



CITY OF CLEAR LAKE

15 North 6th Street • P.O. Box 185 • Clear Lake, IA 50428
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www.cityofclearlake.com

Mayor
NELSON P.
CRABB

December 30, 2016

HONORABLE MAYOR & CITY COUNCIL MEMBERS

City
Administrator
SCOTT
FLORY

The next regular meeting of the Clear Lake City Council is scheduled for Tuesday, January 3, 2017, at 6:30 p.m., in the Council Chambers, at City Hall. Please refer to the attached agenda for the items discussed below.

COUNCIL MEMBERS

MARK
EBELING
Ward 1

TONY J.
NELSON
Ward 2

JIM
BOEHNKE
Ward 3

MIKE
CALLANAN
At Large

GARY
HUGI
At Large

ITEM #6A. **Industrial Property Tax Exemption – Reuter Racing.** At its meeting on November 7, 2016, the Council set the date for a public hearing on the proposal to pre-approve a request for an Industrial Property Tax Exemption to Reuter Racing, 2910 4th Avenue S., under Chapter 8, Section 8.07, of the Clear Lake Municipal Code and the Code of Iowa Chapter 427B. Notice of the hearing was published in the Clear Lake Mirror Reporter on November 9, 2016. The public hearing was held on November 21, 2016. By law, the Council cannot take action on an Ordinance to grant the exemption prior to 30 days following the hearing. Following approval, the Ordinance is forwarded to the County Assessor for final determination. It is expected that the Ordinance will be filed with the County Assessor following passage, approval and publication as provided by law.

ITEM #6B. **E. Main Ave Street Reconstruction Project.** At its meeting on December 19, 2016, the Council established the date for the public hearing on the proposed plans, specifications, form of contract, and estimate of cost for the project. Notice of the hearing was published in the Clear Lake Mirror Reporter on December 28, 2016.

The engineer's estimate of the probable cost of construction is \$859,873. Indirect Project costs (engineering, legal, administrative) are estimated at \$120,400, or 14% of the Project's estimated cost. Therefore, the total estimated cost of the Project is \$980,273.

The City has been awarded grant funding from two separate DOT programs to offset costs of the Project. The City will be receiving \$70,000 in TAP funding for the bike lane(s) extension component of the project and \$450,000 in STP funds for the road improvements, as well.

The tentative schedule calls for the Project bid letting to be held by the Iowa DOT on, Wednesday, January 18, 2017, with consideration of an award of contract at the Council meeting on February 6, 2017.



ITEM #6C. **Parking Regulations – street side mailboxes.** Current city code parking regulations prohibit parking within 20' on either side of a street side mailbox. The proposed Ordinance would modify that restriction to the hours of 8:00a.m. to 5:00 p.m., M-F, excluding holidays.

Smart Quote: *"I have never felt that anything really mattered, but the satisfaction of knowing that you stood for the things in which you believed, and had done the very best you could"* – Eleanor Roosevelt, First Lady, diplomat, and activist

Scott Flory
City Administrator

PUBLIC NOTICE IS HEREBY GIVEN that the following governmental body will meet at the date, time, and place herein set out. The tentative agenda for said meeting is as follows:

TENTATIVE AGENDA
CLEAR LAKE CITY COUNCIL
CITY HALL – 15 N. 6TH STREET
TUESDAY, JANUARY 3, 2017
6:30 P.M.

1. Call to Order and Pledge of Allegiance led by Mayor Nelson P. Crabb.
2. Approval of Agenda.
3. Consent Agenda:
 - A. Minutes –December 19, 2016.
 - B. Approval of the bills & claims.
 - C. Licenses & Permits:
 - **Liquor License**: Class E Liquor License (LE), Class B Wine Permit, Class C Beer Permit (Carryout Beer), **Fareway**; Class C Beer Permit, Class B Wine Permit with Sunday Sales, **Dollar General**; Class C Liquor License (LC) (Commercial) with Sunday Sales, **Surf Ballroom**; (renewals).
4. Citizens opportunity to address the Council on items not on the agenda:
 - In conformance with the City Council’s Rules of Procedure, no action can occur on items presented during the Citizens forum.
 - Please walk to the lectern, state your name (spell last name), address, and subject of your discussion.
 - Speakers are limited to a maximum of five (5) minutes per person.
5. Unfinished Business:
 - **Motion** to approve **Ordinance #820**, “An **Ordinance** establishing grades for the 14th Avenue N. Street Reconstruction Project by City Council (final reading)
 - Discussion and consideration of **Motion** by City Council.

6. New Business:

A. Industrial Property Tax Exemption Request – 2910 4th Ave S.:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Ordinance #821**, “An **Ordinance** providing for the pre-approval of a 5-year partial property tax exemption pursuant to Chapter 427B of the Code of Iowa for the Ruter Racing Development Project located at 2910 4th Ave S. by City Council (1st reading).
- Discussion and consideration of **Motion** by City Council.
- **Motion** to suspend the rules of procedure and waive the 2nd reading and place **Ordinance #821** on final reading by City Council.
- Discussion and consideration of **Motion** by City Council.
- **Motion** to approve **Ordinance #821**, “An **Ordinance** providing for the pre-approval of a 5-year partial property tax exemption pursuant to Chapter 427B of the Code of Iowa for the Ruter Racing Development Project located at 2910 4th Ave S. by City Council (final reading).
- Discussion and consideration of **Motion** by City Council.

B. E. Main Avenue (S. 20th-S. 24th St.) Street Reconstruction Project:

- Introduction by Scott Flory, City Administrator.
- Review of plans & specifications, Jason Petersburg, P.E., Veenstra & Kimm.
- Open public hearing by Mayor Nelson P. Crabb.
- **Motion** to close the public hearing by City Council.
- **Motion** to approve **Resolution #17-01**, “A Resolution approving plans & specifications, form of contract, and estimate of cost for the E. Main Avenue Street Reconstruction & Bike Lane Extension Project” by City Council.
- Discussion and consideration of **Motion** by City Council.

C. Parking Regulations – Street side mailboxes:

- Review by Scott Flory, City Administrator.
- **Motion** to approve **Ordinance #822**, “An **Ordinance** amending the Code of Ordinances of the City of Clear Lake, Iowa, 2003, Chapter 69, Parking Regulations, Section 69.06(3) by City Council. (1st reading)
- Discussion and consideration of **Motion** by City Council.

D. Rezoning Petition – east of I-35 (#194 interchange) and south of HWY 122:

- Review of proposal, Mike Ritter, Building Official.
- **Motion** to approve **Resolution #17-02**, “A Resolution of Intent to hold a public hearing – rezoning petition.”
- Discussion and consideration of **Motion** by City Council.

7. Chief of Police’s Report:

8. Mayor’s Report:

9. Public Works Director’s Report:

10. City Administrator’s Report:

11. Other Business:

12. Adjournment.

NEXT REGULAR MEETING – JANUARY 16, 2017

This notice is given pursuant to Chapter 21.4(1) of the Code of Iowa and the local rules of said governmental body

ORDINANCE NO. _____

**GRADE ORDINANCE FOR
14th AVE. NORTH STREET IMPROVEMENT PROJECT
CLEAR LAKE, IOWA**

Be it ordained by the City Council of Clear Lake, Cerro Gordo County, Iowa.

Section 1. That the centerline grades for all project streets are hereby established about the datum plane as follows:

Grade Ordinance 14th AVE. NORTH from LOGAN DRIVE to NORTH 8TH STREET. Begin at station 15+90 increasing East to 21+75.

<u>Station</u>	<u>Existing Centerline Elevation</u>	<u>New Centerline Elevation</u>	
15+90	1213.21	1213.21	
16+00	1213.14	1213.26	
16+50	1213.19	1213.52	
17+00	1213.38	1213.78	
17+50	1213.63	1214.04	
18+00	1213.86	1214.30	
18+50	1214.16	1214.56	
19+00	1214.29	1214.82	
19+50	1214.59	1215.08	
20+00	1214.95	1215.34	
20+50	1215.16	1215.60	
21+00	1215.60	1215.86	
21+40	1216.03	1216.07	PVI - SAG; 50' VERTICAL CURVE
21+75	1217.07	1217.14	

PVI = POINT OF VERTICAL INTERSECTION

Section 2. All ordinances or parts of ordinances that conflict herewith are repealed.

Section 3. That this ordinance shall be in force and effect from and after its passage and publication as provided by law.

Pass and approved this _____ day of _____, 2016.

Nelson Crabb, Mayor

ATTEST:

Jennifer Larsen, City Clerk

Published in the _____.

ORDINANCE # _____

AN ORDINANCE PROVIDING FOR THE PRE-APPROVAL OF A FIVE YEAR PARTIAL PROPERTY TAX EXEMPTION PURSUANT TO CHAPTER 427B OF THE CODE OF IOWA FOR THE RUTER RACING DEVELOPMENT PROJECT LOCATED AT 2910 4TH AVENUE S.

WHEREAS, Chapter 8 of the City of Clear Lake, Iowa, Code of Ordinances, 2003, as amended, provides for the "Industrial Property Tax Exemptions", as allowed for under Chapter 427B of the Code of Iowa; and

WHEREAS, the City has received a request for pre-approval of a partial property tax exemption from Ruter Racing, relative to the construction of a new industrial facility to be located at 2910 4th Avenue S.

WHEREAS, the city has previously set the date for a public hearing (November 7th); published notice of hearing in the Clear Lake Mirror Reporter (November 9th); held the required public hearing (November 21st); and taken action on a proposed Ordinance no sooner than 30 days from the date of the hearing all as provided for by law.

NOW, THEREFORE, BE IT ORDAINED by the City Council of the City of Clear Lake, Iowa, as follows:

Section 1. Tax Exemption Authorized.

The City of Clear Lake hereby authorizes, consents, and grants its prior approval to the utilization of the partial property tax exemption in accordance with Chapter 8, "Industrial Property Tax Exemptions", of the City of Clear Lake, Iowa, Code Ordinances, 2003, as amended, and as allowed for under Chapter 427B of the Code of Iowa.

Section 2. Property taxes upon termination.

At the termination of said tax exemption herein approved by the Clear Lake City Council, the project shall be subject to all applicable real property taxes as provided by state law and local ordinance.

Section 3. Ordinance sent to County Assessor.

The City Clerk is hereby authorized and directed to forward a copy of this Ordinance to the County Assessor no later than February 6th. The County Assessor shall have the final authority as to the determination of whether the Project is qualified and otherwise entitled to the exemption.

Section 4. Inconsistent Ordinances Repealed.

Should any provision of this Ordinance be inconsistent with the provisions of any prior ordinances, the inconsistent provisions of such prior ordinances are hereby repealed, but only to the extent of any inconsistencies.

Section 5. Invalidation

In the event that any provision of this Ordinance or the application thereof to any person or circumstance is declared invalid by a court of competent Jurisdiction, such declaration of invalidity shall not affect any other provision or application of this Ordinance.

PASSED and APPROVED this ____ day of _____, 2017.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

Council Member _____ introduced the following Resolution entitled "RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE EAST MAIN AVENUE STREET RECONSTRUCTION & BIKE LANE EXTENSION PROJECT" and moved that the same be adopted. Council Member _____ seconded the motion to adopt. The roll was called and the vote was,

AYES: _____

NAYS: _____

Whereupon, the Mayor declared the following Resolution duly adopted:

RESOLUTION ADOPTING PLANS, SPECIFICATIONS, FORM OF CONTRACT AND ESTIMATED COST FOR THE EAST MAIN AVENUE STREET RECONSTRUCTION & BIKE LANE EXTENSION PROJECT

WHEREAS, on the _____ day of _____, _____, plans, specifications, form of contract and estimated cost were filed with the Clerk of the City of Clear Lake, Iowa, for the construction of the East Main Avenue Street Reconstruction & Bike Lane Extension Project, within the corporate limits; and

WHEREAS, the plans and specifications are consistent and in compliance with the final grades heretofore established by ordinance for all streets to be improved; and

WHEREAS, notice of hearing on plans, specifications, form of contract, and estimated cost was published as required by law:

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF CLEAR LAKE, STATE OF IOWA:

Section 1. That the plans, specifications, form of contract and estimated cost are hereby approved as the plans, specifications, form of contract and estimated cost for the improvements for the project.

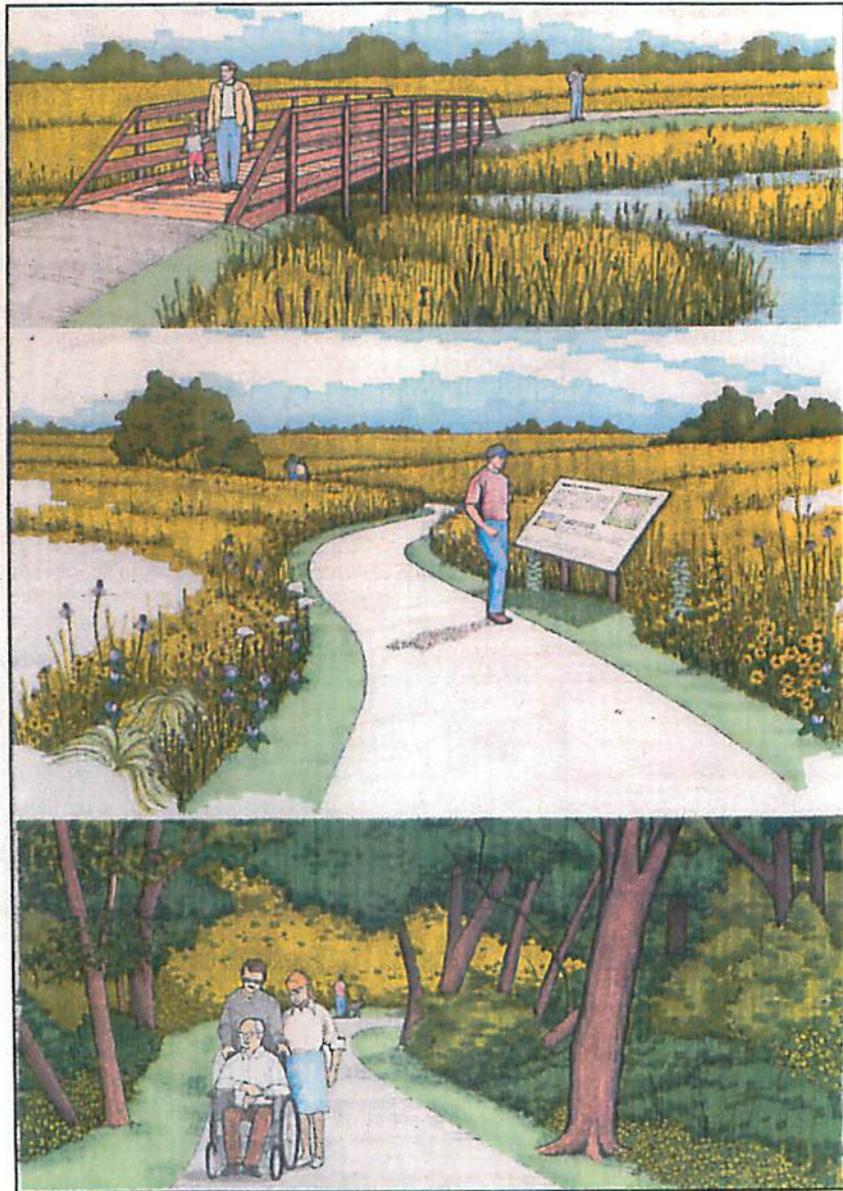
PASSED AND APPROVED this 3rd day of January, 2017.

Mayor

ATTEST:

City Clerk

CERRO GORDO RECREATIONAL TRAILS PLAN

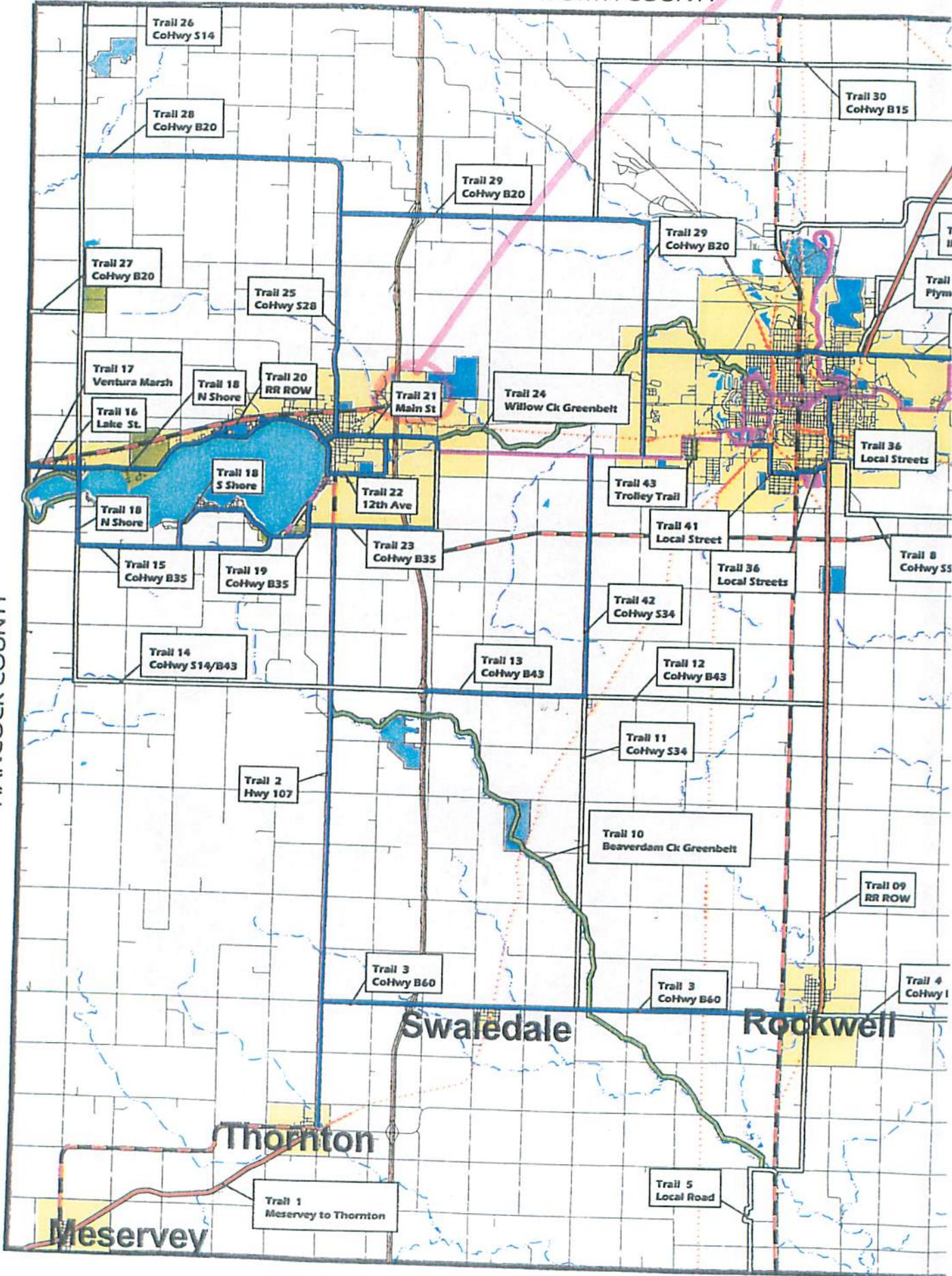


DUNBAR/JONES PARTNERSHIP

FALL 2001

WORTH COUNTY

HANCOCK COUNTY



FRANKLIN COUNTY

appear to the automotive user as rural sections and they tend to travel above the posted limits. Traffic calming modifications could be implemented that would slow traffic down in congested areas, especially along North Shore Drive. Signage should be maximized to inform the motoring public of alternative transportation modes along the roadway.

Trail 19: Trail 19 is County Highway B35 from South Shore Court, east to the end of construction at 27th Street. The road is 23 feet wide with 4 foot paved shoulders. It is recommended this be a Type 3 trail, as shown in Figure VI-9. This segment connects with Trail 23, also County Highway B35. Maintenance on a shared roadway with paved shoulder is critical for safety. The painted line demarking the bike lane shoulder must be repainted regularly and the shoulder must be swept frequently during the year. Signage should be provided to increase safety. Trail 19 is 1.08 miles.

Trail 20: Trail 20 is an alternate route for the more congested section of Trail 18 along the North Shore Drive at the commercial district. Beginning at the intersection of West 7th Avenue North the trail will be a shared roadway. It would continue to North 16th Street West (County Highway S18) then west along the south side of the railroad right of way where it would become a Type 2 trail as a "rails-with-trails" project. Continuing along the north side of All Vets Golf Course, it will intersect with Shorewood Drive and would become a shared roadway again. It will follow Fairway Drive, Orchard Lane and Orchard Court and intersect with Trail 18. Trail 20 is 7,075 feet with 3,661 feet of Type 2 trail.

Trail 21: Trail 21 is Main Street from South Shore Court, east to S 40th Street. It will connect to Trail 23 and Trail 24 (Willow Creek Greenway). The road is 41 feet wide from South Shore Drive to 24th Street. Parking is allowed and a Type 3 trail is proposed. This section would accommodate a bike lane adjacent to the parking as described in Figure VI-10. The next segment from 24th Street to 40th Street has a pavement width of 21 feet and parking is not allowed. Main Street is scheduled for reconstruction in 2004 and should be designed to accommodate a 5-foot bike lane. This segment connects with Trail 23 and the Trolley Trail. Trail 21 is 2.20 miles.

Trail 22: Trail 22 is 12th Avenue from South Shore Drive to 24th Street and 24th Street to Main Street. It provides a connection to the softball complex. This segment will be a Type 3 trail. At South Shore Drive, east to Highway 107 (S 8th Street) the pavement width is 24 feet and 4-foot bike lanes should be added, as shown in Figure VI-9. It then narrows to 24 feet and no shoulder. The shoulders would be widened to four feet and/or sidewalks added to both sides of the street. From the softball complex to Main Street the surface is gravel. When this section is paved, it should accommodate a four-foot bike lane. Trail 22 is 1.71 miles.

Trail 23: Trail 23 is County Highway B35 and 40th Street. It provides a connection to the Trolley Trail and Main Street. Three segments comprise this trail. B35 would require shoulder improvements, 40th Street would become a Type 4 shared roadway segment, and the north section past the Trolley Trail would require road improvements with a four-foot bike lane. This segment will be a Type 3 shared roadway trail. Trail 23 is 4.23 miles.

Trail 24: Trail 24 is located along the Willow Creek Greenbelt between Clear Lake and Mason City. It is recommended Trail 24 be a Type 1 facility, as shown in Figure VI-3. This trail is 8.49 miles.

Trail 25: Trail 25 is located along County Highway S28, between County Highway B20 and Main Street in Clear Lake. This trail is divided into two segments, for a total length of 4.25 miles.

1. The segment along Highway B20 north of Highway 18, has street paving 22 feet wide with 2 foot unpaved shoulders. It is recommended this be a Type 3 facility by providing a 4 foot paved shoulder, as described in Figure VI-8. This section is 3.8 miles.
2. This segment, located in Clear Lake, has a 22 foot wide road, but there is no shoulder. It is recommended this be a Type 3 facility by providing a 4 foot bike lane, as shown in Figure VI-9. This section south of Highway 18 is 0.45 miles.

Trail 26: Trail 26 is located along County Highway S14 and is divided into four segments. The total length of this trail is 8.91 miles.

Figure VI-9: Bicycle Lane Dimensions

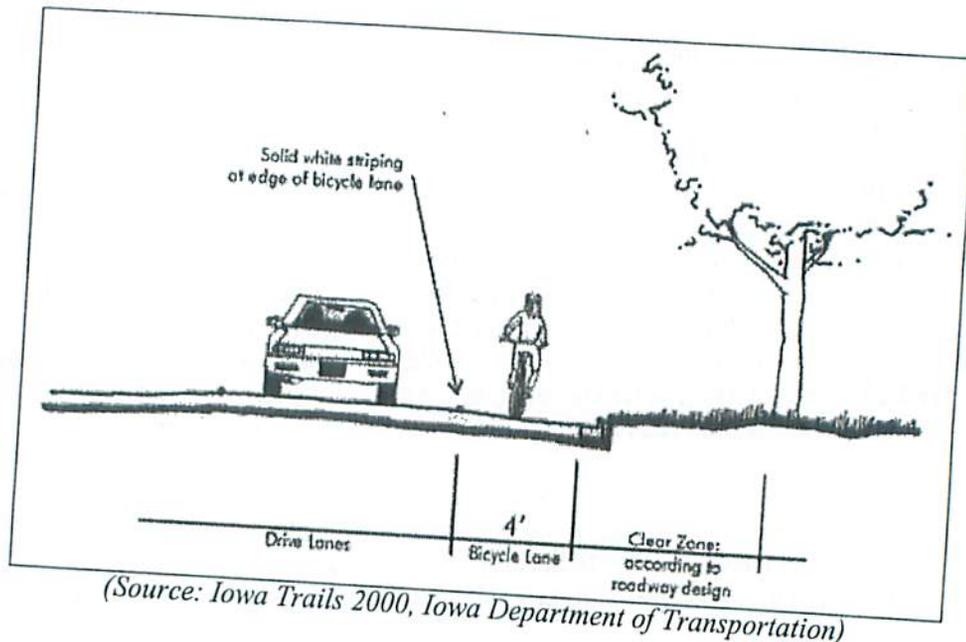
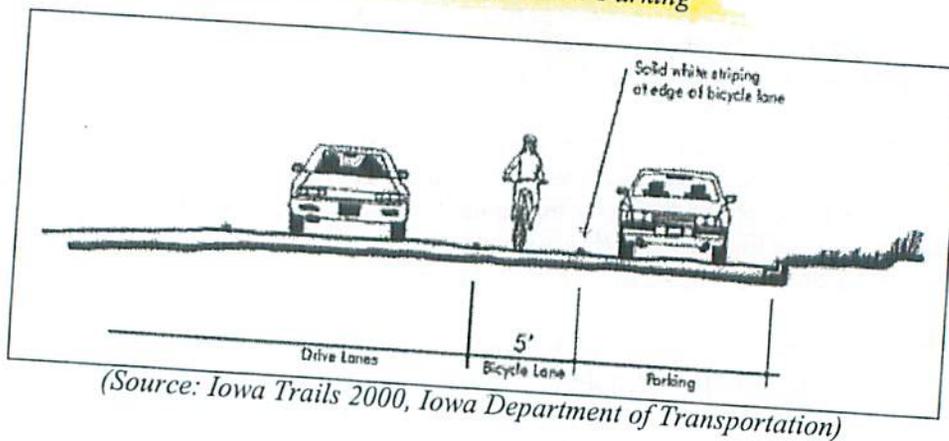


Figure VI-10: Bicycle Lane Dimensions Adjacent to Parking



Shared Lane (Trail Type 4)

A shared bicycle lane facility shares the roadway with vehicular traffic. These facilities don't recommend improvements or enhancements to the roadway itself. Ideally, a lane width of 14 feet should be provided for these facilities. (See Figure VI-11.) Shared lanes on steep uphill segments should be 15 feet. Lanes greater than 15 feet are not recommended because motor vehicles may use them as two lanes.

3. Advertising. Displaying advertising;
4. Merchandise Sales. Selling merchandise from such vehicle except in a duly established market place or when so authorized or licensed under this Code of Ordinances.

69.06 PARKING PROHIBITED. No one shall stop, stand or park a vehicle except when necessary to avoid conflict with other traffic or in compliance with the directions of a peace officer or traffic control device, in any of the following places:

1. Crosswalk. On a crosswalk.
(Code of Iowa, Sec. 321.358 [5])
2. Center Parkway. On the center parkway or dividing area of any divided street.
(Code of Iowa, Sec. 321.236 [1])
3. Mailboxes. Within twenty (20) feet on either side of a mailbox which is so placed and so equipped as to permit the depositing of mail from vehicles on the roadway.
4. Sidewalks. On or across a sidewalk except in instances where "on-street" parking is prohibited on both sides of the adjacent street or streets (in the case of a lot with frontage on more than one street) and there is, additionally, insufficient "on-site, "off-street" parking space to accommodate the parking of two (2) vehicles. (Ord. 749 – Sep. 07 Supp)
(Code of Iowa, Sec. 321.358 [1])
5. Driveway. In front of a public or private driveway.
(Code of Iowa, Sec. 321.358 [2])
6. Intersection. Within, or within ten (10) feet of an intersection of any street or alley.
(Code of Iowa, Sec. 321.358 [3])
7. Fire Hydrant. Within five (5) feet of a fire hydrant.
(Code of Iowa, Sec. 321.358 [4])
8. Stop Sign or Signal. Within ten (10) feet upon the approach to any flashing beacon, stop or yield sign, or traffic control signal located at the side of a roadway.
(Code of Iowa, Sec. 321.358 [6])
9. Railroad Crossing. Within fifty (50) feet of the nearest rail of a railroad crossing, except when parked parallel with such rail and not exhibiting a red light.
(Code of Iowa, Sec. 321.358 [8])
10. Fire Station. Within twenty (20) feet of the driveway entrance to any fire station and on the side of a street opposite the entrance to any fire station within seventy-five (75) feet of said entrance when properly sign posted.
(Code of Iowa, Sec. 321.358 [9])

ORDINANCE NO _____

AN ORDINANCE AMENDING THE CODE OF ORDINANCES OF THE CITY OF CLEAR LAKE, IOWA, 2003, CHAPTER 69 PARKING REGULATIONS SECTION 69.06 (3)

WHEREAS, the City has established regulations for vehicle parking within the City found in City Code Chapter 69; and

WHEREAS, the City desires to update the City Code regarding vehicle parking to allow the City to better enforce and manage parking regulations.

NOW, THEREFORE, BE IT ORDAINED BY THE GOVERNING BODY OF THE CITY OF CLEAR LAKE, IOWA:

Section 69.06 (3) is hereby repealed in its entirety and amended as follows:

Park a vehicle within 20 feet on either side of a street side mailbox between 8:00 a.m. and 5:00 p.m., except Sundays and Holidays.

Liberal Construction. The provisions of this Ordinance shall be liberally construed to effectively carry out its purposes which are hereby found and declared to be in furtherance of the public health, safety, welfare, and convenience.

Savings Clause. The repeal of any Ordinance or Code Section, as provided herein, shall not revive an Ordinance previously repealed, nor shall the repeal affect any right which accrued, any duty imposed, any penalty incurred or any proceeding commenced, under or by virtue of the Ordinance repealed.

Invalidity. If for any reason any chapter, article, section, subsection, sentence, portion or part of this Ordinance, or the application thereof to any person or circumstance, is declared to be unconstitutional or invalid, such decision shall not affect.

Effective Date. This Ordinance shall become effective upon passage and publication of the ordinance summary in the official City newspaper as provided by State law.

PASSED and APPROVED BY the Mayor and City Council this _____ day of _____, 2017.

Mayor

Attest:

Jennifer Larsen, City Clerk



CITY OF CLEAR LAKE
PUBLIC WORKS DEPARTMENT
1419 2nd Avenue South • P.O. Box 185 • Clear Lake, IA 50428
Phone (641) 357-6135 • FAX (641) 357-6150
www.cityofclearlake.com

November 2, 2016

Honorable Mayor and City Council,

At this month's meeting on Oct. 27th, the Planning and Zoning Commission reviewed a request to change the current zoning of 7 parcels of land located just south of Willow Creek Court and North of the railroad. These parcels of land are owned by the Clear Lake Materials Corp. The current zoning of these parcels is I-1 (Light Industrial).

After discussion, it was decided and voted upon to forward a recommendation to change the zoning classification of these properties to CI-1 (Intensive Commercial). This zoning change would allow this property to be developed as a campground which is a Permitted Use under Section 165.23.1.D (Commercial recreational facilities).

Sincerely,

Arnold Prohaska

Planning and Zoning Chairman

August 11, 2016

Project: Concept Plan - Andrews RV Campground and Storage Unit

Subject: Project Narrative

Location: Clear Lake, Iowa Willow Creek Court (East of 35 & South of Hwy 18)

Developer:

Contractor: Charlson Excavating Company Inc., Clear Lake, IA

The developer is proposing to construct an RV campground site with a total of +/- 130-150 individual camp sites and provide an area for storage units and some outside storage space. The campground would be seasonal sites and not intended on overnights type sites. The campground area consists of about 86.6 acres of land and existing open water ponds, just south of Willow Creek. The camp site development will be phased with 30-50 sites being completed per phase. The storage area is +/- 9.5 acres and located in the southwest corner of the project site.

Three access points are proposed to the project, one from existing Willow Creek Court on the North, one from Indigo Avenue (N. 40th) from the east (this access maybe for emergency vehicles only), and one from Main Avenue on the south. The access and internal roadways will consist gravel with dust control as needed. The roadway will be constructed within a 25' roadway easement area of some form. An office/shelter/shower house for the camp site will be constructed during some phase of the project. The main access to the storage area will be from Main Avenue.

The campground sites will typically be 40' in width by 80' in depth, some will vary in width and depth and may only be 25' in width and 50' in depth. Each site will be monumented in the field to show the individual lot area. Each campsite will be served with an individual sanitary sewer service, a ¾" or 1" water service and an electrical connection. Within each campsite there will be a 6" aggregate base pad and each site will typically have some form of a patio. The details of each site will be determined with each end user. The campground will have a private beach area with a shelter and restrooms and a tot lot/playground area for kids.

The mainline sanitary sewer system will drain to 3 individual grinder pump lift stations. The lift stations will pump, via a 1.5" or 2" force main to the existing sanitary sewer system to the north or south of the project site. The watermain system will consist of 8" and 6" water lines with services for each camp site.

At this concept stage, we are requesting input from the City to address the development approval process, the public and private utilities and the project access.

Attached are some conceptual designs and site drawings. At this point we are currently working to design the water and sewer utilities to work towards final design stages.

RESOLUTION No. _____

A RESOLUTION OF INTENT TO HOLD A PUBLIC HEARING – REZONING PETITION

WHEREAS, the City of Clear Lake has received a request from the owner to rezone certain property from I-1 (Light Industrial) to CI-1 (Intensive Commercial); and

WHEREAS, the properties proposed to be rezoned are legally described as:

- E 22' E1/2 NE NW 17-96-21
- E1/2 NE NW EXC RR & EXC S 713' W 627' & EXC E 33' 17-96-21
- L 10 AUD PL SW1/4 LYG E I-35 & EXC STATE OF IOWA 08-96-21
- L 7 AUD PL SW1/4 EXC STATE OF IOWA 08-96-21
- NW SE 08-96-21 LYG SELY WILLOW CREEK
- SW SE 08-96-21 EXC RR R/W 38.5 AC
- BEG SE COR SE SE 08-96-21 N 86' W 683.8' TH N 89° 30' W 296.3' N 52° 52' W 424.2' TH S TO SW COR SE SE TH E TO POB EXC RR 14.35 AC
- S 474.20' L'S 2 & 3 AUD PL SW1/4 08-96-21 EXC COM SW COR L 3 TH N 00°03'06" E 72' TO CTR LINE WILLOW CREEK & POB TH CONT N 00°03'06" E 27' TO IRON T-BAR MONUMENT TH CONT N 00°03'06" E 375' TO NW COR S 474.20' L 3 TH S 89°15'54" E 629.95' ALG NLY LINE S 474.20 L 3 & 2 TO NE COR S 474.20' L 2 TH S 00°06'03" W 20' ALG ELY LINE L 2 TO IRON T-BAR MONUMENT TH CONT S 00°06'03" W 20' TO CTR LINE WILLOW CREEK TH SWLY 725' ALG CTR LINE TO POB

WHEREAS, the Planning & Zoning Commission of the City of Clear Lake reviewed this requested rezoning at its meeting on October 21, 2016, and has unanimously recommended the rezoning of this vicinity to the Clear Lake City Council.

NOW, THEREFORE, BE IT RESOLVED:

1. That a public hearing be scheduled for January 16, 2017, at 6:30 p.m., in the Council Chambers at the Clear Lake City Hall to hear public comment regarding the above listed item.
2. That the City Clerk is hereby directed to publish notice of public hearing in a newspaper having general circulation in the City of Clear Lake, said notice to be not less than 7 and not more than 20 days prior to the hearing as specified in Section 362.3 and 414.4 of the Code of Iowa.

Approved and adopted this 3rd day of January, 2017.

Nelson P. Crabb, Mayor

Attest:

Jennifer Larsen, City Clerk

PUBLIC NOTICE

NOTICE IS HEREBY GIVEN that the City Council of the City of Clear Lake, Iowa, will meet in the Council Chambers, at City Hall, 15 N. 6th Street, Clear Lake, IA, on January 16, 2017, at 6:30 p.m., to consider a proposal to amend the Official Zoning Map of the City to rezone certain properties from Light-Industrial (I-1) to Intensive Commercial (CI-1). The properties proposed for rezoning are:

- E 22' E1/2 NE NW 17-96-21
- E1/2 NE NW EXC RR & EXC S 713' W 627' & EXC E 33' 17-96-21
- L 10 AUD PL SW1/4 LYG E I-35 & EXC STATE OF IOWA 08-96-21
- L 7 AUD PL SW1/4 EXC STATE OF IOWA 08-96-21
- NW SE 08-96-21 LYG SELY WILLOW CREEK
- SW SE 08-96-21 EXC RR R/W 38.5 AC
- BEG SE COR SE SE 08-96-21 N 86' W 683.8' TH N 89° 30' W 296.3' N 52° 52' W 424.2' TH S TO SW COR SE SE TH E TO POB EXC RR 14.35 AC
- S 474.20' L'S 2 & 3 AUD PL SW1/4 08-96-21 EXC COM SW COR L 3 TH N 00°03'06" E 72' TO CTR LINE WILLOW CREEK & POB TH CONT N 00°03'06" E 27' TO IRON T-BAR MONUMENT TH CONT N 00°03'06" E 375' TO NW COR S 474.20' L 3 TH S 89°15'54" E 629.95' ALG NLY LINE S 474.20 L 3 & 2 TO NE COR S 474.20' L 2 TH S 00°06'03" W 20' ALG ELY LINE L 2 TO IRON T-BAR MONUMENT TH CONT S 00°06'03" W 20' TO CTR LINE WILLOW CREEK TH SWLY 725' ALG CTR LINE TO POB

Opportunity for public comment will be allowed during the public hearing. Comments in advance may be addressed to Mike Ritter, Building Official, at 641-357-6136 or at mritter@cityofclearlake.com.

This notice is given by order of the Clear Lake City Council and pursuant to Iowa Code Sections 362.3 and 414.4.

165.23 INTENSIVE COMMERCIAL ZONE (CI-1). The Intensive Commercial Zone (CI-1) is intended to provide areas for those sales and service functions and businesses whose operations are typically characterized by outdoor display, storage and/or sale of merchandise, by repair of motor vehicles, by outdoor commercial amusement and recreational activities, or by activities or operations conducted in buildings or structures not completely enclosed. Special attention must be directed toward buffering the negative aspects of these uses upon any residential use.

1. Permitted Uses.
 - A. Auto and truck-oriented uses.
 - B. Building contractor facilities, yards and pre-assembly yards.
 - C. Clubs.
 - D. Commercial recreational facilities.
 - E. Computer supply stores.
 - F. Consignment stores.
 - G. Equipment rental agencies.
 - H. Farm implement dealers.
 - I. Food lockers.
 - J. Furniture and carpeting stores.
 - K. Hardware and building supply stores.
 - L. Lumber yards and building supply establishments and yards.
 - M. Marine equipment and supply.
 - N. Meeting halls.
 - O. Merchandise and product supply centers but not including the retail sale of merchandise on premises.
 - P. Office uses.
 - Q. Plant nurseries and florist shops.
 - R. Printing and duplicating operations.
 - S. Repair shops.
 - T. Restaurants.
 - U. Wholesale trade and warehouse establishments.

certificate is granted upon completion of new construction or for alteration or additions to existing structures.

35. "Child daycare facility" means a State-licensed or registered facility where more than six (6) children are temporarily left with attendants. Any establishment which receives any number of children after ten o'clock (10:00) p.m. and before seven o'clock (7:00) a.m. is defined as a child daycare facility and as such is licensed or registered.

36. "Clinic" means an office where outpatients are scheduled for examinations and treatment by one or more members of a healing profession, such as a group of physicians or dentists.

37. "Clinic, small animal" means an establishment where the prevention and treatment of diseases and injuries in small domestic animals is carried out by a licensed veterinarian. For the purposes of this chapter, this definition does not include a kennel.

38. "Club" means a meeting place of an association with restricted access to the general public controlled by its members and in which property is actually owned, leased or held in common for the benefit of its members.

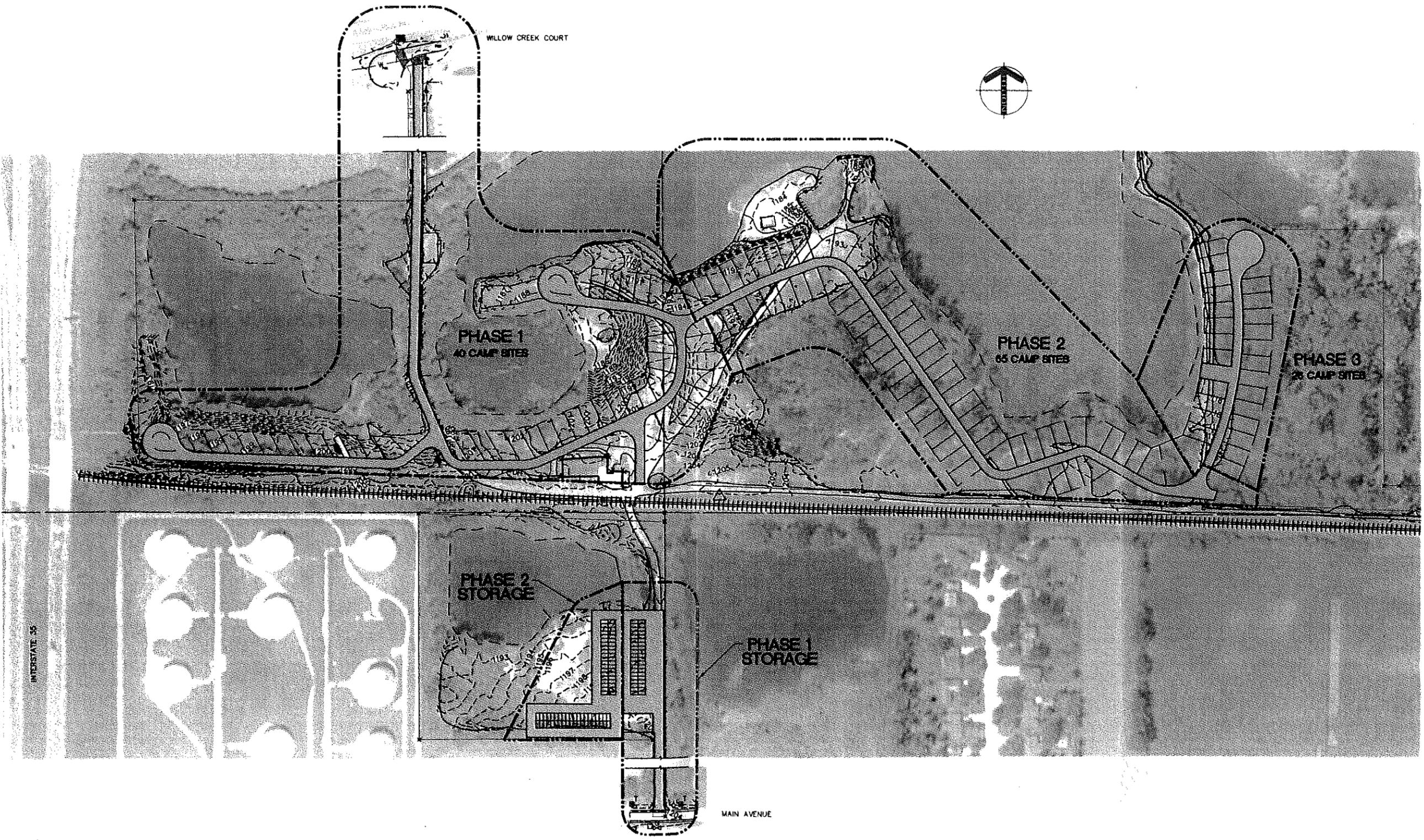
39. "Commercial recreational uses" means facilities which are used primarily for physical exercise or culture and which include but are not limited to campgrounds, courts, gyms, swimming pools, locker and training rooms, target or shooting ranges, amusement arcades and billiard halls. Such facilities do not include massage parlors and establishments which feature nude dancing.

40. "Commission" means the Planning and Zoning Commission of the City, as created by Chapter 414 of the Code of Iowa and Chapter 24 of this Code of Ordinances.

41. "Conditional use" means a use of property that will be permitted by the Board of Adjustment subject to the applicant meeting certain conditions and safeguards which will assure that the use will be in harmony with the general intent and purpose of this chapter.

42. "Confinement feeding operations" means one or more totally roofed animal enclosures, designed to contain liquid or semi-liquid animal wastes and having an animal capacity that exceeds any of the following:

- A. 200 slaughter and feeder cattle
- B. 140 mature dairy cattle
- C. 500 butcher and breeding swine (over 55 pounds)



DRAWN BY: DK-
 DESIGNER: -
 CHECKED BY: -
 DESIGN TEAM

NO.	BY	DATE	REVISIONS

OVERALL SITE BY PHASE


 PHONE: (541) 424-6344
 215 N. ADAMS
 MASON CITY, IOWA

CLEAR LAKE
IOWA

ANDREWS CAMPGROUND AND
STORAGE UNIT PROJECT

FILE NO
132487

FIG. 1