



**North Liberty Planning Commission
Wednesday, November 10, 2021, 6:00 PM
North Liberty City Council Chambers
1 Quail Creek Circle, North Liberty, Iowa 52317**

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Call to Order

1. Roll Call

2. Approval of the Agenda

3. Public Hearing for Zoning Map Amendment: Request of Bowman Property, LLC for a zoning map amendment (rezoning) on 109.43 acres, more or less, on property located at the northeast corner of West Forevergreen Road and South Kansas Avenue from ID Interim Development to RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2-A Highway Commercial District.

- a. Staff Presentation
- b. Applicants Presentation
- c. Public Comments
- d. Questions and Comments
- e. Recommendation to the City Council

4. Urban Renewal Area Amendment: Request of the City of North Liberty for an amendment to the North Liberty Urban Renewal Area.

- a. Staff Presentation
- b. Public Comments
- c. Questions and Comments
- d. Recommendation to the City Council

5. Approval of Previous Minutes

6. Old Business

7. New Business

8. Adjournment



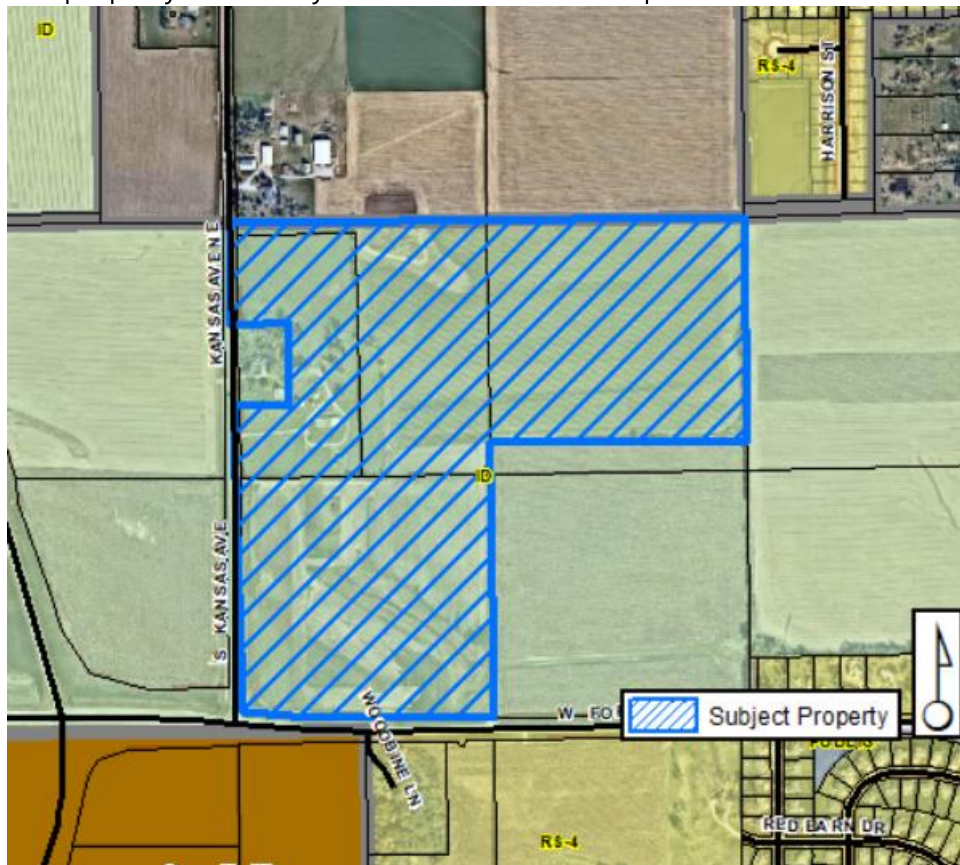
To **City of North Liberty Planning Commission**
From **Ryan Rusnak, AICP**
Date **November 5, 2021**
Re **Request of Bowman Property, LLC for a zoning map amendment (rezoning) on 109.43 acres, more or less, on property located at the northeast corner of West Forevergreen Road and South Kansas Avenue from ID Interim Development to RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence District and C-2-A Highway Commercial District.**

North Liberty City staff has reviewed the subject submission, and offer comments presented in this memo. The staff review team includes the following personnel:

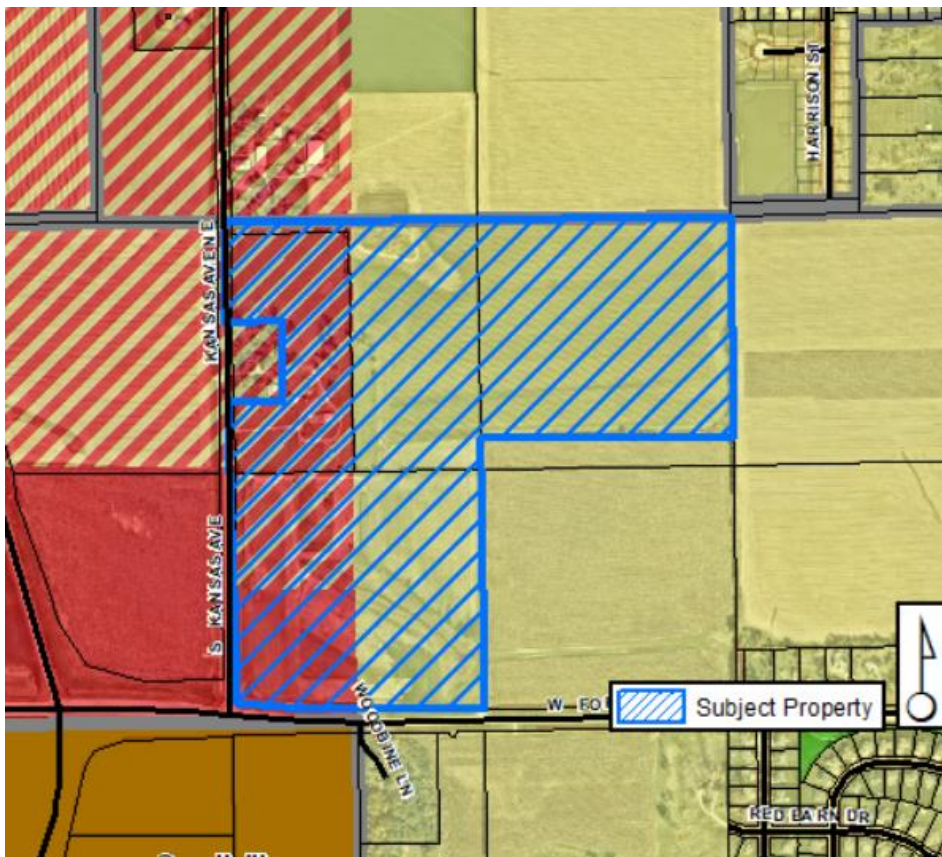
Ryan Heiar, City Administrator
Tracey Mulcahey, Assistant City Administrator
Grant Lientz, City Attorney
Tom Palmer, City Building Official
Kevin Trom, City Engineer
Ryan Rusnak, Planning Director

1. Current Zoning:

The property is currently zoned ID Interim Development District.



2. Comprehensive Plan Future Land Use Map Designation: Residential, Commercial and Commercial with Residential.



The North Liberty Comprehensive Plan articulates the following regarding residential uses:

The plan promotes the development of a diversified housing stock that is affordable to a wide range of incomes. Even though general planning goals include limiting residential uses along arterials and in some cases even collector streets, the miles of such frontages within the City make strict adherence to those goals impractical, and landscape buffers, limited access, and smart neighborhood street layouts are utilized to minimize traffic impacts. Higher density residential development is considered to be somewhat of a transitional buffer between office/commercial development and lower density residential neighborhoods, in part because it is practical to locate the greater numbers of residents found in the higher density developments closer to the commercial services they need.

The North Liberty Comprehensive Plan articulates the following regarding commercial uses:

The highest densities of more locally-oriented commercial uses are generally planned along Penn Street and along Highway 965. Interstate-related large scale office and mixed-use developments are planned for the Kansas Avenue corridor, especially between Kansas and I-380 and near the planned Forevergreen Road interchange. High visibility from the I-380 corridor presents an excellent opportunity to introduce high-quality office and commercial uses in this “front door” area that may serve both the

external demand associated with the I-380 proximity and access and the internal demand generated by substantial recent and planned residential development in the area.

It appears that the Commercial with Residential designation was part of a more recent Future Land Use Map update. It is staff's understanding that the designation was to encourage mixed commercial/residential development.

Relevant Comprehensive Plan Policies Related to Land Use:

- Establish and maintain an advantageous property tax situation and pursue a strengthened and sound tax base through a diversification of land uses, including commercial and industrial development, as well as a variety of residential options.
- Support high density and medium density housing in close proximity to commercial and service centers to provide intensity-of-use buffers for low density residential uses.
- Concentrate higher density, apartment-type housing in proximity to areas that offer a wide range of existing supportive services, commercial and recreational facilities.

3. Public Input:

Letters were sent to property owners within 200 feet of the subject property notifying them of the September 23, 2021 good neighbor meeting. The map below shows the notice boundary.

Approximately five people attended the good neighbor meeting (outside of City staff and the applicant's representatives) and had general questions about the development.

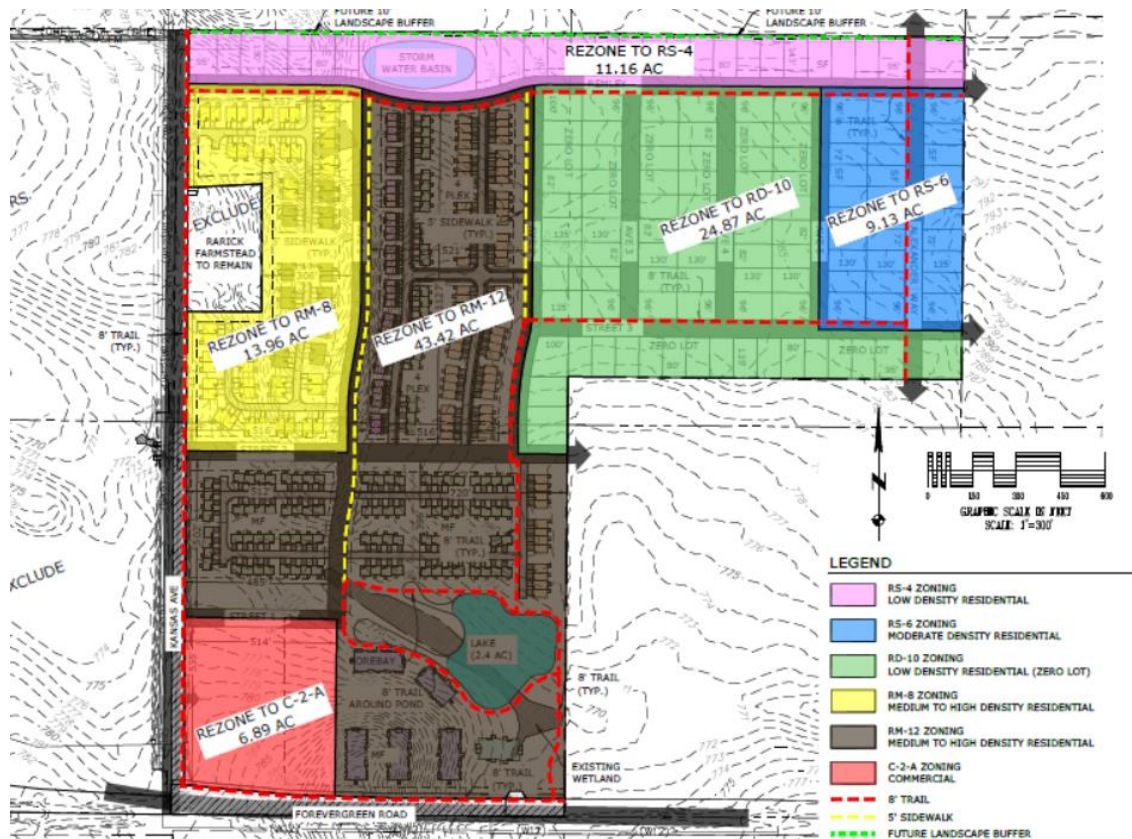
The property owners to the north have expressed some concerns about the development. This correspondence is attached to the staff report. The application was modified and conditions will be recommended to address some of these concerns.



4. Analysis of the Request:

Proposed Zonings.

The applicant is requesting several different residential districts to accommodate a variety of housing types and one area for commercial development. Staff encouraged the applicant to include all of the land in the rezoning to facilitate a comprehensive planning approach to the development.



Notably, the applicant changed some of the requested zonings subsequent to the good neighbor meeting to address, in part, some of the concerns raised at the meeting. These changes include the lots along the north boundary from RS-6 Single-Unit Residence District and RM-12 Multi-Unit Residence District to RS-4 Single-Unit Residence District and around the Rarick Homestead from RM-12 Multi-Unit Residence District to RM-8 Multi-Unit Residence District.

Based on the concept plan, there are approximately 56 Single-Unit Residence units, 73, Two-Unit Residence units, 299 Multi-Unit Residence Units, plus additional Multi-Units Residence Units in six buildings.

There are no immediate plans for the 6.89 acre commercial area at the northeast corner of West Forevergreen Road and South Kansas Avenue.

The current inventory of housing in North Liberty is approximately:

| Single-Unit | Two-Unit | Multi-Unit | Mixed Use | Manufactured Home | Total |
|-------------|----------|------------|-----------|-------------------|-------|
| 3224 | 1598 | 2896 | 230 | 470 | 8418 |
| 38.30% | 18.98% | 34.40% | 2.73% | 5.58% | 8418 |

The cost of housing is influencing market conditions in North Liberty. The cost of a new single-unit residence is very expensive whereas the cost of attached housing is more affordable.

Consistency of the proposed zoning with the Future Land Use Map and with surrounding properties.

The location of the C-2-A Highway Commercial District generally aligns with the Commercial Land Use Designation.

The area along the east side of South Kansas Avenue is designated Commercial with Residential. It is staff's understanding that this designation was for the purpose of encouraging mixed commercial/residential development. Higher intensity/density is appropriate adjacent to an arterial roadway with a transition to lower intensity/density toward the interior. This is generally the configuration of the property with a notable exception. Mixed commercial/residential development is not proposed. This is due to compatibility considerations with the Seelman property to the north and the Rarick property, which this development surrounds.

The single-unit and two-unit residences would be consistent with the Residential Land Use Designation.

Proposed Transportation Network.

Remley Street (northernmost east/west street in the concept plan) is ultimately planned from South Jones Boulevard to South Kansas Avenue. This is a planned collector street and will have a multi-use path.

Alexander Way (easternmost north/south street in the concept plan) is ultimately planned from West Forevergreen Road to West Penn Street. This is a planned collector street and will have a multi-use path.

The applicant is showing several eight foot wide paths. Staff appreciates the willingness to install multi-use paths, but the City maintains paths wider than six feet. So the location of these paths and who would maintain them will be more closely examined as actual development proceeds.

Utilities.

The sanitary sewer pump station west of I-380 is able to accept flows. The applicant is extending a sanitary sewer service from the manhole on the east of I-380 to the east side of South Forevergreen Road. There is an existing 12" water main along the west side of South Forevergreen Road.

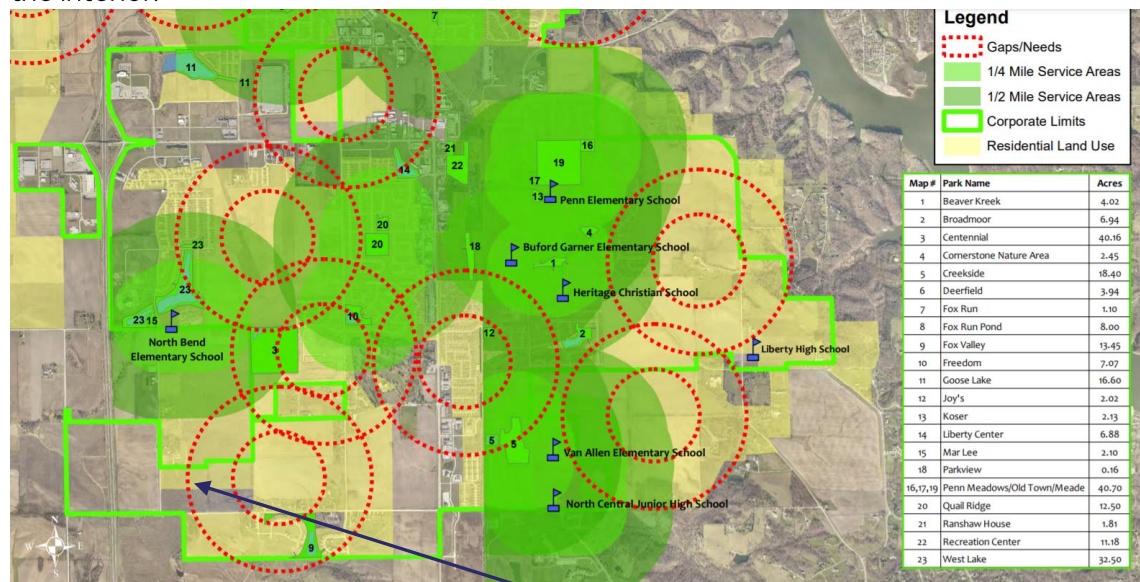
Landscape Buffers and Open Space.

The concept plan depicts a 10' wide landscape buffer along the north boundary along the Seelman property. There is a sanitary sewer force main in this general location and underground electric is planned in this area. Therefore, the installation of landscaping in this area will have to be carefully planned so as not to conflict with existing and planned utilities.

Staff is recommending that the residential portion of the development achieve consistency with buffering requirements pursuant to the subdivision ordinances along South Kansas Avenue and West Forevergreen Road, which is a 20' wide on lot landscape buffer.

There isn't a lot of planned open space proposed with the development. However, the concept plan depicts a multi-use path around the stormwater pond.

The adopted 2016 Park Plan identifies the area east of the development as a park space need. This will be negotiated as development proceeds from the west and east toward the interior.



Source: Adopted 2016 Park Plan

Subject Property

Other Issues.

Some concerns have been raised that cannot be answered at this time. These concerns relate to engineering detail that will be provided when construction plans are reviewed and approved. Examples of these concerns relate to the outfall from the stormwater pond and roadway grades.

Findings:

1. The proposed zonings would achieve consistency with the Comprehensive Plan Future Land Use Map designations, except where there are land use compatibility considerations adjacent to less dense development; and
2. The proposed zonings would be compatible with the surrounding properties.

Recommendation:

Staff recommends the Planning Commission accept the two listed findings and forward the request of Bowman Property, LLC for a zoning map amendment (rezoning) on 109.43 acres, more or less, on property located at the northeast corner of West Forevergreen Road and South Kansas Avenue from ID Interim Development to RS-4 Single-Unit Dwelling District, RS-6 Single-Unit Dwelling District, RD-10 Two-Unit Residence District, RM-8 Multi-Unit Residence District, RM-12 Multi-Unit Residence

District and C-2-A Highway Commercial District to the City Council with a recommendation for approval subject to the following conditions:

1. That property generally achieve consistency with the submitted concept plan as it relates to the general pattern of land use development and landscape buffering;
and
2. That there be a 20' wide on lot landscape buffer for the residentially zoned portion of the development adjacent to South Kansas Avenue and West Forevergreen Road.

Suggested motion:

I move that the Planning Commission accept the two listed findings and forward the zoning map amendment with the two listed conditions recommended by City staff to the City Council with a recommendation for approval.

Ryan Rusnak

From: BEV SEELMAN <bev-jim-mba@msn.com>
Sent: Thursday, October 07, 2021 7:03 AM
To: Ryan Rusnak
Subject: Re: [EXTERNAL] Good Neighbor Meeting tonight

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Ryan:

Thanks for the Good Neighbor meeting.

Some additional concerns and after thinking about what was said last night:

1. I heard that they are going to do a 6' to 8' cut by Kansas Avenue - if that is the case and those are one story houses, then we will be looking at roof tops.
2. Why can't there just be single family homes along our property line all the way up, and then if they want to do their cluster houses, start on the other side of the street. Make the lots a little larger up by Kansas and where we can see them out our South windows.
3. We do not want to look at "cookie cutter" houses along our property line.
4. We do not want to look at roof tops either.
5. Do developers not have to include any park space in their plans?
6. When the Kansas Avenue project was done, it was graded for a 5' sidewalk along the East side of Kansas, not the proposed 8' sidewalk. Our property was not graded because we were ag, nor was Bob and Joyce Raricks graded for 8' so they did not loose any trees to keep their privacy.
7. Very concerned about what is going to happen in the pond area. Boomerang found at least 3 tiles going into one tile into our property. This summer, our pond area was dry, but the Rarick side had standing water most of the year. I am not even sure the tiles are working, especially after Boomerang got finished with their work, and I am not sure how many they may have cut and didn't fix.
8. Some engineering needs to be done by the fence line - there is not water standing there, but not seeing their entire proposal, I don't want water standing there in the future, or an unmowable area either. It is currently hard enough to mow the way it is.

I will probably have additional concerns as I think about this project more.

Bev

From: Ryan Rusnak <rrusnak@northlibertyiowa.org>
Sent: Wednesday, October 6, 2021 8:43 AM
To: BEV SEELMAN <BEV-JIM-MBA@msn.com>
Subject: RE: [EXTERNAL] Good Neighbor Meeting tonight

Thanks Bev,

I appreciate and value your input. Please understand that this is only a conceptual plan. The reason we have these meetings before the formal rezoning process is so the developer can solicit input.

I will certainly share your concerns and my responses with the developer.

1. I think a berm with trees is reasonable request.
2. Fence height in the City is limited to 8' maximum in residential districts.
3. They have preliminarily indicated that a portion of the site drains onto your property. In that light historical drainage would be maintained. We have not got into any level of storm water engineering to review this. The developer or successor will be required to maintain the ponds.
4. We require exploratory digging to locate field tiles. I appreciate this information and will pass along to the developer.
5. I will certainly advocate that any lighting be oriented away from your property. We will have to get further into the design, but I will note your concern about location from your property. We do require streetlights at street intersections. One thing I would point out is that early discussions involved not having that east/west street right up to your property.
6. This concern is noted.
7. See response in #1.
8. There is not intent to remove your fence. If there is anything involving your fence, you will need to be consulted.
9. The concept shows one road going into your property. This street (Alexander Way) is on the City's long range plan. It shows it going from Penn to Forevergreen. We recognize that you or your family may have this property in perpetuity. However, we need to plan for future growth.
10. This is far concern. Yes, there is an RS-4 District.
11. This concern is noted.
12. The east west street is on the City's long range plan. It shows it going from Jones to Kansas. The exact location of the intersection has not been determined.



RYAN RUSNAK, AICP
PLANNING DIRECTOR
(319) 626-5747 office

Messages to and from this account are subject to public disclosure unless otherwise provided by law.

From: BEV SEELMAN [mailto:BEV-JIM-MBA@msn.com]
Sent: Wednesday, October 06, 2021 7:50 AM
To: Ryan Rusnak <rrusnak@northlibertyiowa.org>; BEV SEELMAN <bev-jim-mba@msn.com>
Subject: [EXTERNAL] Good Neighbor Meeting tonight

WARNING: This email originated from outside of this organization. Do not click links or open attachments unless you know the contents are safe. Never provide your user ID or password to anyone.

Ryan:

I intend to join the Zoom meeting tonight, but if I do not have success, here is a list of our concerns about this project and the effect on our property:

Questions:

9. Install a berm along our entire South property line, with a double row of evergreen trees, 6' - 10' tall, planted to provide a barrier between our property and the development.
10. Install a 10' - 12' high fence along our entire South property line for the above reason. Fence approved by the Seelman's.
11. Retention pond - where is the outlet and who will take care of this pond in the future?
12. We have several tiles running from the property into our property - what will happen to those tiles? At least 3 tiles in the proposed pond area.
13. We request no street lights along our property or even within 100 - 200 feet.
14. The plan shows very dense housing, can this be reduced?
15. We need a buffer zone.
16. We have livestock, so we need fence that will hold the livestock in and cannot be taken out along any boundary of our property.
17. There are several roads shown going into our property - no consult with us or even the question of why?
18. Need low density along our entire property line - even lower than RS - 6 if there is such a thing.
19. Entire project is too high density with RM - 12 zoning in most of the plan.
20. What is the plan for the road - traffic lights or what. Too close to our property and needs to be moved further South.

Of course we do not like this entire concept because of the high density of houses. This needs to be reduced to more single type family homes, but of course, the developer can't make as much money that way.

Again, we are living on over a 100 year old farmstead - 111 years to be exact. Of course we have lots of concerns, but our needs are important too and we actually live and have been born and raised in the North Liberty area for 60 years. My ancestors platted North Liberty.

Give me a phone number I can call if I can't get hooked up via Zoom. I will be in the field hauling corn, so via phone for me might just have to work.

Thanks!

Bev Seelman

SET DATE FOR HEARING ON
DESIGNATION OF EXPANDED URBAN
RENEWAL AREA AND URBAN
RENEWAL PLAN AMENDMENT

421033-86

North Liberty, Iowa

November 9, 2021

The City Council of the City of North Liberty, Iowa, met on November 9, 2021, at _____ o'clock, _____.m., at the _____, in the City, for the purpose of setting a date for a public hearing on the designation of an expanded urban renewal area and on a proposed urban renewal plan amendment. The Mayor presided and the roll being called, the following members of the Council were present and absent:

Present: _____

Absent: _____.

The Mayor announced that an amendment to the boundaries of the North Liberty Urban Renewal Area had been prepared, along with an amendment to the urban renewal plan for the area, and that it was now necessary to set a date for a public hearing on the proposed amended area and proposed amendment to the urban renewal plan. Accordingly, Council Member _____ moved the adoption of the following resolution entitled "Resolution Setting Date for a Public Hearing on Designation of the Expanded North Liberty Urban Renewal Area and on Urban Renewal Plan Amendment," and the motion was seconded by Council Member _____. Following due consideration, the Mayor put the question on the motion and the roll being called, the following named Council Members voted:

Ayes: _____

Nays: _____.

Whereupon, the Mayor declared the resolution duly adopted as follows:

RESOLUTION NO. _____

Resolution Setting Date for Public Hearing on Designation of the Expanded North Liberty Urban Renewal Area and on Urban Renewal Plan Amendment

WHEREAS, this City Council of the City of North Liberty, Iowa (the “City”) by resolution previously established the North Liberty Urban Renewal Area (the “Urban Renewal Area”) and adopted an urban renewal plan (the “Plan”) for the governance of projects and initiatives therein; and

WHEREAS, a proposal has been made which shows the desirability of expanding the Urban Renewal Area to add and include all the property (the “Property”) lying within the legal description set out in Exhibit A; and

WHEREAS, this City Council is desirous of obtaining as much information as possible from the residents of the City before making this decision; and

WHEREAS, an amendment (the “Amendment”) to the Plan has been prepared which (1) covers the addition of the Property to the Urban Renewal Area; and (2) authorizes the undertaking of new urban renewal projects in the Urban Renewal Area consisting of (a) constructing, furnishing and equipping a new City Hall; and (b) using tax increment financing to pay the costs of extending North Jones Boulevard; and

WHEREAS, it is now necessary that a date be set for a public hearing on the designation of the expansion of the Urban Renewal Area and on the Amendment;

NOW, THEREFORE, Be It Resolved by the City Council of the City of North Liberty, Iowa, as follows:

Section 1. This City Council will meet at the _____, North Liberty, Iowa, on December 14, 2021, at _____ o’clock __.m., at which time and place it will hold a public hearing on the designation of the expanded Urban Renewal Area described in the preamble hereof and on the Amendment.

Section 2. The City Clerk shall publish notice of said hearing, the same being in the form attached hereto, which publication shall be made in a legal newspaper of general circulation in North Liberty, which publication shall be not less than four (4) and not more than twenty (20) days before the date set for hearing.

Section 3. Pursuant to Section 403.5 of the Code of Iowa, the City Administrator and/or the Assistant City Administrator are hereby designated as the City’s representatives in connection with the consultation process which is required under that section of the urban renewal law. It is hereby directed that representatives of Johnson County and the Clear Creek Amana Community School District be invited to participate in the consultation.

Section 4. The proposed Amendment is hereby submitted to the City's Planning and Zoning Commission for review and recommendations, as required by Section 403.5, Code of Iowa.

Passed and approved November 9, 2021.

Mayor

Attest:

City Clerk

NOTICE OF PUBLIC HEARING ON DESIGNATION OF EXPANDED
NORTH LIBERTY URBAN RENEWAL AREA AND ON PROPOSED
URBAN RENEWAL PLAN AMENDMENT

Notice Is Hereby Given: That at _____ o'clock ____ .m., at the _____, North Liberty, Iowa, on December 14, 2021, the City Council of the City of North Liberty will hold a public hearing on the question of amending the urban renewal plan (the "Plan") for the North Liberty Urban Renewal Area and designating expanded North Liberty Urban Renewal Area (the "Urban Renewal Area"), pursuant to Chapter 403, Code of Iowa, by adding certain real property situated in the City of North Liberty, Johnson County, State of Iowa described as follows:

The east 40 feet of the Northeast Quarter of Section 11, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa. Area: 2.4 acres more or less; and

That part of the Northwest Quarter of Section 12, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa, including the easterly 33 feet of Lot 107 of Inter-City Industrial Park, Part Two (Final Plat recorded in Plat Book 32, Page 64 at the Johnson County Recorder's Office), described as follows:

Beginning at the Southwest Corner of said Northwest Quarter;

thence North 0°41'14" West 2656.06 feet along the west line of said Northwest Quarter (assumed bearing for this description only) to the Northwest Corner of said Northwest Quarter;

thence South 89°45'42" East 33.00 feet along the north line of said Northwest Quarter;

thence South 0°41'14" West 2524.09 feet along a line parallel with and 33 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the north line of a boundary survey recorded in Plat Book 37, Page 89 at the Johnson County Recorder's Office;

thence North 89°25'34" West 3.00 feet along said north line;

thence South 0°41'14" East 132.16 feet along a line parallel with and 30 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the south line of said Northwest Quarter;

thence North 89°25'34" West 30.01 feet along said south line to the point of beginning and containing an area of 2.0 acres more or less.

The proposed amendment to the Plan brings the property described above under the Plan and makes it subject to the provisions of the Plan. The amendment includes the authorization of new urban renewal projects in the Urban Renewal Area consisting of (1) constructing, furnishing

and equipping a new City Hall; and (2) using tax increment financing to pay the costs of extending North Jones Boulevard.

At said hearing any interested person may file written objections or comments and may be heard orally with respect to the subject matters of the hearing.

Tracey Mulcahey
City Clerk

• • • • •

On motion and vote the meeting adjourned.

Mayor

Attest:

City Clerk

EXHIBIT A
Legal Description
Expanded North Liberty Urban Renewal Area
(December, 2021 Addition)

Certain real property situated in the City of North Liberty, Johnson County, State of Iowa, described as follows:

The east 40 feet of the Northeast Quarter of Section 11, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa. Area: 2.4 acres more or less; and

That part of the Northwest Quarter of Section 12, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa, including the easterly 33 feet of Lot 107 of Inter-City Industrial Park, Part Two (Final Plat recorded in Plat Book 32, Page 64 at the Johnson County Recorder's Office), described as follows:

Beginning at the Southwest Corner of said Northwest Quarter;

thence North 0°41'14" West 2656.06 feet along the west line of said Northwest Quarter (assumed bearing for this description only) to the Northwest Corner of said Northwest Quarter;

thence South 89°45'42" East 33.00 feet along the north line of said Northwest Quarter;

thence South 0°41'14" West 2524.09 feet along a line parallel with and 33 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the north line of a boundary survey recorded in Plat Book 37, Page 89 at the Johnson County Recorder's Office;

thence North 89°25'34" West 3.00 feet along said north line;

thence South 0°41'14" East 132.16 feet along a line parallel with and 30 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the south line of said Northwest Quarter;

thence North 89°25'34" West 30.01 feet along said south line to the point of beginning and containing an area of 2.0 acres more or less.

STATE OF IOWA
JOHNSON COUNTY
CITY OF NORTH LIBERTY

SS:

I, the undersigned, City Clerk of the City of North Liberty do hereby certify that pursuant to the resolution of its City Council fixing a date of public hearing on the question of designating the expanded North Liberty Urban Renewal Area for the City and on a proposed urban renewal plan amendment, the notice, of which the printed slip attached to the publisher's affidavit hereto attached is a true and complete copy, was published on the date and in the newspaper specified in such affidavit, which newspaper has a general circulation in the City, and copies were sent to the county and school district.

WITNESS my hand this ____ day of _____, 2021.

City Clerk

(Attach here publisher's affidavit of publication of notice.)

(PLEASE NOTE: This certificate must not be dated until the publication has been made and you have reviewed it to be sure that the notice was published on the date indicated in the attached affidavit.)

STATE OF IOWA
JOHNSON COUNTY
CITY OF NORTH LIBERTY

SS:

I, the undersigned, City Clerk of the City of North Liberty, do hereby certify that as such I have in my possession or have access to the complete corporate records of the City and of its officers; and that I have carefully compared the transcript hereto attached with those records and that the attached is a true, correct and complete copy of the corporate records relating to the action taken by the City Council preliminary to and in connection with setting a date for public hearing on the question of designating the expanded North Liberty Urban Renewal Area for the City and on an urban renewal plan amendment.

WITNESS my hand this ____ day of _____, 2021.

City Clerk



November 4, 2021

VIA EMAIL

Ryan Heiar
City Administrator/City Hall
North Liberty, IA

Re: North Liberty Urban Renewal Area (December, 2021 Addition)
Our File No. 421033-NEW

Dear Ryan:

We have prepared the attached materials which will enable the City Council to act on November 9, 2021 to set December 14, 2021 as the date for a public hearing on the expansion of the North Liberty Urban Renewal Area and on an amendment to the existing urban renewal plan for the Area.

The notice which is included in the attached resolution must be published once, not less than four (4) and not more than twenty (20) days prior to the date selected for the hearing. The last date on which the notice can effectively be published is December 10, 2021. Please print a separate copy of the notice for delivery to the newspaper, and please email a copy of the published notice orngard.severie@dorsey.com.

In addition to publishing the notice of a hearing, a copy of the amendment to the urban renewal plan must be submitted to the Planning and Zoning Commission, and the Commission must provide a written recommendation to the City Council with respect to whether the amendment is in conformance with the City's general or comprehensive plans.

Also, a "consultation session" must be set up with Johnson County and the Clear Creek Amana Community School District. Please refer to my separate letter attached for further details.

Please return one fully executed set of these proceedings, once all the actions have been taken, and contact John Danos, Severie Orngard, or me if you have any questions.

Kind regards,

Amy Bjork

Attachments

cc: Tracey Mulcahey



November 4, 2021

VIA EMAIL

Ryan Heiar
City Administrator/City Hall
North Liberty, IA

Re: North Liberty Urban Renewal Area Amendment/Consultation Session
Our File Number: 421033-NEW

Dear Ryan:

The Iowa Urban Renewal Law requires that the City provide information concerning a proposed urban renewal plan amendment to certain other governmental bodies which might be affected by the use of tax increment financing within the amended urban renewal area. Specifically, the City must send a copy of the urban renewal plan amendment and an invitation to attend a meeting to discuss the urban renewal plan amendment to any county and school district whose jurisdiction covers any property to be included within the amended urban renewal area. This consultation must be held at least two weeks before the public hearing on December 14, 2021.

It is our understanding that the property within the City's amended urban renewal area would affect Johnson County and the Clear Creek Amana Community School District.

Attached is a draft letter which you may use in order to provide notification to these governmental entities of the date, time and place of a meeting at which they may discuss the urban renewal plan amendment. The law does not require that this be a meeting of the City Council, and you may use your discretion about who represents the City at the meeting.

Along with the letter, you should send a copy of the urban renewal plan amendment and a copy of the notice of the public hearing on the urban renewal plan amendment.

According to our records, here are the mailing addresses for the individuals who should receive the notification letter and the enclosures:

Board of Supervisors
c/o Johnson County Auditor
Administration Building
913 South Dubuque Street, Suite 101
Iowa City, Iowa 52240

Superintendent
Clear Creek Amana Community School District
486 Highway 6 NW
PO Box 487
Oxford, Iowa 52322

Please call John Danos, Severie Orngard, or me if you have questions.

Kind regards,

Amy Bjork

Attachment

cc: Tracey Mulcahey

[City letterhead]

DATE: _____

TO: Board of Supervisors, Johnson County
Superintendent, Clear Creek Amana Community School District

FROM: City Council
City of North Liberty, Iowa

RE: North Liberty Urban Renewal Area Amendment

The City of North Liberty is in the process of expanding its North Liberty Urban Renewal Area, and amending the urban renewal plan for the area and, pursuant to Section 403.5 of the Code of Iowa, the City is sending you the enclosed copy of its urban renewal plan amendment and scheduling a meeting at which you will have the opportunity to discuss this amendment.

The meeting to discuss our urban renewal plan amendment has been set for _____, 2021, at _____ o'clock __.m. at the _____ in North Liberty. If you are unable to send a representative to the meeting, we invite your written comments. In addition, Section 403.5 gives your designated representative the right to make written recommendations concerning the urban renewal plan amendment no later than seven days following the date of the meeting.

The City Council will also hold a public hearing on this urban renewal plan amendment at _____ o'clock __.m. on December 14, 2021, and a copy of the notice of hearing is enclosed for your information.

Please call our City Administrator at (319) 626-5712 if you have questions.

Enclosure



November 10, 2021

To: City of North Liberty, Iowa Planning & Zoning Commission

Re: North Liberty Urban Renewal Area/Urban Renewal Plan Amendment

A public hearing will be held by the City Council on December 14, 2021 on a proposed amendment to the urban renewal plan for the North Liberty Urban Renewal Area to add the property legally described in the proposed amendment and to approve a new urban renewal project. I have prepared this memorandum to assist the Commission in performing its role in this process.

Section 403.5 of the Code of Iowa requires that, before they hold a public hearing, the City Council must submit a copy of the proposed plan amendment to the Commission, “for review and recommendations as to its conformity with the general plan for the development” of the City. The statute does not require that the Commission hold a hearing on the proposed plan amendment, nor does it require that the Commission take any action to either approve or reject the proposed plan amendment. It directs that the Commission review the plan amendment and comment to the City Council as to whether the plan amendment conforms to, or is consistent with, the City’s Comprehensive Plan. Please complete your review and submit any comments to the City Council by Noon on December 14, 2021.

Please call John Danos or me at (515) 283-1000 if you have questions about the statutory process.

Kind regards,

Amy Bjork

CITY OF NORTH LIBERTY, IOWA
URBAN RENEWAL PLAN AMENDMENT
NORTH LIBERTY URBAN RENEWAL AREA

December, 2021

The Urban Renewal Plan (the “Plan”) for the North Liberty Urban Renewal Area (the “Urban Renewal Area”) is being amended for the purposes of adding certain real property to the Urban Renewal Area and identifying new urban renewal projects to be undertaken therein.

1) Addition of Property. The real property (the "Property") legally described on Exhibit A hereto is, by virtue of this Amendment, being added as the December, 2021 Addition to the Urban Renewal Area. With the adoption of this Amendment, the City will designate the Property as an economic development area. The Property will become subject to the provisions of the Plan for the Urban Renewal Area.

2) Identification of Projects. By virtue of this amendment, the list of authorized urban renewal projects in the Plan is hereby amended to include the following project descriptions:

A.

Name of Project: City Hall Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of the Project: December 14, 2021

Description of Project and Project Site: The City Hall Project will consist of the construction, furnishing and equipping of a new city hall situated at 360 North Main Street in the Urban Renewal Area.

The completed City Hall Project will have a direct, positive impact on increased and improved commerce and development in the Urban Renewal Area through the provision of enhanced municipal services and municipal facilities.

Description of Use of TIF for the Project: The City will use its urban renewal authority to aid in the authorization of general obligation bonds (the “Bonds”) in an approximate principal amount not to exceed \$9,300,000 to finance the City Hall Project. The City does not intend to apply incremental property tax revenues to the repayment of the Bonds. If the City determines to apply incremental property tax revenues to the repayment of the Bonds in the future, the City will amend the Plan to reflect the required analysis under Section 403.5(2)(b)(1) of the Code of Iowa prior to the issuance of such Bonds.

B.

Name of Project: North Jones Boulevard Street Extension Project

Name of Urban Renewal Area: North Liberty Urban Renewal Area

Date of Council Approval of Project: December 14, 2021

Description of Project and Project Site: The North Jones Boulevard Street Extension Project will consist of the extension of North Jones Boulevard from its intersection with Penn Street on the south and continuing north to 240th Street and will include street paving; the construction of sanitary sewer, water and storm water drainage system improvements; the construction of sidewalk and curb and gutter improvements; the installation of street lighting and signage; and the incidental utility, landscaping, site clearance and cleanup work related thereto.

Description of Properties to be Acquired in Connection with Project: The City will acquire such easement territory and rights-of-way as are necessary to successfully undertake the North Jones Boulevard Street Extension Project.

Description of Use of TIF for the Project: It is anticipated that the City will pay for the North Jones Boulevard Street Extension Project with borrowed funds and/or the proceeds of an internal advance of City funds on-hand. In any case, the City's obligations (the "Obligations") will be repaid with incremental property tax revenues derived from the Urban Renewal Area. It is anticipated that the City's use of incremental property tax revenues for the North Jones Boulevard Street Extension Project will not exceed \$4,000,000, plus any interest expense incurred on the Obligations.

3) Required Financial Information. The following information is provided in accordance with the requirements of Section 403.17 of the Code of Iowa:

| | |
|---|---------------------|
| Constitutional debt limit of the City: | <u>\$94,691,097</u> |
| Outstanding general obligation debt of the City: | <u>\$</u> |
| Proposed TIF debt to be incurred under the December, 2021 Amendment*: | <u>\$13,300,000</u> |

* It is anticipated that some or all of the debt incurred hereunder will be subject to annual appropriation by the City Council.

EXHIBIT A
Legal Description
Expanded North Liberty Urban Renewal Area
(December, 2021 Addition)

The east 40 feet of the Northeast Quarter of Section 11, Township 80 North, Range 7 West of the 5th P.M., Johnson County, Iowa. Area: 2.4 acres more or less; and

That part of the Northwest Quarter of Section 12, Township 80 North, Range 7 West of the 5th P.M., North Liberty, Johnson County, Iowa, including the easterly 33 feet of Lot 107 of Inter-City Industrial Park, Part Two (Final Plat recorded in Plat Book 32, Page 64 at the Johnson County Recorder's Office), described as follows:

Beginning at the Southwest Corner of said Northwest Quarter;

thence North 0°41'14" West 2656.06 feet along the west line of said Northwest Quarter (assumed bearing for this description only) to the Northwest Corner of said Northwest Quarter;

thence South 89°45'42" East 33.00 feet along the north line of said Northwest Quarter;

thence South 0°41'14" West 2524.09 feet along a line parallel with and 33 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the north line of a boundary survey recorded in Plat Book 37, Page 89 at the Johnson County Recorder's Office;

thence North 89°25'34" West 3.00 feet along said north line;

thence South 0°41'14" East 132.16 feet along a line parallel with and 30 feet in perpendicular distance east of the west line of said Northwest Quarter to a point of intersection with the south line of said Northwest Quarter;

thence North 89°25'34" West 30.01 feet along said south line to the point of beginning and containing an area of 2.0 acres more or less.



North Liberty Planning Commission

Minutes

September 7, 2021

Roll Call

Josey Bathke called the September 7, 2021 Planning Commission to order at 6:30 p.m. Commission members present: Barry A'Hearn, Jason Heisler, Josey Bathke, and Patrick Staber; absent: David Willer, Rebecca Keogh.

Other Present: Grant Lientz, Ryan Rusnak, Kevin Trom, Derek Blackman, Scott Andersen, Jeff Kellbach and other interested citizens.

Approval of the Agenda

Staber moved, seconded by Heisler, to approve the agenda. The vote was all ayes. Agenda approved.

NW corner of West Forevergreen Rd and South Jasper Ave-Preliminary Plat

Staff Presentation

Rusnak presented the request of Ders 380 LLC, Moyna North to approve a Preliminary Plat for a 10 lot subdivision on 53.94 acres, more or less, on property located at the northwest corner of West Forevergreen Road and South Jasper Avenue, and forward the request to approve the Preliminary Plat to the City Council with a recommendation for approval.

Applicants Presentation

Scott Andersen stated he is looking forward to moving this process forward.

Public Comments

No public comment was offered.

Questions and Comments

The Commission had no discussion on the application.

Recommendation to the City Council

Staber moved, seconded by Heisler, to approve a 10 lot subdivision on 5.94 acres. The vote was all ayes. Motion carried (4-0).

Presentation- Johnson County Livable Community for Successful Aging

Jeff Kellbach, Aging Specialist gave a presentation for a Livable Community Successful Aging services.

Contact information:

Johnson County Social Services

855 S. Dubuque St.

Suite 202 B

Iowa City, IA 52240

Phone: 319-356-6090

Questions and Comments

Josey Bathke stated it's about building relationships and sharing important information with others. Kellbach discussed how he keeps people connected during this pandemic. There were a couple more questions and answers.

Approval of Previous Minutes

A'Hearn moved, seconded by Staber to approve the minutes of the August 3, 2021 Planning Commission meeting. The vote was all ayes. Minutes approved.

Old Business

No old business was presented.

New Business

Rusnak stated they interviewed a couple of consultants, have narrowed it down to RDG out of Des Moines/Omaha. Excited to get this presented to city council.

Adjournment

At 6:58 p.m. Staber moved, Heisler seconded to adjourn the meeting. All ayes. Meeting adjourned.

Minutes by Stacey House, Deputy City Clerk