

PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, February 13, 2023 7:00 P.M.

AGENDA

PUBLIC HEARNG (published notice is attached)

Roll Call

Approval of the Agenda

1. Consent Agenda
 - a. Building Permits listing
 - b. City Council Minutes
 - c. Planning Board Minutes
2. New Business
 - a. Text Change for Zone C-1 – new definition use type
 - b. MAPA – proposed land use map for comprehensive plan
 - c. New address – new home
 - d. New address – PVS
 - e. New sign – Rain for Rent
 - f. Conditional Use Permit – Boys & Girls Club
3. Old Business
 - a. Election of Officers
4. Comments
5. Adjourn

02/8/2023

Jmc

NOTICE OF PUBLIC HEARING

THE BOARD WILL BE ACCEPTING COMMENTS CONCERNING PROPOSED TEXT AMENDMENT TO THE LAND USE DEVELOPMENT ORDINANCES FOR THE CITY OF CARTER LAKE, IOWA

The Land Use Development Ordinances adopted by the City of Carter Lake, Iowa on August 28, 2006, shall be amended as follows to add the following text:

d. Custom Industry

Establishments primarily engaged in designed, engineered, and manufactured unique products that are meant to fit specific functions or requirements, within enclosed structures, involving:

1. The use of hand tools, arch welding, saws, benders, laser jets, or
2. The use of mechanical equipment not exceeding 100 horsepower, or
3. A single appliance apparatus not exceeding 10 KW, or
4. No more than 5 Tractor Trailer deliveries within 1 business day

Additionally this category requires minimal outdoor storage that is required to be screened-in and not to exceed a period of 60 days.

AND

that the TABLE "Use Matrix for Industrial Uses" in the Code shall be amended as an approved use for "Custom Industry" allowed through a Conditional Use permit (C).

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
M026-23	AKSARBEN HTG/AIR	REPLACE FURNACE AND A/C		1-26-23	10,000.00	53.00
Issued	BOSLEY, BRIAN			1-26-23		53.00
Contractor	1204 CACHELIN DR			7-25-23		.00
		CACHELIN DR 1204			10,000.00	FEE 53.00
RA012-23	OWNER AS GEN CONTRACTOR	NEW DETACHED 30'X24' GARAGE		1-26-23	18,000.00	590.69
Applied	MARTY LINDHORST					.00
Contractor	1207 CACHELIN DR	Residential, Multiple Family		7-25-23		590.69
		CACHELIN DR 1207			18,000.00	FEE PAID DUE 590.69 .00 590.69
RI004-23	OWNER AS GEN CONTRACTOR	REPLACE DRYWALL, INSULATION &		1-12-23	5,000.00	139.06
Issued	DIANE HERNANDEZ			1-17-23		139.06
Contractor	1210 JANBROOK BLVD	Residential, Multiple Family		7-16-23		.00
		JANBROOK BLVD 1210			5,000.00	FEE 139.06
ROW078-23	EXCELSIOR MIDWEST	Replace Cox underground cable		2-08-23	1,000.00	400.00
Issued	JASON MACLEM			2-08-23		.00
Contractor	3106 N 11TH ST			8-07-23		400.00
		N 11TH ST 3106			1,000.00	FEE PAID DUE 400.00 .00 400.00
CE001-23	BATES ROOFING	ROOF REPLACEMENT - SHINGLES		2-07-23	14,000.00	237.25
Issued	TRI-CITY DENTAL, P C			2-07-23		.00
Contractor	3004 N 13TH ST	Business		8-06-23		237.25
		N 13TH ST 3004			14,000.00	FEE PAID DUE 237.25 .00 237.25
MC12-23	VITALSIGNS UNLIMITED			1-12-23	2,000.00	.00
Applied	HASTINGS FAMILY HOLDINGS					.00
Contractor	2614 N 5TH ST			7-11-23		.00
		N 5TH ST 2614			2,000.00	FEE .00
P015-23	LAWRENCE PLUMBING	RISER REPAIR - WATER LEAK		1-16-23		28.25
Issued	MARK BOSTICK			1-16-23		28.25
Contractor	3510 N 9TH ST			7-15-23		.00
P016-23	LAWRENCE PLUMBING	RISER REPAIR - WATER LEAK		1-16-23		28.25
Issued	MARK BOSTICK			1-16-23		28.25
Contractor	3510 N 9TH ST			7-15-23		.00
		N 9TH ST 3510				FEE 56.50

PERMITS MASTER FILE LISTING

Permit #	Contractor	Description	Appl Date	Fee(s)		
Status	Owner	Sub-Division	Lot	Issued Date	Cost of Work	Paid
Appl Type	Location	Type of Use		Expire Date		Amount Due
ROW077-23	ALFASDRILLING	Replace Cox underground cable		2-08-23	1,000.00	200.00
Issued	ALFASDRILLING			2-08-23		.00
Contractor	106 SHOAL DR			8-07-23		200.00
		SHOAL DR 106			1,000.00	FEE 200.00
						PAID .00
						DUE 200.00
ROW076-23	ALFASDRILLING	Replacing Cox underground cabl		2-08-23	1,000.00	200.00
Issued	ALFASDRILLING			2-08-23		.00
Contractor	1206 WILLOW DR			8-07-23		200.00
		WILLOW DR 1206			1,000.00	FEE 200.00
						PAID .00
						DUE 200.00

PERMITS MASTER FILE LISTING

Permit # Contractor Description Appl Date Fee(s)

Status Owner Sub-Division Lot Issued Date Expire Date Cost of Work Paid Amount Due
Appl Type Location Type of Use

		CACHELIN DR 1204		1		10,000.00	FEE	53.00
		CACHELIN DR 1207		1		18,000.00	FEE	590.69
							PAID	.00
							DUE	590.69
		JANBROOK BLVD 1210		1		5,000.00	FEE	139.06
		N 11TH ST 3106		1		1,000.00	FEE	400.00
							PAID	.00
							DUE	400.00
		N 13TH ST 3004		1		14,000.00	FEE	237.25
							PAID	.00
							DUE	237.25
		N 5TH ST 2614		1		2,000.00	FEE	.00
		N 9TH ST 3510		2			FEE	56.50
		SHOAL DR 106		1		1,000.00	FEE	200.00
							PAID	.00
							DUE	200.00
		WILLOW DR 1206		1		1,000.00	FEE	200.00
							PAID	.00
							DUE	200.00

GRAND TOTAL

=====	=====	=====
10	52,000.00	FEE
		PAID
		DUE
		1,876.50
		248.56
		1,627.94

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
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UNDEFINED	UNDEFINED DESCRIPTION	10	1876.50	248.56	1627.94



CARTER LAKE

COMPREHENSIVE PLAN 2022

INTRODUCTION



The Carter Lake Comprehensive Plan

Carter Lake is unique among Iowa's cities, a lakefront community surrounded by a metropolitan area. This status as an island in a metropolitan area creates a rare and unusual opportunity for the city. The Carter Lake comprehensive plan (or "plan") is designed to provide a comprehensive vision of the city's future. It is a future that is based on taking community actions that will improve the lives of the city's residents and make the city uniquely attractive for continued investment.

Carter Lake finds itself in a situation unlike that of any other community in the state. The city is surrounded by water on three sides and grew as a resort community. A resort community atmosphere is not unique to Iowa, but what differentiates Carter Lake is its access to a metropolitan area of more than 500,000 residents. Carter Lake residents enjoy the atmosphere of a small community in the middle of a metropolitan region.

In July of 1877, the Missouri River meandered around the west edge of Carter Lake creating an oxbow around the city. Then in the late 1800s, the Missouri River altered its direction naturally to align directly south, thus abandoning the oxbow and leaving it as an isolated lake. This altered river path distributed enough sediment to separate Carter Lake from the state of Iowa by 1,300 acres.

Gradually, Omaha's growth extended to Carter Lake. Since its founding in 1930, the city's population has grown to more than 3,700. In addition, redevelopment in northeast Omaha has created exciting new opportunities for Carter Lake.

Carter Lake's distinctiveness is one of the city's most important resources. Carter Lake is located conveniently in the center of the Omaha-Council Bluffs metro, convenient to major traffic ways, commercial and cultural resources, and other desirable amenities. Throughout all the changes in its history, Carter Lake has retained a distinctive small town character surrounded by a mid-sized city.

Carter Lake's comprehensive plan serves two fundamental purposes. First, it provides an essential legal basis for land use regulation such as zoning and subdivision control. Second, a modern comprehensive plan presents a unified and compelling vision for a community, derived from the aspirations of its citizens. It also establishes the specific actions necessary to fulfill that vision.

The Legal Role

Communities prepare and adopt comprehensive plans for legal purposes. Section 414 of the Code of Iowa enables cities to adopt zoning and subdivision ordinances to promote the "health, safety, morals, or general welfare of the community." Land use regulations such as zoning ordinances recognize that people in a community live cooperatively and have certain responsibilities to one another. These regulations establish rules that govern how land is developed within a municipality and its extra-territorial jurisdiction.

However, in Iowa as in most other states, cities may not adopt land use ordinances without first adopting a comprehensive plan. This requirement derives from the premise that land use decisions

should not be arbitrary, but should follow an accepted and reasonable concept of how the city should grow. Carter Lake's plan provides the ongoing legal basis for the city's authority to regulate land use and development.

The Community Building Role

A comprehensive plan has an even more significant role in the growth of a community. The plan establishes a vision of Carter Lake's future, based on the participation of residents in the planning of their community. As development in the region flourishes, the city will be challenged to maintain its community character while capitalizing on the growth occurring around it. Beyond defining a vision, the plan presents a unified action program that will implement the city's goals. The plan is designed as a working document – a document that both defines the future and provides an achievable program for realizing the city's potential.

The Planning Process

Public Engagement

Public engagement for the planning process consisted of small group discussions, focus group meetings with stakeholders, public outreach (including social media, press releases, public notices, and information in the city's newsletter), public surveys, and two public meetings.

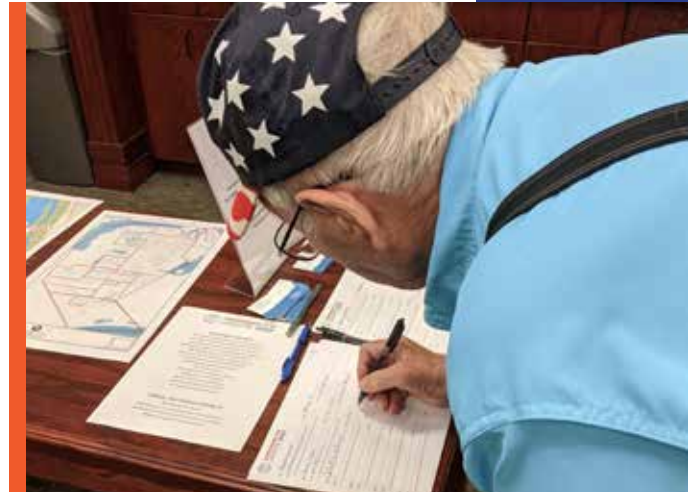
The first stage of engagement presented information on the plan update and the planning process while it also solicited feedback from the community on their needs and priorities. After that feedback was incorporated into the draft plan, the second stage of outreach focused on obtaining feedback on the working deliverable. Both physical and virtual materials and engagement options were provided, in order to reach a variety of community members. Broad themes from public engagement can be found below; detailed public engagement results can be found in the public engagement appendix.



Visioning Survey Results

In total, sixty five people participated in the comprehensive plan survey. The survey consisted of 44 multiple choice questions and four open ended questions. The survey included a number of questions from surveys completed for comprehensive planning efforts in 2006 and 2013, in order to show potential changes in community priorities over time.

Residents indicated a high level of satisfaction with public services. Participants rated public service, emergency services, and public facilities most positively. While residents reflected positively on existing parks and recreation, and senior center facilities, their responses also showed more is needed.



Ten percent of survey participants indicated the biggest success in Carter Lake in the past five years was the Community Center. Features that garnered the second most support among survey participants are new businesses, sewer improvements, and youth sports programs. Fourteen percent of survey participants mentioned parks and recreation as the projects and amenities they have seen and liked in other places. Business district and various eateries were the next most cited projects and amenities.

Residents' ratings demonstrate the most opportunity for growth in areas of economic development and housing. Participants identified areas of weakness that revolved around retail opportunities, code enforcement and the availability of housing. Fifteen percent of survey participants cited housing as the most critical issue Carter Lake will face in the next five years. Fourteen percent of participants cited lake maintenance and preservation as the most critical issue.

The items cited most frequently as growth opportunities:

- Lake maintenance and improvements
- Code enforcement capacity
- Expanded availability of grocery items
- Locust Street business district revitalization

Iowa Smart Planning Principles and Elements

The Iowa State Legislature passed the "Iowa Smart Planning Act" in the spring 2010. As part of the response to the 2008 flooding throughout the state, cities were encouraged to develop comprehensive plans that follow the ten planning principles as a best practice. Furthermore, the bill also included thirteen elements or topics that should be considered when developing a plan. The planning process took into consideration these principles and each chapter addresses one or more of the prescribed planning elements outlined below.

Smart Planning Principles: Collaboration • Efficiency, Transparency and Consistency • Occupational Diversity • Revitalization • Housing Diversity • Community Character • Natural Resources • Agricultural Protection • Sustainable Design • Transportation Diversity

Comprehensive Plan Elements: Public Participation • Issues and Opportunities • Land Use • Housing • Public Infrastructure and Utilities • Transportation • Economic Development • Agricultural and Natural Resources • Community Facilities • Community Character • Hazards • Intergovernmental Collaboration • Implementation

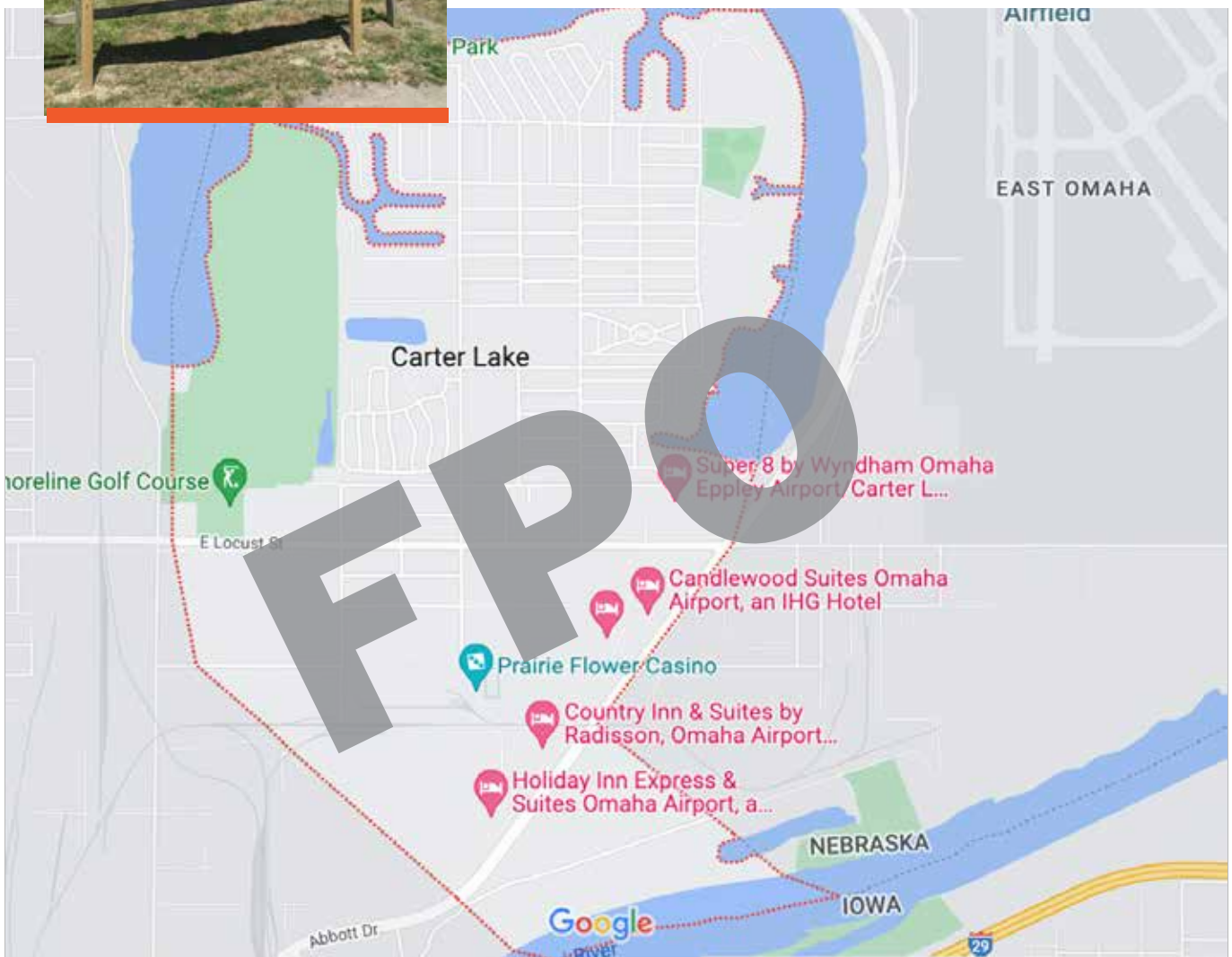
COMMUNITY PROFILE



Location

The City of Carter Lake is surrounded on three sides by Omaha, Nebraska. To the south of Carter Lake is the Missouri River and the City of Council Bluffs, Iowa. To the northeast of Carter Lake is Eppley Airfield, which is the major commercial airport serving eastern Nebraska and western Iowa. Part of what makes Carter Lake unique is that it is located on the Nebraska side of the Missouri River but is a jurisdiction of Iowa legally. The oxbow-shaped lake is approximately 323 acres in area, whereas the city is approximately 1,236 acres.

Figure 1: Carter Lake Location Map



History

In 1853, Edmond Jefferies filed a claim on 30 acres of land, which today is known as Carter Lake, Iowa. During the next 14 years, the Missouri River shifted its channel slowly, enlarging Mr. Jefferies' original 30 acres into 78 acres. In 1877, flooding and shifting of the Missouri River created an oxbow lake and left behind about 2,000 acres bounded on three sides by the state of Nebraska. After extensive litigation between Iowa and Nebraska in 1892, the United States Supreme Court finally ruled that Carter Lake was a jurisdiction of the State of Iowa (145 U.S. 519). In 1930, Carter Lake became an incorporated city.

Today, Carter Lake continues to grow and thrive as a small Iowa community surrounded by Omaha, Nebraska. Carter Lake has established several commercial and governmental operations to service its residents. Some of these operations include banks, a post office, churches, and different commercial establishments. Carter Lake operates under a Council/Mayor form of government.

Climate

The climate of the area is continental with relatively warm summers and cold, dry winters. The region is situated between the humid east and arid west and therefore experiences wide climatic fluctuations. The fluctuations between the two zones produce weather conditions for periods that are characteristic of either zone, or a combination of both. Low-pressure systems affect the weather commonly by causing periodic and rapid changes, especially during the winter months.

Most rain falls during the evening as showers or thunderstorms, which occur mostly between the months of April and September; about 75 percent of the total precipitation falls throughout that time. Although winters are relatively cold, precipitation is light with only 10 percent of the total annual precipitation occurring in the season. Historically, Carter Lake's highest average monthly temperature occurs in July at 87 degrees (Fahrenheit); the lowest average monthly temperature occurs in January at 10 degrees. Sunshine is plentiful, from around 50 percent of possible days in the winter to 75 percent in the summer.

Population

Carter Lake's growth occurred largely between 1940 and 1970, but a significant population increase was recorded in 2020. For most of Carter Lake's existence, the city's population has held at over 3,000 residents. Due to Carter Lake being landlocked by Omaha and the lake, there is virtually no new developable land on which to allow for major residential growth. The city will have to rely on infill development to accommodate future growth.

Table 1: Carter Lake Population

Year	Population	% Change
1940	846	-
1950	1,183	39.8%
1960	2,287	93.3%
1970	3,268	42.9%
1980	3,438	4.9%
1990	3,200	(6.9%)
2000	3,248	1.5%
2010	3,789	16.7%
2020	3,799	0.3%

Source: U.S. Census, American Community Survey (ACS)

Age

Table 2 shows the breakdown of the population by age group. Approximately 22 percent of the population is under 19 years old and 21 percent is above the age of 60. The median age of Carter Lake is 38.1 years old, which is comparable to the state average of 38.3 years of age.

Table 2: Carter Lake Age Distribution

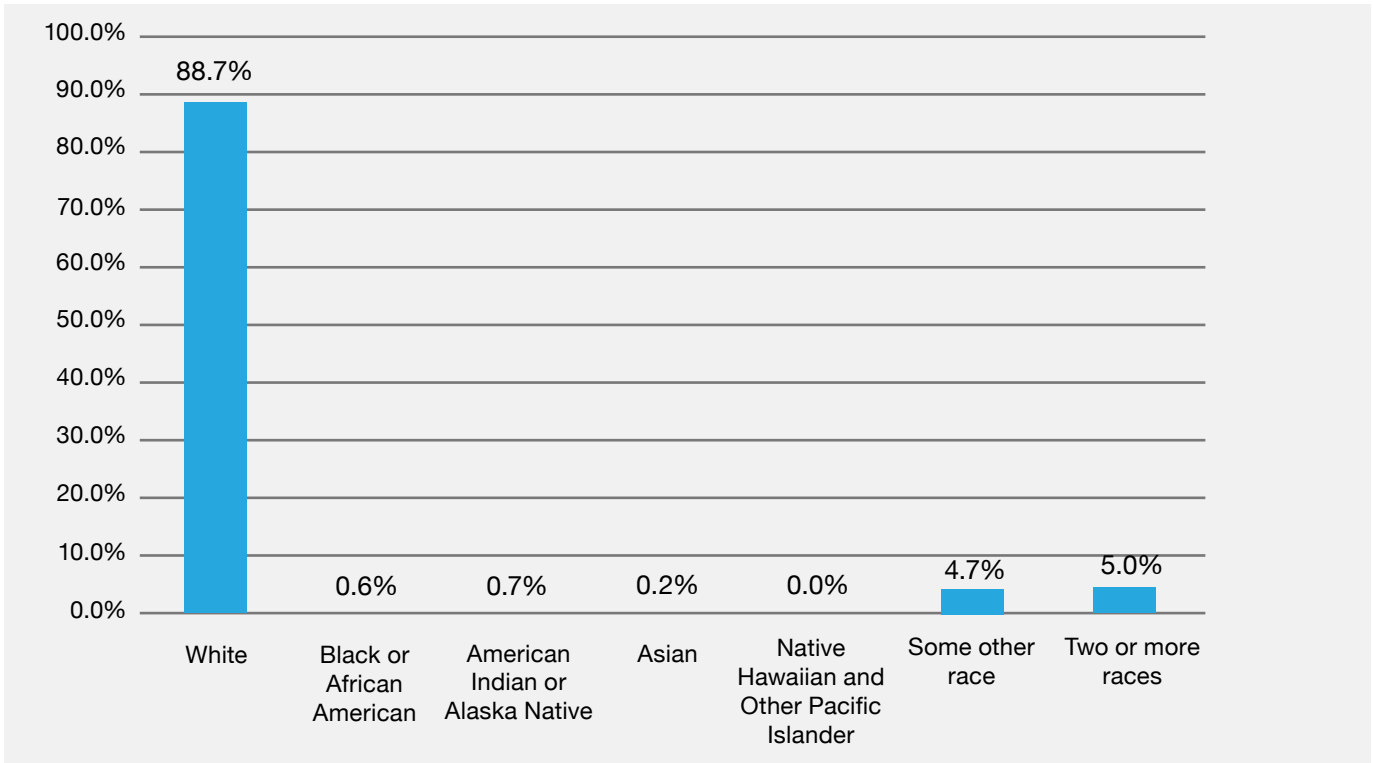
Age Group	Population	% of Total Population
Total Population	3,799	100.0%
Under 5	406	10.7%
5 to 9 Years	392	10.3%
10 to 14 Years	178	4.7%
15 to 19 Years	238	6.3%
20 to 24 Years	204	5.4%
25 to 29 Years	186	4.9%
30 to 34 Years	163	4.3%
35 to 39 Years	209	5.5%
40 to 44 Years	279	7.3%
45 to 49 Years	183	4.8%
50 to 54 Years	135	3.6%
55 to 59 Years	427	11.2%
60 to 64 Years	229	6.0%
65 to 69 Years	141	3.7%
70 to 74 Years	144	3.8%
75 to 79 Years	106	2.8%
80 to 84 Years	47	1.2%
85 Years and Over	132	3.5%
Median Age	38.1	

Source: U.S. Census, American Community Survey (ACS)

Race and Ethnicity

The racial composition of Carter Lake is primarily white, with African-American, Native American, and Asian demographics making up only 1.5 percent of the population. Residents who identify themselves as “other” and “two or more races” account for 9.7 percent of the population. There are approximately 545 Hispanic residents in Carter Lake, which account for 14.3 percent of the population; 85.7 percent of Carter Lake is non-Hispanic.

Figure 2: Racial and Ethnic Distribution



Slightly more than 90 percent of the population over 25 years old in Carter Lake had a high school degree or higher in 2020, and 13.3 percent had a bachelor’s degree or higher. Both of these percentages are higher than in 2010. Carter Lake’s percentage of population with at least a bachelor’s degree is less than those of the county and the state.

Figure 3: Education Attainment

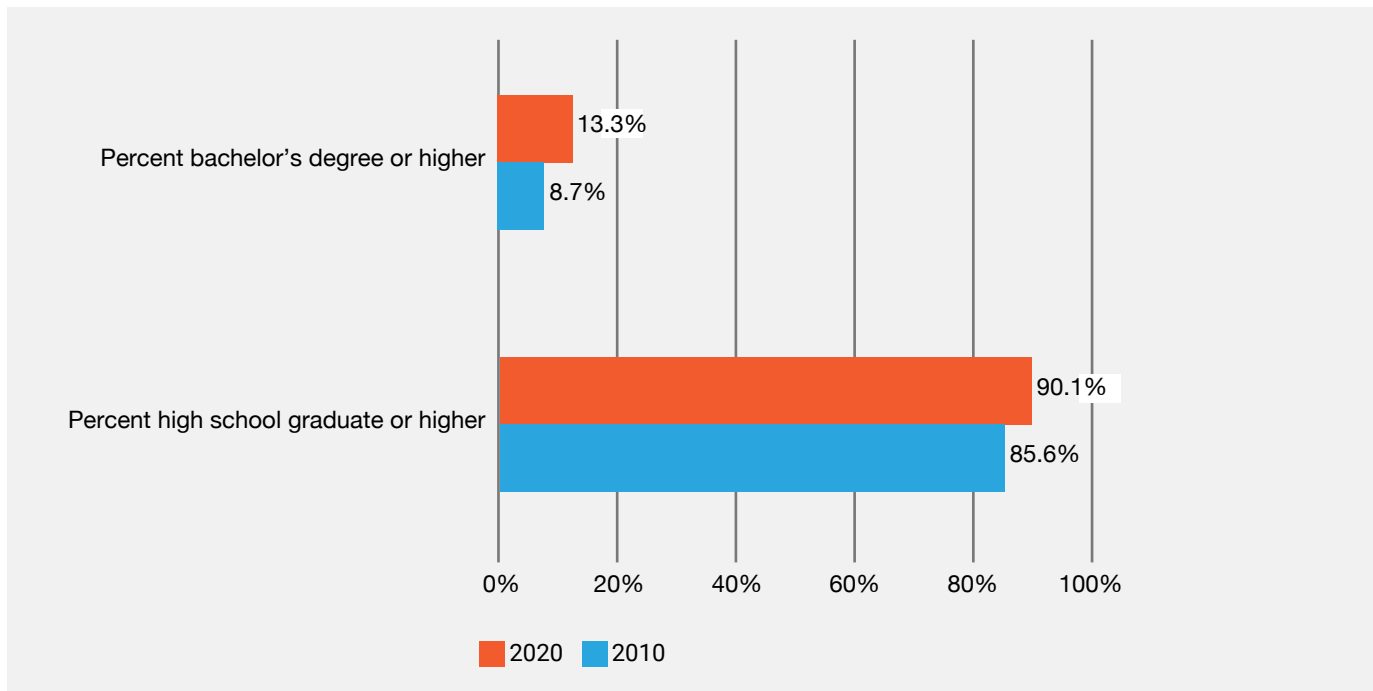
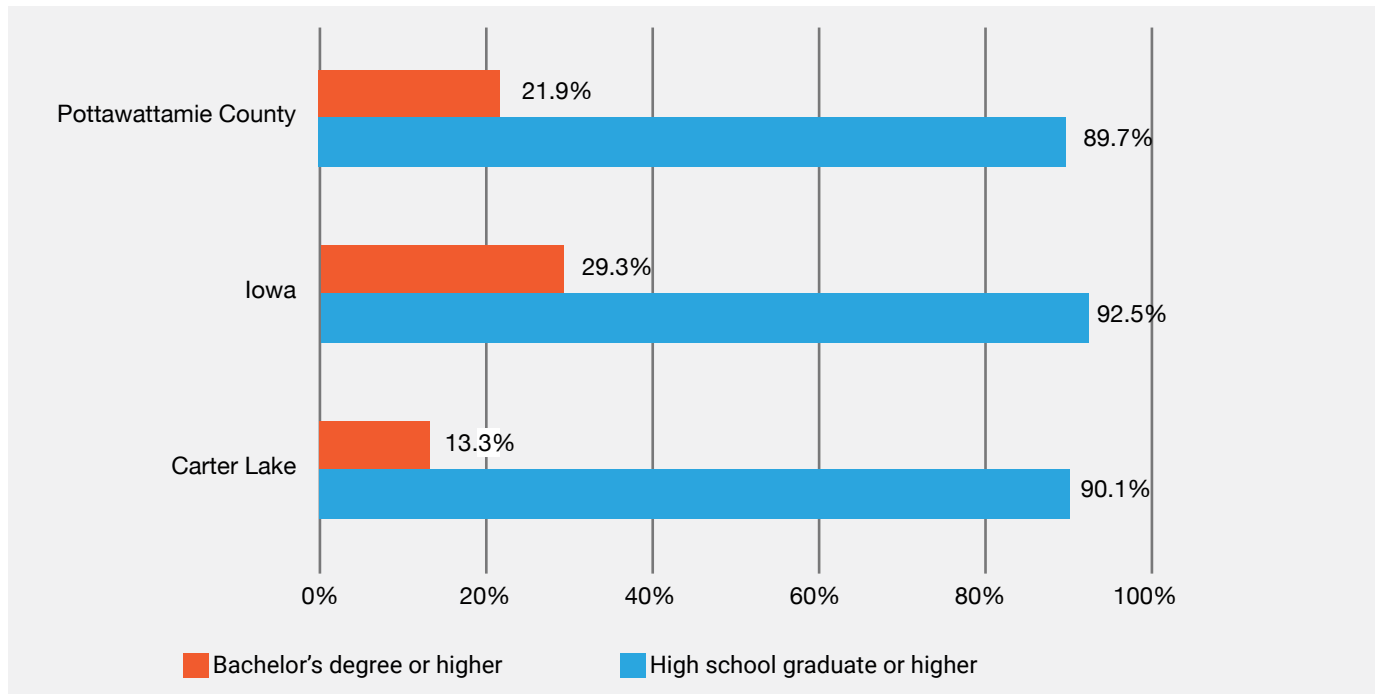
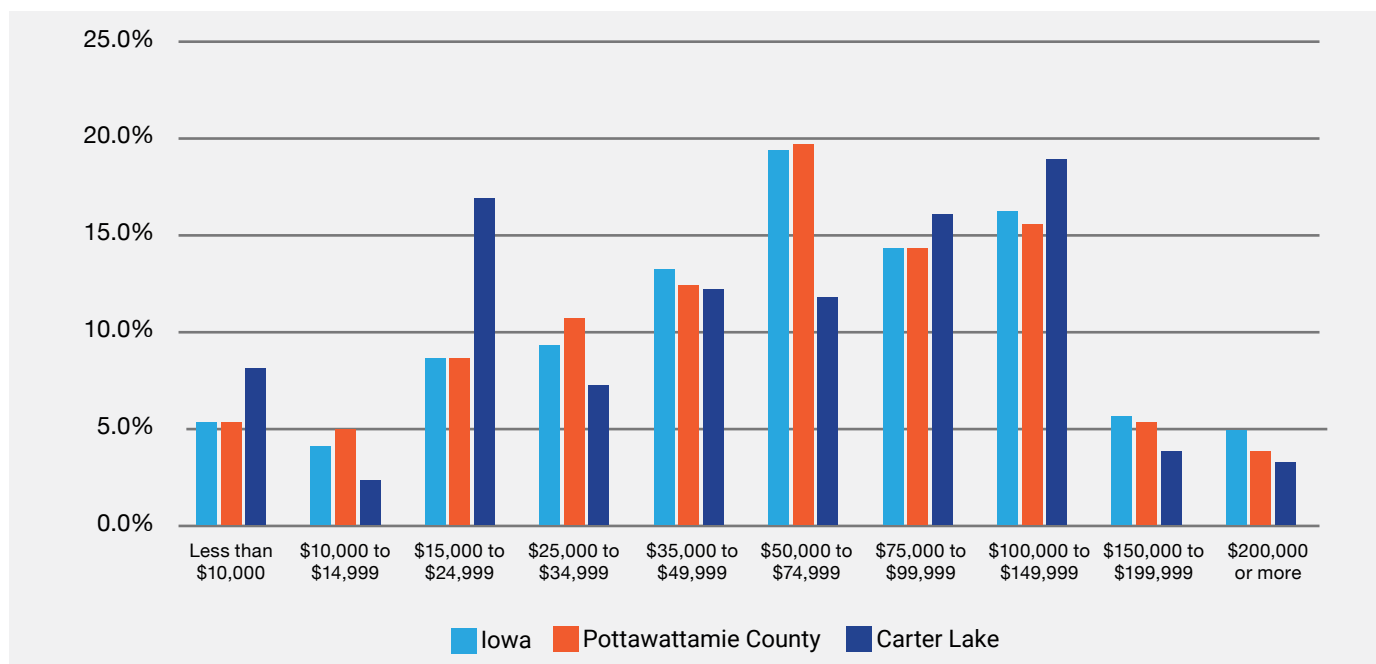


Figure 4: Education Attainment Comparison



The median household income (the combined income of every household occupant, regardless of relationship) in Carter Lake in 2020 was \$52,163. In comparison, the household incomes for the county and the state were \$59,901 and \$61,836, respectively. Figure 5 compares Carter Lake's median household income to the county and state by income ranges.

Figure 5: Median Household Income Comparison



Poverty

The poverty rate in Carter Lake in 2020 was 18.9%, which is higher than the poverty rates of both Iowa (11.1%) and Pottawattamie County (10.3%).

FACILITIES AND SERVICES



Introduction

This section will establish current capacities of the public facilities and services available to residents of Carter Lake. In order to determine adequacy, an evaluation of the current capacities, demands, and accepted standards will be assessed. The established benchmarks, in conjunction with public input of future desires, will be used to create long-term goals for expanding and improving these services.



Carter Lake Administration Building – 950 Locust Street

Carter Lake City Hall and the Carter Lake Police Department both occupy the administration building that was built in 2008. The city is served by 11 sworn professional law enforcement officers. Carter Lake's post office is also housed in the administration building.

Carter Lake Elementary – 1000 Willow Drive

Carter Lake Elementary School is a public elementary school that is part of the Council Bluffs Community School District. In 2020-2021 the elementary school enrolled 361 students, serving students in preschool through the fifth grade. The school building is centrally located in Carter Lake and in close proximity to the public library.

Edward F. Owen Memorial Library – 1120 Willow

Carter Lake's library was built in 1974 and later renovated in 2001 to include a large multi-purpose room. In 2022, construction began on the Carter Lake Community Center. This facility will be partially integrated into the library. Major changes include a new shared entrance and lobby space, and conversion of the multi-purpose room addition into community center space. As of 2022, the library holds a total of 6,660 volumes and has an average circulation of 42 transactions per month.

Dahlheimer Senior Center – 626 Locust

The Dalheimer Senior Center is located in Carter Lake's former city hall building. The center provides social activities and meals for Carter Lake's senior community. The senior center may eventually be housed in the proposed new community center that will be added on to the public library.

Fire Department – 2929 N 9th Street

The Carter Lake Fire Department is located directly west of the city administration building. The department retains between 25 to 35 active volunteers and employs one paid member. Approximately 450-500 emergency calls are answered by the department per year.

UTILITIES AND INFRASTRUCTURE



Introduction

This chapter represents an inventory of existing utilities, services and infrastructure delivered by the city and private sector providers. Carter Lake's ability to meet existing and future demands will be addressed as well.

Water Supply

Carter Lake's water supply and storage systems are handled by the Metropolitan Utilities District (MUD). The city does maintain the distribution system within city limits. In 2000, MUD transferred ownership of the Locust Street main over to Carter Lake.

There are four metering pits located at:

1. Abbott Drive and Avenue H
2. Locust Street at city limits
3. 11th and Locust Street
4. Abbott Drive and Owen Parkway

Storm Sewers

Storm drainage is directed toward the lake, then pumped into the Missouri River.

The storm water system is in good condition but there are some drainage concerns within the city, particularly along Avenue H. Recent development in the area has created capacity issues within the area. Pumps have been installed to address drainage problems in other sections of the city, including along Steele Avenue. Development of open spaces will increase the need to divert more run-off into the Missouri River.

Sanitary Sewers

Carter Lake's sanitary sewer system is more than 50 years old. The lines range in size from 6" to 12" in diameter. Depending on the age of the lines, they are constructed of transite, ductile, plastic, or clay tile. The City of Omaha manages Carter Lake's sewer treatment. In 2022, the city completed a \$1.7 dollar city-wide sewer lining project to repair pipe cracks and sags and other issues which were contributing to higher volumes entering the system for treatment.

Lift Stations

Carter Lake has seven sanitary sewer lift stations that are located:

1. 5th Street and Avenue Q
2. Lagoon Drive
3. 13th Street and Avenue P
4. 13th Street and Avenue K
5. 13th Street and Steele Avenue
6. 9th Street and Silver Lane
7. 9th Street and Avenue H

Solid Waste and Recycling

Deffenbaugh Industries provides solid waste collection and recycling services for Carter Lake. Curbside pickup for trash, yard waste, and recyclables is collected on Wednesdays.

Street Transportation

A city's transportation network should be designed and maintained to provide the greatest mobility and connectivity across multiple modes.

Federal Functional Classifications

The functional classification is the process which categorizes streets and highways into classes, according to the character of service they are intended to provide (see Figure 6 on page 9). The federal functional classifications present in Carter Lake include:

Other Principal Arterials: These roads serve regional needs and connect major activity centers. They usually serve the highest traffic corridors and are designed to accommodate relatively high speeds. These streets often use access control devices such as raised medians to reduce traffic conflicts.

Abbott Drive is the only major arterial street in Carter Lake.

Minor Arterials: These major streets connect with and complement the major arterial system by linking major activity centers and connecting various parts of the city together. Unlike expressways, other arterials provide access usually to adjacent properties and accommodate extensive left-turn movements and curb cuts generally. These major streets are designed for speeds of 40 mph or below. As a rule, these streets are spaced at 0.5 to 1.0 miles in developed urban areas and 2.0 miles in fringe areas.

Locust Street in Carter Lake falls within this definition.



FPO

Major Collectors: The collector system links neighborhoods together and connects them to arterials and activity centers. Collectors are designed for low speeds (30 mph and below) relatively and provide unlimited local access. Collectors run within residential areas and distribute trips from arterials to their ultimate destinations. They also collect traffic from a neighborhood's local streets and channel it to arterials. Collector streets in Carter Lake's current system include:

- 9th Street
- 13th Street
- Avenue H
- Avenue Q

Minor Collectors and Local Roads: Minors Collector roads serve both land access and traffic circulation in lower density residential and commercial/industrial areas; they also penetrate residential neighborhoods, often only for a short distance. Locally classified roads account for the largest percentage of all roadways in terms of mileage, and they are often classified by default; once all Arterial and Collector roadways have been identified, all remaining roadways are classified as Local Roads.

Figure 6: Federal Functional Classification for Carter Lake
To be included



While quantitative capacity is not a significant issue in Carter Lake, the city does have several issues of concern. These include:

Internal traffic flows from employment areas. The Owen Parkway developments can be reached only through Abbott Drive. Local connection between these areas to Carter Lake’s residential neighborhoods can provide better access and relieve some trips on Abbott Drive.

Local service in developing areas. Developments in the Abbott corridor south of Locust Street must have clear local circulation because of access limitations on Abbott Drive.

Signalization on Abbott Drive. Traffic at the Owen Parkway and Abbott Drive should be monitored for a signalized intersection. However, frequent signals will compromise the functioning of Abbott Drive. A functional internal system can reduce the requirements for additional controlled accesses to this major arterial.

Street and Sidewalk Conditions

In general, the streets of Carter Lake are in good condition. Major roadways are paved with curb and gutter, while significant portions of residential streets are hard surfaced without curb and gutter. Several segments of older residential streets are in good condition with some curb work needed, including:

- Stella Avenue
- Murray Avenue
- Avenue P
- Cachelin Drive
- Walker Street
- Avenue O
- Silver Lane
- Hiatt Street
- Dorene Boulevard
- Lindwood Drive



PARKS AND RECREATION



Carter Lake has eight public parks that are maintained by the Parks and Recreation Department. In addition to these parks, the city borders the eponymous lake to the north, which provides many recreational activities to residents and visitors such as fishing, kayaking, and water skiing. Shoreline Golf Course is another popular recreational attraction in the city.

Carter Lake

As summarized in the Community Profile chapter of the plan, Carter Lake's eponymous lake is an oxbow lake that was formed after flooding and shifting of the Missouri River's channel. Today, the lake is one of the more significant water bodies in the Omaha-Council Bluffs region and the city's priority attraction and natural amenity.

Shoreline Golf Course

Shoreline, located at 210 E. Locust Street, is an 18-hole golf course that borders the lake. The facility has a newly expanded clubhouse that can accommodate 175 guests for catered receptions and other functions. The course is a popular attraction for golfers throughout much of the greater metro.



City Parks and Recreation Areas

- **Wavcrest Park**
112 Shoreline Drive
- **Mabrey Park**
17th St and Willow Drive
- **Neptune Park**
Neptune Circle and Cedar St
- **8th and R Park**
8th St and Avenue R
- **Watson Park**
9th St and Avenue Q
- **Ortiz Park**
9th St and Steele Avenue
- **Rosenbaugh Park**
14th St and Avenue P
- **Splash Pad and Track and Field**
11th St and Redick Blvd

HOUSING



Introduction

As part of the growing Omaha metropolitan area, there is opportunity to grow Carter Lake's housing market through expanded variety and price points to meet the needs of its current and potential residents. Families with young children have been one of the fastest growing demographics to move to Carter Lake, which requires increased housing availability. There is also a need for housing to accommodate aging population groups like the Baby Boomer generation. This section discusses past and present housing figures for Carter Lake to help identify future housing needs through an analysis of household characteristics, housing types, and housing values.

Housing Units

Total housing units in Carter Lake have increased every decade since 1990, with 1,502 units being present in 2020. However, the vacancy rate has increased every decade since 1990, with 10.7 being the vacancy rate in 2020. In addition, renter-occupied housing units have continued to increase since 2000, with 339 housing units now renter-occupied as opposed to 278 in 2010. 2020 saw a 9.6 percent decline in owner-occupied housing units from 2010.

Table 3: Status of Housing Units in Carter Lake

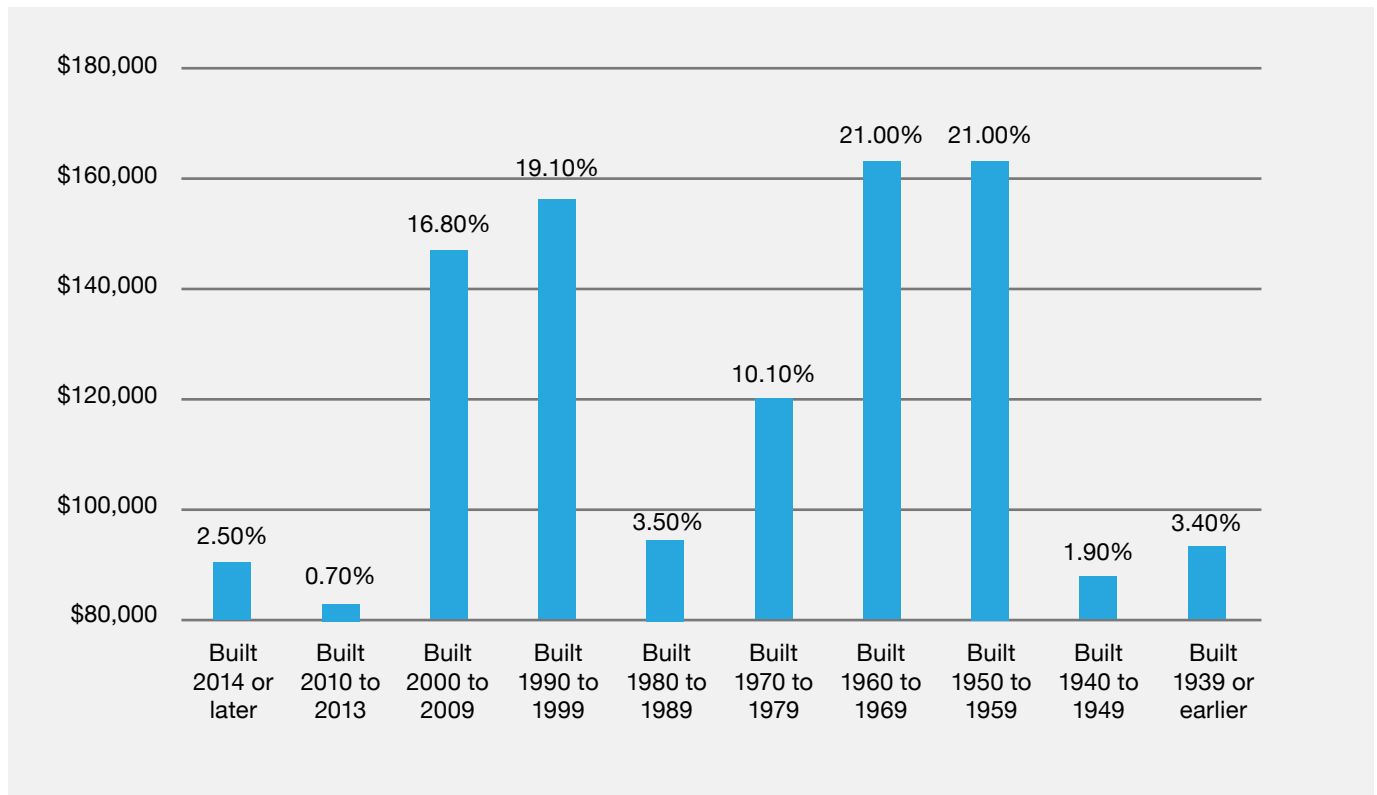
	1990	2000	2010	2020
Total Housing Units	1,149	1,292	1,481	1,502
Owner Occupied	942	1,058	1,110	1,003
Renter Occupied	168	163	278	339
Vacancy	3.4	5.5	6.3	10.7

Source: U.S. Census, American Community Survey (ACS)

Age of Housing Stock

Of the 1,502 housing units in Carter Lake, 47.4 percent were built before 1970 while only 3.2 percent were built after 2010. Carter Lake had two major periods of housing construction, one from 1950 to 1979 and the other from 1990 to 2009. These two periods account for 88 percent of the housing in Carter Lake.

FPO

Figure 7: Year Residential Structure Built in Carter Lake

Household Characteristics

In 2020, there were 1,342 total households in Carter Lake, a 1.3 percent decline from 2010. Family (related) households made up 71 percent of total households in the city. However, the number of non-family (unrelated) households increased in 2020 while the number of family households decreased. This may indicate that more unrelated persons are cohabitating living spaces either by choice or financial necessity.

Table 4: Household Characteristic

	2000	2010	2020
Total households	1,221	1,359	1,342
Family households	914	995	956
Non-family households	307	364	386
Average household size	2.7	2.7	2.8
Average family size	3.0	3.0	3.4

Source: U.S. Census, American Community Survey (ACS)

Housing Value

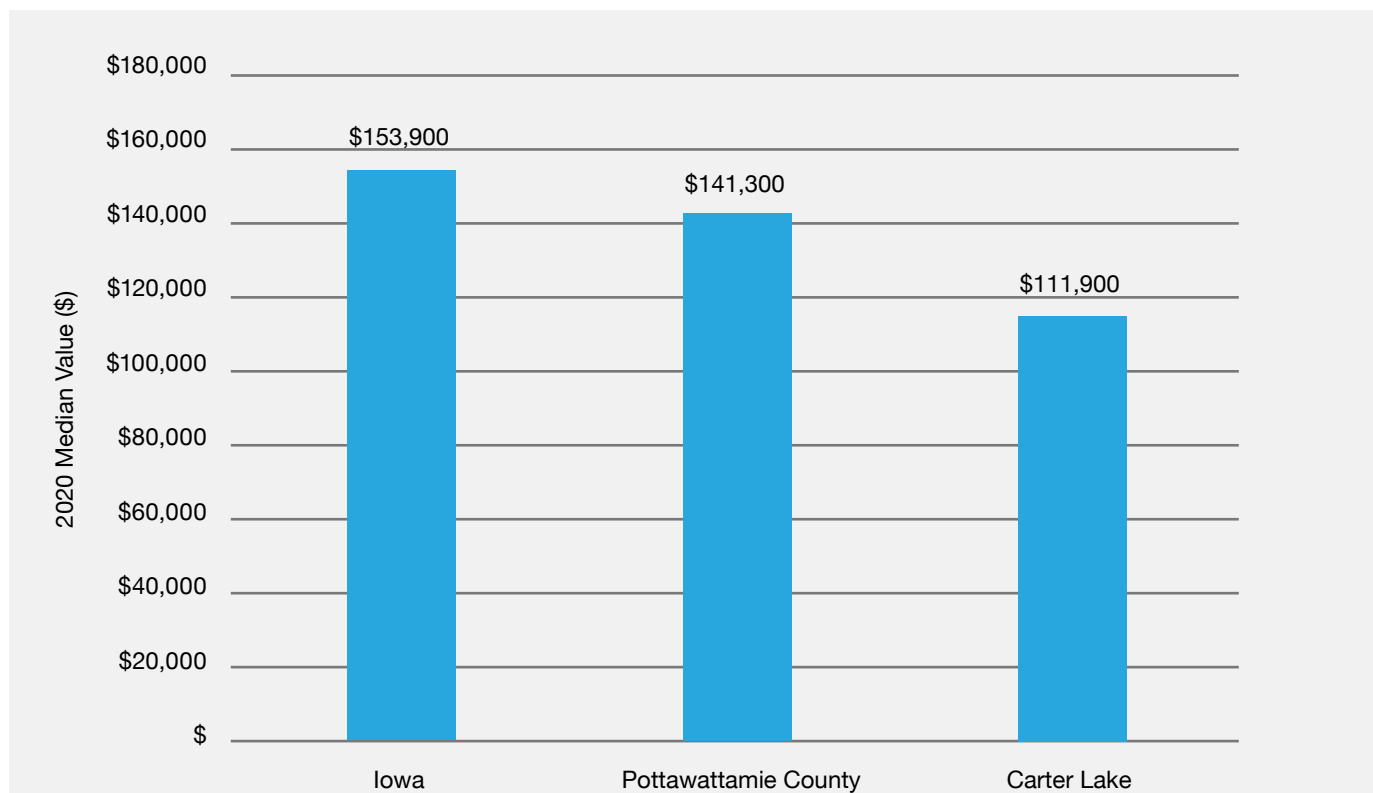
Based on 2020 American Community Survey estimates, approximately 66.5 percent of owner-occupied homes in Carter Lake were valued up to \$149,999 or below; 26.7 percent of homes were valued between \$200,000 and \$499,999.

Table 5: Carter Lake Estimated Owner-Occupied Housing Value

Value Ranges	#	%
Less than \$50,000	210	20.9%
\$50,000 - \$99,999	206	20.8%
\$100,000 - \$149,999	249	24.8%
\$150,000 - \$199,999	54	5.4%
\$200,000 - \$299,999	144	14.4%
\$300,000 - \$499,999	123	12.3%
\$500,000 - \$999,999	17	1.7%
\$1,000,000 or more	0	0.0%
Total Owner-Occupied Units	1,003	100.0%

Source: U.S. Census, American Community Survey (ACS)

The median housing value in Carter Lake was \$111,900 in 2020, which is 79 and 73 percent of the county and state averages, respectively.

Figure 8: Housing Value Comparison

ECONOMIC DEVELOPMENT



Introduction

Carter Lake's inclusion in the Omaha-Council Bluffs metropolitan provides both opportunities and challenges to the city. Carter Lake's geographic proximity with Omaha is both a challenge and an opportunity for commercial, retail, and residential development in Carter Lake. There is potential for Carter Lake to benefit from the spillover effect of the metropolitan area because of an increased access to jobs, training, and services. To harness the economic opportunity, Carter Lake must develop tactics to leverage the lake, trails, and surrounding park attractions to attract visitors from Omaha and other surrounding towns in the metropolitan area.

The economy will be strengthened by championing Carter Lake's small town identity and promoting the recreational opportunities afforded by the lake. Tourists seek out small towns with recreational opportunities, but Carter Lake must lean into the historic and unique characteristics of the lake community to establish itself as a tourist destination and recreational area for residents in the surrounding area. Additionally, the short distance from Omaha's downtown and Carter Lake's small town quality gives a perception of affordability, which makes Carter Lake a desirable place to live for Omaha residents working downtown. As housing costs rise in Omaha's downtown and midtown areas, Carter Lake should establish an identity that living in the community is an affordable alternative with a short commute to Omaha's downtown employers and attractions.

However, being in such close proximity to Omaha's urban metropolitan stifles the retail economy of Carter Lake, as residents are lured to Omaha for grocery shopping and retail. In the short term, there is a need to develop a unified strategy among the Carter Lake business community to encourage patronage of the locally owned businesses. Over time, Carter Lake should prioritize increasing walkability from residential areas to the main commercial corridor on Locust Street, as well as upholding design standards for new and existing businesses on Locust Street.

Labor Force

Carter Lake had a total labor force population of 1,747 in 2020, of which 94.2 percent was employed while 5.8 percent was unemployed. Carter Lake's unemployment rate was at least one point higher than both the county and the state averages at that time.

Table 6: Carter Lake Labor Force Characteristics

Employment Status	Carter Lake
Population Over 16 Years Old	2,784
In Labor Force	1,747
Employed	1,646
Unemployed	101
Unemployed Rate	5.8%

Source: U.S. Census, American Community Survey (ACS)

Table 7 shows employment of Carter Lake and the state of Iowa by industry. The five largest industries

in Carter Lake by percentage of the workforce are manufacturing (15.2%); transportation and warehousing, and utilities (12.7%); educational services, and health care and social assistance (11.5%); professional, scientific, and management, and administrative and waste management services (11.4%); and finance and insurance, and real estate and rental and leasing (10.8%).

Table 7: Employment by Industrial Sector Comparison - 2020 Estimates

Industry	Iowa #	Iowa %	Carter Lake #	Carter Lake %
Agriculture, forestry, fishing and hunting, and mining	47,641	4.2%	0	0.0%
Construction	81,177	7.1%	103	7.6%
Manufacturing	206,313	18.1%	206	15.2%
Wholesale Trade	39,396	3.5%	19	1.4%
Retail Trade	105,062	9.2%	89	6.6%
Transportation and warehousing, and utilities	64,575	5.7%	172	12.7%
Information	16,651	1.5%	7	0.5%
Finance and insurance, and real estate and rental and leasing	106,930	9.4%	147	10.8%
Professional, scientific, and management, and administrative and waste management services	86,703	7.6%	155	11.4%
Educational services, and health care and social assistance	251,695	22.1%	156	11.5%
Arts, entertainment, and recreation, and accommodation and food services	48,037	4.2%	113	8.3%
Other services, except public administration	43,600	3.8%	113	8.3%
Public Administration	43,194	3.8%	76	5.6%
Total Employment	1,140,974	100.0%	1,356	100.0%

Source: U.S. Census, American Community Survey (ACS)

Carter Lake Employers

Businesses and employers located in Carter Lake are rooted in industry, transportation, education, recreation, and entertainment/hospitality. Paxton & Vierling Steel Co is a steel fabricator in Carter Lake and one of the larger employers in the city. Other centers of employment in Carter Lake include Carter Lake Elementary, National Freightways Inc., Shoreline Golf Course, and Prairie Flower Casino. Carter Lake has a number of commercial services, some of which include Casey's General Store and Kwik Shop, but the city's proximity to Omaha and Council Bluffs make it difficult to retain and grow

businesses that might eventually have larger hiring needs that offer competitive compensation.

Place of Work

The majority of employment opportunities for Carter Lake residents in the labor force are located outside the community. This is mainly due to Carter Lake's size and its proximity to Omaha and Council Bluffs. According to 2019 inflow/outflow data compiled by the U.S. Census, 1,733 workers that lived in Carter Lake left the community for employment. There were 1,066 workers that traveled to Carter Lake for employment but lived elsewhere, and 70 workers both lived and worked in Carter Lake.

Table 8: Carter Lake Employment - Inflow/Outflow

Inflow/Outflow Job Counts	#	%
Employed in the selection area	1,136	100.0%
Employed in the selection area but living outside	1,066	93.8%
Employed and living in the selection area	70	6.2%
Living in the selection area	1,803	100.0%
Living in the selection area but employed outside	1,733	96.1%
Living and employed in the selection area	70	3.9%

Source: U.S. Census, American Community Survey (ASC)

Travel Time to Work, and Commuting Trends

Mean travel time for Carter Lake commuters was 21 minutes according 2020 estimates, approximately one minute longer than both Pottawattamie County and the eight-county Omaha-Council Bluffs metro area.

Table 9: Commuting to Work

Means of Transportation	Carter Lake	% of Total	Pottawattamie County	% of Total
Workers 16 years and over	1,646	100.0%	45,783	100.0%
Car, truck, or van - drove alone	1,487	90.3%	38,228	83.6%
Car, truck, or van - carpooled	88	5.3%	3,892	8.5%
Public transportation	0	0.0%	229	0.5%
Walked	0	0.0%	641	1.4%
Other means	15	0.9%	595	1.3%
Worked at home	56	3.4%	2,198	4.8%
Mean travel time to work (minutes)	21	N/A		N/A

Source: U.S. Census, OnTheMap

LAND USE & GROWTH MANAGEMENT



Introduction

The arrangement and location of future land uses should be determined before the basic services for Carter Lake, such as utilities, community facilities and streets can be planned. Land use classifies land according to the way an area is utilized – residential, commercial, industrial, agricultural or public. Establishing suitable areas of town in which certain types of land use are acceptable is one of the founding principles of planning and also is primary to the development of efficient and safe cities that are sound economically. This section of the plan analyzes current land use patterns and existing regional development trends. From this information and feedback received from members of the community, city officials and staff, this section also presents a Future Land Use Plan, which is intended to guide land use decisions and become the basis for land use regulation in Carter Lake.

Existing Land Use

Planning for future uses can be completed only after the existing land use patterns have been determined. The predominant land use in Carter Lake is residential, while commercial, industrial, and agriculture and open space uses account for the remainder of non-civic land uses in the city. Carter Lake is surrounded by Omaha and the lake. All potential development and redevelopment will include infill lots and lots vacant currently. There is no room for possible expansion of city limits.

Residential - The main land use in Carter Lake is residential and it is found north of Locust Street mainly. The city has continued to see new single residential units constructed. These units were constructed on the west side of Carter Lake, east of the Shoreline Golf Course. There is limited available space for residential uses, due to the inability of Carter Lake to expand beyond its boundaries.

Commercial and Industrial – The commercial and industrial uses in Carter Lake are located on and predominantly south of Locust Street. Commercial activity is active mainly along Locust Street and in the southeast corner of Carter Lake. Industrial uses are collected largely in the southwestern area of the city. The commercial corridor buffer separates the industrial areas from the residential uses.

Agricultural and Open Space – Agricultural and Open Space uses in Carter Lake are located predominantly on the east side of Carter Lake. A large portion of the agricultural land is located on the east side of Abbott drive on the southeast corner of town.

FPO

2010 Carter Lake Land Use Distribution

	Area (acres)	Acres/100 People	Percent of Area
Residential	263.1	6.9	30.6%
Single Family	218.8	5.8	25.4%
2-4plex/Townhouses	7.5	0.2	0.9%
Multi-Family Residential	-	-	0.0%
Mobile Home Residential	36.8	0.9	4.3%
Commercial	49.4	1.3	5.7%
Office	16.4	0.4	1.9%
Downtown	-	-	0.0%
Retail and General Use	17.4	0.5	2.0%
Auto Services	15.5	0.4	1.8%
Industrial	174.2	4.6	20.2%
Warehousing/Distribution	46.4	1.2	5.4%
General Industrial	116.2	3.1	13.5%
Salvage	11.5	0.3	1.3%
Civic	226.6	5.9	26.3%
Schools	2.9	0.1	0.3%
Public Facilities and Utilities	5.4	0.1	0.6%
Other Civic Uses	175.7	4.6	20.4%
Parks and Rec	42.6	1.1	4.9%
Road Right of Way	147.8	3.9	17.2%
TOTAL URBAN OR DEVELOPED	861.0	22.8	100.0%
Open Space/Water	155.3	4.1	
Vacant Urban Land	153.8	4.1	
Vacant Dwellings	5.3	0.1	
TOTAL AREA	1,175.4	36.2	

Future Land Use

The Future Land Use Plan provides the basic framework upon which a comprehensive plan is built, by coordinating the appropriate designation for residential, commercial, industrial, open space/agricultural, and public use areas throughout the community. This section of the plan includes seven different land use classifications and should be used to guide how Carter Lake designates zoning of the existing areas within the community and redevelopment areas. The intent of the Land Use Plan is to ensure that future development takes into account land use compatibility, market conditions and trends, environmental features, utilities, streets, other community services, and public input on the growth and development.

Figure 9: Carter Lake Future Land Use Plan
To be included



FPO

IMPLEMENTATION



Introduction

This chapter pulls the quantifiable and quantifiable data recorded and the feedback received during public engagement to form actionable goals, policies, and strategies that are important to the Carter Lake community and contribute to the community's growth.

Implementation refers to the policies and actions that have been identified to carry out the vision of this comprehensive plan update. It includes actions designed to improve the long range planning process, strengthens links between the plan and capital improvement budgeting, establishes a process reporting system to monitor the progress, and schedules for plan updating and maintenance.

The success of this comprehensive plan update is contingent on the implementation of the goals and policies identified in this section. While the role of the Carter Lake Planning and Zoning Commission is to ensure the orderly growth of the city by adherence to the comprehensive plan, it is up to the stakeholders in Carter Lake to champion the projects envisioned to the implementation of them. What happens with the plan, how it is used in day-to-day decision making, and the extent to which it is followed over time will all influence the success of the plan. This plan is a living guidance document meant to reflect the current and future vision of Carter Lake as it evolves. It is not the end of the planning process, but the beginning of a coordinated effort to direct growth and development in ways that are important to the citizens of Carter Lake.

Goals and Objectives

Here the goals, objectives, and overall policy suggestions for the entire comprehensive plan are outlined. Objectives give more detail and describe the activities needed to achieve the desired goals of the city. The implementation section synthesizes the information from the existing profile of the city and the public input from the visioning component of this plan update. The objectives are a means to achieve the goals established by the city and they imply a clear commitment to Carter Lake's future development.

Facilities and Services Implementation

Goal A: Continue to provide excellent public facilities and services, through means of planning for future needs, ongoing maintenance, and increasing accessibility features.

Objective A.1 – Allocate adequate funding for ongoing maintenance and operations as well as future strategic investments.

Objective A.2 – Complete a facility assessment of the Carter Lake Administration Building to determine existing and future needs.

Objective A.3 – Ensure that accessibility features are installed at all public spaces and areas of community attraction and use.

Utilities and Infrastructure Implementation

Goal B: Ensure reliable infrastructure, including municipal utilities, energy and communication utilities, and streets; provide a comprehensive transportation system of streets, trails and sidewalks that supports investment and enhances the safe and efficient movement of people, goods and services.

Objective B.1 – Institute a regular, annually funded local street rehabilitation program.

Objective B.2 – Install appealing directional signage to lead visitors to community attractions and features.

Objective B.3 – Establish a plan to develop a continuous sidewalk network on both sides of every street.

Objective B.4 – Consider transportation policies and design practices that require streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

Objective B.5 – Foster collaborative relationships with the City of Omaha, Pottawattamie County, and other local governmental jurisdictions; enter into interlocal agreements with neighboring jurisdictions for the purposes of cost savings and reducing redundancy.

Parks and Recreation Implementation

Goal C: Provide recreational amenities available to current and future residents and visitors to the community.

Objective C.1 – When practicable and cost effective, consider all methods to preserve and enhance the lake so that it continues to remain a desirable recreational amenity and a source of pride and enjoyment for the community.

Objective C.2 – Support implementation of the Carter Lake Trail Connection.

Objective C.3 – Support implementation of the Levi Carter Park Trail.

Objective C.4 – Support development of the city-owned green space to the east of Carter Lake Elementary in a way that complements the function and patrons of the Library, Community Center, and Elementary School, and all other users of all ages and abilities.

Objective C.5 – Support and accommodate youth activities and programs for a wide variety of interests.

Objective C.6 – Develop a pedestrian and bike trail system that links key community destinations with the lakeshore.

Objective C.7 – Maintain and improve city parks and spaces in a manner that ensures continued use and enjoyment by the public.

Objective C.8 – Consider unique and innovative ways to activate public spaces for community betterment and character.

Housing Implementation

Goal D: Provide a variety of housing opportunities in appropriate locations throughout Carter Lake; promote the creation and maintenance of an adequate supply of safe and affordable housing that supports the needs of residents.

Objective D.1 – Increase housing options of various types and at all price ranges, including high-density and mixed use options.

Objective D.2 – Expand existing rehabilitation and code enforcement efforts into a comprehensive, multi-faceted rehabilitation and neighborhood development program.

Objective D.3 – Work with housing and social service providers to address health and safety concerns in housing.

Objective D.4 – Consider feasible solutions to address the increasing homeless/transient population.

Objective D.5 – Partner with nonprofit housing development corporations in the region to increase availability of affordable housing options.

Economic Development Implementation

Goal E: Foster a strong and diverse local economy that provides a range of employment and business opportunities.

Objective E.1 – Focus initial efforts on small, easily-implementable projects that may add to a feeling of momentum in the community.

Objective E.2 – Create a comprehensive economic development strategy to support existing businesses and attract and develop new businesses in Carter Lake.

Objective E.3 – Focus and prioritize commercial development along the Locust Street corridor.

Objective E.4 – Recruit external partners to support opportunities for new and existing businesses; partners may include Pottawattamie County Development Corporation, Advance Southwest Iowa, or others willing to work with the city.

Objective E.5 – Foster relationships with the local philanthropic community.

Objective E.6 – Identify and track grant funding opportunities that can advance economic development.

Objective E.7 – Consider design standards for new commercial development to enhance visual appeal, with emphasis focused on Locust Street.

Use and Growth Management Implementation

Goal F: Carter Lake will expand the tax base and employment opportunities in a responsible and sustainable manner through the implementation of land use regulations which protects natural features, takes advantage of community assets, and maximizes effectiveness of municipal infrastructure.

Objective F.1 – Develop a city-wide land use pattern that ensures compatible and complementary relationships between land uses.

Objective F.2 – Continue to maintain, update, and enforce zoning regulations and building codes.

Objective F.3 – Adopt flexible zoning districts and overlays in underdeveloped areas to reduce barriers for new housing and commercial development.

Objective F.4 – Develop Locust Street as a mixed-use corridor that separates residential use to the north from industrial and commercial uses to the south.

Objective F.5 – Consider succession planning and mentoring for all elected and appointed city positions.

Objective F.6 – Work collectively with the public and civic organizations to identify strategies to retain and recruit volunteers for the fire department and other community needs.

Objective F.7 – Accommodate development that is appropriate for floodplains.

Objective F.8 – Create and maintain an inventory of vacant lots and physical properties; work with economic development partners in Pottawattamie County to market properties and identify interested developers/investors.

Impact Analysis and Review

Every significant proposal that requires action by the Planning and Zoning Commission and City Council should be accompanied by an evaluation of its potential to implement the goals, objectives and policies of this plan. This evaluation can be quite simple in situations where the impact is minimal, amounting to no more than a brief indication of whether the plan provides direction and whether the proposal conforms to the plan. Where a requested proposal is inconsistent with the plan, additional review procedures are necessary.

Land Use Proposals: To the greatest extent possible, development proposals should align with the goals, objectives, and overall vision of the city’s comprehensive plan. If a development proposal does not reflect the values of the plan, consideration should be given to suggesting modifications to the proposal, or using the following criteria to determine if a plan amendment is justified:

- The character of the adjacent neighborhood;
- The zoning and uses of nearby properties;
- The benefits of the proposal to the public health, safety and general welfare compared to the hardship imposed on the applicant if the request is not approved;
- Comparisons between the existing plan and the proposed amendments; and
- Consideration of public input.

Comprehensive Proposals: In more comprehensive proposals (such as a capital improvements

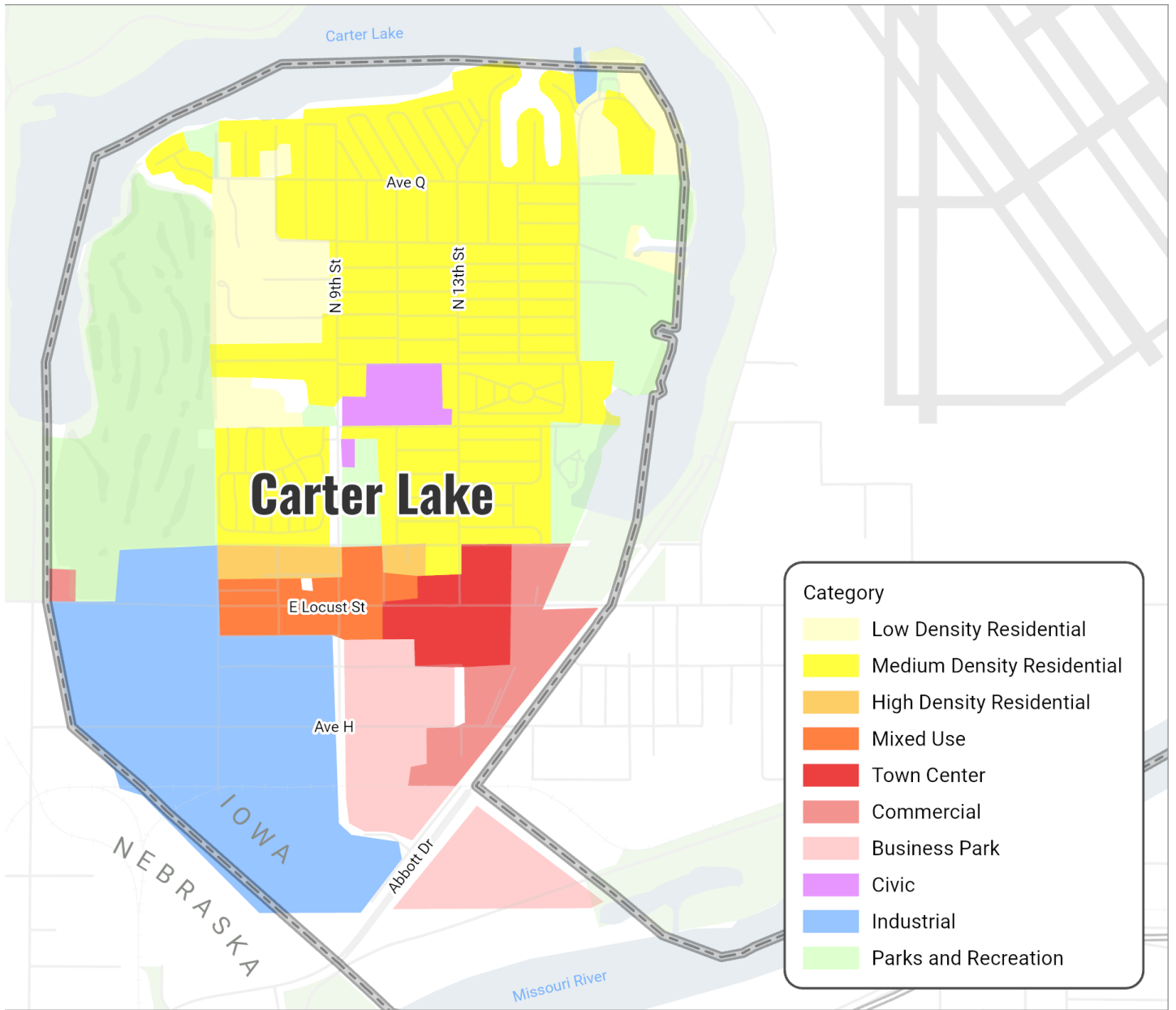
program, a new zoning ordinance or maps, or a subarea plan) a more extensive evaluation may be required to identify potential revisions to the proposal or to the plan. The Planning and Zoning Commission report on such a proposal should include an evaluation which includes the following:

Description of the proposal;

- Identification of elements of the plan affected by the proposal;
- Evaluation of the effects of the proposal on the plan, by element (such as goals and objectives, land use, or public facilities and infrastructure). If the proposal supports the plan, the evaluation should so indicate, but if it conflicts, then that should be identified as well; and
- Identification of the adjustments to the plan or the proposal which would reduce any noted conflicts or adverse impacts.

Annual Review of the Plan

After adoption of the Carter Lake comprehensive plan, opportunities should be provided to identify any changes in conditions that would impact any of the plan's elements. Each year after adoption of the plan, a report should be prepared by the Planning and Zoning Commission and transmitted to the City Council, which provides information and recommendations as to whether the plan is current and still valid for guiding long-term growth in the community. The review should also include an outline of elements of an implementation program which would be undertaken. Such implementation activities might include: development and adoption of zoning adjustments or other implementation measures; development of area studies and more refined plans; plans and programs for implementation of specific projects; or the identification of new funding sources or techniques.



Josh Driscoll is requesting address for lot to move forward with installation of utilities with the construction of a new home on Redick Blvd. The black lines represent the North/South streets



FOR OFFICE USE: CASE# _____
Z.B.A. Public Hearing: _____
Signs Issued: _____/_____/by _____

Receipt # _____
Amount \$ _____
By _____ Date _____

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: OWEN INDUSTRIES Phone: 712 347 5500
Address: 501 Ave H Carter Lake *Status: A
2. REPRESENTED BY: Rick Gouley Phone: 712 314-0740
Address: 806 West St, Shenandoah IA 51601
3. STREET ADDRESS/LOCATION: 501 Ave H Carter Lake IA
4. LEGAL DISCRIPTION: _____
5. OWNERS NAME: Tyler Owen
6. OWNERS ADDRESS: 501 Avenue H
Carter Lake IA 51510
7. REASONS FOR REQUEST AND INTENDED USES: Adding A POWDER
COAT BUSINESS AND WOULD LIKE TO HAVE SEPERATE
Address
8. ZONING DISTRICT: _____
9. PRESENT USE: Storage
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE.
11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

12. ATTACHED TO THE APPLICATION ARE:
- a. Denied "Building Permit Application" form..... _____
 - b. Approves..... _____
 - c. Restrictions..... _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

13. SIGNATURE: Rick Gouley Date: 12/20/02
TYPED OR PRINTED NAME: Rick Gouley *Status: A

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent

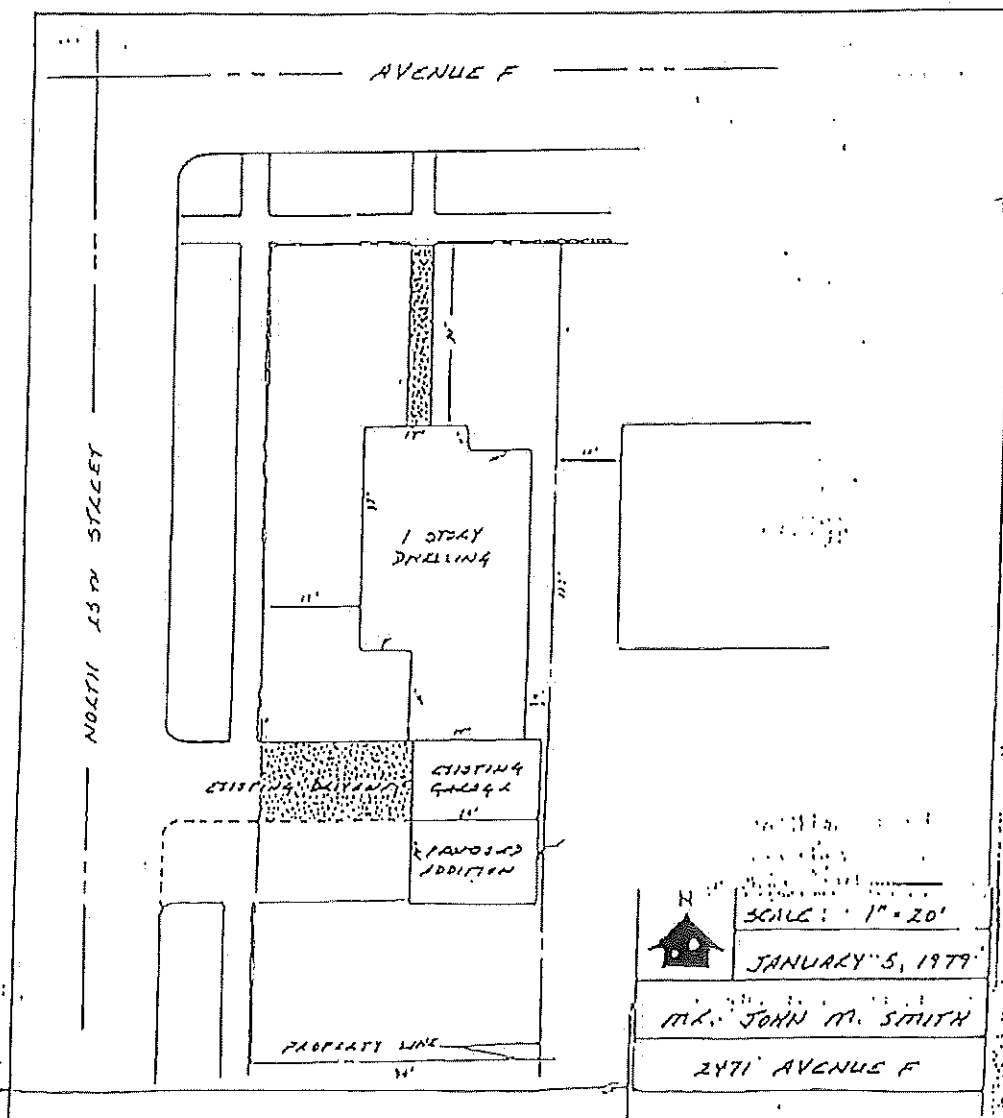
A. Minimum Required Information (to be shown on the site plan):

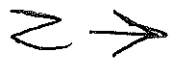
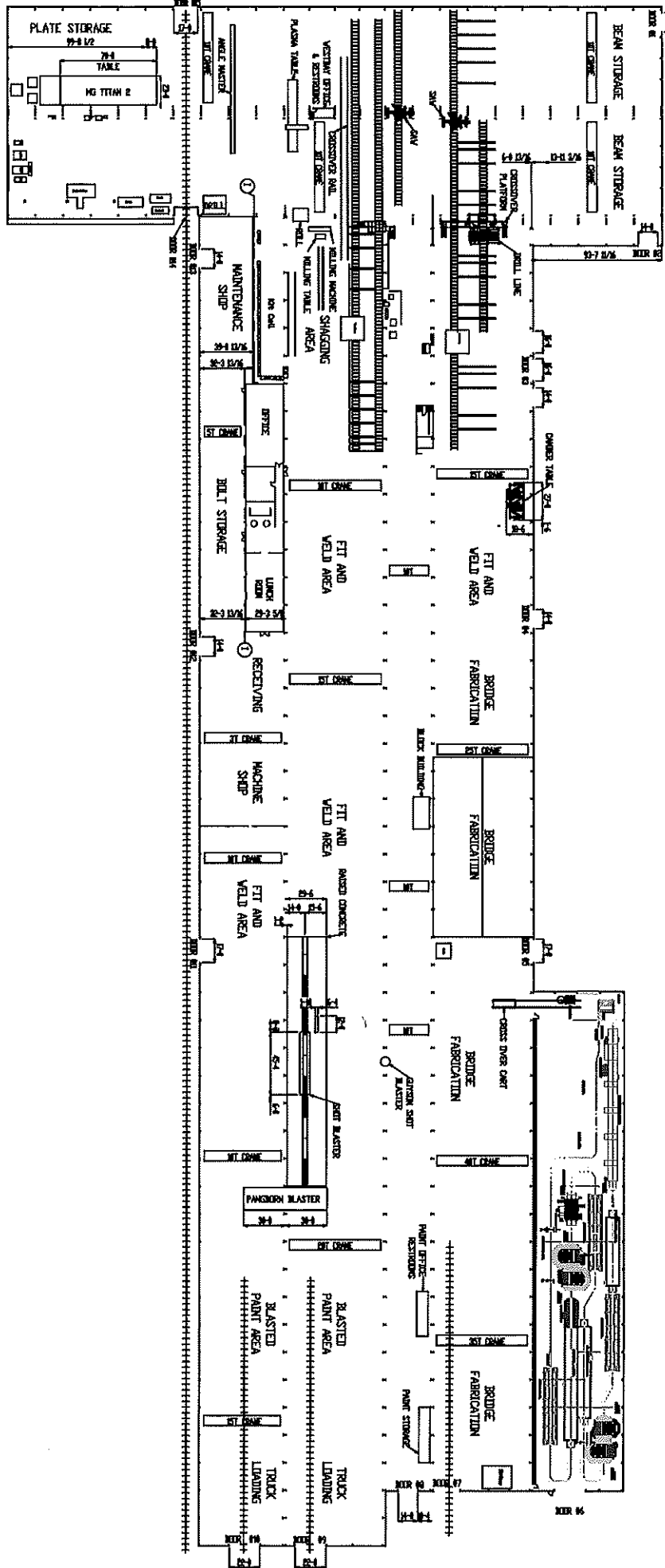
The site plan shall be legibly and accurately drawn on paper suitable for reproduction. The plan shall be drawn to a scale of 1 inch to 50 feet or less, and should have an overall size of 8 1/2" X 11" (or if not possible, then a maximum size of 11" X 17"). The plan shall contain the following information:

FOR OFFICE USE

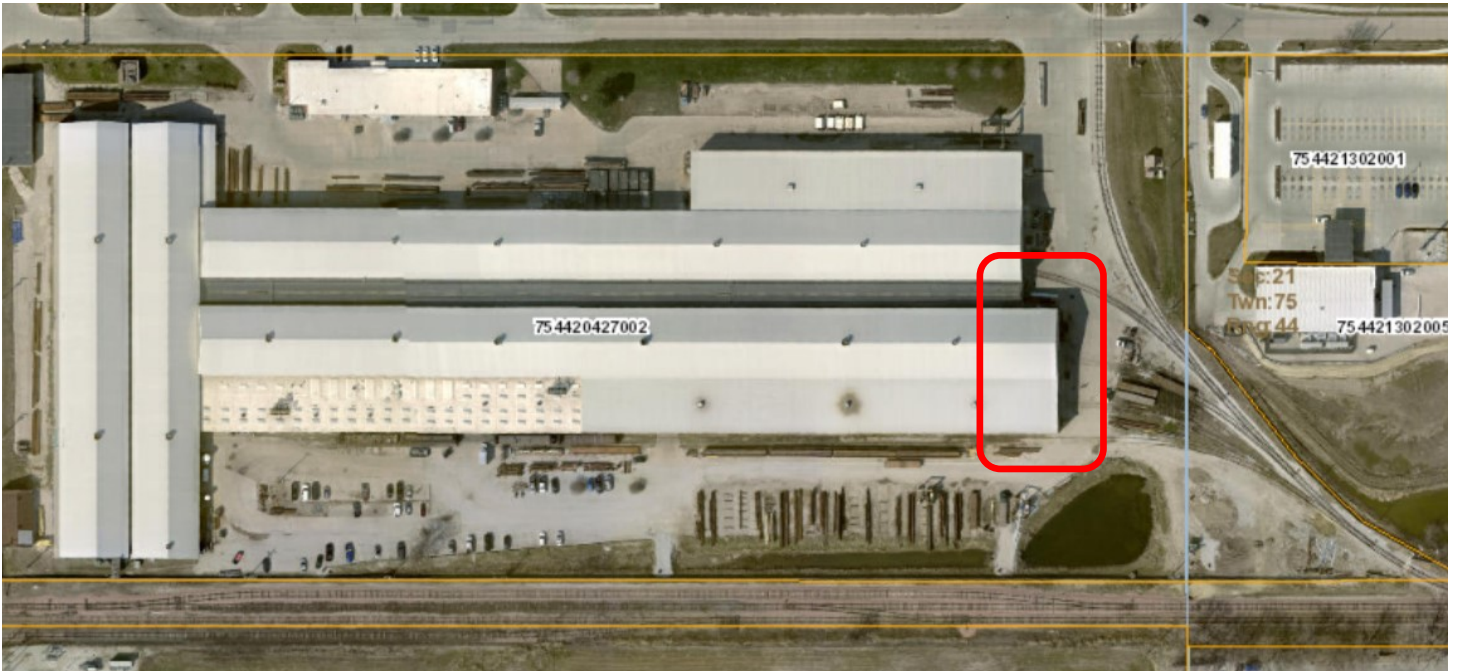
1. The name and address of the person filing the application..... _____
2. The date, scale and north arrow..... _____
3. Property lines..... _____
4. Street, sidewalks, and alleys..... _____
5. Blueprint of proposed structure (copy to be left with Planning Board or Building Inspec.)..... _____
6. Existing structures within 20 feet of the property..... _____
7. Accurate dimensions of the property and all structures involved..... _____

B. EXAMPLE OF AN ACCEPTABLE SITE PLAN:





12/10/22





COMMERCIAL CONSTRUCTION PERMIT APPLICATION

CITY OF CARTER LAKE, IOWA
Building & Zoning Department
 950 Locust Street
 Carter Lake, IA 51510
 Telephone: 712.847.0535
 Fax: 712.347.5454
 Inspection Request: 712.847.0535

	Permit Amount	Receipt #	Permit #
JOB SITE ADDRESS: 2614 N 5th St			
LEGAL DESCRIPTION: <input type="checkbox"/> Attachment CARTER LAKE-AUD SUB 20-75-44 & ACCRE S376' E464' LT 16 EXC CITY	PARCEL NUMBER: 754420401005		PROPERTY SIZE:
ZONING DISTRICT: <input type="checkbox"/> R-3 Urban Residential Multi-Family District <input type="checkbox"/> R/CC CL Club Special Residential District <input type="checkbox"/> C/L Locust Street Mixed Use Corridor District <input type="checkbox"/> C-1 Limited Commercial/Office District <input type="checkbox"/> C-2 General Commercial District <input type="checkbox"/> BP Business Park District <input type="checkbox"/> T-C Town Center <input type="checkbox"/> C/A Abbott Drive Corridor District <input checked="" type="checkbox"/> M-1 Limited Industrial District <input type="checkbox"/> M-2 General Industrial District <input type="checkbox"/> MC Mixed Use District <input type="checkbox"/> PUD Planned Unit Development Overlay District <input type="checkbox"/> W Water-Oriented Development Overlay District <input type="checkbox"/> FP/FW Floodplain Overlay District			
PROPERTY OWNER: Hastings Family Holdings LLC		PHONE NUMBER:	
PROPERTY OWNER ADDRESS: 10001 S 152ND ST, Omaha		STATE: NE	ZIP CODE: 68138
GENERAL CONTRACTOR NAME: VitalSigns Unlimited Inc		STATE LICENSE #: C120110	PHONE NUMBER: 712-256-4766
CONTRACTOR MAILING ADDRESS: 925 S 7th St, Council Bluffs		STATE: IA	ZIP CODE: 51501
SUB-CONTACTOR NAME & STATE LICENSE #'s:			
Electrical: _____ Plumbing: _____ Mechanical: _____			
State License #: _____ State License #: _____ State License #: _____			

Building Type/Use: General Commercial
 Industrial
 Multi-Family
 Other _____
Class of Work: New Structure
 Addition
 Tenant Improvement
 Remodel
 Other sign

CONSTRUCTION INFORMATION		
PROPOSED CONSTRUCTION DESCRIPTION: Install 1 wall sign 36sqft		
ESTIMATED CONSTRUCTION COST: \$2000.00	PROPOSED BUILDING AREA (square footage): 36sqft	CODE TYPE OF CONSTRUCTION:

PERMIT FEES		AMOUNTS
Building Fee will be based on engineered estimated construction cost or permit valuation using the current Building Valuation Data and adopted Building Permit Fee Schedule. (see next page to figure cost)	Building Fee Receipt #:	\$
Figuring the Plan Review Fee at 25% of the calculated Building Permit Fee cost. The Plan Review Fee will be a required deposit at the time of your permit application submittal. (see next page to figure cost)	Plan Review Fee (submittal deposit) Receipt #:	\$
Total Amount		\$

Applicant is responsible for obtaining all other necessary permits or approvals related to the proposed activity, including those that may be required by the State or Federal Government. Applicant will save, indemnify, and keep harmless the City of Carter Lake, Iowa its officers, employees, and agents against all liabilities, judgments cost, and expenses which may accrue against them in consequence of the granting of this permit, inspections, or use of any on-site or off-site improvements placed by virtue hereof, and will in all things strictly comply with all applicable rules, ordinances, and laws. Signature constitutes an attestation by the applicant that application complies with all covenants, conditions, and restrictions.

APPLICANT SIGNATURE: *Butter Line* DATE 1-12-23

Issued By:	Date:
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BUILDING VALUATION DATA
Square Foot Construction Costs ^{a, b, c, d}

Group (2015 International Building Code)	IA	IB	IIA	IIB	IIIA	IIIB	IV	VA	VB
A-1 Assembly, theaters, with stage	229.03	221.51	216.10	207.06	194.68	189.07	200.10	177.95	171.21
A-1 Assembly, theaters, without stage	209.87	202.35	196.94	187.90	175.62	170.01	180.94	158.89	152.15
A-2 Assembly, nightclubs	177.89	172.85	168.07	161.49	151.98	147.78	155.80	137.68	132.99
A-2 Assembly, restaurants, bars, banquet halls	176.89	171.85	166.07	160.49	149.98	146.78	154.80	135.68	131.99
A-3 Assembly, churches	211.95	204.43	199.02	189.98	177.95	172.34	183.02	161.22	154.48
A-3 Assembly, general, community halls, libraries, museums	176.88	169.36	162.95	154.91	141.73	137.12	147.95	125.00	119.26
A-4 Assembly, arenas	208.87	201.35	194.94	186.90	173.62	169.01	179.94	156.89	151.15
B Business	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
E Educational	192.29	185.47	180.15	172.12	160.72	152.55	166.18	140.46	136.18
F-1 Factory and industrial, moderate hazard	108.98	103.99	97.83	94.17	84.37	80.56	90.16	69.50	65.44
F-2 Factory and industrial, low hazard	107.98	102.99	97.83	93.17	84.37	79.56	89.16	69.50	64.44
H-1 High Hazard, explosives	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	0.00
H234 High Hazard	102.01	97.02	91.86	87.20	78.60	73.79	83.19	63.73	58.67
H-5 HPM	182.89	176.17	170.32	161.88	147.55	142.00	155.49	129.49	123.76
I-1 Institutional, supervised environment	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
I-2 Institutional, hospitals	308.50	301.79	295.93	287.50	272.14	0.00	281.10	254.09	0.00
I-2 Institutional, nursing homes	213.56	206.85	200.99	192.56	179.22	0.00	186.16	161.17	0.00
I-3 Institutional, restrained	208.37	201.66	195.80	187.37	174.54	167.98	180.97	156.48	148.74
I-4 Institutional, day care facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
M Mercantile	132.61	127.57	121.79	116.21	106.35	103.15	110.52	92.05	88.36
R-1 Residential, hotels	184.11	177.46	172.55	164.31	152.38	148.31	164.31	136.85	132.55
R-2 Residential, multiple family	154.38	147.73	142.82	134.58	123.25	119.18	134.58	107.72	103.42
R-3 Residential, one- and two-family	143.93	139.97	136.51	132.83	127.95	124.61	130.57	119.73	112.65
R-4 Residential, care/assisted living facilities	182.53	175.88	170.97	162.73	150.55	146.48	162.73	135.02	130.72
S-1 Storage, moderate hazard	101.01	96.02	89.86	86.20	76.60	72.79	82.19	61.73	57.67
S-2 Storage, low hazard	100.01	95.02	89.86	85.20	76.60	71.79	81.19	61.73	56.67
U Utility, miscellaneous	77.82	73.48	69.04	65.52	59.23	55.31	62.58	46.83	44.63

Footnotes:

- a. Private Garages use Utility, miscellaneous
- b. Unfinished basements (all use group) = \$18.25 per square foot
- c. For shell only buildings deduct 20 percent
- d. N. P. = Not Permitted

TOTAL VALUATION	FEE
\$1 to \$500	\$ 23.50
\$501 to \$2,000	\$ 23.50 for the first \$ 500.00 plus \$ 3.05 for each additional \$ 100.00, or fraction thereof, to and including \$ 2,000.00
\$2,001 to \$25,000	\$ 69.25 for the first \$ 2,000.00 plus \$ 14.00 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 25,000.00
\$25,001 to \$50,000	\$ 391.75 for the first \$ 25,000.00 plus \$10.10 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 50,000.00
\$50,001 to \$100,000	\$ 643.75 for the first \$ 50,000.00 plus \$ 7.00 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 100,000.00
\$100,001 to \$500,000	\$ 993.75 for the first \$ 100,000.00 plus \$ 5.60 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 500,000.00
\$500,001 to \$1,000,000	\$ 3,233.75 for the first \$ 500,000.00 plus \$ 4.75 for each additional \$ 1,000.00, or fraction thereof, to and including \$ 1,000,000.00
\$1,000,001 and up	\$ 5,608.75 for the first \$ 1,000,000.00 plus \$ 3.15 for each additional \$ 1,000.00, or fraction thereof...

ZONING DISTRICT REGULATIONS

DISTRICT	Site Area per Housing Unit (sq ft)	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Front Yard	Side Yard	Street Side Yard	Rear Yard	Max Height (feet)	Max Building Coverage	Max Impervious Coverage	Floor Area Ratio	Max % of Total Parking Located in Street Yard	Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)
R-3													
1- FAMILY DETACHED				25	*7	15	25	35	55%	65%	N/A	N/A	20
Conventional Developments	6,000	6,000	60										
Planned Developments	5,000	4,000	45										
1- FAMILY ATTACHED				25	*7	15	25	35	55%	65%	N/A	N/A	20
Conventional Developments	6,000	5,000	45										
Planned Developments	5,000	4,000	40										
DUPLEX				25	*10	15	25	35	55%	65%	N/A	N/A	20
Conventional Developments	3,000	6,000	75										
Planned Developments	3,000	6,000	65										
* 5 ft for each additional story													
TOWNHOUSE				25	*15	15	25	35	55%	65%	N/A	N/A	20
Conventional Developments	2,500	3,000	35										
Planned Developments	2,000	2,500	25										
MULTI-FAMILY				30	25	25	25	35	55%	65%	.50	50%	20
Conventional Developments	2,000	10,000	100										
Planned Developments	1,500	1.0 acre	150										
OTHER PERMITTED USES				25	10	15	25	35	45%	55%	.50	50%	20
Conventional Developments		6,000	60										
Planned Developments		6,000	60										
R/CC													
1 – Family Detached	4,000	4,000	50	10	5	15	10*	35	55%	65%	N/A		10
*20 for garages facing alleys													
1 – Family Attached (section 804)	3,000	7,000	45	10	5	15	10*	35	55%	54%	N/A		10
*20 for garages facing alleys													
Other Permitted Uses		6,000	50	25	10	15	10	35	55%	65%	.50		10
RM													
1 – Family Detached in Conv. Develop.	6,000	6,000	60	25	5	15	25	35	45%	60%	N/A	N/A	20*, 35**
*private **public													
Other Permitted Uses in Conv. Develop.		6,000	60	25	10	15	25	35	45%	60%	.50	50%	20*, 35**
*private **public													
C/L													
Permitted Uses		6,000	75	*Note 1	10	15	25	35	60%	80%	1.0	50%	10
*Note 1 - Setbacks along Urban Corridors Normal minimum setback is 25 feet/ Front yard setback may be reduced to 15 feet if: 1. No parking is placed within the street yard. 2. The entire street yard area is landscaped, with the exception of driveways to parking areas or pedestrian accesses to the principal building on the site. This setback flexibility shall not be applied on any street without the specific approval of the City Council.													

DISTRICT	Site Area per Housing Unit (sq ft)	Minimum Lot Area (sq ft)	Minimum Lot Width (feet)	Front Yard	Side Yard	Street Side Yard	Rear Yard	Max Height (feet)	Max Building Coverage	Max Impervious Coverage	Floor Area Ratio	Max % of Total Parking Located in Street Yard	Minimum Depth of Landscaping Adjacent to Street Right-of-Way Line (feet)
C-1													
Permitted Uses	N/A	6,000	60	15 (Note 1)	7	15	*	35	60%	80%	.50 (Note 2)	75%	10
<p style="text-align: center;">* Less of 15% of lot depth or 20 feet <i>Note 1: Flexible Yard Setbacks in Planned Districts</i> The Planning Board and City Council may vary required minimum setbacks in planned districts. However, the setbacks from the front façade of a garage to any public or private street right-of-way (including the boundary of sidewalks) must be at least 20 feet. <i>Note 2: Flexible Floor Area Ratios in Planned Districts:</i> The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.</p>													
C-2													
Permitted Uses		6,000	65	25 (Note 1)	0	25	0	35	70%	90%	1.0 (Note 2)	100%	10
<p style="text-align: center;"><i>Note 1: Flexible Yard Setbacks in Planned Districts</i> The Planning Board and City may vary required minimum setbacks in planned districts. Along Arterials designated in the city's Comprehensive Development Plan, the Maintenance Supervisor may require a deeper front-yard setback. <i>Note 2: Flexible Floor Area Ratios in Planned Districts</i> The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.</p>													
TC													
Multi-family													
Conventional Developments	2,000	10,000	100	30	25	25	25	35	55%	65%	.50 (Note 1)	50%	Refer to R-3
Planned Developments	1,500	1.0 acre	150										
All Other Permitted Uses													
Conventional Developments	N/A	10,000	No requirement	0	0	0	0	35	50%	70%	3.0	50%	0*
Planned Developments													
<p style="text-align: center;">* 5 ft. for one story. 5ft. for each additional story <i>Note 1: Flexible Floor Area Ratios in Planned Districts</i> The Planning Board and City may vary required minimum setbacks in planned districts. Along Arterials designated in the city's Comprehensive Development Plan, the Maintenance Supervisor may require a deeper front-yard setback.</p>													
C/A													
Permitted Uses		8,000	80	25 (Note 1)	0	0	0	*	70%	85%	3.0 (Note 2)	75%	15
<p style="text-align: center;">* 60 unless reduced by airport standards <i>Note 1: Flexible Yard Setbacks in Planned Districts</i> The Planning Board and City may vary required minimum setbacks in planned districts. Along Arterials designated in the city's Comprehensive Development Plan, the Maintenance Supervisor may require a deeper front-yard setback. <i>Note 2: Flexible Floor Area Ratios in Planned Districts</i> The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.</p>													
BP													
Permitted Uses		20,000	100	30 (Note 1)	10	25	30	60 *	50%	701%	2.0 (Note 2)	50%	20
<p style="text-align: center;">* "unless reduced by airport approach standard" <i>Note 1: Flexible yard Setbacks in Planned Districts</i> The Planning Board and City Council may vary required minimum setbacks in planned districts. <i>Note 2: Flexible Floor Area Ratios in Planned Districts</i> The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.</p>													
M-1													
Permitted Uses	10,000*	10,000	100	** (Note 1)	0	25	10	75	70%	90%	1.0 (Note 2)	100%	10
<p style="text-align: center;">* Minimum District Size (sq ft) ** 25; greater of 35 feet from property line or 50 feet from the centerline along roads on the TEA-21 arterial system <i>Note 1: Flexible Yard Setbacks in Planned Districts</i> The Planning Board and City may vary required minimum setbacks in planned districts. Along Arterials designated in the city's Comprehensive Development Plan, the Maintenance Supervisor may require a deeper front-yard setback. <i>Note 2: Flexible Floor Area Ratios in Planned Districts</i> The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.</p>													
M-2													
Permitted Uses		1 acre	100	* (Note 1)	0	25	10	75	80%	90%	1.0 (Note 2)	100%	10
<p style="text-align: center;">*25; greater of 35 feet from property line or 50 feet from the centerline along roads on the TEA-21 arterial system <i>Note 1: Flexible Yard Setbacks in Planned Districts</i> The Planning Board and City may vary required minimum setbacks in planned districts. Along Arterials designated in the city's Comprehensive Development Plan, the Maintenance Supervisor may require a deeper front-yard setback. <i>Note 2: Flexible Floor Area Ratios in Planned Districts</i> The Planning Board and City Council may increase the maximum Floor Area Ratio for a development in a planned district.</p>													

DEFINITION OF ZONING DISTRICT

- R-3 Urban Residential Multi-Family District
- R/CC CL Club Special Residential District
- C/L Locust Street Mixed Use Corridor District
- C-1 Limited Commercial/Office District
- C-2 General Commercial District
- T-C Town Center
- C/A Abbott Drive Corridor District
- BP Business Park District
- M-1 Limited Industrial District
- M-2 General Industrial District

Note: Provided in Table 1, Height and Area Matrix, are the height and area requirements for each zoning district. Where there are two (2) or more values shown, the first is for the permitted use in the district followed by supplemental requirements for other uses and site conditions. For example, in the R-1 District the minimum lot width is shown as 60/70/35, which means that sixty (60) feet is the minimum lot width for most lots, seventy (70) feet is the minimum lot width for corner lots, and thirty-five (35) feet is the minimum lot width (at the curb) for lots abutting a cul-de-sac. The second value shown for rear and side setbacks in the commercial and industrial zoning districts are for lots that are adjacent to residential areas.

SECTION C- FLOOD PLAIN DEVELOPMENT

Rate Map Information		Rate Map <input style="width: 100px; height: 20px;" type="text"/>	Flood Zone: <input type="checkbox"/> .2% <input type="checkbox"/> AH <input type="checkbox"/> A <input type="checkbox"/> AO <input type="checkbox"/> AE <input type="checkbox"/> X	Floodplain? <input type="checkbox"/> Yes <input type="checkbox"/> No	Floodway? <input type="checkbox"/> Yes <input type="checkbox"/> No
PROJECT DESCRIPTION	Type of Development	<input type="checkbox"/> Filing <input type="checkbox"/> Routine Maintenance <input type="checkbox"/> Substantial Improvement <input type="checkbox"/> Grading/Excavation <input type="checkbox"/> Minor Improvement <input type="checkbox"/> New Construction (Skip Structural Improvements) 			
	Detailed Description of Development Proposed	<input type="checkbox"/> Per Attachment			
STRUCTURAL IMPROVEMENTS	Is the existing structure non-conforming?	<input type="checkbox"/> Not Applicable <input type="checkbox"/> There is no existing structure <input type="checkbox"/> Yes <input type="checkbox"/> No			
	Size of existing structure(s):				
	Value of existing structure(s):	\$	Source of value of existing structure	<input type="checkbox"/> Assessor <input type="checkbox"/> Appraisal	
	Size of proposed structure and/or addition:				
	Estimated cost of improvements:	\$			
	Type of structure being constructed/improved:	<input type="checkbox"/> Residential Dwelling <input type="checkbox"/> Non-Residential <input type="checkbox"/> Accessory Building <input type="checkbox"/> Other: <input style="width: 600px; height: 20px;" type="text"/>			
FLOODPLAIN/FLOODWAY DATA	Is property located in a designated floodway?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If answered yes, certification must be provided prior to the issuance of a permit to develop, that the proposed development will result in no increase in the 100-year base flood elevation. No new residential or substantially improved buildings are permitted in the floodway.</i>			
	Is property located in a designated floodway fringe?	<input type="checkbox"/> Yes <input type="checkbox"/> No <i>If this permit is issued, it will be with the condition that the lowest floor (including basement) of any new or substantially improved residential building will be elevated at least 1.0 above the 100-year base flood elevation. If the proposed development is a non-residential building, this permit will be issued with the condition that the lowest floor (including basement) of a new or substantially improved non-residential building will be elevated or flood proofed to at least 1.0 foot above the 100-year base flood elevation. Detached accessory structures to a residential use may be exempt if it meets certain criteria. Contact the Planning Dept. of details.</i>			
	MSL/NGVD=Mean Sea Level/National Geodetic Vertical Datum of 1929	<i>Elevation of the 100-Year Base Flood:</i>		<i>MSL/NGVD:</i>	
	MSL/NGVD=Mean Sea Level/National Geodetic Vertical Datum of 1929	<i>Elevation of the proposed development site (natural ground/grade):</i>		<i>MSL/NGVD:</i>	
MSL/NGVD=Mean Sea Level/National Geodetic Vertical Datum of 1929	<i>Required elevation/flood proofing level for lowest floor:</i>		<i>MSL/NGVD:</i>		
MSL/NGVD=Mean Sea Level/National Geodetic Vertical Datum of 1929	<i>Proposed elevation/flood proofing level for lowest floor (including basement):</i>		<i>MSL/NGVD:</i>		

**PLEASE MAKE CERTAIN THAT YOU WANT TO PROCEED WITH THIS PROJECT WHEN SUBMITTING YOUR APPLICATION.
THE 25% PLAN REVIEW FEE IS NON-REFUNDABLE ONCE THE APPLICATION IS SUBMITTED.**

PLAN SUBMITTAL REQUIREMENT FOR COMMERCIAL & INDUSTRIAL BUILDINGS

This Includes Tenant Improvements, Additions, Remodels and Accessory Structures

GENERAL INFORMATION FOR SUBMITTAL

- Submit two (02) complete sets of plans in blueprint or photocopy form, with the plan review deposit.
 - Provide two (02) additional plot (site) plans if parcel is on septic along with a completed septic permit application.
 - Pencil drawings on original drawings are not acceptable.
- Plans prepared by an Iowa Registered Professional must be wet stamped, signed and dated on all sheets.
- If plans are NOT prepared by a Licensed Iowa Design Registered Professional then the following information must be on the plans.
 - Iowa Licensed Contractor must place their business name and license number on all sheets prepared by them along with the required signature and date.
- Provide Title Block on each sheet of plans with the following information:
 - Address, Assessor's Parcel Number of proposed construction site
 - Name and Address of design professional, contractor or owner/builder
- The cover sheet for the plans must indicate the square footage break-down, providing all areas separately.
- Plans must be drawn to an approved scale and fully dimensioned: Plot (site) plan approved scales; 1"=10', 1"=20' & 1"=30'/Construction plans (other than details) approved scales; 1/4"=1'-0" & 1/8"=1'-0" can be used if pre-approved by City Staff.
- Minimum paper size for all plan sets; 11"X 17" paper.
- Revisions to plans must be made on the original drawings and new blueprints or photocopies submitted. No pencil drawing or marks will be accepted on plans at submittal.
- Additions, Remodels, and Tenant Improvements, plans must have complete existing layout (floor) plan, showing what was/is existing prior to remodel or addition. Indicate and label the use of each existing room within the structure along with the door and window locations and sizes.

Plans and specifications must be of sufficient clarity to indicate the location, nature and extent of the work proposed and show in detail that it will conform to the provisions of the technical codes and all relevant laws, ordinances, rules and regulations. The following information is standard requirement for construction documents:

BUILDING PLAN REVIEW REQUIREMENTS

1. Complete Architectural plans, structural plans and material specifications of all work.
2. A Site Plan including the following information:
 - a. Size and location of all new construction and all existing structures on the site.
 - b. Distances from lot lines.
 - c. Established street grades and proposed finish grades.
3. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed-uses (as applicable).
 - b. Proposed type of construction of the building.
 - c. Full dimensioned drawings to determine areas and building height.
 - d. Adequate details and dimensions to evaluate means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors, stairs, etc.
 - e. Exit signs/means of egress lighting, including power supply.
 - f. Accessibility scoping provisions.
 - g. Description and details of proposed special occupancies such as a covered mall, high-rise, mezzanine, atrium, public garage, etc.
 - h. Adequate details to evaluate fire resistive construction requirements, including data substantiating required ratings.
 - i. Details of plastic, insulation, and safety glazing installation.
 - j. Details of required fire protection systems.
4. Structural plans, specifications, and engineering details to include:
 - a. Soils report indicating the soil type and recommended allowable bearing pressure and foundation type.
 - b. Signed and sealed structural design calculations which support the member sizes on the drawings.
 - c. Details of foundations and superstructure.
 - d. Provisions for required special inspections.
 - e. Applicable construction standards and material specifications (i.e., masonry, concrete, wood, steel, etc.).
 - f. Design Criteria:
 - Ground Snow Load: 30 pounds per square foot
 - Wind Speed: 90 mph for a 3 second gust /Exposure C
 - Seismic Design Category: B
 - Weathering Probability for Concrete: Severe
 - Frost Line Depth: 42-inches below finish grade

Termite: Moderate to Heavy
Decay: Slight to Moderate
Winter Design Temperature: -5 degrees

MECHANICAL PLAN REVIEW REQUIREMENTS

1. Complete plans and specifications of all heating, ventilating and air- conditioning work.
2. Complete information on all the mechanical equipment and materials including listing, labeling, installation and compliance with specified quality control standards
3. Details on the HVAC equipment including the equipment capacity (Btu/h input), controls, equipment location, access and clearances.
4. A ventilation schedule indicating the outdoor air rates, the estimated occupant load/1,000 ft², the floor area of the space and the amount of outdoor air supplied to each space.
5. The location of all outdoor air intakes with respect to sources of combustibles.
6. Duct construction and installation methods, flame spread/smoke development ratings of materials, flexible air duct and connector listing and duct support spacing.
7. Condensate disposal, routing of piping and auxiliary and secondary drain systems.
8. Required exhaust systems, routing of piping and auxiliary and secondary drain systems.
9. Complete details of all Type I and II kitchen hoods, grease duct construction and velocity, clearance to combustibles and fire suppression system. (If applicable).
10. Details of all duct penetrations through fire resistance rated assemblies including shaft, fire dampers and smoke damper locations.
11. Method of supplying combustion air to all fuel fired appliances, the location and size of openings and criteria used to size the openings.
12. Details on the vents used to vent the products of combustion from all fuel burning appliances including the type of venting system, the sizing criteria required for the type of vent and routing of the vent.
13. Boiler and water heater equipment and piping details including safety controls and distribution piping layout.
14. Details on the type of refrigerant, calculations indicating the quantity of refrigerant and refrigerant piping material and the type of connections.
15. Complete details on the gas piping system including materials, installation, valve locations, sizing criteria and calculations (i.e., the longest run of piping, the pressure and pressure drop).

PLUMBING PLAN REVIEW REQUIREMENTS

1. Complete plans and specifications of all plumbing work.
2. Plumbing fixture specifications including identification of the applicable referenced quality control standards and the maximum flow rates for the plumbing fixtures.
3. The basis for the number of plumbing fixtures provided including the occupant load use, the use group and fixtures rate from the plumbing code.
4. Complete dimensions for bathrooms, the location of plumbing fixtures and the wall and floor surface materials.
5. Site plan which indicates the routing of the sanitary, storm and water service with the burial depths for all sewers and water service.
6. Water distribution system sizing criteria and calculations.
7. Water supply and distribution piping plan showing the incoming water supply, distribution piping, and pipe size, the location of the water hammer arrestors and the location of the valves.
8. The location of all backflow preventers, the type of backflow preventers provided for each piece of equipment or outlet and the specified quality control standards referenced in the code.
9. Drainage system piping plan showing the layout of all piping, of plumbing fixtures and the location of cleanouts.
10. Riser diagram(s) of the drain waste and vent piping including the building drain, all horizontal branches and the connections and layout of all fixtures. Pipe sizes, directions of flow, grade of horizontal piping, drainage fixture loads and the method of venting all plumbing fixtures.
11. The location of all indirect waste connections, standpipes, grease traps and separators. (and sizing if applicable).
12. Complete details of the water heater, the method of supplying tempered water to accessible fixtures and the temperature and pressure relief valve discharge.
13. Complete details of the method of draining storm water from the roof including calculations to verify pipe and /or gutter size, the location of all roof drains and the roof area that each group of roof drains is intended to serve and an independent secondary roof drainage system.
14. Piping material specifications to verify compliance with the specified quality control standards for all sanitary, storm and potable water piping (e.g., ASTM B88 for cooper pipe), the type of joints and connections for all piping, the pipe hanger support spacing and details of anchorage and bracing.

ELECTRICAL PLAN REVIEW REQUIREMENTS

1. Complete plans and specifications of all electrical work.
2. Labeling criteria of all electrical equipment.
3. Lighting floor plan including electrical circuits indicating conduit and wiring sizes.
4. Power floor plans including electrical circuits indicating conduit and wiring sizes, equipment and disconnect switches.
5. Exit sign/means of egress lighting location and power supply.
6. Single line diagram including the available fault current and bus bracing.
7. Panel board schedule.
8. Lighting fixtures schedule.
9. Symbol schedule and diagrams.
10. Provide all service and loads calculations.
11. Specifications to include requirements for:
 - a. Raceway and conduit with fittings.
 - b. Wire and cable.
 - c. Electrical boxes, fittings and installation.
 - d. Electrical connections.
 - e. Electrical wiring devices.
 - f. Circuit and motor disconnect
 - g. Hangers and supporting devices.
 - h. Electrical identification.
 - i. Service entrance and details.
 - j. Over-current protection.
 - k. Switchboards.
 - l. Grounding.

- m. Transformers.
- n. Panel-boards.
- o. Motor control centers
- p. Lighting fixtures.

ENERGY PLAN REVIEW REQUIREMENTS

Commercial Energy Plan Reviews are based on Chapter 7 of the IECC or the referenced edition of *ASHRAE/IES 90.1-1989*, Energy Code for Commercial and High-Rise Residential Buildings as applicable. In order to perform a thorough Energy Plan Review, the following specifications, drawings and details should be submitted:

Envelope

1. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building.
 - b. Thermal performance of envelope components
 - c. Fenestration performance details (U-factor, SC, SHGC, VLT, air leakage rates, etc.).
 - d. Fully dimensioned drawings to determine gross and net areas of all envelope components.
 - e. Details of vapor barrier and insulation installation, caulking, gasketing, weather-stripping and other means of sealing joints, cracks, holes and penetrations in the building envelope.
 - f. ENVSTD output (where applicable) ^a
2. Design conditions (interior and exterior) consistent with local climate.

Electrical Power & Lighting ^b

1. Complete plans and specifications of all electrical work.
2. Riser diagrams(s) of the distribution system indicating:
 - a. Check metering provisions for individual dwelling units.
 - b. Subdivision of feeders by end use: 1) Lighting, 2) HVAC, 3) SWH and systems over 20 kW. ^a
3. Lighting fixture schedule(s) depicting location, fixture lamps, ballasts, ballast specifications, fixture input watts, fixture wiring methods power factor, etc.
4. Lighting plans(s) for building exterior including total exterior Connected Lighting Power (CLP).
5. Lighting and power floor plans for building interiors including total interior CLP.
6. LTGSTD output (where applicable).
7. Interior and exterior means of lighting control.
8. Electric motor schedule including type, HP and efficiencies. ^a

Mechanical System & Equipment

1. Mechanical equipment data, plans and specifications of all mechanical work including:
 - a. Equipment type, capacity (Btuh) and efficiency (peak and part-load).
 - b. System design air flow rates (cfm).
 - c. Details of equipment/system sizing.
 - d. System and / or zone control capabilities including terminal device schedule, provisions for humidity control (where applicable) and the corresponding testing of system controls. ^a
 - e. Provisions for automatic setback/shutdown.
 - f. Indicate supply and exhaust systems to have automatic shut-off or volume reduction dampers.
 - g. Energy consumed by fans in the form of an Air Transport Factor (ATF) and pumps. ^a
2. Economizers (air or water) including provisions for integrated control. ^a
3. Duct construction and system static pressure(s), including provisions for sealing.
4. Duct and/or hydronic-piping lining and insulation materials.
5. Provisions for air and/or hydronic system balancing.
6. Boiler and water heater equipment and piping details including safety controls and distribution piping layout.

Service Water Heating (SWH)

1. SWH equipment data including type, capacity and efficiency.
2. SWH pipe insulation, thickness, conductivity and vapor retarder (where appropriate).
3. Water conservation requirements.
4. Energy conservation measures for swimming pools (where applicable).

Accessibility Plan Review Requirements

Accessibility Plan Reviews are based on the specified edition of the ICC/ANSI A117.1 standard as referenced by the building code. In order to perform a thorough Accessibility Plan Review, the following specifications, drawings and details should be submitted.

1. Complete architectural plans and material specifications of all work. Details and plans drawn to scale with sufficient clarity, details and dimensions to show the nature and extent of the work proposed.
2. A site plan including the following information:
 - a. Size and location of all new construction and all existing structures on the site.
 - b. Location of any recreational facilities (i.e., pool, tennis courts, etc.)
 - c. Established street grades and proposed finished grade.
 - d. Accessible parking, other locations of public access to the facility, accessible exterior routes and locations of accessible entrances.
3. Architectural plans and specifications to include:
 - a. Description of uses and the proposed use group(s) for all portions of the building. The design approach for mixed-uses (as applicable).

- b. Fully dimensioned drawings to determine areas and building height.
- c. Adequate details and dimensions to evaluate accessible means of egress, including occupant loads for each floor, exit arrangement and sizes, corridors, doors, stairs, areas of refuge, etc.
- d. Adequate details and dimensions to evaluate the accessible route to areas required to be accessible, including corridors, doors, protruding objects, maneuvering clearances, clear floor space at fixtures and controls, etc.
- e. Accessibility provisions including but not limited to access to services, seating, listening systems, accessible fixtures, elevators, work surfaces, etc.
- f. Accessible plumbing facilities and details.
- g. Tactile signage provided.
- h. Details of required fire protection systems.

Note: The Accessibility Review will cover the scoping requirements in Chapter 11 of the IBC and other accessibility related requirements mainstreamed throughout the applicable building code. Technical requirements covered will be based on the applicable edition of ICC/ANSI A117.1.

Fire Sprinkler Plan Review Requirements

Sprinkler Plan Reviews are based on the specified edition of the applicable NFPA 13 standard as referenced by the building code. In order to perform a thorough Sprinkler Plan Review, the following items should be submitted:

- 1. Complete plans and specifications for the sprinkler system and related equipment.
- 2. Description and locations of uses within the building.
- 3. Design details in accordance with the appropriate reference standard (i.e. NFPA 13, 13D, 13R) as referenced by the building code.
- 4. Design calculations indicating the discharge requirements of the system with evaluation of the arrangement and source of the water supply.
- 5. Results of a current flow test indicating the location and date of the test.
- 6. Working drawings indication all pipe sizes and the spacing between branch lines and sprinklers on the branch line.
- 7. Material specifications and equipment specifications. All material used should be verified that they are installed in accordance with their listing.

INCOMPLETE PLANS WILL NOT BE ACCEPTED

NOTE:

Other Inspections and Fees

1. Inspections outside of normal business hours, per hour (minimum charge – two hours)	\$286.00*
2. Re-Inspection fees assessed under provisions of Section 305.8 per inspection	\$286.00*
3. Inspections for which no fee is specifically indicated, per hour (minimum charge – one half hour)	\$286.00*
4. Additional plan review required by changes, additions or revisions to plans or to plans for which an initial review has been completed (minimum charge – one half hour)	\$286.00*

For use of outside consultants for plan review and inspections

Actual Costs*

*Or the total hourly cost to the jurisdiction, whichever is greatest. This cost shall include supervision, overhead, equipment, hourly wages and fringe benefits of the employees involved.

****INSPECTION IS REQUIRED BEFORE COVER-UP AND AT COMPLETION****

Inspection Requests: It shall be the duty of the holder of the building permit or their duly authorized agent to notify the Building & Safety Division when work is ready for inspection.

- Inspections should be scheduled and recorded before 5:00 p.m. the day BEFORE the inspection is requested.
- After Hours, Weekend and Holiday Inspections shall be scheduled and the appropriate fee must be paid at least two-days before the required inspection date.
- All inspections should be called in and recorded to 712.847.0535
- AM scheduled inspections will be performed from 8:00 a.m. to 12:00 p.m. (noon)
- PM scheduled inspections will be performed from 12:00 p.m. (noon) to 4:00 p.m.
- Any special requested inspection times will need to be pre-approved by your scheduled Inspector, the day before.

Contact Information

Building & Zoning Department
Office Hours: 8:00 a.m. to 4:30 p.m.
City Hall: 712.847.0535
Fax: 712.347.5454

PHOTO OF EXISTING SIGN TO BE REMOVED AND REINSTALLED AT NEW LOCATION - FOR REFERENCE



FRAMEWORK FOR SLANTED CANOPY TBD

EXISTING VIEW



APPROX. PROPOSED PERSPECTIVE & PLACEMENT



PERSPECTIVE MAY VARY DUE TO CANOPY SLANT

APPROXIMATE SCALE 1: 44
BASED OFF OF SURVEY OF CANOPY HT 109"



vitalsigns
UNLIMITED, INC.

925 South 7th Street
Council Bluffs, IA 51501
712.256.4766
www.vtlsign.com

CLIENT

Rain for Rent

LOCATION

2614 N. 5th St.
Carter Lake, IA

SALES REP.

Olivia True

DESIGNER

Andrew

REVISED BY

Andrew

DATE

12/22/2022

DRAWING #

221197 - 03

SIGN TYPE

Perspective

OPTION

A1

SCALE

1:

FOR OFFICE USE: CASE # _____ Receipt # _____
Z.B.A. Public Hearing: _____ Amount _____

CITY OF CARTER LAKE

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Boys and Girls Club of the Midlands Phone: (402) 342-1600
Address: 2610 Hamilton St. Omaha, NE 68131 *Status: P.O.
2. REPRESENTED BY: Holland Basham Architects Phone: (402) 551-0800
Address: 119 S. 49th Avenue Omaha, NE 68132
3. STREET ADDRESS/LOCATION: 4101 N. 17th St. Carter Lake, IA 51510
4. LEGAL DESCRIPTION: Part of Blocks 35, 36, and 37, in Wavecrest Addition, an Addition to the City of Carter Lake, as Surveyed, Platted, and Recorded in Pottawattamie County, Iowa
5. OWNERS NAME: Thomas Kunkel, Chief Operations Officer BGC
6. OWNERS ADDRESS: Same as above for applicant
7. REASONS FOR REQUEST AND INTENDED USES: Conditional Use Permit within current zoning district; proposed use of new structure: Community Youth Center
8. ZONING DISTRICT: R-1 Urban Residential Single-Family District
9. PRESENT USE: Existing site contains a non-conforming Youth Center & camp grounds
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. Included as part of application.
11. ADMINISTRATIVE DECISION ISSUED: _____

FOR OFFICE USE

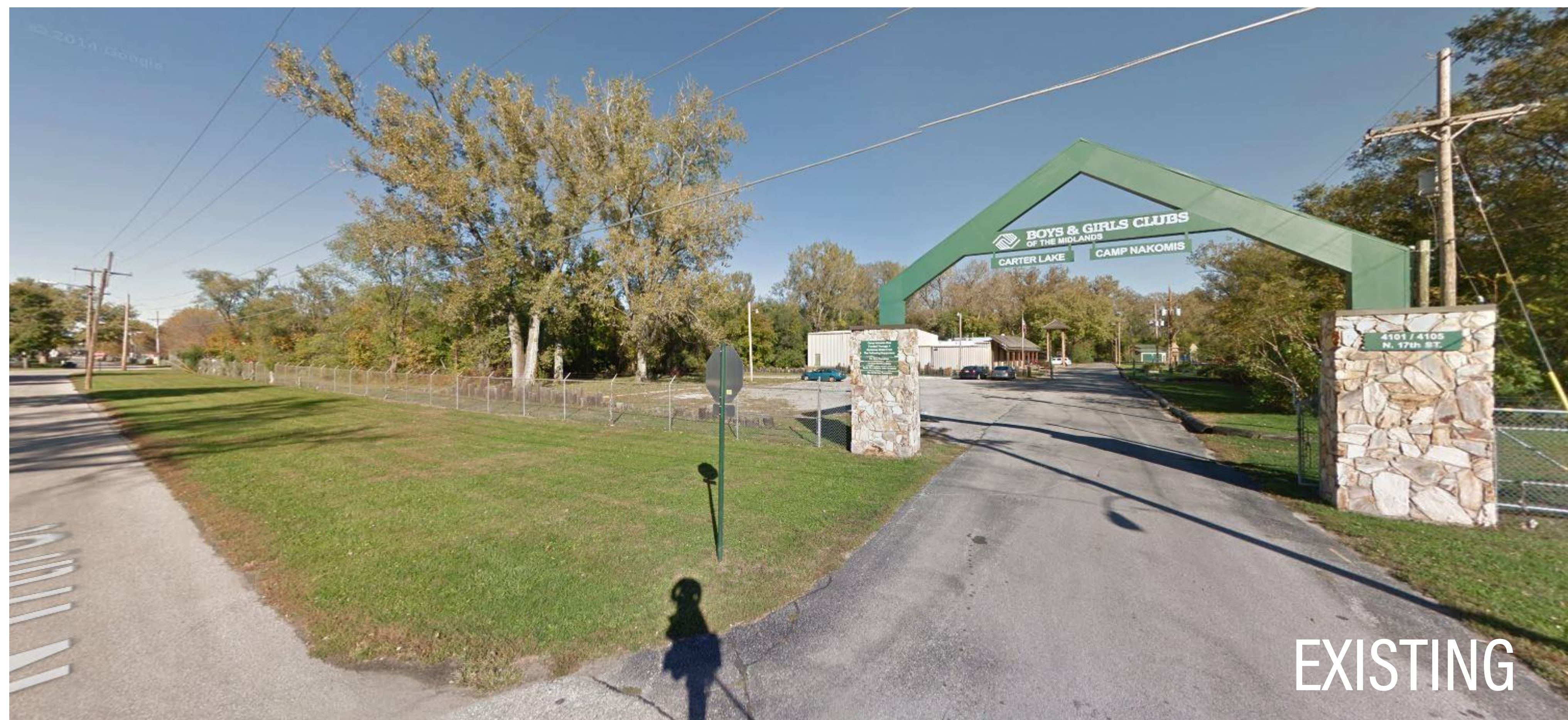
12. ATTACHED TO THE APPLICATION ARE:
 - a. Denied "Building Permit Application" Form..... _____
 - b. Approves..... _____
 - c. Restrictions..... _____

THE FACTS PRESENTED ABOVE ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE:

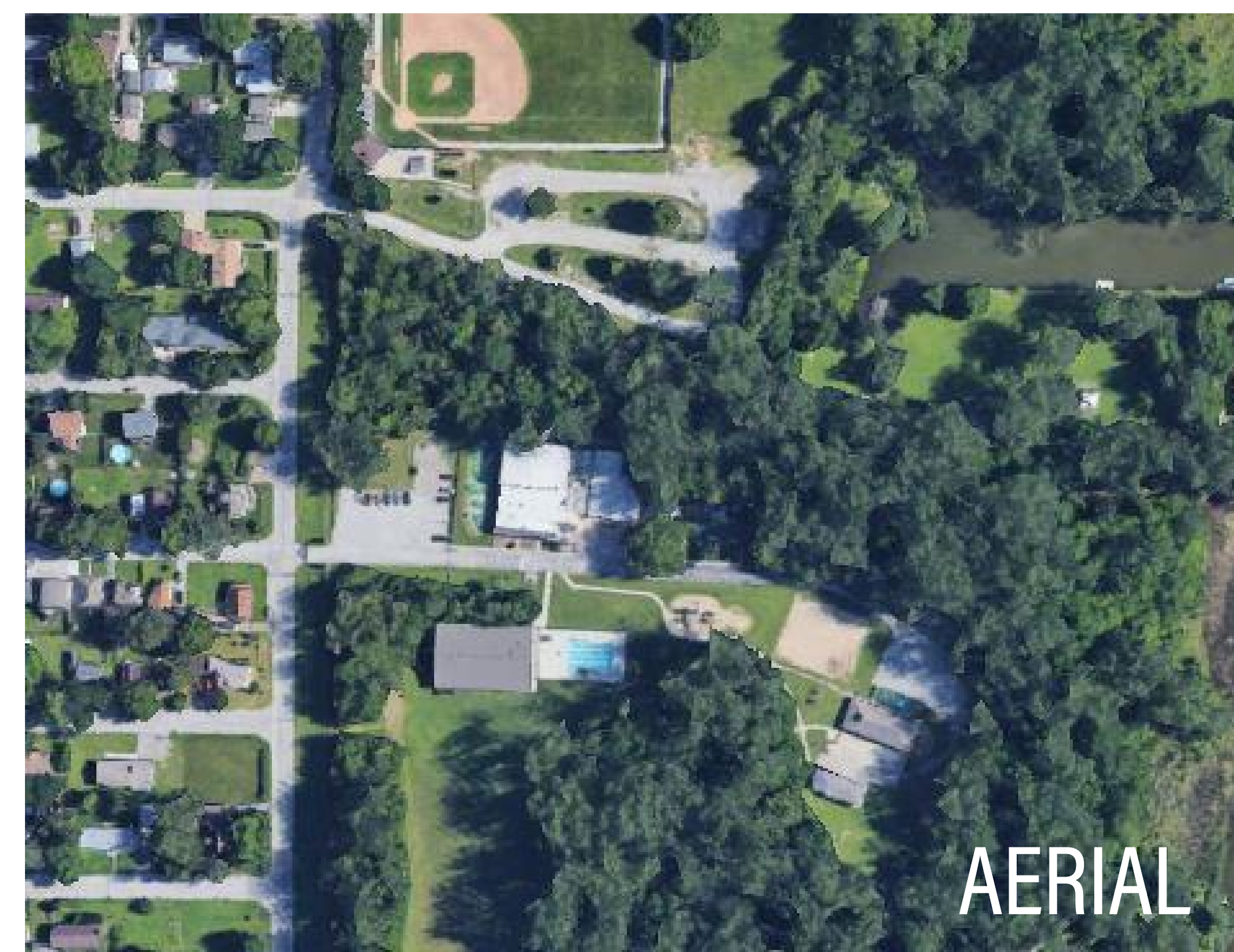
13. SIGNATURE:  Date: January 30, 2023

TYPED OR PRINTED NAME: Sean Gibbons, Holland Basham Architects *Status: A.

*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent



EXISTING



AERIAL



PROPOSED

No.	Description	Date
-----	-------------	------

BOYS & GIRLS CLUB
of the MIDLANDS

THE LAKIN
FOUNDATION
CARTER LAKE CLUB

Holland Basham
Architects

119 SOUTH 49TH AVENUE
OMAHA, NEBRASKA 68132
(402)551-0800

PROJECT: 0122217.01
DATE: 01-30-2023

CITY OF CARTER LAKE
950 LOCUST STREET
CARTER LAKE, IOWA 51510
Phone: (712)347-6320 Fax: (712)347-5454

RON CUMBERLEDGE, *Mayor*
KEEBIE KESSLER, *Mayor Pro-tem*
JACKIE CARL, *City Clerk*
LISA RUEHLE, *Deputy City*

COUNCIL MEMBERS:
JOHN PATERSON
JACKIE WAHL
VICTOR SKINNER
ASHLEY WILSON

CONDITIONAL USE PERMIT
STAFF REPORT

Date: February 13th, 2023

To: City of Carter Lake - Planning & Zoning Board

From: City Building & Zoning Department

Type of Application: Conditional Use Permit

Project / Site Address: 4101 N 17th St.

Applicant: Boys and Girls Club of the Midlands

The Boys and Girls Club of the Midlands are applying for a Conditional Use Permit within the R-1 (Urban Residential Single-Family District). The Applicant's site at 4101 N 17th St has an existing youth center, campground and pool area. The applicant is proposing to build a new Community Youth Center. The proposal also includes a new paved parking lot, new driveway off N 17th St and updated landscaping.

Unified Land Development Ordinance Being Addressed:

305 Civic Use Types:

Civic use types include the performance of utility, educational, recreational, cultural, medical,

protective, governmental, and other uses that are strongly vested with social importance.

c. Clubs

Uses providing meeting, recreational, or social facilities for a private, non-profit or noncommercial association, primarily for use by members and guests.

- 1. Clubs (Recreational): Clubs that provide indoor and/or outdoor athletic facilities, with or without social or meeting facilities. Typical uses include country clubs, private or nonprofit community or recreation centers, and private golf courses and driving ranges.*
- 2. Clubs (Social): Clubs, which provide primarily social or meeting facilities. Typical uses include private social clubs and fraternal organizations.*

Table 4-1:

The Use Matrix table for Civic Use Types states within the R-1 zone; Club (Recreational) requires a Conditional Use Permit.

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CARTER LAKE, IOWA 51510
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501:

Current zoning of property is R-1 (Urban Residential Single-Family District)

2303.A Clubs:

Clubs located adjacent to residential uses shall maintain a buffer yard of not less than fifteen feet along the common boundary with such residential use.

2405.B Civic Buildings:

Buildings housing civic use types may be built to a maximum height of 60 feet. Such buildings located in residential districts shall be set back one foot in addition to required setbacks from each property line for each foot of height over the maximum height of the zoning district.

2406.I Civic, Office, Commercial and Industrial Fences:

Fences constructed in commercial and industrial districts are subject to the following special provisions:

- 1. The maximum height of a fence for any permitted use in any non-residential zoning district shall be eight feet.*
- 2. Civic Uses in Residential Districts: The maximum height of fences installed as part of Primary and Secondary Educational Facilities, Day Care, and Park and Recreation Use Types, or any other use that provides secured outdoor space for the use of children within Residential Zoning Districts shall be eight feet.*
- 3. Electrified fences are not permitted within the jurisdiction of the City of Carter Lake.*

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TABLE 29-1: Criteria For Site Plan Review And Conditional Use Permits

Land Use Compatibility	CRITERION	APPLICATIONS TO	
		Site Plan Review	Conditional Use Permit
Development Density	Site area per unit or floor area ratio should be similar to surrounding uses if not separated by major natural or artificial features.	X	X
Height and Scale			
Height and Bulk	Development should minimize differences in height and building size from surrounding structures. Differences should be justified by urban design considerations.	X	X
Setbacks	Development should respect pre-existing setbacks in surrounding area. Variation should be justified by site or operating characteristics.	X	X
Building Coverage	Building coverage should be similar to that of surrounding development if possible. Higher coverage should be mitigated by landscaping or site amenities.	X	X
Site Development			
Frontage Parking and Internal Circulation	Project frontage along a street should be similar to lot width.	X	X
	Parking should serve all structures with minimal conflicts between pedestrians and vehicles.	X	X
	All structures must be accessible to public safety vehicles.	X	X
	Development must have access to adjacent public streets and ways. Internal circulation should minimize conflicts and congestion at public access points.	X	X
Landscaping	Landscaping should be integral to the development, providing street landscaping breaks in uninterrupted paved areas, and buffering where required by surrounding land uses. Parts of site with sensitive environmental features or natural drainageways should be preserved.	X	X
Building Design	Architectural design and building materials should be compatible with surrounding areas or highly visible locations		X
Operating Characteristics			
Traffic Capacity	Project should not reduce the existing level of traffic service on adjacent streets. Compensating improvements will be required to mitigate impact on street system operations.	X	X
External Traffic Effects	Project design should direct non-residential traffic away from residential areas.	X	X
Operating Hours	Projects with long operating hours must minimize effects on surrounding residential areas.	X	X
Industrial Access	Projects must provide direct access from major arterials without requiring travel through residential areas or along local, residential streets.	X	X
Hazardous Effects	Projects must minimize external hazards to surrounding properties or, if hazardous materials are handled or stored, take measures to provide appropriate separations between the site and neighboring inhabited properties.	X	X

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Operating Characteristics	CRITERION	APPLICATIONS TO	
		Site Plan Review	Conditional Use Permit
Outside Storage	Outside storage areas must be screened from surrounding streets and less intensive land uses.	X	X
Public Facilities			
Sanitary Waste Disposal	Developments must connect to the public sanitary sewer system.	X	X
Storm Water Management	Sanitary sewer must have adequate capacity to serve development.	X	X
	Development should handle storm water adequately to prevent overloading of public storm water management system.	X	X
	Development should not inhibit development of other properties.	X	X
Utilities	Development should not increase probability of erosion, flooding, landslides, or other run-off related effects.	X	X
	Project must be served by utilities.	X	X
Comprehensive Plan	Projects should be consistent with the City of Carter Lake's Comprehensive Development Plan.		X

Staff Recommendation:

With the current City Development Ordinance sections listed in this report as they relate to this proposed project development and seeing all zoning development regulations adhered to; we would like to recommend consent APPROVAL of this Conditional Use Permit for construction and building permit approval for this project; based on the project meeting the criteria of Table 29-1 and exceeding the minimum performance points of 30 within the development city zoning regulations.

With a condition that the applicante allows the Planning & Zoning Board to provide recommendation to the City Council on the approval of the new proposed driveway access into the parking lot on 17th Street, north of existing driveway access to site. Note: this new proposed driveway access will be a intersection off 17th Street & Cachelin Drive with limited access to the site.

Darin Whatcott

Darin Whatcott, RA CBO
City Building & Zoning Official/Inspector

PLANNING BOARD MEETING

Monday, January 9, 2023 7:00 P.M.

Board Chair Ed Palandri called the meeting to order at 7:00 p.m. Roll Call: Present: Ed Palandri, Jay Gundersen, Kathy Dueling, Tim Podraza, Ray Pauly Robert Horan, Drew Evers are present

Pauly moved to approve the agenda, seconded by Gundersen; unanimous approval; Pauly moved to approve the consent agenda and seconded by Dueling; unanimously approved.

New Business:

Building Official Darrin Whatcott presented the proposed text change regarding C-1 for new definition and use type to be added to the matrix. Representatives from Palm Shield were present to explain and answer questions regarding their product and manufacturing process. Gundersen moved to set hearing for February 13, 2023 seconded by Dueling; Roll Call: No: Paladri and Podraza; Yes: Gundersen, Dueling, Evers, Horan, Pauly.

Election of officers: Podraza moved to re-appoint Palandri as board chairman and Evers as Vice-Chairman, seconded by Gunderson; unanimously approved.

Adjourn at 8:01 p.m.

CARTER LAKE CITY COUNCIL MEETING
MONDAY, JANUARY 16, 2023

Mayor Pro Tem Keebie Kessler called the meeting to order at 7:00 p.m. Roll call of the council, present: Ashley Wilson, Jackie Wahl, Keebie Kessler, Victor Skinner and Pat Paterson; Ashley Wilson, Mayor Cumberledge and city clerk Jackie Carl are absent; city attorney Mike O'Bradovich was present. Deputy Clerk Lisa Ruehle prepared the meeting.

Upon motion duly made by Paterson, and seconded by Wahl, the council's agenda was approved unanimously. Upon motion of Skinner seconded by Paterson, the consent agenda was approved that included minutes and department reports, overtime reports, receipts and financial reports for December; unanimously approved.

New Business: Paterson moved to nominate Kessler to continue as Mayor Pro Tem, seconded by Skinner, Roll Call: Kessler abstained; unanimously approved. Skinner moved to re-appoint Michael O'Bradovich as city attorney, seconded by Paterson; unanimously approved. Paterson moved to table appointment to the planning board until the Mayor is back, seconded by Skinner; unanimously approved. Paterson moved to approve renewal of liquor license for Kwik Shop, seconded by Skinner; unanimously approved. Skinner moved to approve renewal of liquor license for The Carter Lake Improvement Club, seconded by Paterson; unanimously approved. Skinner moved to approve Salvage Yard permit for Lakeside Auto Recyclers, seconded by Wahl; unanimously approved. Skinner moved to approve Salvage Yard Permit for City Motors Super Shop, seconded by Wahl; unanimously approved.

Karen Barber had questions of the future of the Carter Lake Senior Center and when will they be moving to the Community Center. Kessler asked the council to support allowing the Carter Lake 10U Select baseball team to conduct a fundraiser to add banners to the ballfield and keep proceeds to help pay for their team expenses for tournaments. Paterson moved to approve request, seconded by Skinner; unanimously approved. Wahl updated that council that the grant workshop will take place on January 25th at 10am via online video call, invited council to join the call to help learn more about the grant writing process. And the Kat from the National Park Service will be presenting at the February 15th workshop.

The Planning Board will be holding a public hearing on the proposed text changes to the C-1 District to increase uses in the 309 Industrial Use category. The Council was in agreement with the text and will need to hold public hearing at the next city council meeting to keep the amendment moving forward.

The Council will start budget workshops in a few weeks and invite the public to provide input for future planning. Victor moved to set Max Levy Hearing for February 20th at 7 p.m., seconded by Kessler; unanimously approved.

VI. ORDINANCES AND RESOLUTIONS:

Paterson moved to adoption resolution to proceed with Wastewater agreement with City of

Omaha, seconded by Wahl; unanimously approved. Paterson moved to approve adoption of credit card processing fee, seconded by Skinner; unanimously approved. Skinner moved to approve to set wage for Ethan Chambers at \$18, seconded by Kessler; unanimously approved. Paterson moved to designate banking signatures for the city as Mayor Cumberland and Mayor Pro Tem Kessler, seconded by Wahl; unanimously approved. Skinner moved to designate newspaper publisher as the Daily Nonpareil, seconded by Paterson; unanimously approved. Paterson moved to adopt the depository resolution, seconded by Kessler; unanimously approved. Paterson moved to table approving pay application #15 and # 16 for the CLCC construction until the punch list items are completed, seconded by Skinner; unanimously approved. Kessler moved to table the closed session due to Wilson, the Mayor and Clerk not being present tonight seconded by Paterson, unanimously approved. At 7:45 p.m. Paterson moved to adjourn for the evening seconded by Skinner; unanimously approved.

Lisa Ruehle, Deputy City Clerk

Keebie Kessler, Mayor Pro Tem