



110 N. Poplar Street • PO Box 218 • West Branch, Iowa 52358
(319) 643-5888 • Fax (319) 643-2305 • www.westbranchiowa.org • city@westbranchiowa.org

PLANNING AND ZONING COMMISSION MEETING
Tuesday, February 5, 2019 • 7:00 p.m.
West Branch City Council Chambers, 110 N. Poplar St.
Council Quorum May Be Present

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
 - a. Approve minutes from the November 27, 2018 Planning and Zoning Commission Meeting.
 - b. Approve 2019 regular meeting schedule: (4th Tuesday, odd months)
 - i. March 26th, May 28th, July 23rd, September 24th, and November 26th.
4. Public Hearing/Non-Consent Agenda. /Move to action.
 - a. Selection of Officers
 - i. _____ as Chairperson of Planning & Zoning./Move to action
 - ii. _____ as Vice Chairperson of Planning & Zoning./Move to action
 - b. Request for additional rezoning of The Meadow's - Part 4
 - c. Motion to set a date for a public hearing on the matter of rezoning a portion of The Meadow's - Part 4. / Move to action.
 - d. Northridge Addition, Parcel D Site Plan Review & Approval. / Move to action.
 - e. Presentation of Planned Unit Development – BP/Kofron property (Chad Kuene and MMS Consultants)
 - f. Request to set a date for a public hearing on the matter of rezoning the BP/Kofron property. /Move to action.
 - g. Discuss changes to Ordinance 747
 - h. Comprehensive Plan discussion – Chapter 8, Public Infrastructure, Facilities and Finance
5. City Staff Reports
6. Comments from Chair and Commission Members
7. Adjourn

Planning & Zoning Commission Members: Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Emilie Walsh, Tom Dean, Vacant, Vacant • **Zoning Administrator:** Terry Goerdts • **Deputy City Clerk:** Leslie Brick

Mayor: Roger Laughlin • **Council Members:** Jordan Ellyson, Colton Miller, Brian Pierce, Nick Goodweiler, Jodee Stoolman
City Administrator/Clerk: Redmond Jones II • **Fire Chief:** Kevin Stoolman • **Library Director:** Nick Shimmin
Parks & Rec Director: Melissa Russell • **Police Chief:** Mike Horihan • **Public Works Director:** Matt Goodale

(These minutes are not approved until the next Commission meeting.)

City of West Branch Planning & Zoning Commission Meeting
November 27, 2018
West Branch City Council Chambers, 110 North Poplar Street

Chairperson John Fuller opened the Planning & Zoning Commission meeting at 7:00 p.m. welcoming the audience and following city staff; Zoning Administrator Terry Goerd, Deputy City Clerk Leslie Brick and City Administrator Redmond Jones. Commission Members Emilie Walsh, Ryan Bowers, Gary Slach, Tom Dean were present. Tom Dean and Sally Peck were absent.

APPROVE AGENDA/CONSENT AGENDA/MOVE TO ACTION.

Approve the agenda for the November 27, 2018 Special Planning & Zoning meeting. /Move to action. Motion by Bowers, second by Slach to approve the agenda. Motion carried on a voice vote.

Approve minutes from the October 16, 2018 Planning & Zoning Commission meeting. /Move to action. Motion by Walsh, second by Slach to approve the minutes. Motion carried on a voice vote.

PUBLIC HEARING/NON-CONSENT AGENDA

Review concept Site Plan for multiple family housing at Northside 1st Addition, Lot 11 – Brian Shay, developer.

Brian Shay, MLS Custom Homes presented a site plan concept which includes 20 townhomes on the ‘L’ shaped parcel. Shay said he was seeking commission input before moving to the design and engineering phase of the project. He confirmed that the property is currently zoned R-3 and allows for multi-family residence. Shay said storm water would be addressed with urbanizing the west side of N. Downey. Shay, who also built the 4 plex on Hilltop Drive recently, said the townhomes would look similar and include three bedrooms and two and a half baths. He continued and said that he plans on selling some of the units and renting the others to allow him to maintain control of the property in an association. Shay said the price point would be between \$159,000-\$165,000 and the rental units would be around \$1150.00 per month. Shay noted the additional parking spaces for the residents would be added to allow ample parking.

Goerd said he liked the plan and suggested that vegetative screening be used instead of fencing for future maintenance issues. Walsh was supportive of the plan and said that there is a need for both affordable homes and rental property in West Branch. Fuller asked if any of the units would be handicap accessible. Shay said based on the floor plans, there would not be any in this project. Bowers asked if the driveway would allow for firetrucks to turn around in the event of an emergency. Shay said that had not yet been determined but didn’t think they would if the parking spots were utilized during an emergency. Shay asked for staff to forward the site plan to the fire chief for his comments. The commission was supportive of the concept and said they looked forward to seeing the revised site plan in 2019.

Commission member term expirations / vacancies

Slach announced his retirement from the commission after twenty years of service. Slach said ‘it was time’. The commission and staff thanked Slach for his years of service and said he would be missed. Brick stated that this leaves the commission with two vacancies and that she would advertise for replacements through the city’s website and Facebook page.

Comprehensive Plan Update

Fuller presented a draft of Chapter 8, Public Infrastructure, Utilities, Facilities and Finance. He said that interviews with staff had been conducted and feedback was needed to complete the chapter.

STAFF REPORTS:

COMMENTS FROM CHAIR AND COMMISSION MEMBERS:

Bowers reminded staff of the revisions needed to Ordinance 747. Brick said she would speak with the city attorney on the steps to correct the ordinance, but said she would have an agenda item for the topic at the next Planning & Zoning meeting. He also asked for an update on the RFP for the former Croell site. City Administrator Jones said that ECIA was helping the city with a market analysis of the property and that a public input meeting would be held on Tuesday, December 4, 2018 in the Council Chambers.

Adjourn

Motion by Bowers, second by Slach to adjourn the Planning & Zoning Commission meeting at 8:20 p.m.

Motion carried on a voice vote.

Submitted by:

Leslie Brick

Deputy City Clerk



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

REZONING APPLICATION

Applicant Information:

Name: Chris Kofoed (KLM Investments LLC)

Address: PO Box 698 West Branch IA 52358

Phone: 319-936-2052 Email: ckofloedcpa@Lcom.net

Additional Contact:

Name: Brad Larson (KLM Investments LLC)

Phone: 319-321-3673 Email: westbranchford@msn.com

Property Owner (if other than applicant):

Name:

Address:

Phone: Email:

Property Information:

Address (if no address, list name of closest streets): North of Main St. and east of Johnson Cedar

Assessor's Parcel # (Attach Legal Description): 0490-13-06-305-001-0 and 0490-13-06-351-001-0

Current Zoning: R-1

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X [Signature]

[Signature] Signature of Applicant

1/16/19 Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PDF" files of all materials emailed to leslie@westbranchiowa.org.
- Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.
- Other information deemed necessary by the City Staff for the review of the proposed project
 - Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.
- Statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Zero lot line parcels and structures are in demand right now throughout the City of West Branch, with an interested buyer for such lots as part of The Meadows subdivision. This proposed change in zoning from R-1 to R-2 is in line and adjacent to the previously approved and rezoned parcels in Part 2 and Part 4.

For Staff Use:

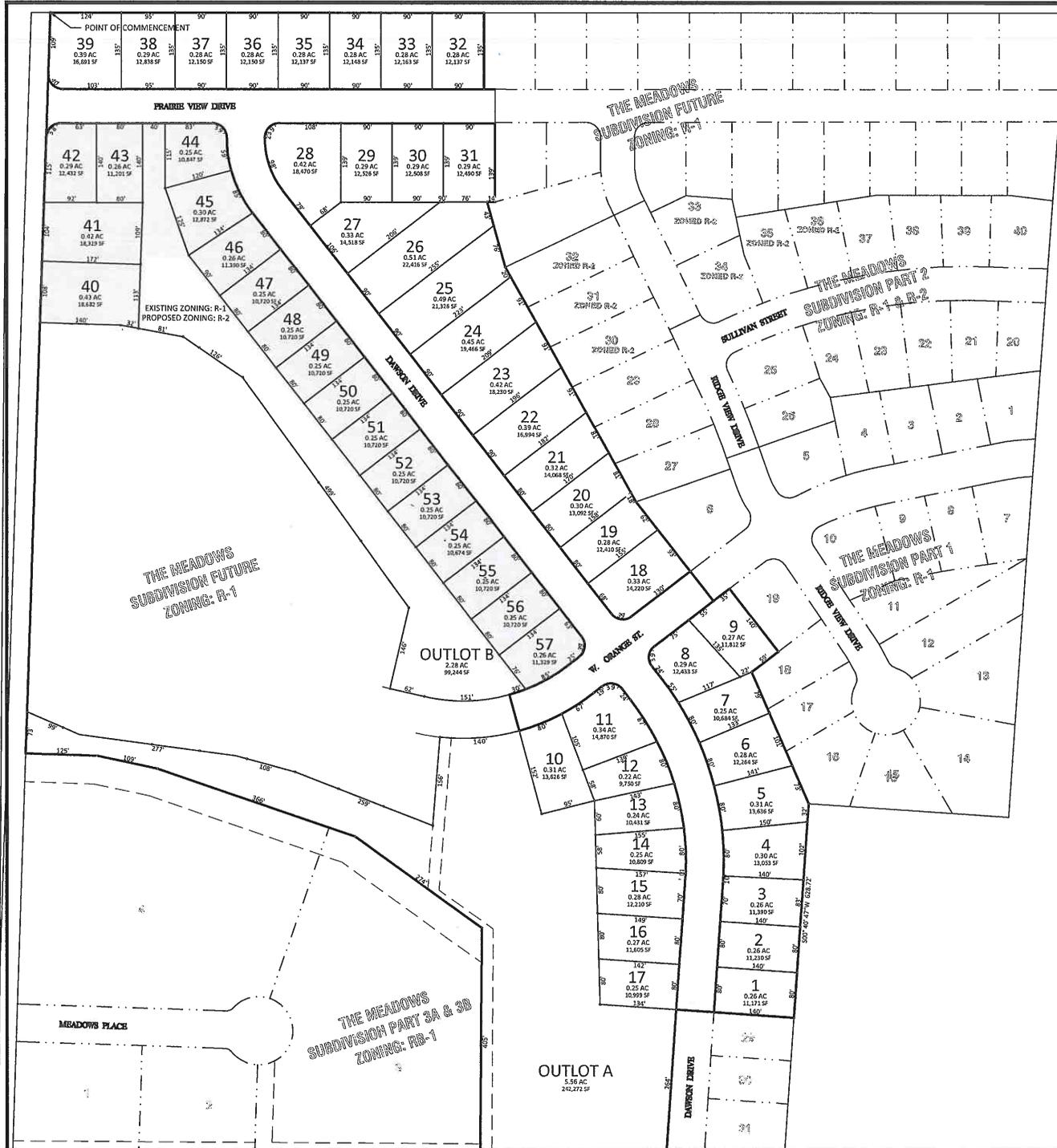
- 1/15/19 Date application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- 1/15/19 Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator
- 1/29/19 Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date of City Council meeting to set date for Public Hearing
- _____ Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least four days and not more than 20 days prior to the Public Hearing
- _____ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning
- _____ Date of Public Hearing and vote by City Council
- _____ Date of any written protests to re-zoning request
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date

18 Lots



REZONING EXHIBIT

THE MEADOWS SUBDIVISION PART 4

WEST BRANCH, CEDAR COUNTY, IOWA

APPLICANT INFORMATION

OWNER:
KLM INVESTMENTS, LLC.
25 EASTVIEW PLACE NE
IOWA CITY, IA 52240

ATTORNEY:
MICHAEL W. KENNEDY
920 S. DUBUQUE STREET
IOWA CITY, IA 52240

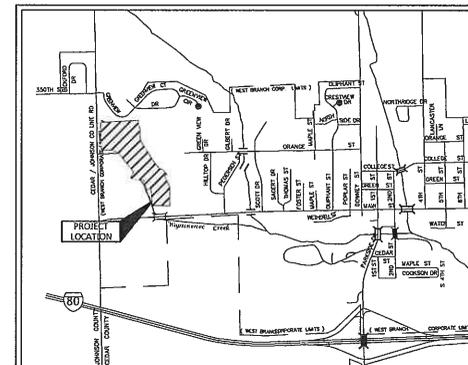
DEVELOPER:
MEADOWS DEVELOPMENT, INC.
920 EASTVIEW PLACE NE
IOWA CITY, IA 52240

PLAT PREPARED BY:
AXIOM CONSULTANTS, LLC
60 E. COURT STREET, UNIT 3
IOWA CITY, IOWA 52240

LEGAL DESCRIPTION

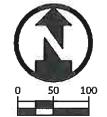
A PORTION OF THE MEADOWS SUBDIVISION PART 4, BEING PART OF PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 89 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

COMMENCING AT THE SOUTHWEST CORNER OF LOT 44 OF THE GREENVIEW ESTATES SUBDIVISION, AN OFFICIAL PLAT NOW IN THE CITY OF WEST BRANCH, THENCE S1°19'13"E, 195.11 FEET TO THE POINT OF BEGINNING, THENCE N86°46'30"E, 315.69 FEET; THENCE S3°13'30"E, 24.96 FEET; THENCE 143.10 FEET ALONG A 216.00 FOOT RADIUS CURVE CONCAVE EAST (CHORD BEARING S21°52'40"E, 141.10 FEET); THENCE S40°56'32"E, 967.89 FEET; THENCE S49°03'24"W, 50.37 FEET; THENCE 89.97 FEET ALONG A 300.00 FOOT RADIUS CURVE CONCAVE NORTH (CHORD BEARING S57°38'54"W, 89.63 FEET); THENCE N40°58'32"W, 961.68 FEET; THENCE S88°40'13"W, 77.11 FEET; THENCE S01°19'47"E, 127.44 FEET; THENCE N82°46'48"W, 57.29 FEET; THENCE S88°40'47"W, 140.28 FEET; THENCE N01°19'13"W, 351.60 FEET TO THE POINT OF BEGINNING.



SITE INFORMATION

DEVELOPMENT CHARACTERISTICS	
CURRENT ZONING IS R-1 AND R-2 RESIDENTIAL	
PROPOSED ZONING:	
LOTS 1 - 21 REMAIN R-1 ZONING	
LOTS 22 - 39 REMAIN R-2 ZONING	
LOTS 40 - 57 TO BE REZONED TO R-2 ZONING	
R-1 RESIDENTIAL - SINGLE FAMILY LOTS 1-21	
R-1 RESIDENTIAL REQUIREMENTS	
MINIMUM LOT AREA	7,700 SF
MINIMUM SETBACK FRONTAGE	25 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET
R-2 RESIDENTIAL - TWO FAMILY LOTS 22-57	
R-2 RESIDENTIAL REQUIREMENTS	
MINIMUM LOT AREA	8,400 SF
MINIMUM SETBACK FRONTAGE	25 FEET
FRONT YARD SETBACK	25 FEET
SIDE YARD SETBACK	8 FEET
REAR YARD SETBACK	25 FEET



DRAWING LOG	
REV	DESCRIPTION OF CHANGES

ISSUED FOR:	REZONING
DATE:	JANUARY 2019

PROJECT NAME:	THE MEADOWS SUBDIVISION PART 4
CITY NAME:	KLM INVESTMENTS, INC

SHEET NAME:	REZONING EXHIBIT
PROJECT NO.:	18-0024
PROJECT MANAGER:	BOELK
SHEET NUMBER:	1



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

SITE PLAN APPLICATION

Applicant Information:

Name: Brian Shay
Address: 650 Broadmoor Drive North Liberty IA 52317
Street or PO Box # City State Zip Code
Phone: 319-936-0512 Email: brian.shay1@yahoo.com

Additional Contact:

Name: Kari Juhl
Phone: 319-541-3178 Email: karijuhlkr@gmail.com

Property Owner (if other than applicant):

Name: Forest Park Partners, LLC
Address: NA Iowa City IA 52242
Street or PO Box # City State Zip Code
Phone: 319-351-8600 Email: jhoughton@iclaw.net

Property Information:

Address (if no address, list name of closest streets): Northside Drive , N. Downey Street
Assessor's Parcel # (Attach Legal Description): Parcel D A/K/A Northside 1st Addition, Lot 11 & Lane
Current Zoning: RB-1 IN NE SE

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____

1/15/19

Signature of Applicant

Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Site Plan Application Fee: \$200.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Site Plan Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- Detailed Site Plan – The site plan shall contain all the information required by Sections 173.04 and 173.06 unless otherwise waived by the Zoning Administrator. Submit 5 copies of site plan and associated documents, no larger than 11 x 17 or email Acrobat "PDF" files of all materials to leslie@westbranchiowa.org for distribution.
- Other information deemed necessary by the City Staff for the review of the proposed project

For Staff Use:

- 1/23/19 Date application received - includes detailed site plan
- 1/23/19 Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Engineer , City Attorney, Fire Chief, Public Works Director and Zoning Administrator
- _____ Date of Pre-application conference
- _____ Date comments / recommendations received from City Engineer
- _____ Date comments / recommendations received from Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date Planning & Zoning approved Site Plan
- _____ Date of City Council meeting to approve Site Plan (approved by Planning & Zoning)
- _____ Action taken by City Council Approve Deny
- _____ Date applicant notified of City Council decision

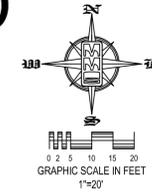
Miscellaneous Information:

Signature of City Official

Date

SITE PLAN

NORTHSIDE FIRST ADDITION, PARCEL D WEST BRANCH, IOWA



PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
BRIAN SHAY
1905 STONE VALLEY DRIVE
NORTH LIBERTY, IA 5231

SHEET INDEX
1 SITE LAYOUT AND DIMENSION PLAN
2 GRADING AND EROSION CONTROL PLAN
3 UTILITY PLAN
4 LANDSCAPE PLAN
5 GENERAL NOTES AND DETAILS

LEGAL:
AUDITOR'S PARCEL "D" OF NORTHSIDE FIRST ADDITION TO WEST BRANCH, CEDAR COUNTY, IOWA, IN ACCORDANCE WITH THE RECORDED PLAT THEREOF, CONTAINING 1.51 ACRES AND SUBJECT TO EASEMENTS AND RESTRICTION OF RECORD.

SITE DEVELOPMENT SUMMARY:
AUDITOR'S PARCEL "D"
SQUARE FOOTAGE: 2 STORY @ 16,663 S.F.
PROPOSED USE: RESIDENTIAL

DEVELOPMENT CHARACTERISTICS:
AUDITOR'S PARCEL "D" IS TO BE A 1.51 ACRE RB-1. THE PLAN WILL CONSIST OF 3 (THREE) PROPOSED RESIDENTIAL BUILDINGS.

DEVELOPMENT SCHEDULE
APPLICANT PLANS TO BEGIN CONSTRUCTION ON SPRING 2019, WITH AN ESTIMATED COMPLETION DATE IN SPRING 2020.

SITE COVERAGES:
TOTAL LOT AREA 65,775 S.F. (100%)
PROPOSED BUILDING AREA 16,663 S.F. (25%)
PROPOSED PAVING AREA 9,835 S.F. (15%)
PROPOSED IMPERVIOUS AREA 26,498 S.F. (40%)
PROPOSED OPEN AREA 39,277 S.F. (60%)

LOT REQUIREMENTS:
FRONT YARD SETBACK 25 FEET
SIDE YARD SETBACK 8 FEET
REAR YARD SETBACK 25 FEET

PARKING REQUIREMENTS:
2 SPACES PER DWELLING UNIT
19 UNITS X 2 SPACES = 38 SPACES
TOTAL PARKING REQUIRED = 38 SPACES
TOTAL PARKING PROVIDED = 52 SPACES

NUMBER	KEYNOTE	DETAIL
101	INSTALL 6" PCC DRIVE	
102	INSTALL 3" ROLL CURB	
103	INSTALL 4" WIDE PAVEMENT MARKINGS (TYP.)	
104	INSTALL 6" STANDARD CURB PER DETAIL. SEE DETAIL, AS NOTED ON SHEET 7	
105	4' WIDE CURB CUT OUT	

STANDARD LEGEND AND NOTES	
	PROPERTY &/or BOUNDARY LINES
	CONGRESSIONAL SECTION LINES
	RIGHT-OF-WAY LINES
	EXISTING RIGHT-OF-WAY LINES
	CENTER LINES
	EXISTING CENTER LINES
	LOT LINES, INTERNAL
	LOT LINES, PLATTED OR BY DEED
	PROPOSED EASEMENT LINES
	EXISTING EASEMENT LINES
	BENCHMARK
	RECORDED DIMENSIONS
	CURVE SEGMENT NUMBER
	EXIST- POWER POLE
	PROP- POWER POLE
	EXIST- POWER POLE W/DROP
	PROP- POWER POLE W/DROP
	EXIST- POWER POLE W/TRANS
	PROP- POWER POLE W/TRANS
	EXIST- GUY POLE
	PROP- GUY POLE
	EXIST- LIGHT POLE
	PROP- LIGHT POLE
	EXIST- SANITARY MANHOLE
	PROP- SANITARY MANHOLE
	EXIST- FIRE HYDRANT
	PROP- FIRE HYDRANT
	EXIST- WATER VALVE
	PROP- WATER VALVE
	EXIST- DRAINAGE MANHOLE
	PROP- DRAINAGE MANHOLE
	EXIST- CURB INLET
	PROP- CURB INLET
	EXIST- FENCE LINE
	PROP- FENCE LINE
	EXIST- EXISTING SANITARY SEWER
	PROP- PROPOSED SANITARY SEWER
	EXIST- EXISTING STORM SEWER
	PROP- PROPOSED STORM SEWER
	EXIST- WATER LINES
	PROP- PROPOSED WATER LINES
	EXIST- ELECTRICAL LINES
	PROP- PROPOSED ELECTRICAL LINES
	EXIST- TELEPHONE LINES
	PROP- PROPOSED TELEPHONE LINES
	EXIST- GAS LINES
	PROP- PROPOSED GAS LINES
	CONTOUR LINES (1' INTERVAL)
	PROPOSED GROUND
	EXISTING TREE LINE
	EXISTING DECIDUOUS TREE & SHRUB
	EXISTING EVERGREEN TREES & SHRUBS

PAVEMENT LEGEND	MATERIAL	TOTAL*
	6" PCC ON AGGREGATE	9,105 SY
	4" BASE	

*TOTALS INCLUDE ALL SF OF MATERIAL, INCLUDING OUTSIDE OF PROPERTY LINE

- PAVING CONSTRUCTION NOTES**
- PAVEMENT CONSTRUCTION SHALL BE IN ACCORDANCE WITH I.D.O.T. SPECIFICATION SECTION 2301.
 - I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
 - PAVEMENT JOINTS SHALL CONFORM TO I.D.O.T. STANDARD ROAD PLAN PV-101.
 - SUBGRADE UNDER PROPOSED PAVEMENT SHALL BE COMPACTED TO 85% STANDARD PROCTOR DENSITY, TO A DEPTH OF SIX (6) INCHES, UNLESS NOTED OTHERWISE.
 - ALL SAWED PAVEMENT JOINTS SHALL BE SEALED.

BENCHMARK INFORMATION

POINT	ELEVATION	DATUM	DESCRIPTION
NO. 1	724.769	NAV08B	PIN AT WEST CORNER OF SITE WITH 1/2" REBAR, RED CAP 13657 AT NORTHING 618134.51, EASTING 2228598.63. MMS POINT 511.

HORIZONTAL CONTROL

POINT	NORTHING	EASTING	DESCRIPTION
H1	618446.20	2228593.07	PIN AT NORTH END OF N. DOWNEY STREET APPROX. 50 FEET WEST OF N. DOWNEY STREET WITH 1/2" REBAR, RED CAP 13657. MMS POINT 500.
H2	618134.51	2228598.63	PIN AT SOUTH END OF N. DOWNEY STREET APPROX. 50 FEET WEST OF N. DOWNEY STREET. MMS POINT 501.



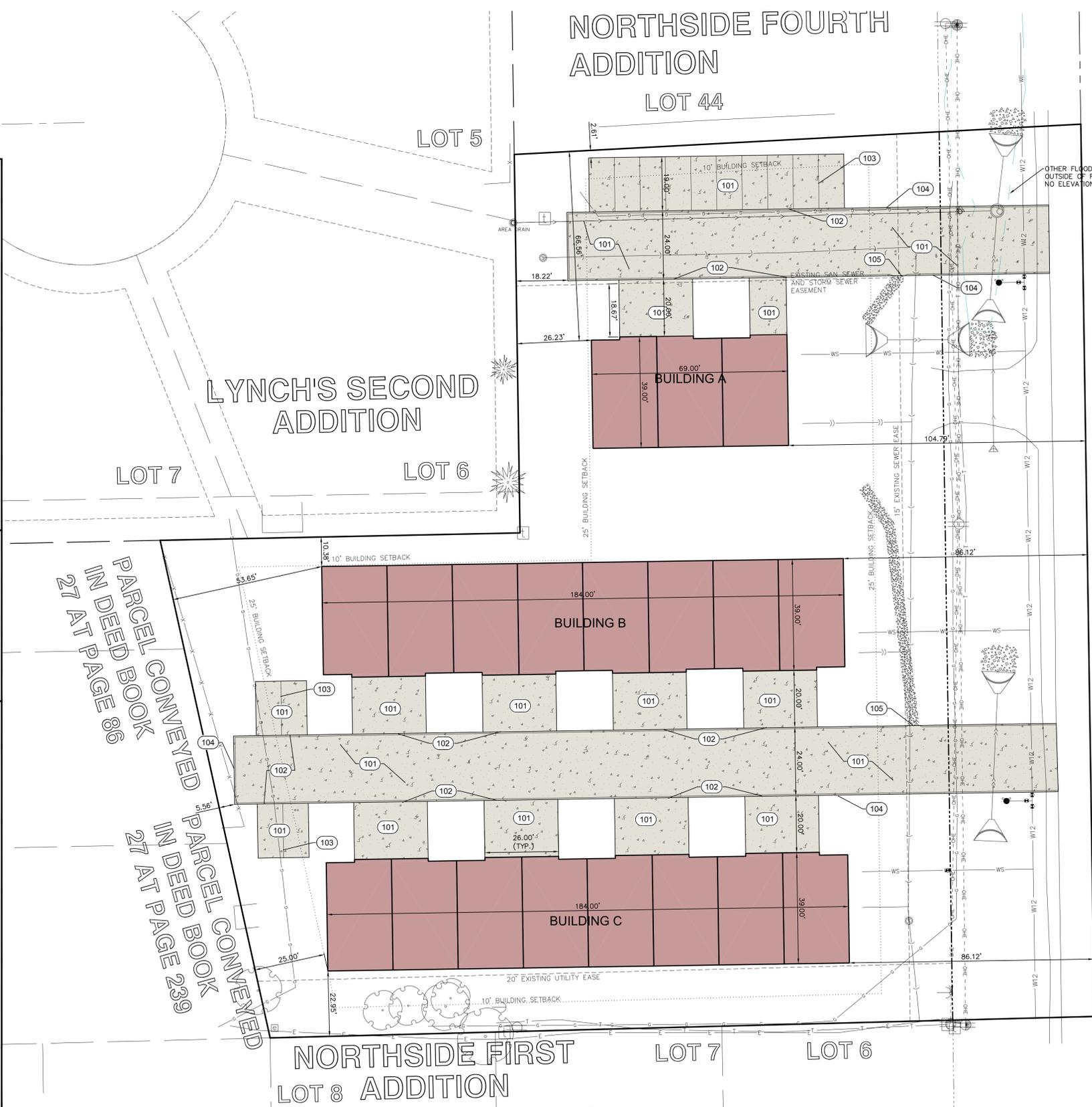
I hereby certify that this engineering document was prepared by me or under my direct supervision and that I am a duly licensed Professional Engineer under the laws of the State of Iowa.

BENJAMIN T. MITCHELL, P.E. Iowa Lic. No. 23397
 My license expires on December 31, 20__.

Seal of Benjamin T. Mitchell, Professional Engineer, State of Iowa, License No. 23397.



LOCATION MAP
NOT TO SCALE



PARCEL CONNEXED IN DEED BOOK 27 AT PAGE 86
 PARCEL CONNEXED IN DEED BOOK 27 AT PAGE 239
 PARCEL CONNEXED IN DEED BOOK 27 AT PAGE 86
 PARCEL CONNEXED IN DEED BOOK 27 AT PAGE 239



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

SITE LAYOUT AND DIMENSION PLAN

NORTHSIDE FIRST ADDITION, PARCEL D
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.	
Date:	1-22-19
Designed by:	BTM
Drawn by:	KLE
Checked by:	BTM
Project No:	10214-004
Field Book No:	
Scale:	1"=20'
Sheet No:	1
of:	5

SITE PLAN NORTHSIDE FIRST ADDITION, PARCEL D WEST BRANCH, IOWA

STABILIZATION SEEDING

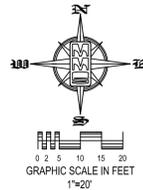
STABILIZATION SEEDING SHALL BE IN ACCORDANCE WITH SUDAS SECTION 9010.2.02 SEED MIXTURES AND SEEDING DATES.

TABLE 9010.06: TYPE 4 SEED MIXTURE

COMMON NAME	APPLICATION RATE lb/acre
SPRING - MARCH 1 - MAY 20	
ANNUAL RYEGRASS	40
OATS*	65
SUMMER - MAY 21 - AUGUST 14	
ANNUAL RYEGRASS	50
OATS*	95
FALL - AUGUST 15 - SEPTEMBER 30	
ANNUAL RYEGRASS	40
GRAIN RYE	65

* ENGINEER MAY DELETE FOR PREVIOUSLY ESTABLISHED URBAN AREAS.

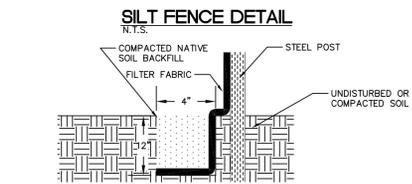
FERTILIZER SHALL BE APPLIED AT A RATE OF 300 LBS PER ACRE USING CHEMICALLY COMBINED COMMERCIAL 13-13-13 FERTILIZER (SUDAS SECTION 9010.2.03 A.2)



- SHEET INDEX**
1. SITE LAYOUT AND DIMENSION PLAN
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 5. GENERAL NOTES AND DETAILS

PLAT PREPARED BY:
MMS CONSULTANTS INC.
1917 S. GILBERT STREET
IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
BRIAN SHAY
1905 STONE VALLEY DRIVE
NORTH LIBERTY, IA 5231



- INSTALLATION**
1. POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FOR FASTENING WIRE TO THEM.
 2. SILT FENCE FABRIC SHALL CONFORM TO I.D.O.T. STANDARD SPECIFICATION SECTION 4196.01.A. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
 3. THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL CUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPLICED TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
 4. POSTS SHALL BE SPACED A MAXIMUM OF 8 FEET APART AND DRIVEN SECURELY INTO THE GROUND ALONG THE FENCE ALIGNMENT. POSTS SHALL BE DRIVEN INTO THE GROUND A MINIMUM OF 28".
 5. A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
 6. FILTER FABRIC SHALL BE STAPLED OR WIED TO THE POSTS SUCH THAT THE FABRIC EXTENDS INTO THE TRENCH AS SHOWN ABOVE. THE FABRIC SHALL BE FASTENED A MINIMUM OF THREE PLACES ON EACH POST.
 7. THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

- MAINTENANCE**
1. SILT FENCES SHALL BE INSPECTED WEEKLY AND AFTER EACH RAIN-FALL EVENT OF 0.5 INCHES OR MORE. DURING PERIODS OF PROLONGED RAIN INSPECTIONS SHALL BE AT LEAST DAILY. ANY REPAIRS NEEDED TO MAINTAIN THE SILT FENCE'S EFFECTIVENESS SHALL BE MADE IMMEDIATELY.
 2. SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
 3. SEDIMENT DEPOSITS SHOULD BE REMOVED AFTER EACH STORM EVENT. THEY MUST BE REMOVED WHEN THE DEPOSITS REACH APPROXIMATELY ONE-HALF THE HEIGHT OF THE FENCE. SILTS REMOVED SHALL BE PLACED IN A PROTECTED PLACE THAT WILL PREVENT THEIR ESCAPE FROM THE CONSTRUCTION SITE.
 4. ANY SEDIMENT DEPOSITS REMAINING IN PLACE AFTER THE SILT FENCE IS NO LONGER NEEDED SHALL BE DRESSED TO CONFORM WITH THE EXISTING GRADE, PREPARED AND SEED.
 5. SILT FENCE SHALL REMAIN IN PLACE UNTIL IT IS NO LONGER NEEDED AS DIRECTED BY THE POLLUTION PREVENTION PLAN. GENERALLY SILT FENCES SHALL REMAIN UNTIL THE UPSLOPE AREAS ARE STABILIZED WITH AN ESTABLISHED GRASS COVER AS A MINIMUM.

STANDARD LEGEND AND NOTES

---	PROPERTY &/or BOUNDARY LINES
---	CONGRESSIONAL SECTION LINES
---	RIGHT-OF-WAY LINES
---	EXISTING RIGHT-OF-WAY LINES
---	CENTER LINES
---	EXISTING CENTER LINES
---	LOT LINES, PLATTED OR BY DEED
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
---	POWER POLE
---	POWER POLE W/DROP
---	POWER POLE W/TRANS
---	POWER POLE W/LIGHT
---	GUY POLE
---	LIGHT POLE
---	SANITARY MANHOLE
---	FIRE HYDRANT
---	WATER VALVE
---	DRAINAGE MANHOLE
---	CURB INLET
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	WATER LINES
---	ELECTRICAL LINES
---	TELEPHONE LINES
---	GAS LINES
---	CONTOUR LINES (1' INTERVAL)
---	PROPOSED GROUND
---	EXISTING TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREES & SHRUBS

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

GRADING AND EROSION CONTROL NOTES

TOTAL SITE AREA: 0.46 ACRES
TOTAL AREA TO BE DISTURBED: 0.28 ACRES

EROSION CONTROL MEASURES SHOWN SHALL BE USED DURING FILL ACTIVITIES. EROSION CONTROL MEASURES SHALL BE REEVALUATED AND MODIFIED, IF NECESSARY, AT THE TIME OF SITE DEVELOPMENT.

ADDITIONAL EROSION AND SEDIMENT CONTROL MEASURES THAT COULD BE USED ON SITE, IF NEEDED, CAN BE FOUND IN APPENDIX D OF THE STORM WATER POLLUTION PREVENTION PLAN (SWPPP) BINDER PREPARED FOR THE SITE. IF ADDITIONAL MEASURES ARE USED, INDICATE THE TYPE AND LOCATION OF SAID MEASURE ON THIS PLAN.

CONTRACTOR SHALL INSTALL A ROCK ENTRANCE AND PERFORM REGULAR CLEANING OF VEHICLES THAT LEAVE THE SITE.

FOLLOWING INSTALLATION OF PERIMETER SILT FENCE AND TEMPORARY CONSTRUCTION ENTRANCE THE CONTRACTOR SHALL CONTACT THE CITY INSPECTOR TO SCHEDULE A SITE INSPECTION PRIOR TO ANY SOIL DISTURBING ACTIVITIES.

THE CONTRACTOR SHALL FOLLOW THE NPDES PERMIT, SWPPP, AND THE CITY CSR REGULATIONS.

THE EROSION CONTROL CONTRACTOR SHALL INSTALL FILTER SOCKS OR OTHER APPROVED FORM OF INLET PROTECTION AT EACH STREET INTAKE ADJACENT TO THE SITE.

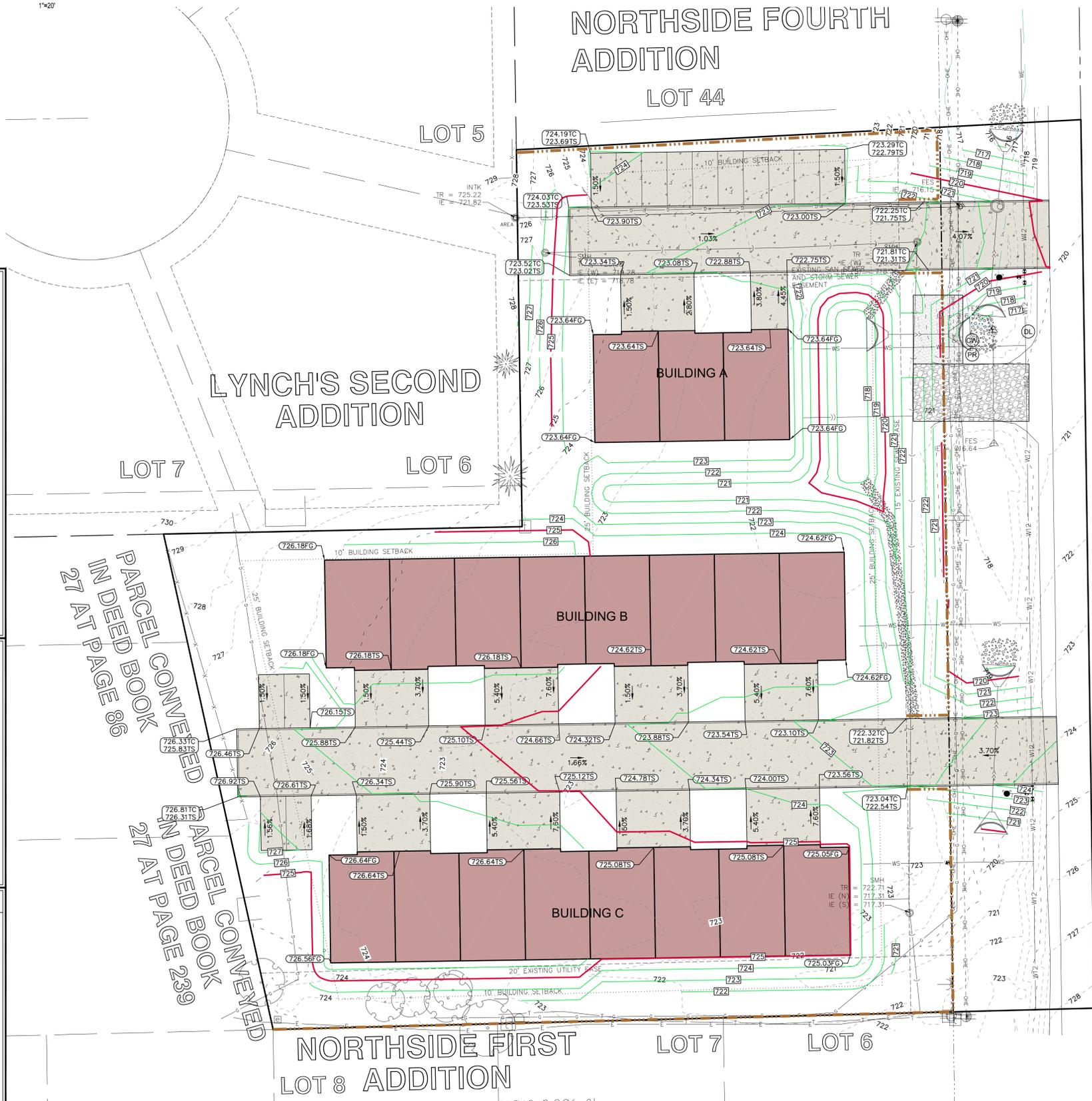
GRADING NOTES

1. MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3.5: HORIZONTAL TO 1: VERTICAL.
2. NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
3. WHERE HEIGHT OF FILL IS GREATER THAN 30' AN INTERMEDIATE TERRACE OF AT LEAST 6' WIDE SHALL BE ESTABLISHED AT MID HEIGHT. SEE TYPICAL FILL SECTION.
4. COMPACTION TO BE 90% MODIFIED PROCTOR WHERE > 6:1 SLOPE.
5. ALL TREES OUTSIDE THE LIMITS OF GRADING OPERATIONS SHALL BE SAVED, UNLESS OTHERWISE INDICATED TO BE REMOVED. TREES NEAR THE EDGES OF GRADING LIMITS AND IN THE STORM WATER DETENTION BASIN AREAS SHALL BE SAVED IF POSSIBLE, WITHIN THE REQUIREMENTS OF THE SPECIFICATIONS.
6. PRIOR TO ANY GRADING A CONSTRUCTION SAFETY FENCE SHALL BE INSTALLED 50 FEET FROM TRUNKS OF TREES TO BE PROTECTED.
7. STABILIZATION SEEDING SHALL BE COMPLETED AS SOON AS POSSIBLE, BUT NOT MORE THAN 14 DAYS, UPON COMPLETION OF GRADING IN ANY AREA OF GRADING OPERATIONS. DISTURBED AREAS SHALL BE KEPT AS SMALL AS POSSIBLE TO PREVENT LARGE SCALE EROSION PROBLEMS. IF THE GRADING CONTRACTOR STOPS GRADING OPERATIONS FOR MORE THAN 14 DAYS, THEN STABILIZATION SEEDING SHALL BE DONE ON ALL DISTURBED AREAS.
8. SILT FENCE LOCATIONS AND LENGTHS, AS INDICATED, ARE APPROXIMATE ONLY. FINAL LOCATIONS AND LENGTHS WILL BE DETERMINED, AS NEEDED, UPON COMPLETION OF GRADING OPERATIONS IN AN AREA.
9. ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.

EROSION CONTROL LEGEND

	SILT FENCE		PERIMETER SILT FENCE
	FILTER SOCK		EROSION CONTROL MATTING
	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT		TEMPORARY SOIL STOCKPILE AREA
	TEMPORARY PARKING AND STORAGE		DIRECTION OF OVERLAND FLOW
	CONCRETE TRUCK/EQUIPMENT WASHOUT		DUMPSTER FOR CONSTRUCTION WASTE
	PORTABLE RESTROOM		RIP RAP OUTLET PROTECTION
	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)		OTHER MEASURE: _____
	FILTER SOCK INLET PROTECTION		OTHER MEASURE: _____
	FILTER SOCK BEHIND CURB AT CURB RAMP		OTHER MEASURE: _____

THE ABOVE LISTED ITEMS ARE SHOWN IN THEIR RECOMMENDED LOCATIONS. IF A CONTROL MEASURE IS ADDED OR MOVED TO A MORE SUITABLE LOCATION, INDICATE THE REVISION ON THIS SHEET. THE BLANKS LEFT FOR OTHER MEASURES SHOULD BE USED IF AN ITEM NOT SHOWN ABOVE IS IMPLEMENTED ON SITE. ADDITIONAL PRACTICES FOR EROSION PREVENTION AND SEDIMENT CONTROL CAN BE FOUND IN APPENDIX D OF THE SWPPP.



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date	Revision

GRADING AND EROSION CONTROL PLAN

NORTHSIDE FIRST ADDITION, PARCEL D
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 1-22-19

Designed by: BTM Field Book No: _____

Drawn by: KLE Scale: 1"=20'

Checked by: BTM Sheet No: _____

Project No: 10214-004

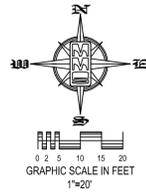
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of 5

SITE PLAN

NORTHSIDE FIRST ADDITION, PARCEL D

WEST BRANCH, IOWA



SHEET INDEX
 1 SITE LAYOUT AND DIMENSION PLAN
 2 GRADING AND EROSION CONTROL PLAN
 3 UTILITY PLAN
 4 LANDSCAPE PLAN
 5 GENERAL NOTES AND DETAILS

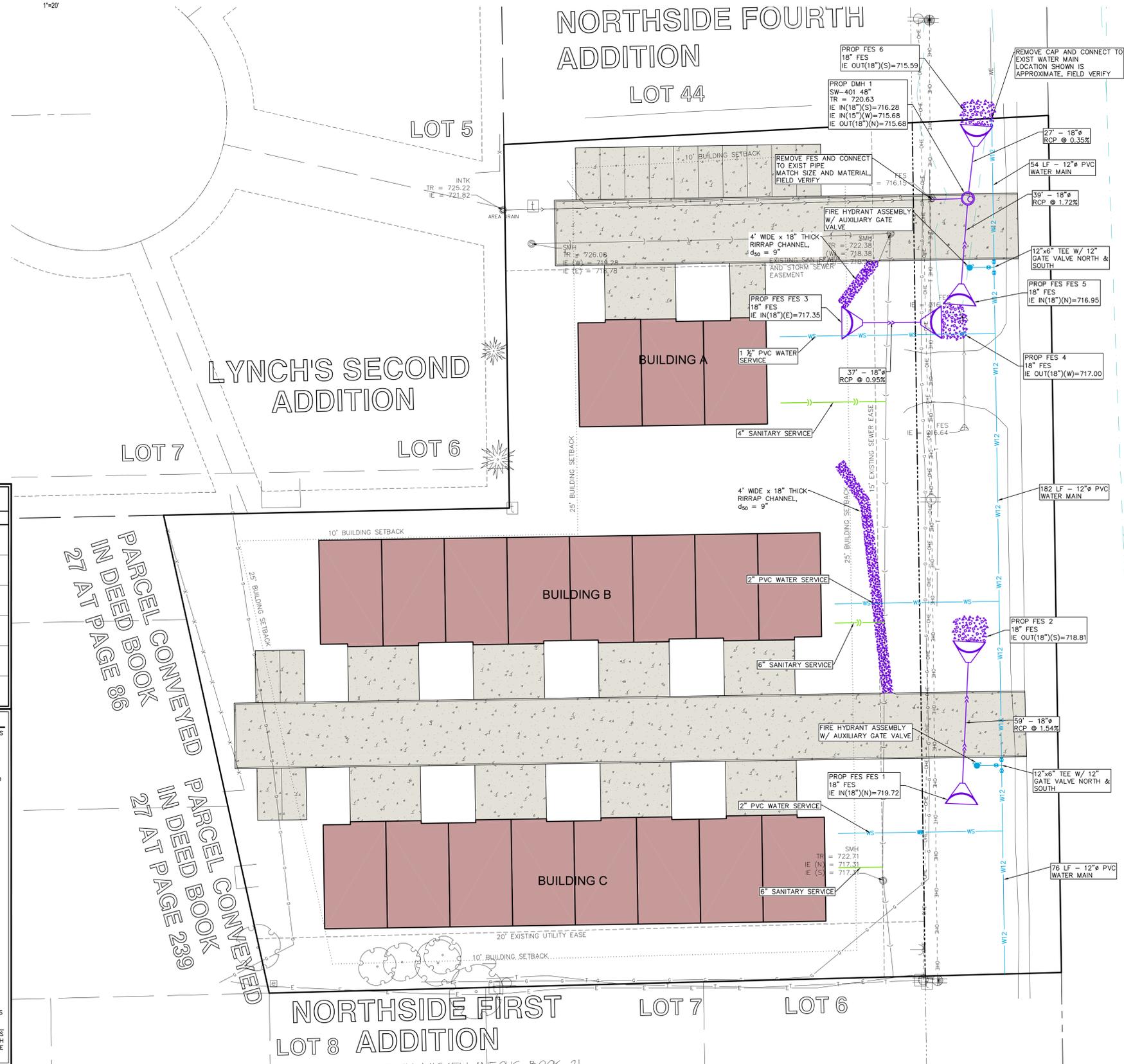
PLAT PREPARED BY:
 MMS CONSULTANTS INC.
 1917 S. GILBERT STREET
 IOWA CITY, IA 52240

OWNER/SUBDIVIDER:
 BRIAN SHAY
 1905 STONE VALLEY DRIVE
 NORTH LIBERTY, IA 5231



CIVIL ENGINEERS
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UTILITY COMPANY CONTACTS		
SERVICE	SUPPLIER	PHONE NO.
ENERGY	ALLIANT ENERGY ATTN: LAURA BARR	319-286-1315
NATURAL GAS	KINDER MORGAN ATTN: CLAY POPE	713-369-8319
COMMUNICATIONS	LIBERTY COMMUNICATIONS ATTN: JERRY MELICK	319-627-2145
ENERGY/GAS	ENTERPRISE PRODUCTS OPERATING ATTN: RIKI PARKS	877-243-2255
TELEPHONE & CABLE TV	MEDIACOM ATTN: KEVIN FOUNTAIN	319-351-0408
WEST BRANCH, CITY OF	CITY OF WEST BRANCH ATTN: MATT GOODALE	319-643-5888

STANDARD LEGEND AND NOTES	
-	PROPERTY &/or BOUNDARY LINES
-	CONGRESSIONAL SECTION LINES
-	RIGHT-OF-WAY LINES
-	EXISTING RIGHT-OF-WAY LINES
-	CENTER LINES
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-	LOT LINES, INTERNAL
-	LOT LINES, PLATTED OR BY DEED
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-	FIRE HYDRANT
-	WATER VALVE
-	DRAINAGE MANHOLE
-	CURB INLET
-	FENCE LINE
-	EXISTING SANITARY SEWER
-	PROPOSED SANITARY SEWER
-	EXISTING STORM SEWER
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-	TELEPHONE LINES
-	GAS LINES
-	CONTOUR LINES (1' INTERVAL)
-	EXISTING TREE LINE

THE ACTUAL SIZE AND LOCATION OF ALL PROPOSED FACILITIES SHALL BE VERIFIED WITH CONSTRUCTION DOCUMENTS, WHICH ARE TO BE PREPARED AND SUBMITTED SUBSEQUENT TO THE APPROVAL OF THIS DOCUMENT.

Date	Revision

UTILITY PLAN

NORTHSIDE FIRST ADDITION, PARCEL D
 WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.	
Date:	1-22-19
Designed By:	BTM
Drawn By:	KLE
Checked By:	BTM
Project No:	10214-004
Field Book No:	
Scale:	1"=20'
Sheet No:	3
of:	5

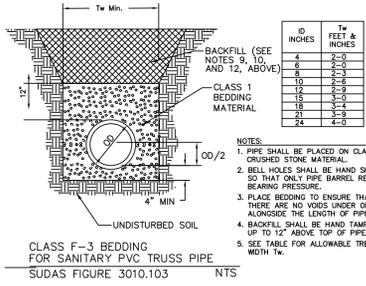
SANITARY SEWER AND WATERMAIN NOTES

- SANITARY SEWER & WATER MAIN CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION.
- SANITARY SEWERS SHALL BE PVC TRUSS PIPE (SUDAS 4010.2.01.E), AS NOTED ON THE PLANS.
- WATER MAINS SHALL BE PVC DR-18 PIPE, USE POLYETHYLENE ENCASEMENT FOR ALL DUCTILE IRON VALVES AND FITTINGS.
- CONTRACTOR TO PROVIDE FERNCO "BAND-SEAL" COUPLINGS FOR DISSIMILAR PIPE CONNECTIONS.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL SANITARY SEWERS SHADED ON THE PROFILE VIEW AND ALL SANITARY SEWERS AND WATER MAINS UNDER PAVING OR WITHIN 5 FEET OF PAVEMENT SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL.
- ALL SANITARY SEWER SERVICE LINES CROSSING STREET RIGHT-OF-WAY SHALL BE BACKFILLED IN ACCORDANCE WITH THE PRECEDING NOTE.
- CONTRACTOR SHALL PROVIDE SUDAS CLASS F-3 BEDDING FOR ALL PVC TRUSS SANITARY SEWERS. ALL SANITARY SEWER SERVICE LINES SHALL BE EXTENDED:
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
 - TO THE UTILITY EASEMENT LINE FOR THOSE LOCATIONS WHERE THE LOTS BEING SERVED ARE ADJACENT TO THE SEWER MAIN.
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- THE END OF ALL SANITARY SEWER SERVICES MUST BE MARKED WITH A WOOD 2" x 4" PAINTED GREEN.
- ALL SANITARY SEWER MANHOLES SHALL BE PROVIDED WITH CRETEX EXTERIOR CHIMNEY SEAL OR APPROVED EQUAL. ALL SANITARY SEWER MANHOLES IN PAVING OR OTHERWISE SUBJECT TO SURFACE WATER INUNDATION SHALL BE PROVIDED WITH CRETEX INTERNAL CHIMNEY SEAL OR APPROVED EQUAL.

AIR TESTING

- ALL SANITARY SEWER AND SERVICE LINES SHALL BE AIR TESTED TO PASS THE FOLLOWING TEST:
 - PERFORM FROM MANHOLE-TO-MANHOLE AFTER BACKFILL.
 - PLACE PNEUMATIC PLUGS: (1) SEALING LENGTH: EQUAL TO OR GREATER THAN PIPE DIAMETER. (2) CAPABLE OF RESISTING INTERNAL TEST PRESSURE WITHOUT EXTERNAL BRACING OR BLOCKING.
 - INTRODUCE LOW-PRESSURE AIR INTO SEALED LINE AND ACHIEVE INTERNAL AIR PRESSURE OF 5 PSI & MAINTAIN FOR A MINIMUM OF 5 MINUTES.
 - LIMIT INTERNAL PRESSURE IN SEALED LINE BELOW 8 PSIG.
 - ALLOW 2 MINUTES MINIMUM FOR AIR PRESSURE TO STABILIZE. DISCONNECT LOW-PRESSURE AIR HOSE FROM CONTROL PANEL.
 - MINIMUM TIME FOR PRESSURE TO DROP FROM 3.5 TO 2.5 PSIG GREATER THAN MAXIMUM PRESSURE EXERTED BY GROUNDWATER ABOVE PIPE INVERT:

PIPE DIAMETER IN INCHES	TIME IN MINUTES
4	2.0
6	3.0
8	4.0
10	5.0
12	5.5
15	7.5
- C. IN AREAS WHERE GROUND WATER IS KNOWN TO EXIST, THE HEIGHT OF WATER ABOVE THE TOP OF THE PIPE BEING TESTED, IN FEET, SHALL BE DETERMINED AND THAT HEIGHT DIVIDED BY 2.3 TO ESTABLISH THE PRESSURE THAT WILL BE ADDED TO ALL READINGS ABOVE. ALTERNATIVELY, THE ENGINEER MAY ALLOW THE CONTRACTOR TO MEASURE INFILTRATION INTO THE SEWER BY USING A V-NOTCH WEIR OR OTHER SUITABLE DEVICE.
- LOCATE, REPAIR AND RETEST LEAKS.
 - AIR TESTING SHALL BE CONSIDERED INCIDENTAL TO SANITARY SEWER CONSTRUCTION. ALL PVC TRUSS SEWERS SHALL HAVE A DEFLECTION TEST PERFORMED AS FOLLOWS:
 - DEFLECTION TEST SHALL BE CONDUCTED AFTER THE FINAL BACKFILL HAS BEEN IN PLACE AT LEAST 30 DAYS.
 - DEFLECTION TEST TO BE CONDUCTED USING A RIGID BALL OR MANDREL WITH A DIAMETER EQUAL TO 95% OF THE INSIDE DIAMETER OF THE PIPE. NO MECHANICAL PULLING DEVICES ALLOWED.
 - NO PIPE SHALL EXCEED A DEFLECTION OF 5%.



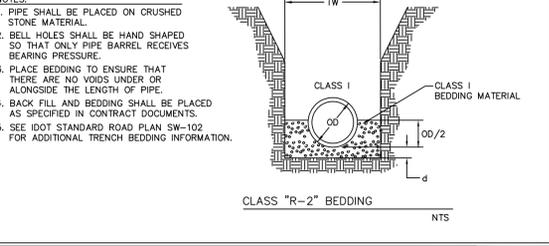
- THE FOLLOWING MINIMUM CLEARANCES MUST BE MAINTAINED:
- WATER MAIN SHALL BE LOCATED 10 FEET HORIZONTALLY DISTANT FROM ALL SANITARY SEWER AND STORM SEWER.
 - WATER MAIN SHALL NOT PASS THROUGH NOR CONTACT A SEWER OR A SEWER MANHOLE. A MINIMUM HORIZONTAL SEPARATION OF 3 FEET SHALL BE MAINTAINED.
 - VERTICAL SEPARATION OF WATER MAINS CROSSING OVER ANY SANITARY SEWER SHOULD BE A MINIMUM OF 18-INCHES, MEASURED OUTSIDE TO OUTSIDE FROM THE CLOSEST EDGE OF EACH PIPE. IF PHYSICAL CONDITIONS PROHIBIT THIS SEPARATION, THE WATER MAIN SHALL NOT BE PLACED CLOSER THAN 6-INCHES ABOVE A SEWER OR 18-INCHES BELOW A SEWER. THE SEPARATION DISTANCE SHALL BE THE MAXIMUM FEASIBLE IN ALL CASES.
 - WHERE THE WATER MAIN CROSSES SEWER, ONE FULL LENGTH OF WATER PIPE SHALL BE LOCATED SO BOTH JOINTS ARE AS FAR AS POSSIBLE FROM THE SEWER. THE WATER AND SEWER PIPES MUST BE ADEQUATELY SUPPORTED AND HAVE WATER TIGHT JOINTS. A LOW PERMEABILITY SOIL SHALL BE USED FOR BACKFILL MATERIAL WITHIN 10-FOET OF THE POINT OF CROSSING.
 - NOMINAL DEPTH OF WATER MAIN = 5.5 FEET TO TOP OF PIPE.
 - WATER MAIN SHADED ON PLAN VIEW SHALL BE INSTALLED PRIOR TO PAVING.
 - THE ENTIRE WATERMAIN SYSTEM, INCLUDING SERVICES TAPS IF APPLICABLE, SHALL BE PRESSURE TESTED PER ANWA 2600. THE TEST SHALL BE PERFORMED AT A MINIMUM OF 150 PSI FOR 2 HOURS WITH A MAXIMUM LOSS OF 5 PSI.
 - WATER MAINS SHALL BE DISINFECTED IN ACCORDANCE WITH SPECIFICATIONS.
 - FIRE HYDRANTS SHALL BE MUELLER SUPER CENTURIAN 250 OR APPROVED CITY EQUAL THAT OPEN LEFT.
 - BED WATER MAIN ON NATIVE MATERIAL, DIG IN BELLS, AND BACKFILL WITH SUITABLE MATERIAL.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.

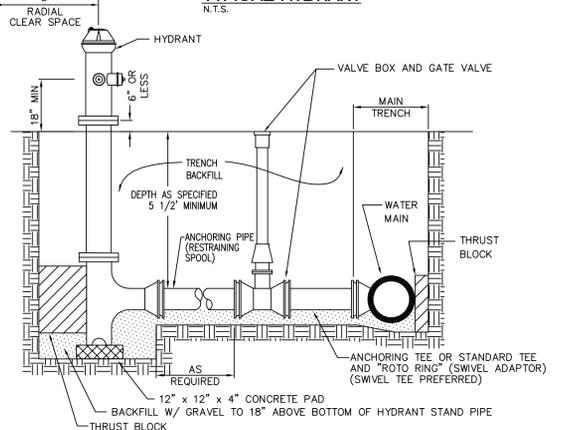
STORM SEWER NOTES

- STORM SEWER CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- ALL STORM SEWERS SHALL BE CLASS 3 RCP UNLESS NOTED OTHERWISE IN THE PLANS.
- AT PLACES WHERE A FLARED END SECTION IS REQUIRED, PIPE LENGTH INCLUDES THE FLARED END. THE LAST TWO JOINTS ARE TO BE TIED WHERE FLARED END SECTIONS ARE REQUIRED.
- ALL RCP STORM SEWERS SHALL BE PROVIDED WITH CLASS "R-2" BEDDING, UNLESS NOTED OTHERWISE. PVC SEWERS SHALL BE PROVIDED WITH CRUSHED STONE ENCASEMENT.
- STORM SEWERS SHADED ON THE PROFILE VIEW SHALL BE BACKFILLED WITH EITHER OF THE FOLLOWING COMPACTED TO 90% MODIFIED PROCTOR DENSITY:
 - SUITABLE EXCAVATED MATERIAL. IF EXCAVATED MATERIAL IS NOT SUITABLE, THEN
 - CRUSHED STONE AS SPECIFIED FOR GRANULAR TRENCH BACKFILL SHALL BE USED.
- GRANULAR TRENCH BACKFILL SHALL BE CRUSHED STONE CONFORMING TO I.D.O.T. STANDARD SPECIFICATION 4120.04 WITH 1" MAXIMUM AGGREGATE SIZE. COMPACT TO 90% MODIFIED PROCTOR DENSITY.
- ALL REINFORCED CONCRETE PIPE (RCP) SHALL CONFORM TO SUDAS SPECIFICATION 4020.2.01.A WITH THE FOLLOWING ADDITIONAL RESTRICTIONS: ALL RCP JOINTS FOR 36" AND SMALLER PIPE SHALL HAVE TONGUE AND GROOVE JOINTS INCORPORATING RUBBER "O"-RING OR PROFILE GASKETS COMPLYING WITH ASTM C443 OR SHALL BE TONGUE AND GROOVE WITH ALL JOINTS WRAPPED WITH FILTER FABRIC A MINIMUM OF 24" WIDE.
- ALL PIPE SHALL BE CERTIFIED.
- ALL STORM INTAKES SHALL BE A MINIMUM OF 48 INCHES FROM TOP OF CURB/RIM TO SUBGRADE. IF INVERT ELEVATIONS ARE INSUFFICIENT TO PROVIDE THIS REQUIRED DEPTH, THE CONTRACTOR TO PROVIDE DEEPER STRUCTURE AND POUR CONCRETE FILET IN INTAKE TO MAKE INTAKE PIPES DRAIN AT INVERT ELEVATIONS LISTED.
- LIFT HOLES IN STORM SEWER WILL NOT BE ALLOWED.
- PROVIDE CONCRETE FILETS IN ALL NEW & EXISTING DRAINAGE STRUCTURES PER REFERENCED DETAILS.

WHERE PUBLIC UTILITY FIXTURES ARE SHOWN AS EXISTING ON THE PLANS, OR ENCOUNTERED WITHIN THE CONSTRUCTION AREA, IT SHALL BE THE RESPONSIBILITY OF THE CONTRACTOR TO NOTIFY THE OWNERS OF THOSE UTILITIES PRIOR TO THE BEGINNING OF ANY CONSTRUCTION. THE CONTRACTOR SHALL AFFORD ACCESS TO THOSE FACILITIES FOR NECESSARY MODIFICATION OF SERVICES. UNDERGROUND FACILITIES, STRUCTURES AND UTILITIES HAVE BEEN PLOTTED FROM AVAILABLE SURVEYS AND RECORDS, AND THEREFORE THEIR LOCATIONS MUST BE CONSIDERED APPROXIMATE ONLY. IT IS POSSIBLE THAT THERE MAY BE OTHER FACILITIES IN THE CONSTRUCTION AREA, THE EXISTENCE OF WHICH IS NOT PRESENTLY KNOWN OR SHOWN HEREON. IT IS THE CONTRACTOR'S RESPONSIBILITY TO DETERMINE THEIR EXISTENCE AND EXACT LOCATION, AND TO AVOID DAMAGE THERE TO. NO CLAIMS FOR ADDITIONAL COMPENSATION WILL BE ALLOWED TO THE CONTRACTOR FOR ANY INTERFERENCE OR DELAY CAUSED BY SUCH WORK.



TYPICAL HYDRANT

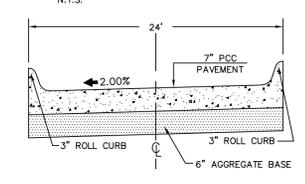


NOTES:
CONTACT LOCAL AUTHORITY FOR SPACING OF HYDRANT BEHIND CURB. USE THREE FEET BEHIND CURB AND LOCAL PUMPER NOZZLE TOWARD CURB IN MOST CASES.
RUN TRACER WIRE OUTSIDE OF HYDRANT VALVE BOX, THEN DRILL HOLE JUST BELOW VALVE BOX COVER AND TERMINATE TRACER WIRE INSIDE VALVE BOX.
MINIMUM BARREL SIZE AND VALVE OPENING SHALL BE NO LESS THAN 5 1/2" DIAMETER.
HYDRANT ASSEMBLIES SHALL HAVE THREE NOZZLES (TWO 2 1/2" AND ONE 4 1/2" PUMPER NOZZLE). PUMPER NOZZLE SHALL BE STORZ STYLE. OPERATING UNIT SHALL BE TAPERED 1/8" TO 1/4" SQUARE NUT, OPENING RIGHT (CLOCKWISE).

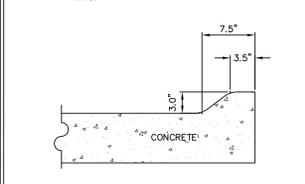
PAVING CONSTRUCTION NOTES

- I.D.O.T. CLASS C-3 CONCRETE SHALL BE USED, UNLESS NOTED OTHERWISE.
- PAVING CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE IOWA STATEWIDE URBAN DESIGN AND SPECIFICATIONS (SUDAS) MANUAL, CURRENT EDITION AND CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES. CITY OF WEST BRANCH DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES SHALL PREVAIL.
- PAVEMENT JOINTS SHALL CONFORM TO SUDAS SPECIFICATION SECTION 7010.3.02, J AND K.
 - INSTALL LONGITUDINAL JOINTS AT THE THIRD POINTS OF THE STREET. INSTALL TRANSVERSE JOINTS AT 15 FOOT MAXIMUM SPACING AND EVENLY SPACED BETWEEN OBJECTS IN THE PAVEMENT AND INTERSECTIONS.
 - WHERE PAIRS OF INTAKES ARE LOCATED DIRECTLY ACROSS FROM EACH OTHER OR SLIGHTLY SKEWED, INSTALL TRANSVERSE JOINTS BETWEEN CORNERS OF THE THROAT INSERTS AND DIRECTLY ABOVE THE CROSSING STORM SEWER PIPE.
- THE CONCRETE AGGREGATE SHALL BE CLASS 31 DURABILITY AS SPECIFIED IN SECTION 4115.04.B3 OF THE I.D.O.T. STANDARD SPECIFICATIONS.

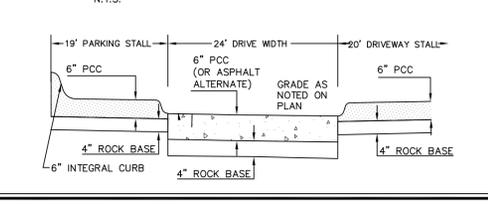
1 TYPICAL DRIVE SECTION



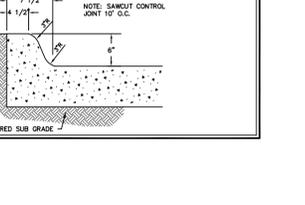
2 3" ROLL CURB DETAIL



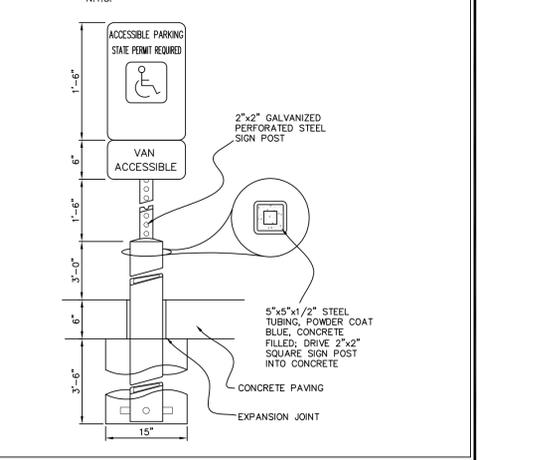
TYPICAL DRIVE/PARKING SECTION



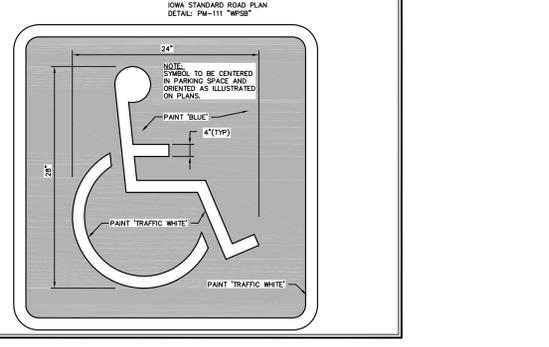
6" STANDARD CURB DETAIL



ACCESSIBLE SIGN DETAIL



ACCESSIBLE PARKING SYMBOL



CIVIL ENGINEERS
LAND PLANNERS
LAND SURVEYORS
LANDSCAPE ARCHITECTS
ENVIRONMENTAL SPECIALISTS
1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

Date: _____ Revision: _____

GENERAL NOTES AND DETAILS

NORTHSIDE FIRST ADDITION, PARCEL D
WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date: 1-22-19

Designed By: BTM	Field Book No:
Drawn By: KLE	Scale: 1"=20'
Checked By: BTM	Sheet No:
Project No:	5

10214-004 of 5

SHEET INDEX

1	LAYOUT AND DIMENSION PLAN
2	GRADING AND EROSION CONTROL PLAN
3	UTILITY PLAN
4	LANDSCAPE PLAN
5	GENERAL NOTES AND DETAILS



City of West Branch
110 N. Poplar Street
West Branch, IA 52358

December 6, 2016

SITE PLAN REVIEW CHECKLIST

Project Name NORTHSIDE FIRST ADDITION, PARCEL D

Engineer BEN MITCHELL

Reviewer _____

Reviewed Date _____

1. SITE PLAN

A. Site plans shall only be required whenever any person proposes to place any structure for which a building permit is required under any other section of this Code, on any tract or parcel of and within any district of the West Branch Zoning Ordinance, and for any use, except one and two family dwellings.

2. DESIGN STANDARDS

A. The design of the proposed improvements shall make adequate provisions for surface and subsurface drainage, for connections to water and sanitary sewer lines, each so designed as to neither overload existing public utility lines nor increase the danger of erosion, flooding, landslide, or other endangerment of adjoining or surrounding property

B. The proposed improvements shall be designed and located within the property in such manner as not to unduly diminish or impair the use and enjoyment of adjoining property and to this end shall minimize the adverse effects on such adjoining property from automobile headlights, illumination of required perimeter yards, refuse containers, and impairment of light and air.

C. The proposed development shall have such entrances and exits upon adjacent streets and such internal traffic circulation pattern as will not unduly increase congestion on adjacent or surrounding public streets

D. The proposed development shall conform to all applicable provisions of the Code of Iowa, as amended, Iowa Statewide Urban Design and Specifications (SUDAS), Iowa Stormwater Management Manual and all applicable provisions of the Code of Ordinances of the City of West Branch, as amended

Veenstra & Kimm, Inc.
860 22nd Avenue, Suite 4
Coralville, Iowa 52241
319-466-1000

SITE PLAN:

1. Prepared by a licensed Engineer or Land Surveyor YES NO
2. Date of preparation, North point and scale no smaller than 1"=100'.
Comments: YES NO
3. Legal description and address of the property to be developed.
Comments: YES NO
4. Name and address of the record property owner, the applicant, and the person or firm preparing the site plan
Comments: YES NO
5. The existing topography with a maximum of two (2) foot contour intervals. Where existing ground is on a slope of less than two percent (2%), either one (1) foot contours or spot elevations where necessary but not more than fifty (50) feet apart in both directions, shall be indicated on site plan.
Comments: YES NO
6. Existing and proposed utility lines and easements in accordance with Iowa Statewide Urban Design and Specifications (SUDAS) and City of West Branch Subdivision Regulations.
Comments: YES NO
7. Structure Information:
 - a. Total number and type of dwelling units proposed YES NO
 - b. Proposed uses for all buildings YES NO
 - c. Total floor area of each building YES NO
 - d. Estimated number of employees for each proposed use where applicable YES NO
 - e. Any other information, including peak demand, which may be necessary to determine the number of off-street parking spaces and loading spaces. YES NO
8. Location, shape, and all exterior elevation views of all proposed buildings, for the purpose of understanding the structures and building materials to be used, the location of windows, doors, overhangs, projection height, etc. and the grade relationship to floor elevation, and the number of stories of each existing building to be retained and of each proposed building. YES NO
9. Property lines and all required yard setbacks. YES NO
10. Location, grade and dimensions of all existing and proposed paved surfaces and all abutting streets. YES NO

11. Complete traffic circulation and parking plan, showing the location and dimensions of all existing and proposed parking stalls, loading areas, entrance and exit drives, sidewalks, dividers, planters, and other similar permanent improvements. YES NO
12. Location and type of existing or proposed signs and of any existing or proposed lighting on the property which illuminates any part of any required yard. YES NO
13. Location of existing trees six (6) inches or larger in diameter, landslide areas, springs and streams and other bodies of water, and any area subject to flooding by a one hundred (100) year storm on site and downstream off site. YES NO
14. Location, amount and type of any proposed landscaping. Location of proposed plantings, fences, walls, or other screening as required by the zoning regulations and the design standards set forth in Section 173.03. YES NO
15. A vicinity map at a scale of 1" = 500' or larger, showing the general location of the property, and the adjoining land uses and zoning. YES NO
16. Soil tests and similar information, if deemed necessary by the City Engineer, to determine the feasibility of the proposed development in relation to the design standards set forth in Section 173.03. YES NO
17. Where possible ownership or boundary problems exist, as determined by the Zoning Administrator, a property survey by a licensed land surveyor may be required. YES NO
18. Stormwater Pollution Prevention Plan. YES NO
19. Stormwater Management Plan. YES NO
20. Pre-Application Conference. YES NO
21. Provide 25% of open space
 - a. Said open space shall be unencumbered with any structure, or off-street parking or roadways and drives, and shall be landscaped and maintained with grass, trees and shrubbery. YES NO
 - b. Each principal structure of an apartment or office complex on same site shall be separated from any other principal structure in the complex by an open space of not less than sixteen (16) feet. YES NO
22. Landscaping Requirements
 - a. Minimum requirements at the time of planting - Two (2) trees minimum or one (1) tree of the following size per 1,500 square feet of open space, whichever is greater: 40 Percent 1½" - 2" caliper diameter. Balance 1" - 1½" caliper diameter. (Evergreen trees shall not be less than three (3) feet in height.) YES NO
 - b. Minimum requirements at the time of planting - 6 shrubs, or 1 shrub per 1,000 square feet of open space, whichever is greater. YES NO

23. Buffer Required

- a. Any other zoning district, other than an Agricultural A-1 District, that abuts any residential district shall require a buffer as described in this section. The buffer shall be provided by the non-residential use when adjoining a residential district. YES NO
- b. All Industrial Districts that abut any other district shall provide a buffer as required by this section. YES NO
- c. Any storage area, garbage storage, junk storage or loading docks, and loading areas, in any District shall be screened from public street view by a buffer YES NO

24. Buffers

- a. Buffer Wall: A buffer wall shall not be less than six (6) feet in height; constructed of a permanent low maintenance material such as concrete block, cinder block, brick, concrete, precast concrete or tile block; the permanent low-maintenance wall shall be designed by an architect or engineer for both structural adequacy and aesthetic quality. YES NO
- b. Landscape Buffer: A landscape buffer shall not be less than twenty-five (25) feet in width, designed and landscaped with earth berm and predominant plantings of evergreen type trees, shrubs and plants so as to assure year around effectiveness. YES NO

25. Surfacing Requirements.

- a. All off-street parking and loading areas and access roadways shall have a durable and dustless surface paved with asphaltic or Portland cement concrete pavement or pervious pavement. Off-street parking of automobiles, vans, campers, trucks, trailers, tractors, recreational vehicles, boats, construction equipment, and any other mobile vehicles shall be on an asphaltic or Portland cement concrete paved off-street parking area and not parked or stored within the landscaped open space area of the front yard. All off-street parking areas and associated driveways, access roadways and frontage roads, except driveways for single family residences, shall be constructed with permanent, integrally attached 6" high curbing or curbing of alternate height. YES NO
- b. Portland Cement Concrete shall have a minimum thickness of five (5) inches. YES NO
- c. Asphaltic Cement Concrete shall have a minimum thickness of six (6) inches. YES NO
- d. Material utilized in the subgrade shall be well drained and not susceptible to frost boils. Driveways for attached townhouse style residences shall be Portland cement concrete or asphaltic concrete with minimum thickness of five (5) inches and six (6) inches, with well-drained subgrade base and not greater than eighteen (18) feet in width. YES NO

26. Landscaping, Screening and Open Space Requirements.

- a. All parking areas be aesthetically improved to reduce obtrusive characteristics that are inherent to their use. YES NO
- b. Parking areas shall be effectively screened from general public view and contain shade trees within parking islands where multiple aisles of parking exist. Not less than five (5) percent of the interior parking area shall be landscaped within parking islands. YES NO

27. Off-Street Parking Access to Public Streets and Internal Traffic Circulation.

- a. forward movement of the vehicle. YES NO
- b. Driveway approach returns shall not extend beyond the side lot line as extended. YES NO
- c. The number of ingress/egress access points to public streets from offstreet parking areas located to limit vehicular conflicts, preserve proper traffic safety. YES NO

28. Handicap Accessible Parking Requirements - comply with the parking space minimum requirements.

YES NO

29. Traffic Analysis Requirements. Any project which contains 100 dwelling units or 1,000 average day trips.

YES NO

30. Architectural Standards - architectural plans for buildings shall be submitted for review and approval.

YES NO



110 N POPLAR ST, PO BOX 215, WEST BRANCH, IA 52358

REZONING APPLICATION

Applicant Information:

Name: Advantage Development Inc.
Address: 740 Liberty Way Suite #1 North Liberty IA 52317
Phone: 319-594-2997 Email: chad@abc-iowa.com

Additional Contact:

Name: Ron Amelon or Sandy Steil Roamelone@mmsconsultants.net
Phone: 319-351-8282 Email: S.steil@mmsconsultants.net

Property Owner (if other than applicant):

Name: Gary Kofron
Address: 2100 S Scott Blvd Iowa City IA 52240
Phone: Email:

Property Information:

Address (if no address, list name of closest streets): Parkside Drive and S 2nd Street
Assessor's Parcel # (Attach Legal Description): 0490-13-08-151-007-0 and 0490-13-08-177-006-0
Current Zoning: Ag

During the review process, the Planning and Zoning Commission or City Staff may visit the property. Please sign here if the property owner does not wish to allow Commission or Staff to enter onto the property.

X _____

[Signature]
Signature of Applicant

1/29/19
Date

Submittal deadline: 14 days prior to next regularly scheduled Planning and Zoning Commission meeting.

Re-zoning Fee: \$150.00. Special Meeting Request fees are \$150.00 per meeting.

*Additional costs that may be charged include: Public Hearing publishing costs, Engineer and Attorney fees, and mailing costs. Applicant will be billed for additional costs and must be paid before Rezoning Application will proceed.

Include with this application:

- 1 complete copy of this application form.
- 7 scalable copies of site plan and associated documents, 11 x 17 paper copies & Acrobat "PDF" files of all materials emailed to leslie@westbranchiowa.org.
- Detailed site plan of the existing use of the property and proposed use of the property, including utilities and other relevant improvements. Locations, dimensions, use of all property within the two hundred (200) feet thereof, include streets, railroads, and other physical features, North arrow and scale, size and location of existing and proposed structures and drives on the subject property, and drives on surrounding properties, contractor name and address to do work on project and date of preparation of the plan.
- Other information deemed necessary by the City Staff for the review of the proposed project
- Names of current Titleholders and their proper mailing addresses for all owners of any property within the two hundred (200) feet of the proposed amendment area, whether within or outside of the city limits. Information can be obtained from Cedar County Assessor's Office.

Statement of the reasons why the applicant feels the present zoning classification is no longer valid.

See Attached

For Staff Use:

- _____ Date application received - includes detailed site plan, list of property titleholders within 200 hundred feet, and re-zoning fee
- _____ Date complete application forwarded to Planning & Zoning Commission, Mayor, City Council, City Attorney and Engineer, Fire Chief and Zoning Administrator
- _____ Date of next Planning & Zoning Commission meeting, application must be received at least 14 days prior to the P & Z meeting
- _____ Date of second Planning & Zoning Commission meeting
- _____ Date of City Council meeting to set date for Public Hearing
- _____ Date of Public Hearing publication in Official City Paper; Public Hearing notice posted in three locations in the City of West Branch, at least seven days and not more than 20 days prior to the Public Hearing
- _____ Date notice mailed to property owners within two hundred feet of the proposed property re-zoning
- _____ Date of Public Hearing and vote by City Council
- _____ Date of any written protests to re-zoning request
- _____ Date applicant notified of City Council decision

Miscellaneous Information:

Signature of City Official

Date



#6992-287

January 29, 2019

City of West Branch
Attn: Leslie Brick
110 N Polar St
PO Box 215
West Branch, IA 52358

Re: Kofron Property – West Branch

Dear Leslie:

On behalf of Advantage Custom Builders LLC, we are requesting 23.28 acres of property currently owned by Gary Kofron to be rezoned from Agricultural to PUD. The property is located immediately east of 401 Parkside Drive (the BP Station). The applicant's intention is to develop the property for: senior living, commercial, a pocket neighborhood portion, as well as multi-family housing and storage facilities for residents and the West Branch population.

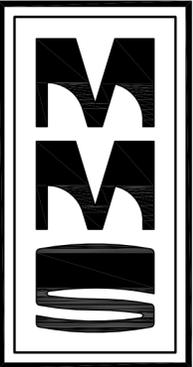
The property is surrounded by commercial on the west, residential on the north and agricultural on the west side. The east bound I-80 exit ramp is its southern border. Access to the site will be off of S. 2nd Street and immediately north of the existing BP station.

We are requesting a special Planning and Zoning meeting in February to expedite the process. If you have further questions or concerns, please feel free to contact me.

Sincerely,

Sandy Steil
MMS Consultants, Inc.
s.steil@mmsconsultants.net

cc: Chad Kuene



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 LAND PLANNERS
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 LANDSCAPE ARCHITECTS
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REZONING EXHIBIT

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

WEST BRANCH, CEDAR COUNTY, IOWA

PLAT PREPARED BY:
 MMS CONSULTANTS INC.
 1917 S. GILBERT STREET
 IOWA CITY, IA 52240

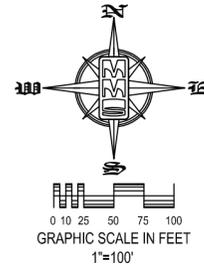
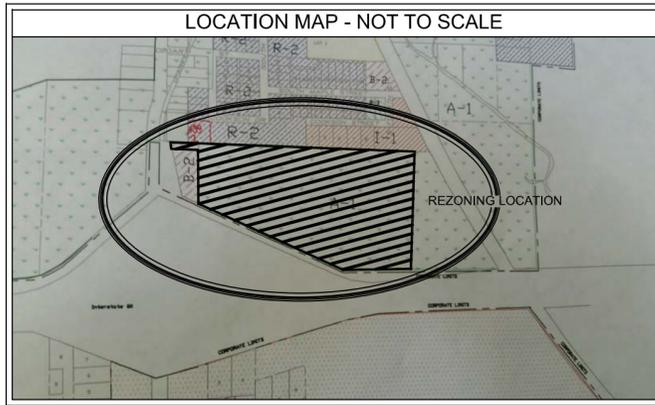
OWNER:
 GARY KOFRON
 2100 S. SCOTT BLVD
 IOWA CITY, IA 52240

APPLICANT:
 ADVANTAGE CUSTOM BUILDERS
 740 LIBERTY WAY, SUITE 1
 NORTH LIBERTY, IOWA 52317

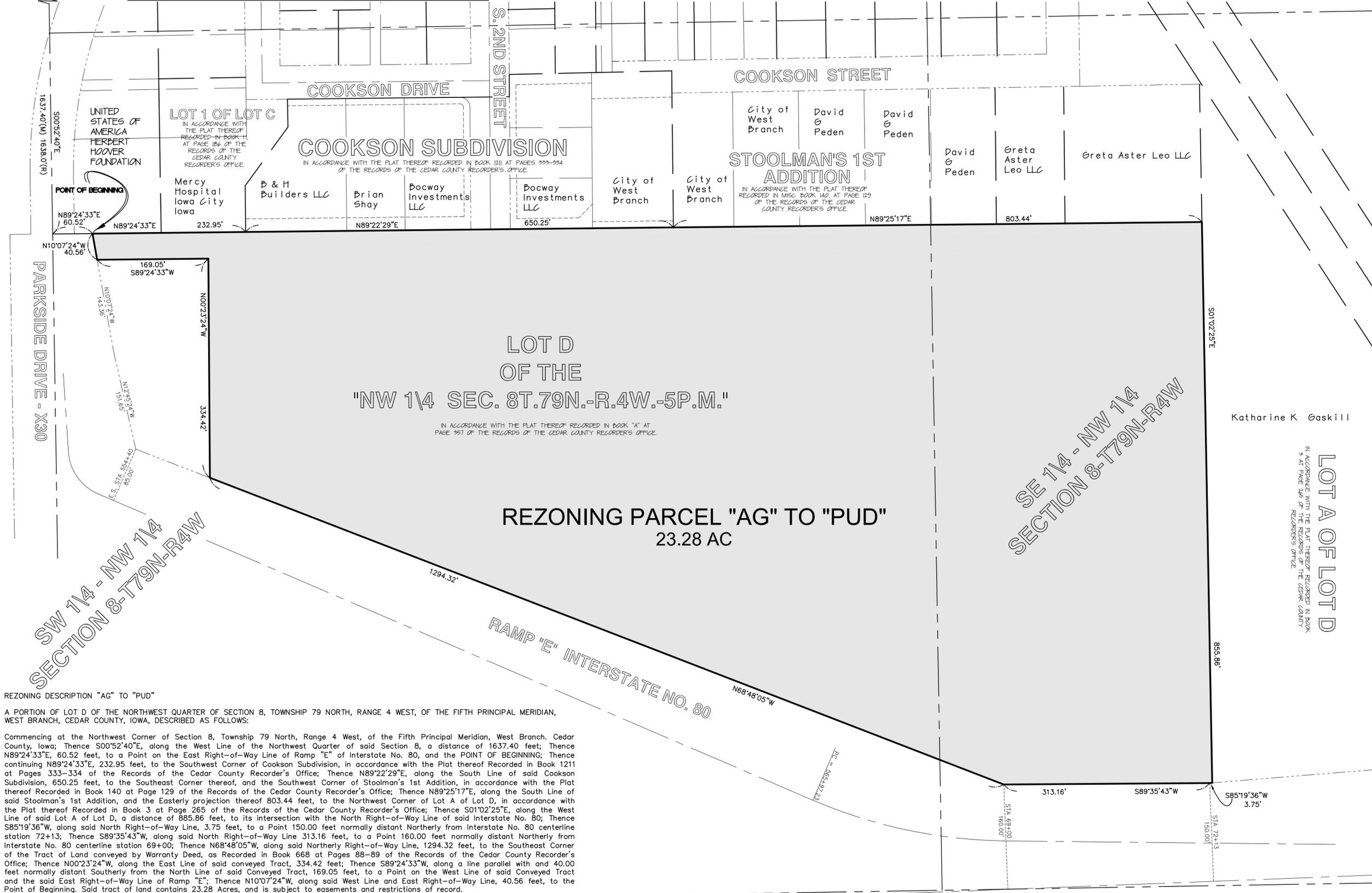
LEGEND AND NOTES

- ▲ CONGRESSIONAL CORNER, FOUND
 - △ CONGRESSIONAL CORNER, REESTABLISHED
 - CONGRESSIONAL CORNER, RECORDED LOCATION
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNER(S), FOUND (as noted)
 - PROPERTY CORNERS SET (5/8" Iron Pin w/ yellow, plastic LS Cap embossed with "MMS")
 - ⊗ CUT "X"
 - PROPERTY &/or BOUNDARY LINES
 - CONGRESSIONAL SECTION LINES
 - - - RIGHT-OF-WAY LINES
 - CENTER LINES
 - LOT LINES, INTERNAL
 - LOT LINES, PLATTED OR BY DEED
 - EASEMENT LINES, WIDTH & PURPOSE NOTED
 - EXISTING EASEMENT LINES, PURPOSE NOTED
 - RECORDED DIMENSIONS
 - MEASURED DIMENSIONS
 - CURVE SEGMENT NUMBER
- (R)
(M)
C22-1
- UNLESS NOTED OTHERWISE, ALL DIMENSIONS ARE IN FEET AND HUNDREDTHS

LOCATION MAP - NOT TO SCALE



NORTHWEST CORNER OF SECTION 8-T79N-R4W OF THE FIFTH P.M.



LOT D OF THE "NW 1/4 SEC. 8T.79N.-R.4W.-5P.M."

REZONING PARCEL "AG" TO "PUD" 23.28 AC

SE 1/4 - NW 1/4 SECTION 8-T79N-R4W

SW 1/4 - NW 1/4 SECTION 8-T79N-R4W

REZONING DESCRIPTION "AG" TO "PUD"

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

Commencing at the Northwest Corner of Section 8, Township 79 North, Range 4 West, of the Fifth Principal Meridian, West Branch, Cedar County, Iowa; Thence S00°52'40"E, along the West Line of the Northwest Quarter of said Section 8, a distance of 1637.40 feet; Thence N89°24'33"E, 60.52 feet, to a Point on the East Right-of-Way Line of Ramp "E" of Interstate No. 80, and the POINT OF BEGINNING; Thence continuing N89°24'33"E, 232.95 feet, to the Southwest Corner of Cookson Subdivision, in accordance with the Plat thereof Recorded in Book 1211 at Pages 333-334 of the Records of the Cedar County Recorder's Office; Thence N89°22'29"E, along the South Line of said Cookson Subdivision, 650.25 feet, to the Southeast Corner thereof, and the Southwest Corner of Stoolman's 1st Addition, in accordance with the Plat thereof Recorded in Book 140 at Page 129 of the Records of the Cedar County Recorder's Office; Thence N89°25'17"E, along the South Line of said Stoolman's 1st Addition, and the Easterly projection thereof 803.44 feet, to the Northwest Corner of Lot A of Lot D, in accordance with the Plat thereof Recorded in Book 3 at Page 265 of the Records of the Cedar County Recorder's Office; Thence S01°02'25"E, along the West Line of said Lot A of Lot D, a distance of 885.86 feet, to its intersection with the North Right-of-Way Line of said Interstate No. 80; Thence S85°19'36"W, along said North Right-of-Way Line, 3.75 feet, to a Point 150.00 feet normally distant Northerly from Interstate No. 80 centerline station 72+13; Thence S89°35'43"W, along said North Right-of-Way Line 313.16 feet, to a Point 160.00 feet normally distant Northerly from Interstate No. 80 centerline station 69+00; Thence N68°48'05"W, along said Northerly Right-of-Way Line, 1294.32 feet, to the Southeast Corner of the Tract of Land conveyed by Warranty Deed, as Recorded in Book 668 at Pages 88-89 of the Records of the Cedar County Recorder's Office; Thence N00°23'24"W, along the East Line of said conveyed Tract, 334.42 feet; Thence S89°24'33"W, along a line parallel with and 40.00 feet normally distant Southerly from the North Line of said Conveyed Tract, 169.05 feet, to a Point on the West Line of said Conveyed Tract and the said East Right-of-Way Line of Ramp "E"; Thence N10°07'24"W, along said West Line and East Right-of-Way Line, 40.56 feet, to the Point of Beginning. Said tract of land contains 23.28 Acres, and is subject to easements and restrictions of record.

Date	Revision

RE-ZONING EXHIBIT

A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN

WEST BRANCH CEDAR COUNTY IOWA

MMS CONSULTANTS, INC.

Date:	01-24-2019
Designed by:	JDM
Field Book No.:	
Drawn by:	RLW
Scale:	1"=100'
Checked by:	JEL
Sheet No.:	1
Project No.:	
IOWA CITY	
6992-287	
of:	1



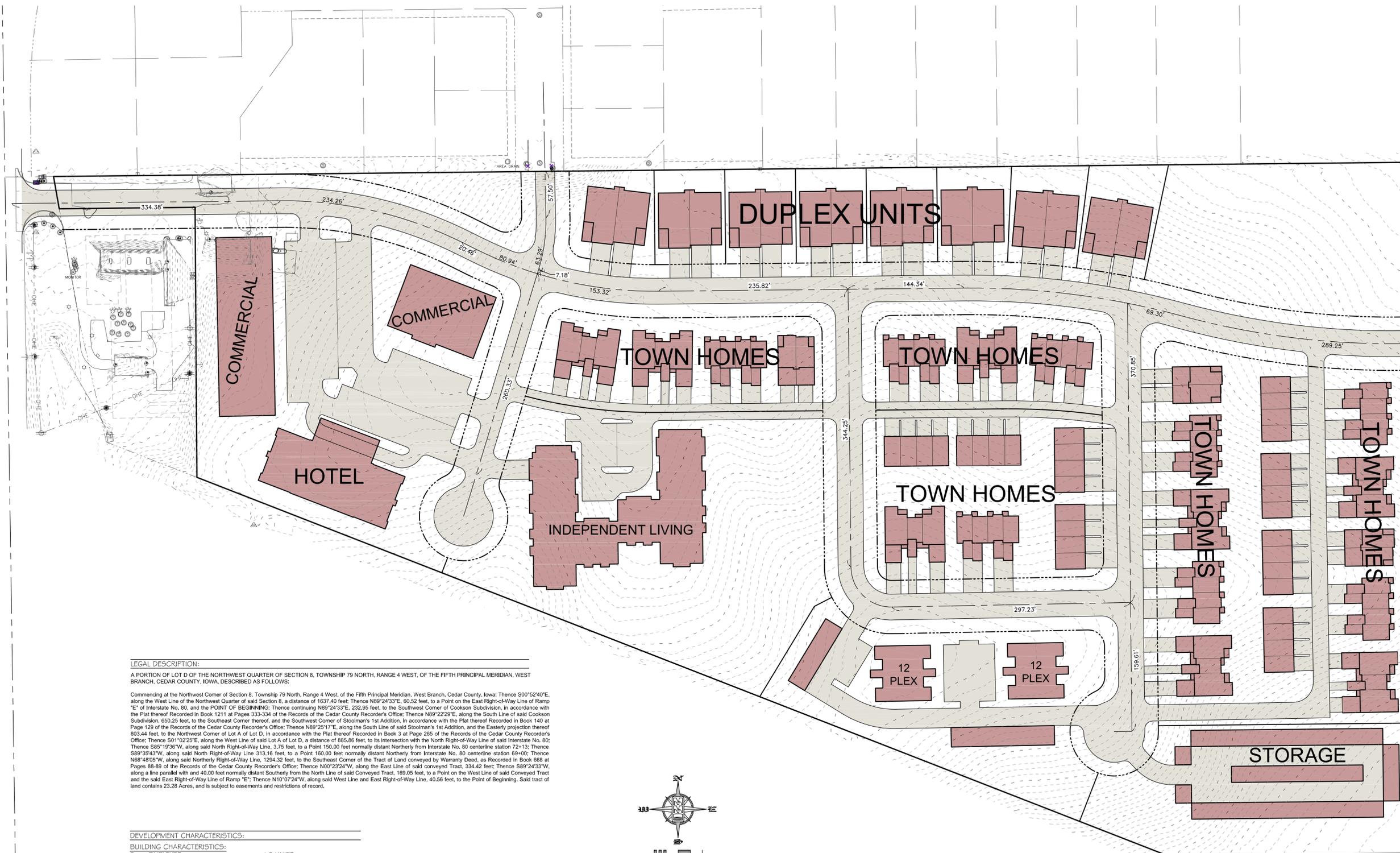
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ENVIRONMENTAL SPECIALISTS

1917 S. GILBERT ST.
IOWA CITY, IOWA 52240
(319) 351-8282
www.mmsconsultants.net

WEST BRANCH PROPERTY EXHIBIT

WEST BRANCH, CEDAR COUNTY, IOWA

Date: _____ Revision: _____



LEGAL DESCRIPTION:

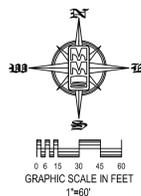
A PORTION OF LOT D OF THE NORTHWEST QUARTER OF SECTION 8, TOWNSHIP 79 NORTH, RANGE 4 WEST, OF THE FIFTH PRINCIPAL MERIDIAN, WEST BRANCH, CEDAR COUNTY, IOWA, DESCRIBED AS FOLLOWS:

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DEVELOPMENT CHARACTERISTICS:

BUILDING CHARACTERISTICS:	
3 DUPLEXES	16 UNITS
27 TOWNHOMES	94 UNITS
2 12-PLEX BUILDINGS	24 UNITS
TOTAL RESIDENTIAL UNITS	134 UNITS

COMMERCIAL SPACE	25,750 SF
HOTEL	14,000 SF
INDEPENDENT LIVING	25,000 SF
STORAGE UNITS	15,000 SF



WEST BRANCH PROPERTY EXHIBIT

NORTHEAST CORNER
1 - 80 AND SOUTH
DOWNEY STREET
WEST BRANCH
CEDAR COUNTY
IOWA

MMS CONSULTANTS, INC.

Date:	01/18/19
Designed By:	KB
Field Book No.:	1239
Drawn By:	CAK
Scale:	1"=60'
Checked By:	RLA
Sheet No.:	1
Project No.:	6992-287
IOWA CITY	
of:	1

ORDINANCE 755
AN ORDINANCE AMENDING CHAPTER 165 OF THE CODE OF
ORDINANCES REGARDING THE CREATION AND INCORPORATION OF
PLANNED UNIT DEVELOPMENT DISTRICTS AND SITE PLANS.

WHEREAS, the Planning and Zoning Commission drafted a proposed Planned Unit Development Ordinance for adoption by the City Council; and

WHEREAS, the West Branch Planning and Zoning Commission has recommended the City Council approve said Planned Unit Development ordinance; and

WHEREAS, a public hearing has been held on said request pursuant to published notice thereof.

NOW, THEREFORE, BE IT ORDAINED by the Council of the City of West Branch, Iowa :

Section 1. Amendment. Chapter 165 of the Code of Ordinances of the City of West Branch is hereby amended to incorporate a section entitled "Planned Unit Developments" into Chapter 165 of the Code of Ordinances, which reads as shown on Exhibit "A" attached hereto.

Section 2. This ordinance shall be in full force and effect from and after its publication as by law provided.

Section 3. All ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

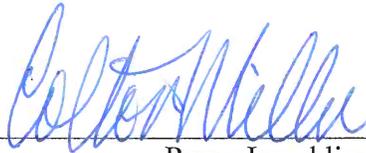
Section 4. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of this ordinance as a whole or any part, section, or provision thereof not adjudged invalid or unconstitutional.

Passed and approved this 23~~rd~~ day of JULY, 2018.

Read First Time: 25 JUNE 2018

Read Second Time: 9 JULY 2018

Read Third Time: 23 JULY 2018



Roger Laughlin, Mayor **PRO TEM**

ATTEST:



Redmond Jones II, City Administrator/Clerk

EXHIBIT "A"

PLANNED UNIT DEVELOPMENTS.

Section 1. PURPOSE.

The purpose of a Planned Unit Development is to allow innovative, creative and flexible development that is sensitive to economic, cultural and environmental considerations. The Planned Unit Development is intended to maximize benefits from the use of open spaces, maximize aesthetics, encourage building design standards that exceed normal standards and are compatible with surrounding properties and implement the goals of the City's Comprehensive Plan.

The Planned Unit Development the City Council with the flexibility to vary the traditional zoning district classifications with mixed types of uses, the ability to vary setbacks and bulk regulations, support pedestrian and bicycle safety and encourage environmental protection. The Planned Unit Development is intended to promote development which will surpass the quality of development resulting from the strict application of the regulations of conventional zoning districts. However, the Planned Unit Development shall not be used to circumvent traditional zoning regulations.

Section 2. LOCATION CRITERIA. The Planned Unit Development Districts are generally intended for use in the following urban contexts:

A. Vacant Land. Areas of substantial open space, where the structure of conventional zoning may artificially limit or constrain good urban design, may restrict the achievement of the City's development objectives, or may not be appropriate to changes in technology or demand consistent with the best interests of the City.

B. Community Development Areas. Areas of the City which are in need of rehabilitation or redevelopment, including areas which may be deficient in public facilities or services. In these situations, the PUD District may encourage private investment by recognizing the need for flexibility that conventional zoning regulations do not provide.

C. Neighborhood Contexts. Encourage reinvestment in existing neighborhoods.

D. Promotion of infill development and rehabilitation of underutilized sites.

Section 3. PERMITTED LAND USES. The Planned Unit Development Zoning Districts may only include residential, retail or commercial land uses, as listed below:

A. Residential Uses. The Planned Unit Development may contain single-family, duplex/townhouses and/or multi-family structures.

B. Professional and semi-professional office buildings, including, but not limited to:

- a. Abstracting or title business
- b. Accountants, actuaries, auditors and bookkeeping
- c. Advertising office (no sign shops)
- d. Adjusters (insurance)
- e. Aerial survey and photography
- f. Appraisers and auctioneers (no auction sale of any type on site)
- g. Architects, civil engineers, landscape architects and planners
- h. Attorneys

- i. Banks and financial institutions
- j. Business or financial analysts and counselors
- k. Building contractors, office only (no shops or equipment and material storage)
- l. Counseling, child guidance and family service
- m. City, County, State or Federal Government office use only (no shops or equipment and
- n. material storage)
- o. Drafting and printing services
- p. Engineers, professional
- q. Insurance and bonds
- r. Manufacturer's agents
- s. Market research and marketing agencies
- t. Model agencies or schools
- u. Mortgage brokers
- v. Public libraries
- w. Real estate sales and management (office only)
- x. Stock broker exchanges, investment services or brokers
- y. Tax consultants
- z. Similar or general office users

C. Medical Doctors and medical practitioners, optometrists, chiropractors and medical services offices, clinics or group medical centers, including dental clinics, but not including animal clinics.

D. The following neighborhood retail commercial and service establishments and uses are permitted:

- aa. Apparel (specialty) shops
- bb. Bakeries (retail), including baking for sale on premises only
- cc. Beauty shops and barber shops, but not including schools
- dd. Book stores and stationery stores
- ee. Camera and photographic supply stores, including photo finishing services
- ff. Candy, nut, and confectionery stores
- gg. Coffee shops
- hh. Convenience stores, provided there is no vehicle washing or repair on site
- ii. Drug stores
- jj. Dry cleaning establishment using nonflammable solvents
- kk. Florists, including potted house plants
- ll. Gift, party supply and souvenir shops
- mm. Grocery and specialty food
- nn. Hobby and game shops
- oo. Home accessories, such as small appliances, cookware, and glassware
- pp. Home video equipment and movie rentals
- qq. Jewelry stores
- rr. Liquor stores
- ss. Optical goods and medical supplies
- tt. Restaurants and cafes, provided there is no drive-through or drive-in facility
- uu. Sewing, needlework, linen and piece goods stores
- vv. Shoe repair and tailor shops, including clothing alteration and repair

E. Day care centers, day nursery or nursery school, licensed in the State of Iowa, provided no building, structure, or accessory use for property so used is located less than twenty-five (25) feet from Parcel 3 and 4 or any other lot in an residential zoning district; and provided there is established and well maintained in connection therewith a completely fenced play lot of no fewer than one thousand (1,000) square feet in area for the first twenty (20) or less children under care, with twenty-five (25) square feet added to such play lot area for each additional designated child capacity of the principal building, or as required by State law.

F. Any use which is found by the City to be similar to one of the above named uses and determined to conform to the intent of this parcel.

Section 4. Planned Unit Development District Application.

A. Pre-Application Meeting. Prior to submitting the Pre-Petition Concept Plan, the petitioner shall meet with City staff to outline the general concept of the proposed Planned Unit Development to determine whether the petitioner's plan qualifies for filing as a Planned Unit Development and to discuss issues with the proposed site.

B. Pre-petition Concept Plan. Prior to filing a formal district boundary amendment petition in accordance with the requirements of this Code, the petitioner shall meet with the Zoning Administrator for the purpose of submitting a pre-petition concept plan. This plan shall illustrate the conceptual overall plan for the District and shall include at a minimum the following information:

1. Location, size and legal description of site.
2. Location of existing major site features, including, but not limited to, tree masses,
drainageways and wetlands.
3. Location of 100-year and 500-year floodplains on the site, if any.
4. Proposed types and densities of development.
5. General location and types of buildings.

C. Pre-petition Concept Plan Review Criteria. The review of the pre-petition concept plan shall include consideration of the following criteria:

- (1) Land use intensity and density.
- (2) Ability to provide a positive environment for intended uses, including schematic building configurations and arrangements (if available) and general landscaping and site design.
- (3) Use of open space.
- (4) Impact on the surrounding natural and built environment.
- (5) Adequacy of on- and off-site transportation and utility systems to serve the proposed project.
- (6) Consistency with the City's comprehensive plan.
- (7) Architectural quality and compatibility of the proposed project with the scale and appearance of surrounding areas.
- (8) Compatibility with surrounding uses.

D. Following review and approval of the pre-petition concept plan, the petitioner may proceed to file a formal district boundary amendment petition in compliance with the requirements of this Code. All district boundary amendment petitions submitted under

this paragraph shall be approved by ordinance after the public hearing requirements of this Code have been satisfied.

Section 5. PLANNED UNIT DEVELOPMENT SITE PLAN SUBMITTAL. After approval of the Pre-Petition Concept Plan, the petitioner shall submit a Site Plan to the Planning and Zoning Commission for review. The proposed Site Plan shall include, at a minimum, the following information:

1. Existing topography of site at 2-foot intervals;
2. Internal and external transportation systems, including pedestrian and bicycle system;
3. General location, size and location of footprints of proposed buildings;
4. Site master plan, including general envelopes of buildings, parking spaces, open space and other site features;
5. Conceptual landscape and streetscape plans;
6. Building design standards and heights;
7. Location of existing utilities;
8. Proposed site development regulations, including setbacks and building heights;
9. Proposed lighting plan;
10. Property boundaries of the site;
11. Utility plans for all utilities to be installed;
12. Stormwater plans;
13. Phasing of project, if applicable.
14. If applicable, preliminary and final plats.

A. Zoning Administrator Review. The Zoning Administrator shall review and comment on the proposed concept plan and shall provide the petitioner with written comments within thirty (30) days of submission of the proposed concept plan. At the option of the petitioner or the Zoning Administrator, the final concept plan may be submitted to the Planning and Zoning Commission and the Council for review and comment at the earliest practical meeting.

B. Development Agreement. Each Planned Unit Development Site Plan shall also include a Development Agreement establishing the development requirements for the Planned Unit Development. The Development Agreement shall specify the following regulations:

- (1) Location and quantities of various land uses.
- (2) Master site plan for the development.
- (3) Storm water practices;
- (4) Front, side and rear yard setbacks.
- (5) Maximum heights of proposed structures.
- (6) Architectural design standards applicable to the project.
- (7) Other development covenants, easements and restrictions.
- (8) Site improvements that will be constructed following approval of the Planned Unit Development Site Plan. The City Council may require the posting of a letter of credit to ensure the construction of necessary public site improvements.
- (9) Schedule of phasing of project, if applicable.

C. Planned Unit Development Site Plan Submittal. Complete Planned Unit Development Site Plans shall be submitted for review to the Planning and Zoning Commission and the City Council. Both the Commission and the City Council shall review the Planned Unit Development Submittal for the following items:

1. Design of the Project. The Planned Unit Development Site Plan must represent a more creative approach and incorporates a higher standard of integrated design and amenities that could be achieved through the use of conventional zoning and platting requirements.
2. Consistency with Comprehensive Plan. The Planned Unit Development Site Plan is consistent with the development standards and objectives of the City's Comprehensive Plan.
3. Public Services. The land uses, densities and phasing of the Planned Unit Development Site Plan are consistent with the anticipated ability of the city and school district to provide necessary services for the site.
4. Compatibility with surrounding properties. The Planned Unit Development Site Plan will not substantially impair surrounding property values or impede the orderly development of surrounding property.
5. Circulation of vehicular, pedestrian and bicycle systems are appropriate for the planned uses.
6. Provision of appropriate access for emergency personnel and vehicles.
7. The quality and quantity of opens spaces and landscaping is consistent with the higher standard of development of the requirements of the Planned Unit Development.
8. The phasing of the project is appropriate.
9. The architectural design of the buildings is consistent with the higher standards of development in a Planned Unit Development.
10. The preservation of existing natural resources on the site.
11. The storm water management practices for the finished site.

12. The provision of public utilities to the site.

D. A public hearing shall be held by each body in accordance with the requirements of Chapter 165.

E. The Commission and Council may impose reasonable conditions, as deemed necessary to ensure that a Planned Unit Development Site Plan shall be compatible with adjacent land uses, will not overburden public services and facilities and will not be detrimental to public health, safety and welfare.

F. Planning and Zoning Commission Action. The Commission shall act upon each Planned Unit Development Site Plan submittal. The Commission may recommend amendments to the proposed Plan. The recommendation of the Commission shall be transmitted to the Council for final action.

G. Council Action. Approval of a proposed Planned Unit Development Site Plan shall be by resolution of the Council. Said approval shall not occur until after passage by the Council of the Ordinance creating the underlying Planned Unit Development zoning district.

H. Approvals. Upon approval by the Council by resolution, the Planned Unit Development Site Plan, including the Development Agreement, shall be filed with the Clerk. Additionally, the Development Agreement and the Council resolution approving the Planned Unit Development Site Plan shall be placed on record at the Office of the Cedar or Johnson County Recorder, whichever is applicable.

Section 6. AUTHORIZATION TO COMMENCE SITE IMPROVEMENTS. Approval of a Planned Unit Development Site Plan and prior or contemporaneous approval of the underlying Planned Unit Development Zoning District shall authorize the applicant to proceed with site improvements, including but not limited to grading, street construction, sewer construction, utilities, trails, parks and open spaces, sidewalks and other public improvements. As part of the Planned Unit Development Site Plan submittal, the applicant shall state the specific site improvements that the applicant will construct following approval of the PUD-A Site Development Plan. The scope of these improvements shall be incorporated into the Development Agreement.

Section 7. BUILDING PERMITS. Neither the approval of a Planned Unit Development Site Plan nor the approval of the underlying Planned Unit Development Zoning District shall authorize the construction of buildings or the issuance of permits for such construction.

Section 8. CHANGES OR MODIFICATIONS TO SITE PLAN. The Zoning Administrator has discretion to approve amendments to an approved Planned Unit Development Site Plan, provided that:

(1) A written request is filed with the Zoning Administrator, along with information specifying the exact nature of the proposed amendment.

(2) The amendment is consistent with the provisions of this section.

(3) The amendment does not alter the approved site requirements of the Planned Unit Development Site Plan and does not materially alter other aspects of the Plan, which means the following:

a. Change the residential density less than five percent (5%).

- b. Increase the amount of commercial/retail floor space by less than ten percent (10%).
- c. The number of housing units is increased less than ten percent (10%).
- d. Does not significantly alter the open space or other amenities on the approved Site Plan.
- e. Does not significantly alter the approved architectural design standards.

(4) Any amendment not conforming to these provisions shall be considered tantamount to a new application and shall be submitted to the Planning and Zoning Commission and Council according to the procedures for new applications established in this section.

ORDINANCE 747

AN ORDINANCE AMENDING THE ZONING CODE OF THE CITY OF WEST BRANCH.

WHEREAS, the Planning and Zoning Commission of the City of West Branch, Iowa, has heretofore recommended it necessary to make certain amendments to the City's Zoning Code; and

WHEREAS, a public hearing on said zoning revisions has now been held as required by law.

NOW, THEREFORE, BE IT ORDAINED:

1. Amendment. Section 165.11(2) of the Code of Ordinances is hereby amended to add subsection (E) which reads as follows:

"E. In all residential districts there shall be a minimum front yard required for that particular zoning district in this Chapter; provided, however, that where lots compromising thirty (30) percent or more of the frontage within two hundred (200) feet of either side lot line are developed with buildings at a greater or lesser setback than stated in said particular zoning district, the front yard requirement for an undeveloped lot shall be the average of these building setbacks. In computing the average setback, buildings located on reverse corner lots or entirely on the rear half of lots shall not be counted. However, in no case shall the required front yard setback exceed fifty (50) feet.

2. Amendment. Section 165.27(3)(A) is hereby amended by adding the following sentence to the end of said section:

"Zero-lot lines shall have a lot area of three thousand eight hundred and fifty (3850) square feet per dwelling unit. Zero-lot line dwellings shall have a building line frontage of thirty-five (35) feet.

3. Amendment. Section 165.27(3)(C) is hereby amended by adding the following sentence to the end of said section:

"Zero-lot line dwellings shall have two side yard setbacks, one which is zero (0) feet and the other shall be a minimum of eight (8) feet."

4. Amendment. Section 165.28(3)(A) is hereby amended by adding subparagraph (3) which reads as follows:

"Zero-lot line dwellings shall have a frontage of not less than thirty-five (35) feet and a lot area of four thousand two hundred (4200) square feet."

5. Amendment. Sections 165.29(3)(B) is hereby amended by adding the following sentence at the end of said section:

“Zero-lot line dwellings shall have a lot area of four thousand two hundred (4200) square feet with a minimum width at the established building line of thirty-five (35) feet.”

6. Amendment. Section 165.29(3)(G) is hereby amended by adding the following sentence to the end of said section:

“Zero-lot line dwellings shall have two side yard setbacks, one which is zero (0) feet and the other shall be a minimum of eight (8) feet.”

7. Amendment. Section 165.35(2)(C) is hereby amended by deleting it in its entirety and replacing it with the following:

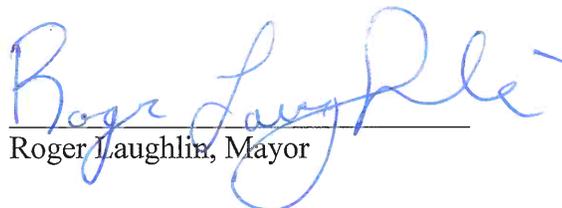
“C. Rear Yard. No rear yard shall be required in the Central Business CB-1 District. When abutting a residential district, a twenty (20) rear yard is required.”

7. Conflicts. All ordinances or parts of ordinances not specifically provided for and in conflict with the provisions of this ordinance are hereby repealed.

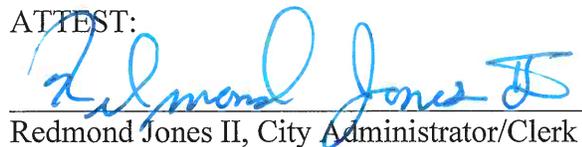
8. Adjudication. If any section, provision or part of this ordinance shall be adjudged to be invalid or unconstitutional, such adjudication shall not affect the validity of the ordinance as a whole or any section, provision or part thereof not adjudged invalid or unconstitutional.

9. Effective Date. This ordinance shall be in full force and effect after its passage, approval and publication as required by law.

First reading: November 6, 2017
Second reading: November 20, 2017
Third Reading: December 4, 2017



Roger Laughlin, Mayor

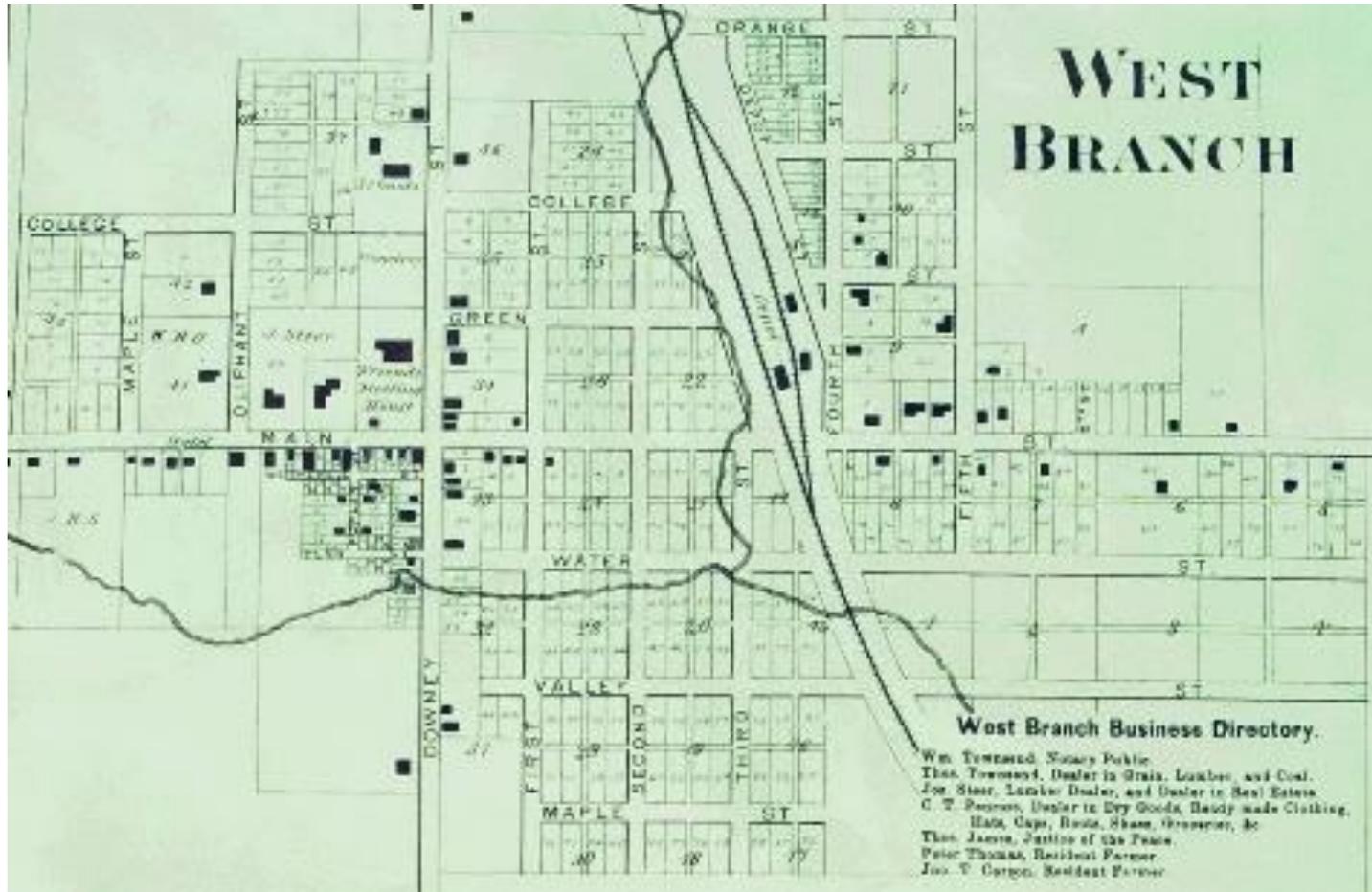
ATTEST:


Redmond Jones II, City Administrator/Clerk

WEST BRANCH COMPREHENSIVE PLAN

DRAFT Chapter 8: PUBLIC INFRASTRUCTURE, UTILITIES, FACILITIES, AND FINANCE.

Picture 8.1. West Branch in 1872.



Source: 1872 Atlas of Cedar County Iowa¹

¹ Harrison & Warner, *Atlas of Cedar County Iowa*, Town maps (Marshalltown, Iowa: Harrison & Warner, 1872), Accessed November 10, 2018. See: <http://digital.lib.uiowa.edu/cdm/compoundobject/collection/atlas/id/2895/show/2891/rec/1>.

Introduction.

The 2013 West Branch Comprehensive Plan dealt with public infrastructure and utilities in Chapter 8 and public and community facilities in Chapter 12. This updated chapter combines those two chapters and also includes city finance.

High quality and dependable basic public services, such as clean water and reliable sewer and stormwater management services, are essential to West Branch's future success. Cost-effective and dependable services improve the quality of life, as well as affordability, and make West Branch a more attractive place in which to live and do business. Well-built and well-maintained facilities also help the City recover from damaging natural events and emergencies. In addition, the City's public facilities and services can help create a vibrant place to live and work.

The West Branch public facility system provides water, sewer, parks, and civic services. Public facilities include the varied, extensive, and growing network of streets and pipes. In addition, several parks and natural areas help provide access for recreation, as well as stormwater and flood management. Public services include police, fire, and emergency response. Access to internet, electricity, natural gas, refuse and recycling services is essential for households and businesses.

The maintenance and operation of a complex system of services requires the collective and coordinated effort of multiple entities and regulated utilities to provide these necessities for West Branch. This chapter provides a list of goals and objectives for public facilities, followed by information on the existing situation plus recommended actions.

Picture 8.2. West Branch Public Library.



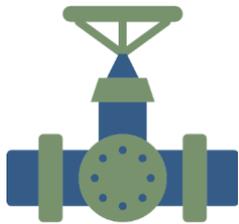
Source: West Branch Public Library Facebook Page.
<https://www.facebook.com/WestBranchPublicLibrary>. Accessed Nov., 2018.

Picture 8.3. West Branch Fire Department.



Source: Google Maps. Accessed Nov., 2018.

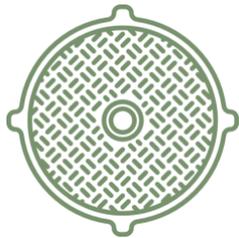
Goal 1: Provide public facilities, service investments, and operations that improve service equity, support economic prosperity, and enhance human and environmental health.



Objectives

- 1.1 Provide public facilities and services to alleviate potential service deficiencies and meet-level-of service standards for all, including individuals, businesses, and property owners.
- 1.2 In areas of the city that are not expected to grow significantly, but have existing deficiencies, invest to reduce disparity and improve livability.
- 1.3 In areas of the city that lack basic public services and have significant growth potential, invest to enhance neighborhoods, maintain affordability, and accommodate growth.
- 1.4 In areas of the city that are not expected to grow significantly and already have access to complete public services, invest primarily to maintain existing facilities and services and retain livability.
- 1.5 Invest in public facility systems to maintain and improve system capacity, resolve service deficiencies, and properly manage assets.
- 1.6 Establish, improve, and maintain public facilities and services at levels appropriate to support land-use patterns, population densities, and anticipated growth.

Goal 2: Ensure water, wastewater, and stormwater systems are managed, conveyed, and/or treated to protect public health, safety, and the environment, and to meet the needs of the community on an equitable, efficient, and sustainable basis.



Objectives

- 2.1 Manage wastewater and stormwater systems in ways that meet federal and state regulations. Use watershed health as a guide, and treat the entire watershed as an interconnected hydrologic system.
- 2.2 Evaluate future needs for wastewater treatment and plan facility improvements to meet expected population demands and Iowa DNR requirements.
- 2.3 Ensure private sewage treatment systems and septic systems demonstrate that all necessary state and county permits are obtained and they function properly.
- 2.4 Prioritize sewer system extensions or repairs in areas that are already developed and where health hazards exist.
- 2.5 Prevent pollution and reduce the need for waste water treatment capacity through land use programs and public facility investments that manage pollution as close to its source as practical.
- 2.6 Implement green infrastructure, such as landscaping, rain gardens, bio-swales, trees, and natural areas to assist stormwater management. Promote investments, education, and community stewardship to reduce the impact of stormwater discharge on water and habitat quality of streams and rivers.

Goal 3: Review and update the Capital Improvement Plan (CIP) annually and produce a new plan every five years to help coordinate capital costs and financing, while working towards the long term goals of the community.



Objectives

- 3.1 Maintain long-term capital improvement programs that balance acquisition and construction of new infrastructure and public facilities with maintenance and operations of existing infrastructure and facilities.
- 3.2 Implement the CIP passed in 2015 for FY 2016 to FY 2020. Encourage directors from each city department and the city administrator to thoroughly review the CIP annually.
- 3.3 Department directors effectively manage a two year CIP that includes funded and unfunded projects. This allows the City to program key investments to accomplish community goals.
- 3.4 Partner with other nearby cities to share the cost of expensive personnel. For example, if a waste-water treatment plant is required in West Branch, perhaps technical and management staff could be shared with a nearby city which currently operates a sludge and waste-water treatment facility.
- 3.5 Encourage the preservation of viable existing infrastructure and promote the economical extension of new infrastructure and services.
- 3.6 Support cost-effective management practices to deliver services and facilities to residents. Utilize a variety of funding mechanisms to ensure an equitable sharing of the costs of investing in and maintaining the City's public facilities.

Public Infrastructure.

This section provides an inventory and analysis of West Branch's current infrastructure systems, including water distribution and storage, sanitary sewer collection and treatment, and storm water conveyance. Consideration for the growth of these systems is also covered.

Water System.

The City of West Branch provides water to businesses and residents by tapping four wells - three in the Jordan aquifer and one in the Silurian aquifer. Two wells have a capacity of 300 gallons per minute (GPM) while the other two have capacity of 100 GPM. Therefore, the total pumping capacity with all wells in operation is 800 GPM.

West Branch's treatment facility plant has two 8-foot-diameter vertical pressure filters rated at 100 GPM each and one 3-cell horizontal pressure filter rated at 300 GPM. The treatment facility uses pressure filtration to remove iron.

The City has two water towers. The first was built in 1970 and has a capacity of 250,000 gallons, the second water tower was built in 2006 and has a capacity of 300,000 gallons.

In 2019, the City had an aeration/detention tank with a capacity of 500 GPM. The water system currently has 3 high-service pumps. Only 2 of the 3 pumps run at a time while the other pump serves as a back-up.

Picture 8.4. West Branch Water Tower on Orange Street.



Source: <http://www.daleittravis.com>. Accessed Nov., 2018.

Sanitary Sewer System.

Like many other small communities in Iowa, West Branch operates an aerated lagoon to treat wastewater prior to discharge into a nearby stream. The West Branch sanitary sewer system is made up of a collection system, a sewage lift station located in the southeast part of the City, and an aerated lagoon. The collection system consists of sanitary sewer pipe, manholes and sewer mains. Currently the system treats more than 6,000,000 gallons of water per month in the lagoons. The City has been proactive in evaluating the future needs of its water and sanitary sewer systems.

While the current system is operating as intended, there are new state and federal standards that require the City to extend operations beyond current technological limits.² In August, 2017, the Iowa DNR gave West Branch a 52-month notice to design, finance, and construct a wastewater treatment facility that will address high amounts of ammonia, nitrogen, and e. coli in the city's wastewater discharge.³ Initial project costs were estimated at roughly \$5 million.⁴

In fall of 2017, the City established a Wastewater Task Group to evaluate available options to resolve the issue presented by the Iowa DNR. The purpose of the taskforce is to review the current state of operations, research new processes and/or infrastructure to meet state water quality standards, and provide a recommendation to City Council.⁵

Picture 8.5. Wastewater Treatment Lagoons Aerial.



Source: Google Maps. Accessed Nov., 2018.

Picture 8.6. Wastewater Treatment Lagoons Sideview.



Source: 2017 State of the City Address. Accessed Nov., 2018.

² Redmond Jones II and Mayor Roger Laughlin, "West Branch: State of the City" (Event at Community State Bank: City of West Branch, November 8, 2017), Accessed November 10, 2018. <https://westbranchiowa.org/wp-content/uploads/2017/11/State-of-the-City-2017.pptx-Autosaved.pdf>.

³ City Administrator, "City Administrator's Report 8/21/2017," Report to City Council (West Branch: City of West Branch, August 21, 2017), Accessed November 10, 2018. <https://westbranchiowa.org/wp-content/uploads/2017/04/City-Council-Update-08212017-1.pdf>.

⁴ Ibid.

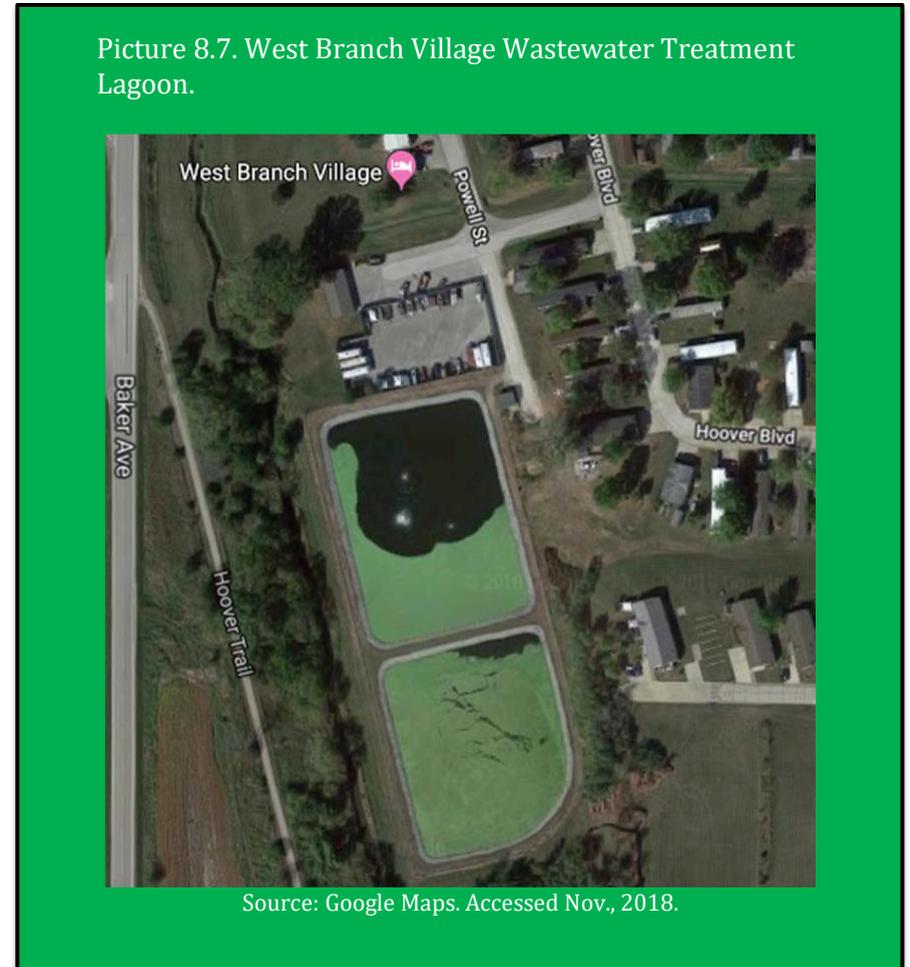
⁵ City Administrator, "City Administrator's Report 10/16/2017," Report to City Council (West Branch: City of West Branch, October 16, 2017), Accessed November 10, 2018. <https://westbranchiowa.org/wp-content/uploads/2017/11/City-Administrators-Report-10162017.pdf>.

The Task Group will strive to identify alternative solutions and financing strategies, participate in pilot case studies, and create Iowa DNR compliance strategies. Processes and facilities which emphasize reuse, ecological benefits, and revenue generation are preferred.⁶ The Task Group expects there will be cost savings from an alternative wastewater treatment process, such as a Revolving Algal Biofilm treatment system available through Gross-Wen Technologies⁷, in comparison to another alternative, an Aero-mod Wastewater Treatment Plant. It is expected the facility planning process will verify the assumption that an alternative lagoon process is more cost-effective. The deadline to satisfy the Iowa DNR permit requirement is 12/31/2021.

In addition, city consultant V&K Engineering is preparing a Wastewater Treatment Facility Plan. This plan will determine which process is financially viable and effective in meeting state requirements.⁸ V&K Engineering has indicated the current lagoon system is operating at or over capacity. As such, any alternative wastewater process would require a projected \$1 million cost to add an additional lagoon.⁹

The West Branch Village Mobile Home Community has its own wastewater treatment facility. The requirement for the City to expand its wastewater treatment may provide an opportunity to merge this treatment lagoon with the City facility. Currently, the Village is one of the largest water customers in West Branch.

Recommendation: Evaluate creative funding and practical system solutions to address the regulations imposed by the Iowa DNR to provide increased health, safety, and welfare for residents today and future generations.



⁶ City Administrator, “City Administrator’s Report 7/9/2018,” Report to City Council (West Branch: City of West Branch, July 9, 2018), Accessed November 10, 2018. <https://westbranchiowa.org/wp-content/uploads/2018/07/City-Administrators-Report-7092018.pdf>.

⁷ City Administrator, “City Administrator’s Report 7/23/2018,” Report to City Council (West Branch: City of West Branch, July 23, 2018), Accessed November 10, 2018. <https://westbranchiowa.org/wp-content/uploads/2018/07/City-Administrators-Report-7232018.pdf>.

⁸ City Administrator.

⁹ City Administrator, “City Administrator’s Report 7/9/2018.”

Picture 8.8. Rain Garden Example.



Source: www.epa.gov/soakuptherain. Accessed Nov., 2018.

Picture 8.9. Bio Swale Example.



Source: www.iowastormwater.org. Accessed Dec., 2018.

Storm Water.

Storm water is water coming in the form of rain, melted snow, or melted ice, collected as it “runs off” impervious surfaces, including buildings, roads, parking lots, and fields. In the undeveloped portions of the City of West Branch, storm water naturally flows across the surface and is either absorbed by the ground or runs into creeks and streams. In the developed areas of the City, storm water is channeled across roofs, gutters, parking lots and streets and into pipes which discharge into local streams and creeks.

Storm water management revolves around three main issues: drainage, water quality, and flooding. Public input during the 2013 Comprehensive Plan recognized sustainability and/or being a “green” community as an important value to many residents of West Branch. One way for the City to become more sustainable is to encourage “green” infrastructure in new and existing developments.

One of the most practical solutions to stop storm water pollutants being carried into the streams is to manage the run off as close to the source as possible. There are several methods which percolate storm water back into the soil, such as rain gardens, bio swales, planter boxes, permeable pavements, and green roofs. These methods provide practical solutions while also providing attractive vegetation and landscaping.

The City implemented a storm water utility fee beginning July 1, 2014. The City uses the fee to administer the construction and operation of the utility system, including capital improvements designated in the comprehensive drainage plan.

Recommendation: Pursue educational opportunities, grants, and partnerships to encourage residents and businesses to adopt green infrastructure that protects the watershed by limiting stormwater pollution runoff.

Private Utility Providers.

The services available in West Branch in 2019 for natural gas, electricity, phone, internet, and cable television are summarized below.

Service	Service Provider
Electricity	Alliant Energy Linn County Rural Electric Cooperative Maquoketa Valley Electric Cooperative Moxie Solar Eagle Point Solar
Natural Gas	Alliant Energy
Phone, Cable, Internet	Liberty Communications Mediacom Communications

Electricity and Natural Gas.

Alliant Energy Cooperation is an energy holding company providing electric and natural gas services to communities throughout Iowa and Wisconsin. They serve 900,000 electric customers, 410,000 natural gas customers, and have approximately 4,000 employees.¹⁰ Alliant is the main service provider in West Branch.

Two other suppliers serve West Branch customers. Linn County Rural Electric Cooperative organized on July 8, 1938 as a private, non-profit electric utility that is owned by the members it serves. It was established to provide electric service at the lowest price possible. It serves more than 28,000 members in portions of six counties in eastern Iowa.¹¹ Maquoketa Valley Electric Cooperative is an electric utility headquartered in Marion, Iowa and owned by the members it serves. It was established more than 80 years ago to provide electric services at cost. It serves more than 14,000 members in nine counties in eastern Iowa.¹²

Solar.

The Midwest Renewable Energy Association (MREA) worked with Johnson County and six partner cities to host a group solar buy in 2018. This leverages the power of volume purchasing, which significantly reduces the up-front costs of installing solar.¹³ The group buy was open to all Johnson County and West Branch homeowners and the solar installer for this program was Moxie Solar. A total of seven arrays were installed in West Branch through the program, including six residential and one commercial.¹⁴ Moxie was founded in 2008 to bring new energy options to Iowa and has completed over 500 projects. Their mission is to provide the financial and environmental benefits of solar power to farms, homes, and businesses.¹⁵

¹⁰ Alliant Energy, “2017 Annual Report,” Annual Report, 2017, Accessed November 2, 2018. <https://www.alliantenergy.com/AboutAlliantEnergy/AnnualReport>.

¹¹ Linn County REC, “Cooperative Information: About Us,” Linn County Rural Electric Cooperative, 2018, Accessed October 5, 2018. <https://www.linncountyrec.com/your-cooperative/cooperative-information/>.

¹² Maquoketa Valley Electric Cooperative, “Cooperative Profile,” Maquoketa Valley Electric Cooperative, July 10, 2013, Accessed October 5, 2018. <http://www.mvec.com/home/cooperative-profile>.

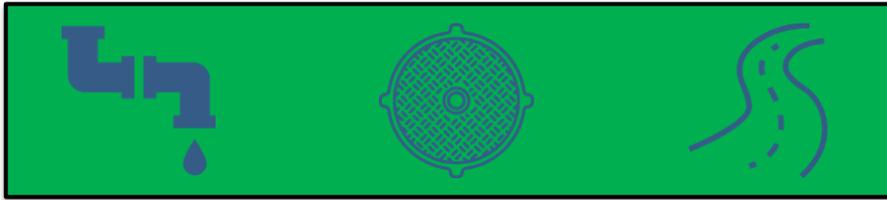
¹³ Grow Solar, “Solarize Johnson County,” Grow Solar: A Midwest Partnership to Move Markets, 2018, Accessed November 10, 2018. <https://www.growsolar.org/solarize-johnson-county/about/>.

¹⁴ Peter Murphy, Midwest Renewable Energy Association, Phone Call, January 4, 2019.

¹⁵ Moxie Solar, “Moxie Solar: The Leading Solar Provider in the Midwest,” Moxie Solar, 2018, Accessed November 3, 2018. <https://moxiesolar.com/about/>.

Phone, Internet, Cable.

Two firms supply phone, internet, and cable services to West Branch residents: Liberty Communications and Mediacom. Liberty provides cable, telephone, and internet service to West Branch and West Liberty. Liberty Communications began as the West Liberty Telephone Company in 1899. In January of 1997 the name was changed to Liberty Communications.¹⁶ Mediacom Communications is the nation's fifth largest cable television company. Mediacom's focus is providing cable, internet and phone service to America's smaller cities and towns. They serve customers in 22 states and have a workforce over 4,600.¹⁷



Capital Improvement Plan.

The city's first Capital Improvement Plan (CAP) covering FY 2016 to FY 2020 was adopted in February, 2015, approximately two years after recommendations in the most recent Comprehensive Plan (2013). The two basic components of a CIP are to identify projects and the estimated costs of each, then develop method(s) to pay for each project. A CIP links together the City's comprehensive plan and its annual budget.

The City has completed numerous capital improvement projects in recent years. For example, all four of the capital improvement projects for FY 2015-2016, which were street and intersection improvements, are completed. In addition, the City has nearly replaced all sewer lines (which has been ongoing since 2012).

Several projects are either in progress or slated for the near future. The park at Pederson Valley (now Cubby Park) is currently under construction and expected to open by summer of 2019. The College Street bridge replacement is expected to begin in early 2019.

There are some projects which have fallen in priority due to lack of funding. For example, extensive renovations to town hall, estimated at \$400,000 for FY 2018-2019, have been deemphasized in favor of basic upkeep and maintenance. In addition, the plans for Cubby Park do not yet call for a recreation center and new library.

Recommendation: The Capital Improvement Plan should be thoroughly reviewed and updated on an annual basis by City administration and department directors. The ideal time to update the CIP is in October or November of each year prior to the preparation of the next city budget. Basic upkeep and maintenance projects should be balanced with long-term projects and goals.

¹⁶ Liberty Communications, "Communities Served," Liberty Communications, 2018, Accessed November 10, 2018. See: <http://www.libertycommunications.com/index.php/history>.

¹⁷ Mediacom Communications Corporation, "Mediacom Communications Corporation," Mediacom, 2018, Accessed November 10, 2018. See: <https://mediacomcable.com/about/rocco-commisso>.

Infiltration & Inflow (I&I).

Reducing I & I, or storm water entering the wastewater system, saves sewer rate payers in two ways. First, by reducing the amount of storm water that enters the wastewater system, the amount of wastewater which needs to be pumped from the lift station to the lagoons is lessened. This results in large energy costs savings associated with operating the pump. Second, documenting reduced wastewater flows to the Iowa DNR regulators allows cost savings on future treatment solutions. The design of future treatment systems can be created for lower capacities, which saves design, construction, operating, and maintenance costs.

I&I work continues in West Branch. In fiscal year 2018, approximately 6,000 feet of sewer lines were replaced. This is the second phase of three phases.

City Facilities.

The City of West Branch operates a wide variety of facilities to carry out services for the residents. West Branch manages and maintains the following buildings and facilities:

- Fire Station (105 S. Second Street)
- Public Works (338 Cookson Drive)
- Town Hall and Municipal Building (201 East Main Street)
- City Offices (10 N Poplar Street)
- Cemetery Building (N. Maple Street)
- Public Library (300 N. Downey Street)
- Several parks and recreation facilities (see Chapter 11)

Picture 8.10. West Branch Public Works Department.



Source: www.westbranchiowa.org. Accessed Nov., 2018.

Picture 8.11. West Branch City Hall.



Source: www.westbranchiowa.org. Accessed Nov., 2018.

City Finances.

Financial resources will be needed to continue existing programs and services as well as to implement many of strategies outlined in the Capital Improvement Plan. Within the City of West Branch's Fiscal Year 2018-2019 budget, the major budget categories and amounts for expenses and revenues are listed below:

Expenditures:

- Public Safety = \$761,642
- Public Works = \$396,053
- Culture and Recreation = \$626,113
- Community and Economic Development = \$66,960
- General Government = \$186,341
- Debt Service = \$1,063,762
- Capital Projects = \$4,747,000
- Business Type Propriety = \$740,136
- Total Transfers Out = \$870,185

Total = \$9,458,192

Revenues:

- Taxes Levied on Property = \$1,737,833
- TIF Revenues = \$406,058
- Other City Taxes = \$196,570
- Licenses and Permits = \$39,500
- Use of Money and Property = \$7,000
- Intergovernmental = \$1,384,539
- Charges for Fees and Services = \$1,092,375
- Miscellaneous = \$36,250
- Proceeds of Debt and Capital Asset Sales = \$1,035,185

Total = \$5,935,310

Total revenues and other income items are \$5.9 million while total expenditures and fund transfers out are \$9.5 million. The full budget summary is in Table 8.6 below. Thus, in FY 2019, it is estimated expenses will exceed revenues by just over \$3.5 million.¹⁸ This is largely due to the \$4.7 million allocated to capital projects in the FY 2019 budget. The amounts allocated to capital projects in FY 2018 and FY 2017 were \$1.0 million and \$1.7 million respectively. Capital projects represented 60.5% of Total Government Activities Expenditures in FY 2019. This is an increase from 22.3% in FY 2018 and 35.4% in FY 2017.

¹⁸ Iowa Department of Management, "Adoption of Budget and Certification of City Taxes" (West Branch, Iowa, March 5, 2018), November 15, 2018. https://dom.iowa.gov/sites/default/files/documents/2018/08/WEST_BRANCH19.pdf.

Property Tax Rates.

The total regular property tax rate for the City of West Branch for the FY 2018-2019 budget was \$13.09246 per \$1,000 in value.¹⁹ This is a \$0.50 increase per \$1,000 in valuation over the prior year. All contributing rates are summarized in Table 8.2. This is based on property tax valuations as of January 1, 2017.

Total property tax revenue was \$1.7 million. Total taxable valuation was just over \$130 million for regular property. The tax levy rate per \$1,000 valuation of agricultural land was 3.000375¢.

Water and Sewer Fees.

The City passed an increase in City water fees to be phased in over several years from 2012 to 2016. The objective was to raise sufficient revenue for the water fund and sewer fund to be financially self-sufficient. The user is billed the same amount for sewer use fees as for water use fees. Water rates increased as displayed in Table 8.3 to the right. From 2012 to 2016, the rate increased by \$2.56 per 1,000 gallons in total.

The water fund and sewer fund are not entirely self-sufficient. The water fund borrowed \$139,000 from the general fund for repairs in FY 2017-2018.

Table 8.2. - City Property Tax Levy		
Property Tax Rates for FY 2018-2019		
Levy	Property Tax Dollars	Rate per \$1,000
General - \$8.10 Limit	\$ 1,055,520	\$ 8.10000
City-Owned Civic Center	\$ 15,233	\$ 0.11690
Insurance	\$ 44,605	\$ 0.34230
Support Local Emergency Mgmt Com	\$ 8,418	\$ 0.06460
Emergency	\$ 35,183	\$ 0.26999
Employee Benefits	\$ 279,514	\$ 2.14498
Debt Service	\$ 297,688	\$ 2.05369
Total Regular Tax Rate		\$13.09246

Source: Iowa Department of Management

Table 8.3. - City Water Rates		
Rate Increases by Year		
Charge per 1,000 Gallons	Effective Date	
\$ 4.59	6/20/2006	
\$ 5.23	7/1/2012	
\$ 5.87	7/1/2013	
\$ 6.51	7/1/2014	
\$ 7.15	7/1/2015	
\$ 7.79	7/1/2016	

Source: City of West Branch

¹⁹ Iowa Department of Management, "City of West Branch Certification of Property Tax Rates for FY 2018/2019 Budgets" (Department of Management, June 11, 2018), Accessed November 10, 2018. https://dom.iowa.gov/sites/default/files/documents/2018/07/citycertifications_fy2018-2019.pdf.

Storm Water Fees.

The City implemented a storm water utility fee beginning July 1, 2014 at the rate of \$2.00 per month per equivalent residential unit (ERU). The rate increased to \$3.00 per ERU by 2018. In FY 2017 total revenue from the storm water utility was \$49,800 while total expenditure was \$65,823. The revenue has been used for storm-water-related projects, such as for storm-water-pipe replacement on Main Street and 1st Street and analysis of streams south of town with the USGS. In the future, this funding may be allocated to widening and maintaining stream banks which will allow storm water to discharge more quickly and thereby alleviate flooding in town, such as at the fire department building.

Annual Revenue and Expenditure		
Fiscal Year	Expenditure	Revenue
2016-2017	\$ 65,823	\$ 49,800
2015-2016	\$ 74,292	\$ 45,605
2014-2015	\$ 19,666	\$ 35,427

Source: City of West Branch

Peer Cities.

It is useful to compare West Branch property tax levies and city utility rates with peer cities to identify any key differences. In addition, these cities may be useful resources for city administration to share ideas and perhaps resources. During this analysis, it was identified that the City of Roland is also exploring options to expand their wastewater treatment facility due to DNR compliance requirements. As demonstrated in Table 8.5. below, West Branch continues to have one of the lowest property tax levies among its peer cities.

Charges for Water, Sewer, Stormwater Utility, Property Taxes, Garbage, and Recycling									
	Water Greater of Charge per 1,000 Gallons or Minimum Charge	Sewer Greater of Charge per 1,000 Gallons or Minimum Charge	Stormwater Utility Charge	City Property Tax Levy	School Property Tax Levy	Consolidated Property Tax Levy	Garbage	Recycling	
Durant	\$ 18.54	\$ 45.09	NA	\$14.77977	\$10.65976	\$ 32.87573	\$19.00 Large \$17.00 Small	Free	
Earlham	\$ 24.21	\$ 19.09	\$ 3.00	\$12.99288	\$16.74933	\$ 39.70000	\$ 16.83	Free	
Mitchellville	\$ 19.15	\$ 10.57	NA	\$13.83465	\$19.48372	\$ 41.80005	\$ 10.10	\$ 3.00	
Roland	\$ 13.70	\$ 19.78	NA	\$11.01829	\$14.27149	\$ 32.08326	\$ 18.00	NA	
Tiffin	\$ 12.50	\$ 24.25	\$3 Residents \$5 Businesses	\$11.80205	\$16.95949	\$ 36.61639	\$13.50 Large \$11.50 Small	\$ 5.50	
Tipton	\$ 18.16	\$ 18.16	\$ 5.00	\$13.71054	\$12.12238	\$ 32.31184	\$22.25 Large \$18.25 Small	Free	
Wilton	\$ 15.51	\$ 22.57	NA	\$14.24170	\$14.81696	\$ 37.73289	\$ 13.00	Free	
West Branch	\$ 13.24	\$ 13.24	\$ 3.00	\$13.09246	\$13.75022	\$ 32.10178	\$11.25 Large \$5.00 Small	\$ 4.75	

Note: Water, Sewer, Stormwater, Garbage, and Recycling charges are all collected monthly. Property tax levies are all annual based on January 1st property valuation.

FY 2018-2019 Budget.

Table 8.6. City Budget.

West Branch Budget Summary for FY Beginning July 1, 2018 and Ending June 30, 2019.

(A)	(B)	GENERAL (C)	SPECIAL REVENUES (D)	TIF SPECIAL REVENUES (E)	DEBT SERVICE (F)	CAPITAL PROJECTS (G)	PERMANENT (H)	PROPRIETARY (I)	BUDGET 2019 (J)	RE-ESTIMATED 2018 (K)	ACTUAL 2017 (L)
Revenues & Other Financing Sources											
Taxes Levied on Property	1	1,125,448	314,697		297,688	0			1,737,833	1,635,553	1,613,353
Less: Uncollected Property Taxes-Levy Year	2	0	0		0	0			0	0	0
Net Current Property Taxes	3	1,125,448	314,697		297,688	0			1,737,833	1,635,553	1,613,353
Delinquent Property Taxes	4	0	0		0	0			0	0	0
TIF Revenues	5			406,058					406,058	250,000	152,449
Other City Taxes	6	10,914	183,057		2,599	0			196,570	196,308	271,648
Licenses & Permits	7	39,500	0					0	39,500	41,897	25,159
Use of Money and Property	8	7,000	0	0	0	0	0	0	7,000	4,150	19,289
Intergovernmental	9	269,865	296,793	0	14,281	803,600			1,384,539	645,407	597,068
Charges for Fees & Service	10	97,375	0		0	0	0	995,000	1,092,375	1,082,074	1,041,547
Special Assessments	11	0	0		0	0		0	0	0	0
Miscellaneous	12	34,250	0		0	0	2,000	0	36,250	40,910	148,647
Sub-Total Revenues	13	1,584,352	794,547	406,058	314,568	803,600	2,000	995,000	4,900,125	3,896,299	3,869,160
Other Financing Sources:											
Total Transfers In	14	74,606	32,104	0	763,475	0	0	0	870,185	828,159	889,326
Proceeds of Debt	15	0	0	0	0	0		0	0	4,200,000	1,886,751
Proceeds of Capital Asset Sales	16	165,000	0	0	0	0	0	0	165,000	0	7,576
Total Revenues and Other Sources	17	1,823,958	826,651	406,058	1,078,043	803,600	2,000	995,000	5,935,310	8,924,458	6,652,813
Expenditures & Other Financing Uses											
Public Safety	18	658,052	103,590	0			0		761,642	1,334,740	592,082
Public Works	19	127,575	268,478	0			0		396,053	475,000	467,682
Health and Social Services	20	0	0	0			0		0	0	0
Culture and Recreation	21	536,109	90,004	0			0		626,113	644,765	610,792
Community and Economic Development	22	66,960	0	0			0		66,960	87,770	655,123
General Government	23	168,151	18,190	0			0		186,341	193,317	273,886
Debt Service	24	0	0	0	1,063,762		0		1,063,762	741,571	532,538
Capital Projects	25	0	0	0		4,747,000	0		4,747,000	1,000,000	1,716,035
Total Government Activities Expenditures	26	1,556,847	480,262	0	1,063,762	4,747,000	0		7,847,871	4,477,163	4,848,138
Business Type Proprietary: Enterprise & ISF	27							740,136	740,136	1,244,435	669,566
Total Gov & Bus Type Expenditures	28	1,556,847	480,262	0	1,063,762	4,747,000	0	740,136	8,588,007	5,721,598	5,517,704
Total Transfers Out	29	32,104	251,415	423,263	0	0	0	163,403	870,185	828,159	889,326
Total ALL Expenditures/Fund Transfers Out	30	1,588,951	731,677	423,263	1,063,762	4,747,000	0	903,539	9,458,192	6,549,757	6,407,030
Excess Revenues & Other Sources Over (Under) Expenditures/Transfers Out	31 32	235,007	94,974	-17,205	14,281	-3,943,400	2,000	91,461	-3,522,882	2,374,701	245,783
Beginning Fund Balance July 1	33	539,869	171,556	104,481	897	3,988,628	164,919	2,514	4,972,864	2,598,163	2,352,380
Ending Fund Balance June 30	34	774,876	266,530	87,276	15,178	45,228	166,919	93,975	1,449,982	4,972,864	2,598,163

Source: Iowa Department of Management²⁰

²⁰ Iowa Department of Management, "Adoption of Budget and Certification of City Taxes."

Debt Capacity.

The General Obligation (GO) debt limit ranged from \$10.1 million in FY 2017-2018 to an anticipated almost \$12 million for FY 2022-2023. The remaining GO debt capacity is projected to increase from \$1.7 million in FY 2017-2018 to \$7.9 million in FY 2022-2023. The projections are displayed in Table 8.7 below.

Table 8.7. City Debt Capacity.						
West Branch General Obligation Debt Capacity.						
	FY 17-18	FY 18-19	FY 19-20	FY 20-21	FY 21-22	FY 22-23
Property Valuation at 100% (Actual/Projected)	\$202,291,560	\$216,856,596	\$222,287,236	\$227,844,417	\$233,540,527	\$239,379,040
Statutory GO Debt Limit at 5% of 100% Value	\$10,114,578	\$10,843,280	\$11,114,362	\$11,392,221	\$11,677,026	\$11,968,952
Remaining GO Debt Capacity (Not Obligated)	\$1,747,905	\$3,335,864	\$4,442,362	\$5,564,221	\$6,718,026	\$7,893,952

Source: City Council Agenda Packet November 19, 2018, Speer Financial Inc.

Recommendation: Provide cost-effective management practices to deliver services and facilities to residents. Utilize a variety of funding mechanisms to ensure an equitable sharing of the costs of investing in and maintaining the City's public facilities.

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