

CITY OF RIVERSIDE
PLANNING & ZONING COMMISSION AGENDA
RIVERSIDE RIVERBOAT ROOM
60 GREENE ST
RIVERSIDE, IOWA 52327

Tuesday, June 24, 2025 @ 5:30 PM

NOTICE TO THE PUBLIC: This is a meeting of the Planning & Zoning Commission to conduct the regular business of the city. Every item on the agenda is an item of discussion and action if needed.

1. Call meeting to order
2. Roll Call
3. Approval of Agenda
4. Consent Agenda
 - a. Minutes
5. Review of Final Plat – Acquisition of Auditor’s Parcel “E” of Auditor’s Parcel “D”
6. Review of Final Plat – Vacation of Auditor’s Parcel “E” of Auditor’s Parcel “D”
7. Motion to Adjourn

RIVERSIDE PLANNING & ZONING MEETING: Tuesday, April 29, 2025

The Riverside Planning & Zoning Commission meeting started at 5:00 pm in the Riverside City Hall Riverboat Room. Commission Chair Phil Richman called the meeting to order with Kris Westfall, Rob Weber, Bob Schneider, and Bob Yoder present. Denise Reschly and Doug Havel were absent.

Schneider moved, seconded by Yoder to approve the agenda. Passed 5-0.

Motioned by Schneider, seconded by Weber to approve the site plan resubmission for Michael Lombard's RV Campground on Commercial Drive. Passed 5-0.

Schneider moved, second by Yoder to adjourn at 5:26 pm. Passed 5-0.

ATTEST:

A handwritten signature in blue ink, appearing to read 'Cole Smith', written over a horizontal line.

Cole Smith, City Administrator

A handwritten signature in blue ink, appearing to read 'Phil Richman', written over a horizontal line.

Phil Richman, Commission Chair

RECORDER'S INDEX

FOR RECORDER'S USE ONLY

COUNTY: WASHINGTON

SECTION: 8-77-06

QUARTER SECTION: NE 1/4 SW 1/4

CITY: RIVERSIDE

SUBDIVISION: NA

LOT(S)/BLOCK: NA

PARCEL ID #: 0408326004

PROPRIETOR: HIGHLAND COMMUNITY SCHOOL

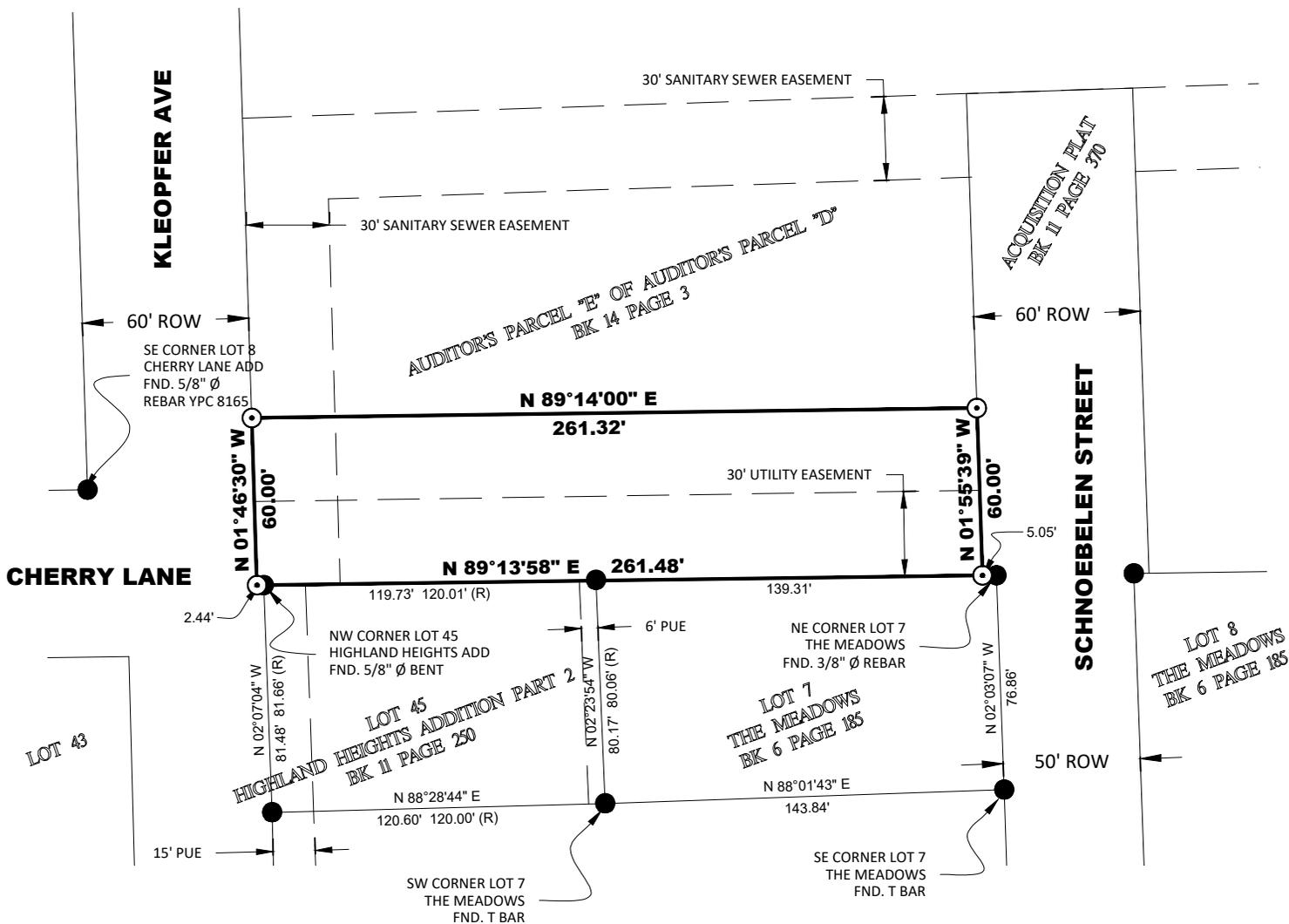
REQUESTED BY: CITY OF RIVERSIDE

PREPARED BY: AXIOM CONSULTANTS, LLC, 300 S. Clinton St.
Unit 200, Iowa City, IA 52240 - PH# 319.519.6220

ACQUISITION PLAT

AUDITOR'S PARCEL "E" OF AUDITOR'S PARCEL "D"

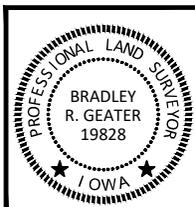
CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA



LEGAL DESCRIPTION

The South 60 feet of Auditor's Parcel "E" of Auditor's "D" as recorded in Book 14, Page 3 of the Washington County Recorder's office lying west of Schnoebelen Street and east of Kleopfer Ave in the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 77 North, Range 6 West of the 5th P.M. in the City of Riverside, Washington County, Iowa.

LEGEND	
	SECTION CORNER-AS LABELED
	SET 3/4" Ø PIPE OPC #19828
	FOUND-AS LABELED
	OPC
	PROPOSED BOUNDARY
	EXISTING PROPERTY LINE
	EXISTING EASEMENT
	PREVIOUSLY RECORDED AS



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

DRAFT

BRADLEY R. GEATER, P.L.S., P.E. DATE
 LICENSE NUMBER 19828.
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025.
 PAGES OR SHEETS COVERED BY THIS SEAL: THIS PLAT

S:\PROJECTS\2024\240021 - City of Riverside Cherry Lane Extension\05 Design\Civil-Survey\Plats\240021 -Cherry acquisition.dwg

WWW.AXIOM-CON.COM | (319) 519-6220

SHEET TITLE:
ACQUISITION PLAT

PROJECT NAME:
CHERRY LANE

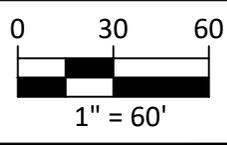
PROJECT MANAGER:
BB

DATE ISSUED:
1/7/2025

CURRENT REV:
A

PROJECT NO.:
240021

SHEET NUMBER:
01



Preparer: Conner L. Wasson, 100 Court Avenue, Ste. 600, Des Moines, Iowa 50309; (515) 246-4403
Return To: City of Riverside, Iowa, 60 Greene St., Riverside, Iowa, 52327_
Taxpayer: City of Riverside, Iowa, 60 Greene St., Riverside, Iowa, 52327

DEED WITHOUT WARRANTY

For the consideration of One Dollar and other valuable consideration, **Highland Community School District** does hereby convey to **City of Riverside, Iowa** the following described real estate in Washington County, Iowa:

See attached acquisition plat.

This transfer is exempt from transfer tax under Iowa Code Chapter 428A.2(6).

Dated: June ____ 2025.

HIGHLAND COMMUNITY SCHOOL DISTRICT

By: _____
Nate Robinson, Board President

By: _____
Autumn Moyer, Board Secretary

STATE OF IOWA, COUNTY OF _____:

On June _____, 2025, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Nate Robinson and Autumn Moyer, to me personally known, who, being by me duly sworn, did say that they are the President and Secretary, respectively, of the Board of Directors of the Highland Community School District, the corporation executing the within and foregoing instrument, that no seal has been procured by the corporation; that the instrument was signed on behalf of the corporation by the authority of its Board of Directors; and that the President and Secretary, as such officers, acknowledged the execution of the instrument to be the voluntary act and deed of the corporation, by it and by them voluntarily executed.

Notary Public In And For Said State

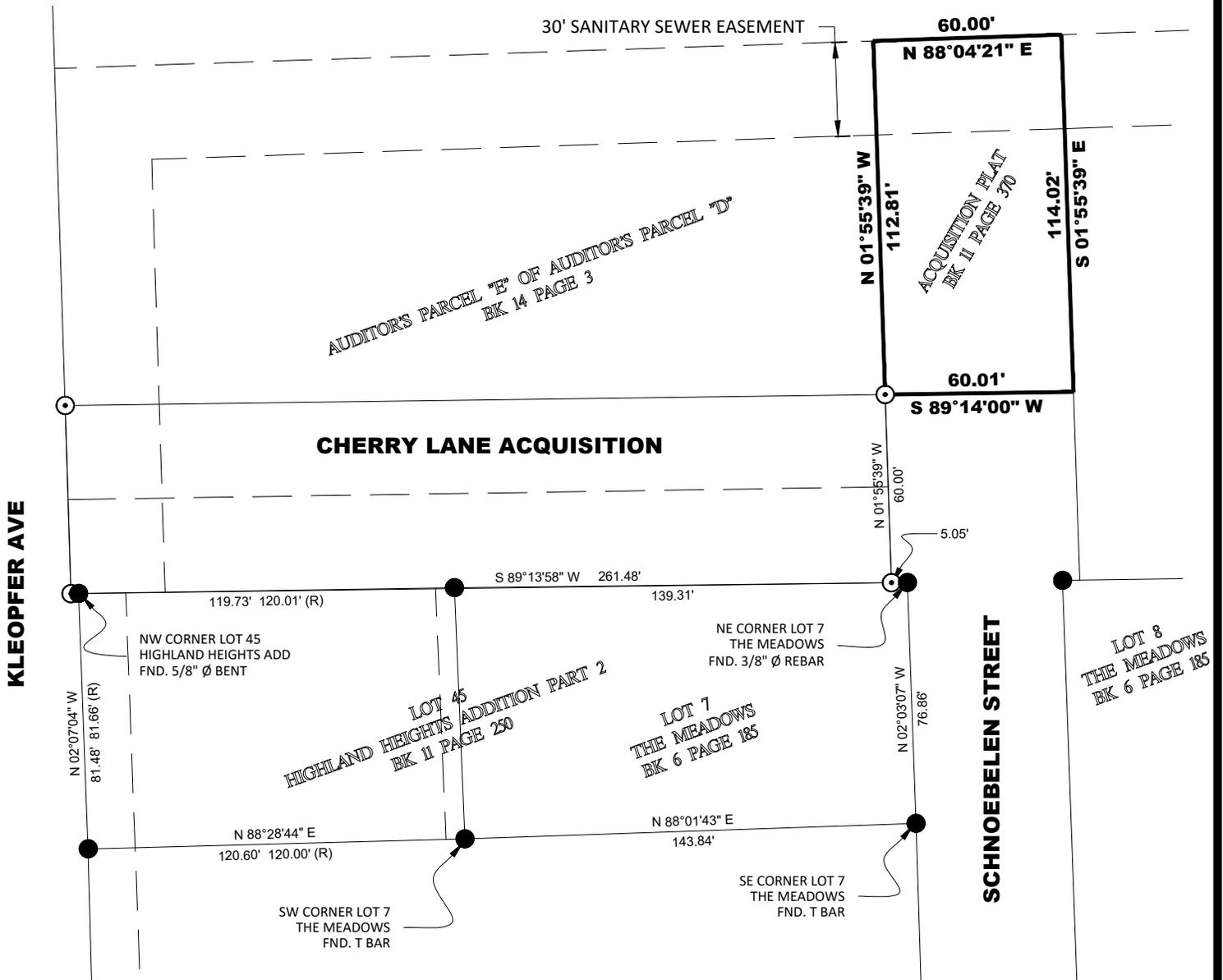
4906-4463-9049-1\17869-1000

02323798\99500-015

RIGHT OF WAY VACATION EXHIBIT

Auditor's Parcel "E" of Auditor's Parcel "D"

CITY OF RIVERSIDE, WASHINGTON COUNTY, IOWA



LEGAL DESCRIPTION

The portion of Schnoebelen Street as shown in Acquisition and Easement Plat in Book 11 Page 370 lying North of the Cherry Lane Extension project being part of Auditor's Parcel "E" of Auditor's Parcel "D" as recorded in Book 14, Page 3 of the Washington County Recorder's in the Northeast 1/4 of the Southwest 1/4 of Section 8, Township 77 North, Range 6 West of the 5th P.M. in the City of Riverside, Washington County, Iowa described as:

Commencing at the Northeast corner Lot 7 of The Meadows as recorded in Book 6, Page 185 of the Washington County Recorder's Office, thence S89°13'58"W, 5.05 feet; thence N01°55'39"W, 60.00 feet to the Point of Beginning; thence continuing N01°55'39"W, 112.81 feet; thence N88°04'21"E, 60.00 feet; thence S01°55'39"E, 114.02 feet; thence S89°14'00"W, 60.01 feet to the Point of Beginning.

Described area contains 0.16 acres, is subject to a 30 foot sanitary sewer easement and other restrictions of record.

S:\PROJECTS\2024\240021 - City of Riverside Cherry Lane Extension\05 Design\Civil-Survey\Plats\240021 -Cherry vacation exhibit.dwg



SHEET TITLE: RIGHT OF WAY VACATION EXHIBIT
PROJECT NAME: CHERRY LANE EXTENSION

PROJECT MANAGER: BB	PROJECT NO.:
DATE ISSUED: 1/14/25	240021
CURRENT REV: A	SHEET NUMBER: 01

Preparer/Return To: Daniel M. Morgan of Lynch Dallas, P.C., 316 2nd Street SE, Suite 124, Cedar Rapids, IA 52406 Phone: 319-365-9101

Taxpayer Information: Highland Community School District, 715 Vine Avenue, Riverside, IA 52327

QUIT CLAIM DEED

For the consideration of One Dollar and other valuable consideration, the **CITY OF RIVERSIDE, IOWA**, an Iowa municipal corporation, hereby Quit Claims to **HIGHLAND COMMUNITY SCHOOL DISTRICT**, an Iowa school corporation, all of its right, title, interest, estate, claim and demand in the following described real estate in Washington County, Iowa:

The portion of Schnoebelen Street as shown in Acquisition and Easement Plat in Book 11 Page 370 lying north of the Cherry Lane Extension Project being part of Auditor's Parcel "E" of Auditor's Parcel "D" as recorded in Book 14, Page 3 of the Washington County Recorder's in the Northeast $\frac{1}{4}$ of the Southwest $\frac{1}{4}$ of Section 8, Township 77 North, Range 6 West of the 5th P.M. in the City of Riverside, Washington County, Iowa described as:

Commencing at the Northeast corner Lot 7 of The Meadows as recorded in Book 6, Page 185 of the Washington County Recorder's Office, thence S89°13'58"W, 5.05 feet; thence N01°55'39"W, 60.00 feet to the point of beginning; thence continuing N01°55'39"W, 112.81 feet; thence N88°04'21"E, 60.00 feet; thence S01°55'39"E, 114.02 feet; thence S89°14'00"W, 60.01 feet to the point of beginning.

Described area contains 0.16 acres, is subject to a 30 foot sanitary sewer easement and other restrictions of record.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This transfer is exempt from revenue stamps and Declaration of Value pursuant to Iowa Code §428A.2(19) this being a deed executed by public officials in the performance of their official duties.

This transfer was approved by the City Council of the City of Riverside, Iowa, Resolution No. _____.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated this ____ day of _____ 2025.

By: _____ Attest: _____
Allen Schneider, Mayor Cole Smith, City Administrator

STATE OF IOWA)
)§
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on the ____ day of _____, 2025, by **Allen Schneider**, as Mayor for the City of Riverside, Iowa known to me to be the same individual named in and who executed the foregoing document and acknowledged that he executed the same as his voluntary act and deed on behalf of the City of Riverside.

Notary Public in and for said State

STATE OF IOWA)
)§
COUNTY OF WASHINGTON)

This instrument was acknowledged before me on the ____ day of _____, 2025, by **Cole Smith**, as City Administrator for the City of Riverside, Iowa known to me to be the same individual named in and who executed the foregoing document and acknowledged that he executed the same as his voluntary act and deed on behalf of the City of Riverside.

Notary Public in and for said State