

COMMUNITY DEVELOPMENT

MEMORANDUM

Planning,
Zoning,
Building Safety,
Construction Inspection Services,
Public Health,
Housing Inspections,
Code Enforcement

To: Mayor and City Council Members

CC: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director

From: Andrew Fangman, City Planner

Date: August 18, 2016

Re: Utility Easement Vacation – Lots 3, 4, & 5 Riverbend Fifth Addition, 3420 Clermont Drive

INTRODUCTION: A request to vacate certain utility easements has been submitted on behalf of John Krieger.

BACKGROUND: John Krieger has submitted an easement vacation plat that vacates two 10 foot wide utility easement, composed of two adjoining 5' utility easements located on Lots 3, 4, and 5 of the Riverbend Second Addition, on Clermont Drive. The intent is to combine these three parcels, which makes these utility easements unnecessary as the resulting parcel will have all the necessary utility easements located along the perimeter. The applicant intends construct a house on the center on the newly created lot.

RECOMMENDATION/RATIONALE: Prior to City Council action of the request, a public hearing is required. It is recommended that the attached resolution setting a public hearing, for 7:00 p.m. on Thursday, September 1, 2016, regarding the proposed vacation of certain utility easements located at Lot 3, 4, and Lot 5 of the Riverbend Second Addition, on Clermont Drive, be approved.

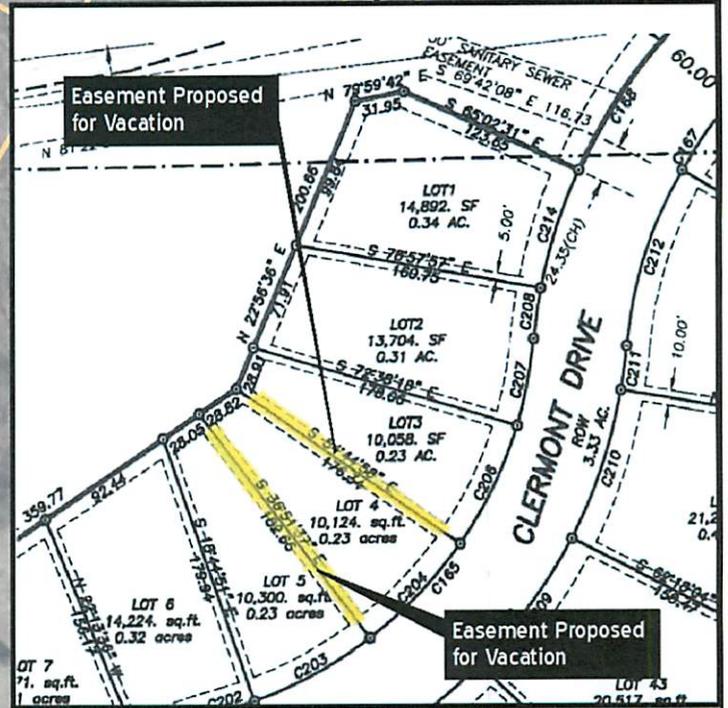
U.S. 61 Bypass
U.S. 61 Bypass

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
Prepared by: Andrew Fangman, City Planner
Date: August 3, 2016

Aspen Trl

Subject Parcels

Clermont Dr



Proposed Vacation of Certain Utility Easements at Lots 3, 4, and 5 of Riverbend Second Addition (3420 Clermont Drive)



RESOLUTION NO. _____

**A RESOLUTION SETTING THE TIME AND PLACE TO
CONDUCT A PUBLIC HEARING ON A REQUEST THE REQUEST TO
VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 3, 4, AND 5 OF
RIVERBEND FIFTH ADDITION IN (3420 CLERMONT DRIVE)**

WHEREAS, a request has been received for the vacation of utility easements at Lots 3, 4, and 5 of Riverbend Second Addition in (3420 Clermont Drive) described as:

Two public utility easements five feet wide on both sides of the boundary line between Lots 3 and 4, of Riverbend Second Addition in the City of Muscatine, Iowa; and two public utility easements five feet wide on both sides of the boundary line between Lots 4 and 5, of Riverbend Second Addition in the City of Muscatine, Iowa

WHEREAS The Buyer intends to build a house in the center of Lots 3, 4 and 5, but there are public utility easements five feet wide on both sides of the boundary line between Lots 3 and 4, and Lots 4 and 5;

WHEREAS, a public hearing must be conducted by the City Council of Muscatine on the vacation of this utility easement.

NOW, THEREFORE, BE IT RESOLVED, by the City Council for the City of Muscatine, that a Public Hearing is hereby established. Said hearing to be conducted at 7:00 p.m. on Thursday, September 1, 2016, in the City Hall Council Chambers and the attached public notice of the time and place of said public hearing shall be given by publication in the Muscatine Journal as required by the Code of Iowa

PASSED, APPROVED AND ADOPTED this 18th day of August, 2016.

**BY THE CITY COUNCIL OF THE
CITY OF MUSCATINE, IOWA**

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

PUBLIC NOTICE

**TO VACATE CERTAIN OF UTILITY EASEMENTS AT LOTS 3, 4, AND 5 OF
RIVERBEND SECOND ADDITION IN (3420 CLERMONT DRIVE)**

Public Notice is hereby given that the City Council for the City of Muscatine, Iowa, will conduct a Public Hearing to review a request for the vacation of certain utility easements at Lots 3, 4, and 5 of Riverbend Second Addition (3420 Clermont Drive) in the City of Muscatine, Iowa described as:

Two public utility easements five feet wide on both sides of the boundary line between Lots 3 and 4, of Riverbend Second Addition in the City of Muscatine, Iowa; and two public utility easements five feet wide on both sides of the boundary line between Lots 4 and 5, of Riverbend Second Addition in the City of Muscatine, Iowa.

This Public Hearing will be conducted on Thursday, September 1, 2016, at 7:00 p.m. in the City Council Chambers at City Hall, 215 Sycamore Street.

All interested persons are invited to attend and comment on the project at that time.

Gregg Mandsager, City Clerk