

Instrument #: 2021-01473
02/01/2021 02:49:11 PM Total Pages: 6
ORDNC ORDINANCE
Recording Fee: \$ 0.00

Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



Cover Sheet

Type of Document: Ordinance

Preparer Information: Daniel Priestley
(complete name-address-phone number) 620 Douglas St., 6th Floor
Return to Sioux City, IA 51101
712-279-6609

~~Return Document to:~~
(complete name-address)

Taxpayer Information:
(complete name-address)

Grantor(s): See Page 2

Grantee(s): See Page 2

Legal Description: See Page 2

ORDINANCE NO. 54

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;


NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 19th day of Jan. 2021.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS



Rocky DeWitt, Chairman



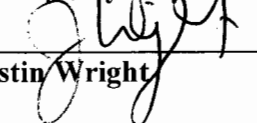
Matthew Ung, Vice Chairman




Keith Radig



Jeremy Taylor



Justin Wright

Attest: 

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:	
Public Hearing and 1st Reading:	Jan. 12, 2021
Public Hearing and 2nd Reading:	Jan. 19, 2021
Public Hearing and 3rd Reading:	Waived on Jan. 19, 2021
Adopted:	Jan. 19, 2021
Effective:	Upon Publication Jan. 27, 2021

ITEM ONE (1)

Property Owner: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

Petitioner Applicant: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on Monday, December 28, 2020, to review and make recommendation for an amendment to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District for 2 acres located in the SE ¼ of the NW ¼ in Section 35, T89N, R42W (Union Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #894235100010.

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-TWO (42) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/14) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (N 90⁰⁰' 00") EAST FOR NINETY-SIX FEET (96.00') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4) TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (S 90⁰⁰' 00") EAST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH ZERO DEGREES ZERO MINUTES (S 0⁰⁰') EAST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00"); THENCE NORTH NINETY DEGREES ZERO MINUTES WEST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35'); THENCE NORTH ZERO DEGREES ZERO MINUTES (N 0⁰⁰') WEST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00') TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 2.0 ACRES.

PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday and that the annexed printed NOTICE OF

NOTICE REGARDING PUBLIC HEARING
WOODBURY COUNTY BOARD OF SUPERVISORS

The Woodbury County Board of Supervisors will hold a public hearing on the following item of business, hereafter described in detail, on Tuesday, January 12, 2021 at 4:45 P.M.

Said hearing shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors Meeting Room in the basement. Copies of said items may now be examined in the Community & Economic Development department in said Courthouse by any interested persons. All persons who wish to be heard in respect to this matter should participate in the aforesaid hearing.

Item One (1)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold a public hearing to consider a zoning ordinance map amendment (rezone) application by property owner Dustin Joseph Stieneke DBA Silver Steer Trucking, Inc. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District on the property identified as Parcel #894235100010 and addressed, 1548 Hwy 31, Correctionville, IA 51016, just northeast of Correctionville. The property is described as:

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE, TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-TWO (42) WEST OF THE 5th P.M., WOODBURY COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (N 90°00' 00") EAST FOR NINETY-SIX FEET (96.00'); ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4)

NORTHWEST QUARTER (NW1/4) TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (S 90°00' 00") EAST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35')

ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH ZERO DEGREES ZERO MINUTES (S 0°00' 00") EAST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00'); THENCE NORTH NINETY DEGREES ZERO MINUTES WEST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35')

THENCE NORTH ZERO DEGREES ZERO MINUTES (N 0°00' 00") WEST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00') TO THE POINT OF BEGINNING. Said parcel contains a total of 2.0 acres.

Applicant: Dustin Joseph Stieneke, DBA Silver Steer Trucking, Inc., 3548 150th St., Correctionville, IA 51016.

Published in the Sioux City Journal January 6, 2021. LGL#33645

Notice: Steineke- Rezone BOS

in said newspaper one consecutive Wednesday issues, the first publication thereof being on the 6th day of January, 2021.

Beth Birdsell

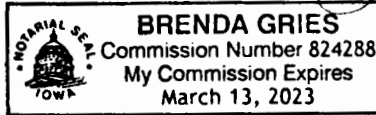
Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County,

this7th..... day ofJanuary....., 2021,

Brenda Gries

Notary Public



In and for Woodbury County.

Legal# 33645

74 Lines

1 Times

\$41.37

PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday and that the annexed printed NOTICE OF

Notice: Rezone Public Hearing

in said newspaper one consecutive Wednesday issues, the first publication thereof being on the 13th day of January, 2021.

Beth Birdsell

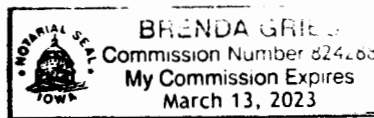
Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County,
 this13th..... day of ...January....., 2021,

Brenda Gries

Notary Public

In and for Woodbury County.



Legal# 33650 74 Lines 1 Times \$41.37

NOTICE REGARDING PUBLIC HEARING
WOODBURY COUNTY BOARD OF
SUPERVISORS
 The Woodbury County Board of Supervisors will hold a public hearing on the following item of business, hereafter described in detail, on Tuesday, January 19, 2021 at 4:45 PM.
 Said hearing shall be held at the Woodbury County Courthouse, 820 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' Meeting Room in the basement. Copies of said items may now be examined in the Community & Economic Development department in said Courthouse by any interested persons. All persons who wish to be heard in respect to this matter should participate in the aforesaid hearing.
 Item One (1)
 Pursuant to Section 335 of the Code of Iowa,

the Woodbury County Board of Supervisors will hold a public hearing to consider a zoning ordinance map amendment (rezone) application by property owner Dustin Joseph Steneke DBA Silver Steer Trucking, Inc. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District on the property identified as Parcel #894235100010 and addressed, 1548 Hwy 31, Correctionville, IA 51016, just northeast of Correctionville. The property is described as:

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COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (N 90°00' 00") EAST FOR NINETY-SIX FEET (96.00') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4) TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (S 90°00' 00") EAST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH ZERO DEGREES ZERO MINUTES (S 0°00' 00") EAST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00'); THENCE NORTH NINETY DEGREES ZERO MINUTES WEST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35'); THENCE NORTH ZERO DEGREES ZERO MINUTES (N 0°00' 00") WEST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00') TO THE POINT OF BEGINNING. Said parcel contains a total of 2.0 acres.

Applicant: Dustin Joseph Steneke, DBA Silver Steer Trucking, Inc., 3548 150th St., Correctionville, IA 51016.
 Published in the Sioux City Journal January 13, 2021. LGL#33650

**PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY**

Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached Item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 19th day of January 2021.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Rocky De Witt, Chairman

Matthew A. Ung, Vice Chairman

Keith Radig

Jeremy Taylor

Justin Wright
Adoption Timeline:

Public Hearing and 1st Reading: January 12, 2021
Public Hearing and 2nd Reading: January 19, 2021
Public Hearing and 3rd Reading: January 19, 2021
Adopted: January 19, 2021
Effective: January 27, 2021

ITEM ONE (1)

Property Owner: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

Petitioner Applicant: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

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SAID PARCEL CONTAINS A TOTAL OF 2.0 ACRES.

Published in the Sioux City Journal January 27, 2021. LGL#33706

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday and that the annexed printed NOTICE OF

Notice: ORD #54

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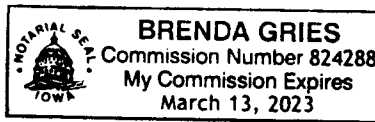
Beth Birdsell

Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County, this28th..... day ofJanuary....., 2021,

Brenda Gries

Notary Public



In and for Woodbury County.

Legal# 33706 124 Lines 1 Times \$52.08

ORDINANCE NO. 54
A ZONING DISTRICT DESIGNATION MAP-
PING AMENDMENT
TO THE WOODBURY COUNTY, IOWA
ZONING ORDINANCE
WHEREAS the Board of Supervisors of
Woodbury County, Iowa, adopted a Zoning
Ordinance on July 22, 2008, by Resolution
No. 10,488 being recorded in the Office of
the Woodbury County Recorder, and
WHEREAS the Woodbury County Board of