

RESOLUTION 2025-41

**ORDERING PROVIDING A CONDITIONAL DECLINATION TO REVIEW A
BOUNDARY LINE ADJUSTMENT LOCATED IN THE CITY'S
EXTRATERRITORIAL REVIEW BOUNDARIES.**

WHEREAS, Lots 8 and 9 of Slach's Commercial Subdivision (the "Property") is located within the City's extraterritorial review boundary within unincorporated Cedar County; and

WHEREAS, the owner of Lots 8 and 9 of Slach Subdivision, Cedar County, Iowa, have heretofore presented a proposed boundary line adjustment which has been reviewed by the West Branch Planning and Zoning Commission; and

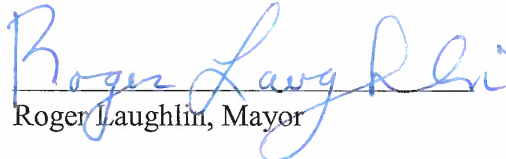
WHEREAS, the Planning and Zoning Commission reviewed the proposal and believes that no further review is warranted as long as the owners implement Concept #4 attached hereto as Exhibit "A."

WHEREAS, city staff agrees that with the implementation of Concept #4, no further review is warranted.

NOW, THEREFORE, It Is Resolved by the Council of the City of West Branch, Iowa, that the City Council provides a conditional declination to review said boundary line adjustment any further as long as Concept #4 is implemented as part of this development.

BE IT FURTHER RESOLVED, that if the property owner refuses to implement Concept #4, that the City Council will indeed exercise further review of this boundary line adjustment.

Passed and approved this 7th day of April, 2025.



Roger Laughlin, Mayor

ATTEST:



Leslie Brick, City Clerk

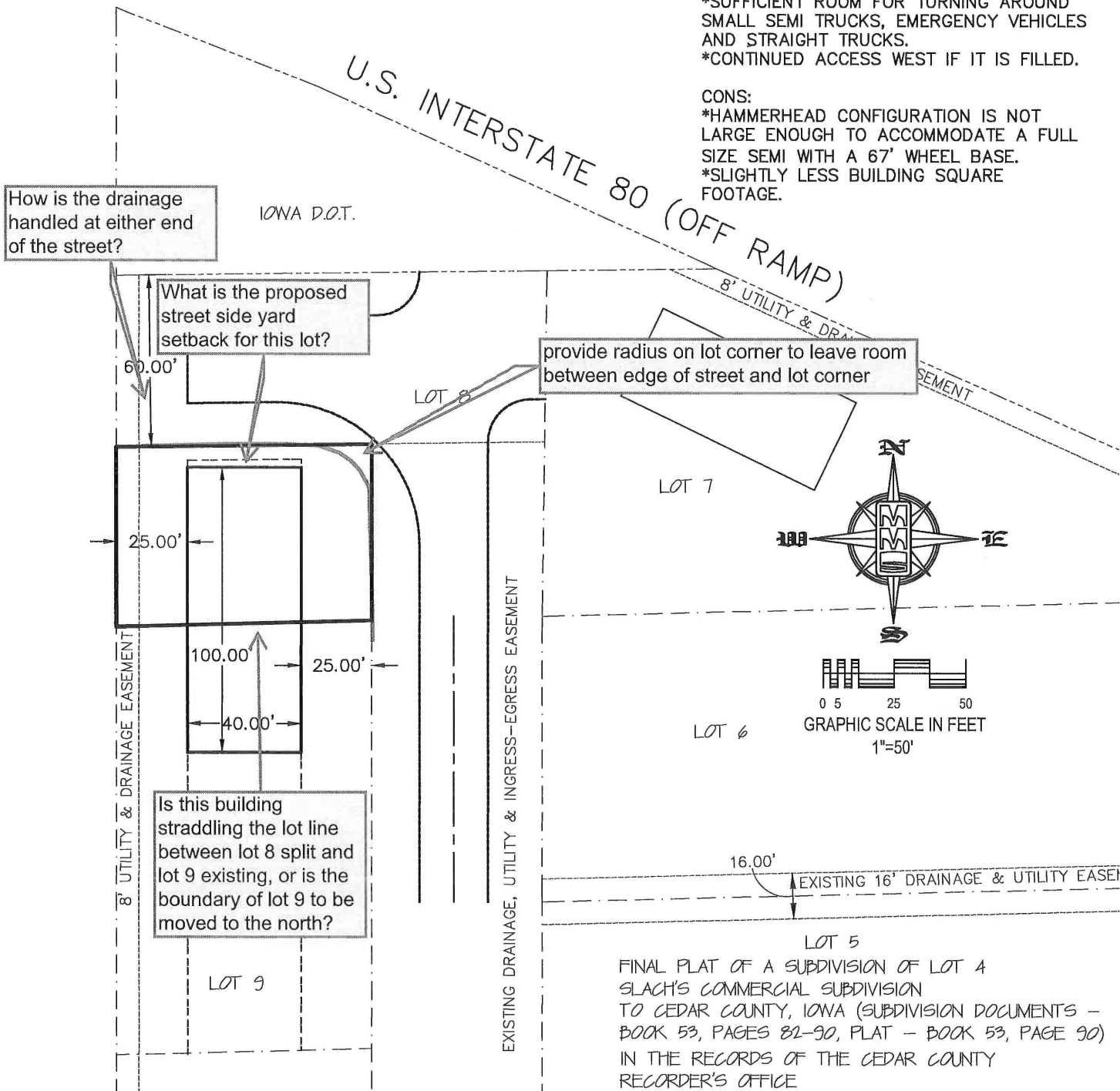
OPTION 4 CREATE A 5,600 SQ. FT. PARCEL
 THE REMAINDER OF LOT 8 BECOMES
 AN ACCESS, DRAINAGE AND UTILITY
 EASEMENT.

PROS:

- *ACCESS TO NORTH END OF BUILDING
- *ACCESS TO SEPTIC ON SOUTH END
- *SUFFICIENT ROOM FOR TURNING AROUND
 SMALL SEMI TRUCKS, EMERGENCY VEHICLES
 AND STRAIGHT TRUCKS.
- *CONTINUED ACCESS WEST IF IT IS FILLED.

CONS:

- *HAMMERHEAD CONFIGURATION IS NOT
 LARGE ENOUGH TO ACCOMMODATE A FULL
 SIZE SEMI WITH A 67' WHEEL BASE.
- *SLIGHTLY LESS BUILDING SQUARE
 FOOTAGE.



U.S. INTERSTATE 80 (OFF RAMP)

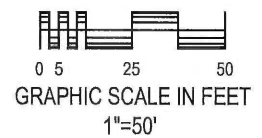
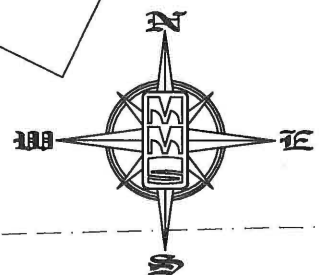
IOWA D.O.T.

How is the drainage handled at either end of the street?

What is the proposed street side yard setback for this lot?

provide radius on lot corner to leave room between edge of street and lot corner

Is this building straddling the lot line between lot 8 split and lot 9 existing, or is the boundary of lot 9 to be moved to the north?



FINAL PLAT OF A SUBDIVISION OF LOT 4
 SLACH'S COMMERCIAL SUBDIVISION
 TO CEDAR COUNTY, IOWA (SUBDIVISION DOCUMENTS -
 BOOK 53, PAGES 82-90, PLAT - BOOK 53, PAGE 90)
 IN THE RECORDS OF THE CEDAR COUNTY
 RECORDER'S OFFICE

Designed by: DMW	Scale: 1" = 50'
Drawn by: DMW	Date: 01/14/2025
Checked by: DMW	Project No: 11818-001

CONCEPT 4

LOTS 8 & 9 SUBDIVISION OF LOT 4
 SLACH'S COMMERCIAL SUBDIVISION
 WEST BRANCH
 CEDAR COUNTY, IOWA

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Field Book No:	NA
Date	Revision