

AGENDA
CITY OF CARTER LAKE
SPECIAL CITY COUNCIL MEETING
CITY HALL – 950 LOCUST ST.
MONDAY, JANUARY 10, 2022 AT 6:00 P.M.

PUBLIC HEARING REGARDING REPRECINCTING OF ELECTION PRECINCTS
FOR THE CITY OF CARTER LAKE, IOWA.

1. Second and Third reading to approve ordinance adopting the current election precinct boundaries
2. Second reading of ordinance to adopt warehousing to the zoning code
3. Second reading of amendment to allow large garages in residential areas
4. Conditional Use permits
5. Comments from the Mayor, City Council members and citizens (3 minutes each)

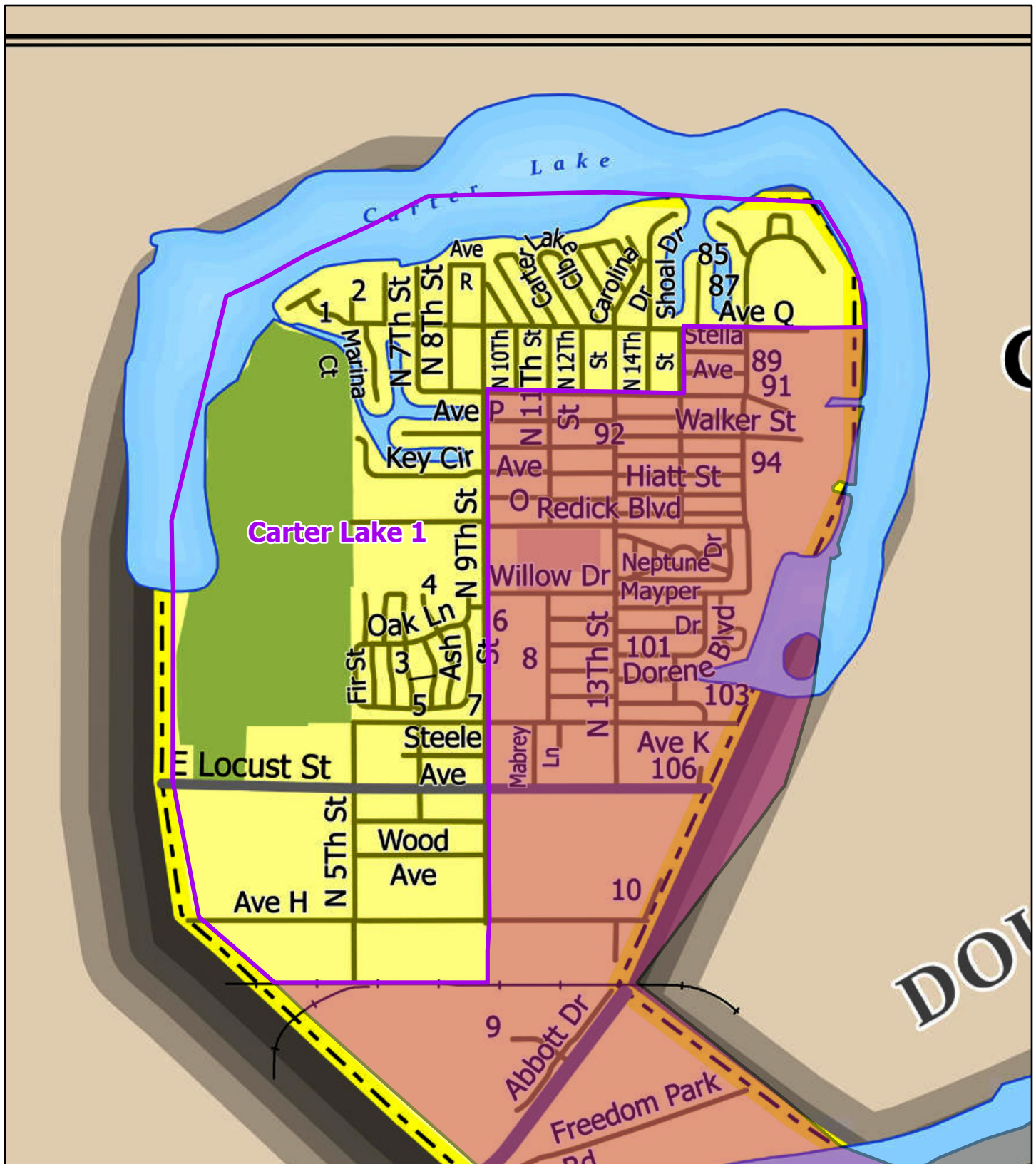
Adjourn

NOTICE OF PUBLIC HEARING REGARDING REPRECINCTING OF ELECTION PRECINCTS FOR THE CITY OF
CARTER LAKE, IOWA

Notice is hereby given that the City of Carter Lake, Iowa, will hold a public hearing to consider a plan and ordinance defining new election precinct boundaries. The hearing will be held at City Hall on January 10, 2022; at 6:00 p.m.

CITY OF CARTER LAKE

BY: Jackie Carl



Precinct Name: Carter Lake 1



GIS Department
223 S 6 St
Council Bluffs, IA 51501
712.328.4885
gis@pottcounty-ia.gov
www.gis.pottcounty-ia.gov
Map Published: 11/18/2021
Aerial Photography:
Source: Bing/Aerial.com

Legend

 2020 Census Voting Precincts

ORDINANCE NO. 682

AN ORDINANCE TO AMEND TITLE I "POLICY AND ADMINISTRATION" OF THE MUNICIPAL CODE OF CARTER LAKE, IOWA, BY ADDING A NEW CHAPTER 23 ENTITLED "ELECTION PRECINCTS".

**BE IT ORDAINED BY THE CITY COUNCIL OF
THE CITY OF CARTER LAKE, IOWA**

Section 1. That TITLE I "POLICY AND ADMINISTRATION" of the Municipal Code of Carter Lake, Iowa, is hereby amended by adding thereto a new Chapter 23 entitled "ELECTION PRECINCTS".

CHAPTER 23 ELECTION PRECINCTS

Sections:

23.01 Election Precincts Established

23.01 Election Precincts Established. There are hereby established in the City of Carter Lake, Iowa, the election precincts set out in this section.

The boundaries of the precincts shall be as follows:

1. Precinct 1 includes all that part of the City contained within the following described area: Beginning at the intersection of Avenue P and Ninth Street; thence south along Ninth Street and then south along the line of Ninth Street extended to the Canadian National Railway tracks; thence west along the Canadian National Railway tracks to the corporate limits of Carter Lake; thence following along the corporate limits of Carter Lake, Iowa, generally northwesterly, north, northeasterly, easterly, south easterly, then south to a point where the line of Avenue Q extended would intersect the Carter Lake corporate limits; thence west along that line and then along Avenue Q to 15th Street; thence south along 15th Street to Avenue P; thence west on Avenue P to the point of beginning.
2. Precinct 2 includes all that part of the city contained within the following described area: Beginning at the intersection of Avenue P and Ninth Street ; thence east on Avenue P to 15th Street, thence north on 15th Street to Avenue Q; thence east on avenue Q and then the line of Avenue Q extended to the Carter Lake corporate limits; thence following the corporate limits of Carter Lake generally south, southwesterly, southeasterly, southwesterly, and then northwesterly to the west-most intersection of the Canadian National Railway tracks and the Carter Lake corporate limits; then east along the Canadian National Railway tracks to the line of Ninth Street extended; thence north along said line and then along Ninth Street to the point of beginning.
3. The precinct numbers and boundaries are also displayed in Exhibit A attached to the ordinance codified in this chapter.

SECTION 2. Repealer. All ordinances or parts of ordinances in conflict with the provisions of the ordinance are hereby repealed.

SECTION 3. Severability Clause. If any of the provisions of this Ordinance are for any reason declared illegal or void, the lawful provisions of this Ordinance, which are severable from said unlawful provisions, shall remain in full force and effect.

SECTION 4. Effective Date. This Ordinance shall be in full force and effect from and after its final passage and publication.

PASSED AND APPROVED: _____

Attest:

JACKIE CARL, City Clerk

RONALD CUMBERLEDGE, Mayor

The undersigned as City Clerk of Carter Lake, Iowa does hereby certify that on January 10, 2022. I posted true and exact copies of the foregoing ordinance in three public places to-wit: City Hall, American National Bank and Owen Memorial Library all within the limits of the City of Carter Lake, Iowa.

PUBLIC HEARING: January 10, 2022

FIRST CONSIDERATION: December 20, 2021

SECOND CONSIDERATION: January 10, 2022

THIRD CONSIDERATION: January 10, 2022

PROPOSED GARAGE SIZE ORDINANCE
REVISED 12-13-2021

2404 Setback Adjustments

(e) Maximum Size: No accessory building other than a garage shall exceed 200 square feet, or 1.5% of total lot area, whichever is larger, within the R-1, R-2, R-3, R/CC, and RM zoning districts, providing that the necessary building permit is obtained. The maximum size of a single-family attached or duplex residential uses shall not exceed 720 square feet, or 25% of the building coverage of the main residential structure, whichever is larger. All accessory buildings on a site, taken together, must comply with the building coverage requirements for the zoning district and shall not occupy more than 30% of any required rear yard. Any individual accessory structure with an area over 120 square feet shall require a building permit and shall utilize exterior materials and building design consistent with the character of the primary structure.

ADD, at the request of the Planning Board:

DETACHED GARAGES: The maximum size of a detached garage for a single-family dwelling on a residential lot being in excess of ½ acre in size, shall have a maximum garage square footage no larger than 4% of the total lot size and no larger than the square footage of the existing home.

NOTICE OF PUBLIC HEARING:

The City Council of the City of Carter Lake shall hold a public hearing at 7:00 p.m. on November 15, 2021 at City Hall, 950 Locust Street, Carter Lake, Iowa, for the purposes of considering the following issue:

The proposed draft to rezone a portion of the C/L district and C/A district: The Land Use Development Ordinances adopted by the City of Carter Lake, Iowa on August 28, 2006, shall be amended as follows: REZONE A PORTION OF THE C/L DISTRICT AND C/A DISTRICT as described below: Beginning at the Southeastern corner of the intersection at 9th Street and Locust in Carter Lake, Iowa, continuing East to the State boundary line with Nebraska, thence in a southwesterly direction along the State boundary line with Nebraska to Avenue J in Carter Lake, Iowa, thence West to 13th Street in Carter Lake, Iowa, thence North to Wood Avenue in Carter Lake, Iowa, thence West to 9th Street in Carter Lake, Iowa, thence north to the point of beginning, known as the Southeastern corner of the intersection at 9th Street and Locust in Carter Lake, Iowa; To now be included in the C-1 Zoning District in the City of Carter Lake.

AND

Amend the approved use of C-1 District to now include warehousing (enclosed) as a Conditional Use in the C-1 Zoning District of the Unified Land Use Development Ordinances to read as follows:

Warehousing (Enclosed) shall be defined as set forth on page 36, paragraph "1" of said Ordinance as applied to this use.

Minimum Terms for Conditional Use Permit:

1. As a part of the eligibility to obtain a Conditional Use Permit, at least 10% of the enclosed warehouse building space shall be exclusively designated for retail space only, as defined on page 32, paragraph "z" OF THE Unified Land Use Development Ordinances and for no other use. Said retail space shall be open to and face the main public street adjacent to the front of the building or maybe open to and face the end side of the building should a drive through lane be in use.

2. The site plan, structure, landscaping, and screening of loading docks, loading doors and other service area, shall meet all other requirements of the City of Carter Lake Zoning ordinances and the Unified Land Use Development Ordinances.

3. Compliance with the Uniform Land Development Ordinance's Section 23 Supplemental Use Regulations pertaining to Subsection 2307 "Performance Standards in Industrial Districts." The most restrictive performance standard for the both the M-1 Limited Industrial District and M-2 General Industrial District shall apply.

4. Landscaping/fencing and other means of screening of traffic circulation areas or truck and/or trailer parking areas (as defined here) will be required as is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

5. Landscaping/fencing and other means of screening of loading docks, loading doors and other service areas (as defined here) will be required and is to be properly maintained to meet the screening standards of the Uniform Land Development Ordinance.

6. Avenue H is designated as a Truck Route. Access to Ave H via 5th Street. Locust Street is not designated as a Truck Route. The Applicant shall consult the Chief of Police for options of truck routes.

7. The parking and storage of trucks and trailers which are not currently capable of being operated on public roadways are not allowed.

AND

that the TABLE 4-1 "Use Matrix for C-1 type in the Code shall be amended as an approved use for "Warehousing" (enclosed) allowed through a Conditional Use permit (C) in the C-1 Zoning District.

It is contemplated that the Council will act on this request either at the public hearing or at its regularly scheduled meeting to be held at 7:00 p.m. on the same date at the same location. Public comments and questions are welcome and encouraged. This publication is made by Order of the City Council.

Ronald Cumberledge, Mayor of the City of Carter Lake, Iowa