



**PLANNING AND ZONING COMMISSION MEETING**

**Tuesday, January 24, 2023 • 7:00 p.m.**

**West Branch City Council Chambers, 110 N. Poplar St.**

*Council Quorum May Be Present*

**<https://zoom.us/j/829677991> or**

***dial in phone number 1-312-626-6799 with Meeting ID 829 677 991***

1. Call to Order
2. Roll Call
3. Approve Agenda/Move to action.
  - a. Approve minutes from the October 25, 2022, Planning & Zoning Commission meeting.
4. Public Hearing/Non-Consent Agenda. /Move to action.
  - a. Nominate \_\_\_\_\_ for Chairperson for the Planning & Zoning Commission for 2023. /Move to action.
  - b. Nominate \_\_\_\_\_ for Vice Chairperson for the Planning & Zoning Commission for 2023. / Move to action.
  - c. Nominate \_\_\_\_\_ for Secretary for the Planning & Zoning Commission for 2023. / Move to action.
  - d. Review / Approve The Meadows Part 3 Subdivision Preliminary Plat. / Move to action.
  - e. Consider and approve a one-year extension regarding Parkside Hills, Lot 11 Site Plan (per Chapter 167.09 – Validity of Approval) and recommend forwarding to City Council. / Move to action.
  - f. Review / Approve The Meadows Part 5 Subdivision Final Plat. / Move to action.
  - g. Review suggested Code update – establishing Front Setback Coverage
  - h. Review suggested Code update – defining Parking space
5. Old Business
  - a. Sign requirements for HCI District. (Terry Goerd)
  - b. Building design standards
  - c. Tree standards
6. Discussion
  - a. Other developer requests
  - b. City Budget challenges
  - c. Capital Improvement Plan progress
  - d. City Councils Strategic Goals for 2023 and beyond
7. City Staff Reports
8. Comments from Chair and Commission Members.
9. Next regular Planning & Zoning Commission meeting Tuesday, February 28, 2023.
10. Adjourn

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**Planning & Zoning Commission Members:** Chair John Fuller, Vice Chair Ryan Bowers, Sally Peck, Brad Bower,

Matt Van Scoyoc, Jim Hoffman, Vacant • **Zoning Administrator:** Terry Goerd

**Mayor:** Roger Laughlin • **Council Members:** Colton Miller, Nick Goodweiler, Jodee Stoolman, Jerry Sexton, Tom Dean

**City Administrator:** Adam Kofoed **City Clerk:** Leslie Brick • **Fire Chief:** Kevin Stoolman • **Police Chief:** John Hanna

• **Public Works Director:** Matt Goodale

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

**City of West Branch Planning & Zoning Commission Meeting**  
**October 25, 2022**  
**West Branch City Council Chambers, 110 North Poplar Street**

Call to Order

Meeting was called to order at 7:00pm by Chairperson John Fuller

Roll Call

John Fuller, Ryan Bowers, Matt Van Scoyoc, and Jim Hoffman. Brad Bower was excused absent. Sally Peck was absent.

Staff and Council present: Zoning Administrator Terry Goerd, City Administrator Adam Kofoed, and AV Jamie Tucker.

Developers present: Chad Keune Advantage Development

Approve Agenda/Move to action.

Motion to approve by Bowers, seconded by Hoffman. Motion passes 4-0

Public Hearing/Non-Consent Agenda. /Move to action.

Motion to approve minutes from the September 27, 2022 Planning & Zoning Commission meeting made by Van Scoyoc, seconded by Bowers. Motion p

Old Business

Design standard discussion

Motion to approve accessory rental unit ordinance made by Hoffman, seconded by Bowers. Motion passes 4-0.

Comments on parking minimum requirement flexibility. Chairperson Fuller wants to see more language on voting criteria, shared parking agreements, and developers to explain rationale for parking spot reductions.

Landscape requirements discussion. Discussions took place on tree ordinance such as two trees in the front at 2.5" trunks and one tree in the back. 10-foot spacing minimum was mentioned. Goerd mentioned the possibility of trees being enforced through Subdivider's agreements.

City Staff Reports

Strategic planning questionnaire.

Most common items were:

School safety and sidewalks along Cedar Johnson Co. road

Update city's zoning map.

Development standards and minimum packet expectations.

Improved communications between council and zoning commission.

Support infill, low income housing developments, and finishing current development projects.

Catch up on infrastructure needs.  
Encourage connectivity in areas of growth.  
Encourage trail and sidewalks connectivity  
Establish a Main St. road replacement plan.  
Attract more commercial businesses to town.  
Update the comprehensive plan and consider a special census.

Next regular Planning & Zoning Commission meeting Tuesday, November 22, 2022.

Adjourn

Motion to adjourn by Bowers, seconded by Hoffman. Motion passes 4-0.



## REQUEST FOR CONSIDERATION

<b>MEETING DATE:</b> January 24, 2023
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<b>AGENDA ITEM:</b> Review / Approve The Meadows Part 3 Preliminary Plat. / Move to action.
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<b>PREPARED BY:</b> City Clerk, Leslie Brick
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<b>DATE:</b> January 17, 2023
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### BACKGROUND:

Staff met with developer Chad Kuene to discuss and review the preliminary plat submission. The following comments were made:

- 1) Sidewalks are to be constructed along Cedar-Johnson Rd from Meadows Place to West Main Street where the sidewalk will cross at the entrance of the roundabout to the south side of West Main Street. Kuene will also grade for a sidewalk from Meadows Place to the north end of the property line.
- 2) Meadows Place will be a public street and street lighting will be added and shown on the final plat. Street width is 29', here will be no on-street parking. Fire truck turn exhibit is included. Fire Chief Stoolman has no concerns.
- 3) Kuene will be doing an auditor's parcel at the northeast corner of the property and giving it back to KLM Investments (aka The Meadows Development Inc.) due to drainage issues on the property. All parties are in agreement with this item.

Kuene is seeking approval of the preliminary plat so that work can commence with the roundabout project.

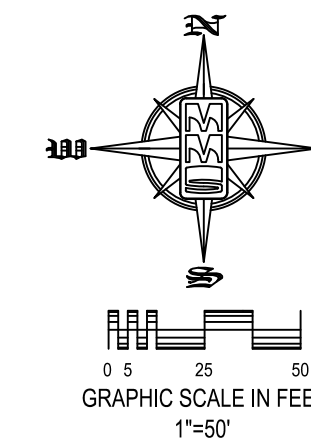


# PRELIMINARY PLAT THE MEADOWS SUBDIVISION - PART THREE WEST BRANCH, CEDAR COUNTY, IOWA

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

OWNER/APPLICANT:  
ADVANTAGE DEVELOPMENT INC.  
2881 INDEPENDENCE ROAD  
IOWA CITY, IOWA 52240

APPLICANT'S ATTORNEY:  
KIRSTEN H. FREY  
327 2ND STREET, SUITE 300  
CORALVILLE, IOWA 52241



### A PORTION OF AUDITORS PARCEL G

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 'T' AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.

### OUTLOT A THE MEADOWS SUBDIVISION PART 4A

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 492 AT PAGE 39 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.

### A PORTION OF AUDITORS PARCEL G

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK 'T' AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.

### OUTLOT A

Zoned: R-1  
KLM INVESTMENT LLC

WEST BRANCH SCHOOL  
Zoned: P-1

#### 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
---	PROPOSED EASEMENT LINES
---	EXISTING EASEMENT LINES
---	BENCHMARK
---	RECORDED DIMENSIONS
---	CURVE SEGMENT NUMBER
(R)	22-1
---	EXISTING POWER POLE
---	PROPOSED POWER POLE W/DROP
---	EXISTING POWER POLE W/TRANS
---	PROPOSED POWER POLE W/LIGHT
---	EXISTING LIGHT POLE
---	PROPOSED LIGHT POLE
---	EXISTING SANITARY MANHOLE
---	PROPOSED SANITARY MANHOLE
---	EXISTING WATER VALVE
---	PROPOSED WATER VALVE
---	EXISTING DRAINAGE MANHOLE
---	PROPOSED DRAINAGE MANHOLE
---	EXISTING CURB INLET
---	PROPOSED CURB INLET
---	EXISTING FENCE LINE
---	PROPOSED FENCE LINE
---	EXISTING SANITARY SEWER
---	PROPOSED SANITARY SEWER
---	EXISTING STORM SEWER
---	PROPOSED STORM SEWER
---	EXISTING WATER LINES
---	PROPOSED WATER LINES
---	EXISTING ELECTRICAL LINES
---	PROPOSED ELECTRICAL LINES
---	EXISTING TELEPHONE LINES
---	PROPOSED TELEPHONE LINES
---	EXISTING GAS LINES
---	PROPOSED GAS LINES
---	EXISTING CONTOUR LINES (1' INTERVAL)
---	PROPOSED CONTOUR LINES (1' INTERVAL)
---	EXISTING TREE LINE
---	PROPOSED TREE LINE
---	EXISTING DECIDUOUS TREE & SHRUB
---	PROPOSED DECIDUOUS TREE & SHRUB
---	EXISTING EVERGREEN TREE & SHRUB
---	PROPOSED EVERGREEN TREE & SHRUB

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.

#### EROSION CONTROL LEGEND

---	SILT FENCE/FILTER SOCK
---	PERIMETER SILT FENCE
---	TEMPORARY ROCK CONSTRUCTION ENTRANCE/EXIT
---	TEMPORARY SOIL STOCKPILE AREA
---	TEMPORARY PARKING AND STORAGE
---	DIRECTION OF OVERLAND FLOW
---	DUMPSTER FOR CONSTRUCTION WASTE
---	CONCRETE TRUCK/EQUIPMENT WASHOUT
---	PORTABLE RESTROOM
---	DUMPSTER FOR CONSTRUCTION WASTE
---	DOCUMENT LOCATION (PERMITS, SWPPP, INSPECTION FORMS, ETC.)
---	8' EROSION CONTROL BLANKET
---	OTHER MEASURE:
---	OTHER MEASURE:
---	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.

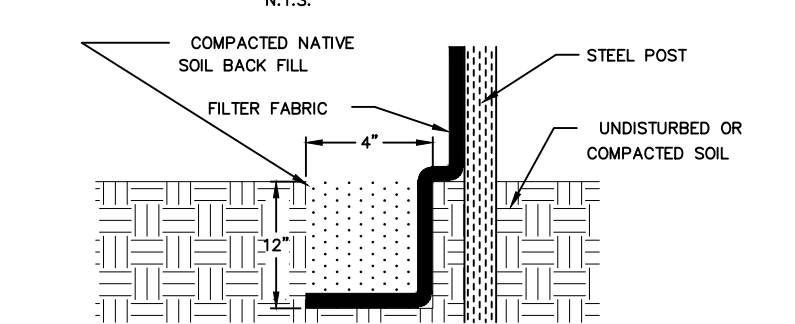
#### RURAL STABILIZING CROP SEEDING RATES AND SCHEDULE

MARCH 1 THROUGH OCTOBER 31	
DAT	50 LBS. PER ACRE
GRAIN RYE	50 LBS. PER ACRE
CANADA WILDRYE (ELYMUS CANADENSIS)	5 LBS. PLS. PER ACRE
NOVEMBER 1 THROUGH FEBRUARY 28 (OR 29)	
DAT	62 LBS. PER ACRE
GRAIN RYE	62 LBS. PER ACRE
CANADA WILDRYE (ELYMUS CANADENSIS)	7 LBS. PLS. PER ACRE

FOR STABILIZING CROP ONLY: CANADA WILDRYE (ELYMUS CANADENSIS) SEED WILL NOT BE REQUIRED TO BE CERTIFIED AS SOURCE IDENTIFIED CLASS (YELLOW TAG) SOURCE GO-IOWA.

CANADA WILDRYE (ELYMUS CANADENSIS) SEED SHALL BE DEERATED OR EQUAL TO FACILITATE APPLICATION OF SEED.

#### SILT FENCE DETAIL



INSTALLATION

- POSTS SHALL BE 1.33 POUNDS PER LINEAL FOOT STEEL WITH A MINIMUM LENGTH OF 5 FEET. STEEL POSTS SHALL HAVE PROJECTIONS FASTENING WIRE TO THEM.
- SILT FENCE FABRIC SHALL CONFORM TO U.S. STANDARD SPECIFICATION SECTION 4196.01. SILT FENCING SHALL BE A MINIMUM OF 24" AND A MAXIMUM OF 36" HIGH WHEN COMPLETE.
- THE FILTER FABRIC SHALL BE PURCHASED IN A CONTINUOUS ROLL OUT TO THE LENGTH OF THE FENCE TO AVOID THE USE OF JOINTS. WHEN JOINTS ARE NECESSARY, THE FILTER CLOTH SHALL BE SPUN TOGETHER ONLY AT A SUPPORT POST, WITH A MINIMUM 6" OVERLAP, AND SECURELY SEALED.
- 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".
- A TRENCH SHALL BE EXCAVATED APPROXIMATELY 4" WIDE BY 12" DEEP ALONG THE UPSLOPE SIDE OF THE POSTS.
- FILTER FABRIC SHALL BE STAPLED OR WIRED 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.
- THE TRENCH SHALL BE BACK FILLED WITH EXCAVATED MATERIAL AND THOROUGHLY COMPACTED.

#### GRADING NOTES

- MAXIMUM SLOPE ON CUTS AND FILLS SHALL BE 3:5: HORIZONTAL TO 1: VERTICAL.
- NO EXCAVATION SHALL BE ALLOWED WITHIN 2' OF PROPERTY LINES.
- WHERE HEIGHT OF FILL IS GREATER THAN 30" AN INTERMEDIATE TERRACE OF AT LEAST 4" WIDE SHALL BE ESTABLISHED AT MID HEIGHT.
- COMPACTION TO BE 95% MODIFIED STANDARD PROCTOR WHERE  $> 6:1$  SLOPE.
- 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.
- 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.
- 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.
- ALL STREET SUBGRADES SHALL BE CONSTRUCTED AND COMPACTED IN ACCORDANCE WITH JOHNSON COUNTY DESIGN AND CONSTRUCTION STANDARDS AND PROCEDURES.
- THE SIDE SLOPES OF THE DETENTION BASINS SHALL BE SEEDING WITH A PERMANENT SEED MIX FOR RURAL AREAS ACCORDING TO FOOT SPECIFICATION 2601.03C.

- MAINTENANCE
- 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.
  - SHOULD THE FABRIC ON A SILT FENCE DECOMPOSE OR BECOME INEFFECTIVE PRIOR TO STABILIZING THE UPSLOPE AREAS THE FABRIC SHALL BE REPLACED PROMPTLY.
  - 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.
  - 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.
  - 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.

#### GRADING AND EROSION CONTROL PLAN AND SWPPP

#### THE MEADOWS SUBDIVISION - PART THREE

WEST BRANCH CEDAR COUNTY IOWA

#### MMS CONSULTANTS, INC.

Date: 1/03/2023

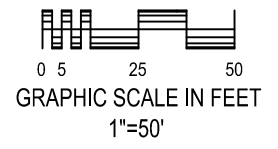
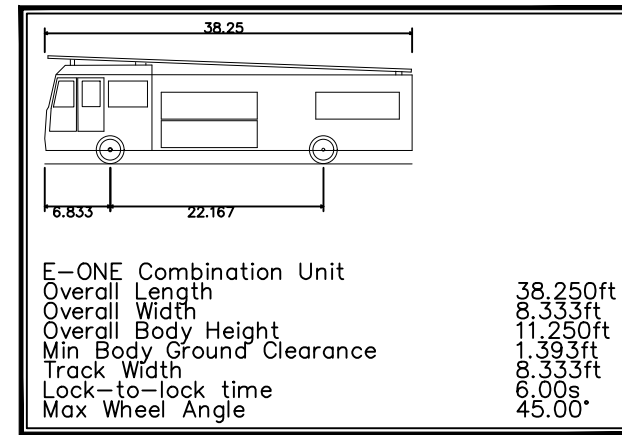
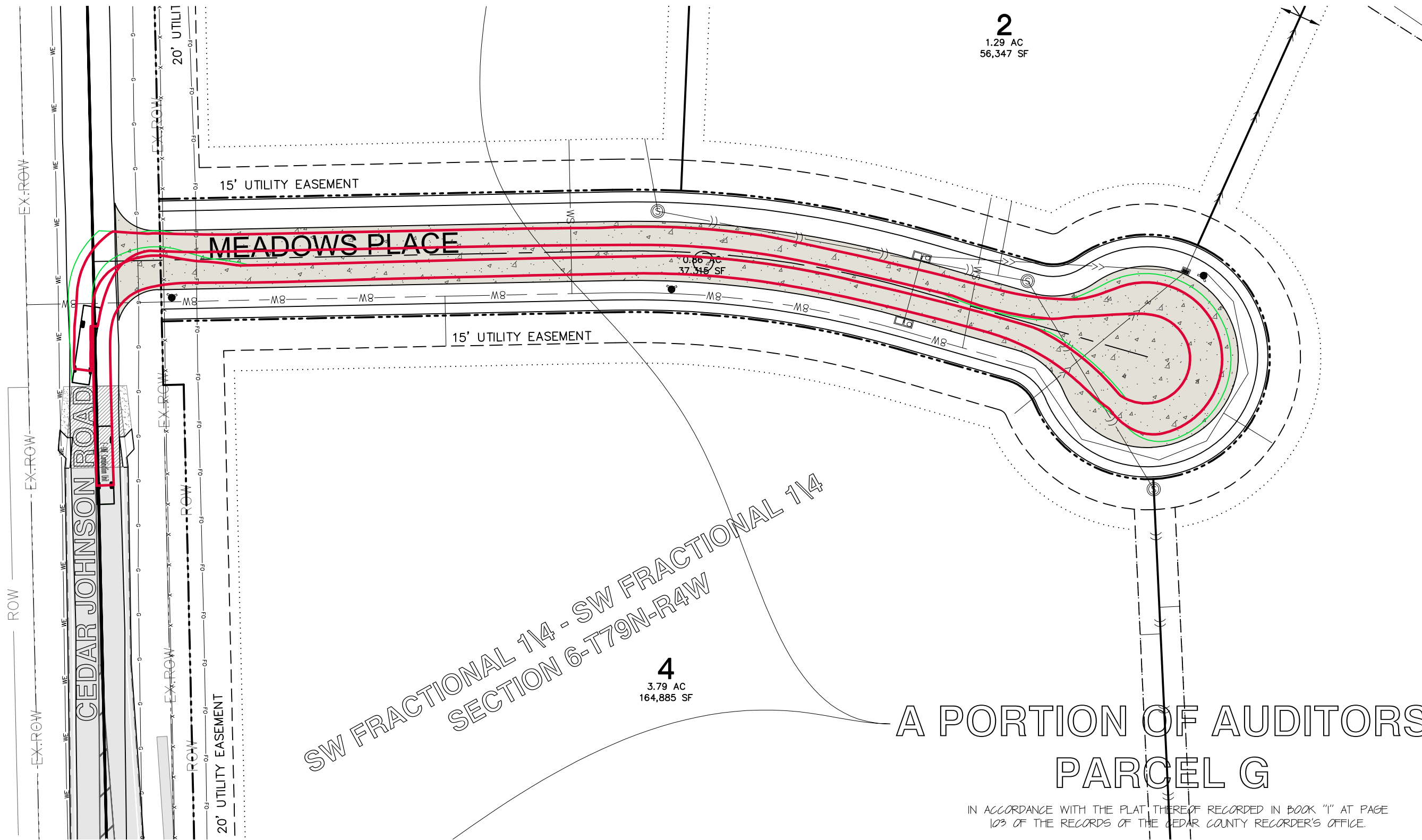
Designed by: RLA Field Book No: 1354

Drawn by: LSS Scale: 1"=50'

Checked by: RLA Sheet No: 1

Project No: 6992-395

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**2**  
 1.29 AC  
 56,347 SF

**4**  
 3.79 AC  
 164,885 SF

A PORTION OF AUDITORS  
 PARCEL G

IN ACCORDANCE WITH THE PLAT THEREOF RECORDED IN BOOK "1" AT PAGE 103 OF THE RECORDS OF THE CEDAR COUNTY RECORDER'S OFFICE.



CIVIL ENGINEERS  
 LAND PLANNERS  
 LAND SURVEYORS  
 LANDSCAPE ARCHITECTS  
 ENVIRONMENTAL SPECIALISTS

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

[www.mmsconsultants.net](http://www.mmsconsultants.net)

Date	Revision
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FIRE TRUCK TURN  
 AROUND EXHIBIT

THE MEADOWS  
 - PART THREE  
 WEST BRANCH  
 CEDAR COUNTY  
 IOWA

MMS CONSULTANTS, INC.

Date: 1/11/2023

Designed by: RLA	Field Book No:
Drawn by: BAH	Scale: 1" = 50'
Checked by: RLA	Sheet No: 1
Project No: 6992-395	



## REQUEST FOR CONSIDERATION

<b>MEETING DATE:</b>	January 24, 2023
<b>AGENDA ITEM:</b>	Consider and approve a one-year extension regarding Parkside Hills, Lot 11 Site Plan (per Chapter 167.09- Validity of Approval) and recommend forwarding to the City Council. / Move to action.
<b>PREPARED BY:</b>	City Clerk, Leslie Brick
<b>DATE:</b>	January 17, 2023

### BACKGROUND:

We reviewed our Site Plan Requirements in the Code, per Chapter 167.09 site plans are valid for one year from date of City Council approval.

Parkside Hills – Lot 11 (planned for 2 / 12 units)

Lot 11 Site Plan – approved by P&Z 10/12/2021

Lot 11 Site Plan – approved by City Council 11/15/2021

### 167.09 VALIDITY OF APPROVAL.

1. A site plan shall become effective upon certification of approval by the City Council.
2. The City Council approval of any site plan required by this chapter shall remain valid for one year allowing one-year extension with approval of City Council upon recommendation of the Commission after the date of approval, after which time the site plan shall be deemed null and void if the development has not been established or actual construction commenced. For the purpose of this chapter “actual construction” shall mean that the permanent placement of construction materials has started and is proceeding without undue delay. Preparation of plans, securing financial arrangements, issuance of building permits, letting of contracts, grading of property, or stockpiling of materials on the site shall not constitute actual construction.

The Developer, Chad Kuene is requesting a one- year extension as construction is expected to begin in 2023. Based on availability of certain materials, colors will be slightly different than the original proposed concept. (samples are attached.)



**Roof:** Timberline Natural Shadows - Charcoal

**Soffit, Fascia:** White

**Front, back, and sides:** Norandex Granite horizontal

**6" White LP Trim (front and back only):** Gable peaks, windows on siding, patio/deck doors.



Front and Back elevations

**Roof:** Timberline Natural Shadows - Charcoal

**Soffit, Fascia:** White

**Front, back, and sides:** Norandex Granite horizontal

**6" White LP Trim (front and back only):** Gable peaks, windows on siding, patio/deck doors.



Side elevations



## REQUEST FOR CONSIDERATION

<b>MEETING DATE:</b> January 24, 2023
---------------------------------------

<b>AGENDA ITEM:</b> Review / Approve The Meadows Part 5 Final Plat. / Move to action.
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<b>PREPARED BY:</b> City Clerk, Leslie Brick
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<b>DATE:</b> January 17, 2023
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### BACKGROUND:

Developer, The Meadows Development Inc., along with their engineer Axiom Consultants have submitted the final plat for The Meadow's Part 5. This subdivision lies between Loethen Ridge Estates and The Meadows Part 4B and completes the connection of Prairie View Drive and connects Ridge View Drive at its northerly point.

The preliminary plat for The Meadows Part 5 was previously approved by the City Council on May 16, 2022.

Public improvements are currently being finished up. City Engineer will inspect all public improvements and escrow monies will be collected if needed before forwarding to City Council for their approval and recording of final plat documents.

# FINAL PLAT

## THE MEADOWS SUBDIVISION

### PART 5

WEST BRANCH, CEDAR COUNTY, IOWA

#### LEGAL DESCRIPTION:

THE MEADOWS SUBDIVISION PART 5 BEING PART OF AUDITOR'S PARCEL G, AS RECORDED IN PLAT BOOK I, PAGE 103 OF THE CEDAR COUNTY RECORDER'S OFFICE, IN THE NORTHWEST FRACTIONAL QUARTER (NW ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) AND THE NORTHEAST FRACTIONAL QUARTER (NE ¼) OF THE SOUTHWEST FRACTIONAL QUARTER (SW ¼) OF SECTION 6, TOWNSHIP 79 NORTH, RANGE 4 WEST, IN THE CITY OF WEST BRANCH, CEDAR COUNTY, IOWA DESCRIBED AS:

BEGINNING AT THE NORTHEAST CORNER OF LOT 8 OF THE MEADOWS SUBDIVISION PART 4B AS RECORDED IN BOOK 1554 PAGE 326 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE NORTH LINE OF SAID PARCEL G N86°46'49"E, 1017.99 FEET TO THE NORTHWEST CORNER OF LOT 25 OF LOETHEN RIDGE ESTATES AS RECORDED IN BOOK 1553, PAGE 129 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG THE EAST LINE OF SAID LOETHEN RIDGE ESTATES S00°54'09"W, 331.54 FEET TO THE SOUTHWEST CORNER OF LOT 1 OF SAID LOETHEN RIDGE ESTATES; THENCE N86°03'04"W, 75.92 FEET ALONG THE NORTH LINE OF THE MEADOWS SUBDIVISION PART 2 AS RECORDED IN BOOK 1387, PAGE 78 OF THE CEDAR COUNTY RECORDER'S OFFICE; THENCE ALONG SAID NORTH LINE S86°46'30"W, 234.26 FEET; THENCE ALONG SAID NORTH LINE S77°42'45"W, 246.67 FEET; THENCE ALONG SAID NORTH LINE N15°39'23"W, 32.45 FEET; THENCE ALONG SAID NORTH LINE N88°48'26"W, 80.24 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 68.43 FEET; THENCE ALONG SAID NORTH LINE N28°56'30"W, 23.66 FEET; THENCE ALONG SAID NORTH LINE S61°03'30"W, 271.17 FEET TO THE EAST LINE OF SAID MEADOWS SUBDIVISION PART 4B; THENCE ALONG SAID EAST LINE N18°57'41"W, 118.97 FEET; THENCE ALONG SAID EAST LINE N86°46'30"E, 13.79 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 198.71 FEET; THENCE ALONG SAID EAST LINE S86°46'30"W, 19.26 FEET; THENCE ALONG SAID EAST LINE N03°13'30"W, 135.10 FEET TO THE POINT OF BEGINNING.

DESCRIBED PARCEL CONTAINS 7.92 ACRES AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

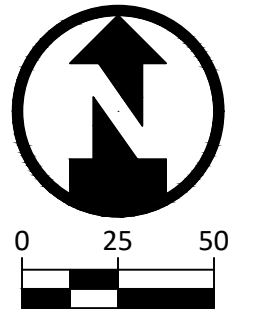
FOR RECORDER'S USE ONLY

RECORDER'S INDEX

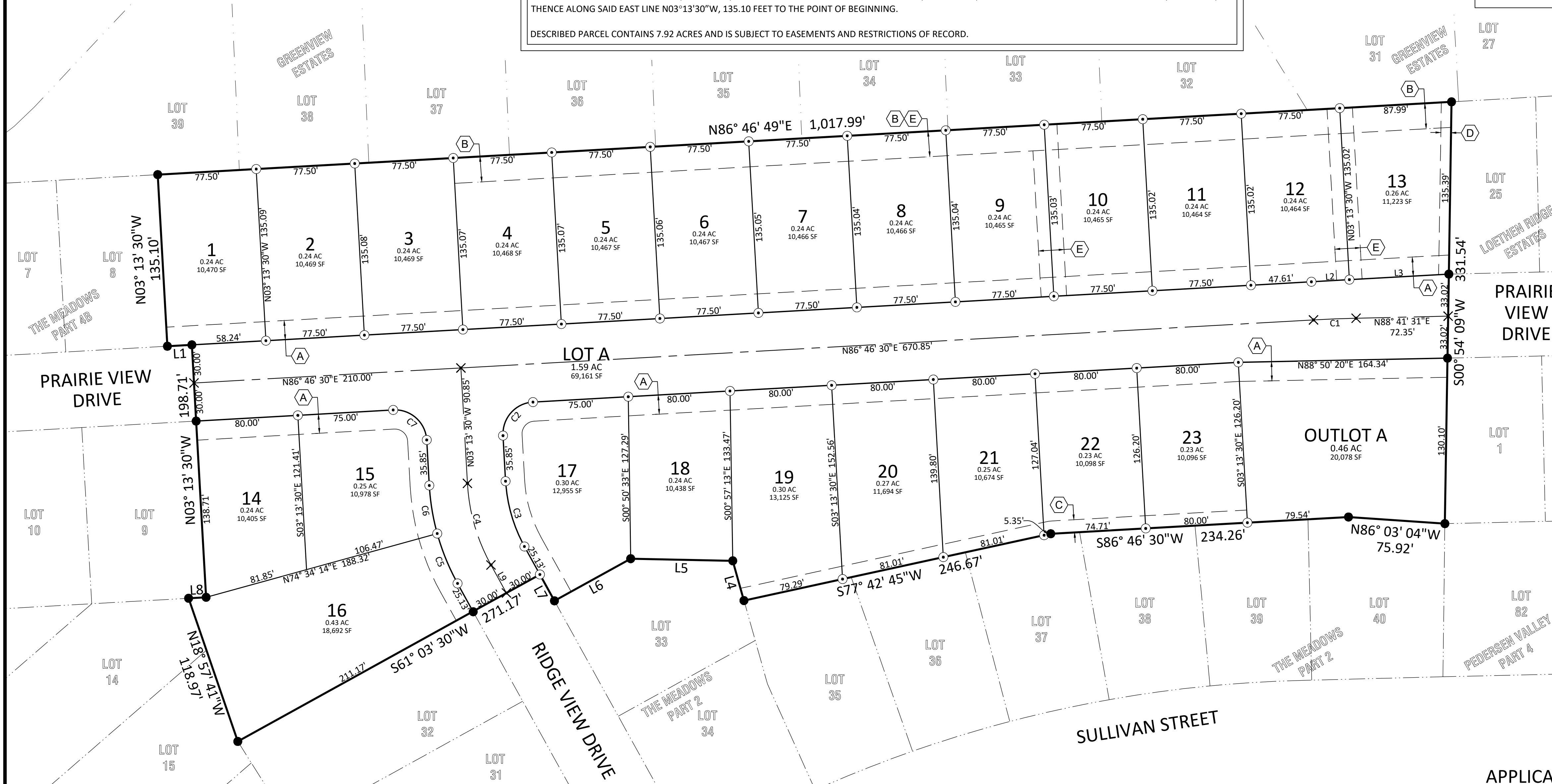
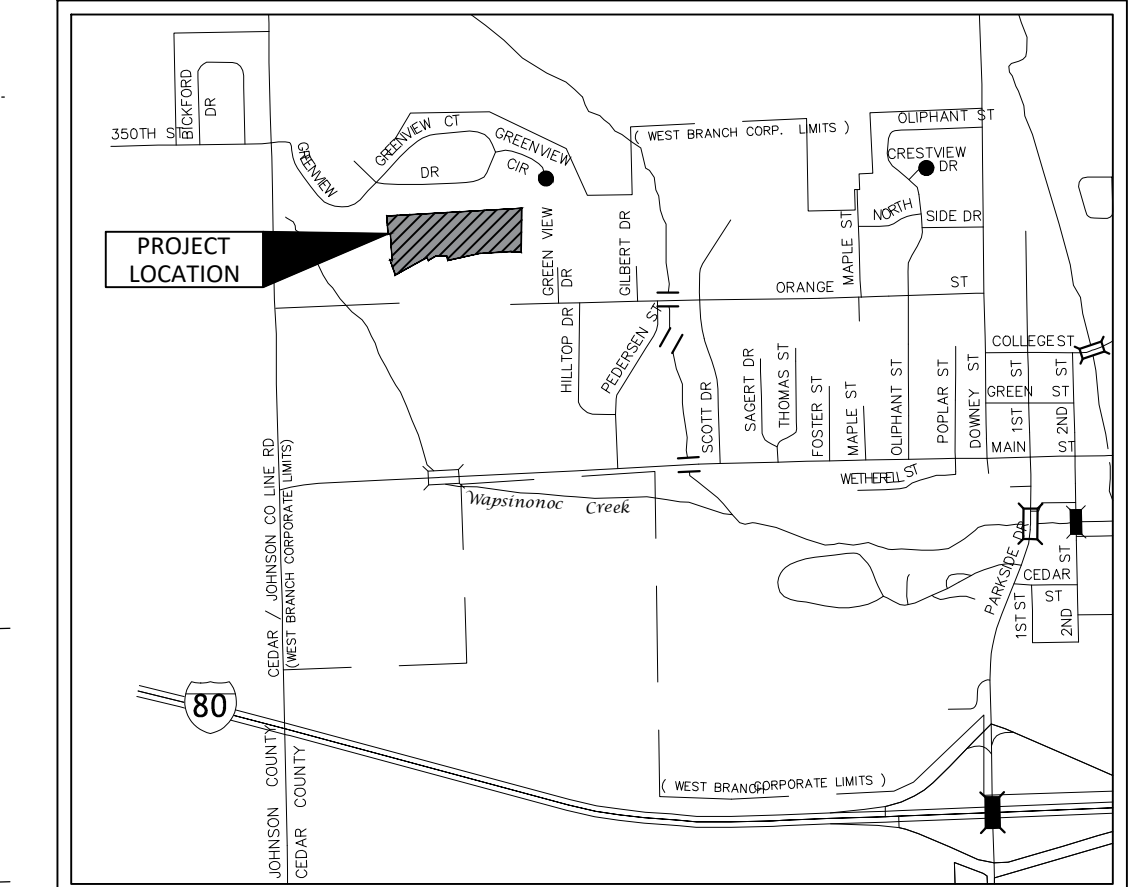
COUNTY: CEDAR  
SECTION: 6-79-4  
QUARTER SECTION: SW 1/4  
CITY: WEST BRANCH  
SUBDIVISION: MEADOWS PART 5  
BLOCK: NA  
LOT(S): NA



ENGINEER:



#### PROJECT VICINITY MAP:



#### APPROVED BY:

CITY OF WEST BRANCH:

BY \_\_\_\_\_

ATTEST \_\_\_\_\_ DATE \_\_\_\_\_

CITY PLANNING & ZONING COMMISSION:

BY \_\_\_\_\_ DATE \_\_\_\_\_

UTILITY APPROVALS:

ALLIANT ENERGY \_\_\_\_\_ DATE \_\_\_\_\_

LIBERTY COMMUNICATIONS \_\_\_\_\_ DATE \_\_\_\_\_

LINN COUNTY REC \_\_\_\_\_ DATE \_\_\_\_\_

MEDIACOM IOWA CITY \_\_\_\_\_ DATE \_\_\_\_\_

#### 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

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

#### LEGEND:

- SET 3/4" Ø PIPE OPC 19828
- FOUND 3/4" Ø PIPE OPC 19828
- SET CUT "X"
- ORANGE PLASTIC CAP
- PROPOSED BOUNDARY/PROPERTY LINE
- EXISTING PROPERTY LINE
- PROPOSED EASEMENT
- EXISTING EASEMENT

#### NOTES:

PARCEL	SIZE (AC)	INTENDED USE
LOT A	1.59	RIGHT OF WAY
OUTLOT A	0.46	STORMWATER MANAGEMENT

- LOT A TO BE DEDICATED TO THE CITY OF WEST BRANCH AS STREET RIGHT OF WAY
- OUTLOT A IS TO BE OWNED AND MAINTAINED BY A HOME OWNERS ASSOCIATION

#### KEY NOTES:

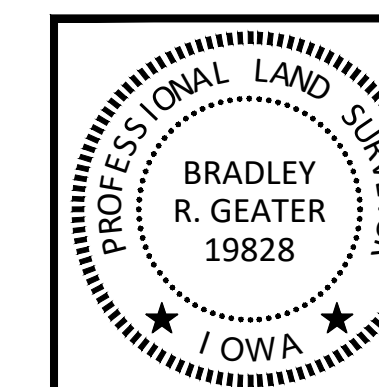
- 15' PUBLIC UTILITY EASEMENT
- 20' SANITARY SEWER EASEMENT
- 10' STORM SEWER AND DRAINAGE EASEMENT
- 8' PRIVATE UTILITY EASEMENT
- 20' STORM SEWER AND DRAINAGE EASEMENT

#### CURVE TABLE

CURVE #	LENGTH	RADIUS	DELTA	CHORD DIR.	CHORD LEN.
C1	33.46	1000.00	1°55'01"	N87°44'01"E	33.46
C2	39.27	25.00	90°00'00"	N41°46'30"E	35.36
C3	53.86	120.00	25°43'00"	N16°05'00"W	53.41
C4	67.33	150.00	25°43'00"	N16°05'00"W	66.76
C5	42.45	180.00	13°30'44"	N22°11'08"W	42.35
C6	38.34	180.00	12°12'16"	N09°19'38"W	38.27
C7	39.27	25.00	90°00'00"	N48°13'30"W	35.36

#### LINE TABLE

LINE #	LENGTH	BEARING
L1	19.26	S86°46'30"W
L2	29.89	N86°47'48"E
L3	78.24	N86°47'48"E
L4	32.45	N15°39'23"W
L5	80.24	N88°48'26"W
L6	68.43	S61°03'30"W
L7	23.66	N28°56'30"W
L8	13.79	N86°46'30"E
L9	25.13	N28°56'30"W



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

**DRAFT**

BRADLEY R. GEATER, P.L.S., P.E.  
LICENSE NUMBER 19828

DATE \_\_\_\_\_

MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023.

PAGES OR SHEETS COVERED BY THIS SEAL: ALL

#### DRAWING LOG

REV	DATE	DESCRIPTION OF CHANGES
1	10-26-2022	FINAL PLAT SUBMITTAL

PROJECT NAME:  
THE MEADOWS SUBDIVISION  
PART 5  
WEST BRANCH, IA  
CLIENT NAME:  
KLM INVESTMENTS, INC

SHEET NAME:  
FINAL PLAT  
SHEET NUMBER:  
21-0224  
DESIGN PROFESSIONAL:  
GEATER



## REQUEST FOR CONSIDERATION

<b>MEETING DATE:</b> January 24, 2023
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<b>AGENDA ITEM:</b> Review suggested Code update – establishing Front Setback Coverage
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<b>PREPARED BY:</b> City Clerk, Leslie Brick on behalf of Terry Goerd
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<b>DATE:</b> January 17, 2023
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### BACKGROUND:

Zoning Administrator provided language from the Iowa City Code of Ordinances regarding front yard paving.

Proposed language could be added to our Code of Ordinance as follows:

Front Setback Coverage:

1. Purpose: The front setback coverage standard ensures that a certain portion of the front setback area remains free of impervious surface, which helps to maintain a consistent and pleasant environment along neighborhood streets. These standards increase public safety by preventing excessive front yard paving and vehicular storage that may obscure the principal dwelling and the main entrance from view of the street. In addition, this standard helps to prevent neighborhood streets that are dominated by front yard pavement, particularly along frontages with narrow residential lots.

2. Standard: The maximum front setback coverage standard for the single-family residential zones is 50% of the required front yard. This is the maximum percentage of the required front setback that may be covered by impervious surface, including driveways, walkways, patios, decks, and other paved areas.



## REQUEST FOR CONSIDERATION

<b>MEETING DATE:</b> January 24, 2023
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<b>AGENDA ITEM:</b> Review suggested Code update – defining Parking Space
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<b>PREPARED BY:</b> City Clerk, Leslie Brick on behalf of Terry Goerd
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<b>DATE:</b> January 17, 2023
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### BACKGROUND:

Zoning Administrator provided language from the Iowa City Code of Ordinances regarding front yard paving.

Proposed language could be added to our Code of Ordinance as follows:

39. “Parking space” means an off-street space accessible and available for the parking of one motor vehicle and having an area of not less than 180 square feet, together with a driveway connecting the parking space with a street, road, or alley and permitting ingress and egress of an automobile. All parking and stacking spaces, drives and aisles must be constructed of asphaltic cement concrete, portland cement concrete or manufactured paving materials.