PLANNING BOARD MEETING
City Hall - 950 Locust St., Carter Lake, Iowa
Monday, May 12, 2025, 7:00 P.M.

AGENDA

PUBLIC HEARING ON TEXT AMENDMENT– NOTICE ON PAGE 2

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. Overland Development – recommendation to council
    b. The Landings Reserve – recommendation to council
    c. Trey Bowman – request address for new home
    d. Fred Vogt –
    e. Planning Board rezoning – workshop
    f. Permit for Paving replacement
3. Old Business
    a. Non- residential permits – pre-approved
4. Comments
5. Adjourn

THE DAILY NONPAREIL

AFFIDAVIT OF PUBLICATION

The Daily Nonpareil

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of The Daily Nonpareil, a newspaper printed and published three (3) days a week at Council Bluffs, in said County and State, and that the notice herto attached was published in said newspaper once each day for the period on the dates below listed.

PUBLICATION DATES:
May. 1, 2025

NOTICE ID: IRGrI2wEdV34zemnKIXb
PUBLISHER ID: COL-9102016
NOTICE NAME: 05-12-2025 PB Notice for the LANDINGS

Edmar Corachia
(Signed)_____

PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 186700
Expires on October 14, 2025

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 05/01/2025

_____
Notary Public

PUBLICATION FEE: $49.51
Notarized remotely online using communication technology via Proof.

05-12-2025 PB Notice for the LANDINGS

NOTICE OF PUBLIC HEARNG
Carter Lake Planning Board on May 12, 2025, at 7:00 P.M.
at Carter Lake City Hall located at 950 Locust Street

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 March 18, 2025, shall be amended as follows:

1. Add the following definition of "Limited Resort Lodging" to the list of residential use types and approve this use within R2/R1 within the Unified Land Development Ordinance.
The definition is outlined below:
a. Section 3 USE TYPES, 304 Residential Use Types, Item K Provides tourist accommodations including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests intending to occupy the room for less than 32 consecutive days, with various recreational amenities. The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 190 square feet, no more than 2 stories tall, no more than 6 units per acre (averaged over the entire property area), with accessory functions like offices, maintenance, retail, reception areas provided on the property in separate buildings from the units. A minimum contiguous site area of 2 acres is required.
2. Add the following definition of "Limited Resort Lodging Accessory Uses" to the list of residential use types and approve this use within R2/R1 within the Unified Land Development Ordinance.
The definition is outlined below:
a. Section 3 USE TYPES, 304 Residential Use Types, Item L Allows for accessory uses to the Limited Resort Lodging conditional use. These accessory uses are commercial in nature to provide guest services including but not limited to Food Sales (Limited), Commercial Rec (Outdoor), Cocktail Lounge, Liquor Sales, Personal Improvement, Personal Services, Restaurants (General), Retail Services (Limited), and small events. A minimum contiguous site area of 3.5 acres is required.
May 1, 2025 COL-9102016

PLANNING BOARD MEETING
Monday, April 14, 2025

Chairman Ed Palandri called the public hearing to order regarding zoning amendment change requested by OVERLAND PROPERTIES located at 9th and Avenue K. Multiple residents voiced concerns and asked questions in favor and opposing the project. The main concern is that the type of housing assistance will be allowed to be utilized to lease these apartments. There are 42 one-bedroom units, and 12 two-bedroom units planned in the development; Several common areas are included in the plan as well as an onsite manager. If this housing is for seniors, who will enforce the age requirements and prevent kids from moving in with grandparents etc. The developers were present to answer all questions. Hearing closed.

Board Chair Ed Palandri called the meeting to order. Roll Call: Present: Ed Palandri, Jay Gundersen, Ray Pauly, Drew Evers, Kathryn Dueling and Tim Podraza are present. Absent: Robert Horan.

Podraza moved to approve the agenda, seconded by Pauly; unanimous approval; Evers moved to approve the consent agenda consisting of building permit listing March 3/17/25 council minutes, 3/10 planning board minutes - seconded by Pauly; unanimously approved.

New Business:

Recommendation regarding the Overland Development request, Gundersen moved to request a legal opinion and the regulations for Section 8 housing and SIRHA. Gundersen moved to have a legal opinion for the next meeting seconded by Podraza; unanimously approved.

Palandri questioned why 10 Roads/Lone Mountain did not have a concrete permit for replacement. Podraza spoke up and stated he had to get a permit for his driveway replacement a few years ago. Request a follow up from the inspector department.

No old business

Gundersen moved to adjourn seconded by Podraza. Adjourn at 8:20 p.m.

Permit #	Contractor	Description	Appl Date	Fee(s)

Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work		Paid Amount Due
EL041-25	ELECTRICAL SYSTEMS INC	OVERHEAD SERVICE REPAIR		4-28-25			54.00
Applied	KEITH BELL						.00
Contractor	1508 MURRAY AVE	Residential, Multiple Family		4-23-26			54.00
					---		---
		EL041-25				FEE	54.00
						PAID	.00
						DUE	54.00
FW058-25	OWNER AS GEN CONTRACTOR	NEW 4' BLACK CHAINLINK FENCE		4-21-25	1,500.00		37.50
Issued	MATTHEW KURTZ			4-21-25			37.50
Contractor	1816 SAND POINT DR	Residential, Multiple Family		10-18-25			.00
					---		---
		FW058-25			1,500.00	FEE	37.50
FW059-25	OWNER AS GEN CONTRACTOR	ADD GATE TO WEST SIDE		4-30-25	300.00		37.50
Issued	HOFFMAN, CASEY JOE			4-30-25			37.50
Owner	822 LOCUST ST	Residential, Multiple Family		10-27-25			.00
					---		---
		FW059-25			300.00	FEE	37.50
FW060-25	OWNER AS GEN CONTRACTOR	30 x 210" metal fence		4-30-25	3,000.00		37.50
Issued	WILLIAM FISHER			4-30-25			37.50
Contractor	1414 REDICK BLVD	Residential, Multiple Family		10-27-25			.00
					---		---
		FW060-25			3,000.00	FEE	37.50
M100-25	SERVICE ONE	new furnace		4-23-25	6,000.00		38.20
Issued	MALSTEAD, MICHAEL & MAVIS			4-23-25			38.20
Contractor	146 CARTER LAKE CLB			10-20-25			.00
					---		---
		M100-25			6,000.00	FEE	38.20
M101-25	AIRESERV	REPLACE FURNACE & AC		4-28-25	11,936.00		53.00
Issued	RUSS PLACZEK			4-28-25			53.00
Contractor	1306 LINDWOOD DR			10-25-25			.00
					---		---
		M101-25			11,936.00	FEE	53.00
MR447-25	OWNER AS GEN CONTRACTOR	ADDING 88SF OF SIDEWALK		4-30-25	3,000.00		23.00
Issued	WILLIAM FISHER			4-30-25			23.00
Contractor	1414 REDICK BLVD			10-27-25			.00
					---		---
		MR447-25			3,000.00	FEE	23.00
P103-25	J.P. PLUMBING CO INC	SEWER REPAIR AND CLEAN OUTS		4-14-25			48.15
Issued	VINEBROOK 1201			4-14-25			48.15
Contractor	1201 MAYPER DR			10-11-25			.00
					---		---
		P103-25				FEE	48.15

Permit #	Contractor	Description	Appl Date	Fee(s)

Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work		Paid Amount Due
RA058-25	C&M REMODELING	NEW REAR DECK 12'X20'		4-08-25	9,800.00		139.06
Issued	SCHNIDER, DANA C			4-08-25			139.06
Contractor	1113 JANBROOK BLVD	Residential, Multiple Family		10-05-25			.00
					---		---
		RA058-25			9,800.00	FEE	139.06
RA059-25	DUSTIN BERGMAN	REAR LANDING AND STAIRS		4-11-25	2,200.00		28.75
Issued	THOMSEN, CHERYL			4-11-25			28.75
Contractor	1002 REDICK BLVD	Residential, Multiple Family		10-08-25			.00
					---		---
		RA059-25			2,200.00	FEE	28.75
RA060-25	OWNER AS GEN CONTRACTOR	44 X 16 COVERED PATIO OVER		4-16-25	4,000.00		261.56
Issued	COOPER BOWMAN			4-23-25			261.56
Contractor	4405 N 6TH ST	Residential, Multiple Family		10-20-25			.00
					---		---
		RA060-25			4,000.00	FEE	261.56
RA061-25	OWNER AS GEN CONTRACTOR	14x18 FR DECK W/ COVER ,		4-21-25	4,000.00		191.56
Denied	MEYER, AMY			4-21-25			.00
Contractor	1504 NEPTUNE CIR	Residential, Multiple Family					191.56
					---		---
		RA061-25			4,000.00	FEE	191.56
						PAID	.00
						DUE	191.56
RA062-25	SHEARD CONSTRUCTION	ADDITION TO REAR OF EXISTING		4-25-25	25,000.00		296.56
Issued	CARL LEE			4-25-25			296.56
Contractor	1317 HIATT ST	Residential, Multiple Family		10-22-25			.00
					---		---
		RA062-25			25,000.00	FEE	296.56
RC014-25	OWNER AS GEN CONTRACTOR	NEW 2-STORY HOME W/ GARAGE &		4-16-25	420,000.00		3,209.19
Applied	COOPER BOWMAN						3,209.19
Contractor	4405 N 6TH ST	Residential, Multiple Family		10-13-25			.00
					---		---
		RC014-25			420,000.00	FEE	3,209.19
RE152-25	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF OF HOUSE &		4-10-25	18,000.00		30.00
Issued	CHERYL YOUNG			4-10-25			30.00
Contractor	3406 N 11TH ST	Residential, Multiple Family		10-07-25			.00
					---		---
		RE152-25			18,000.00	FEE	30.00
RE153-25	ROYALTY ROOFING & RENOVAT	STANDARD RE-ROOF		4-10-25	6,300.13		30.00
Issued	ACE GENUINO			4-10-25			.00
Contractor	1305 JANBROOK BLVD	Residential, Multiple Family		10-07-25			30.00
					---		---
		RE153-25			6,300.13	FEE	30.00
						PAID	.00
						DUE	30.00

Permit #	Contractor	Description	Appl Date	Fee(s)

Status Appl Type	Owner Location	Sub-Division Type of Use	Lot	Issued Date Expire Date	Cost of Work		Paid Amount Due
RE154-25	SOUTH O ROOFING	STANDARD RE-ROOF		4-10-25	11,200.00		30.00
Issued	LAWRENCE CLARE			4-10-25			30.00
Contractor	902 HIATT ST	Residential, Multiple Family		10-07-25			.00
					---		---
		RE154-25			11,200.00	FEE	30.00
RE155-25	1-800-HANSONS	WINDOWS & DOOR		4-10-25	3,480.00		75.00
Issued	DEBRA JENKINS			4-10-25			75.00
Contractor	1326 CACHELIN DR	Residential, Multiple Family		10-07-25			.00
					---		---
		RE155-25			3,480.00	FEE	75.00
RE156-25	SOUTH O ROOFING	STANDARD RE-ROOF		4-14-25	13,000.00		30.00
Issued	DALLAS BAILEY			4-14-25			30.00
Contractor	1316 NEPTUNE DR	Residential, Multiple Family		10-11-25			.00
					---		---
		RE156-25			13,000.00	FEE	30.00
RE157-25	PYRAMID CONTRACTORS	STANDARD RE-ROOF		4-22-25	14,579.61		30.00
Issued	JAMES MOORE			4-22-25			30.00
Contractor	4302 N 13TH ST	Residential, Multiple Family		10-19-25			.00
					---		---
		RE157-25			14,579.61	FEE	30.00
RE158-25	SHAMROCK HILLS LLC	standard re-roof		4-22-25	12,112.20		30.00
Issued	CHRISTINA			4-22-25			30.00
Owner	1316 CACHELIN DR	Residential, Multiple Family		10-19-25			.00
					---		---
		RE158-25			12,112.20	FEE	30.00
RE159-25	HOME PRIDE CONTRACTORS	STANDARD RE-ROOF		4-22-25	8,500.00		30.00
Issued	LARRY RIGBY			4-22-25			30.00
Contractor	1001 SILVER LN	Residential, Multiple Family		10-19-25			.00
					---		---
		RE159-25			8,500.00	FEE	30.00
RE160-25	OWNER AS GEN CONTRACTOR	STANDARD RE-ROOF & SIDING		4-23-25	5,000.00		50.00
Issued	LEM SHEARD			4-23-25			50.00
Contractor	911 AVENUE O	Residential, Multiple Family		10-20-25			.00
					---		---
		RE160-25			5,000.00	FEE	50.00
RE161-25	MAYDAY RESTORATION	REPLACE SIDING		4-24-25	12,112.20		30.00
Issued	PROVOST			4-24-25			30.00
Contractor	80 MARINA CT	Residential, Multiple Family		10-21-25			.00
					---		---
		RE161-25			12,112.20	FEE	30.00
RE162-25	OWNER AS GEN CONTRACTOR	RE-ROOF, SIDING, WINDOWS S4S		4-30-25	12,785.10		75.00
Issued	JAKE MCCLOUD			4-30-25			75.00
Contractor	903 CACHELIN DR	Residential, Multiple Family		10-27-25			.00

Permit # / Status / Appl Type	Contractor / Owner / Location	Description / Sub-Division / Type of Use	Lot	Appl Date / Issued Date / Expire Date	Cost of Work	Fee(s) / Paid / Amount Due
					---	---
		RE162-25			12,785.10	FEE 75.00
RE163-25	HOMETOWN ROOFING	STANDARD RE-ROOF		4-30-25	8,074.80	30.00
Issued	PAMELA MILES			4-30-25		.00
Contractor	908 CACHELIN DR	Residential, Multiple Family		10-27-25		30.00
					---	---
		RE163-25			8,074.80	FEE 30.00
						PAID .00
						DUE 30.00
RE164-25	PREMIER SYSTEMS ROOFING			4-30-25	13,458.00	30.00
Issued	STEVE BRANSON			4-30-25		30.00
Contractor	4325 N 12TH ST	Residential, Multiple Family		10-27-25		.00
					---	---
		RE164-25			13,458.00	FEE 30.00
ROW161-25	SHEARD CONSTRUCTION	CURB GRIND/EXTEND APPROACH		4-03-25	1,000.00	100.00
Issued	HAWKINS, JASON			4-03-25		100.00
Contractor	1113 MAYPER DR			9-30-25		.00
					---	---
		ROW161-25			1,000.00	FEE 100.00
ROW162-25	LP CONCRETE & FENCING LLC	REPLACE DRIVEWAY - SIZE4SIZE		4-07-25	2,000.00	100.00
Issued	PEGGY CANNON			4-07-25		.00
Contractor	1405 DORENE BLVD			10-04-25		100.00
					---	---
		ROW162-25			2,000.00	FEE 100.00
						PAID .00
						DUE 100.00
ROW163-25	TELCOM CONSTRUCTION	BORING IN CONDUIT TO HAMPTON		4-14-25	1,000.00	200.00
Issued	MAPLE TWO INVESTMENTS LLC			4-14-25		200.00
Contractor	2020 ABBOTT DR			10-11-25		.00
					---	---
		ROW163-25			1,000.00	FEE 200.00
ROW164-25	SHEARD CONSTRUCTION	REPLACE SIDEWALK BETWEEN		4-16-25	1,000.00	100.00
Issued	PEGGY CANNON			4-16-25		100.00
Contractor	1405 DORENE BLVD			10-13-25		.00
					---	---
		ROW164-25			1,000.00	FEE 100.00
				========	==========	==========
GRAND TOTAL				31	634,338.04	FEE 5,455.53
						PAID 5,049.97
						DUE 405.56

Permit #	Contractor	Description	Appl Date	Fee(s)

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

TOTAL TYPE	DESCRIPTION	PERMIT COUNT	FEE	AMOUNT PAID	AMOUNT DUE
UNDEFINED	UNDEFINED DESCRIPTION	31	5455.53	5049.97	405.56

To: City of Carter Lake, IA

From: The Landing Reserve, LLC
Laura Tarpinian
402-578-9076
lauratarpinian@mrealtypro.com

Emily Brink
402-578-9527
embrink@mrealtypro.com

Subject: Proposed Zoning Text Amendments & Condition Use Permit for '*The Landing Reserve* at *Carter Lake*'

Introduction:

This entitlement application includes zoning text amendment changes and a conditional use permit request to be allowed within R1/R2 zoning for a 6.14 acre set of parcels in Carter Lake, IA.

Project Location:

The current proposal includes (4) parcels adjacent to Carter Lake between Lagoon Drive and Avenue Q. There are (3) parcels with R-1 zoning along the waterfront, and a larger parcel of R-2 zoning along Lagoon Drive, totaling approximately 6.14 acres.

1. 754416257001, 4.18 acres - R-2
2. 754416257002, .84 acres - R-1
3. 754416257003, .56 acres - R-1
4. 754416257008, .56 acres - R-1

See: Exhibit A Site Plan

Entitlement Proposal / Items Requested for a Motion & Vote:

1. Add the following definition of **"Limited Resort Lodging"** to the list of residential use types and approve this use within R2/R1 within the Unified Land Development Ordinance**.** The definition is outlined below:
    a. *Section 3 USE TYPES, 304 Residential Use Types, Item K Provides tourist accommodations including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests intending to occupy the room for less than 32 consecutive days, with various recreational amenities. The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 190 square feet, no more than 2 stories tall, no more than 6 units per acre (averaged over the entire property area), with accessory functions like offices, maintenance, retail, reception areas provided on the property in separate buildings from the units. A minimum contiguous site area of 2 acres is required.*

    See: Exhibit B Text Amendments.

2. Add the following definition of **"Limited Resort Lodging Accessory Uses"** to the list of residential use types and approve this use within R2/R1 within the Unified Land Development Ordinance**.** The definition is outlined below:

    a. *Section 3 USE TYPES, 304 Residential Use Types, Item L Allows for accessory uses to the Limited Resort Lodging conditional use. These accessory uses are commercial in nature to provide guest services including but not limited to Food Sales (Limited), Commercial Rec (Outdoor), Cocktail Lounge, Liquor Sales, Personal Improvement, Personal Services, Restaurants (General), Retail Services (Limited), and small events. A minimum contiguous site area of 3.5 acres is required.*

    <u>See: Exhibit B Text Amendment.</u>

3. Approval of a conditional use permit for the above Limited Resort Lodging and Limited Resort Lodging Accessory Uses for the project location.

    a. <u>See: Exhibit C Conditional Use Permit.</u>

Thank you for your time and consideration,

Laura Tarpinian & Emily Brink

EXHIBIT A: SITE PLAN

SITE PLAN NOTES

1. THIS IS A SIMPLE SITE PLAN; SITE DETAILS ARE NOT SHOWN UNLESS OTHERWISE NOTED
2. THIS IS NOT A LAND SURVEY; PROPERTY LINES ARE BASED ON TAX ASSESSOR'S MAP
3. THIS SITE PLAN MAY CONTAIN INACCURACIES, INTENTIONAL OR OTHERWISE, AND ALTHOUGH APPROPRIATE FOR FOR USE IN GENERAL PLANNING AND DESIGN, SHOULD NOT BE USED TO ESTABLISH PRECISE MEASUREMENTS OF SPACES OR OBJECTS FOUND HEREIN FOR ANY PURPOSE.

BOUNDARY WORKS
1910 DIVISADERO ST #3
SAN FRANCISCO, CA 94115
415.203.5132

THE LANDING RESERVE
CARTER LAKE, IA

DRAWN BY
CHECKED BY WS
PROJECT NO 000000

DATE ISSUE

OVERALL SITE PLAN

1" = 50'

1 A1.01 OVERALL SITE PLAN
1" = 50'

A1.01

d. Commercial Feedlots

The use of a site for the confined feeding or holding of livestock or poultry within buildings, lots, pens, or other close quarters that are not used for crop production or where grazing of natural vegetation is not the major feed source. Livestock and poultry shall include any animal or fowl that are used primarily for use as food or food products for human consumption, or for laboratory or testing purposes. A Commercial Feedlot does not include areas which are used for the raising of crops or other vegetation, and upon which livestock are allowed to graze or feed.

e. Livestock Sales

The use of a site for the temporary confinement and exchange or sale of livestock. Typical uses include sales barns.

304 Residential Use Types

Residential use types include uses providing wholly or primarily non-transient living accommodations. They exclude institutional living arrangements providing 24-hour skilled nursing or medical care, forced residence, or therapeutic settings.

a. Single-Family Residential

The use of a site for one dwelling unit, occupied by one family. Mobile home units are not a single-family use type. See below categories for such units.

1. Single-Family Residential (Detached): A single-family residential use in which one dwelling unit is located on a single lot, with no physical or structural connection to any other dwelling unit.

2. Single-Family Residential (Attached): A single-family residential use in which one dwelling unit is located on a single lot and is attached by a common vertical wall to only one other adjacent dwelling unit on another single lot.

b. Duplex Residential

The use of a legally-described lot for two dwelling units, each occupied by one family within a single building, excluding manufactured or mobile home units, but including modular housing units.

c. Two-Family Residential

The use of a site for two dwelling units, each occupied by one family, each in a separate building, excluding a mobile home unit.

d. Townhouse Residential

The use of a site for three or more attached dwelling units, each occupied by one family and separated by vertical sidewalls extending from foundation through roof without openings. Each townhouse unit must have at least two exposed exterior walls.

e. Multiple-Family Residential

The use of a site for three or more dwelling units within one building not otherwise defined as townhouse units.

f. Group Residential

The use of a site for a residence by more than four unrelated persons, not defined as a family, on a weekly or longer basis.

g. Manufactured Home Residential

Use of a site for one or more manufactured home dwellings, as defined in Section 216.

h. Mobile Home Park

Use of a site under single ownership for one or more mobile home units. Generally, the land on which mobile homes are placed in a Mobile Home Park is leased from the owner of the facility.

i. Mobile Home Subdivision

Division of a tract of land into lots that meet all the requirements of the City of Carter Lake's subdivision ordinance for the location of mobile homes. Generally, a lot within a Mobile Home Subdivision is owned by the owner of the mobile home placed upon such lot.

j. Retirement Residence

A building or group of buildings which provide residential facilities, provided that 75% of the residents are at least sixty years of age, or households headed by a householder of at least sixty years of age. A retirement residence may provide a range of residential building types and may also provide support services to residents, including but not limited to food service, general health supervision, medication services, housekeeping services, personal services, recreation facilities, and transportation services. The retirement residence may accommodate food preparation in independent units or meal service in one or more common areas. Retirement residences may include additional health care supervision or nursing care.

305 Civic Use Types

Civic use types include the performance of ut
protective, governmental, and other uses that

a. Administration

Governmental offices providing administrati
with the citizen, together with incidental stor
uses include federal, state, county, and city of

Add definitions of two proposed new use types:

k. Limited Resort Lodging: Provides tourist accommodations including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests (transient visitors) intending to occupy the room for less than 32 consecutive days, with various recreational amenities. The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 190 square feet, no more than 2 stories tall, no more than 6 units per acre (averaged over the entire property area), with accessory functions like offices, maintenance, retail, reception areas provided on the property in separate buildings from the units. A minimum contiguous site area of 2 acres is required.

l. Limited Resort Lodging Accessory Uses: Allows for accessory uses to the Limited Resort Lodging conditional use. These accessory uses are commercial in nature to provide guest services including but not limited to Food Sales (Limited), Commercial Rec (Outdoor), Cocktail Lounge, Liquor Sales, Personal Improvement, Personal Services, Restaurants (General), Retail Services (Limited), and small events. A minimum contiguous site area of 3.5 acres is required.

414 Pole Buildings

No pole buildings shall be erected on any lot in Carter Lake without regard to the zoning of said lot. "Pole Building" is defined as a structure with wooden or metal poles as main supports, without a continuing permanent foundation, with studs, which are greater than 16 inches off of center, and with siding made of metal and/or wood material.

Table 4-1: **Use Matrix: Agricultural and Residential Types**

Use Types	R-1	R-2	R-3	R/ CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Agricultural Uses														
Horticulture						P	P	P				P	P	
Crop Production														
Animal Production														
Commercial Feedlots														
Livestock Sales														
Residential Uses														
Single-Family Detached	P	P	P	P	P									
Single-Family Attached	P	P	P	P										
Duplex	P	P	P											
Townhouse		P	P						C					
Multiple-Family*			P						C					
Manufactured Housing Residential	P	P	P	P	P									
Mobile Home Park*					P									
Mobile Home Subdivision*					P									
Retirement Residential*	C	C	P				P	P	C					
Limited Resort Lodging*	C	C												
Limited Resort Lodging Accessory Uses	C	C												

P Permitted by right or by right subject to supplemental regulations
C Permitted by Conditional Use Permit
* Use Permitted after Site Plan Approval
Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Add Limited Resort Lodging (conditional use and subject to site plan approval) & Limited Resort Lodging Accessory Uses (conditional use) to Use List

Use Matrix: Civic Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Civic Uses														
Administration						P	P	P	P	P	P	P	P	
Clubs (Recreational)*	C	C	C	C	C	P	P	P	C	P	C	P	P	
Clubs (Social)*	C	C	C	C	C	P	P	P	P	P	P	P	P	
College/Univ*						P	P	P	P	P	P	P		
Convalescent Services		C	P		C	P	P	P	C					
Cultural Services	C	C	P	C	C	P	P	P	P	P	P	P		
Day Care (Limited)	P	P	P	P	P	P	P	P	P	C	C	C	C	
Day Care (General) *	C	C	P	C	C	P	P	P	P	P	P	C	C	
Elder Home	C	C	P	C	C	P								
Emergency Residential	C	C	P	C	C	P	P	P	P					
Family Home	C	C	P	C	C	P	P							
Group Care Facility*			P			P	P	P	P	P				
Group Home		C	P			P	P	P	P	P				
Guidance Services						P	P	P	P	P	P	C	C	
Health Care						P	P	P	P	P	P	C	C	
Hospitals*			C			C	C	C	P	P	P	C	C	
Maintenance Facility*						C		C		C		P	P	
Park and Recreation	P	P	P	P	P	P	P	P	P	P	P	P	P	
Postal Facilities						C	P	P	P	P	P	P	P	
Primary Education*	P	P	P		P	P	P	P	P	C				
Public Assembly*						C	C	C	P	P	C			
Religious Assembly*	P	P	P		P	P	P	P	P	P		C		
Safety Services	P	P	P	P	P	P	P	P	P	P	P	P	P	
Secondary Educ*	C	C	P		C	P	C	C	C	C				
Utilities*	C	C	C	C	C	C	C	C	C	P		P	P	

P Permitted by right or by right subject to supplemental regulations
C Permitted by Conditional Use Permit
* Use Permitted after Site Plan Approval
Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Use Matrix: Office and Commercial Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Office Uses														
Corporate Offices*			C			P	P	P	P	P	P	P	P	
General Offices			C			P	P	P	P	P	P	P	P	
Financial Offices*			C			P	P	P	P	P	P	P	P	
Medical Offices*			C			P	P	P	P	P	P	P	C	
Commercial Uses														
Ag Sales/Service*								C				P	P	
Auto Services*						C	C	C				P	P	
Body Repair*								C				P	P	
Equipment Repair*								C				P	P	
Bed and Breakfast						P	P	P	P	P				* *
Business Support Services						P	P	P	P	P	P	P	P	
Business/Trade School						C	C	P	P	P	P	P	P	
Campground*														* *
Cocktail Lounge						C	C	C	C	C	C	C	C	
Commercial Rec* (Indoor)						C	C	P	P	P	P	P	P	
Commercial Rec* (Outdoor)										P		P	P	
Communication Service						P	P	P	P	P	P	P	P	
Construction Sale/Service*							C	C				P	P	
Consumer Service						P	P	P	P	P	P	P		
Convenience Storage*												P	P	
Food Sales (Convenience)*						C	C	C		C	C	P	P	
Food Sales (Limited)						P	P	P	P	P	P	P	P	

P Permitted by right or by right subject to supplemental regulations
C Permitted by Conditional Use Permit
* Use Permitted after Site Plan Approval
Blank Use not permitted in zoning district, unless established as a lawful nonconforming use
* * Missouri River corridor

Use Matrix: Commercial (continued) and Parking Use Types

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Commercial Uses														
Food Sales (General)						P	P	P	C	P	P	P	P	
Food Sales (Super markets)*						C	C	C	C	C	C	P	P	
Funeral Service			C			P	P	P		P		P	P	
Kennels*												P	P	
Laundry Services												P	P	
Liquor Sales						C	C	C	C	C	C	C	C	
Lodging*						P	P	P	P	P	P	C	C	
Personal Improvement						P	P	P	P	P	P	P	P	
Personal Services						P	P	P	P	P	P	P	P	
Pet Services						P	P	P	P	P	P	P	P	
Research Services						P	P	P	P	P	P	P	P	
Restaurants (Drive-in)*						C	C	P		P	C	C	C	
Restaurants (General)*						P	P	P	P	P	P	C	C	
Restricted Business														
Retail Services (Limited)						P	P	P	P	P	C			
Retail Services (Large)*						C	C	C	C	C	C	P	P	
Retail Services (Mass)*						C	C	C		C		P	P	
Stables*														
Surplus Sales*												C	C	
Trade Services						C	C	C				P	P	
Veh. Storage (Short-term)*												C	C	
Veterinary Services						C	C	C	C	C	C	C	C	
Parking Uses														
Off-Street Parking*						C	C	C	C	C	C	P	P	
Parking Structure*						C	C	C	C	C	C	P	P	

P Permitted by right or by right subject to supplemental regulations
C Permitted by Conditional Use Permit
* Use Permitted after Site Plan Approval
Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

Use Matrix: Industrial and Transportation Uses

Use Types	R-1	R-2	R-3	R/CC	RM	C/L	C-1	C-2	TC	C/A	BP	M-1	M-2	Addl Reg
Industrial Uses														
Agricultural Industry*												C	C	
Auto rental/Sales*												C		
Construction Yards*												C	C	
Custom Manufacturing						C		C	C	C		P	P	
Equip Rental/Sales												C	C	
Light Industry												P	P	
General Industry*												P	P	
Heavy Industry*													C	
Recycling Collection*													C	
Recycling Processing*													C	
Vehicle Storage (Long-term)*												C	C	
Warehousing (Enclosed)												P	P	
Warehousing (Open)*												C	C	
Aviation*											C	C	P	
Railroad Facilities													C	
Truck Terminal*												C	P	
Transportation Terminal*								P		P		P	P	
Alternative Energy Production Devices													C	
Amateur Radio Tower	C	C	C	C	C									
Communications Tower*												C	C	
WECS*													C	

P Permitted by right or by right subject to supplemental regulations
C Permitted by Conditional Use Permit
* Use Permitted after Site Plan Approval
Blank Use not permitted in zoning district, unless established as a lawful nonconforming use

EXHIBIT C: CONDITIONAL USE PERMIT

Permit Holder: THE LANDING RESERVE

Project Location: The Landing Reserve is requesting a conditional use permit to allow for the Limited Resort Lodging and Limited Resort Lodging Accessory Uses on the Pottawattamie County parcels outlined below:

1. 754416257001 4.18 acres
2. 754416257002 .84 acres
3. 754416257003 .56 acres
4. 754416257008 .56 acres

Includes (4) parcels adjacent to Carter Lake between Lagoon Drive and Avenue Q. There are (3) parcels with R-1 zoning along the waterfront, and a larger parcel of R-2 zoning along Lagoon Drive, totaling approximately 6.14 acres.

Permit Time Period and Permit Renewal:

Conditional use permits are valid for the real property and shall run with the land assuming that the property is in compliance with all zoning requirements and only for the use permitted.

Permit Amendment:

Required for any change in use.

Inspections required:

Inspections by the Public Health and Safety Official to be conducted on an annual basis.

City of Carter Lake can require more frequent inspections as necessary to ensure compliance with the applicable building, fire, health and safety codes and regulations. The applicable building and fire codes shall be the building and fire codes under which the building permit was issued.

City of Carter Lake can require more frequent inspections as necessary to ensure compliance with this conditional use permit.

R-1 / R-2 Conditions

Provides tourist accommodation including guest rooms or suites, which are intended or designed to be used, rented, or hired out to guests intending to occupy the room for less than 32 consecutive days, with various recreational amenities.

The guest rooms or suites are independently accessible from the outside, parking space located on the property, with a minimum unit size of 190 square feet, no more than 2 stories tall, no more than 6 units per acre (averaged over the entire property area), with accessory functions like offices, maintenance, retail, and reception areas provided on the property in separate buildings from the units. *A minimum contiguous site area of 2 acres is required*.

Allow for accessory uses to the Limited Resort Lodging conditional use. These accessory uses are commercial in nature to provide guest services including but not limited to Food

Sales (Limited), Commercial Rec (Outdoor), Cocktail Lounge, Liquor Sales, Personal Improvement, Personal Services, Restaurants (General), Retail Services (Limited), and small events. *A minimum contiguous site area of 3.5 acres is required*.

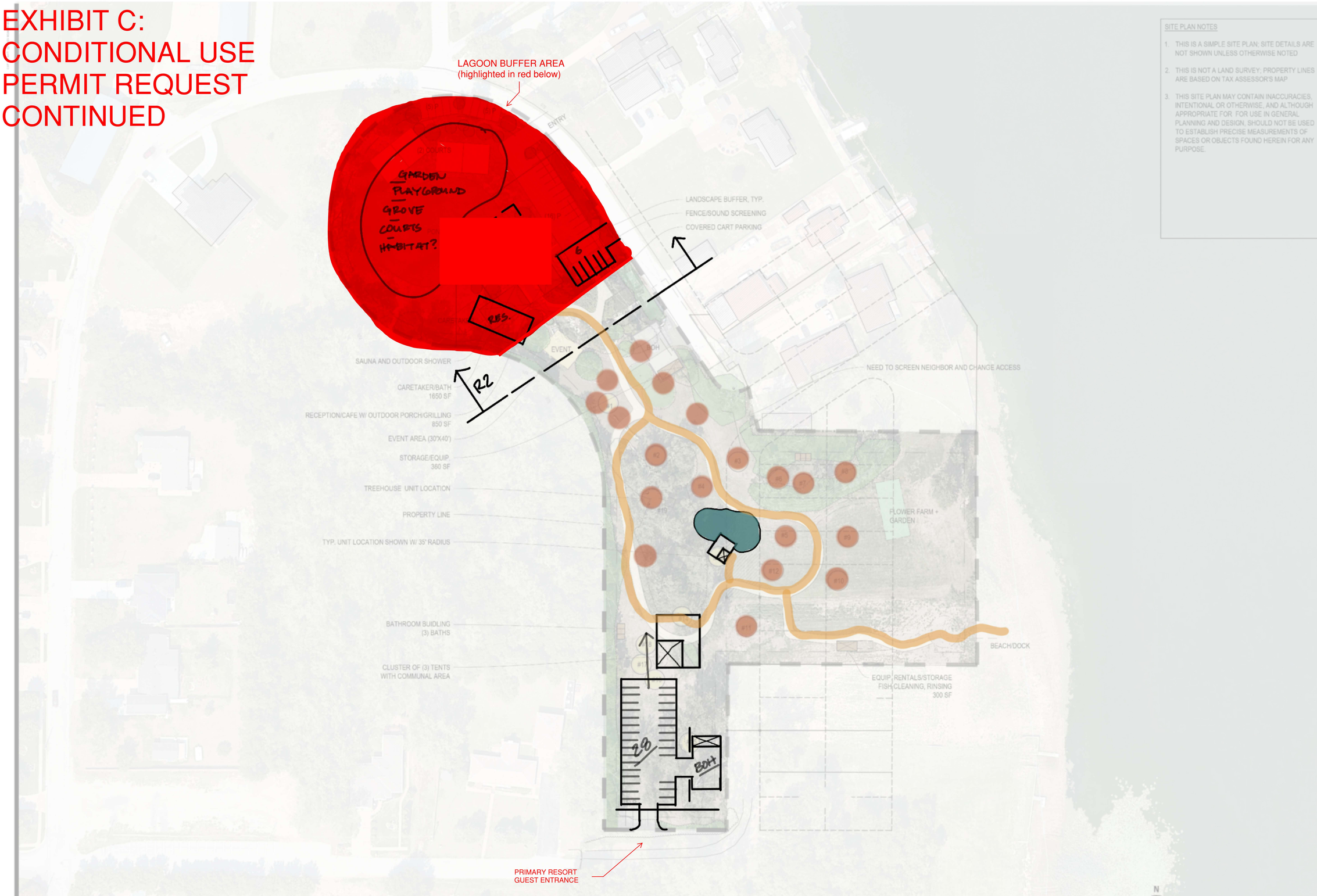
Conditions of Use Permit:

The conditional use permit would be subject to the following items:

1. The property owner (or if contracted for property management services, the property management company) shall provide the City its NAICS (North American Industry Classification System) code classification. The NAICS code must be 7211 Traveler Accommodation, 2362 Nonresidential Building Construction, 5311 Lessors of Real Estate, 5313 Activities Related to Real Estate, or a code falling under one of these (sub-code). This is to confirm that the property owner's use and function of the property is aligned with this conditional use permit and that the owner (or manager) has real estate expertise. The City must be notified in writing within 30 calendar days of any change to the NAICS code classification of the property owner.
2. No guest cabins or event space buildings shall be built within the "Lagoon Drive Buffer Area" highlighted in red on the following site plan.
3. The number of allowed cabins shall be calculated using the total property area less the Lagoon Drive Buffer Area of 1.80 acres.
4. No "camping" by the traditional definition (personal tents).
5. Staff to be present daily on site.
6. Overnight guest requirements:
    a. Guest information such as name, address, and phone number to be obtained.
    b. Children under the age of 12 are to be accompanied by an adult while staying on site.
    c. Swimming and other activities in the lake to cease at sunset.
    d. Noise: Adherence to the City of Carter Lake noise guidance.
    e. Golf carts shall adhere to the City of Carter Lake guidance.
7. Parking & Traffic:
    a. Primary resort guest entrance to be from Avenue Q.
    b. Overnight street parking by resort visitors is not permitted.
    c. Resort visitors to display parking passes on dashboard of vehicles to allow for monitoring of parking location, number of vehicles, and phone number of driver.
    d. A minimum of 1.5 parking stalls per cabin is to be provided. For events, a minimum of 1.5 parking stalls per rented cabin with overnight guests must be maintained in addition to providing .33 parking stalls per event guests (1 stall per 3 person capacity).

8. Screening including fencing and landscape buffers along the perimeter of the resort is required.
9. Complaints, if any, received from the adjacent residential property owner are to be resolved in a fair and reasonable manner.

EXHIBIT C: CONDITIONAL USE PERMIT REQUEST CONTINUED



SITE PLAN NOTES

1. THIS IS A SIMPLE SITE PLAN; SITE DETAILS ARE NOT SHOWN UNLESS OTHERWISE NOTED
2. THIS IS NOT A LAND SURVEY; PROPERTY LINES ARE BASED ON TAX ASSESSOR'S MAP
3. THIS SITE PLAN MAY CONTAIN INACCURACIES, INTENTIONAL OR OTHERWISE, AND ALTHOUGH APPROPRIATE FOR FOR USE IN GENERAL PLANNING AND DESIGN, SHOULD NOT BE USED TO ESTABLISH PRECISE MEASUREMENTS OF SPACES OR OBJECTS FOUND HEREIN FOR ANY PURPOSE.

BOUNDARY WORKS
1910 DIVISADERO ST #3
SAN FRANCISCO, CA 94115
415.203.5132

THE LANDING RESERVE
CARTER LAKE, IA

DRAWN BY
CHECKED BY WS
PROJECT NO 000000

DATE ISSUE

OVERALL SITE PLAN

1" = 50'

1 A1.01 OVERALL SITE PLAN
1" = 50'

A1.01

FOR OFFICE USE: CASE# _____ Receipt #_____
Z.B.A. Public Hearing: _____ Amount $_____
Signs Issued: _____/_____/by_____ By_____ Date_____

==========

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Trey Bowman Phone: 402-718-3817
Address: 901 Silver Lane Carter Lake Ia *Status: P.O.

2. REPRESENTED BY: Jim Bowman Phone: 402 679 3273
Address: 110 Shoreline Drive Carter Lake Ia 51510

3. STREET ADDRESS/LOCATION: Split lot needs address
4407 N-6th is availible and makes sense between 4405 + 4409

4. LEGAL DISCRIPTION: 7944-17-278-007
Lots 20+21

5. OWNERS NAME: Trey Bowman

6. OWNERS ADDRESS: 901 Silver Lane Carter Lake Ia 51510

7. REASONS FOR REQUEST AND INTENDED USES: needs address for split lot

8. ZONING DISTRICT: _____

9. PRESENT USE: _____

10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. N/A

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: [signature] Date: 4-15-25
TYPED OR PRINTED NAME: James L. Bowman *Status: A.

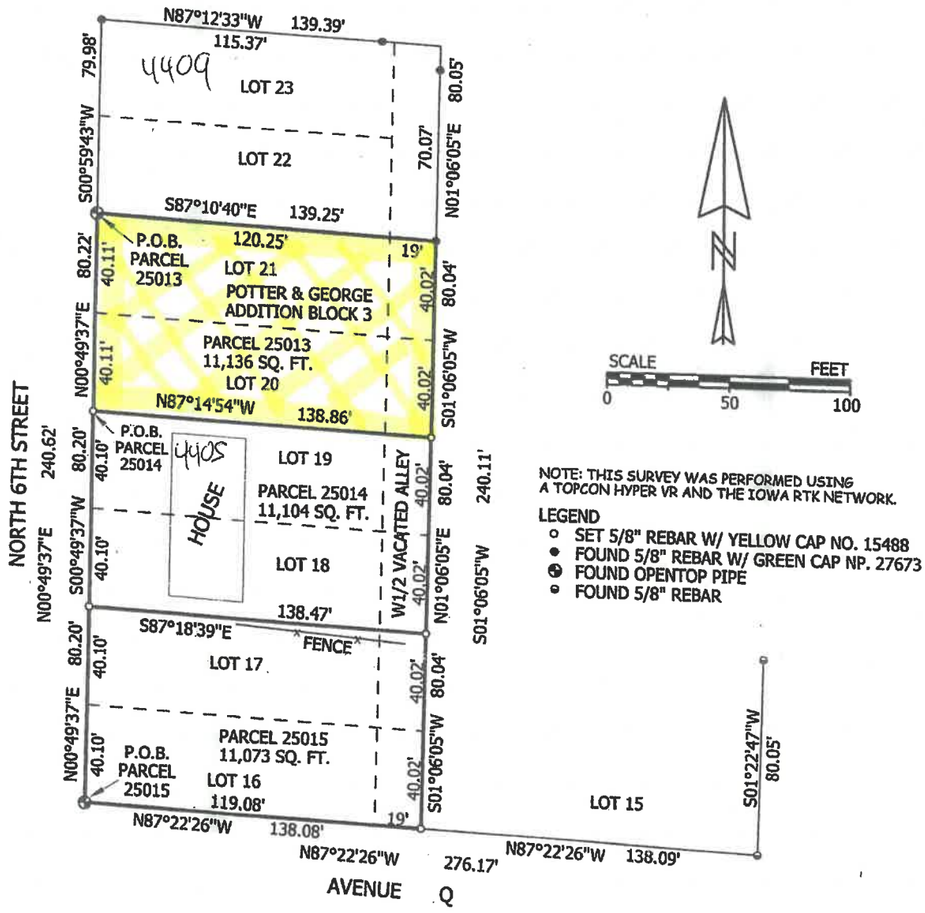
*NOTE: P.O. = Property Owner C.P. = Contract Purchaser
O.H. = Legal Optionholder A. = Owner's authorized agent

RECORDER'S INDEX:
COUNTY: POTTAWATTAMIE
CITY: CARTER LAKE
SUBDIVISION: POTTER AND GEORGE COMPANYS ADDITION
LOTS: 16-21 & W1/2 VACATED ALLEY
PROPRIETOR: BOWMAN, COOPER JAMES
SURVEYOR: LONNIE R. MAYBERRY
COMPANY: LAND SURVEYING SERVICES, INC.
12 N. WALNUT ST. GLENWOOD, IA. 51534 (712)-527-3509
REQUESTED BY: JIM BOWMAN

PREPARED BY: LAND SURVEYING SERVICES, INC. 12 N. WALNUT ST. GLENWOOD, IA. 51534 (712)-527-3509

PLAT OF SURVEY

NAME OF PROPRIETOR: BOWMAN, COOPER JAMES



NOTE: THIS SURVEY WAS PERFORMED USING A TOPCON HYPER VR AND THE IOWA RTK NETWORK.

LEGEND
- SET 5/8" REBAR W/ YELLOW CAP NO. 15488
- FOUND 5/8" REBAR W/ GREEN CAP NP. 27673
- FOUND OPENTOP PIPE
- FOUND 5/8" REBAR

PARCEL 25013
Legal Description:
A parcel of land located in part of Lots 20 and 21 in Block 3 of Potter and George Addition and the W½ of adjoining vacated alley, all in the City of Carter Lake, Pottawattamie County, Iowa, said parcel being more fully described as follows:
Commencing at the Northwest Corner of said Lot 21 and the Point of Beginning; thence S87°10'40"E a distance of 139.25 feet; thence S01°06'05"W a distance of 80.04 feet; thence N87°14'54"W a distance of 138.86 feet; thence N00°49'37"E a distance of 80.22 feet to the Point of Beginning. Said parcel contains 11,136 square feet, more or less, and is subject to all easements of record.
Note: The North line of Lot 21 in Block 3 of Potter and George Addition is assumed to bear S87°10'40"E for this description.

PARCEL 25014
Legal Description:
A parcel of land located in part of Lots 18 and 19 in Block 3 of Potter and George Addition and the W½ of adjoining vacated alley, all in the City of Carter Lake, Pottawattamie County, Iowa, said parcel being more fully described as follows:
Commencing at the Northwest Corner of said Lot 19 and the Point of Beginning; thence S00°49'37"W a distance of 80.20 feet; thence S87°18'39"E a distance of 138.47 feet; thence N01°06'05"E a distance of 80.04 feet; thence N87°14'54"W a distance of 138.86 feet to the Point of Beginning. Said parcel contains 11,104 square feet, more or less, and is subject to all easements of record.
Note: The North line of Lot 19 in Block 3 of Potter and George Addition is assumed to bear N87°14'54"W for this description.

PARCEL 25015
Legal Description:
A parcel of land located in part of Lots 16 and 17 in Block 3 of Potter and George Addition and the W½ of adjoining vacated alley, all in the City of Carter Lake, Pottawattamie County, Iowa, said parcel being more fully described as follows:
Commencing a the Southwest Corner of said Lot 16 and the Point of Beginning; thence N00°49'37"E a distance of 80.20 feet; thence S87°18'39"E a distance of 138.47 feet; thence S01°06'05"W a distance of 80.04 feet; thence N87°22'26"W a distance of 138.08 feet to the Point of Beginning. Said parcel contains 11,073 square feet, more or less, and is subject to all easements of record.
Note: The North line of Lot 17 in Block 3 of Potter and George Addition is assumed to bear S87°18'39"E for this description.

LICENSED LAND SURVEYOR
Lonnie R. Mayberry
15488
IOWA

I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Lonnie R. Mayberry 2/12/2025
Date

License Number 15488
My license renewal date is December 31, 2025.
Sheets covered by this seal: Sheet 1 of 1.
Date of Field Survey: January, 2025.

SURVEY- LOTS 21-16 AND W1/2 VACATED ALLEY IN POTTER & GOERGE ADDTION CITY OF CATER LAKE, POTTAWATTAMIE COUNTY, IOWA.
SCALE: 1"=50' DATE: JANUARY, 2025 DRAWN BY: RSF
REQUESTED BY: JIM BOWMAN
4405 NORTH 6TH STREET CARTER LAKE, IA 51510
DRAWING NO. BOWMAN25.ZAK

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

CITY OF CARTER LAKE

APPLICATION FOR PLANNING BOARD AGENDA

1. APPLICANT: Fred Vost Phone: 402-203-4050
   Address: 120 C.L.C. *Status: _____
2. REPRESENTED BY: Self Phone: _____
   Address: _____
3. STREET ADDRESS/LOCATION: _____
4. LEGAL DESCRIPTION: _____
5. OWNERS NAME: _____
6. OWNERS ADDRESS: _____
7. REASONS FOR REQUEST AND INTENDED USES: _____
8. ZONING DISTRICT: _____
9. PRESENT USE: _____
10. COPY OF BLUEPRINTS OF INTENDED STRUCTURE. _____
11. ADMINISTRATIVE DECISION ISSUED: _____

RECEIVED
MAY 08 2025
By LW

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: [signature] Date: 5-8-25

TYPED OR PRINTED NAME: Fred Vost *Status: _____

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