

ORDINANCE NO. 2026-

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF INDEPENDENCE, IOWA, BY AMENDING PROVISIONS TO CHAPTER 175 SUBDIVISION REGULATIONS.

BE IT ENACTED by the City Council of the City of Independence, Iowa:

Section 1. PURPOSE. The purpose of this ordinance is to update the City's subdivision regulations to adopt and reference the Iowa Statewide Urban Design and Specifications (SUDAS) program for the design and construction of public improvements.

Section 2. AMENDMENT. Section 175.03 (DEFINITIONS) of the Code of Ordinances is hereby amended by adding the following new definition:

29. "SUDAS" means the current edition of the Iowa Statewide Urban Design and Specifications Manuals (Design Manual and Standard Specifications) as adopted by the City Council.

Section 3. AMENDMENT. Section 175.30 (CONFORMANCE STANDARDS), Subsection 5, is hereby amended by repealing the subsection in its entirety and adopting the following in lieu thereof:

5. SUDAS Standards. All public improvements shall be designed and constructed in accordance with the current edition of the SUDAS Design Manual and SUDAS Standard Specifications, as adopted by the City Council. Where the standards of this Chapter are in conflict with SUDAS, the more restrictive standard shall apply unless otherwise approved by the Council.

Section 4. AMENDMENT. Section 175.37 (STREETS – DESIGN STANDARDS) is hereby amended by repealing Subsections 1(C), 1(D), 1(E), and 1(F) and adopting the following in lieu thereof:

C. Roadway and Right-of-Way Standards. The minimum right-of-way and pavement widths for all street classifications shall be designed in accordance with the SUDAS Design Manual.

D. Street Grades. Maximum and minimum street grades shall conform to the preferred values set forth in the SUDAS Design Manual.

E. Vertical Curves. All changes in street grade shall be connected by vertical curves designed in accordance with the SUDAS Design Manual.

F. [Reserved].

Section 5. AMENDMENT. Section 175.37 (STREETS – DESIGN STANDARDS), Subsection 1(C)(5) regarding Cul-de-sacs is hereby amended to read as follows:

(5) Cul-de-sacs. Cul-de-sacs shall meet all requirements of the SUDAS Design Manual. The maximum length of a cul-de-sac shall be as stated in the SUDAS Design Manual, or as required by the International Fire Code. The turnaround shall have a minimum roadway radius of 45 feet (or as required by the International Fire Code) and a right-of-way radius of 50 feet.

Section 6. AMENDMENT. Section 175.38 (STORM SEWERS AND DRAINAGE), Subsection 1, is hereby amended by repealing the subsection in its entirety and adopting the following in lieu thereof:

1. General Requirements. The Commission shall not recommend for approval any plat of a subdivision which does not make adequate provision for storm or flood water run-off channels or basins. The storm water drainage system shall be separate and independent of any sanitary sewer system.

A. Design Standards. Storm sewers and drainage facilities shall be designed in accordance with the SUDAS Design Manual. Design computations shall be submitted along with plans.

B. Inlet Spacing. Intake design and spacing shall comply with the SUDAS Design Manual to ensure surface water spread does not exceed safe limits.

C. Materials. Storm sewer pipe materials shall comply with the SUDAS Standard Specifications.

Section 7. AMENDMENT. Section 175.39 (WATER FACILITIES) is hereby amended by adding the following requirement to Subsection 1:

D. Standards. All water mains and appurtenances shall be designed in accordance with the SUDAS Design Manual and constructed in accordance with the SUDAS Standard Specifications.

Section 8. AMENDMENT. Section 175.39 (WATER FACILITIES), Subsection 3 (Fire Hydrants), is hereby amended to read as follows:

3. Fire Hydrants. Fire hydrants shall be required for all subdivisions except those coming under Subsection 2 of this section. Fire hydrants shall be located in accordance with the SUDAS Design Manual, typically spaced no more than 400 to 450 feet apart and within 300 feet of any structure, subject to approval by the Fire Chief.

Section 9. AMENDMENT. Section 175.40 (SEWAGE FACILITIES) is hereby amended by adding the following new Subsection 5:

5. Standards. All sanitary sewer facilities shall be designed in accordance with the SUDAS Design Manual and constructed in accordance with the SUDAS Standard Specifications. Service stubs shall be installed in accordance with the SUDAS Standard Specifications. Separation of sanitary sewers and water mains shall comply with the SUDAS Design Manual.

Section 10. AMENDMENT. Section 175.41 (SIDEWALKS), Subsection 2 (Construction), is hereby amended to read as follows:

2. Construction. Sidewalks shall be improved as required in Subsection 2 of Section 175.37 of this chapter. Sidewalks shall be constructed of Portland cement concrete with a minimum width of five (5) feet and a minimum thickness of four (4) inches (six (6) inches at driveways), in accordance with the SUDAS Standard Specifications and the SUDAS Design Manual.

Section 11. AMENDMENT. Section 175.42 (UTILITIES), Subsection 1, is hereby amended by adding the following sentence:

Utility location and separation shall comply with the guidelines set forth in the SUDAS Design Manual.

Section 12. REPEALER. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

Section 13. SEVERABILITY CLAUSE. If any section, provision, 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 section, provision or part thereof not adjudged invalid or unconstitutional.

Section 14. WHEN EFFECTIVE. This ordinance shall be in effect following its final passage, approval and publication as provided by law.

PASSED AND APPROVED by the City Council of Independence, Iowa, on this ____ day of _____ 2026.

Brad Bleichner, Mayor of the City of Independence, IA

ATTEST:

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA

First Reading: _____
Second Reading: _____
Third Reading: _____

I certify that the foregoing was published as Ordinance No. 2026- on the _____ day of _____ 2025.

Susi Lampe, CMC, IaCMC, IaCFO,
Assistant City Manager/City Clerk/Treasurer of the City of Independence, IA