

COMMUNITY DEVELOPMENT

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

MEMORANDUM

To: Mayor and City Council Members
From: Andrew Fangman, City Planner
Cc: Gregg Mandsager, City Administrator
Dave Gobin, Community Development Director
Date: July 20, 2017
Re: Replat of Lots 5 & 6 of Spring Valley Ranchettes (County)

INTRODUCTION: A request has been filed for a combined Preliminary/Final Plat that would replat lots 5&6 of Spring Valley Ranchettes into 3 lots. This proposed subdivision is located in unincorporated Muscatine County at the intersection Spring Valley Lane and Deer Creek, but falls within the two mile limit requiring City of Muscatine review and approval.

BACKGROUND: Nicholas & Debra Wheaton and Ronald & Ellen Oostendorp have filed a combined Preliminary/Final Plat to replat of Lots 5 & 6 of Spring Valley Ranchettes creating a 7.49 acre three lot subdivision, in unincorporated Muscatine County. The subject area is zoned R-1 Single Family Residential within unincorporated Muscatine County. The proposed replat would create a new buildable lot south of the existing pond.

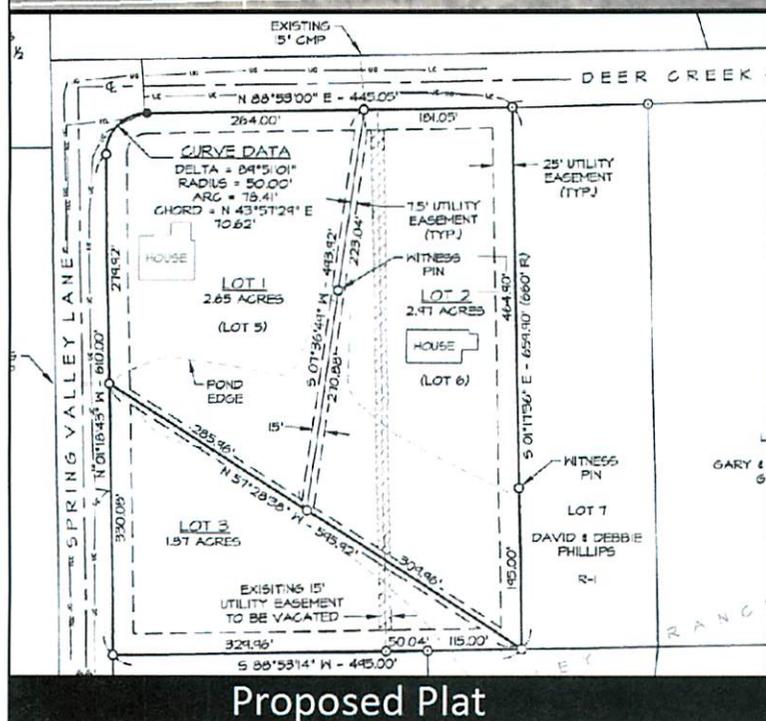
RECOMMENDATION/RATIONALE:

The attached final plat of the subdivision has been reviewed and recommended for approval by the Planning and Zoning Commission. It is therefore recommended that the final plat for the Replat of Lots 5 & 6 of Spring Valley Ranchettes ision as attached hereto.

BACKUP INFORMATION:

1. Resolution Approving the Final Plat
2. Certificated of Acceptance of the Final Plat
3. Certificated of the Planning Commission
4. Certificated of True Copy
5. Plat

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine
 Prepared by: Andrew Fangman, City Planner
 Date: July 6, 2017



Proposed Plat



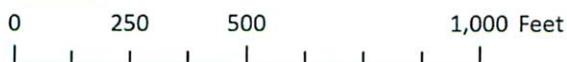
MUSCATINE



Parcels to be Replatted



City Limits



Replat of Lots 5 & 6 of Spring Valley Ranchettes

PZS 5



EXHIBIT A

Prepared by Andrew Fangman, 215 Sycamore Street, Muscatine, IA 52761 (563) 262-4141

RESOLUTION NO. _____

**A RESOLUTION APPROVING THE FINAL PLAT
OF replat of lots 5 & 6 of spring valley ranchettes**

WHEREAS, there has been filed with the Planning and Zoning Commission of the City of Muscatine, Iowa, and there is now submitted to the City Council of said City, a final plat of the real estate situated within two miles the Corporate Limits of the City of Muscatine, County of Muscatine, State of Iowa, which plat lays out and subdivides a tract of real estate into **three** lots; to wit:

Lots 5 & 6 of Spring Valley Ranchettes, a subdivision in Muscatine County, Iowa.

WHEREAS, said plat has been approved by the Planning and Zoning Commission of the City of Muscatine, Iowa, and has been examined by the City Council of the City of Muscatine, Iowa; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds that the plat fully complies with the Statutes of the State of Iowa and the Ordinances of the City of Muscatine, Iowa, relative to plats, additions, and subdivisions within two miles of the Corporate Limits of the City of Muscatine, Iowa, and said plat is conducive to an orderly development of the City of Muscatine, Iowa, and not in conflict with the rights-of-way of any extension of any streets or alleys now established; and

WHEREAS, the City Council of the City of Muscatine, Iowa, finds the final plat of a **Replat of Lots 5 & 6 of Spring Valley Ranchettes** should be approved.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF MUSCATINE, IOWA, that said final plat named **Replat of Lots 5 & 6 of Spring Valley Ranchettes** is hereby approved and accepted by the City Council of the City of Muscatine, Iowa, and that the Mayor and City Clerk of the City of Muscatine are hereby authorized and directed to certify upon said plat the examination, consent, approval, and acceptance of the same by the City Council of the City of Muscatine, Iowa, in order that said plat may be recorded in the office of the County Recorder among the real estate records of Muscatine County, Iowa.

PASSED, APPROVED, AND ADOPTED this 20th Day of July, 2017.

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

Attest:

Diana L. Broderson, Mayor

**REPLAT OF LOTS 5 & 6 OF SPRING VALLEY RANCHETTES
CERTIFICATE OF ACCEPTANCE OF FINAL PLAT**

STATE OF IOWA, MUSCATINE COUNTY, ss:

We, the undersigned, Diana L. Broderson, and Gregg Mandsager, of the City of Muscatine, Iowa, do hereby certify that the attached plat named and designated **Replat of Lots 5 & 6 of Spring Valley Ranchettes**, in unincorporated Muscatine County, Iowa, but within two miles of the Corporate limit of the City of Muscatine, was on July 20, 2017, filed in the office of the City Clerk and presented to the City Council of the City of Muscatine, Iowa, by resolution, a true copy of which is hereto attached, marked Exhibit A, and by this reference made a part hereof; and we, the undersigned, as Mayor and City Clerk, respectively, of the City of Muscatine, Iowa, were by said Resolution duly directed to certify such examination, consent, and approval in order to entitle said plat to be recorded in the office of the County Recorder of Muscatine County, Iowa, among the real estate records of Muscatine County, Iowa.

Dated at Muscatine, Iowa, this 20th Day of July, 2017,

Diana L. Broderson, Mayor

Attest:

Gregg Mandsager, City Clerk

STATE OF IOWA, MUSCATINE COUNTY, ss:

Be it Remembered that on this 20th Day of July, 2017, before me, a Notary Public in and for the State of Iowa, personally appeared Diana L. Broderson and Gregg Mandsager, to me personally known, who being by me each duly sworn, did say that they are Mayor and City Clerk of the City of Muscatine, Iowa, respectively, and that the seal affixed to the foregoing instrument is the seal of the City of Muscatine, Iowa; that said instrument was signed and sealed on behalf of the City of Muscatine, Iowa, in accordance with a Resolution passed by the City Council held on this 20th Day of July, 2017; that Diana L. Broderson and Gregg Mandsager, as Mayor and City Clerk of the City of Muscatine, Iowa, respectively, severally acknowledged the execution of said instrument to be the voluntary act and deed of the City of Muscatine, Iowa, by its and them voluntarily executed.

Witness my hand and Notarial Seal the day and year last above written.

Notary Public in and for the State of Iowa

Gregg Mandsager, City Clerk

**CERTIFICATE OF THE PLANNING AND ZONING COMMISSION
OF THE CITY OF MUSCATINE, IOWA**

I, the undersigned, Andrew Fangman, do hereby certify that I am the Secretary of the Planning and Zoning Commission of the City of Muscatine, Muscatine County, Iowa, and that the attached Final Plat of **Replat of Lots 5 & 6 of Spring Valley Ranchettes** a subdivision in Muscatine County, Iowa, Iowa, was approved and recommended by said Commission on the 11th Day of July, 2017, according to the minutes and records of said Commission in my possession.

Dated at Muscatine, Iowa, this 20th Day of July, 2017.

Andrew Fangman, Secretary
Planning and Zoning Commission
City of Muscatine, Iowa

CERTIFICATE OF TRUE COPY

I, Nancy Lueck, Director of Finance of the City of Muscatine, Iowa, certify that attached hereto are true copies of the following:

1. Certificate of Acceptance of Final Plat (original).
2. Resolution No. _____ - _____ approving the Final Plat of **Replat of Lots 5 & 6 of Spring Valley Ranchettes**, a subdivision in Muscatine County, Iowa.
3. Certificate of the Planning & Zoning Commission.

All related to the subdivision of real estate described in those documents, and that all were duly adopted and approved by the City Council and Mayor of the City of Muscatine, Iowa, and the originals are on file in the official records at City Hall for the City of Muscatine, Iowa.

Nancy Lueck, Director of Finance