



# WOODBURY COUNTY ZONING COMMISSION

**Monday, March 25, 2019 at 6:00 PM**

<b>Agenda</b>	
<b>1</b>	Any citizen wishing to be heard regarding a non-agenda item
<b>2</b>	Approval of minutes from the Commission's February 25, 2018 meeting
<b>3</b>	Stubbs Addition Minor Subdivision Proposal - Denis Stubbs and Jaine Stubbs propose to subdivide 2.98 acres into one lot for sale purposes. This property is located in part of Government Lot 2, Section 4, Township 88N, Range 45W of the 5th Principal Meridian, Woodbury County, Iowa. GIS Parcel #884504100002. The current and proposed use of the parent parcel and its structures are permitted under the Woodbury County Zoning Ordinance (2008).
<b>4</b>	Any citizen wishing to be heard
<b>5</b>	Commissioner comment or inquiry

**Board of Supervisor's Office Meeting Room, 1<sup>st</sup> Floor  
Woodbury County Courthouse  
Seventh and Douglas Streets, Sioux City, Iowa**

**Please use the 7th St. Entrance to the Courthouse.**

# Minutes - Woodbury County Zoning Commission Meeting February 25, 2019

The Zoning Commission (ZC) meeting convened on the 25th of February 2019 at 6:00 p.m. in the Board of Supervisors' Meeting Room Number 104 in the County Courthouse, 620 Douglas Street, Sioux City, Iowa.

ZC Members Present: Barb Parker, Tom Bride, Shawn Steck, Bruce Garbe  
Staff Present: Dan Priestley, Dawn Norton  
Public Present: Cheryl Johnson, Becky Sexton, Tristen Goettsch, Casey Reyman

Chairperson Zant was not present, Vice-Chairperson Garbe was delayed. Parker called the meeting to order at 6:00 p.m.

Discussion and verbal election of 2019 Chairperson and Vice Chairperson. Through email, Zant expressed interest in remaining chairperson and SIMPCO representative. Streck nominated Zant for Chairperson, and Garbe for Vice Chairperson. Bride seconded; carried 3-0.

No citizens present for non-agenda items.

Mewes-Johnson minor subdivision proposal was discussed. Cheryl Johnson requests to subdivide 3.62 acres of parcel #8842 26 400 004 for constructing and operating a CAFO. Four property owners within 1000' were notified, legal notification was printed in the Sioux City Journal, and relevant stakeholders were notified. No comments have been received from adjacent owners. WC Engineer responded with questions regarding the driveway and entrance, concerns have been addressed. Nahra inquired about the manure management plan. Johnson stated access to field where manure will be applied is obtained through the property and trucks will not enter the roadway. Johnson intends to build up the soil with manure applications and practice erosion control.

Bride made motion to close public hearing; Streck seconded. Carried 4-0.

Parker asked if anyone had questions. Priestley reminded commission this was only to approve subdivision. After final approval, a building permit would need to be submitted for the CAFO. Bride motioned to approve the subdivision application and forward to Board of Supervisors; Streck seconded. Carried 4-0.

Motion to approve meeting minutes from November 26, 2018 by Streck; seconded by Garbe. Carried 4-0.

Discussion on changing Zoning Commission meeting date and time. All commissioners attending agreed to continue with same time and date. Motion by Streck; seconded by Garbe. Carried 4-0.

No citizens wishing to be heard.

Priestley update commissioners on new on line building permitting and department website. Bride asked if there have been any general citizen complaints or concerns, Priestly answered no major issues but will expect them to pick up as the weather improves.

Motion to adjourn by Bride; seconded by Garbe. Carried 4-0. Meeting adjourned 6:30 p.m.



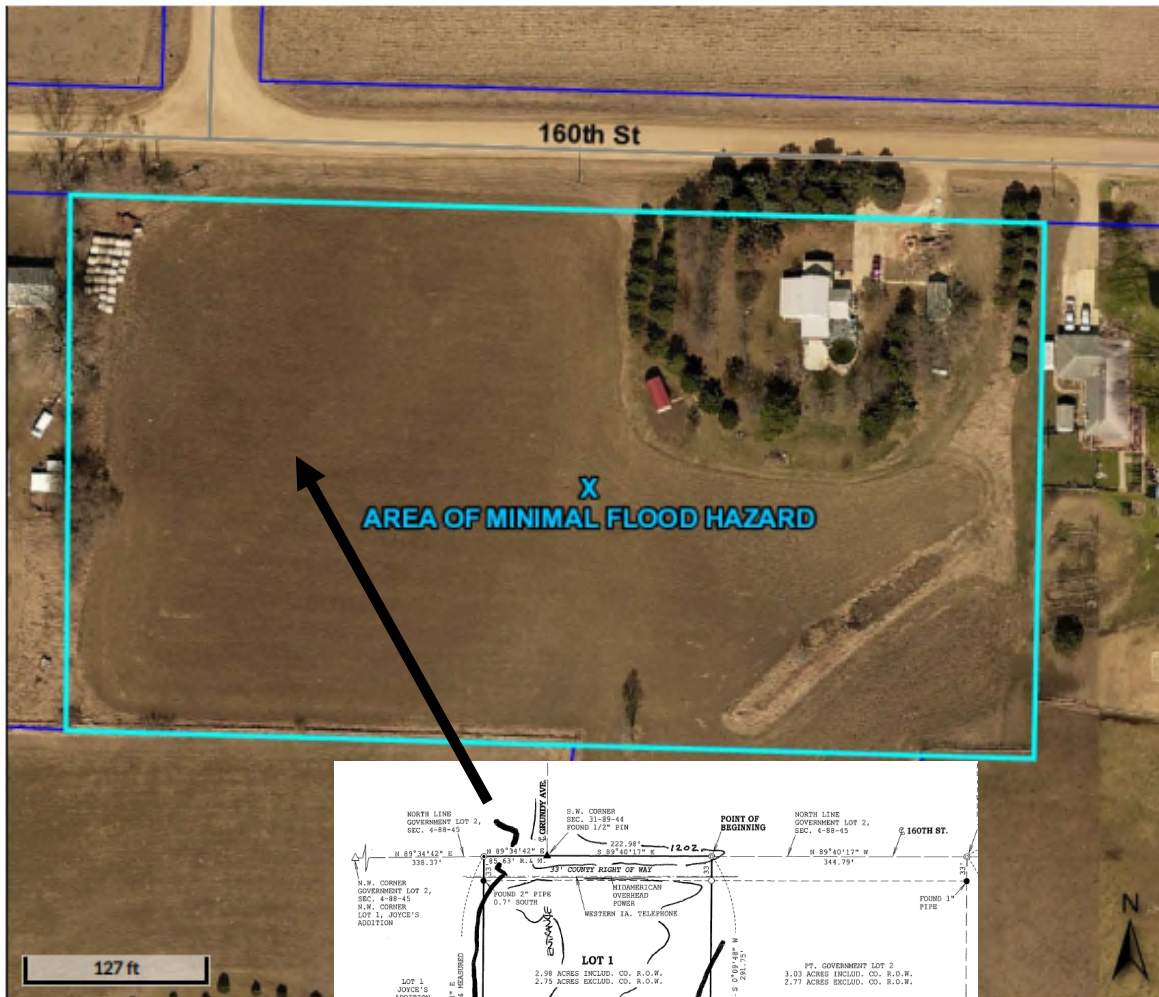
**WOODBURY COUNTY  
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

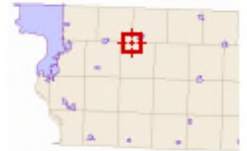
David Gleiser · Director · dgleiser@woodburycountyiowa.gov  
 Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyiowa.gov  
 Dawn Norton · Sr. Clerk · dnorton@woodburycountyiowa.gov  
 Telephone (712) 279-6609 Fax (712) 279-6530

**Stubbs Addition**  
 Minor Subdivision Proposal

Denis Stubbs and Jaine Stubbs propose to subdivide 2.98 acres into one lot for sale purposes. This property is located in part of Government Lot 2, Section 4, Township 88N, Range 45W of the 5th Principal Meridian, Woodbury County, Iowa. GIS Parcel #884504100002. The current and proposed use of the parent parcel and its structures are permitted under the Woodbury County Zoning Ordinance (2008).



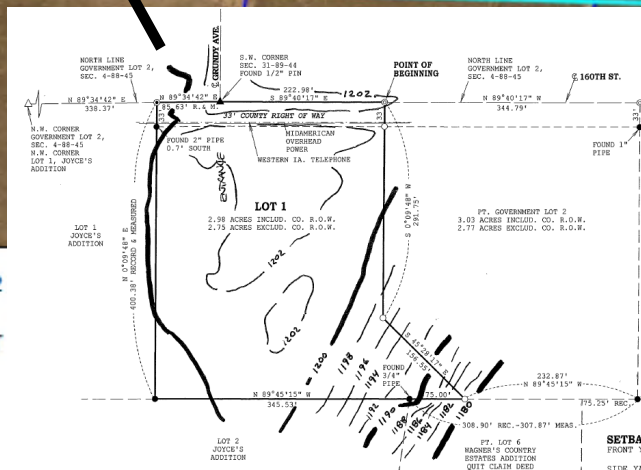
**Overview**



**Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels
- FEMA Flood Map**
- A,
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

Parcel ID 884504100002  
 Sec/Twp/Rng 4-88-45  
 Property Address 2628 160TH ST  
 MOVILLE



STUBBS DENIS & JAINE  
 2628 160TH ST  
 PO BOX 88  
 MOVILLE IA 51039



**LEGAL NOTIFICATION**

Published in the Sioux City Journal Legals section on March 12, 2019.

**PROPERTY OWNER NOTICE**

The fifteen (15) property owners within 1000'; and listed within the certified abstractor's affidavit; were notified by letter of the public hearing. As of March 18, 2019, the Community & Economic Development office had not received comment from any property owner owning property within 1,000'. When more comments are received after the printing of this packet, they will be provided at the meeting.

#295229 - 1

#295229 - 2

Denis & Jaine Stubbs  
c/o Robert J. Rehan  
700 4<sup>th</sup> Street, Suite 300  
Sioux City, IA 51101

RE: Subdivision

Gov't Lot 6

SECTION 5 TOWNSHIP 88 RANGE 45

William J. Kuebler, a single person 300 Hawthorne Dr.  
Norwalk, IA 50211

SOUTHVIEW ADDITION

Shane M. Mitchell & Kimberly J. Mitchell, husband & wife as joint tenants with rights of survivorship 1631 Grundy Ave.  
Menville, IA 51039

SECTION 36 TOWNSHIP 89 RANGE 45

Tracy A. Countryman II & Helli Jo Countryman, husband & wife as joint tenants with rights of survivorship 2616 160<sup>th</sup> St.  
Menville, IA 51039

Robert T. Peters & Patricia Ann Peters, husband & wife as joint tenants with rights of survivorship 1581 Grundy Ave.  
Menville, IA 51039

SECTION 31 TOWNSHIP 89 RANGE 44

Ellis Bruce Johnson & Sharon Irene Johnson, husband and wife & joint tenants with rights of survivorship 2801 Williams Ave.  
Sioux City, IA 51106

Robert A. Davis Trust as amended and restated on 9-1-2017 1520 Grundy Ave.  
Menville, IA 51039

WE HEREBY CERTIFY that the grantees in the last deed of record and the contract purchasers, if any, of the following described real estate located within 1,000 feet of: (See attached legal description) are as follows:

Lots 3, 4, 5 & 6

SECTION 4 TOWNSHIP 88 RANGE 45

Pt E 1/4 SE 1/4

Description

Titleholders

Address

Pt Gov't Lot 2

Denis Stubbs & Jaine Stubbs, husband & wife as joint tenants with rights of survivorship

2628 160<sup>th</sup> St.  
Menville, IA 51039

Pt SE 1/4 SE 1/4

Robert T. Peters & Patricia Ann Peters, husband & wife as joint tenants with rights of survivorship

Gov't Lot 3 & 4

1/3 interest to Kathleen Foster Jones, 1/3 interest to Karen Foster Merkle, 1/3 interest to Herbert Homer Foster, as tenants in common

7021 W. Hadley St.  
Milwaukee, WI 53210

SW 1/4 SW 1/4

Ellis Bruce Johnson & Sharon Irene Johnson, husband and wife & joint tenants with rights of survivorship

Lot 1

John A. Waderich & Candace A. Waderich, husband & wife as joint tenants with right of survivorship

2620 160<sup>th</sup> St.  
Menville, IA 51039

SE 1/4 SW 1/4

Robert A. Davis Trust as amended and restated on 9-1-2017

DATED this 31<sup>st</sup> day of January, 2019.

Lots 2 & 3

Randall Jorgensen & Cynthia J. Jorgensen, husband & wife as joint tenants with rights of survivorship

1634 Grundy Ave  
Menville, IA 51039

ENGLESON ABSTRACT CO., INC.

By   
Vice-President

WAGNERS COUNTRY ESTATE

DWP/kkl

Lot 3

Kevin L. Bartholomew & Susan K. Bartholomew, as joint tenants with rights of survivorship

2652 160<sup>th</sup> St.  
Menville, IA 51039

Lot 4

Steven D. Gray & Barbara J. Gray, husband & wife as joint tenants with full rights of survivorship

2650 160<sup>th</sup> St.  
Menville, IA 51039

Lot 5

Stacy L. Modrell-Norton, married

2664 160<sup>th</sup> St.  
Menville, IA 51039

Pt Lot 6

Dennis E. Todd & Priscilla L. Todd, husband & wife as joint tenants with rights of survivorship

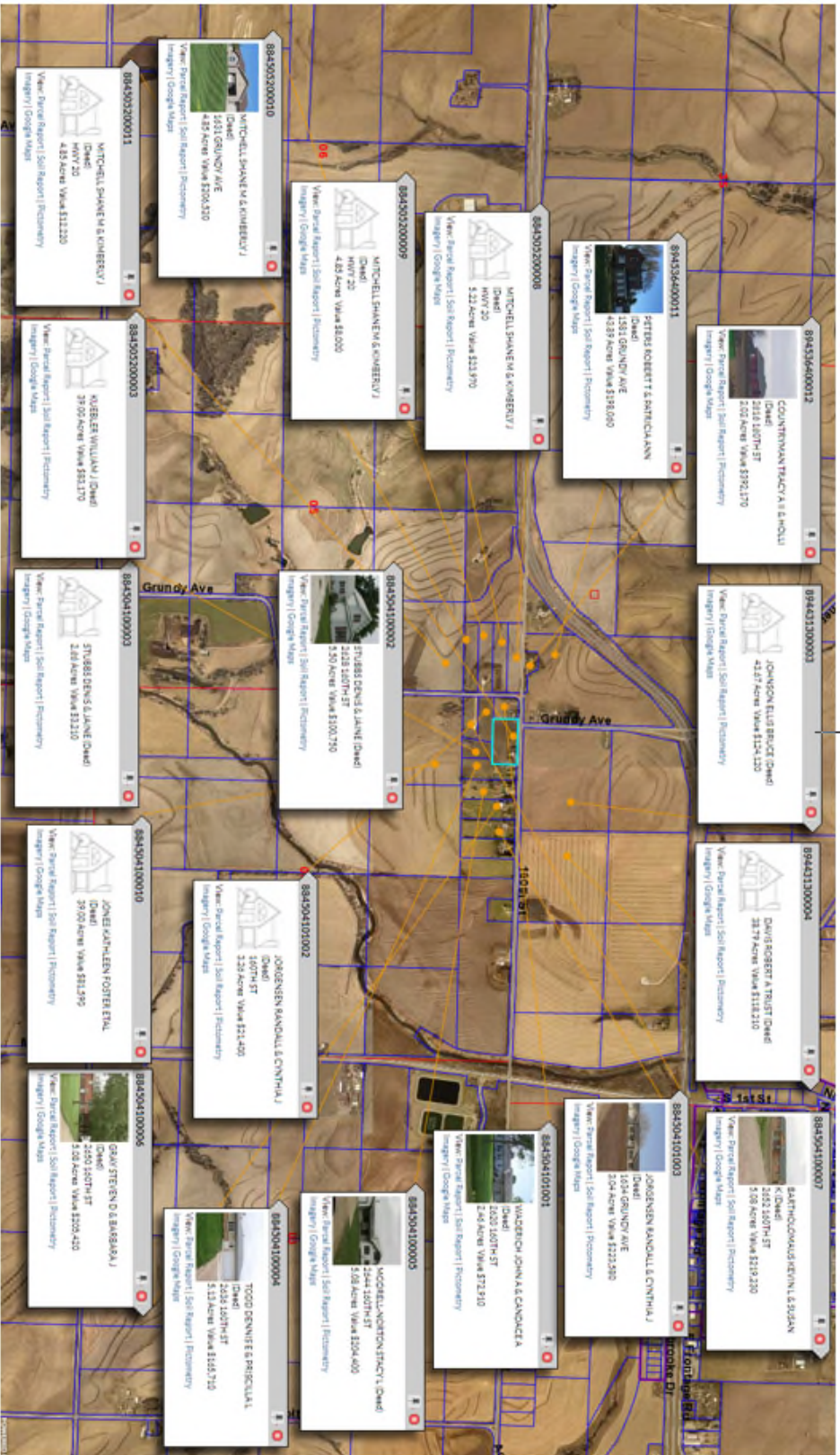
2636 160<sup>th</sup> St.  
Menville, IA 51039

Pt Lot 6

Denis Stubbs & Jaine Stubbs

2628 160<sup>th</sup> St.  
Menville, IA 51039

# Neighbor Notifications within 1000 ft.



## AGENCY / STAKEHOLDER COMMENT

The following departments/agencies/utilities were provided copies of the platting and asked to make comment. Responses noted are as of March 18, 2019. When more comments are received after the printing of this packet, they will be provided at the meeting.

STAKEHOLDER ORGANIZATION	COMMENTS:
<b>CENTURYLINK:</b>	I have no concern at this time (2/27/19)
<b>FIBERCOMM</b>	No comments.
<b>LOGLINES</b>	No comments.
<b>MIDAMERICAN ENERGY COMPANY:</b>	No comments.
<b>NATURAL RESOURCES CONSERVATION SERVICES (NRCS)</b>	No comments.
<b>NORTHERN NATURAL GAS</b>	No comments.
<b>NORTHWEST IOWA POWER COOPERATIVE (NIPCO)</b>	Our Operations staff has reviewed this location, NIPCO does not have any transmission line or substation equipment in or adjacent to this location. NIPCO does not have any concerns (2/27/19).
<b>IOWA DEPARTMENT OF NATURAL RESOURCES:</b>	No comments.
<b>SIOUXLAND DISTRICT HEALTH DEPARTMENT:</b>	No comments.
<b>WIATEL:</b>	No comments.
<b>WOODBURY COUNTY ASSESSOR:</b>	No comments.
<b>WOODBURY COUNTY CONSERVATION:</b>	I have no objections. Dan (2/28/19)
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	No comments. Thank you (2/27/19)
<b>WOODBURY COUNTY ENGINEER:</b>	No comments.
<b>WOODBURY COUNTY RECORDER-REAL ESTATE DEPARTMENT:</b>	I checked with Recorder's Office & the subdivision name has been approved. I have no other comments. Thank you (2/27/19) – Diane Swoboda Peterson, Deputy Recorder
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC)</b>	No comments.
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	No comments.
<b>WOODBURY COUNTY TREASURER:</b>	Ok.

## STAFF ANALYSIS RECOMMENDATION

The parcel is zoned Agricultural Estates (AE) which “generally allows (a) single-family residential uses, (b) agricultural uses, and (c) related public uses.” The property owner is subdividing to sell this lot for future residential use. Access to this parcel from 160<sup>th</sup> Street will official be determined by Mark Nahra, P.E., County Engineer. On November 29, 2019, Nahra provided the following comments about access:

**From:** Mark Nahra  
**Sent:** Thursday, November 29, 2018 1:11 PM  
**To:** Steffen Engineering  
**Cc:** Daniel Priestley; 'Dennis Stubbs'  
**Subject:** RE: 2628 160th St, Merville, Stubbs

I reviewed the lot. It looks like I can site a driveway for development between the No Outlet sign and the power pole that meets county requirements for sight distance. Other than that, I have no concerns with the proposed development of an additional split of the larger lot.

Mark J. Nahra, P.E.  
Woodbury County Engineer  
759 E. Frontage Road  
Merville, IA 51039  
Phone: 712-873-3215 or 712-279-6484  
Fax: 712-873-3235  
Email: mnahra@woodburycountyiowa.gov

Subject to public hearing testimony, the CED staff supports the approval of the final plat.

### ATTACHMENTS

**Attached find the following for your review:**

- Parcel Information
- Beacon Aerial with Lot and Soil Type Overlay, Soil Types
- Beacon Aerial with Lot, Zoning, and Floodplain Overlay
- Topographical Contour Aerial Mapping
- Stubbs Addition Drawing



## Parcel Information

### Summary

**Parcel ID** 884504100002  
**Alternate ID** N/A  
**Property Address** 2628 160TH ST  
 MOVILLE IA 51039  
**Sec/Twp/Rng** 4-88-45  
**Brief Tax Description** N400' OF W653.4' OF E2315' LOT2  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** 308-1029 (6/5/1987)  
**Contract Book/Page**  
**Gross Acres** 5.50  
**Net Acres** 5.50  
**Adjusted CSR Pts** 0  
**Class** R - Residential  
 (Note: This is for tax purposes only. Not to be used for zoning.)  
**District** N/A  
**School District** WOODBURY CENTRAL  
**Neighborhood** N/A  
**Main Area Square Feet** N/A



### Owner

**Deed Holder**  
 Stubbs Denis & Jaine  
 2628 160th St  
 PO Box 88  
 Moville IA 51039

**Contract Holder**

**Mailing Address**

### Land

**Lot Area** 5.50 Acres ; 239,580 SF

### Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 1/2 Story Frame  
**Architectural Style** N/A  
**Year Built** 1920  
**Condition** Above Normal  
**Grade** what's this? 4-10  
**Roof** Asph / Gable  
**Flooring** L/C  
**Foundation** TILE  
**Exterior Material** Vinyl  
**Interior Material** Plas / Drwl  
**Brick or Stone Veneer**  
**Total Gross Living Area** 1,433 SF  
**Attic Type** None;  
**Number of Rooms** 6 above; 0 below  
**Number of Bedrooms** 3 above; 0 below  
**Basement Area Type** 3/4  
**Basement Area** 540  
**Basement Finished Area** 150 - Standard Finish  
**Plumbing** 1 Base Plumbing (Full ; 1 Three Quarter Bath);  
**Appliances** 1 Dishwasher;  
**Central Air** Yes  
**Heat** Yes  
**Fireplaces** 1 Prefab;  
**Porches**  
**Decks**  
**Additions** 1 Story Frame (192 SF);  
 1 Story Frame (336 SF);  
 1 Story Frame (252 SF) (252 Bsmt SF);  
**Garages**  
**Main Area Square Feet** 384

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Machine or Utility Building		12	24	1970	1

### Yard Extras

#1 - (1) Shed W10.00 x L16.00 160 SF, Frame, Average Pricing, Built 2017

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/5/1987			187/2118	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$40,000.00

## Valuation

	2018	2017	2016	2015	2014
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$31,030	\$31,030	\$31,030	\$31,030	\$29,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$69,720	\$67,520	\$67,520	\$67,520	\$63,100
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$100,750	\$98,550	\$98,550	\$98,550	\$92,100
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$100,750	\$98,550	\$98,550	\$98,550	\$92,100

## Photos



No data available for the following modules: Commercial Buildings, Permits, Valuation (Sioux City), Valuation History (Sioux City).

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Developed by  
 Schneider  
 GEOSPATIAL

## Sketches

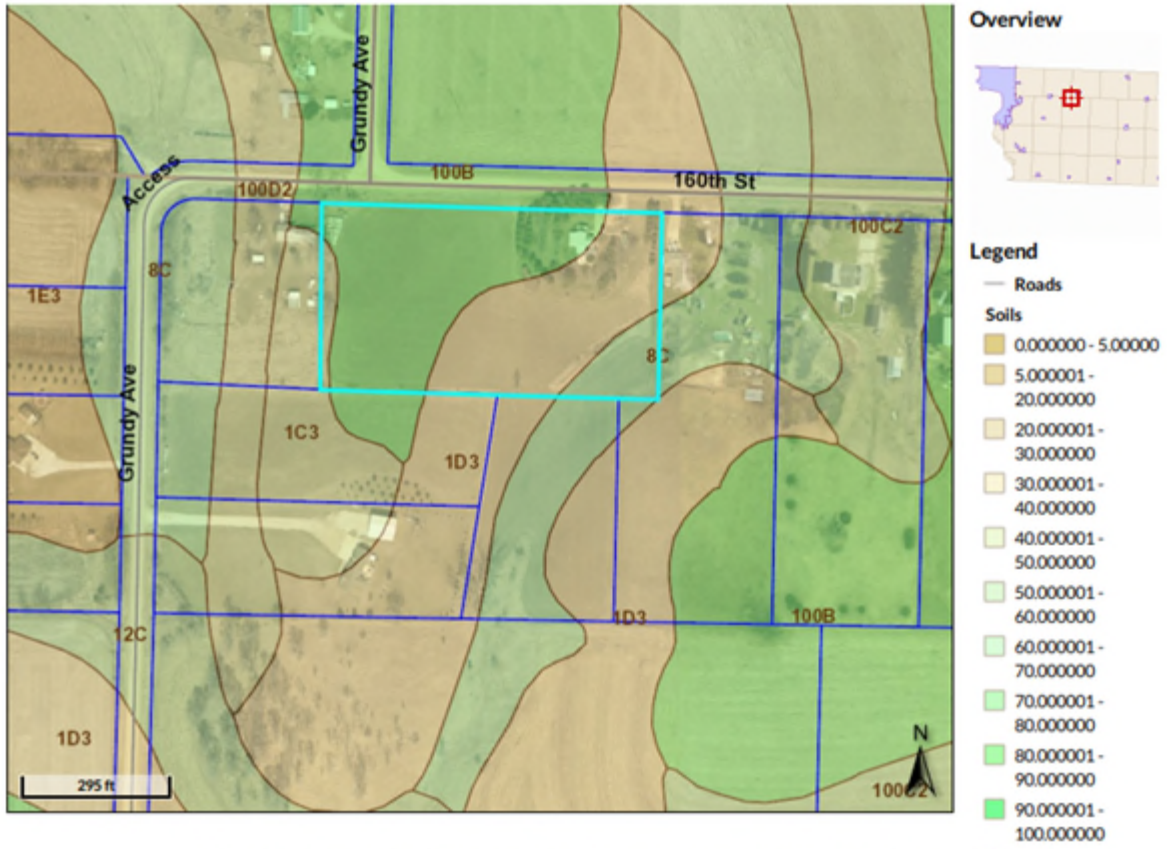
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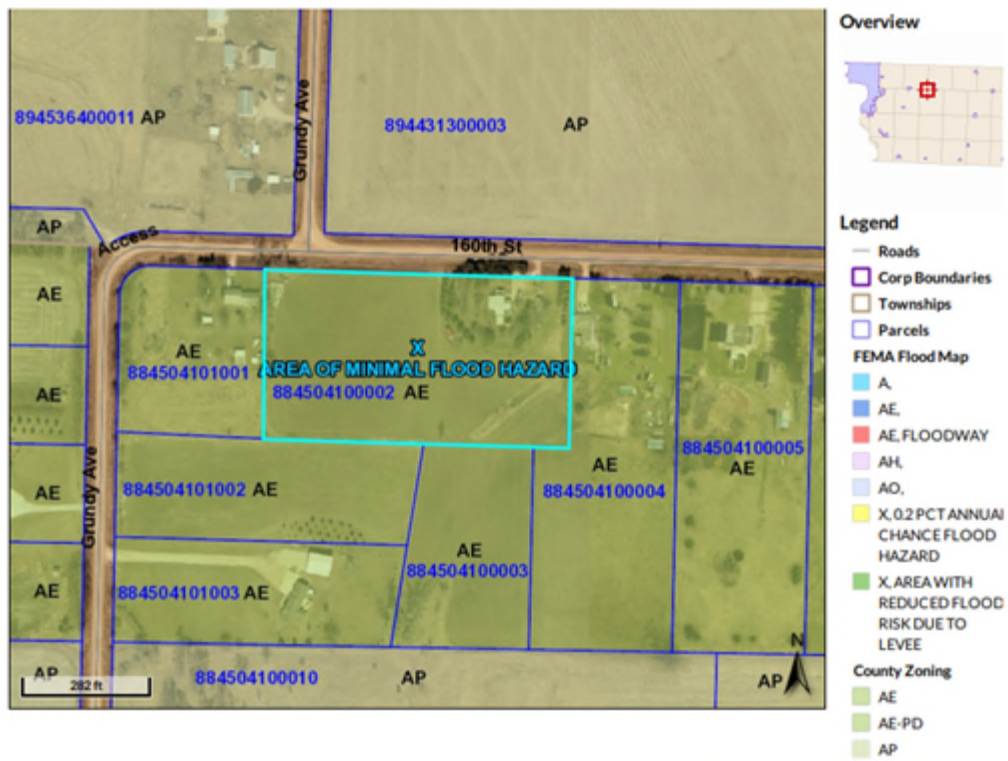


Sketch by www.camavision.com

### Beacon Aerial with Lot and Soil Type Overlay



### Beacon Aerial with Lot, Zoning, and Floodplain Overlay



# Topographical Aerial Contour Mapping

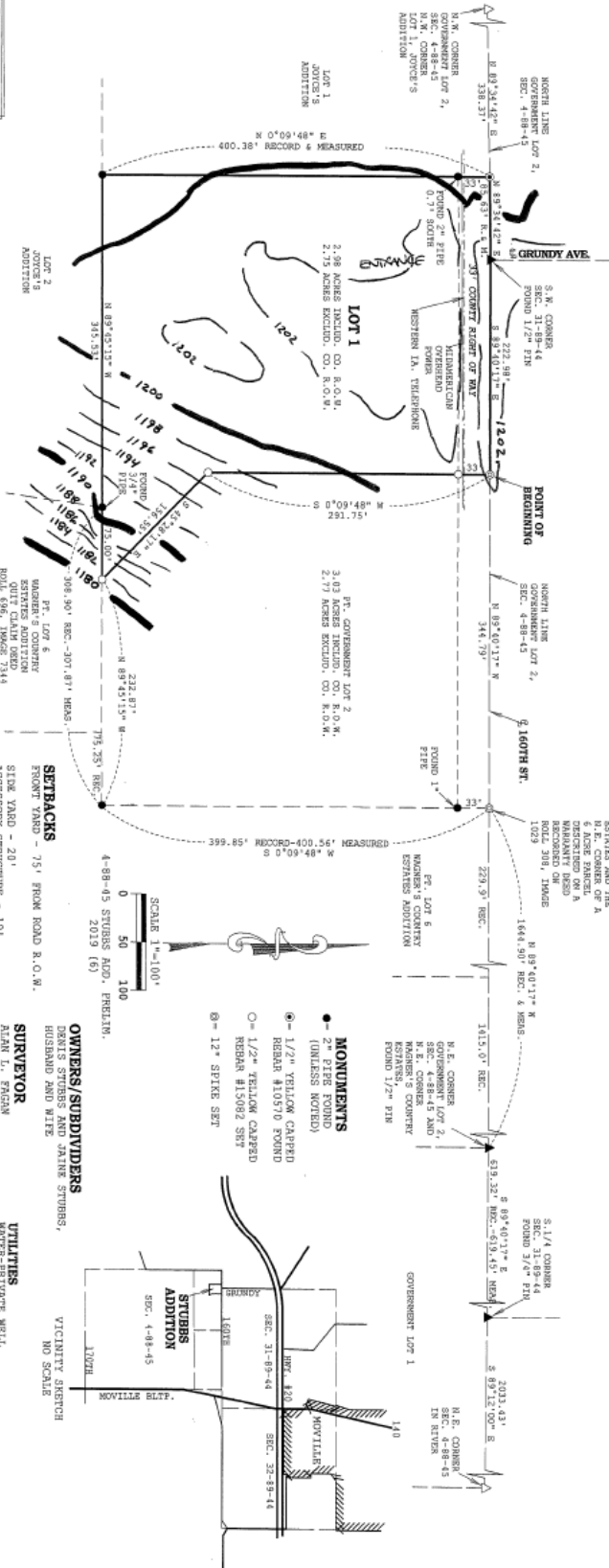


# STUBBS ADDITION DRAWING

PRELIMINARY DRAINAGE  
STUBBS ADDITION  
TO  
WOODBURY COUNTY, IOWA

**SURVEYOR'S DESCRIPTION:**  
PART OF GOVERNMENT LOT 2, SECTION 4, TOWNSHIP 88 NORTH, RANGE 43 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N. E. CORNER OF SAID GOVERNMENT LOT 2 AND THE N. E. CORNER OF WAGNER'S COUNTY ESTATES ADDITION TO WOODBURY COUNTY, IOWA; THENCE N 89°40'17" E, ALONG THE NORTH LINE OF SAID GOVERNMENT LOT 2 AND THE NORTH LINE OF SAID ADDITION FOR 144.90 FEET TO THE N. E. CORNER OF SAID GOVERNMENT LOT 2 AND THE NORTH LINE OF SAID ADDITION; THENCE S 0°09'48" W, ALONG SAID NORTH LINE OF GOVERNMENT LOT 2 AND THE NORTH LINE OF SAID ADDITION FOR 14.79 FEET TO THE POINT OF BEGINNING; THENCE S 0°09'48" W, FOR 231.75 FEET; THENCE S 45°28'17" E, FOR 156.55 FEET TO THE SOUTH LINE OF SAID PARCEL AND THE NORTH LINE OF A PARCEL DESCRIBED ON A QUIT CLAIM DEED RECORDED IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N 89°45'15" W, ALONG SAID SOUTH LINE AND SAID NORTH LINE FOR 75.00 FEET TO THE N. E. CORNER OF SAID PARCEL DESCRIBED ON SAID QUIT CLAIM DEED AND THE N. E. CORNER OF LOT 2, JOYCE'S ADDITION TO WOODBURY COUNTY, IOWA; THENCE CONTINUING N 89°45'15" W, ALONG THE SOUTH LINE OF SAID 6 ACRES PARCEL AND THE WESTERLY LINE OF SAID LOT 2 FOR 315.73 FEET TO THE N. E. CORNER OF SAID PARCEL; THENCE S 89°45'15" W, ALONG THE SOUTH LINE OF SAID PARCEL TO THE S. M. CORNER OF SAID PARCEL; THE N. E. CORNER OF SAID LOT 1 AND THE NORTH LINE OF SAID GOVERNMENT LOT 2; THENCE N 89°34'42" E, ALONG SAID NORTH LINE FOR 85.63 FEET TO THE S. M. CORNER OF SECTION 31, TOWNSHIP 88 NORTH, RANGE 44 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA; THENCE S 49°40'17" E, ALONG SAID NORTH LINE FOR 222.98 FEET TO THE POINT OF BEGINNING, CONTAINING 2.98 ACRES INCLUDING SAID RIGHT OF WAY, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF LOT 1, JOYCE'S ADDITION TO WOODBURY COUNTY, IOWA IS ASSIGNED TO BEAR N 0°09'48" E.



AL FAGAN  
LAND SURVEYING, P.C.  
P.O. BOX 838  
MERRILL, IA 51088  
712-539-1471

**SETBACKS**  
FRONT YARD - 75' FROM ROAD R.O.W.  
SIDE YARD - 20'  
REAR YARD - 50'  
ACCESSORY STRUCTURE - 10'

**OWNERS/SUBDIVIDERS**  
Dennis Stubbs and Elaine Stubbs,  
Husband and Wife

**SURVEYOR**  
ALAN L. FAGAN

**ZONING**  
RES-AG ESTATES

**UTILITIES**  
WATER-PRIVATE WELL,  
SEWER-PRIVATE SEPTIC SYSTEM  
TELEPHONE-BI-NETEL  
POWER-BI-MERCURIAN

**MONUMENTS**  
● 2" PIPE FOUND (UNLESS NOTED)  
○ 1/2" YELLOW CAPPED REBAR #10570 FOUND REBAR #13082 SET  
⊗ 12" SPIKE SET

**SCALE**  
1" = 100'  
0 50 100  
STUBBS ADD. PRELIM.  
2019 (6)