



**PLANNING & ZONING COMMISSION MEETING  
HUXLEY CITY HALL COUNCIL CHAMBERS**

**MONDAY MAY 16, 2022  
6:00 P.M.**

**AGENDA**

1. Roll Call
2. Motion to approve the minutes from the April 18, 2022 Planning & Zoning Commission Meeting
3. Public Comments (5-minutes limit for items not on this agenda)
4. Business Items
  - a. Wood Creek Subdivision Preliminary Plat-Story County 2 Mile Review Plat
  - b. City Council referral to P & Z : 507 Timberlane Driveway Paving
5. Discussion Items
6. Informational Items/City Administrator Comments
7. Planning and Zoning Commission Comments
  - a. Next meeting is Monday June 20<sup>th</sup> at 6 PM.
8. Adjournment

For more information on this and other agenda items, please call the City Clerk's Office at 515-597-2561 or visit the Clerk's Office, City Administration Building at 515 N. Main Ave. Agendas are available to the public at the City Clerk's Office on Friday morning preceding Monday's Planning & Zoning Commission meeting. Citizens can also request to receive meeting notices and agendas by email by calling the Clerk's Office or sending their request via email.

# **Huxley Planning & Zoning Commission Minutes**

## **April 18, 2022**

Chairman Roger Bierbaum called the Zoom meeting to order at 6:00 P.M.

**ROLL CALL:** Bierbaum, Murphy, Ebel, Patterson present. Schonhorst and Mosher absent.

**CITY STAFF PRESENT:** Amy Kaplan – Zoning Clerk, Rita Conner- City Administrator.

**CONSULTANTS PRESENT:** None

**GUESTS PRESENT:** None

**MINUTES APPROVAL:** Motion by Murphy, second by Ebel to approve the minutes from the February 28th meeting. 4 Aye. 0 Nay. MCU.

6:01 PM- Frantz entered the meeting.

**PUBLIC COMMENTS:** None

### **DISCUSSION ITEMS:**

**Continued R1A vs. PUD Discussion:** Discussion took place regarding R1A Zoning. After concluding that zoning doesn't determine lower cost housing, the following three steps emerged:

1. Conner will update City Council that the Planning & Zoning Commission is reviewing the R1A zoning and intends to encourage PUD Zoning going forward.
2. Conner will consult with legal counsel to determine if the R1A zoning can be eliminated.
3. Based on the information provided by legal counsel, the Planning & Zoning Commission will then agree upon how future developments will be handled in the future.
  - a. Option 1: Eliminate R1A and use PUD only.
  - b. Option 2: Keep R1A and encourage PUD.

**Story County 2 Mile Plat of Survey Review:** Story County is now sending all Plats of Survey that are within two miles of Huxley city limits. The intent is for review to see if the plat is compatible with future zoning and if we can service the area with City utilities. It is the desire of the Planning & Zoning Commission that all Plats of Survey are brought to them for review and that this is not handled internally by staff.

### **INFORMATIONAL ITEMS/CITY ADMINISTRATOR COMMENTS:**

#### **Future Agenda Items Update:**

- Main Avenue Revitalization
- 3 pieces of City property with development proposals
- Property located at Oak Bend & 1<sup>st</sup> Street is under new ownership
- New to market developers
- Sewer service areas

**Council Action Update:** Conner gave a re-cap of the action taken at the City Council Meetings on topics that were discussed at Planning & Zoning.

### **PLANNING AND ZONING COMMISSION COMMENTS:**

- Next meeting will be in person on Monday May16th in the Huxley City Council Chambers.

**ADJOURNMENT:** Motion – Patterson, second-Frantz to adjourn meeting at 7:14 P.M. 5 ayes, 0 nays. MCU.

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Amy Kaplan, Zoning Clerk

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Roger Bierbaum, Chairman

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Date of Approval

# PRELIMINARY PLAT WOOD CREEK SUBDIVISION

## ZONE INFORMATION:

CITY OF HUXLEY  
DISTRICT "A-1" - AGRICULTURAL HOLDING DISTRICT

FRONT YARD: DWELLINGS AND OTHER PERMANENT  
STRUCTURES, AS SET FORTH IN THE DISTRICTS  
ULTIMATELY TO BE APPLIED TO THE AREA

SIDE YARDS: DWELLINGS AND OTHER PERMANENT  
STRUCTURES, AS SET FORTH IN THE DISTRICTS  
ULTIMATELY TO BE APPLIED TO THE AREA

LOT WIDTH: DWELLINGS AND OTHER PERMANENT  
STRUCTURES, AS SET FORTH IN THE DISTRICTS  
ULTIMATELY TO BE APPLIED TO THE AREA

LOT AREA: 10 ACRE MINIMUM

## ADDRESS

30450 550TH AVENUE  
HUXLEY, IOWA

## OWNER OF RECORD

GNV I LLC  
506 E 1ST STREET  
HUXLEY, IOWA 50124

## SURVEY REQUESTED BY:

JAMIE NOBILING

## FIELD WORK COMPLETED:

MARCH 2,2022

## FLOOD ZONE:

(ZONE "X") AREA OF MINIMAL FLOOD HAZARD  
(ZONE "AE") REGULATORY FLOODWAY  
PANEL# 19169C 0286F  
EFFECTIVE DATE JANUARY 15, 2021

## JURISDICTION:

CITY OF HUXLEY  
STORY COUNTY

## DESCRIPTION

PARCEL "F" A PART OF THE NORTHWEST QUARTER (NW1/4)  
OF SECTION THIRTEEN (13), TOWNSHIP EIGHTY-TWO (82)  
NORTH, RANGE TWENTY-FOUR (24) WEST OF THE 5TH P.M.,  
STORY COUNTY, IOWA, AS SHOWN ON THE PLAT OF SURVEY  
RECORDED ON SEPTEMBER 27, 2019, AS INST. NO. 19-09014,  
SLIDE 646, PAGE 3

UTILITY LINE TYPES WITH A QUALITY LEVEL INDICATOR (\*) HAVE BEEN LOCATED  
PER THE FOLLOWING ASCE STANDARD GUIDELINE FOR THE COLLECTION &  
DEPICTION OF EXISTING SUBSURFACE UTILITY DATA" :

- (A) - PRECISE HORIZONTAL & VERTICAL LOCATION OF UTILITIES OBTAINED BY  
THE ACTUAL EXPOSURE (OR VERIFICATION OF PREVIOUSLY EXPOSED &  
SURVEYED UTILITIES) & SUBSEQUENT MEASUREMENT OF SUBSURFACE  
UTILITIES, USUALLY AT A SPECIFIC POINT. MINIMALLY INTRUSIVE  
EXCAVATION EQUIPMENT IS TYPICALLY USED TO MINIMIZE THE  
POTENTIAL FOR UTILITY DAMAGE. A PRECISE HORIZONTAL & VERTICAL  
LOCATION, AS WELL AS OTHER UTILITY ATTRIBUTES, IS SHOWN ON PLAN  
DOCUMENTS. ACCURACY IS TYPICALLY SET TO 15- MM VERTICAL & TO  
APPLICABLE HORIZONTAL SURVEY & MAPPING ACCURACY AS DEFINED  
OR EXPECTED BY THE PROJECT OWNER.
- (B) - INFORMATION OBTAINED THROUGH THE APPLICATION OF APPROPRIATE  
SURFACE GEOPHYSICAL METHODS TO DETERMINE THE EXISTENCE &  
APPROXIMATE HORIZONTAL POSITION OF SUBSURFACE UTILITIES.  
QUALITY LEVEL B DATA SHOULD BE REPRODUCIBLE BY SURFACE  
GEOPHYSICS AT ANY POINT OF THEIR DEPICTION. THIS INFORMATION IS  
SURVEYED TO APPLICABLE TOLERANCES DEFINED BY THE PROJECT &  
REDUCED ONTO PLAN DOCUMENTS.
- (C) - INFORMATION OBTAINED BY SURVEYING & PLOTTING VISIBLE  
ABOVE-GROUND UTILITY FEATURES & BY USING PROFESSIONAL  
JUDGEMENT IN CORRELATING THIS INFORMATION TO QUALITY LEVEL D  
INFORMATION.
- (D) - INFORMATION DERIVED FROM EXISTING RECORDS OR ORAL  
RECOLLECTIONS.



## VICINITY MAP

NOT TO SCALE

## LEGEND:

|  |                                  |  |                      |
|--|----------------------------------|--|----------------------|
|  | DECIDUOUS TREE                   |  | TELEVISION           |
|  | CONTOUR LINE                     |  | CABLE TELEVISION     |
|  | SPOT ELEVATION                   |  | WATER SERVICE        |
|  | WATER LINE                       |  | ELECTRIC TRANSFORMER |
|  | WATER VALVE                      |  | FENCE LINE           |
|  | FIRE HYDRANT                     |  | BOLLARD              |
|  | SANITARY SEWER LINE              |  | FIBER OPTIC          |
|  | STORM SEWER LINE                 |  | ROW                  |
|  | MANHOLE                          |  | SECTION LINE         |
|  | CLEANOUT                         |  |                      |
|  | INTAKE                           |  |                      |
|  | BEEHIVE INTAKE                   |  |                      |
|  | OVERHEAD ELECTRICAL LINE         |  |                      |
|  | POWER POLE                       |  |                      |
|  | GUY ANCHOR                       |  |                      |
|  | LIGHT POLE                       |  |                      |
|  | GAS LINE                         |  |                      |
|  | TELEPHONE LINE                   |  |                      |
|  | TELEPHONE PEDESTAL               |  |                      |
|  | PARCEL OR LOT CORNER MONUMENT    |  |                      |
|  | GOVERNMENT CORNER MONUMENT FOUND |  |                      |
|  | SURVEY CONTROL POINT / BENCHMARK |  |                      |

## UTILITY COMPANIES

THE FOLLOWING UTILITIES ARE  
PRESENT ON THIS PROJECT

|   |              |
|---|--------------|
| ALLIANT ENERGY<br>FIELD ENGINEER            | 800-255-4268 |
| CITY OF HUXLEY<br>JEFF PETERSON             | 515-597-2561 |
| HUXLEY COMMUNICATIONS<br>TERRY FERGUSON     | 515-597-2281 |
| CONSUMERS ENERGY<br>JIM KIDD                | 641-754-1642 |
| XENIA RURAL WATER DISTRICT<br>LAIRD VAN DEE | 515-676-2117 |



Clapsaddle-Garber Associates, Inc  
16 East Main Street  
Marshalltown, Iowa 50158  
Ph 641-752-6701  
www.cgaconsultants.com

|                  |                         |
|------------------|-------------------------|
| DRAWN<br>CAQ     | SHEET NO.<br>1 OF 2     |
| DATE<br>3-1-2022 | PROJECT NO.<br>79452.05 |

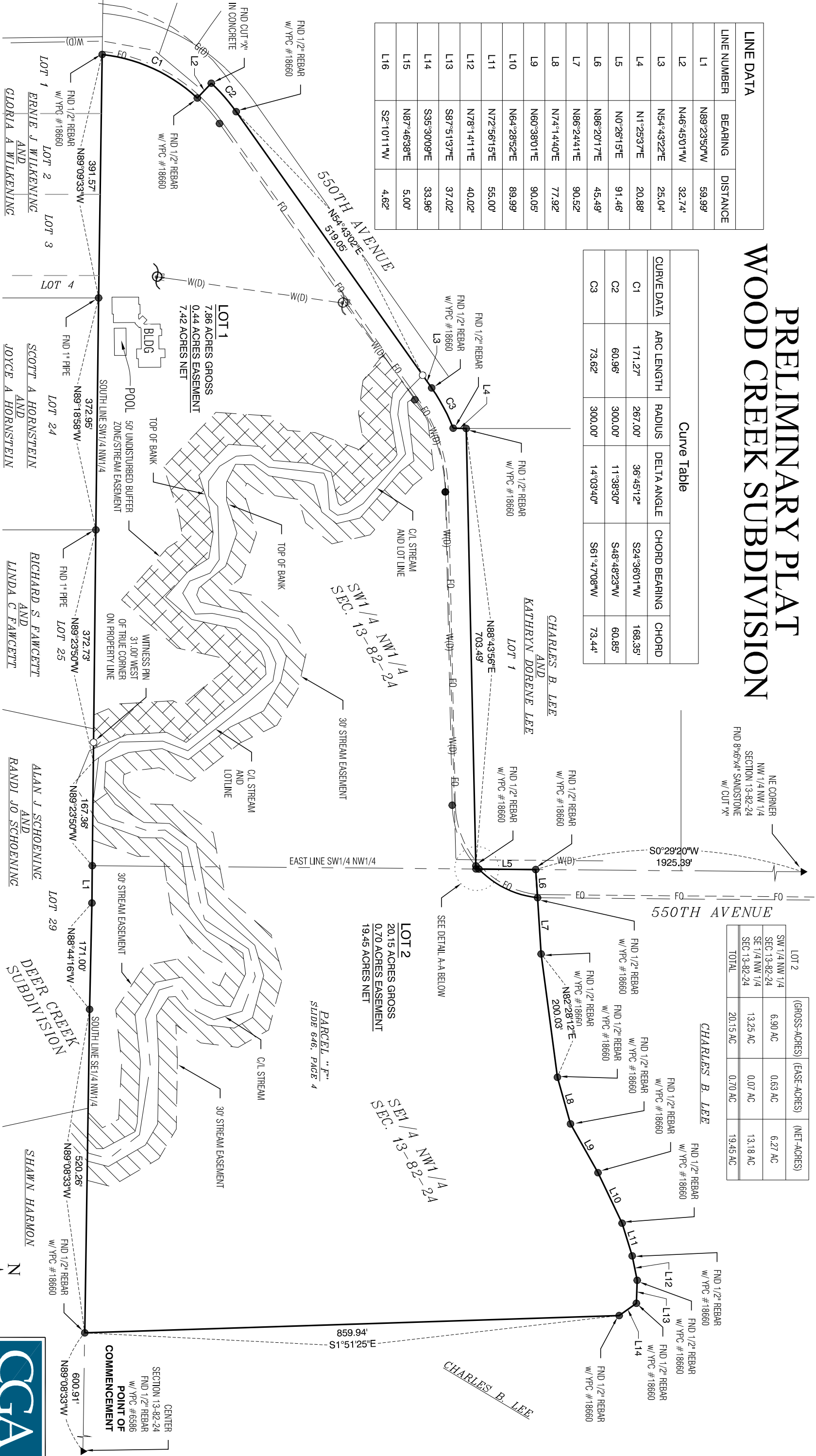
PRELIMINARY PLAT  
WOOD CREEK SUBDIVISION

| LINE DATA   |             |          |
|-------------|-------------|----------|
| LINE NUMBER | BEARING     | DISTANCE |
| L1          | N89°23'50"W | 59.99'   |
| L2          | N46°45'01"W | 32.74'   |
| L3          | N54°43'22"E | 25.04'   |
| L4          | N1°25'37"E  | 20.88'   |
| L5          | N0°26'15"E  | 91.46'   |
| L6          | N86°20'17"E | 45.49'   |
| L7          | N86°24'41"E | 90.52'   |
| L8          | N74°14'40"E | 77.92'   |
| L9          | N60°38'01"E | 90.05'   |
| L10         | N64°28'52"E | 89.99'   |
| L11         | N72°56'15"E | 55.00'   |
| L12         | N78°14'11"E | 40.02'   |
| L13         | S87°5'137"E | 37.02'   |
| L14         | S35°30'09"E | 33.96'   |
| L15         | N87°46'38"E | 5.00'    |
| L16         | S2°10'11"W  | 4.62'    |

| Curve Table |            |         |             |               |
|-------------|------------|---------|-------------|---------------|
| CURVE DATA  | ARC LENGTH | RADIUS  | DELTA ANGLE | CHORD BEARING |
| C1          | 171.27'    | 267.00' | 36°45'12"   | S24°36'01"W   |
| C2          | 60.96'     | 300.00' | 11°38'30"   | S48°48'23"W   |
| C3          | 73.62'     | 300.00' | 14°03'40"   | S61°47'08"W   |

| LOT 2         | (GROSS-ACRES) | (EASE-ACRES) | (NET-ACRES) |
|---------------|---------------|--------------|-------------|
| SW 1/4 NW 1/4 | 6.90 AC       | 0.63 AC      | 6.27 AC     |
| SEC 13-82-24  |               |              |             |
| SE 1/4 NW 1/4 | 13.25 AC      | 0.07 AC      | 13.18 AC    |
| SEC 13-82-24  |               |              |             |
| TOTAL         | 20.15 AC      | 0.70 AC      | 19.45 AC    |

CHARLES B. LEE



NOTE:  
ALL BEARINGS AND DISTANCES ARE THE RESULT OF G.P.S.  
OBSERVATIONS UTILIZING THE IOWA D.O.T. RTN AND STATE  
PLANE COORDINATE SYSTEM.

DETAIL A-A

LEGEND:

- 30' STREAM EASEMENT
- 50' UNDISTURBED BUFFER ZONE / STREAM EASEMENT

Clapsaddle-Garber Associates, Inc  
16 East Main Street  
Marshalltown, Iowa 50159  
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DRAWN  
CAQ

DATE  
2-19-2022

SHEET NO.  
2 OF 2

PROJECT NO.  
79452.05