

Instrument #: 2020-04859
04/24/2020 02:54:07 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)
Return to Community + Economic Development
620 Douglas St ~~Room~~ 6th Floor
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. 50

**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 Zoning Commission has received a report in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings 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;

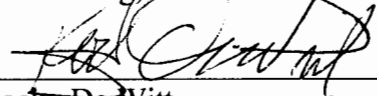
NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

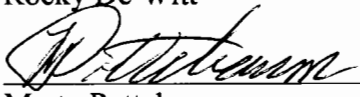
Dated this 7th day of April 2020.

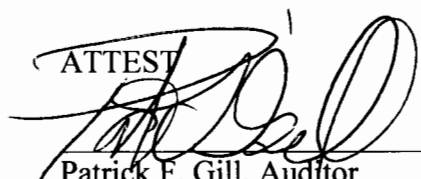
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:


Matthew A. Ung, Chairman


Keith Radig, Vice Chairman


Rocky De Witt


Marty Pottebaum

ATTEST

Patrick F. Gill, Auditor

Adoption Timeline
Public Hearing and 1st Reading: March 31st, 2020
Public Hearing and 2nd Reading: April 7th, 2020
Public Hearing and 3rd Reading: Waived on April 7th, 2020
Adopted upon Publication: April 11th, 2020

ITEM ONE (1)

Property Owner: Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.

Petitioner Applicant: Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.

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, March 23, 2020, to review and make recommendation for an amendment to 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 Agricultural Estates (AE) Zoning District for 10.50 more or less acres located in the NE ¼ of the NE ¼ in Section 34, T89N, R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #894634200010.

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E.1/4 FOR 604.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG SAID EAST LINE FOR 503.22 FEET; THENCE S.89°12'56"W. FOR 909.00 FEET; THENCE N.0°00'00"E. FOR 503.22 FEET; THENCE N.89°12'56"E. FOR 909.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.50 ACRES INCLUDING COUNTY RIGHT OF WAY AND 9.97 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR S.0°00'00"W.

Following the public hearing, the Zoning Commission voted unanimously to recommend approval of said request to the Woodbury County Board of Supervisors.

NOTICE OF PUBLIC HEARING ON A PETITION FOR A REZONE

The Woodbury County Board of Supervisors will hold a public hearing on the following item(s) of business, hereinafter described in detail, on the 31st day of March, 2020 at 4:40 P.M. Due to the Governor's State of Public Health Disaster Emergency proclaimed on March 17, 2020, and in accordance with Iowa Code Section 21.8, the Woodbury County Board of Supervisors will hold an electronic meeting and public hearing for the items hereinafter described in detail, as it is necessary to protect the public from the possible spread of the novel coronavirus, and conducting an in-person meeting at such time is impossible or impractical. Public access to the conversation of the meeting will be made available during the meeting by telephone and online. Persons wanting to participate in the public hearing may call: (712) 224-6014, or go online to: www.youtube.com/woodbury-countyiowa during the meeting to listen or comment.

Copies of said item(s) may be examined by appointment by scheduling through the Woodbury County Community and Economic Development office by calling 712-279-6609.

LEGAL NOTICE

Pursuant to Section 388 of the Code of Iowa, the Woodbury County Board of Supervisors will hold a public hearing to amend the Woodbury County Zoning and Subdivision

Ordinance and Map for the Unincorporated Area of Woodbury County, Iowa, as follows:

ITEM ONE (1)
PROPOSED AMENDMENT TO REZONE:
Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.50 acres located in the NE 1/4 of the NE 1/4 in Section 34, T89N, R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #89463420010.

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4; THENCE S.000'00"W. ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 FOR 804.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.000'00"W. ALONG SAID EAST LINE FOR 503.22 FEET; THENCE S.89o12'56"W. FOR 909.00 FEET; THENCE N.000'00"E. FOR 503.22 FEET; THENCE N.89o12'56"E. FOR 909.00 FEET TO THE POINT OF BEGINNING, CONTAINING 10.50 ACRES INCLUDING COUNTY RIGHT OF WAY AND 9.97 ACRES EXCLUDING SAID RIGHT OF WAY, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 IS ASSUMED TO BEAR S.000'00"W.

Property Owners and Applicant - Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.

Published in the Sioux City Journal March 28, 2020. I.G.L.#32571

**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 -Petition for Rezone

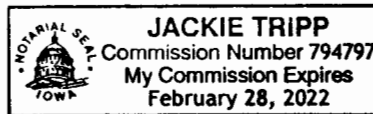
in said newspaper one consecutive Saturday issues, the first publication thereof being on the 28th day of March, 2020.

Brenda Gries
Brenda Gries

Subscribed and sworn before me in Sioux City, in said County, this 5th day of April, 2020.

Jackie Tripp Notary Public

In and for Woodbury County.



Legal #32571 74 Lines 1 Times \$41.22

**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 – Public Notice

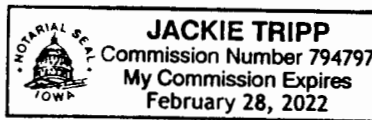
in said newspaper one consecutive Friday issues, the first publication thereof being on the 3rd day of April, 2020.

Brenda Gries
Brenda Gries

Subscribed and sworn before me in Sioux City, in said County, this 5th day of April, 2020.

Jackie Tripp..... Notary Public

In and for Woodbury County.



Legal #32590 75 Lines 1 Times \$41.78

NOTICE OF PUBLIC HEARING ON A PETITION FOR A REZONE

The Woodbury County Board of Supervisors will hold a public hearing on the following item(s) of business, hereinafter described in detail, on the 7th day of April, 2020 at 4:40 P.M. Due to the Governor's State of Public Health Disaster Emergency proclaimed on March 17, 2020, and in accordance with Iowa Code Section 21.8, the Woodbury County Board of Supervisors will hold an electronic meeting and public hearing for the items hereinafter described in detail, as it is necessary to protect the public from the possible spread of the novel coronavirus, and conducting an in-person meeting at such time is impossible or impractical. Public access to the consideration of the meeting will be made available during the meeting by telephone and online. Persons wanting to participate in the public hearing may call: (712) 224-6014, or go online to: www.youtube.com/woodbury-county-iowa during the meeting to listen or comment.

Copies of said item(s) may be examined by arrangement by scheduling through the Woodbury County Community and Economic Development office by calling 712-279-6606.

LEGAL NOTICE

Pursuant to Section 336 of the Code of Iowa, the Woodbury County Board of Supervisors will hold a public hearing to amend the Woodbury County Zoning and Subdivision Ordinance and/or Map for the Unincorporated Area of Woodbury County, Iowa, as follows:

ITEM ONE (1)

PROPOSED AMENDMENT TO REZONE: Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.50 acres located in the NE 1/4 of the NE 1/4 in Section 34, T89N, R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #694634200010.

PART OF THE N.E. 1/4 OF THE N.E. 1/4 OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E. 1/4 OF THE N.E. 1/4; THENCE S.89o00'00"W. ALONG THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 FOR 604.72 FEET TO THE

POINT OF BEGINNING; THENCE CONTINUING S.89o00'00"W. ALONG SAID EAST LINE FOR 833.22 FEET; THENCE S.89o12'56"W. FOR 908.00 FEET; THENCE N.0o00'00"E. FOR 503.22 FEET; THENCE N.89o12'56"E. FOR 908.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.50 ACRES INCLUDING COUNTY RIGHT OF WAY AND 9.97 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E. 1/4 OF THE N.E. 1/4 IS ASSUMED TO BEAR S.0o00'00"W.

Property Owners and Applicant - Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.

Published in the Sioux City Journal April 3, 2020. LGL#32590

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 Zoning Commission has received a report in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings 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 7th day of April 2020.
 THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:

Matthew A. Ung, Chairman
 Keith Radig, Vice Chairman
 Rocky De Witt

Marty Pottsbaum
 ATTEST
 Patrick F. Gill, Auditor
 Adoption Timeline
 Public Hearing and 1st Reading: March 31st, 2020
 Public Hearing and 2nd Reading: April 7th, 2020
 Public Hearing and 3rd Reading: Waived on April 7th, 2020
 Adopted: April 7th, 2020
 ITEM ONE (1)
 Property Owner: Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.
 Petitioner Applicant: Glenn L. Pry & Staci M. Pry, 1523 Charles Avenue, Lawton, IA 51030.

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, March 23, 2020, to review and make recommendation for an amendment to 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 Agricultural Estate (AE) Zoning District for 16.23 acres of land located in the NE ¼ of the NE ¼ of Section 34, T89N, R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #894634200010.

PART OF THE N.E.¼ OF THE N.E.¼ OF SECTION 34, TOWNSHIP 89 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.¼ OF THE N.E.¼; THENCE S.00°00'00"W. ALONG THE EAST LINE OF SAID N.E.¼ OF THE N.E.¼ FOR 604.72 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING S.00°00'00"W. ALONG SAID EAST LINE FOR 503.22 FEET; THENCE S.89°12'56"W. FOR 909.00 FEET; THENCE N.00°00'00"E. FOR 503.22 FEET; THENCE N.89°12'56"E. FOR 909.00 FEET TO THE POINT OF BEGINNING. CONTAINING 10.50 ACRES INCLUDING COUNTY RIGHT OF WAY AND 9.97 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID N.E.¼ OF THE N.E.¼ IS ASSUMED TO BEAR S.00°00'00"W.

Following the public hearing, the Zoning Commission voted unanimously to recommend approval of said request to the Woodbury County Board of Supervisors. Published in the Sioux City Journal April 11, 2020. LGL#32655

**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 -ORD 50

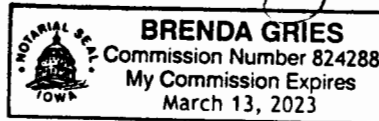
in said newspaper one consecutive Friday issues, the first publication thereof being on the 11th day of April, 2020.

Beth Birdsell
 Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County, this 13th day of April, 2020.

Brenda Gries

Notary Public



In and for Woodbury County.

Legal #32655 103 Lines 1 Times \$43.05