name signs within a development. Signs shall be maintained in an upright position and must be replaced if they are faded, damaged, illegible or missing as determined by the addressing administrator.

Section 4. Amendment. Title 10, *Subdivisions, Chapter 3, Design Standards and Required Improvements, Section 2, Improvements*, is hereby amended by adding a new Subsection F, to read as follows:

F. Public Street Name Signs: Public street name signs shall be designed and constructed in conformance with the current version of the Manual on Uniform Traffic Control Devices (MUTCD) as determined by the City of West Des Moines. In order to ensure consistency in the quality of materials, design, and installation of public street name signs, the work of preparing and installing public street name signs shall be performed by the City. The cost associated with the purchase and installation of street name signs within and immediately adjacent to a development shall be the responsibility of the developer of the property at the time of subdivision.

Section 5. Repealer. All ordinances or parts of ordinances in conflict with the provision of this ordinance are hereby repealed.

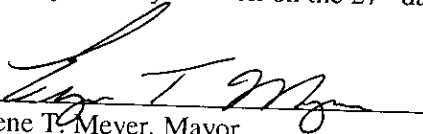
Section 6. Savings Clause. If any section, provision, sentences, clause, phrase or part of this Ordinance shall be adjudged invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any provision, section, subsection, sentences, clause, phrase or part hereof not adjudged invalid or unconstitutional.

Section 7. Violations and Penalties. Any person who violates the provisions of this Ordinance upon conviction shall be punished as set forth in Section 1-4-1 of the City Code of the City of West Des Moines, Iowa.

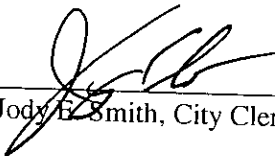
Section 8. Other Remedies. In addition to the provisions set out in the Violations and Penalties Section herein, the City may proceed in law or equity against any person, firm or corporation for violation of any section or subsection of this Ordinance.

Section 9. Effective Date. This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

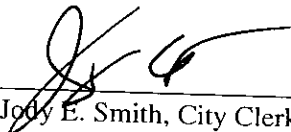
Passed by the City Council on the 27th day of March, 2006 and approved this 27th day of March, 2006.


Eugene T. Meyer, Mayor

ATTEST:


Jody E. Smith, City Clerk CMC/AAE, CMFA

I certify that the foregoing was published as Ordinance 1681 in the Des Moines Register on the 31st day of March, 2006; in the Dallas County News on the 6th day of April, 2006; in the Indianola Record Herald on the 5th day of April, 2006; and in the Madisonian on 5th day of April, 2006.


Jody E. Smith, City Clerk CMC/AAE, CMFA

