



City Hall, 215 Sycamore St.  
Muscatine, IA 52761-3840  
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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  
Jodi-Royal Godwin, Community Development Director

**From:** Andrew Fangman, Assistant Community Development Director

**Date:** April 4, 2019

**Re:** Utility Easement Vacation – 3435 Clermont Drive (Lot 45 and Outlot A)

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**INTRODUCTION:** A request to vacate certain utility easements has been submitted by Darrell and Brenda Goff.

**BACKGROUND:** Darrell and Brenda Goff have submitted an utility easement vacation plat that vacates a 10 feet wide utility easement, composed of two adjoining 5' utility easements located on Lots 45 and Outlot A of the Riverbend Second Addition Subdivision (3435 Clermont Drive). The intent is to combine these two 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 that would cross the former property line between Lot 45 and Outlot A.

**RECOMMENDATION/RATIONALE:** The Planning and Zoning Commission and staff recommend approval of this request, as all the necessary utility easements will be present on the proposed combined parcel. The utility easements being proposed for vacation serve no useful public purpose.

**RESOLUTION NO. \_\_\_\_\_**

**A RESOLUTION  
TO VACATE CERTAIN UTILITY EASEMENTS AT LOT 45 AND OUTLOT A  
OF RIVERBEND SECOND ADDITION (3435 CLERMONT DRIVE)**

**WHEREAS**, a resolution was adopted by the City Council of Muscatine, Iowa, on March 21, 2019 providing for the proposed vacation of all right, title and interest of the City of Muscatine, Iowa, in and to certain utility easement located at Lot 45 and Outlot A of Riverbend Second Addition in (3435 Clermont Drive, in the City of Muscatine, Iowa; and

**WHEREAS**, the resolution provided that notice of intention to vacate the utility easement should be given by publication of a Public Notice in the Muscatine Journal prior to the meeting of the City Council to be held on April 4, 2019, and the notice was duly published in the newspaper as required by law; and

**WHEREAS**, the resolution provided for a public hearing on the proposed vacation, and such hearing has been held:

**WHEREAS**, the City Council found and determined that the proposed vacation of said utility easements would serve the public interest:

**BE IT RESOLVED BY THE CITY COUNCIL OF MUSCATINE, IOWA, AS  
FOLLOWS:**

1. The City of Muscatine, Iowa, hereby vacates all rights, title, and interest in and to the following described utility easements:

The adjoining 5-wide utility easements along the lot line between Lot 45 and Outlot A, of Riverbend Second Addition in the City of Muscatine, Iowa.

2. Any resolution or part thereof in conflict or inconsistent with this resolution is repealed.

**PASSED, APPROVED AND ADOPTED** this 4th day of April, 2019.

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

Diana L. Broderson, Mayor

ATTEST:

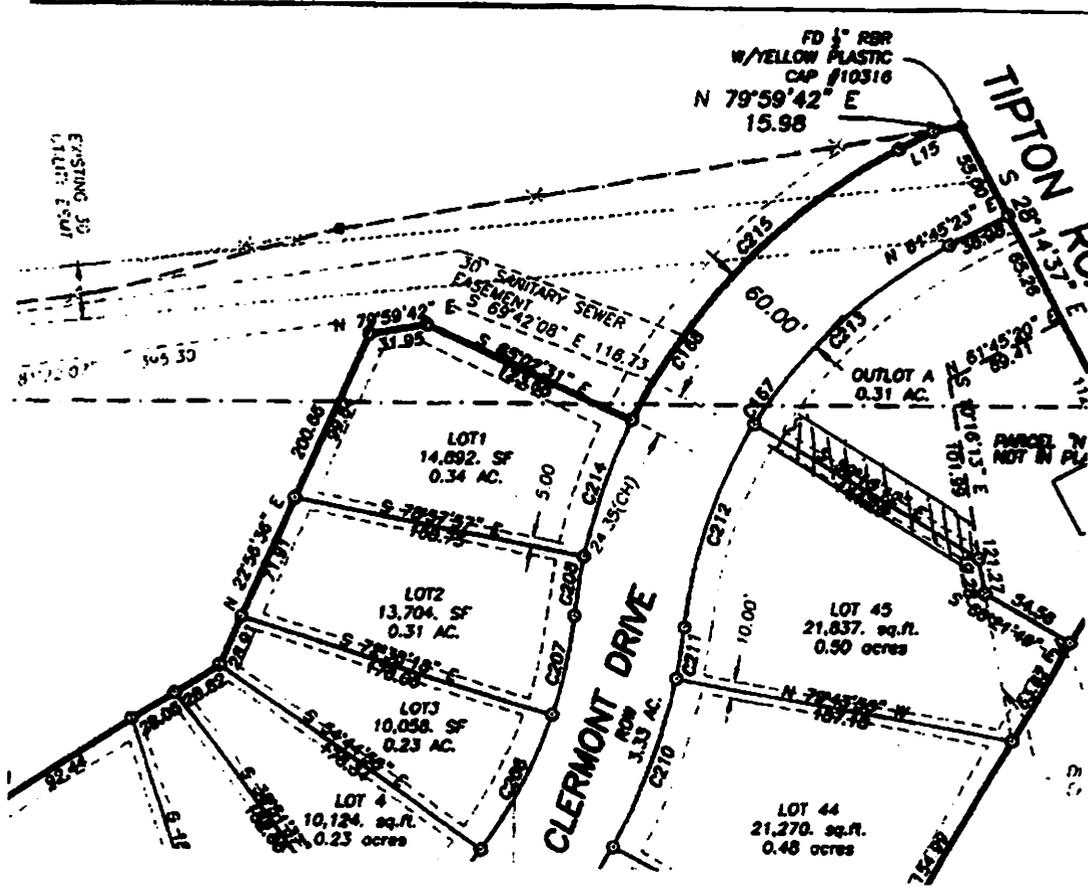
Gregg Mandsager, City Clerk

**Plat of Vacation- Utility Easement**

**Lots 45 and outlot A**

Located on the east end of Riverbend 2<sup>nd</sup> addition 2001-07455, city of Muscatine, Muscatine co, IA

Requested by Darrell and Brenda Goff 2085 Old Hwy 61, Muscatine IA 52761. 563-260-0109



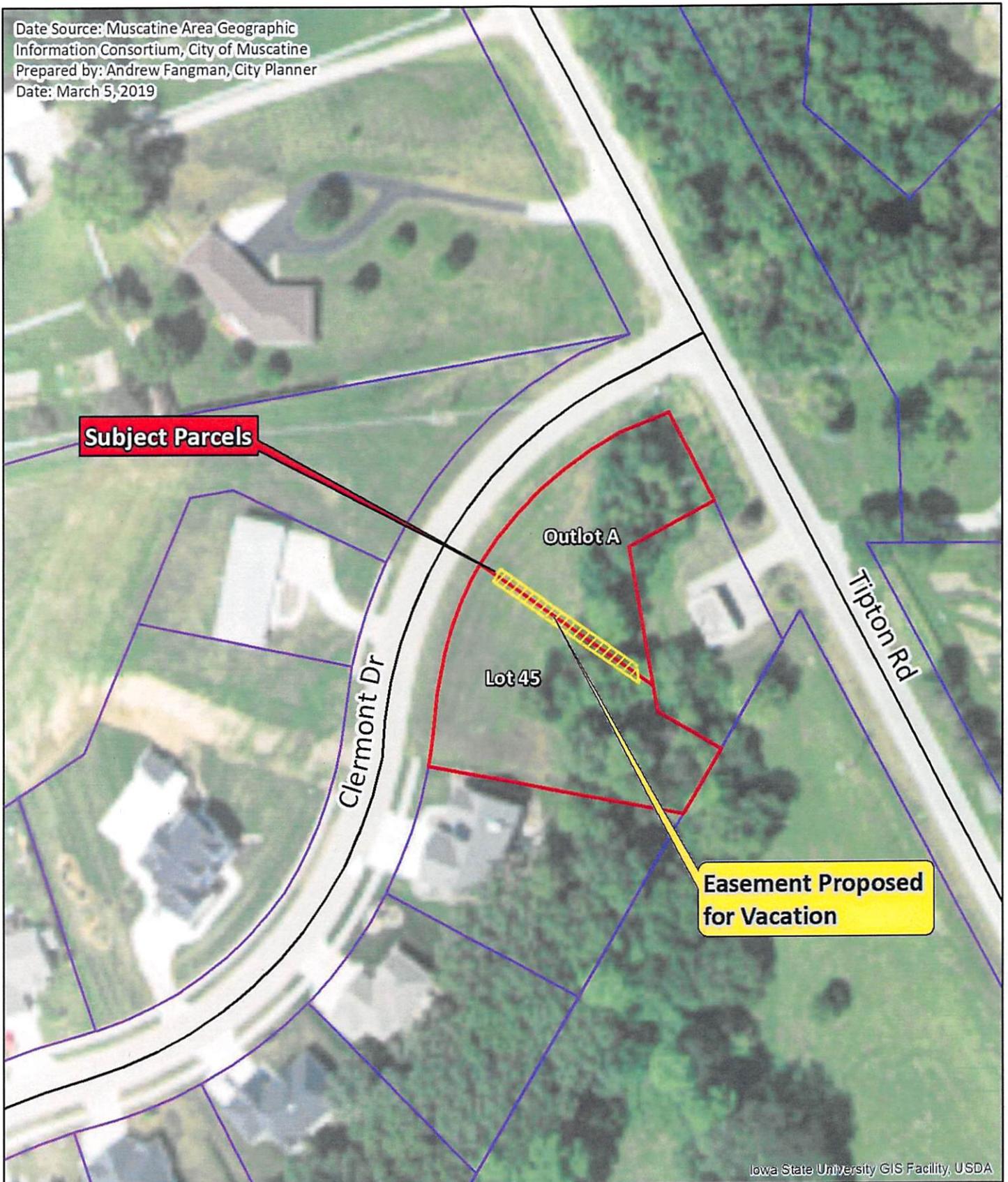
Existing 10' utility easement to be vacated 

CENTURY LINK

ALLIANT ENERGY

MUSCATINE POWER & WATER

Date Source: Muscatine Area Geographic Information Consortium, City of Muscatine  
Prepared by: Andrew Fangman, City Planner  
Date: March 5, 2019



# Proposed Vacation of Certain Utility Easements at Lots 45, & Outlot A of Riverbend Second Addition (3435 Clermont Drive)

