

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



ORDINANCE NO. 57

**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 item Two (2), 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amended as shown on said attached item One (1) and item Two (2); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 10th day of August 2021.


THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS




Rocky De Witt, Chairman



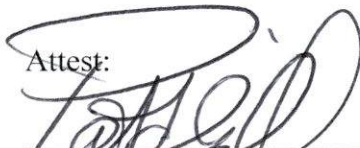
Mathew A. Ung, Vice Chairman



Mark Monson

Keith Radig


Justin Wright

Attest:


Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:	
Public Hearing and 1 st Reading:	Aug. 3, 2021
Public Hearing and 2 nd Reading:	Aug. 10, 2021
Public Hearing and 3 rd Reading:	Waived on Aug. 10, 2021
Adopted:	Aug. 10, 2021
Effective:	Aug. 18, 2021

ITEM ONE (1)

Property Owner: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106

Petitioner Applicant: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106

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, July 26, 2021, to review and make recommendation for amendments 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 General Commercial (GC) Zoning District for 0.84 acres located in the NW ¼ of the SW ¼ of Sec. 4, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884704302005.

THE PART OF THE NORTHWEST QUARTER (NW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT (88), NORTH, RANGE FORTY-SEVEN (47), WOODBURY COUNTY, IOWA, BEING PART OF VACATED BLOCKS THREE (3) AND FIVE (5), IRVING PLACE ADDITION, INCLUDING ALLEYS AND STREETS ABUTTING VACATED BLOCKS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF VACATED RUDGE STREET AND THE EASTERLY LINE OF MORNINGSIDE AVENUE (FORMERLY SMITHLAND ROAD OF ELK CREEK ROAD), SAID POINT BEING FIVE HUNDRED SIXTY-ONE AND ONE HUNDREDTHS FEET (561.1') NORTHWESTERLY FROM THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW¼) OF THE SOUTHWEST QUARTER (SW¼) OF SECTION FOUR (4); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR SIXTY-NINE AND THIRTY HUNDREDTHS FEET (69.30') THENCE EASTERLY PARALLEL TO THE SAID CENTER LINE OF VACATED RUDGE STREET FOR SEVENTY-NINE AND SEVEN HUNDREDTHS SOUTHERLY PARALLEL TO THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR NINE AND SIXTY-FIVE HUNDREDTHS FEET; THENCE EASTERLY PARALLEL TO THE CENTER LINE OF SAID VACATED RUDGE STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE C M ST P & PAC R ROAD; THENCE NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO THE CENTER LINE OF SAID VACATED RUDGE STREET; THENCE WESTERLY ALONG THE CENTER LINE VACATED RUDGE STREET TO THE PLACE OF BEGINNING.

ITEM TWO (2)

Property Owner: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106

Petitioner Applicant: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106

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, July 26, 2021, to review and make recommendation for amendments to the

- Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Suburban Residential (SR) Zoning District to the General Commercial (GC) Zoning District for 0.58 acres located in the NW ¼ of the SW ¼ of Sec. 4, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel # 884704302006.

THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT (88), NORTH, RANGE FORTY-SEVEN (47), WOODBURY COUNTY, IOWA, BEING A PART OF VACATED BLOCKS THREE (3) AND FIVE (5), IRVING PLACE ADDITION, INCLUDING ALLEYS AND STREETS ABUTTING VACATED BLOCKS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF VACATED RUDGE STREET AND THE EASTERLY LINE OF MORNINGSIDE AVENUE (FORMERLY SMITHLAND ROAD OR ELK CREEK ROAD), SAID POINT BEING FIVE HUNDRED AND SIXTY-ONE AND ONE TENTH (561.1) FEET NORTHWESTERLY FROM THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR SEVENTY-EIGHT AND NINETY-FIVE HUNDREDTHS (78.95) FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE EAST PARALLEL TO THE CENTER LINE OF VACATED RUDGE STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO A POINT WHICH IS ONE HUNDRED THIRTY AND EIGHT-TENTHS (130.8) FEET SOUTH AND PERPENDICULAR TO THE SAID CENTER LINE OF VACATED RUDGE STREET; THENCE WEST PARALLEL TO THE SAID CENTER LINE OF VACATED RUDGE STREET TO THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE; THENCE NORTHWESTERLY ALONG SAID EASTERLY LINE FOR FIFTY-ONE AND EIGHTY-FIVE HUNDREDTHS (51.85) FEET TO THE PLACE OF BEGINNING; AND THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4), TOWNSHIP EIGHTY- EIGHT (88), NORTH, RANGE FORTY-SEVEN (47), WOODBURY COUNTY, IOWA, BEING A PART OF VACATED BLOCKS THREE (3) AND FIVE (5), IRVING PLACE ADDITION; INCLUDING ALLEYS AND STREETS ABUTTING VACATED BLOCKS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF VACATED RUDGE STREET AND THE EASTERLY LINE OF MORNINGSIDE AVENUE (FORMERLY SMITHLAND ROAD OR ELK CREEK ROAD), SAID POINT BEING FIVE HUNDRED SIXTY-ONE AND ONE-TENTH (561.1) FEET NORTHWESTERLY FROM THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR SEVENTY-EIGHT AND NINETY-FIVE HUNDREDTHS (78.95) FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE EAST PARALLEL TO THE SAID CENTER LINE OF VACATED RUDGE STREET FOR SEVENTY-NINE AND SEVEN TENTHS (79.7) FEET; THENCE NORTHWESTERLY PARALLEL TO THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR NINE AND SIXTY-FIVE HUNDREDTHS FEET (9.65'); THENCE WESTERLY PARALLEL TO THE CENTER LINE OF SAID VACATED RUDGE STREET FOR SEVENTY-NINE AND SEVEN-TENTHS FEET (79.7') TO THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE THENCE SOUTHEASTERLY FOR NINE AND SIXTY-FIVE HUNDREDTHS FEET (9.65') TO THE PLACE OF BEGINNING.

NOTICE REGARDING PUBLIC HEARINGS
WOODBURY COUNTY BOARD OF SUPERVISORS

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, August 3, 2021 at 4:45 PM, Tuesday, August 10, 2021 at 4:45 PM and Tuesday, August 17, 2021 at 4:45 PM or as soon as possible thereafter as the matter may be considered.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons.

All persons who wish to be heard in respect to this matter should appear to 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 public hearings, as referenced above, to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by JAB Holding Company LLC, owner of Elk Creek Animal Hospital.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Commercial (GC) Zoning District on the property identified as Parcel #884704302005 and addressed, 6001 Morningside Ave., Sioux City, IA 51106 and to rezone from the Suburban Residential (SR) Zoning District to the General Commercial (GC) on the property identified as Parcel #884704302006 and addressed 6003 Morningside Ave., Sioux City, IA 51106. Both properties are adjacent to the City of Sioux City corporate line. The property identified as Parcel #884704302005 is described as:

THE PART OF THE NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT (88), NORTH, RANGE FORTY-SEVEN (47), WOODBURY COUNTY, IOWA, BEING PART OF VACATED BLOCKS THREE (3) AND FIVE (5), IRVING PLACE ADDITION, INCLUDING ALLEYS AND STREETS ABUTTING VACATED BLOCKS DESCRIBED AS FOLLOWS:

COMMENCING AT A POINT ON THE CENTER LINE OF VACATED RUDGE STREET AND THE EASTERLY LINE OF MORNINGSIDE AVENUE (FORMERLY SMITHLAND ROAD OR ELK CREEK ROAD), SAID POINT BEING FIVE HUNDRED SIXTY-ONE AND ONE HUNDREDTHS FEET (561.1) NORTHWESTERLY FROM THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR SIXTY-NINE AND THIRTY HUNDREDTHS FEET (69.30') THENCE EASTERLY PARALLEL TO THE SAID CENTER LINE OF VACATED RUDGE STREET FOR SEVENTY-NINE AND SEVEN HUNDREDTHS SOUTHERLY PARALLEL TO THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR NINE AND SIXTY-FIVE HUNDREDTHS FEET; THENCE EASTERLY PARALLEL TO THE CENTER LINE OF SAID VACATED RUDGE STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE C M ST P & PAC R ROAD; THENCE NORTHWESTERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO THE CENTER LINE OF SAID VACATED RUDGE STREET; THENCE WESTERLY ALONG THE CENTER LINE VACATED RUDGE STREET TO THE PLACE OF BEGINNING.

The property identified as Parcel #884704302006 is described as:

THAT PART OF THE NORTHWEST QUARTER (NW 1/4) OF SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4), TOWNSHIP EIGHTY-EIGHT (88), NORTH, RANGE FORTY-SEVEN (47), WOODBURY COUNTY, IOWA, BEING A PART OF VACATED BLOCKS THREE (3) AND FIVE (5), IRVING PLACE ADDITION, INCLUDING ALLEYS AND STREETS ABUTTING VACATED BLOCKS DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE CENTER LINE OF VACATED RUDGE STREET AND THE EASTERLY LINE OF MORNINGSIDE AVENUE (FORMERLY SMITHLAND ROAD OR ELK CREEK ROAD), SAID POINT BEING FIVE HUNDRED AND SIXTY-ONE AND ONE TENTH (561.1) FEET NORTHWESTERLY FROM THE SOUTH LINE OF THE SAID NORTHWEST QUARTER (NW 1/4) OF THE SOUTHWEST QUARTER (SW 1/4) OF SECTION FOUR (4); THENCE SOUTHERLY ALONG THE EASTERLY LINE OF SAID MORNINGSIDE AVENUE FOR SEVENTY-EIGHT AND NINETY-FIVE HUNDREDTHS (78.95) FEET TO THE PLACE OF BEGINNING OF THIS DESCRIPTION; THENCE EAST PARALLEL TO THE CENTER LINE OF VACATED RUDGE STREET TO THE WESTERLY RIGHT OF WAY LINE OF THE CHICAGO, MILWAUKEE, ST. PAUL AND PACIFIC RAILROAD; THENCE SOUTHERLY ALONG THE SAID WESTERLY RIGHT OF WAY LINE TO A

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SOUTHEASTERLY FOR NINE AND SIXTY-FIVE HUNDREDTHS FEET (9.65') TO THE PLACE OF BEGINNING.
Owner/Applicant: JAB Holding Company, LLC., owner of Elk Creek Animal Hospital, 6003 Morningside Ave., Sioux City, IA 51106.
Published in the Sioux City Journal July 30, 2021. LGL#34489

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: proposed rezone (JAB Holding Inc.)

in said newspaper one consecutive Friday issues, the first publication thereof being on the 30th day of July, 2021.

Beth Birdsell

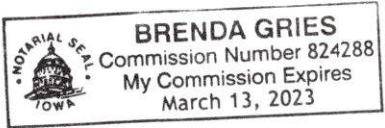
Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County, this30th day ofJuly....., 2021,

Brenda Gries

Notary Public

In and for Woodbury County.



Legal #34489 188 Line 1 Times \$109.60

ORDINANCE NO. 57
A ZONING DISTRICT DESIGNATION MAP-
PING AMENDMENT
TO THE WOODBURY COUNTY, IOWA
ZONING ORDINANCE

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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 item Two (2), 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 item Two (2); and the previous zoning district designation shall be repealed upon the effective date of this amendment.
Dated this 10th day of August, 2021.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

- Rocky De Witt, Chairman
 - Mathew A. Ung, Vice Chairman
 - Mark Monson
 - Keith Radig
 - Justin Wright
- Adoption Timeline:
Public Hearing and 1st Reading:
August 3, 2021
Public Hearing and 2nd Reading:
August 10, 2021
Public Hearing and 3rd Reading:
Waived on August 10, 2021
Adopted: August 10, 2021
Effective: August 18, 2021
ITEM ONE (1)

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Petitioner Applicant: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106
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ITEM TWO (2)
Property Owner: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106
Petitioner Applicant: JAB Holding Co. LLC, 6003 Morningside Ave., Sioux City, IA 51106
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Published in the Sioux City Journal August 18, 2021. LGL#34550

**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: Ordinance No. 57

in said newspaper one consecutive Wednesday issues, the first publication thereof being on the 18th day of August, 2021.

Beth Birdsell

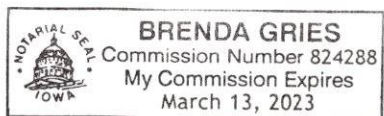
Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County, this 1st day of September....., 2021,

Brenda Gries

Notary Public

In and for Woodbury County.



Legal #34550 237 Line 1 Times \$103.57