

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



ORDINANCE NO. 64

**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District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.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 10th day of May 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS



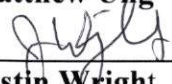
Keith Radig, Chairman



Jeremy Taylor, Vice Chairman

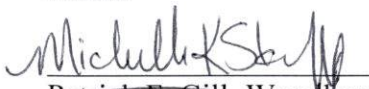


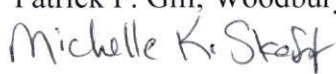
Rocky De Witt

Matthew Ung


Justin Wright

Attest:



Patrick F. Gill, Woodbury County Auditor,

Michelle K. Stoff Deputy

Adoption Timeline:
Public Hearing and 1st Reading: May 3, 2022
Public Hearing and 2nd Reading: May 10, 2022
Public Hearing and 3rd Reading: Waived on May 10, 2022
Adopted: May 10, 2022
Effective: May 18, 2022

ITEM ONE (1)

Property Owner(s): Maxys Family Farm LLC, 3701 Cheyenne Blvd, Sioux City, IA 51104 and Brian & Bonnie Ivener Trust, 3701 Cheyenne Blvd, Sioux City, IA 51104

Petitioner Applicant: Maxys Family Farm LLC, 3701 Cheyenne Blvd, Sioux City, IA 51104 and Brian & Bonnie Ivener Trust, 3701 Cheyenne Blvd, Sioux City, IA 51104

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, April 25, 2022, to review and make a 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 Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE ¼ of the NE ¼ of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #874705200002 and is described as

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 S89°34'10"W, 445.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°34'10"W, 840.37 FEET; THENCE DEPARTING SAID NORTH LINE S01°15'34"W, 565.25 FEET; THENCE N89°34'10"E, 840.37 FEET TO THE WEST LINE OF THE EAST 445 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N01°15'34"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 10.90 ACRES INCLUDING 0.63 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

*** 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

Woodbury County Planning & Zoning
Accounts Payable
620 DOUGLAS STREET 6TH FLOOR
SIOUX CITY IA 51101

ORDER NUMBER 46727

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

this 18 day of May, 2022.



Michelle Graham Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 05/18/2022

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FILED ON: 5/18/2022

ROYAL CANADIAN MOUNTED POLICE
COMMISSION NUMBER 83761
MICHELLE GRAHAM
My Commission Expires
February 23 2002

***** Proof of Publication *****

ORDINANCE NO. 64
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 10th day of May 2022.

THE WOODBURY COUNTY, IOWA
BOARD OF SUPERVISORS

Keith Radig, Chairman
Jeremy Taylor, Vice Chairman
Rocky De Wit
Matthew Ung
Justin Wright

Attest: Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:
Public Hearing and 1st Reading: May 3, 2022
Public Hearing and 2nd Reading:
May 10, 2022
Public Hearing and 3rd Reading:
Waived on May 10, 2022
Adopted: May 10, 2022
Effective: May 16, 2022

ITEM ONE (1)

Property Owner(s): Maxys Family Farm LLC,
3701 Cheyenne Blvd, Sioux City, IA 51104
and Brian & Bonnie Ivener Trust, 3701
Cheyenne Blvd, Sioux City, IA 51104

Petitioner Applicant: Maxys Family Farm LLC,
3701 Cheyenne Blvd, Sioux City, IA 51104
and Brian & Bonnie Ivener Trust, 3701
Cheyenne Blvd, Sioux City, IA 51104

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, April 25, 2022, to review and make a 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 Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE ¼ of the NE ¼ of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #874705200002 and is described as

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 S89°34'10"W, 443.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°34'10"W, 840.37 FEET; THENCE DEPARTING SAID NORTH LINE S01°15'34"W, 565.25 FEET; THENCE N89°34'10"E, 840.37 FEET TO THE WEST LINE OF THE EAST 445 FEET OF THE NORTHEAST ¼ OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N01°15'34"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 10.90 ACRES INCLUDING 0.63 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

*** 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, in said newspaper for 1 Consecutive Days Weeks

the first publication thereof being on the 28th day of

April, 2022.

Woodbury County Planning & Zoning
Accounts Payable
620 DOUGLAS STREET 6TH FLOOR
SIOUX CITY IA 51101

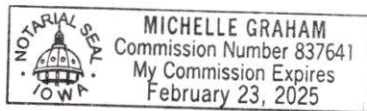
ORDER NUMBER 45812

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

this 2nd day of May, 2022

Michelle Graham Notary Public

In and for Woodbury County.



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, May 3, 2022 at 4:42 PM, Tuesday, May 10, 2022 at 4:42 PM and Tuesday, May 17, 2022 at 4:42 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 the said Courthouse during the normal business hours of Monday through Friday between 8:00 AM and 4:30 PM by any interested persons. All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearings.

Item One (1)
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings on the referenced dates and times 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 the Maxys Family Farm LLC and Brian & Bonnie Ivener Trust.

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE¼ of the NE¼ of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is located on Parcel #874705200002 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M. CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 S89°34'10"W, 445.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°34'10"W, 840.37 FEET; THENCE DEPARTING SAID NORTH LINE S01°15'34"W, 565.25 FEET; THENCE N89°34'10"E, 840.37 FEET TO THE WEST LINE OF THE EAST 445 FEET OF THE NORTHEAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N01°15'34"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 10.90 ACRES INCLUDING 0.63 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Owner(s)/Applicant(s): Maxys Family Farm LLC, 3701 Cheyenne Blvd, Sioux City, IA 51104 and Brian & Bonnie Ivener Trust, 3701 Cheyenne Blvd, Sioux City, IA 51104. Published in the Sioux City Journal April 28, 2022. LGL#35617

Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 04/28/2022

TOTAL AD COST: 46.06

FILED ON: 5/2/2022

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NOTICE OF PUBLIC HEARINGS REGARDING 2 MINOR SUBDIVISION PROPOSALS AND 2 ZONING ORDINANCE MAP AMENDMENT (REZONE) PROPOSALS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold public hearings on the following item(s) hereafter described in detail on April 25, 2022 at 6:00 PM or as soon thereafter as the matters may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620 Douglas Streets, Sioux City, Iowa. Copies of said items may now be examined at the office of Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# during the meeting to listen or comment.

Item One (1)
PROPOSED MINOR SUBDIVISION: To be known as Husen Addition - a four-lot minor subdivision in a 10.90-acre portion of Section 5, T87N R47W (Liberty Township) in the NE 1/4 of the NE 1/4 of Section 5, Township 87 North, Range 47 West of the 5th P.M., City of Sergeant Bluff, Woodbury County, Iowa. The parent parcel is located about 1320 FT east of Sergeant Bluff. The property is located in the Agricultural Preservation (AP) Zoning District with a portion in the Special Flood Hazard Area (Zone A - Floodplain). Applicant(s)/Property Owner(s): Dolf Ivener on behalf of Maxys Family Farm LLC / Brian and Bonnie Ivener Trust. Property Address, 1390 220th St., Sergeant Bluff, IA 51054.

Item Two (2)
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 10.90-acres located in the NE 1/4 of the NE 1/4 of Section 5, T87N R47W (Liberty Township) in the County of Woodbury and State of Iowa. The property is located on Parcel #874705200002 and is described as:

A PARCEL OF LAND LOCATED IN THE NORTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 87 NORTH, RANGE 47 WEST OF THE 5TH P.M., CITY OF SERGEANT BLUFF, WOODBURY COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHEAST CORNER OF SAID SECTION 5; THENCE ALONG THE NORTH LINE OF SAID SECTION 5 S89°34'10"W, 445.19 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID NORTH LINE S89°34'10"W, 840.37 FEET; THENCE DEPARTING SAID NORTH LINE S01°15'34"W, 565.25 FEET; THENCE N89°34'10"E, 840.37 FEET TO THE WEST LINE OF THE EAST 1/4 OF SAID SECTION 5; THENCE ALONG SAID WEST LINE N01°15'34"E, 565.25 FEET TO THE POINT OF BEGINNING. DESCRIBED PARCEL CONTAINS 10.90 ACRES INCLUDING 0.63 ACRE OF ROAD RIGHT OF WAY AND IS SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Owner(s)/Applicant(s): Maxys Family Farm LLC, 3701 Cheyenne Blvd, Sioux City, IA 51104 and Brian & Bonnie Ivener Trust, 3701 Cheyenne Blvd, Sioux City, IA 51104.

Item Three (3)
PROPOSED MINOR SUBDIVISION: To be known as Al and Barb Concord Place Addition - a three-lot minor subdivision in a 50.424-acre portion of Section 24, T89N R46W (Concord Township) in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4, on Parcels 894624100006 and 894624100009. The parent parcels are located about 2.5 miles northwest of Lawton and about 4 miles east of Sioux City. The properties are located in the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District and a portion is located in the Special Flood Hazard Area (Zone A Floodplain). Applicant(s)/Property Owner(s): Joint Revocable Living Trust of Alvin O. Zellmer and Barbara Zellmer and Keith H. Zellmer and Pamela J. Zellmer.

Item Four (4)
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 39.56-acres located in the SW 1/4 of the NW 1/4 and the SE 1/4 of the NW 1/4, and the SW 1/4 of the NE 1/4 of Section 24, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on Parcel #894624100009 and is described as:

THE SOUTH SIX HUNDRED FEET (S 600') OF THE WEST TWO THOUSAND NINE HUNDRED FOUR FEET (N 2,904') OF THE NORTH HALF (N 1/2) OF SECTION TWENTY-FOUR (24), TOWNSHIP EIGHTY-NINE (89), NORTH, RANGE FORTY-SIX (46), WEST OF THE 6TH P.M., IN WOODBURY COUNTY IOWA. (SEE DEED RECORDED ON NOVEMBER 4, 2013, ON ROLL 732, IMAGE 7886).

Owner(s)/Applicant(s): Joint Revocable Living Trust of Alvin O. Zellmer and Barbara L. Zellmer, 1348 Dallas Ave., Lawton IA 51030-9770.

Published in the Sioux City Journal April 13, 2022.

**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: Husen-Zellmer

in said newspaper one consecutive Wednesday issues, the first publication thereof being on 13th day of April, 2022.

Beth Birdsell

Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County, this 13th day of April , 2022.

Brenda Gries

Notary Public

In and for Woodbury County.



Legal #35488

130 Line

1 Times

\$75.79