



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(AUGUST 31, 2021) (WEEK 35 OF 2021)

Live streaming at:
https://www.youtube.com/user/woodburycountyiowa

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Live telephonic access at: 712-224-6014

Rocky L. DeWitt 253-0421 rdewitt@woodburycountyiowa.gov
Keith W. Radig 560-6542 kradig@woodburycountyiowa.gov
Mark A. Monson 204-1015 mmonson@woodburycountyiowa.gov
Matthew A. Ung 490-7852 matthewung@woodburycountyiowa.gov
Justin Wright 899-9044 jwright@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held August 31, 2021 at 4:30 p.m. in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Board for speakers.

- 1. Anyone may address the Board on any agenda item after initial discussion by the Board.
2. Speakers will approach the microphone one at a time and be recognized by the Chair.
3. Speakers will give their name, their address, and then their statement.
4. Everyone will have an opportunity to speak. Therefore, please limit your remarks to three minutes on any one item.
5. At the beginning of the discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under the first or final agenda item "Citizen Concerns."
7. For the benefit of all in attendance, please turn off all cell phones and other devices while in the Board Chambers.

AGENDA

- 2:30 p.m. 1. Closed Session Interview {Iowa Code Section (21.5 (1) (i))
First Floor Boardroom
3:30 p.m. 2. Closed Session Interview {Iowa Code Section (21.5 (1) (i))
First Floor Boardroom
4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence
3. Citizen Concerns Information
4. Approval of the agenda Action

Consent Agenda

Items 5 through 9 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

- 5. Approval of the minutes of the August 24, 2021 meeting
6. Approval of claims

7. County Auditor – Patrick Gill
 - a. Receive the appointment of Jason Weber as council person for the City of Danbury
 - b. Receive the appointment of Mona Kirchgatter as council person for the City of Anthon

8. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process
 - c. Approval of the date and financial impact of the 2021 Annual Fall Safety Day

End Consent Agenda

9. Board of Supervisors – Rocky De Witt
Presentation from Trust Inc. for Board to consider solar panel installation Information

10. Community Economic Development – David Gleiser
 - a. Receive the final staff report and Planning & Zoning Commission’s recommendation from their 8/23/21 meeting Action
 - b. Approve the Steve & Michelle Bleil Addition final plat and authorize the Chairman to sign the resolution Action
 - c. Receive the final staff report and Planning & Zoning Commission’s recommendation from their 8/23/21 meeting Action
 - d. Approve the Shever Addition final plat and authorize the Chairman to sign the resolution Action
 - e. Receive the final staff report and Planning & Zoning Commission’s recommendation from their 8/23/21 meeting Action
 - f. Approve the Cozy Creek Addition final plat and authorize the Chairman to sign the resolution Action

11. Secondary Roads – Mark Nahra
Approve the contract for propane at \$1.10 per gallon with New Cooperative, Inc. Action

12. Board of Supervisors – Matthew Ung
Receive into the public record August 26, 2021 letter from CW Suter regarding use of local workforce for LEC project Action

13. Reports on Committee Meetings Information

14. Citizen Concerns Information

15. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

- WED., SEP. 1** **9:00 a.m.** Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
10:30 a.m. Loess Hills Alliance Executive Meeting
12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
1:00 p.m. Loess Hills Alliance Full Board Meeting
3:45 p.m. Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THU., SEP. 2** **10:00 a.m.** COAD Meeting, The Security Institute
- WED., SEP. 8** **8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
6:30 p.m. 911 Service Board Meeting, Public Safety Center, Climbing Hill
8:00 p.m. County's Mayor Association Meeting, Public Safety Center, Climbing Hill
- THU., SEP. 9** **12:00 p.m.** SIMPCO Board of Directors, 1122 Pierce St.
4:00 p.m. Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- TUE., SEP. 14** **3:00 p.m.** Law Enforcement Center Authority Meeting, First Floor Boardroom County Courthouse
- WED., SEP. 15** **10:00 a.m.** Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
12:00 p.m. Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste.
- THU., SEP. 16** **4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., SEP. 17** **12:00 p.m.** Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
- WED., SEP. 22** **2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., SEP. 23** **11:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce St.
- MON., SEP. 27** **6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- TUE., SEP. 28** **2:00 p.m.** Decat Board Meeting, Western Hills AEA, Room F
- MON., OCT. 4** **6:00 p.m.** Board of Adjustment meeting, First Floor Boardroom
- WED., OCT. 6** **3:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
12:00 p.m. District Board of Health Meeting, 1014 Nebraska St.
- THU., OCT. 7** **10:00 a.m.** COAD Meeting, The Security Institute

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

AUGUST 24, 2021, THIRTY-FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, August 24, 2021 at 4:30 p.m. Board members present were Monson, Ung, Wright, De Witt, and Radig. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Finance Director, Joshua Widman, Assistant County Attorney, and Diane Swoboda Peterson, Real Estate/ Recorder Deputy Auditor/Clerk to the Board.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. There were no citizen concerns.
2. Motion by Radig second by Monson to approve the agenda for August 24, 2021. Carried 5-0. Copy filed.
3. Matthew Ung, Board of Supervisors, addressed the board regarding gross misappropriation of facts presented at the August 19, 2021 press conference called by United Today, Stronger Tomorrow.

Motion by De Witt second by Radig to approve the following items by consent:

4. To approve minutes of the August 17, 2021 meeting. Copy filed.
5. To approve the claims totaling \$432,095.83. Copy filed.
6. To approve the notice to Terminate Farm Tenancy letter. Copy filed.
7. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894729405031, 111 Sioux St.

**RESOLUTION #13,224
NOTICE OF PROPERTY SALE**

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**The Northerly half (Nly ½) of the Easterly 75 feet (Ely 75 ft) of Lot Fourteen (14) in Block Eighteen (18), Sioux City Addition, City of Sioux City, Woodbury County, Iowa
(111 Sioux Street)**

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **7th Day of September, 2021 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **7th Day of September, 2021**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$278.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 24th Day of August, 2021.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 8a. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Robert Sorensen, Vin #43274, 1980 Marshfield.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,225
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Robert Sorensen is the titleholder of a mobile home VIN #43274 located in Woodbury County, Iowa and legally described as follows:

VIN #43274 1980 Marshfield

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Robert Sorensen.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8b. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Cindy Fink, Vin #AP305296, 2001 Ashton.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,226
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Cindy Fink is the titleholder of mobile home VIN #AP305296, located in Woodbury County, Iowa and legally described as follows:

VIN #AP305296 2001 Ashton

WHEREAS, the above-stated mobile homes has taxes payable including special assessments and the mobile homes are owned by Cindy Fink.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8c. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Jordan Naylor, Vin #584, 1972 Astra.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,227
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Jordan Naylor is the titleholder of mobile home VIN #584 located in Woodbury County, Iowa and legally described as follows:

VIN #584 1972 Astra

WHEREAS, the above-stated mobile homes has taxes payable including special assessments and the mobile homes are owned by Jordan Naylor.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8d. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Lake Forest MHC, Vin #13599, 1976 Schult.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,228
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Lake Forest MHC is the titleholder of a mobile home, VIN #135399 located in Woodbury County, Iowa and legally described as follows:

VIN #135399 1976 Schult

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Lake Forest MHC.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8e. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Denice Badding, Vin #M307435, 2002 Schult.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,229
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Denice Badding is the titleholder of a mobile home, VIN #M307435 located in Woodbury County, Iowa and legally described as follows:

VIN #M307435 2002 Schult

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Denice Badding.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8f. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Glenda Thompson, Vin #7866, 1980 Shar-lo.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,230
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Glenda Thompson is the titleholder of a mobile home, VIN #7866 located in Woodbury County, Iowa and legally described as follows:

VIN #7866 1980 Shar-lo

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Glenda Thompson.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8g. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Brandi & Eric Russell, Vin #INFL555AB11548HP13.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,231
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Brandi & Eric Russell is the titleholder of a mobile home, VIN #INFL555AB11548HP13 located in Woodbury County, Iowa and legally described as follows:

VIN #INFL555AB11548HP13 2006 Highland Park

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Brandi & Eric Russell.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8h. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Mary McDowell, Vin #04560318J 1976 Buddy.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,232
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Mary McDowell is the titleholder of a mobile home, VIN #04560318J located in Woodbury County, Iowa and legally described as follows:

VIN #04560318J 1976 Buddy

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Mary McDowell.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8i. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Darwin Santos-Santiago, Vin #22GFS4288, 1976 Bendix.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,233
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Darwin Santos-Santiago is the titleholder of a mobile home, VIN #22GFS4288 located in Woodbury County, Iowa and legally described as follows:

VIN #22GFS4288 1976 Bendix

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Darwin Santos-Santiago.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8j. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Yes Communities, Vin #2238526811AB 1986 Titan.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,234
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, Yes Communities is the titleholder of a mobile home, VIN #2238526811AB located in Woodbury County, Iowa and legally described as follows:

VIN #2238526811AB 1983 Titan

WHEREAS, the above-stated mobile home has taxes payable for 2020-21 including special assessments and the mobile home is owned by Yes Communities.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 8k. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for New Perspective Inc, Parcel #894735202017.

**WOODBURY COUNTY, IOWA
RESOLUTION #13,235
RESOLUTION APPROVING ABATEMENT OF TAXES**

WHEREAS, New Perspectives Inc. is the titleholder of a real estate Parcel #894735202017 located in Woodbury County, Iowa and legally described as follows.

Parcel #894735202017

LL-SC COMM 89-47 C M ST PAUL PACIFIC RR RUNNING OVER & ACROSS SW CORNER NW NE ABUTTING BLKS 3-4-5-7 HEDGES 3RD TABLE & RUNNING SWLY OVER NE CORNER SW NE TO W LINE SE NE THEC THE SWLY 60 FT OVER THE WLY PART SE NE TO N LINE OF SPAULDING ST AND EX A TRI TCT ABUTTING LOTS 17 -18-19 BLK 3 HEDGES 3RD TABLE BEING 50 FT ON S EX 136.87 FT ON NE X 145.72 ON SW NW NE 35-89-47

WHEREAS, the above-stated real estate has property tax interest and fees payable for 2018-19, and the property is owned by New Perspectives Inc.

WHEREAS, these property tax interest and fees are uncollectable or impractical to pursue collection through personal judgment or tax sale

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these property tax interest and fees; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above real estate according to Code of Iowa, 445.16 and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 24th day of August, 2021.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 9a. To approve the separation of Anna Graves, P/T Youth Worker, Juvenile Detention Dept., effective 08-06-2021. Resignation. Copy filed.
- 9b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for P/T Youth Worker, Juvenile Detention Dept. AFSCME Juvenile Detention: \$20.38/hour. Copy filed.
- 9c. Presentation of Award Certificate to David Dawson and Karla Polley. Copy filed.

Carried 5-0.

- 10. Motion by Ung second by Monson to approve the intermittent comp payout for C.G. Carried 5-0. Copy filed.
- 11. Motion by Monson second by Radig to set October 12, 2021 at 4:45 p.m. for a public hearing in the Courthouse Basement Board meeting room to discuss the establishment of a level B road system. Carried 5-0. Copy filed.

The Board recessed for a meeting of the Bennett McDonald Smithland Drainage Districts.

The Supervisors meeting was called back to order.

- 13. Motion by Monson second by Radig to approve and authorize the Chairman to sign a letter of support for the water trail on the Little Sioux River. Carried 5-0. Copy filed.
- 14. The Board heard reports on committee meetings.
- 15. Cyndi Hanson, M La Mere, Val Ukin, Ernie Colt, William Burrows, Jen Pellant, Matthew O'Kane, Sun Rose Iron Shell, Don Marns, David Bushaw. And Faith Taylor stated their concerns about the new jail.

Ernie Colt asked if the county had a plan for Covid vaccination.

Motion by Ung second by Radig to receive letter of concerns regarding grow misappropriation of facts at the August 19 press conference called by United Today, Stronger Tomorrow. Carried 5-0. Copy filed.

- 16. Board concerns.

The Board adjourned the regular meeting until August 31, 2021.

Meeting sign in sheet. Copy filed.

Notice of Vacancy Appointment Form

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: City of Danbury School/City/Township/
Stacy Roukdasch Extension/Soil & Water
8/20/20 Secretary/Clerk
Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Council member
Name Jason Weber
Address 105 Thomas St.
City/Zip Danbury, IA 51019
Date of appointment 3/10/20

This appointment is to fill the office previously held by:

Sue Ham
(Name of previous official)

RETURN TO: Patrick F. Gill
Woodbury County Commissioner of Elections
620 Douglas St, Rm 103
Sioux City, IA 51101

NOTICE OF APPOINTMENT TO FILL A VACANCY

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: City of Anthon School/City/Township/
Jenifer D. Umbach, City clerk Extension/Soil & Water
Secretary/Clerk
8/10/2021 Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Councilman
Name Mona Kirchgatter
Address 310 E. Randolph St.
City/Zip Anthon, 51004
Date of appointment 8/9/2021

2021 AUG 12 PM 1:26
WOODBURY COUNTY
AUDITOR RECORDER
COMMISSIONER
OF ELECTIONS
PATRICK F. GILL

This appointment is to fill the office previously held by:

Jerry Boggs
(Name of previous official)

RETURN TO: Patrick F. Gill
Woodbury County Commissioner of Elections
620 Douglas St, Rm 103
Sioux City, IA 51101

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: August 31, 2021

*** PERSONNEL ACTION CODE:**

- | | |
|----------------|---------------------|
| A- Appointment | R-Reclassification |
| T - Transfer | E- End of Probation |
| P - Promotion | S - Separation |
| D - Demotion | O - Other |

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

| NAME | DEPARTMENT | EFFECTIVE DATE | JOB TITLE | SALARY REQUESTED | % INCREASE | * | REMARKS |
|-----------------|--------------------|----------------|------------------------|------------------|---------------|---|--|
| Newman, Cara | County Sheriff | 9-06-21 | Senior Clerk | \$24.63/hour | 10%=\$2.33/hr | R | Per AFSCME Courthouse Contract agreement, from Grade 4/Step 4 to Grade 4/Step 5. |
| Sanchez, Alec | County Sheriff | 9-07-21 | Civilian Jailer | \$21.02/hour | | A | Job Vacancy Posted 6-30-21. Entry Level Salary: \$21.02/hour. |
| Lieber, Jesse | Juvenile Detention | 9-13-21 | Youth Worker | | | S | Resignation. |
| Greco, Kimberly | County Sheriff | 9-20-21 | Civilian Jailer | \$21.02/hour | | A | Job Vacancy Posted 7-21-21. Entry Level Salary: \$21.02/hour. |
| Bryce, Richard | Building Services | 10-05-21 | Maintenance Technician | | | S | Retirement. |
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APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: *Melissa Thomas HR Director*

HUMAN RESOURCES DEPARTMENT

WOODBURY COUNTY, IOWA

DATE: August 31, 2021

AUTHORIZATION TO INITIATE HIRING PROCESS

| DEPARTMENT | POSITION | ENTRY LEVEL | APPROVED | DISAPPROVED |
|--------------------|------------------|--|----------|-------------|
| Juvenile Detention | F/T Youth Worker | AFSCME Juvenile Detention: \$20.38/hour | | |
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Chairman, Board of Supervisors

Lisa Anderson

From: Ryan Weber
Sent: Thursday, August 26, 2021 9:18 AM
To: Lisa Anderson; Melissa Thomas
Cc: Jill Gilmore; Andrew Britton
Subject: JL
Attachments: Scan_2021_08_26_09_15_03_454.pdf

Good morning, attached is the resignation letter for Jesse Lieber. I am also requesting approval to replace Jesse with (1) full time male promoting within the department.

Ryan M. Weber

Director
Woodbury County Juvenile Detention Center
rweber@woodburycountyiowa.gov
Phone: (712) 279-6622
Fax: (712) 234-2900

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 08/26/2021 Weekly Agenda Date: 08/31/2021

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Melissa Thomas

WORDING FOR AGENDA ITEM:

Approval of the date and financial impact of the 2021 Annual Fall Safety Day

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Woodbury County provides annual Safety training to Secondary Roads and Conservation. It will be held on October 28, 2021.

BACKGROUND:

This annual event has been approved in the past for the benefit of the employees and further County goals.

FINANCIAL IMPACT:

Breakfast and lunch provided for the Safety training will be approximately \$840. The breakfast will be paid for from the health fund and the lunch will be paid by Secondary Roads and Conservation.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Approve the motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the Annual Fall Safety date and the financial impact.

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 8-26-21 Weekly Agenda Date: 8-31-21

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Rocky De Witt

WORDING FOR AGENDA ITEM:

Presentation from Trust Inc. for Board to consider solar panel installation

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Discuss purchase of solar/electric power savings

BACKGROUND:

FINANCIAL IMPACT:

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Potential to add as action item in future. Possibility of using ARPA Funds.

ACTION REQUIRED / PROPOSED MOTION:

Information

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: _____ Weekly Agenda Date: _____

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _____

WORDING FOR AGENDA ITEM:

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL IMPACT:

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

ACTION REQUIRED / PROPOSED MOTION:

FINAL PLAT
A MINOR SUBDIVISION PLAT
OF
STEVE & MICHELLE BLEIL ADDITION
WOODBURY COUNTY, IOWA

PARCEL DESCRIBED ON A
WARRANTY DEED RECORDED ON
ROLL 733, IMAGES 7476-7477

N.E. CORNER
N.E.1/4-N.E.1/4
SEC. 10-89-44
FOUND 1/2"
REBAR

375.00' E
N 0°00'00" W

POINT OF
BEGINNING

40'x73'
INGRESS/
EGRESS
EASEMENT

EXISTING
ENTRANCE

S.E. CORNER
N.E.1/4
SEC. 10-89-44
FOUND 1/2"
PIPE

BOARD OF SUPERVISOR'S RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 2021, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY _____, 2021.

ROCKY DEWITT
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
PATRICK F. GILL
SECRETARY

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED _____, 2021.

PATRICK F. GILL
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS
COUNTY OF WOODBURY:

DOCKET NO: _____

FILED FOR RECORD, THIS _____ DAY OF _____, 2021 AT _____

O'CLOCK ____M. RECORDED IN PLAT ENVELOPE _____

INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA
BY: DIANE SWOBODA PETERSON, DEPUTY

COUNTY ENGINEER'S CERTIFICATE

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

MARK NAHRA, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY
ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVICE THE PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2021 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS _____ DAY OF _____, 2021.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT CREASEY FARMS LIMITED PARTNERSHIP, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A PROFESSIONAL SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____, 2021

STEPHEN J. CREASEY, MEMBER-MANAGER
CREASEY FARMS LIMITED PARTNERSHIP

PARTNERSHIP ACKNOWLEDGMENT

STATE OF IOWA : SS

WOODBURY COUNTY:

ON THIS _____ DAY OF _____, 2021 BEFORE ME THE UNDERSIGNED NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE PERSONALLY APPEARED STEPHEN J. CREASEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT HE IS THE MEMBER-MANAGER OF CREASEY FARMS LIMITED PARTNERSHIP, AN IOWA GENERAL PARTNERSHIP, AND THAT THE INSTRUMENT WAS SIGNED ON BEHALF OF THE PARTNERSHIP BY AUTHORITY OF THE PARTNERS AND THE PARTNERS ACKNOWLEDGED THE EXECUTION OF THE INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF THE PARTNERSHIP BY IT AND BY THE PARTNERS VOLUNTARILY EXECUTED.

NOTARY PUBLIC

Murphy Collins & McGill, PLC
Attorneys and Counselors at Law

38 First Avenue N.W.
Post Office Box 526
Le Mars, Iowa 51031-0526

Patrick N. Murphy
W.E. (Gene) Collins
Michael P. Murphy
Maureen McGill Hoogeveen
Jacqueline L. Grotewold

Telephone 712-546-8844
Telecopier 712 546-8844
email: murplaw@premieronline.net
www.lemarslaw.net

Woodbury County Auditor/Recorder
Woodbury County Courthouse
Sioux City, IA 51101

Dear Folks:

At your request I have examined the Abstract of Title to:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 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 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 161.56 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 148.44 FEET; THENCE N.0°00'00"E. FOR 375.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 733, IMAGES 7476-7477; THENCE S.89°39'30"E. ALONG SAID SOUTH LINE FOR 423.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 3.14 ACRES EXCLUDING SAID RIGHT OF WAY. TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE S.89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER 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,

as evidenced by Abstract of Title thereto and which consists of one part being Abstract of Title No. 295663 of Engleson Abstract Company, Sioux City, Iowa, consisting of 30 entries, commencing from and including the date of recording of the Root of Title, having been prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa and Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association and being certified to as complete and accurate to the _____ day of August, 2021, at _____.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of CREASEY FARMS, LIMITED PARTNERSHIP, all subject, however, to the following defects, qualifications and encumbrances:

- Entry No. 5 of the Abstract discloses a Right of Way Easement in favor of Woodbury County Rural Electric Co-operative Association dated August 10, 1938, acknowledged September 8, 1939, and filed of record on December 19, 1939 in Book 146, Page 60 in the Office of the Woodbury County, Iowa, Recorder's Office. You should review the same to determine its effect, if any, upon your intended usage of this real estate.
- The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.
- Real estate taxes for fiscal year 2019-2020 are shown as paid in full. Parcel No. 894410200002.
- If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.
- This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstractor.
- You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We made no finding as to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

W.E. (GENE) COLLINS
WEC:cc

CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 2021, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONOLLY
WOODBURY COUNTY ASSESSOR

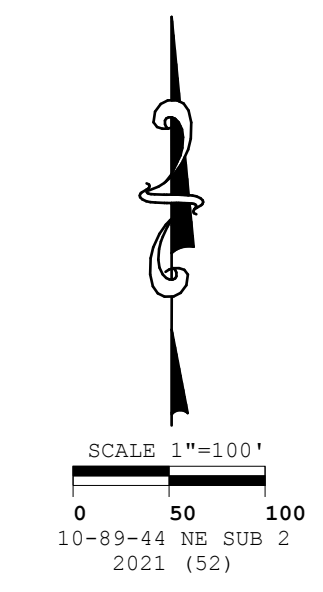
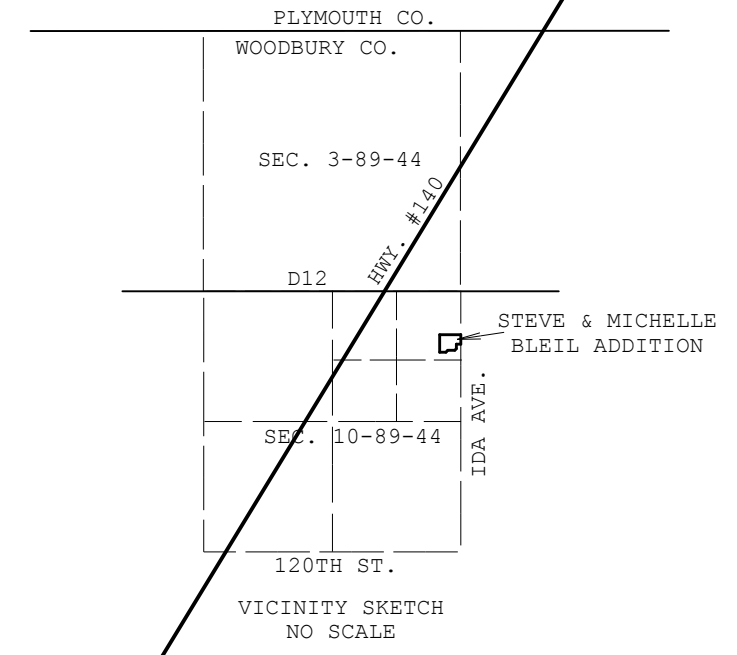
TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
TREASURER,
WOODBURY COUNTY, IOWA

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IOWA 51038



OWNER/SUBDIVIDER:
CREASEY FARMS LIMITED PARTNERSHIP

SURVEYOR:
ALAN L. FAGAN

BUILDING SETBACKS:
FRONT YARD - 100 FEET FROM ROAD R.O.W.
SIDE YARD - 20 FEET
ACCESSORY STRUCTURE - 10 FEET
REAR YARD - 50 FEET
ACCESSORY STRUCTURE - 10 FEET

- MONUMENTS**
- = 5/8" PIN FOUND
 - ⊙ = 1/2" YELLOW CAPPED REBAR #7548 FOUND
 - ⊙ = 60 D SPIKE FOUND, REPLACED WITH 12" SPIKE
 - = 1/2" YELLOW CAPPED REBAR #15082 SET
 - ⊙ = SPIKE SET (UNLESS NOTED)

SURVEYOR'S DESCRIPTION:
PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 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 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 161.56 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 148.44 FEET; THENCE N.0°00'00"E. FOR 375.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 733, IMAGES 7476-7477; THENCE S.89°39'30"E. ALONG SAID SOUTH LINE FOR 423.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 3.14 ACRES EXCLUDING SAID RIGHT OF WAY. TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE S.89°39'30"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER 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.

SURVEYOR'S CERTIFICATE:
I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA _____, 2021.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2021



| INDEX LEGEND | |
|----------------|---|
| SURVEYOR: | ALAN L. FAGAN 712 539-1471 |
| MAIL TO: | AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038 |
| COUNTY: | WOODBURY |
| SECTION(S): | 10 T. 89 N., R. 44 W. |
| ALIQUOT PART: | PART OF THE N.E.1/4 OF THE N.E.1/4 |
| CITY: | |
| SUBDIVISION: | |
| BLOCK(S): | |
| LOT(S): | |
| PROPRIETOR(S): | CREASEY FARMS LIMITED PARTNERSHIP |
| REQUESTED BY: | W.E. (GENE) COLLINS |



**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

**STEVE & MICHELLE BLEIL ADDITION
FINAL REPORT – 8/24/21**

| APPLICATION DETAILS | PROPERTY DETAILS | TABLE OF CONTENTS |
|--|---|---|
| Applicant(s): Creasey Farms Limited Partnership Application Type: Minor Subdivision Subdivision Name: Steve & Michelle Bleil Addition Application Date: August 5, 2021 Subdivision Area: 3.32 Acres (1 Lot) Legal Notice Date: August 13, 2021 Stakeholders (1000') Letter Date: August 9, 2021 Zoning Commission Public Hearing Date: August 23, 2021 at 6:00 PM | Parcel(s): 894410200002 Township: T89N R44W (Arlington) Section: 10; Quarter: NE 1/4 Zoning District: Agricultural Preservation (AP) Floodplain District: Zone X (Not in Floodplain) Address: 1125 Ida Ave., Merville, IA 51039 | <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat |

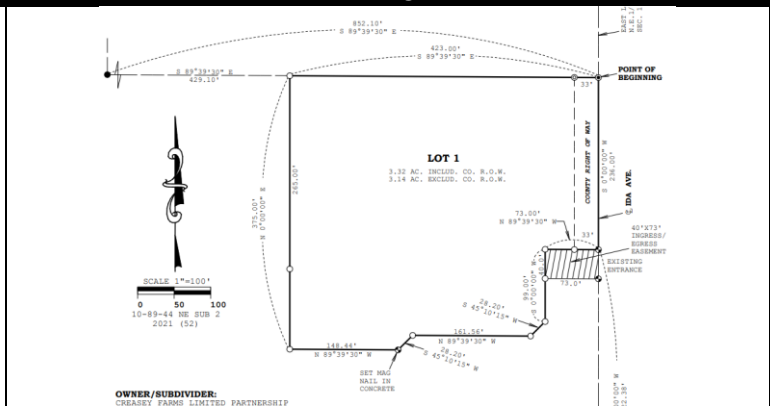
SUMMARY

Creasey Farms Limited Partnership has filed an application for a one-lot minor subdivision on the property (Parcel #894410200002) as referenced above to split the house from the farm ground. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 13, 2021. The neighbors within 1000 FT have been duly notified via an August 9, 2021 letter about the August 23, 2021 Zoning Commission public hearing. As of August 19, 2021, one phone inquiry from Lea Herbold was received inquiring if this was for a hog confinement. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found the proposed driveway ingress/egress easement location acceptable for site distance to serve both the house and the farm ground. Extraterritorial review was not required as this property location exceeds 2 miles from an incorporated area. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021.

AERIAL MAP



PLAT EXCERPT



ZONING COMMISSION RECOMMENDATION AND STAFF RECOMMENDATION

The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021.

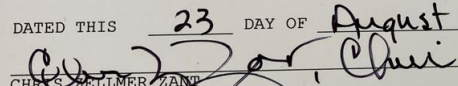
Staff recommends approval of the Steve & Michelle Bleil Addition final plat as proposed.

ZONING COMMISSION CERTIFICATE

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF STEVE & MICHELLE BLEIL ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 23rd DAY OF August, 2021 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 23 DAY OF August, 2021.


CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

ZONING COMMISSION DRAFT MINUTES – AUGUST 23, 2021

Minutes - Woodbury County Zoning Commission Meeting – August 23, 2021

The Zoning Commission (ZC) meeting convened on the 23rd of August 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Martha Boyle, Scott Gernhart, Paul Rippke, Jeff Priestley, Poch Espina
Phone Present: Gene Collins

Call to Order

Chair Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Bride requested for a correction to the 7/28/21 minutes under the "Public Hearing – Davis Subdivision Proposal" section. For clarification, he asked for the minutes to reference the current floodplain map as the old map to remove confusion with the proposed draft map. The revised sentence states "Bride indicated that the current/old floodplain map at that location does not accurately reflect the area." Motion to approve minutes as corrected: Parker. Second: O'Tool. Vote: 5-0.

Public Hearing: Shever Addition Minor Subdivision Proposal – Nathan A. Shever

Priestley read the preliminary report and staff recommendation into the record. Nathan A. Shever has submitted a Minor Subdivision application to establish a one lot, 6.75-acre, minor subdivision on Parcel #884305200002 to separate the house from the farm. This property is in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located on Government Lot 1 of Section 5, T88N R 43W (Kedron Township). Martha Boyle, representing the applicant on sale of property, confirmed an easement will be given for the well. Motion to close public hearing: Meister. Second: Parker. Vote 5-0. A motion was made to recommend approval of the Shever Addition based on the three criteria: 1) to adopt the County Engineer's comments for an easement access maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouxland District Health's permitting requirements for the installation of a new on-site septic system: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Cozy Creek Addition Minor Subdivision Proposal – Bret & Jodi Peterson

Priestley read the preliminary report and staff recommendation into the record. Bret and Jodi Peterson have submitted a Minor Subdivision application to establish a two lot (Lot 1: 12.49 acres; Lot 2: 19.07 acres) minor subdivision on Parcel #884514100006 to facilitate the construction of a new home on the proposed Lot 2. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NW ¼ of Section 14, T88N R45W (Moville Township). Surveyor Scott Gernhart of True Engineering explained that the owners will sell Lot 1 and build a new house on Lot 2 along with a new well and septic system. Motion to close public hearing: Parker. Second: O'Tool. Vote 5-0. In consideration that the property owners follow the Woodbury County Soil and Water Conservation District's recommendation of erosion control practices and Siouxland District Health's recommendation about easement access if there were a shared well, a motion was made to recommend approval of the Cozy Creek Addition: Parker. Second: Meister. Vote: 5-0.

Public Hearing: Steve And Michelle Bleil Addition – Creasey Farms Limited Partnership

Priestley read the preliminary report and staff recommendation into the record. Creasey Farms Limited Partnership has submitted a Minor Subdivision application to establish a one lot, 3.32-acre, minor subdivision on Parcel #894410200002 to separate the house from the farm. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NE ¼ of Section 10, T89N R44W (Arlington Township). The applicants' attorney, Gene Collins stated that the split is result of a long-term agreement to sell the property. Motion to close public hearing: O'Tool. Second: Parker. Vote 5-0. Priestley added that he received a phone call asking if the split was being requested for a hog confinement. Priestley explained that he informed the property owner that permitting for animal confinements is a separate process from the subdivision application. He explained that the master matrix building permit is used for confinements with over 1000 animal units. However, building permits are not required under the AG Exemption rules for operations below the master matrix threshold. However, property owners must comply with state regulations administered through the Iowa DNR. It was also noted that a confinement may be placed on a subdivided property if the property owner is AG Exempt and meets state guidelines. Meister pointed out that on page 33 of the preliminary report packet, the deed holder on the parcel report should be Creasey Farms Ltd Partnership, Parcel #894410200002. A motion was made to recommend approval of the Steve and Michelle Bleil Addition: Bride. Second: Meister. Vote: 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Priestley offered updates about the adoption of the proposed draft floodplain maps. Woodbury County officially received notice from the Federal Emergency Management Agency (FEMA) in a letter dated August 12, 2021 that the proposed flood designations have been published in the Federal Register on June 29, 2021 and have/will be published in the Sergeant Bluff Advocate, the Sioux City Journal, and the Record on or about August 19, 2021 and August 26, 2021. A notice will also be published on the FEMA website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp. There will be a 90-day appeals process following the second publication date. Property owners who disagree may provide scientific or technical data

to challenge the maps. It is anticipated that public meetings will be held in the near future with representatives from the Iowa Department of Natural Resources present.

Priestley offered updates on the consideration of the floodplain development ordinance. He also offered updates on the 2040 Comprehensive Plan survey. As of August 19, 2021, over 400 surveys have been received and processed by SIMPCO. Preliminary data was shared to the Comprehensive Plan Steering Committee meeting on the same date. Priestley also noted that staff and representatives from SIMPCO worked at a booth at the Woodbury County Fair to encourage fairgoers to complete the survey.

Priestley indicated that the Iowa State Extension will put on training for planning and zoning officials on October 6th at the Fireside in Anthon, IA. An email will be sent to commissioners and board members asking them to register.

Priestley offered updates about future Zoning Commission public meetings following the expiration of Governor Reynolds' COVID proclamation in June of 2021. All public meetings must follow Iowa Code and the meetings must be held in-person with the commissioners present to constitute a quorum.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Priestley indicated that staff received a letter announcing a postponement of the public meeting that was previously scheduled. The delay is due to surveying issues. Priestley will update the commission when more information is available.

O'Tool inquired about the closure of the plat as referenced on the County Engineer's review memo. The County Engineer is required to check to see if final plat conforms to Iowa Code 355.8 to ensure that the boundary lines of the subdivision are properly measured and include no errors in closure.

Adjourn

Motion to adjourn: Bride. Second: Meister. Motion passed: 5-0. Meeting adjourned at 6:47 PM.

CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

| | |
|--|--|
| | shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code. |
| | Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law. |
| | shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and |
| | Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required. |
| | shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and |
| | Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data. |
| | shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and |
| | Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat. |
| | shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties. |
| | Staff attest to the final plat conforming to the goals and objectives of the county plan, and have no additional recommendations or requirements as it relates to the proposed final plat. Staff recommends approval of the final plat as proposed. |

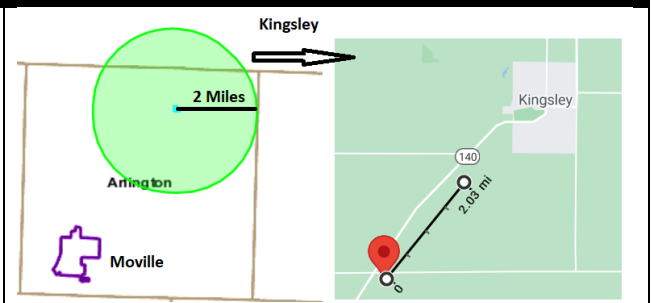
ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

| | |
|--|--|
| | <p>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</p> |
| | <p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 ft have also been met.</p> |
| | <p>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</p> |
| | <p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing.</p> |
| | <p>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</p> |
| | <p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission. No conditions were recommended by the Zoning Commission at their August 23, 2021 meeting.</p> |
| | <p>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</p> |
| | <p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p> |

EXTRATERRITORIAL REVIEW

This property is not within two (2) miles of a corporate boundary and does not require extraterritorial review under Iowa Code, Section 354.9.



LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on Friday, August 13, 2021.

NOTICE OF THREE (3) PUBLIC HEARINGS REGARDING MINOR SUBDIVISION PROPOSALS
WOODBURY COUNTY ZONING COMMISSION
 The Woodbury County Zoning Commission will hold public hearings on the following item(s) hereafter described in detail on August 23, 2021 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620

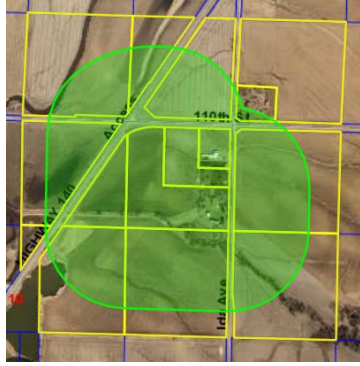
Douglas Streets, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call 712-464-1133 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 Shever Addition - a minor subdivision in a 6.75-acre portion of Government Lot 1 in Section 5, T88N R43W (Kedron Township), on Parcel #884305200002. The parent parcel is located about 4 miles west of Corredonville and about 5 miles north of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Applicant: Nathan A. Shever, Property Address, 3752 160th St., Corredonville, IA 51016.

Item Two (2)
PROPOSED MINOR SUBDIVISION: To be known as Cozy Creek Addition - a minor subdivision in a 32.46-acre portion of the NW ¼ of Section 14, T88N R45W (Moville Township), on Parcel #884514100006. The parent parcel is located 2.9 miles south of Moville. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicants: Bret and Jody Peterson, Property Address, 2827 185th St., Moville, IA 51039.

Item Three (3)
PROPOSED MINOR SUBDIVISION: To be known as Steve & Michelle Bleil Addition - a minor subdivision in a 3.32-acre portion of the NE ¼ of Section 10, T89N R44W (Arrington Township), on Parcel #894410200002. The parent parcel is located about 3.7 miles northeast of Moville and about 3 miles southwest of Kingsley. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicant: Creasey Farms Limited Partnership, Property Address, 1125 Ida Ave., Moville, IA 51039.
 Published in the Sioux City Journal August 13, 2021, LGL#34532

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **six (6)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **August 9, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **August 23, 2021 at 6:00 PM**.

As of **August 24, 2021**, the Community and Development office has received:

- 1 Phone Inquiry
- 0 Written Comments

The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

| Property Owner(s) | Mailing Address | Comments |
|---|--|--|
| Creasey Farms Limited Partnership | 2637 Seven Oaks Park, Muscatine IA 52761 | No comments. |
| Guthridge Farms, LLC | 2864 110th St., Kingsley, IA 51028 | No comments. |
| Lea J. Herbold Revocable Trust | 1078 Ida Ave., Kingsley, IA 51028 | Inquiry about the purpose of the proposal. Was concerned this could be for a hog confinement. – 8/11/21. |
| Clifford N. Moodie and Nicole A. Moodie | 1090 Ida Ave., Kingsley, IA 51028 | No comments. |
| Janiel K. Benson | PO Box 57278, Salt Lake City, UT 84157 | No comments. |
| Evans Realty Corp. | PO Box 542016, Omaha, NE 68154 | No comments. |

STAKEHOLDER COMMENTS

| | |
|--|---|
| 911 COMMUNICATIONS CENTER: | No issue here. – Glenn Sedivy, 8/9/21. |
| CENTURYLINK: | No comments. |
| FIBERCOMM: | No comments. |
| IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): | No comments. |
| LONGLINES: | No comments. |
| MAGELLAN PIPELINE: | Magellan has no facilities on the property. – Bryan Ferguson, 8/16/21. |
| MIDAMERICAN ENERGY COMPANY (Electrical Division): | I have reviewed the proposed minnow[minor] subdivision proposal for MEC electric – no conflicts. – Casey Meinen, 8/9/21. |
| MIDAMERICAN ENERGY COMPANY (Gas Division): | I have reviewed for MEC "Gas" and there are no conflicts. – Tyler Ahlquist, 8/9/21. |
| NATURAL RESOURCES CONSERVATION SERVICES (NRCS) | No comments. |
| NORTHERN NATURAL GAS: | No comments. |
| NORTHWEST IOWA POWER COOPERATIVE (NIPCO): | NIPCO has no issues with the Steve & Michelle Bleil subdivision. We do not have any infrastructure in that area. – Jeff Zettel, 8/11/21. |
| NUSTAR PIPELINE: | This Domingo from Nustar, we have nothing in this area. Thank you. – Domingo Torres, 8/12/21. |
| SIouxLAND DISTRICT HEALTH DEPARTMENT: | No comments. |
| WIATEL: | No comments. |
| WOODBURY COUNTY ASSESSOR: | No comments. |
| WOODBURY COUNTY CONSERVATION: | No comments. |
| WOODBURY COUNTY EMERGENCY MANAGEMENT: | I have no comments or concerns. – Rebecca Socknat, 8/9/21. |
| WOODBURY COUNTY EMERGENCY SERVICES: | No comments. |
| WOODBURY COUNTY ENGINEER: | See "Review Memo" below. |
| WOODBURY COUNTY RECORDER: | No comments. |
| WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): | Woodbury Co REC has no comments or concerns. – Kent Amundson, 8/9/21. |
| WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: | The WCSWCD has no comments regarding this proposed sub-division. – Neil Stockfleth, 8/9/21. |
| WOODBURY COUNTY TREASURER: | The taxes for the 2019 assessment year have been paid in full. The total amount owed for the 2020 assessment year is \$1,982.00. Each half (Sept 2021 and March 2022) is \$991.00. – Kimber Koepke, 8/9/21. |



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nahra, County Engineer

Date: August 10, 2021

Subject: Steve & Michelle Bleil Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated August 6, 2021.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The proposed shared driveway ingress/egress easement location has acceptable sight distance. It is at the best location on the frontage for providing sight distance. It appears to serve the house and lot one, along with the farm yard south of the home and is probably the best solution for accessing both areas.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORT

Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 894410200002
 Alternate ID 855840
 Property Address 1125 IDA AVE
 MOVILLE IA 51039
 Sec/Twp/Rng 10-89-44
 Brief Tax Description EX 1AC NW COR & EX N783' E852.1' NENENE 10-89-44
 (Note: Not to be used on legal documents)
[244-1762 \(3/4/1996\)](#)
 Deed Book/Page
 Gross Acres 23.63
 Net Acres 23.63
 Adjusted CSR Pts 1822.99
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0049 ARLINGTON/WD-C
 School District WOODBURY CENTRAL
 Neighborhood N/A



Owner

Deed Holder

[Creasey Farms Ltd Partnership](#)
 2637 Sevenoaks Park
 Muscatine IA 52761

Contract Holder

Mailing Address

Creasey Farms Ltd Partnership
 2637 Sevenoaks Park
 Muscatine IA 52761

Land

Lot Area 23.63 Acres; 1,029,323 SF

Residential Dwellings

Residential Dwelling

Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1929
 Condition Normal
 Roof Mt/ Gable
 Flooring
 Foundation C Blk
 Exterior Material Stl
 Interior Material Plis
 Brick or Stone Veneer
 Total Gross Living Area 1,347 SF
 Main Area Square Feet 576
 Attic Type None;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type Full
 Basement Area 688
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full; 1 Half Bath);
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches
 Decks
 Additions 1 Story Frame (112 SF) (112 Bsmt SF);
 1 Story Frame (256 SF);
 Garages 576 SF (24F W x 24F L) - Det Frame (Built 1981);

Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|--------|------------------------------|-------------|-------|--------|------------|----------------|
| 0 | Poultry House | | 24 | 24 | 1930 | 1 |
| 0 | Crib | | 22 | 26 | 1930 | 1 |
| 0 | Barn - Flat | | 32 | 40 | 1924 | 1 |
| 0 | Barn - Feed and Livestock | | 40 | 56 | 1924 | 1 |
| 0 | Bin - Grain Storage (Bushel) | BIN | 24 | 21 | 1986 | 1 |
| 0 | Bin - Grain Storage (Bushel) | BIN | 24 | 21 | 1986 | 1 |
| | Bin - Grain Storage (Bushel) | | 30 | 25 | 2010 | 1 |
| | Bin - Grain Storage (Bushel) | | 30 | 25 | 2015 | 1 |

Permits

| Permit # | Date | Description | Amount |
|----------|------------|-------------|--------|
| 5986 | 08/25/2015 | Misc | 35,000 |

Valuation

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Classification | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture |
| + Assessed Land Value | \$46,140 | \$43,620 | \$43,620 | \$63,500 | \$63,500 |
| + Assessed Building Value | \$17,830 | \$16,280 | \$17,320 | \$23,890 | \$23,890 |
| + Assessed Dwelling Value | \$54,160 | \$49,190 | \$49,190 | \$44,270 | \$48,300 |
| = Gross Assessed Value | \$118,130 | \$109,090 | \$110,130 | \$131,660 | \$135,690 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$118,130 | \$109,090 | \$110,130 | \$131,660 | \$135,690 |

SOIL REPORT

Summary

| | | |
|-------------------------|--------------|---|
| Parcel ID | 894410200002 | |
| Gross Acres | 23.63 | |
| ROW Acres | 0.00 | |
| Gross Taxable Acres | 23.63 | |
| Exempt Acres | 0.00 | |
| Net Taxable Acres | 23.63 | (Gross Taxable Acres - Exempt Land) |
| Average Unadjusted CSR2 | 87.00 | (2055.78 CSR2 Points / 23.63 Gross Taxable Acres) |

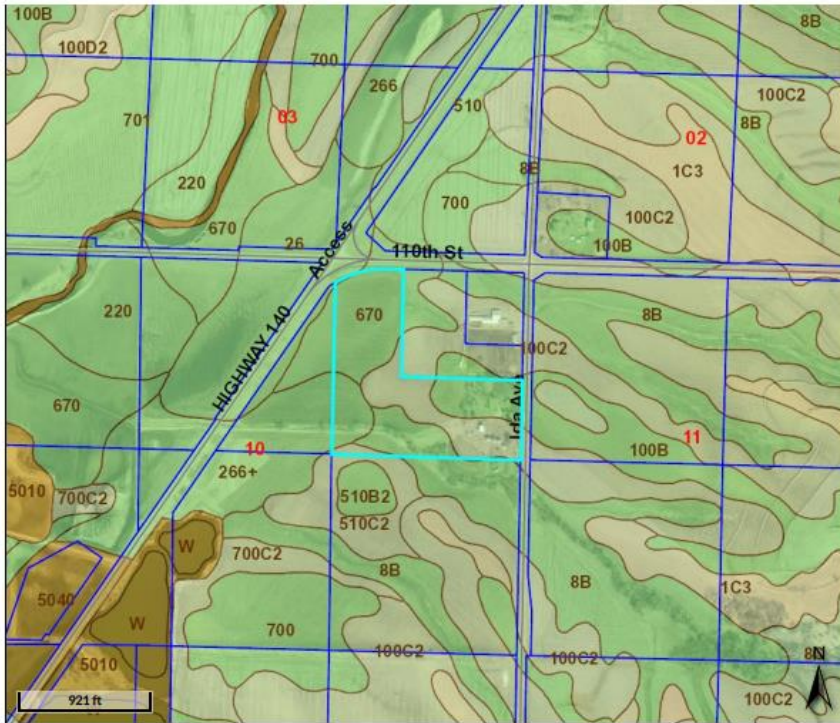
Agland Active Config 2017 CSR2

Sub Parcel Summary

| Description | Acres | CSR2 | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|--------------|-------|------------------------|----------------------|
| 100% Value | 18.39 | 85.85 | 1,578.76 | 1,578.76 |
| Non-Crop | 5.24 | 91.03 | 477.02 | 244.23 |
| Total | 23.63 | | 2,055.78 | 1,822.99 |

Soil Summary

| Description | SMS | Soil Name | CSR2 | Adjusted Acres | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|-------|--|-------|----------------|------------------------|----------------------|
| 100% Value | 100B | MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES | 95.00 | 1.22 | 115.90 | 115.90 |
| 100% Value | 26 | KENNEBEC SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALL | 93.00 | 0.06 | 5.58 | 5.58 |
| 100% Value | 8B | JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES | 92.00 | 2.61 | 240.12 | 240.12 |
| 100% Value | 510C2 | MONONA SILT LOAM, BENCH, 5 TO 9 PERCENT SLOPES, MODERATELY E | 88.00 | 0.45 | 39.60 | 39.60 |
| 100% Value | 266+ | SMITHLAND SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLO | 87.00 | 2.14 | 186.18 | 186.18 |
| 100% Value | 100C2 | MONONA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ER | 85.00 | 4.92 | 418.20 | 418.20 |
| 100% Value | 670 | RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE | 82.00 | 6.99 | 573.18 | 573.18 |
| Non-Crop | 100B | MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES | 95.00 | 2.49 | 236.55 | 118.62 |
| Non-Crop | 8B | JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES | 92.00 | 0.86 | 79.12 | 40.30 |
| Non-Crop | 266+ | SMITHLAND SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLO | 87.00 | 0.35 | 30.45 | 15.95 |
| Non-Crop | 100C2 | MONONA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ER | 85.00 | 1.54 | 130.90 | 69.36 |
| Total | | | | 23.63 | 2,055.78 | 1,822.99 |



Overview



Legend

- Roads
- Soils**
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

EASEMENT AGREEMENT FOR ACCESS

Prepared by/Return to: W.E. (Gene) Collins, 38 First Avenue NW, Le Mars, Iowa 51031 712.546.8844

EASEMENT/MAINTENANCE AGREEMENT

WHEREAS Steve Bleil and Michelle Bleil, husband and wife, are purchasing certain real property described as Lot 1 as depicted in the attachment marked Exhibit A and incorporated herein, and;

WHEREAS Creasey Farms Limited Partnership, an Iowa Limited Partnership, is the Seller of this real property, and;

WHEREAS the parties acknowledge that as depicted in Exhibit A, there is an ingress/egress easement area measuring 40' X 73' (depicted by diagonal lines in the attached Exhibit A) and the parties are desirous of memorializing an Easement/Maintenance Agreement regarding the ingress/egress easement area.

WHEREFORE the parties agree that there shall forever be an ingress/egress easement and maintenance agreement over, above or across this area marked by a lines 40' X 73' as follows:

Steve Bleil and Michelle Bleil, and their heirs, successors and assigns, and Creasey Farms Limited Partnership and their heirs, successors and assigns, shall each have and enjoy a permanent non-exclusive easement over, above and across this area and further, that Steve Bleil and Michelle Bleil, and their heirs, successors and assigns, shall be solely responsible for the maintenance and upkeep of the ingress/egress easement area. Neither party, nor their heirs, successors or assigns, shall in any manner block, restrict or impede the other partys' unfettered and unrestricted access over, above or across the easement area.

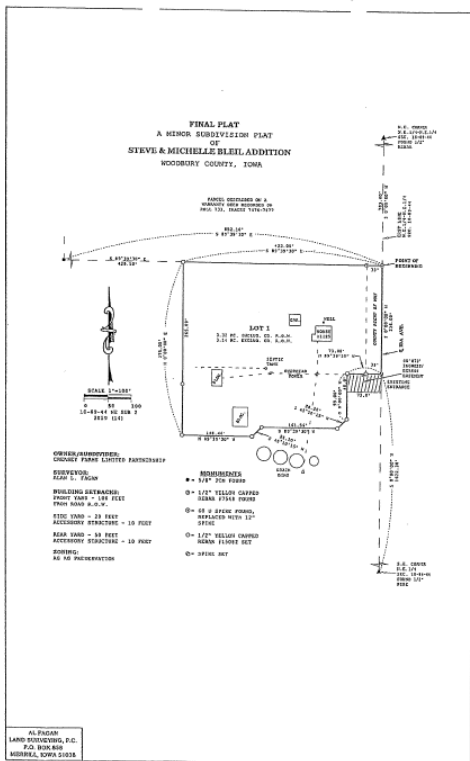


Exhibit
A

This Easement/Maintenance Agreement is permanent and shall run with the land.

DATED this ___ day of _____, 2021.

CREASEY FARMS LIMITED PARTNERSHIP
CREASEY MANAGEMENT, L.L.C., GENERAL PARTNER

BY:

STEPHEN J. CREASEY, MANAGER STEVE BLEIL MICHELLE BLEIL
CREASEY MANAGEMENT, L.L.C.

- 2 -

STATE OF IOWA :
 : ss.
COUNTY OF PLYMOUTH :

THIS RECORD acknowledged before me this ___ day of _____, 2021, by STEVE BLEIL and MICHELLE BLEIL, husband and wife.

_____, NOTARY PUBLIC

STATE OF _____ :
 : ss.
COUNTY OF _____ :

THIS RECORD acknowledged before me this ___ day of _____, 2021, by STEPHEN J. CREASEY, as Manager of CREASEY MANAGEMENT, L.L.C.

_____, NOTARY PUBLIC

AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 938-2228
10-89-44 NE SUB DESC

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 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 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 99.00 FEET; THENCE S.45°10'15"W. FOR 28.20 FEET; THENCE N.89°39'30"W. FOR 144.44 FEET; THENCE N.0°00'00"E. FOR 375.00 FEET TO THE SOUTH LINE OF SAID PARCEL DESCRIBED ON ROLL 733, IMAGES 7476-7477; THENCE S.89°39'30"E. ALONG SAID SOUTH LINE FOR 423.00 FEET TO THE POINT OF BEGINNING. CONTAINING 3.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 3.14 ACRES EXCLUDING SAID RIGHT OF WAY. TOGETHER WITH AN INGRESS/EGRESS EASEMENT DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE S.89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. SUBJECT TO AND TOGETHER WITH ANY AND ALL OTHER 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.

AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 938-2228
10-89-44 NE EASE DESC

INGRESS/EGRESS EASEMENT DESCRIPTION:

AN INGRESS/EGRESS EASEMENT IN PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 10, TOWNSHIP 89 NORTH, RANGE 44 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 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 733, IMAGES 7476-7477 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE EAST LINE OF SAID PARCEL FOR 783.00 FEET TO THE S.E. CORNER OF SAID PARCEL; THENCE CONTINUING S.0°00'00"W. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 236.00 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE N.89°39'30"W. FOR 73.00 FEET; THENCE S.0°00'00"W. FOR 40.00 FEET; THENCE S.89°39'30"E. FOR 73.00 FEET TO THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID EAST LINE FOR 40.00 FEET TO THE POINT OF BEGINNING. 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.

APPLICATION

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: CREASEY FARMS LIMITED PARTNERSHIP
Name of Owner

Mailing Address: 2637 SEVEN OAKS PARK MUSCATINE, IA 52761
Street City or Town State and Zip + 4

Property Address: 1125 IDA AVE KINGSLEY, IA 51028
Street City or Town State and Zip + 4

Ph/Cell #: _____ E-mail Address: _____

To subdivide land located in the NE Quarter of Section 10-89-44

Civil Township ARLINGTON GIS Parcel # 894410200002

Name of Subdivision: STEVE + MICHELLE BLEIL ADDITION

Subdivision Area in Acres 3.32 AC. Number of Lots 1

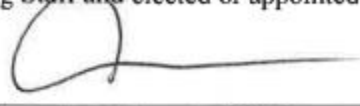
Attachments:

- N/A 1. Ten (10) copies of grading plans; if required.
- 2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
- 3. An attorney's opinion of the abstract.
- 4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN L. FAGAN Ph/Cell: 712-539-1471

Attorney: GENE COLLINS Ph/Cell: 712 539-1326

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: 
ALAN FAGAN FOR OWNER

Zoning Director: 
Coordinator Dan Z

For Office Use Only:

Zoning District AP Flood District X Date 8/5/02 No. 6697

Application Fee \$200 4 Lots or less (\$200) \$200 - 1 Lot check #12654
5 Lots or more (\$250 plus \$5 per lot) _____

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 8/25/21 Weekly Agenda Date: 8/31/21

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: David Gleiser, CED Director

WORDING FOR AGENDA ITEM:

Approval of Final Plat for the Shever Addition, a Minor Subdivision

ACTION REQUIRED:

- | | | |
|--|--|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input checked="" type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

BACKGROUND:

Nathan A. Shever, owner of Parcel 884305200002 has filed an application for a one-lot minor subdivision to split the homestead from the farm ground. The proposed subdivision is located in the Kedron Township, it is zoned Agricultural Preservation (AP) and it is not located within a floodplain. The proposed lot and uses are compliant with the zoning ordinance and subdivision ordinance. The County Engineer reviewed and approved the access and recommended an easement agreement be filed (which will), and verified closure of the final plat. All required legal notifications were made and all relevant agency stakeholders and property owners were notified of this, request and the Commission's 8/23/21 public hearing. As of 8/25/21, the CED office received one formal comment from Siouxland District Health regarding standard well/septic requirements. The subdivision does not require extra-territorial review as the property location exceeds 2 miles from any city. On 8/23/21, the P&Z Commission held a public hearing on the application and received public testimony. Upon closing the hearing, the Commission subsequently voted unanimously to recommend approval of the final plat as proposed.

FINANCIAL IMPACT:

None

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

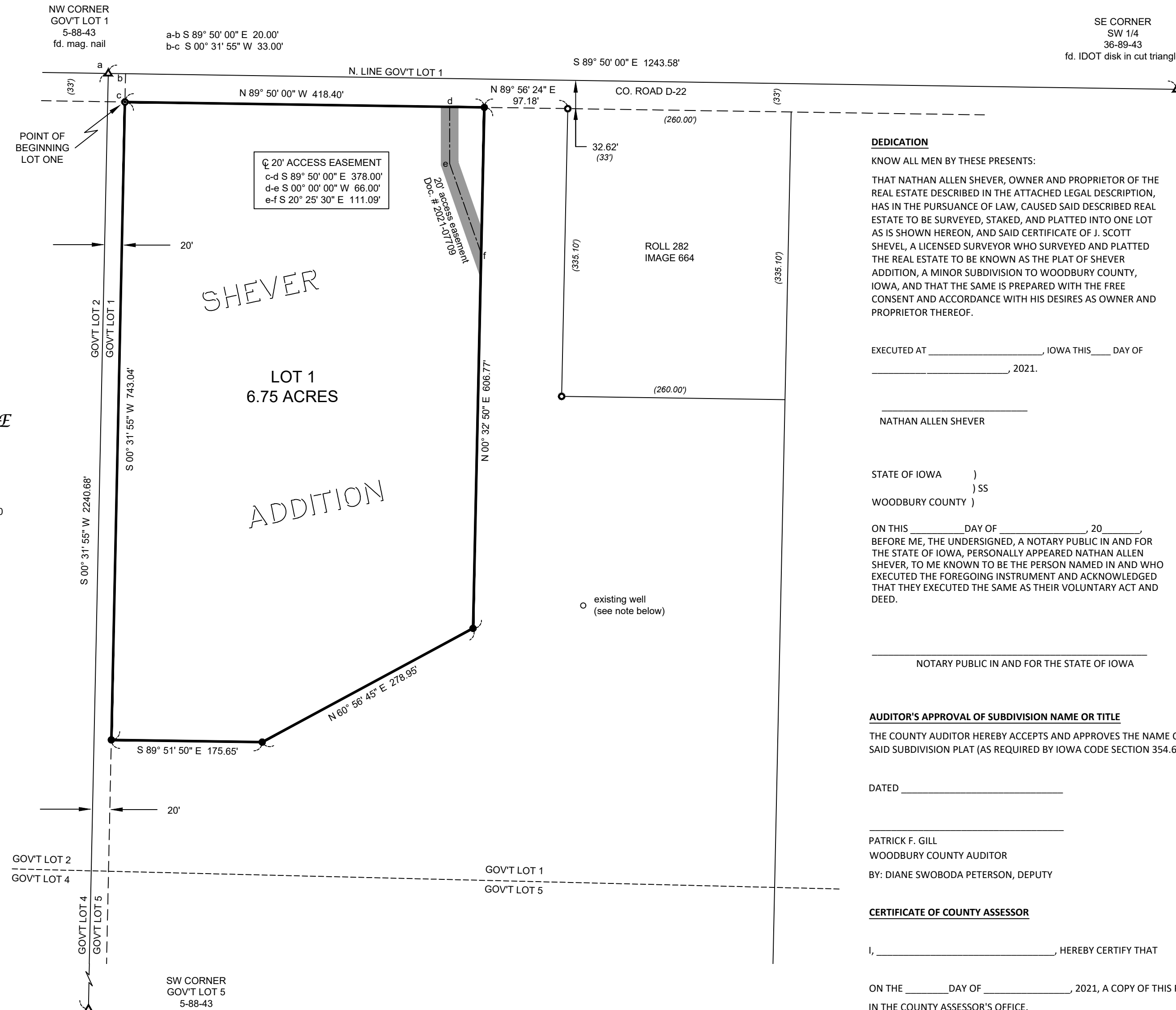
RECOMMENDATION:

Receive the final staff report and P&Z Commission's recommendation from their 8/23/21 meeting.
Approve the plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

Motion to receive the final staff report and P&Z Commission's recommendation from their 8/23/21 meeting.
Motion to approve the Shever Addition final plat and authorize the Chairman to sign the resolution.

**FINAL PLAT OF
SHEVER ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA**



DEDICATION
KNOW ALL MEN BY THESE PRESENTS:
THAT NATHAN ALLEN SHEVER, OWNER AND PROPRIETOR OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED, AND PLATTED INTO ONE LOT AS IS SHOWN HEREON, AND SAID CERTIFICATE OF J. SCOTT SHEVEL, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THE PLAT OF SHEVER ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH HIS DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA THIS ____ DAY OF _____, 2021.

NATHAN ALLEN SHEVER

STATE OF IOWA)
) SS
WOODBURY COUNTY)

ON THIS ____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED NATHAN ALLEN SHEVER, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE
THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT (AS REQUIRED BY IOWA CODE SECTION 354.6(2)).

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

CERTIFICATE OF COUNTY ASSESSOR
I, _____, HEREBY CERTIFY THAT

ON THE ____ DAY OF _____, 2021, A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED: _____

Julie Conolly, County Assessor

CONSENT TO PLAT
UNITED BANK OF IOWA - GALVA, MORTGAGEE UNDER THAT CERTAIN REAL ESTATE MORTGAGE BEING RECORDED ON THE 22nd DAY OF DECEMBER, 2020 AS DOCUMENT NUMBER 2020-16629 IN THE RECORDS OF THE COUNTY RECORDER OF WOODBURY COUNTY, IOWA, DOES CONSENT TO THE PLATTING OF THE PROPERTY TO BE PLATTED AS SHEVER ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA BY NATHAN ALLEN SHEVER, AND RELEASES FROM SAID MORTGAGE, ALL STREETS, EASEMENTS AND OTHER AREAS TO BE CONVEYED OR DEDICATED TO THE LOCAL GOVERNMENT UNIT WITHIN WHICH SUCH LAND IS LOCATED.

DATED: _____, 2021

UNITED BANK OF IOWA - GALVA:

BY: _____
TITLE: _____

STATE OF IOWA)
) SS
WOODBURY COUNTY)

ON THIS ____ DAY OF _____, 20____,
BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED NATHAN ALLEN SHEVER, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

BOARD OF SUPERVISORS RESOLUTION
RESOLUTION NUMBER: _____
RESOLUTION ACCEPTING AND APPROVING SHEVER ADDITION A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.
WHEREAS, THE OWNER AND PROPRIETOR DID ON

THE ____ DAY OF _____, 20____, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS SHEVER ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA: AND WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA WITH REFERENCE TO THE FILING OF AND WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.
NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF SHEVER ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS.
WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNER AND PROPRIETOR A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS ____ DAY OF _____, 2021

ROCKY DE WITT, CHAIRPERSON OF BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
PATRICK F. GILL
WOODBURY COUNTY AUDITOR AND RECORDER
SECRETARY

COUNTY ENGINEERS CERTIFICATE
I, MARK NAHRA, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

DATED _____

MARK NAHRA, P.E.
WOODBURY COUNTY ENGINEER

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION
I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF SHEVER ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE ____ DAY OF _____, 2021 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS ____ DAY OF _____, 2021

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA.

TITLE OPINION

COUNTY AUDITOR AND RECORDER WOODBURY COUNTY, IOWA

DEAR SIR:

I have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described on the Final Plat of Shever Addition, A Minor Subdivision to Woodbury County, Iowa, last certified by Engelson Abstract Company, Abstracters, dated July 21, 2021 at 5:00 p.m., and from said abstract find good and merchantable title to said premises vested in Nathan Allen Shever, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:
1. A Mortgage from Nathan Shever, an unmarried individual, to United Bank of Iowa, dated and acknowledged December 29, 2020, filed December 22, 2020, as inst. #2020-16629 in the Woodbury County Recorder's office, securing credit in the amount of \$140,000.00, with a future advance clause of up to \$350,000.00. Said Mortgage constitutes a first and valid lien against the property that is the subject of this Title Opinion.
2. All certified real estate taxes and special assessments, except as shown herein, due and payable have been paid through the Taxes for 2019/2020. The real estate and personal tax lists for 2020/2021 have not been certified to the County Treasurer for collection.
Dated: July 26, 2021.

Thaddeus Cosgrove
Attorney at Law

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS
I, THE UNDERSIGNED, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA M. BERTRAND, TREASURER
WOODBURY COUNTY, IOWA

AUDITOR & RECORDER'S CERTIFICATE OF RECORDING
STATE OF IOWA) SS
WOODBURY COUNTY) DOCKET NO. _____ FILED FOR RECORD, THIS ____ DAY OF _____, 2021 AT ____ O'CLOCK ____ M. RECEIVED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR & RECORDER
BY: DIANE SWOBODA PETERSON, DEPUTY

ZONING:
SUBJECT PARCEL IS LOCATED IN ZONING DISTRICT AP, AGRICULTURAL PRESERVATION.
MIN. LOT WIDTH - 200FT.
SET-BACK REQUIREMENTS:
FRONT YARD - 100FT.
SIDE YARD - 20FT.
SIDE YARD, ACCESSORY STRUCTURES - 10FT.
CORNER SIDE YARD - 50FT.
REAR YARD - 50FT.
REAR YARD ACCESSORY STRUCTURES - 10FT.
HEIGHT: 45 FT.

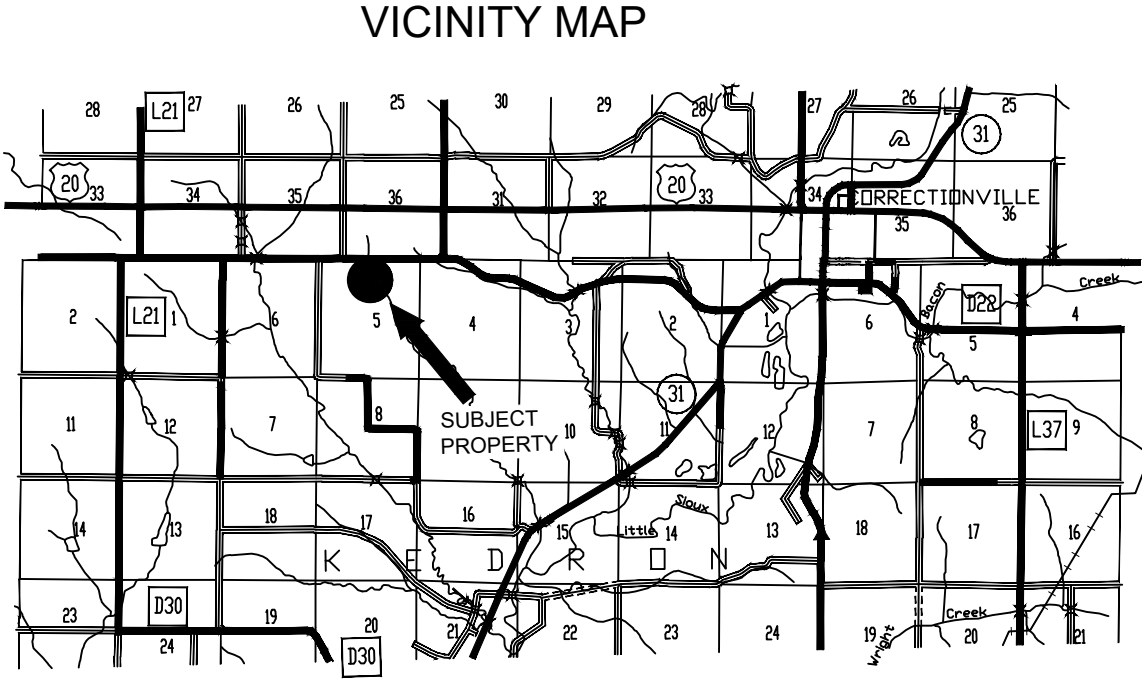
DESCRIPTION LOT ONE SHEVER ADDITION
A TRACT OF LAND LOCATED IN PART OF GOVERNMENT LOT ONE (1) IN SECTION 5, TOWNSHIP 88 NORTH, RANGE 43 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

Commencing at the Northwest (NW) corner of said Government Lot One(1), Thence South 89° 50' 00" East, along the North line of said Government Lot One (1), 20.00 feet; Thence South 00° 31' 55" West, 33.00 feet to the South line of a public roadway, being also the Point of Beginning, Thence continuing South 00° 31' 55" West, along the East line of the West 20.00 feet of said Government Lot One (1), 743.04 feet; Thence South 89° 51' 50" East, 175.65 feet; Thence North 60° 56' 45" East, 278.95 feet; Thence North 00° 32' 50" East, 606.77 feet to the South line of the public roadway; Thence North 89° 50' 00" West, along said South line, 418.40 feet to the Point of Beginning.

Hereafter known as Lot One (1) In Shever Addition, being a part of Government Lot One (1), Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa.

Tract contains 6.75 acres and is subject to a twenty foot (20') easement for ingress and egress as shown hereon, and to all easements of record.

NOTES:
DESCRIPTION OF PARENT PARCEL RECORDED ON ROLL 284, IMAGE 1191, EXCEPTS THE ROAD RIGHT-OF-WAY ON THE NORTH SIDE WHICH IS WHY IT WAS NOT INCLUDED IN THIS SURVEY.
RETRACEMENT SURVEY OF PARENT PARCEL RECORDED ON ROLL 752, IMAGE 9672.
PLAT OF SURVEY, ADJOINER PARCEL RECORDED ON ROLL 282, IMAGE 664
BUYER OF LOT 1 TO BE GRANTED RIGHTS FOR CONTINUED USE AND MAINTENANCE OF EXISTING WELL AND APPURTENANCES.



| INDEX LEGEND | |
|--|--|
| PLAT OF SURVEY SHEVER ADDITION | |
| COUNTY: WOODBURY | |
| LOT: ONE | |
| SECTION: 5 | |
| TOWNSHIP: T-88-N | |
| RANGE: R-43-W 5TH P.M. | |
| ALIQUOT PART: GOV'T LOT 1 | |
| PROPRIETOR: NATHAN ALLEN SHEVER | |
| SURVEY PREPARED FOR: MARTY BOYLE - MCGUIRE AUCTION CO | |
| SURVEY PREPARED BY: J. SCOTT SHEVEL IOWA PLS NO. 11810 | |
| COUNTY NAME: ISG | |
| ADDRESS: 1725 N. LAKE AVE., STORM LAKE, IA, 50588 | |
| PHONE: 712-732-7745 | |

LEGEND OF SYMBOLS/ABBREVIATIONS

- CORNERS FOUND (1/2" rebar w/pc no. 7548)
- CORNERS FOUND (1/2" rebar w/pc no. 11810)
- CORNERS SET (1/2" rebar w/pc no. 11810)
- ▲ SECTION CORNER FOUND (monuments as described)

100.00 MEASURED AS
(100.00) RECORDED AS
1pc RED PLASTIC CAP
1pc YELLOW PLASTIC CAP

I hereby certify that this land surveying document was prepared by me and the related survey work was performed by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

3000 SHEVEL 1910
J. Scott Shevel
License Number 11810
My License renewal date is December 31, 2021
Pages covered by this seal 1

8/5/21
Date: _____
Surveyed by: JSS
Surveyed: 8/3/21
Revised: 8/5/21
Drawing Name: _____

ISG
I+S GROUP
PRE 17-20345
Drawn: JSS
Sheet 1 OF 1
Surveyed by: JSS
Surveyed: 8/3/21
Revised: 8/5/21
Drawing Name: _____



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

**SHEVER ADDITION
FINAL REPORT – 8/24/21**

| APPLICATION DETAILS | PROPERTY DETAILS | TABLE OF CONTENTS |
|---|--|---|
| Applicant(s): Nathan A. Shever Application Type: Minor Subdivision Subdivision Name: Shever Addition Application Date: June 9, 2021 Subdivision Area: 6.75 Acres (1 Lot) Legal Notice Date: August 13, 2021 Stakeholders (1000') Letter Date: August 9, 2021 Zoning Commission Public Hearing Date: August 23, 2021 at 6:00 PM | Parcel(s): 884305200002 Township: T88N R43W (Kedron) Section: 5; Government Lot 1 Zoning District: Agricultural Preservation (AP) Floodplain District: Zone X (Not in the Floodplain) Address: 3752 160 th Street, Correctionville, IA 51016 | <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat |

SUMMARY

Nathan A. Shever has filed an application for a one-lot minor subdivision on the property (Parcel #884305200002) as referenced above to split the homestead from the farm ground. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 13, 2021. The neighbors within 1000 FT have been duly notified via an August 9, 2021 letter about the August 23, 2021 Zoning Commission public hearing. No written comments have been received as of August 19, 2021. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Significant comments included those from Siouxland District Health referencing possible easement access to the well and location options for a new septic system. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements, found the access to have more than adequate site distance, and recommended an easement agreement for access which has already been prepared and included with this application. Extraterritorial review was not required as this property location exceeds 2 miles from an incorporated area. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021. The Commission recommends that the property owners follow the recommendations as noted from Siouxland District Health and the Woodbury County Engineer.

AERIAL MAP

PLAT EXCERPT

Overview

Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID: 884305200002 Alternate ID: 788550 Owner Address: SHEVER NATHAN ALLEN
 Sec/Twp/Rng: 5-88-43 Class: AD 3752 160TH ST
 Property Address: 3752 160TH ST Acreage: 13.65 CORRECTIONVILLE, IA 51016
 District: 0015
 Brief Tax Description: EX N33° EX W20° W795.4' & EX N335.10' E260' GOVT LOT15-88-43
(Note: Not to be used on legal documents)

**SHEVER
LOT 1
6.75 ACRES**

ADDITION

**GOVT LOT 1
GOVT LOTS**

ZONING COMMISSION RECOMMENDATION AND STAFF RECOMMENDATION

The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021. The Commission recommends that the property owners follow the recommendations as noted from the Woodbury County Engineer and Siouxland District Health: 1) to adopt the County Engineer's comments for an easement access

maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouxland District Heath's permitting requirements for the installation of a new on-site septic system.

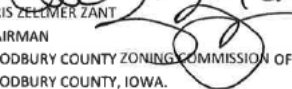
Staff recommends approval of the Shever Addition final plat as proposed.

ZONING COMMISSION CERTIFICATE

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF SHEVER ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 23 DAY OF August, 2021 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 23 DAY OF August, 2021


CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA.

ZONING COMMISSION DRAFT MINUTES – AUGUST 23, 2021

Minutes - Woodbury County Zoning Commission Meeting – August 23, 2021

The Zoning Commission (ZC) meeting convened on the 23th of August 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Martha Boyle, Scott Gernhart, Paul Rippke, Jeff Priestley, Pooh Espina
Phone Present: Gene Collins

Call to Order

Chair Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Bride requested for a correction to the 7/26/21 minutes under the "Public Hearing – Davis Subdivision Proposal" section. For clarification, he asked for the minutes to reference the current floodplain map as the old map to remove confusion with the proposed draft map. The revised sentence states "Bride indicated that the current/old floodplain map at that location does not accurately reflect the area." Motion to approve minutes as corrected: Parker. Second: O'Tool. Vote: 5-0.

Public Hearing: Shever Addition Minor Subdivision Proposal – Nathan A. Shever

Priestley read the preliminary report and staff recommendation into the record. Nathan A. Shever has submitted a Minor Subdivision application to establish a one lot, 6.75-acre, minor subdivision on Parcel #884305200002 to separate the house from the farm. This property is in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located on Government Lot 1 of Section 5, T88N R 43W (Kedron Township). Martha Boyle, representing the applicant on sale of property, confirmed an easement will be given for the well. Motion to close public hearing: Meister. Second: Parker. Vote 5-0. A motion was made to recommend approval of the Shever Addition based on the three criteria: 1) to adopt the County Engineer's comments for an easement access maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouxland District Heath's permitting requirements for the installation of a new on-site septic system: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Cozy Creek Addition Minor Subdivision Proposal – Bret & Jodi Peterson

Priestley read the preliminary report and staff recommendation into the record. Bret and Jodi Peterson have submitted a Minor Subdivision application to establish a two lot (Lot 1: 12.49 acres; Lot 2: 19.07 acres) minor subdivision on Parcel #884514100006 to facilitate the construction of a new home on the proposed Lot 2. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NW ¼ of Section 14, T88N R45W (Moville Township). Surveyor Scott Gernhart of True Engineering explained that the owners will sell Lot 1 and build a new house on Lot 2 along with a new well and septic system. Motion to close public hearing: Parker. Second: O'Tool. Vote 5-0. In consideration that the property owners follow the Woodbury County Soil and Water Conservation District's recommendation of erosion control practices and Siouxland District Health's recommendation about easement access if there were a shared well, a motion was made to recommend approval of the Cozy Creek Addition: Parker. Second: Meister. Vote: 5-0.

Public Hearing: Steve And Michelle Bleil Addition – Creasey Farms Limited Partnership

Priestley read the preliminary report and staff recommendation into the record. Creasey Farms Limited Partnership has submitted a Minor Subdivision application to establish a one lot, 3.32-acre, minor subdivision on Parcel #894410200002 to separate the house from the farm. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NE ¼ of Section 10, T89N R44W (Arlington Township). The applicants' attorney, Gene Collins stated that the split is result of a long-term agreement to sell the property. Motion to close public hearing: O'Tool. Second: Parker. Vote 5-0. Priestley added that he received a phone call asking if the split was being requested for a hog confinement. Priestley explained that he informed the property owner that permitting for animal confinements is a separate process from the subdivision application. He explained that the master matrix building permit is used for confinements with over 1000 animal units. However, building permits are not required under the AG Exemption rules for operations below the master matrix threshold. However, property owners must comply with state regulations administrated through the Iowa DNR. It was also noted that a confinement may be placed on a subdivided property if the property owner is AG Exempt and meets state guidelines. Meister pointed out that on page 33 of the preliminary report packet, the deed holder on the parcel report should be Creasey Farms Ltd Partnership, Parcel #894410200002. A motion was made to recommend approval of the Steve and Michelle Bleil Addition: Bride. Second: Meister. Vote: 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Priestley offered updates about the adoption of the proposed draft floodplain maps. Woodbury County officially received notice from the Federal Emergency Management Agency (FEMA) in a letter dated August 12, 2021 that the proposed flood designations have been published in the Federal Register on June 29, 2021 and have/will be published in the Sergeant Bluff Advocate, the Sioux City Journal, and the Record on or about August 19, 2021 and August 26, 2021. A notice will also be published on the FEMA website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp. There will be a 90-day appeals process following the second publication date. Property owners who disagree may provide scientific or technical data

to challenge the maps. It is anticipated that public meetings will be held in the near future with representatives from the Iowa Department of Natural Resources present.

Priestley offered updates on the consideration of the floodplain development ordinance. He also offered updates on the 2040 Comprehensive Plan survey. As of August 19, 2021, over 400 surveys have been received and processed by SIMPCO. Preliminary data was shared to the Comprehensive Plan Steering Committee meeting on the same date. Priestley also noted that staff and representatives from SIMPCO worked at a booth at the Woodbury County Fair to encourage fairgoers to complete the survey.

Priestley indicated that the Iowa State Extension will put on training for planning and zoning officials on October 6th at the Fireside in Anthon, IA. An email will be sent to commissioners and board members asking them to register.

Priestley offered updates about future Zoning Commission public meetings following the expiration of Governor Reynolds' COVID proclamation in June of 2021. All public meetings must follow Iowa Code and the meetings must be held in-person with the commissioners present to constitute a quorum.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Priestley indicated that staff received a letter announcing a postponement of the public meeting that was previously scheduled. The delay is due to surveying issues. Priestley will update the commission when more information is available.

O'Tool inquired about the closure of the plat as referenced on the County Engineer's review memo. The County Engineer is required to check to see if final plat conforms to Iowa Code 355.8 to ensure that the boundary lines of the subdivision are properly measured and include no errors in closure.

Adjourn

Motion to adjourn: Bride. Second: Meister. Motion passed: 5-0. Meeting adjourned at 8:47 PM.

CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

| | |
|--|---|
| | shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code. |
| | Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law. |
| | shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and |
| | Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required. |
| | shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and |
| | Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data. |
| | shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and |
| | Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat. |
| | shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties. |
| | Staff attest to the final plat conforming to the goals and objectives of the county plan, and have no recommendations or requirements as it relates to the content contained on the final plat. Lot 1 will be serviced by a well from the abutting agricultural parcel (under the same ownership). As referenced on the final plat, "buyer of Lot 1 to be granted rights for continued use and maintenance of existing well and appurtenances." Based on this plat statement, if this property (Lot 1) is sold to another party, an |

easement is recommended for the access to and maintenance of the well and appurtenances located on the farm ground. In terms of the septic system, the property owner shall comply with Siouxland District Health's permitting requirements as for the installation of a new on-site septic system. (See comments from Siouxland District Health).

ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and

Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.

shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and

Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission in advance of the required public hearing.

may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and

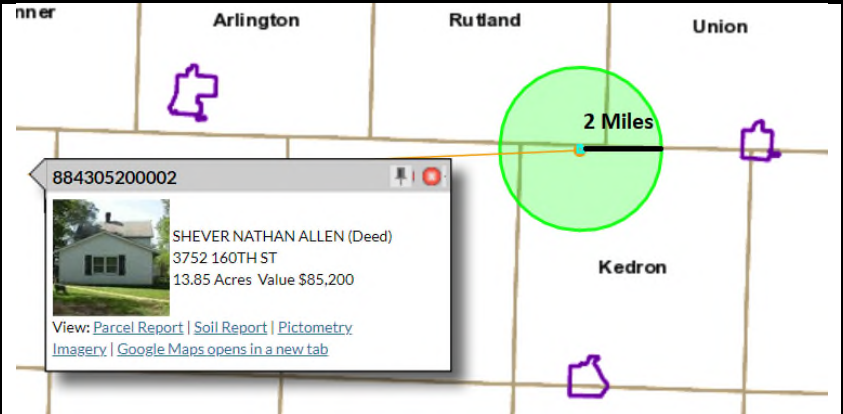
Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission. The Zoning Commission recommended approval, at their August 23, 2021 meeting, of the Shever Addition based on three criteria: 1) to adopt the County Engineer's comments for an easement access maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouxland District Heath's permitting requirements for the installation of a new on-site septic system.

shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.

During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

EXTRATERRITORIAL REVIEW

This property is not within two (2) miles of a corporate boundary and does not require extraterritorial review under Iowa Code, Section 354.9.



LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on Friday, August 13, 2021.

NOTICE OF THREE (3) PUBLIC HEARINGS REGARDING MINOR SUBDIVISION PROPOSALS

WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will hold public hearings on the following item(s) hereafter described in detail on August 23, 2021 at 6:00 PM or as soon thereafter as the matter 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 the 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 Shever Addition - a minor subdivision in a 6.75-acre portion of Government Lot 1 in Section 5, T88N R43W (Kedron Township), on Parcel #884305200002. The parent parcel is located about 4 miles west of Correctionville and about 5 miles north of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Applicant: Nathan A. Shever, Property Address, 3752 160th St., Correctionville, IA 51016.

**Item Two (2)
PROPOSED MINOR SUBDIVISION:** To be known as Cozy Creek Addition - a minor subdivision in a 32.46-acre portion of the NW 1/4 of Section 14, T88N R45W (Moville Township), on Parcel #884514100006. The parent parcel is located 2.9 miles south of Moville. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicants: Bret and Jody Peterson, Property Address, 2827 185th St., Moville, IA 51039.

**Item Three (3)
PROPOSED MINOR SUBDIVISION:** To be known as Steve & Michelle Bleil Addition - a minor subdivision in a 3.32-acre portion of the NE 1/4 of Section 10, T89N R44W (Arlington Township), on Parcel #894410200002. The parent parcel is located about 3.7 miles northeast of Moville and about 3 miles southwest of Kingsley. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicant: Creasey Farms Limited Partnership, Property Address, 1125 Ida Ave., Moville, IA 51039.
Published in the Sioux City Journal August 13, 2021. LGL#34532

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **nine (9)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **August 9, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **August 23, 2021 at 6:00 PM**.

As of **August 24, 2021**, the Community and Development office has received:

- 1 Phone Inquiries
- 0 Written Comments

The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

| Property Owner(s) | Mailing Address | Comments |
|---|--|---|
| Nathan Allen Shever | 3752 160th Street, Correctionville, IA 51016 | No comments. |
| Lewis Cobb & Edith Cobb | 3774 160th Street, Correctionville, IA 51016 | No comments. |
| Jennifer Lee Jepsen | PO Box 324, Lawton, IA 51030 | No comments. |
| Trustee of Steven E. Baker Revocable Trust | 111 Pond View Drive, Waynesville NC 28786 | No comments. |
| Trustee of Marian Morgan Trust | 3690 160th Street, Correctionville, IA 51016 | No comments. |
| Bruce Williams | 3785 160th Street, Correctionville, IA 51016 | No comments. |
| Thomas Morgan & Lynn Morgan | 2695 170th Street, Moville, IA 51039 | No comments. |
| Carol Welch, Richard Hinkhouse, Jane Prueher, Timothy Hinkhouse, Estate of Gerogja Bray and Estate of Bernice K. Boykin | 31176 476 Avenue, Akron, IA 51001 | Carol (Welch) Hinkhouse called and informed the office that they sold their property to Thomas Morgan. – 8/16/21. |
| Gerald Yaremko and Penelope Yaremko | 3713 160th Street, Correctionville, IA 51016 | No comments. |

STAKEHOLDER COMMENTS

| | |
|---|--|
| 911 COMMUNICATIONS CENTER: | No issues here. – Glenn Sedivy, 8/5/21. |
| CENTURYLINK: | No comments. |
| FIBERCOMM: | No comments. |
| IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): | No comments. |
| LONGLINES: | No comments. |
| MAGELLAN PIPELINE: | This project will not impact Magellan. – Bryan Ferguson, 8/6/21. |
| MIDAMERICAN ENERGY COMPANY (Electrical Division): | I have reviewed the minor subdivision proposal for MEC electric – There are no conflicts, the owner should be aware that we have facilities in the ROW and the customer is responsible for the costs associated with any requested relocations. Let me know if you have any questions or concerns. – Casey Meinen, 8/5/21. |
| MIDAMERICAN ENERGY COMPANY (Gas Division): | No conflicts for MEC "Gas". – Tyler Ahlquist, 8/5/21. |
| NATURAL RESOURCES CONSERVATION SERVICES (NRCS) | No comments. |
| NORTHERN NATURAL GAS: | No comments. |

| | |
|---|--|
| NORTHWEST IOWA POWER COOPERATIVE (NIPCO): | NIPCO has no issues with the Shever subdivision. We do not have any infrastructure in that area. – Jeff Zettel, 8/11/21. |
| NUSTAR PIPELINE: | No comments. |
| SIouxLAND DISTRICT HEALTH DEPARTMENT: | Please be aware that if there is a shared well on this subdivision, whomever the owns the well, it needs to be located on their property or obtain an easement. The well can be shared between parcels without an easement but may be in the best interest of homeowners to have an easement drawn up. – Ivy Bremer, 8/10/21. I have followed up with Nathan Shever regarding the septic system for the house and informed him that proposed leach field 3 (from our previous emails) is the only viable option for the septic now with the new property lines. At this time, he needs to determine if the pond on the property is greater or less than an acre in size for us to determine if the septic system will fit in that location with the appropriate setbacks. – Paige Nelson, 8/9/21. |
| WIATEL: | No comments. |
| WOODBURY COUNTY ASSESSOR: | No comments. |
| WOODBURY COUNTY CONSERVATION: | No comments. |
| WOODBURY COUNTY EMERGENCY MANAGEMENT: | I have no comments or concerns. – Rebecca Socknat, 8/9/21. |
| WOODBURY COUNTY EMERGENCY SERVICES: | I have no comments or questions about the Shever Addition. – Dawn Zahnley, 8/5/21. |
| WOODBURY COUNTY ENGINEER: | See “Review Memo” below. |
| WOODBURY COUNTY RECORDER: | No comments. |
| WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): | No comments. |
| WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: | The WCSWCD has no comments regarding this sub-division proposal. – Neil Stockfleth, 8/5/21. |
| WOODBURY COUNTY TREASURER: | The taxes for the 2019 assessment year have been paid in full. For the 2020 assessment year the total amount owed is \$1,192.00 (\$596.00 for each half). – Kimberlee Koepke, 8/5/21. |

REVIEW MEMO - WOODBURY COUNTY ENGINEER – MARK NAHRA, PE



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone: (712) 279-6484 • (712) 873-3215 • Fax: (712) 873-3235

COUNTY ENGINEER
Mark J. Nahra, P.E.
mnahra@woodburycounty.iowa.gov

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@woodburycounty.iowa.gov

SECRETARY
Tish Brice
tbrice@woodburycounty.iowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nahra, County Engineer

Date: August 4, 2021

Subject: Shever Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced minor subdivision application forwarded with your memo dated June 10, 2021.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The proposed easement for the new lot is requested to avoid a steep slope at the right of way line that impedes direct access to the frontage of the new lot. While this is not the ideal access to the property, it does allow for safe access to the new lot with more than adequate sight distance. I would encourage the developer to provide an agreement for the maintenance of the easement access so that there is no future confusion on the use and repair of the access.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORT

Summary

Parcel ID 884305200002
Alternate ID 788550
Property Address 3752 160TH ST
 CORRECTIONVILLE IA 51016
Sec/Twp/Rng 5-88-43
Brief Tax Description EX N33' EX W20' W795.4' & EX N335.10' E260' GOVT LOT1 5-88-43
 (Note: Not to be used on legal documents)
Deed Book/Page [2020-16532 \(12/21/2020\)](#)
Gross Acres 13.85
Net Acres 13.85
Adjusted CSR Pts 744.24
Zoning AP - AGRICULTURAL PRESERVATION
District 0015 KEDRON/RIVER VALLEY
School District RIVER VALLEY CO
Neighborhood N/A
Main Area Square Feet N/A



Owner

Deed Holder
[Shever Nathan Allen](#)
[3752 160th St](#)
 Correctionville IA 51016

Contract Holder

Mailing Address
 Shever Nathan Allen
 3752 160th St
 Correctionville IA 51016

Land

Lot Area 13.85 Acres ; 603,306 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style N/A
Year Built 1900
Condition Normal
Roof Asph / Gable
Flooring
Foundation Conc
Exterior Material Stl
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,567 SF
Main Area Square Feet 336
Attic Type None;
Number of Rooms 0 above; 0 below
Number of Bedrooms 0 above; 0 below
Basement Area Type Full
Basement Area 336
Basement Finished Area
Plumbing 1 Base Plumbing (Full); 1 Water Closet; 1 Extra Tub or Shower;
Appliances
Central Air No
Heat Yes
Fireplaces
Porches
Decks
Additions 1 Story Frame (528 SF);
 1 Story Frame (468 SF);
Garages 576 SF - Det Frame (Built 1976);

Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|--------|------------------------|-------------|-------|--------|------------|----------------|
| 0 | Barn - Flat | BARN | 32 | 60 | 1910 | 1 |
| 0 | Shed - Loafing | CATTLE SHED | 20 | 48 | 1948 | 1 |
| 0 | Poultry House | HEN HOUSE | 16 | 32 | 1945 | 1 |
| 0 | Steel Utility Building | MACH SHED | 24 | 30 | 1984 | 1 |
| 0 | Lean-To | LEAN TO | 20 | 30 | 1986 | 1 |

Sales

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|------------|--------------------------|--------------------------|------------|--|------|--------------|--------------|
| 12/15/2020 | MAMMEN TEDDY L & KAREN J | SHEVER NATHAN ALLEN | 2020-16532 | Normal | Deed | Y | \$300,000.00 |
| 7/26/2017 | MEYER LARRY L & ARGENE B | MAMMEN TEDDY L & KAREN J | 753-10444 | Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges) | Deed | | \$168,210.00 |

[Show](#) There are other parcels involved in one or more of the above sales:

Valuation

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Classification | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture |
| + Assessed Land Value | \$18,850 | \$17,810 | \$17,810 | \$25,920 | \$25,920 |
| + Assessed Building Value | \$5,280 | \$4,820 | \$4,820 | \$6,650 | \$6,650 |
| + Assessed Dwelling Value | \$61,070 | \$55,650 | \$55,650 | \$49,110 | \$49,110 |
| = Gross Assessed Value | \$85,200 | \$78,280 | \$78,280 | \$81,680 | \$81,680 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$85,200 | \$78,280 | \$78,280 | \$81,680 | \$81,680 |

SOIL REPORT

Summary

Parcel ID 884305200002
 Gross Acres 13.85
 ROW Acres 0.00
 Gross Taxable Acres 13.85
 Exempt Acres 0.00
 Net Taxable Acres 13.85 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 66.49 (920.82 CSR2 Points / 13.85 Gross Taxable Acres)

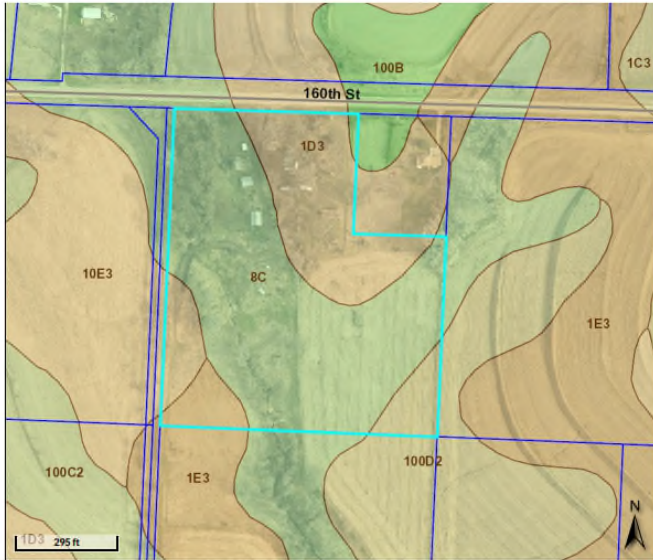
Agland Active Config 2017 CSR2

Sub Parcel Summary

| Description | Acres | CSR2 | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|--------------|-------|------------------------|----------------------|
| 100% Value | 7.43 | 65.03 | 483.18 | 483.18 |
| Non-Crop | 6.42 | 68.17 | 437.64 | 261.06 |
| Total | 13.85 | | 920.82 | 744.24 |

Soil Summary

| Description | SMS | Soil Name | CSR2 | Adjusted Acres | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|-------|--|-------|----------------|------------------------|----------------------|
| 100% Value | 100B | MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES | 95.00 | 0.06 | 5.70 | 5.70 |
| 100% Value | 8C | JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES | 86.00 | 4.22 | 362.92 | 362.92 |
| 100% Value | 100D2 | MONONA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY E | 60.00 | 0.64 | 38.40 | 38.40 |
| 100% Value | 10E3 | MONONA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED | 38.00 | 0.73 | 27.74 | 27.74 |
| 100% Value | 1D3 | IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED | 32.00 | 1.17 | 37.44 | 37.44 |
| 100% Value | 1E3 | IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED | 18.00 | 0.61 | 10.98 | 10.98 |
| Non-Crop | 8C | JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES | 86.00 | 4.30 | 369.80 | 194.79 |
| Non-Crop | 1D3 | IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED | 32.00 | 2.12 | 67.84 | 66.27 |
| Total | | | | 13.85 | 920.82 | 744.24 |



Overview



Legend

- Roads
- Soils
 - 0.000000 - 5.000000
 - 5.000001 - 20.000000
 - 20.000001 - 30.000000
 - 30.000001 - 40.000000
 - 40.000001 - 50.000000
 - 50.000001 - 60.000000
 - 60.000001 - 70.000000
 - 70.000001 - 80.000000
 - 80.000001 - 90.000000
 - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

ELEVATION



© 2021 Google

lat 42.475078°

SETBACK EXHIBIT

N. LINE GOV'T LOT 1

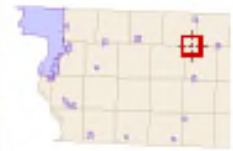
N. LINE LOT 1 SHEVER ADD.



PROPOSED SEPTIC LOCATIONS (SIOUXLAND DISTRICT HEALTH)



Overview



Legend

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

| | | | | | |
|-----------------------|---|--------------|--------|---------------|---------------------------|
| Parcel ID | 884305200002 | Alternate ID | 788550 | Owner Address | SHEVERNATHAN ALLEN |
| Sec/Twp/Rng | 5-88-43 | Class | AD | | 3752 160TH ST |
| Property Address | 3752 160TH ST | Acreege | 13.85 | | CORRECTIONVILLE, IA 51016 |
| | CORRECTIONVILLE | | | | |
| District | 0015 | | | | |
| Brief Tax Description | EX N33' EX W20' W795.4' & EX N335.10' E260' GOVT LOT 15-88-43 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

Date created: 4/20/2021
 Last Data Uploaded: 4/19/2021 7:02:34 PM

Developed by Schneider
 GEOSPATIAL

EASEMENT FOR ACCESS

Prepared By & Return to: Thaddeus Cosgrove, Cosgrove Law Firm, 102 N. Main, PO Box 50, Holstein, IA 51025-0050; (712) 368-2616

EASEMENT FOR ACCESS (Ingress / Egress)

KNOW ALL MEN BY THESE PRESENTS THAT:

Nathan Allen Shever is the owner of certain real estate described as follows:

A tract of land located in part of Government Lot 1 in Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) corner of said Government Lot 1, Thence South 89° 50' 00" East, along the North line of said Government Lot 1, 20.00 feet, Thence South 00° 31' 55" West, 33.00 feet to the South line of the public roadway, being also the Point of Beginning. Thence continuing South 00° 31' 55" West, along the East line of the West 20.00 feet of said Government Lot 1, 743.04 feet, Thence South 89° 51' 50" East, 175.65 feet, Thence North 60° 56' 45" East, 278.95 feet, Thence North 00° 32' 50" East, 606.77 feet to the South line of the public roadway. Thence North 89° 50' 00" West, along said South line, 418.40 feet to the Point of Beginning.

Hereafter known as Lot 1 in Shever Addition, being a part of Government Lot 1, Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa. Tract contains 6.75 acres and is subject to a 20-foot easement for ingress and egress as shown hereon, and to all easements of record (hereinafter referred to as Parcel "A"); and

WHEREAS, Nathan Allen Shever also owns real estate adjacent to Parcel "A", more particularly, Government Lot 1 in Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, excepting therefrom a 2-acre parcel described as:

A parcel of land located in part of Government (Gov't) Lot 1 of Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, further described as follows:

Commencing at the Northwest (NW) corner of Gov't Lot 1 of said Section 5; thence S 90° 00' 00" E for 795.40 feet along the north line of said Gov't Lot 1; thence S 0° 22' 30" W for 33.00 feet to the Point of Beginning; thence continuing

1

S 0° 22' 30" W for 335.10 feet; thence N 90° 00' 00" E for 260.00 feet to the Point of Beginning. Said parcel contains 2.00 acres (hereinafter referred to as Parcel "B"); and

WHEREAS, Nathan Allen Shever is in the process of selling Parcel "A" described above; and

WHEREAS, Nathan Allen Shever and his successors in interest of Parcel "B" shall retain an easement for access over and across Parcel "A" for ingress and egress to Parcel "B". Said Easement for Access is legally described and shown on Exhibit "1", attached hereto and incorporated herein; and

NOW, THEREFORE, it is hereby stated as follows:

- Nathan Allen Shever hereby imposes an easement for ingress and egress along the following described property shown on Exhibit "1", attached hereto and incorporated herein.
- The easement is a non-exclusive easement, solely for ingress and egress along the property described on the easement tract set forth on Exhibit "1", attached hereto and incorporated herein. The purpose of the easement is for ingress and egress to Parcel "B" across Parcel "A", as shown by the easement tract.
- The aforementioned easement shall run with the property described on Parcels "A" and "B". The easement is non-exclusive, and the current owner of the property specifically hereby reserves the right to enter, travel across and otherwise use and occupy the above-described easement tract for the purpose of ingress and egress, business activities, and for any and all other lawful purposes.
- Notwithstanding any provision to the contrary, said easement tract is not a public easement.
- No person or entity shall construct, build, or erect a building, wall, fence or other structure or obstacle which blocks or otherwise impedes or interferes with the free and unobstructed use of the easement tract as herein provided.
- Each person or entity to whom this easement is applicable shall be responsible for the repair and maintenance of the easement tract, which is attributable to their use thereof.
- The terms, provisions and covenants of the easement shall attach to and run with the land, both the dominant estate and the servient estate, and it shall be binding upon the heirs, successors and assigns of the owner(s) of Parcels "A" and "B" referred to above.

2

8. Any sale, gift, conveyance, transfer or other disposition of the above-described easement tract and/or the above-described Parcels "A" and "B" shall be subject to this easement for ingress and egress.

9. Any change or modification of this easement may be obtained only by the written consent of the parties hereto, or their heirs, successors and assigns.

10. In any action or proceeding relating to this easement, the successful party shall be entitled to receive reasonable attorney fees and costs as provided by law.

11. The owner(s) of Parcels "A" and "B" referred to above, and their successors in interest, agree to indemnify each other and hold each other harmless from and against all claims, causes of action, damages, loss, costs, expenses, penalties, fines, lawsuits, liabilities, engineering fees, engineering and consulting fees, arising out of or in any manner connected with any act or omission or loss caused by either party hereto arising out of this easement. The indemnity shall survive the cessation, termination, abandonment, or expiration of this easement.

Executed this _____ day of _____, 2021.

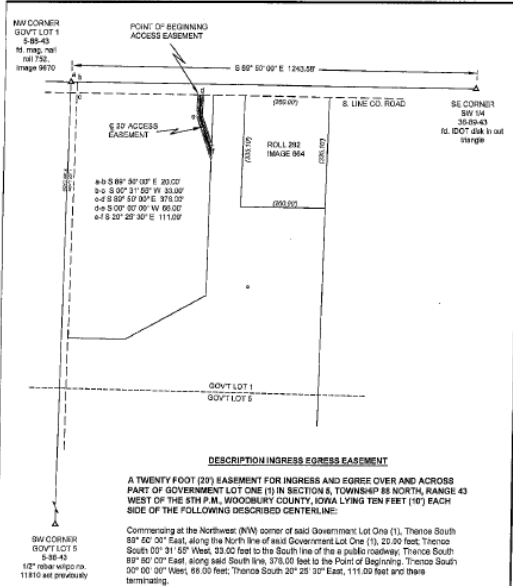
NATHAN ALLEN SHEVER

STATE OF IOWA)
) SS
COUNTY OF _____)

On this _____ day of _____, 2021, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Nathan Allen Shever, to me known to be the identical person named in and who executed the foregoing Easement for Access and acknowledged that he executed the same as his voluntary act and deed.

Notary Public
In and For Said County and State

| INDEX LEGEND | |
|--------------------|---------------------------------------|
| EASEMENT EXHIBIT | |
| COUNTY | WOODBURY |
| SECTION | 5 |
| TOWNSHIP | T 88 N |
| RANGE | R 43 W |
| OWNER | NATHAN ALLEN SHEVER |
| ADJUDICATORY PARTY | GOV'T LOT 1 |
| PREPARED FOR | NATHAN ALLEN SHEVER |
| PREPARED BY | SCOTT SHEVEL, IOWA P.L.S. NO. 11910 |
| COMPASSY NAME | SSA |
| ADDRESS | 1728 N LAKE AVE, STORM LAKE, IA 50888 |
| PHONE | 712.328.2146 |



DESCRIPTION INGRESS EGRESS EASEMENT

A TWENTY FOOT (20') EASEMENT FOR INGRESS AND EGRESS OVER AND ACROSS PART OF GOVERNMENT LOT ONE (1) IN SECTION 5, TOWNSHIP 88 NORTH, RANGE 43 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA LYING TEN FEET (10') EACH SIDE OF THE FOLLOWING DESCRIBED CENTERLINE:

Commencing at the Northwest (NW) corner of said Government Lot One (1), Thence South 89° 50' 00" East, along the North line of said Government Lot One (1), 20.00 feet; Thence South 00° 31' 55" West, 33.00 feet to the South line of the a public roadway; Thence South 89° 50' 00" East, along said South line, 378.00 feet to the Point of Beginning; Thence South 00° 00' 00" West, 66.00 feet; Thence South 20° 25' 30" East, 115.00 feet and thence terminating.

EXHIBIT 1

I hereby certify that this and foregoing statement was prepared by the SS as the stated party and was prepared by me or under my direct personal supervision and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

Scott Shevel
Iowa License Number 11910
Date: 12/31/2021
This license expires on December 31, 2021
Please contact for the next.

ISG
IHS GROUP
67021
DATE: 12/31/2021
DRAWN BY: SCOTT SHEVEL
CHECKED BY: SCOTT SHEVEL
DATE: 12/31/2021

AFFADAVIT

Prepared by and Return to: **Thaddeus Cosgrove, Cosgrove Law Firm, 102 N. Main, PO Box 50, Holstein, IA 51025-0050; (712) 368-2616**

AFFIDAVIT

STATE OF IOWA)
) SS
COUNTY OF BUENA VISTA)

The undersigned, being first duly sworn on oath, depose and states:

- I am a licensed professional engineer and land surveyor.
- I am familiar with the real estate legally described as follows:

The West 795.4 feet of Government Lot 1, except the West 20 feet thereof, and except the North 33 feet thereof for road purposes; and the West 795.4 feet of Government Lot 5 except the West 20 feet thereof, in Section 5, Township 88 North, Range 43, West of the 5th P.M., in the County of Woodbury and State of Iowa, except that part described as follows:

A parcel of land located in part of Government Lot 1 of Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, further described as follows: Commencing at the Northwest corner of Government Lot 1 of said Section 5; thence South 90° 00' 00" East for 795.40 feet along the North line of said Government Lot 1; thence South 0° 22' 30" West for 335.10 feet; thence North 90° 00' 00" West for 260.0 feet; thence North 0° 22' 30" East for 335.10 feet; thence South 90° 00' 00" East for 260.00 feet to the point of beginning.

3. I am also familiar with the real estate legally described as follows:

A tract of land located in part of Government Lot 1 in Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, and being more particularly described as follows:

Commencing at the Northwest (NW) corner of said Government Lot 1, Thence South 89° 50' 00" East, along the North line of said Government Lot 1, 20.00 feet, Thence South 00° 31' 55" West, 33.00 feet to the South line of the public roadway, being also the Point of Beginning. Thence continuing South 00° 31' 55" West, along the East line of the West 20.00 feet of said Government Lot 1, 743.04 feet, Thence South 89° 51' 50" East, 175.65 feet, Thence North 60° 56' 45" East, 278.95 feet, Thence North 00° 32' 50" East, 696.77 feet to the South line of the public roadway. Thence North 89° 50' 00" West, along said South line, 418.40 feet to the Point of Beginning.

Hereafter known as Lot 1 in Shever Addition, being a part of Government Lot 1, Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa.

Tract contains 6.75 acres and is subject to a 20 foot easement for ingress and egress as shown hereon, and to all easements of record.

4. The property set forth in paragraph 3 is contained within the property set forth in paragraph 2.

5. The above is true and correct as I verily believe.

6. Dated this ____ day of _____, 2021.

SCOTT SHEVEL

Subscribed and sworn to before me by Scott Shevel on this ____ day of _____, 2021.

Notary Public in and for the State of Iowa.

TITLE OPINION

COSGROVE LAW FIRM

Thaddeus Cosgrove, Attorney at Law
Meghann Cosgrove Whitmer, Attorney at Law
Website: thadcosgrovelaw.com

102 N. Main • P.O. Box 50
Holstein, IA 51025-0050
Phone: (712) 368-2616
Fax: (712) 368-2389
cosgrove1@frontiernet.net

607 W. Second Street
Ida Grove, IA 51445-1011
Phone: (712) 364-4138
Fax: (712) 364-4445
tcosgrove@netllc.net

Please Respond to the Holstein Office
July 26, 2021

Nathan A. Shever
1689 Pocahontas Avenue
Correctionville, IA 51016

TITLE OPINION

Dear Mr. Shever:

I have this date examined the accompanying Abstract of Title to the following:

The West 795.4 feet of Government Lot 1, except the West 20 feet thereof, and except the North 33 feet thereof for road purposes; and the West 795.4 feet of Government Lot 5 except the West 20 feet thereof, in Section 5, Township 88 North, Range 43, West of the 5th P.M., in the County of Woodbury and State of Iowa, except that part described as follows:

A parcel of land located in part of Government Lot 1 of Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, further described as follows: Commencing at the Northwest corner of Government Lot 1 of said Section 5; thence South 90° 00' 00" East for 795.40 feet along the North line of said Government Lot 1; thence South 0° 22' 30" West for 335.10 feet; thence North 90° 00' 00" West for 260.0 feet; thence North 0° 22' 30" East for 335.10 feet; thence South 90° 00' 00" East for 260.00 feet to the point of beginning;

said abstract consisting of consecutive entries numbered 1 through 86, all inclusive, all showing chain of title to said premises, having last been certified on the 19th day of July, 2021 at 5:00 p.m. by the Engleson Abstract Company of Sioux City, Iowa. I find good and merchantable title to said premises vested in:

NATHAN ALLEN SHEVER

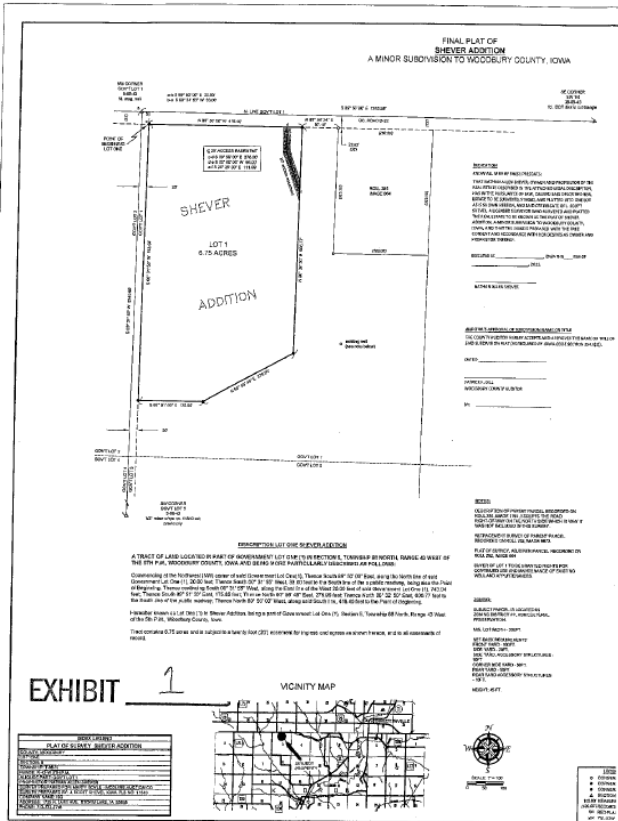
subject to the following exceptions:

- At Entry No. 84 of the Abstract of Title there appears a Mortgage from Nathan Shever, an unmarried individual, to United Bank of Iowa, dated and acknowledged December 29, 2020, filed December 22, 2020, as Inst. #2020-16629 in the Woodbury County Recorder's office, securing credit in the amount of \$140,000.00, with a future advance clause of up to \$350,000.00. Said Mortgage constitutes a first and valid lien against the property that is the subject of this Title Opinion.
- The property described on Exhibit "1", attached hereto and incorporated herein, is to be recorded as the Final Plat of **SHEVER ADDITION**, A Minor Subdivision to Woodbury County, Iowa. The undersigned would require a licensed surveyor to sign an Affidavit that the property described on Exhibit "1", attached hereto and incorporated herein, is contained within the captioned legal description. It would also be prudent after the recording of the Plat that a new Abstract be created dedicated specifically only to the property described in Exhibit "1", attached hereto and incorporated herein.
- It would also be prudent to have an Affidavit of Possession of Exhibit "1" filed and recorded of record.
- Real estate taxes on the abstracted portion of the property for 2019/20, paid in full. The real estate and personal tax lists for 2020/21 have not been certified to the County Treasurer for collection.
- I call your attention to the attached caution paragraphs.

Yours very truly,


THADDEUS COSGROVE
Title Guaranty Member No. 3104

TC:jh
Attachments - 1
CC Martha Boyle, McGuire Auction Company (via email)



CAUTION PARAGRAPHS

1. There are no mechanic's liens shown in the Abstract of Title; you are cautioned that anyone performing any labor or furnishing any materials or repairs to the property has ninety (90) days in which to perfect a mechanic's lien, and that a lien so perfected takes priority over other secured interests filed during said period. It is recommended that you make inquiry of the seller or owner regarding any repairs or improvements to said property within the previous ninety (90) days.
2. Said Abstract of Title does not indicate the physical location of the boundaries to the property or the existence of unrecorded easements by adjoining landowners. It is recommended that you make inquiry to the seller or owner and adjoining landowners regarding the actual physical location of the boundary lines to the property and the possible existence of unrecorded easements by adjoining landowners.
3. The property may be subject to zoning ordinances that regulate and restrict the use of the property. You should inquire regarding zoning ordinances.
4. Property located in the unincorporated areas of Woodbury County, Iowa is subject to Ordinance No. 4 for Woodbury County, Iowa. The Ordinance authorizes Industrial Property Tax Credits by providing for a partial tax exemption from property taxation for the actual value added to industrial real estate by the new construction of industrial real estate and the acquisition and/or improvement to machinery and equipment assessed as real estate.
5. Property located in the unincorporated areas of Woodbury County, Iowa is subject to the Statement and Notice to the public of the existence of cost sharing agreements under §467A.7(16), Code of Iowa, by the Woodbury County Soil Conservation District. A buyer and/or lender are considered to have constructive notice of said Statement and Notice, including the fact that any soil conservation refund can be charged personally against subsequent owners of the land after any removal, alteration, or modification which gives rise to the need for a refund.
6. The Abstract of Title does not indicate whether there are any matters pending in the United States District Court against the above-named record titleholder(s) or whether said record titleholder(s) have filed bankruptcy petition(s) in said court. In order to verify these matters, it is necessary to contact the Clerk of the United States District Court for the Northern District of Iowa.
7. The Abstract of Title does not indicate whether the property is subject to any state or federal environmental liens for cleaning up hazardous materials on the property. It is important for a purchaser and/or lender to investigate possible liens since either or both can be held financially responsible for cleanup of hazardous materials.
8. The Abstract of Title does not indicate the rights or claims of parties in possession of the property. You should inquire regarding same.
9. The Abstract of Title does not indicate whether financing statements affecting the rights of third parties have been filed with the Secretary of State.
10. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, land sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown on the Abstract, but they may result in injunctions, fines, required clean up, or other remedial actions under Federal, State or local laws. These laws may impose liens against the property and personal liability against the owner, even though the owner did nothing to create the condition, and acquired the property without knowing about it.
11. This Abstract does not contain any environmental protection liens recorded in the land records created under the State statute for the purpose of imparting constructive notice of matters relating to real property to purchasers for value and without knowledge or filed in the federal district court for the district in which the property is located, if there is a federal district court in the county where the property is located. Other than Iowa Code §455B.396, there is no Iowa statute in effect on the date of the Abstract that could provide an environmental lien that could gain priority over the lien on the property that is the subject of this Abstract of Title.

AFFIDAVIT OF POSSESSION



AFFIDAVIT OF POSSESSION

TO WHOM IT MAY CONCERN:

STATE OF IOWA, _____ COUNTY, ss:

The Undersigned first being duly sworn (affirmed) upon oath deposes and states:

That Nathan Allen Shever is now the record titleholder of the following described real estate situated in Woodbury County, to-wit:

A tract of land located in part of Government Lot 1 in Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa, and being more particularly described as follows: Commencing at the Northwest (NW) corner of said Government Lot 1, Thence South 89° 50' 00" East, along the North line of said Government Lot 1, 20.00 feet, Thence South 00° 31' 55" West, 33.00 feet to the South line of the public roadway, being also the Point of Beginning, Thence continuing South 00° 31' 55" West, along the East line of the West 20.00 feet of said Government Lot 1, 743.04 feet, Thence South 89° 51' 50" East, 175.65 feet, Thence North 60° 56' 45" East, 278.95 feet, Thence North 00° 32' 50" East, 606.77 feet to the South line of the public roadway, Thence North 89° 50' 00" West, along said South line, 418.40 feet to the Point of Beginning. Hereafter known as Lot 1 in Shever Addition, being a part of Government Lot 1, Section 5, Township 88 North, Range 43 West of the 5th P.M., Woodbury County, Iowa. Tract contains 6.75 acres and is subject to a 20 foot easement for ingress and egress as shown hereon, and to all easements of record.

That said Nathan Allen Shever is now in complete actual and sole possession of all of said real estate except as may be herein stated. That this affidavit is made from the personal knowledge of the undersigned who is familiar with said real estate, its titleholders, and its parties in possession; and is for the purpose of confirming title to the above described real estate under the provisions of Sections 614.17 and 614.17A, Code of Iowa, and other statutes relative thereto.

Dated on _____,

Nathan Allen Shever, Affiant

Signed and sworn to (or affirmed) before me on _____, by Nathan Allen Shever.

Signature of Notary Public

**AFFIDAVIT OF POSSESSION
Recorder's Cover Sheet**

Preparer Information: Thaddeus E. Cosgrove, 102 N. Main Street, PO Box 50, Holstein, IA 51025, Phone: 7123682616

Return Document To: Thaddeus E. Cosgrove, 102 N. Main Street, PO Box 50, Holstein, IA 51025

Grantors: Nathan Allen Shever

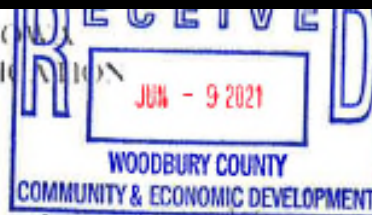
Grantees: Nathan Allen Shever

Legal Description: See Page 2

Document or instrument number of previously recorded documents: _____

APPLICATION

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Nathan A. Shever
Name of Owner

Mailing Address: 1689 Pocahontas Avenue, Correctionville, IA 51016
Street City or Town State and Zip - 4

Property Address: 3752 160th Correctionville, IA 51016
Street City or Town State and Zip - 4

Ph Cell #: 712.251.2312 E-mail Address: ¹²⁰⁶ ~~1200~~ wendy@gmail.com

To subdivide land located in the NE 1/4 Quarter of Section 5

Civil Township NWNE 88N 43W GIS Parcel # 88430520002 0 Kedron

Name of Subdivision: Shever Subdivision

Subdivision Area in Acres _____ Number of Lots 1

Attachments:

1. Ten (10) copies of grading plans; if required. N/A
2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: Scott Shevel Ph Cell: 712.299.3691
712.732.7745

Attorney: Barry Thompson Ph Cell: 712.378-3611

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: Nathan Shever

Zoning Director: Scott Shevel

For Office Use Only:

Zoning District AP Flood District X Date 6-9-21 No. 6675

Application Fee \$200 Oct 4 2021 4 Lots or less (\$200)
5 Lots or more (\$250 plus \$5 per lot)

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 8/25/21 Weekly Agenda Date: 8/31/21

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: David Gleiser, CED Director

WORDING FOR AGENDA ITEM:

Approval of Final Plat for the Cozy Creek Addition, a Minor Subdivision

ACTION REQUIRED:

- | | | |
|--|--|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input checked="" type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/> |

EXECUTIVE SUMMARY:

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

BACKGROUND:

Bret & Jodi Peterson, owners of Parcel 884514100006 have filed an application for a two-lot minor subdivision for the purpose of building a new home on Lot 2. The proposed subdivision is located in the Merville Township, it is zoned Agricultural Preservation (AP) and it is not located within a floodplain. The proposed lots and uses are compliant with the zoning ordinance and subdivision ordinance. The County Engineer has sited and approved all proposed driveways for access and has verified closure of the final plat. All required legal notifications were made and all relevant agency stakeholders and property owners were notified of this request and the Commission's 8/23/21 public hearing. As of 8/25/21, the CED office has received 2 formal comments from Woodbury County Soil and Water Conservation District and Siouxland District Health regarding standard soil erosion practices and well/septic requirements. The subdivision does not require extra-territorial review as the property location exceeds 2 miles from any city. On 8/23/21, the P&Z Commission held a public hearing on the application and received public testimony. Upon closing the hearing, the Commission subsequently voted unanimously to recommend approval of the final plat as proposed.

FINANCIAL IMPACT:

None

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Receive the final staff report and P&Z Commission's recommendation from their 8/23/21 meeting.
Approve the plat and authorize the Chairman to sign the resolution.

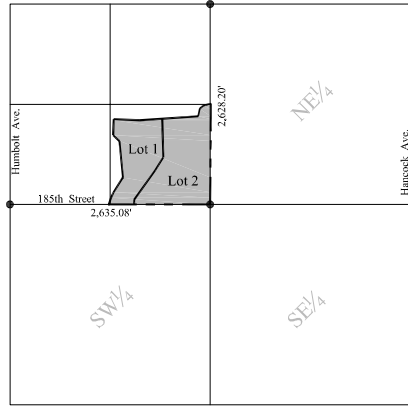
ACTION REQUIRED / PROPOSED MOTION:

Motion to receive the final staff report and P&Z Commission's recommendation from their 8/23/21 meeting.
Motion to approve the Cozy Creek Addition final plat and authorize the Chairman to sign the resolution.

Surveyor: Gregg A. Stroschein, 712-259-0483
 Mail To: 325 Howard Road - Moville, IA 51039
 County: Woodbury
 Section(s): 14 T: 88N R: 45W
 Aliquot Part: Parts of NW $\frac{1}{4}$
 Proprietor(s): Bret & Jodi Peterson
 Requested by: Bret Peterson

FINAL PLAT OF COZY CREEK ADDITION

A MINOR SUBDIVISION
IN THE NW $\frac{1}{4}$ OF SECTION 14, T88N, R45W OF THE 5TH P.M.,
AN ADDITION TO WOODBURY COUNTY, IOWA



Vicinity Map
14-88-45



OWNERS/SUBDIVIDERS:
BRET & JODI PETERSON
2827 185TH STREET
MOVILLE, IA 51039

ENGINEER & SURVEYOR:
SCOTT L. GERNHART, P.E.
GREGG A. STROSCHEN, PLS
TRUE ENGINEERING & LAND SURVEYING, LLC
325 HOWARD RD.
MOVILLE, IOWA 51039

ZONING: AP, AG PRESERVATION

BUILDING SET BACK LINES:
FRONT = 100'
REAR = 50'
SIDE = 20'

STATISTICAL DATA:
TOTAL AREA OF SUBDIVISION = 32.46 ACRES
TOTAL RIGHT-OF-WAY = 0.48 ACRES
LOTS = 2

NOTES:
ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE
INDICATED.

LEGEND
○ PER FOUND SURV. UNLESS OTHERWISE INDICATED
● SET 5" REBAR W/ CAP FORMED

Boundary Description

Part of the NW $\frac{1}{4}$ of Section 14, T88N, R45W of the 5th P.M., Woodbury County, Iowa. Said parcel being more particularly described as follows:

Beginning at the SE corner of said NW $\frac{1}{4}$; thence westerly along the south line of the NW $\frac{1}{4}$ on an assumed bearing of S90°00'00"W (with all subsequent bearings referenced therefrom) for a distance of 1,336.39 feet; thence N18°32'44"E for a distance of 96.30 feet; thence N25°23'37"E for a distance of 74.89 feet; thence N32°01'25"E for a distance of 231.05 feet; thence N08°10'49"W for a distance of 481.94 feet; thence NW47°40'54"W for a distance of 113.65 feet; thence N01°43'16"E for a distance of 211.50 feet; thence S87°46'34"E for a distance of 347.98 feet; thence N86°05'11"E for a distance of 768.36 feet; thence N11°35'54"E for a distance of 100.54 feet; thence N47°29'27"E for a distance of 61.36 feet; thence N75°07'59"E for a distance of 107.14 feet to the easterly line of said NW $\frac{1}{4}$; thence S00°28'19"W along said easterly line for a distance of 1,329.15 feet to the SE corner of said NW $\frac{1}{4}$ and the Point of Beginning.

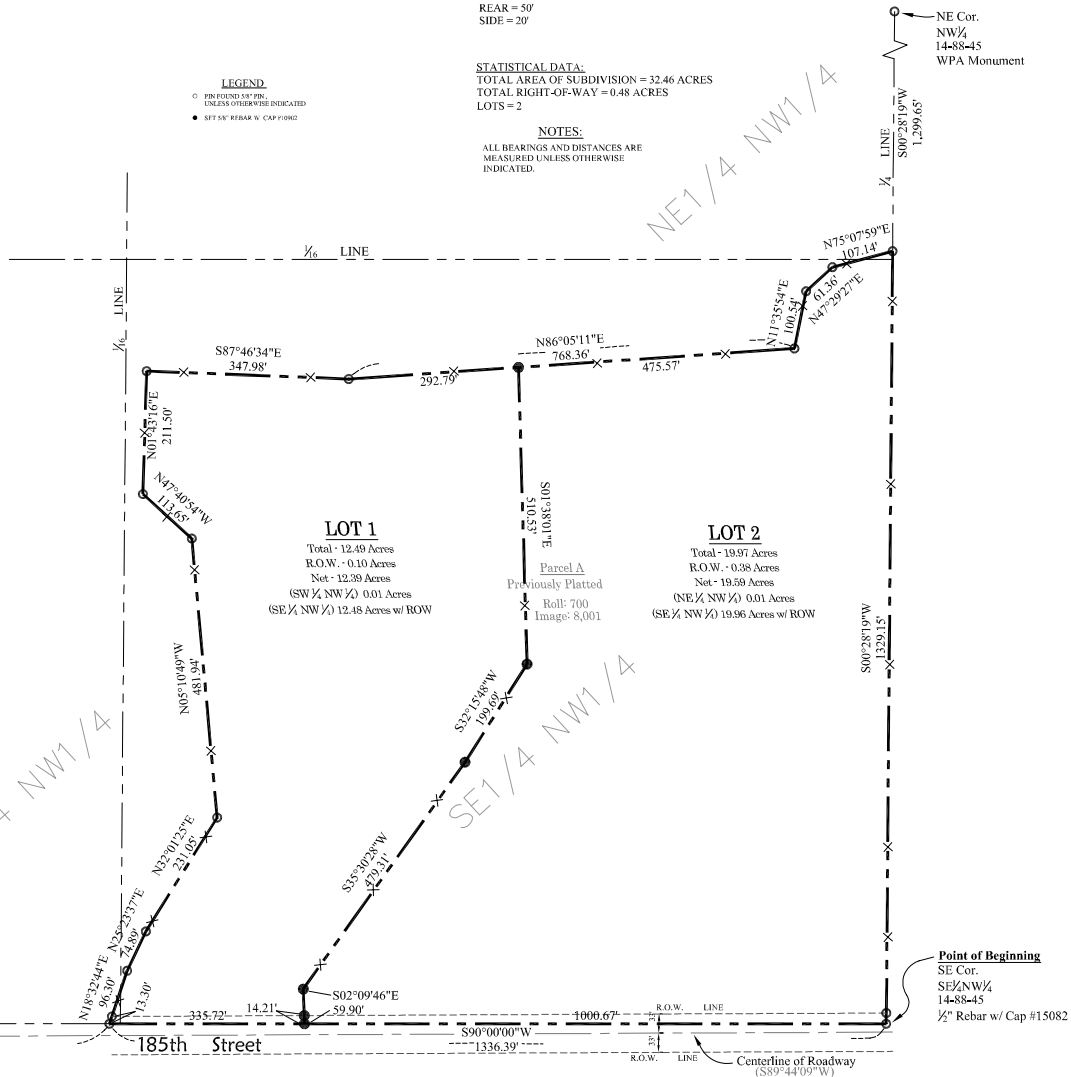
Said described parcel of land contains 32.46 acres and is subject to all easements and right-of-ways of record.

Certification

I, Gregg A. Stroschein, a duly Licensed Land Surveyor under the laws of the State of Iowa, do hereby certify that there are contained in said description, the lots described in the subdivision as platted; that the lots, blocks, streets and easements are of the dimensions, numbers, names and locations as shown on said plat; and that iron stakes are set at each corner of every lot of said subdivision as indicated hereon.

Gregg A. Stroschein PLS #10902
License renewal date: 12-31-21

Date _____
Pages covered by seal _____



FINAL PLAT OF COZY CREEK ADDITION

A MINOR SUBDIVISION
IN THE NW1/4 OF SECTION 14, T88N, R45W OF THE 5TH P.M.,
AN ADDITION TO WOODBURY COUNTY, IOWA

CONSENT OF OWNERS

Bret L. Peterson and Jodi S. Peterson, Husband and Wife, are the Owners of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platized into lots, culverts and streets, as is particularly shown and set forth in the attached Plat and said Certificate of Gregg Stroschein, a Licensed Surveyor who surveyed and platted the real estate to be known as Cozy Creek Addition, an addition to Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with the desires as owners and proprietors thereof.

Bret L. Peterson Date

Jodi S. Peterson Date

STATE OF _____ COUNTY OF _____:

This record was acknowledged before me on _____, 2021 by Bret L. Peterson and Jodi S. Peterson, Husband and Wife.

Notary Public

RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY

I, Christine Zellmer-Zant do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said commission has heretofore taken under advisement the Final Plat of Cozy Creek Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the _____ Day of _____, 20____ approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Dated this _____ Day of _____, 20____

Christine Zellmer-Zant, Chairman
Woodbury County Zoning Commission of Woodbury County, Iowa

BOARD RESOLUTION NO. _____

Resolution accepting and approving the Plat of Petersen Addition an addition to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission and the Woodbury County Board of Supervisors have reviewed and approved the Final Plat of Cozy Creek Addition to Woodbury County, Iowa, and whereas approval of the Final Plat of Cozy Creek Addition to Woodbury County, Iowa has been recommended to the Woodbury County Board of Supervisors by the Planning and Zoning Commission. Now, therefore be, and it is, resolved by the Woodbury County Board of Supervisors, that said Final Plat of Cozy Creek Addition to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Dated _____, 2021

ATTEST: _____
WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill, Woodbury County
Auditor and Recorder Rocky DeWitt, Chairman

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Patrick F. Gill, Woodbury County Auditor and Recorder, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Final Plat of Cozy Creek Addition to Woodbury County, Iowa, which said Resolution was adopted by the Woodbury County Board of Supervisors on the _____ day of _____, 2021 and approved on said date all as full, true and complete as the same appears of record in the Office of said Auditor and Recorder.

Dated _____, 2021

Patrick F. Gill, Woodbury County
Auditor and Recorder

COUNTY ENGINEER'S CERTIFICATE

I, Mark J. Nabra, P.E., County Engineer for Woodbury County, Iowa, do hereby certify that the boundary lines of the plat and lots therein were mathematically checked and conform with the requirements as provided for in the Subdivision Ordinance and that all dimensions both linear and angular necessary for the location of lots, tracts, streets, and easements, are shown.

Dated _____, 2021

Mark Nabra, P.E., County Engineer for Woodbury County, Iowa

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

We have examined an abstract of title to the following described real estate, to-wit:

Part of the Northwest Quarter (NW¼) of Section Fourteen (14), Township Eighty-eight (88) North, Range Forty-five (45) West of the Fifth Principal Meridian in the County of Woodbury, State of Iowa, described as follows: Beginning at the Southeast (SE) Corner of said Northwest Quarter (NW¼); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90° 00' 00") West along the South line of said Northwest Quarter (NW¼) for One Thousand Three Hundred Thirty-six and Thirty-nine Hundredths Feet (1,336.39); thence North Eighteen Degrees Thirty-two Minutes Forty-four Seconds (N 18° 32' 44") East for Ninety-six and Thirty Hundredths Feet (96.30); thence North Twenty-five Degrees Twenty-three Minutes Thirty-seven Seconds (N 25° 23' 37") East for Seventy-four and Eighty-nine Hundredths Feet (74.89); thence North Thirty-two Degrees One Minute Twenty-five Seconds (N 32° 01' 25") East for Two Hundred Thirty-one and Five Hundredths Feet (231.05); thence North Five Degrees Ten Minutes Forty-nine Seconds (N 5° 10' 49") West for Four Hundred Eighty-one and Ninety-four Hundredths Feet (481.84); thence North Forty-seven Degrees Forty Minutes Fifty-four Seconds (N 47° 40' 54") West for One Hundred Thirteen and Sixty-five Hundredths Feet (113.65); thence North One Degree Forty-three Minutes Sixteen Seconds (N 1° 43' 16") East for Two Hundred Eleven and Fifty Hundredths Feet (211.50); thence South Eighty-seven Degrees Forty-six Minutes Thirty-four Seconds (S 87° 46' 34") East for Three Hundred Forty-seven and Ninety-eight Hundredths Feet (347.98); thence North Eighty-six Degrees Five Minutes Eleven Seconds (N 86° 05' 11") East for Seven Hundred Sixty-eight and Thirty-six Hundredths Feet (768.36); thence North Eleven Degrees Thirty-five Minutes Fifty-four Seconds (N 11° 35' 54") East for One Hundred and Fifty-four Hundredths Feet (100.54); thence North Forty-seven Degrees Twenty-nine Minutes Twenty-seven Seconds (N 47° 29' 27") East for Sixty-one and Thirty-six Hundredths Feet (61.36); thence North Twenty-five Degrees Seven Minutes Fifty-nine Seconds (N 25° 07' 59") East for One Hundred Seven and Fourteen Hundredths Feet (107.14) to the East line of said Northwest Quarter (NW¼); thence South Zero Degrees Twenty-eight Minutes Nineteen Seconds (S 0° 28' 19") West along said East line for One Thousand Three Hundred Twenty-nine and Fifteen Hundredths Feet (1,329.15) to the point of beginning. Containing Thirty-two and Forty-six Acres (32.46 A) including county right-of-way and Thirty-one and Ninety-eight Hundredths Acres (31.98 A) excluding said right-of-way. Subject to and together with any and all easements.

NOTE: The South line of said Northwest Quarter (NW¼) is assumed to bear South Ninety Degrees Zero Minutes Zero Seconds (S 90° 00' 00") West.

This abstract begins appropriately on the tenth day of September, 1869, and concludes with Entry 66 in Volume I last certified the _____, 2021, at 8:59 o'clock a.m. by Engleson Abstract Co., Inc.

As of the date of the last certification, and subject to the exceptions set out below, we find that the abstract shows marketable title, in fee simple and free from material objections, to be vested in Bret Peterson and Jodi S. Peterson, husband and wife, as joint tenants.

- Entry 9 in Volume I of the abstract shows an Easement for Public Highway granted to Woodbury County, Iowa, dated September 19, 1949. Said Easement covers approximately 0.149 acres exclusive of the present established road. Said Easement was filed September 27, 1949, Land Deed Record 605, Page 120.
- Entry 40 discloses Resolutions Number 6332 and 6333 of the Woodbury County Board of Supervisors which were recorded on May 12, 1977, on Roll 62, Images 2118 through 2121. These resolutions govern the use of certain lands within Woodbury County, Iowa, which may be within boundaries designated as Flood Hazard Areas.
- Entry 41 shows a Notice of Filing of Soil and Water Resource Conservation Plan on July 29, 1992, on Roll 266, Image 2343. The Plan is available for inspection at the District Office of the Woodbury County Soil and Water Conservation District.
- Entry 43 shows Resolution No. 10,455 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7213 which includes, among other things, new comprehensive zoning ordinances establishing zoning regulations for the unincorporated area of Woodbury County, Iowa. The property is subject to these regulations, and your intended use of the property may be affected by such resolutions. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 44 shows Resolution No. 10,456 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7213 which prescribes the minimum requirements for the design and development of new subdivisions and the reestablishment of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. If you intend to subdivide the property, you will need to comply with this resolution. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 62 shows a Mortgage, Assignment of Rents, and Fixture Filing given by Bret Lewis Peterson and Jodi Sue Peterson, a married couple, to Farm Credit Services of America, dated April 29, 2019, and filed April 29, 2019 on Roll 764, Image 1537; consideration \$245,000.00. This Mortgage constitutes a first and valid lien upon the premises.
- Entry 65 shows a Mortgage given by Bret L. Peterson and Jodi Peterson, husband and wife, to The Security National Bank of Sioux City, Iowa, dated April 5, 2021, and filed April 13, 2021, Instrument #2021-04807; consideration 40,000.00. This Mortgage is a valid lien subject to the above-noted Mortgage shown at Entry 62.

Dated _____, 2021

By: _____
Jay P. Phipps

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY : ss

Docket No: _____
Filed for record, this _____ day of _____, 2020, at _____ o'clock _____ M. recorded in Plat Envelope _____ indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, 2021

Patrick F. Gill, Auditor and Recorder, Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, 2021

Patrick F. Gill, Auditor and Recorder, Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____, 2021

Tina M. Bertrand, Treasurer Woodbury County, Iowa

CERTIFICATE OF COUNTY ASSESSOR

I, Julie Conolly, hereby certify that on the _____ day of _____, 20____ a copy of this plat was filed in the County Assessor's Office.

Dated: _____

Julie Conolly,
County Assessor



**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

**COZY CREEK ADDITION
FINAL REPORT – 8/24/21**

| APPLICATION DETAILS | PROPERTY DETAILS | TABLE OF CONTENTS |
|--|---|---|
| Applicant(s): Bret & Jodi Peterson Application Type: Minor Subdivision Subdivision Name: Cozy Creek Addition Application Date: July 30, 2021 Subdivision Area: 32.46 Acres (2 Lots) Legal Notice Date: August 13, 2021 Stakeholders (1000') Letter Date: August 9, 2021 Zoning Commission Public Hearing Date: August 23, 2021 at 6:00 PM | Parcel(s): 884514100006 Township: T88N R45W (Moville) Section/Quarter: 14, NW ¼ Zoning District: Agricultural Preservation (AP) Floodplain District: Zone X (Not in the Floodplain) Address: 2827 185 th St., Moville, IA 51039 | <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat |

SUMMARY

Bret & Jodi Peterson have filed an application for a two-lot minor subdivision on the property (Parcel #884514100006) as referenced above for the purpose of building a new home on Lot 2. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 13, 2021. The neighbors within 1000 FT have been duly notified via an August 9, 2021 letter about the August 23, 2021 Zoning Commission public hearing. No written comments have been received as of August 19, 2021. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and been requested to comment. Significant comments included those from the Woodbury County Soil and Water Conservation District who stated that the developers are encouraged to use erosion control best practices for any construction activity. Siouxland District Health also commented about access to the well. The land surveyor Scott Gernhart has stated on August 13, 2021 that the well and septic assets are contained on Lot 1. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found the access to both lots as acceptable for site distance. Extraterritorial review was not required as this property location exceeds 2 miles from an incorporated area. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021. The Commission recommends that the property owners should follow the Woodbury County Soil and Water Conservation District and Siouxland District Health's recommendations.

AERIAL MAP

PLAT EXCERPT

Overview

Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID: 884514100006 Alternate ID: 805877 Owner Address: PETERSON, BRET & JODI S
 Sec/Twp/Rng: 14-88-45 Class: AD 2827 185TH ST
 Property Address: 2827 185TH ST Acreage: 31.98 MOVILLE, IA 51039
 District: MOVILLE 0053
 Brief Tax Description: PT NW 1/4 BEG SE COR THNC W 1336.39' NE 96.30' NE 74.9' NE 231.05' NLY 481.94' NNWLY 113.65' N 211.50' E 247.98' E 768.56' N 1005.54' NE 61.36' NE 107.14' S 1329.15' TO POB 14-88-45
 (Note: Not to be used on legal documents)

LOT 1
 Total: 12.00 Acres
 BLM - 0.10 Acres
 Net: 11.90 Acres
 089° 1/2' 50W 1/2 1/4 Sec 14, T88N, R45W
 082° 1/2' 50W 1/2 1/4 Sec 14, T88N, R45W

LOT 2
 Total: 12.00 Acres
 BLM - 0.10 Acres
 Net: 11.90 Acres
 082° 1/2' 50W 1/2 1/4 Sec 14, T88N, R45W
 089° 1/2' 50W 1/2 1/4 Sec 14, T88N, R45W

185th Street

ZONING COMMISSION RECOMMENDATION AND STAFF RECOMMENDATION

The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021. The Commission recommends that the property owners should follow the Woodbury County Soil and Water Conservation District and Siouxland District Health's recommendations.

Staff recommends approval of the Cozy Creek Addition final plat as proposed

ZONING COMMISSION CERTIFICATE

RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY

I, Christine Zellmer-Zant do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said commission has heretofore taken under advisement the Final Plat of Cozy Creek Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the 23 Day of August, 2021 approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 23 Day of August, 2021.


Christine Zellmer-Zant, Chairman
Woodbury County Zoning Commission of Woodbury County, Iowa

ZONING COMMISSION DRAFT MINUTES – AUGUST 23, 2021

Minutes - Woodbury County Zoning Commission Meeting – August 23, 2021

The Zoning Commission (ZC) meeting convened on the 23th of August 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Martha Boyle, Scott Germhart, Paul Rippke, Jeff Priestley, Poch Espina
Phone Present: Gene Collins

Call to Order

Chair Zellmer Zant formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Bride requested for a correction to the 7/28/21 minutes under the "Public Hearing – Davis Subdivision Proposal" section. For clarification, he asked for the minutes to reference the current floodplain map as the old map to remove confusion with the proposed draft map. The revised sentence states "Bride indicated that the current/old floodplain map at that location does not accurately reflect the area." Motion to approve minutes as corrected: Parker. Second: O'Tool. Vote: 5-0.

Public Hearing: Shever Addition Minor Subdivision Proposal – Nathan A. Shever

Priestley read the preliminary report and staff recommendation into the record. Nathan A. Shever has submitted a Minor Subdivision application to establish a one lot, 6.75-acre, minor subdivision on Parcel #884305200002 to separate the house from the farm. This property is in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located on Government Lot 1 of Section 5, T88N R 43W (Kedron Township). Martha Boyle, representing the applicant on sale of property, confirmed an easement will be given for the well. Motion to close public hearing: Meister. Second: Parker. Vote 5-0. A motion was made to recommend approval of the Shever Addition based on the three criteria: 1) to adopt the County Engineer's comments for an easement access maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouland District Health's permitting requirements for the installation of a new on-site septic system: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Cozy Creek Addition Minor Subdivision Proposal – Bret & Jodi Peterson

Priestley read the preliminary report and staff recommendation into the record. Bret and Jodi Peterson have submitted a Minor Subdivision application to establish a two lot (Lot 1: 12.49 acres; Lot 2: 19.07 acres) minor subdivision on Parcel #884514100008 to facilitate the construction of a new home on the proposed Lot 2. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NW ¼ of Section 14, T88N R45W (Merville Township). Surveyor Scott Germhart of True Engineering explained that the owners will sell Lot 1 and build a new house on Lot 2 along with a new well and septic system. Motion to close public hearing: Parker. Second: O'Tool. Vote 5-0. In consideration that the property owners follow the Woodbury County Soil and Water Conservation District's recommendation of erosion control practices and Siouland District Health's recommendation about easement access if there were a shared well, a motion was made to recommend approval of the Cozy Creek Addition: Parker. Second: Meister. Vote: 5-0.

Public Hearing: Steve And Michelle Bleil Addition – Creasey Farms Limited Partnership

Priestley read the preliminary report and staff recommendation into the record. Creasey Farms Limited Partnership has submitted a Minor Subdivision application to establish a one lot, 3.32-acre, minor subdivision on Parcel #894410200002 to separate the house from the farm. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NE ¼ of Section 10, T89N R44W (Arlington Township). The applicants' attorney, Gene Collins stated that the split is result of a long-term agreement to sell the property. Motion to close public hearing: O'Tool. Second: Parker. Vote 5-0. Priestley added that he received a phone call asking if the split was being requested for a hog confinement. Priestley explained that he informed the property owner that permitting for animal confinements is a separate process from the subdivision application. He explained that the master matrix building permit is used for confinements with over 1000 animal units. However, building permits are not required under the AG Exemption rules for operations below the master matrix threshold. However, property owners must comply with state regulations administrated through the Iowa DNR. It was also noted that a confinement may be placed on a subdivided property if the property owner is AG Exempt and meets state guidelines. Meister pointed out that on page 33 of the preliminary report packet, the deed holder on the parcel report should be Creasey Farms Ltd Partnership, Parcel #894410200002. A motion was made to recommend approval of the Steve and Michelle Bleil Addition: Bride. Second: Meister. Vote: 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Priestley offered updates about the adoption of the proposed draft floodplain maps. Woodbury County officially received notice from the Federal Emergency Management Agency (FEMA) in a letter dated August 12, 2021 that the proposed flood designations have been published in the Federal Register on June 29, 2021 and have/will be published in the Sergeant Bluff Advocate, the Sioux City Journal, and the Record on or about August 19, 2021 and August 26, 2021. A notice will also be published on the FEMA website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp. There will be a 90-day appeals process following the second publication date. Property owners who disagree may provide scientific or technical data

to challenge the maps. It is anticipated that public meetings will be held in the near future with representatives from the Iowa Department of Natural Resources present.

Priestley offered updates on the consideration of the floodplain development ordinance. He also offered updates on the 2040 Comprehensive Plan survey. As of August 19, 2021, over 400 surveys have been received and processed by SIMPCO. Preliminary data was shared to the Comprehensive Plan Steering Committee meeting on the same date. Priestley also noted that staff and representatives from SIMPCO worked at a booth at the Woodbury County Fair to encourage fairgoers to complete the survey.

Priestley indicated that the Iowa State Extension will put on training for planning and zoning officials on October 6th at the Fireside in Anthon, IA. An email will be sent to commissioners and board members asking them to register.

Priestley offered updates about future Zoning Commission public meetings following the expiration of Governor Reynolds' COVID proclamation in June of 2021. All public meetings must follow Iowa Code and the meetings must be held in-person with the commissioners present to constitute a quorum.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Priestley indicated that staff received a letter announcing a postponement of the public meeting that was previously scheduled. The delay is due to surveying issues. Priestley will update the commission when more information is available.

O'Tool inquired about the closure of the plat as referenced on the County Engineer's review memo. The County Engineer is required to check to see if final plat conforms to Iowa Code 355.8 to ensure that the boundary lines of the subdivision are properly measured and include no errors in closure.

Adjourn

Motion to adjourn: Bride. Second: Meister. Motion passed: 5-0. Meeting adjourned at 6:47 PM.

CED STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

| | |
|--|--|
| | shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code. |
| | Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law. |
| | shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and |
| | Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required. |
| | shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and |
| | Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data. |
| | shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and |
| | Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat. |
| | shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties. |
| | Staff attest to the final plat conforming to the goals and objectives of the county plan, and have no additional recommendations or requirements as it relates to the proposed final plat. Staff recommends approval of the final plat as proposed. |

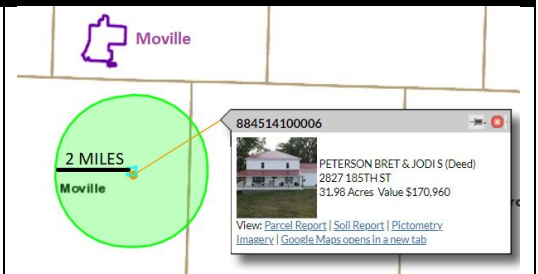
ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

| | |
|--|--|
| | <p>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</p> |
| | <p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 ft have also been met.</p> |
| | <p>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</p> |
| | <p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission in advance of the required public hearing.</p> |
| | <p>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</p> |
| | <p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission. The Commission recommends that the property owners should follow the Woodbury County Soil and Water Conservation District and Siouxland District Heath's recommendations.</p> |
| | <p>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</p> |
| | <p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p> |

EXTRATERRITORIAL REVIEW

This property is not within two (2) miles of a corporate boundary and does not require extraterritorial review under Iowa Code, Section 354.9.



LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on Friday, August 13, 2021.

NOTICE OF THREE (3) PUBLIC HEARINGS REGARDING MINOR SUBDIVISION PROPOSALS

WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will hold public hearings on the following item(s) hereafter described in detail on August 23, 2021 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620

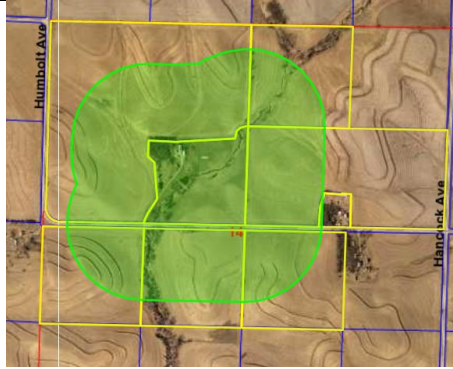
Douglas Streets, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person, or call: 516 721 135# and enter the Conference ID: 712-454-1133 during the meeting to listen or comment.

**Item One (1)
PROPOSED MINOR SUBDIVISION:** To be known as Shever Addition - a minor subdivision in a 6.75-acre portion of Government Lot 1 in Section 5, T88N R43W (Kedron Township), on Parcel #884305200002. The parent parcel is located about 4 miles west of Correctionville and about 5 miles north of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Applicant: Nathan A. Shever, Property Address, 3752 160th St., Correctionville, IA 51016.

**Item Two (2)
PROPOSED MINOR SUBDIVISION:** To be known as Cozy Creek Addition - a minor subdivision in a 32.46-acre portion of the NW ¼ of Section 14, T88N R45W (Moville Township), on Parcel #884514100006. The parent parcel is located 2.9 miles south of Moville. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicants: Bret and Jody Peterson, Property Address, 2827 185th St., Moville, IA 51039.

**Item Three (3)
PROPOSED MINOR SUBDIVISION:** To be known as Steve & Michelle Bleil Addition - a minor subdivision in a 3.32-acre portion of the NE ¼ of Section 10, T89N R44W (Arlington Township), on Parcel #894410200002. The parent parcel is located about 3.7 miles northeast of Moville and about 3 miles southwest of Kingsley. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicant: Creasey Farms Limited Partnership, Property Address, 1125 Ida Ave., Moville, IA 51039.
Published in the Sioux City Journal August 13, 2021. LGL#94532

PROPERTY OWNER(S) NOTIFICATION - 1000'



The **six (6)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **August 9, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **August 23, 2021 at 6:00 PM**.

As of **August 24, 2021**, the Community and Development office has received:

- 0 Phone Inquiries
- 0 Written Comments

The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

| Property Owner(s) | Mailing Address | Comments |
|---|-------------------------------------|--------------|
| Bret & Jody Peterson | 2827 185th St., Moville IA 51039 | No comments. |
| Thomas L. Morgan & Lynn M. Morgan | 2695 170th St., Moville IA 51039 | No comments. |
| Neil Rippke; Diane Meier; Dale Rippke; Bryon Rippke; David Rippke | 830 Meadow Dr., Moville IA 51039 | No comments. |
| Joshua E. Meyer & Megan R. Meyer | 2863 185th St., Moville IA 51039 | No comments. |
| Paul R. Rippke and Carolyn Rippke | 1849 Humbolt Ave., Moville IA 51039 | No comments. |
| Steven Rippke and Lisa Rippke | 827 Meadow Dr, Moville IA 51039 | No comments. |

STAKEHOLDER COMMENTS

| | |
|---|---|
| 911 COMMUNICATIONS CENTER: | No concerns here. - Glenn Sedivy, 8/5/21 |
| CENTURYLINK: | No comments. |
| FIBERCOMM: | No comments. |
| IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): | No comments. |
| LONGLINES: | No comments. |
| MAGELLAN PIPELINE: | No comments. |
| MIDAMERICAN ENERGY COMPANY (Electrical Division): | I have reviewed the attached minor subdivision proposal for MEC electric - there are not conflicts. - Casey Meinen, 8/5/21. |
| MIDAMERICAN ENERGY COMPANY (Gas Division): | No conflicts for MEC "gas" either. - Tyler Ahlquist, 8/5/21. |
| NATURAL RESOURCES CONSERVATION SERVICES (NRCS) | No comments. |
| NORTHERN NATURAL GAS: | No comments. |
| NORTHWEST IOWA POWER COOPERATIVE (NIPCO): | NIPCO has no issues with this subdivision. We do not have any infrastructure in that area. - Jeff Zettel, 8/11/21. |
| NUSTAR PIPELINE: | Nustar does not have any pipes in that area. - Domingo Torres, 8/19/21. |
| SIouxLAND DISTRICT HEALTH DEPARTMENT: | Please be aware that if there is a shared well on this subdivision, whomever the owns the well, it needs to be located on their property or obtain an easement. The well can be shared between parcels without an easement but may be in the best interest of homeowners to have an easement drawn up. - Ivy Bremer, 8/10/21. |
| WIATEL: | No comments. |
| WOODBURY COUNTY ASSESSOR: | No comments. |
| WOODBURY COUNTY CONSERVATION: | No comments. |
| WOODBURY COUNTY EMERGENCY SERVICES: | No comments. |
| WOODBURY COUNTY EMERGENCY MANAGEMENT: | No comments. |
| WOODBURY COUNTY ENGINEER: | See "Review Memo" below. |
| WOODBURY COUNTY RECORDER: | No comments. |

| | |
|--|---|
| WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): | Woodbury Co REC has no Comments or Concerns. – Kent Amundson, 8/9/21. |
| WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: | The WCSWCD has no significant comments on this proposed subdivision. The developers are strongly encouraged to implement erosion control best management practices during any earth moving and construction activities. Silt fences, temporary ground cover, and permanent seeding following construction are suggested practices. These practices will help to keep sediment out of the nearby stream and pond. – Neil Stockfleth, 8/9/21. |
| WOODBURY COUNTY TREASURER: | There is \$2,606.00 owed for the 2020 assessment year payable Sept 2021 and March 2022 (\$1,303.00 for each half). – Kim Koepke, 8/1/21. |

REVIEW MEMO - WOODBURY COUNTY ENGINEER – MARK NAHRA, PE



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. Nagra, P.E.
mnagra@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER
Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY
Tish Brice
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nagra, County Engineer

Date: August 6, 2021

Subject: Cozy Creek Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated August 5, 2021.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The proposed driveway has been approved, permitted, and constructed for lot 2. Sight distance is acceptable. The existing driveway for lot 1 is also acceptable.
- I have no other concerns or issues with this minor subdivision application.

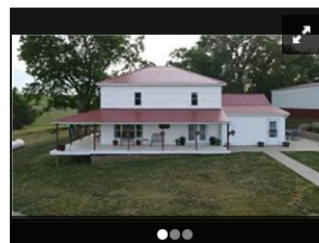
If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORT

Summary

Parcel ID 884514100006
 Alternate ID 805877
 Property Address 2827 185TH ST
 MOVILLE IA 51039
 Sec/Twp/Rng 14-88-45
 Brief PT NW 1/4 BEG SE COR THNC W 1336.39';NE 96.30';NE 74.9';NE 231.05';NLY 481.94';NWLY 113.65';N 211.50';E
 Tax Description 347.98';E 768.36';N 100.54';NE 61.36';NE 107.14';S 1329.15' TO POB 14-88-45
 (Note: Not to be used on legal documents)
 Deed Book/Page 702-3321 (2/25/2009)
 Gross Acres 31.98
 Net Acres 31.98
 Adjusted CSR Pts 1705.86
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0053 MOVILLE/WD-C
 School District WOODBURY CENTRAL
 Neighborhood N/A



Owner

Deed Holder
Peterson Bret & Jodi S
[2827 185th St](#)
Merville IA 51039

Contract Holder

Mailing Address
Peterson Bret & Jodi S
2827 185th St
Merville IA 51039

Land

Lot Area 31.98 Acres ; 1,393,049 SF

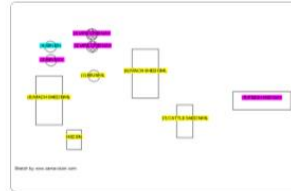
Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 2 Story Frame
 Architectural Style N/A
 Year Built 1900
 Condition Above Normal
 Roof Mtl / Hip
 Flooring
 Foundation C Blk
 Exterior Material Stl
 Interior Material Plas / Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,856 SF
 Main Area Square Feet 768
 Attic Type None:
 Number of Rooms 6 above; 1 below
 Number of Bedrooms 4 above; 0 below
 Basement Area Type Full
 Basement Area 768
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full ; 1 Three Quarter Bath;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches 1S Frame Open (512 SF);
 Decks
 Additions 1 Story Frame (320 SF);
 Garages

Photos



Sketches



Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|--------|------------------------------|-------------|-------|--------|------------|----------------|
| 0 | Bln - Wire Grain Storage | | 12 | 11 | 1970 | 2 |
| 0 | Bln - Grain Storage (Bushel) | | 0 | 0 | 1972 | 1 |
| 0 | Bln - Grain Storage (Bushel) | | 0 | 0 | 1972 | 1 |
| 0 | Bln - Grain Storage (Bushel) | | 0 | 0 | 1972 | 1 |
| 0 | Barn - Pole | | 30 | 96 | 1977 | 1 |
| 0 | Steel Utility Building | | 44 | 80 | 1979 | 1 |
| 0 | Barn - Pole | | 27 | 54 | 1998 | 1 |
| | Steel Utility Building | | 40 | 60 | 2019 | 1 |

Sales

| Date | Seller | Buyer | Recording | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|-----------|----------------|------------------------|-----------|-----------------------|------|--------------|--------------|
| 2/25/2009 | FOSTER HERBERT | PETERSON BRET & JODI S | 702/3321 | Split or division | Deed | | \$140,000.00 |

Valuation

| | 2021 | 2020 | 2019 | 2018 | 2017 |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Classification | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture |
| + Assessed Land Value | \$43,180 | \$40,820 | \$40,820 | \$59,420 | \$59,420 |
| + Assessed Building Value | \$24,570 | \$22,430 | \$7,530 | \$10,400 | \$10,400 |
| + Assessed Dwelling Value | \$103,210 | \$90,160 | \$90,160 | \$81,570 | \$81,570 |
| = Gross Assessed Value | \$170,960 | \$153,410 | \$138,510 | \$151,390 | \$151,390 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$170,960 | \$153,410 | \$138,510 | \$151,390 | \$151,390 |

SOIL REPORT

Summary

Parcel ID 884514100006
 Gross Acres 31.98
 ROW Acres 0.00
 Gross Taxable Acres 31.98
 Exempt Acres 0.00
 Net Taxable Acres 31.98 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 66.14 (2115.08 CSR2 Points / 31.98 Gross Taxable Acres)

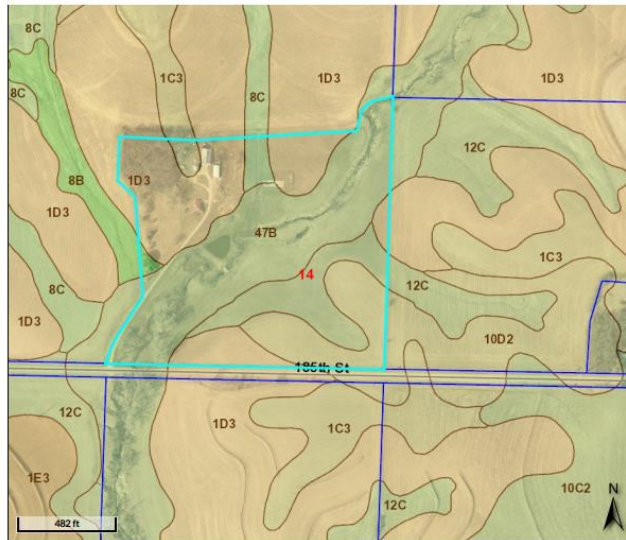
Agland Active Config 2017 CSR2

Sub Parcel Summary

| Description | Acres | CSR2 | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|--------------|-------|------------------------|----------------------|
| 100% Value | 15.73 | 67.28 | 1,058.33 | 1,058.33 |
| Non-Crop | 16.25 | 65.03 | 1,056.75 | 647.53 |
| Total | 31.98 | | 2,115.08 | 1,705.86 |

Soil Summary

| Description | SMS | Soil Name | CSR2 | Adjusted Acres | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|------|---|-------|----------------|------------------------|----------------------|
| 100% Value | 12C | NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES | 89.00 | 4.06 | 361.34 | 361.34 |
| 100% Value | 8C | JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES | 86.00 | 0.21 | 18.06 | 18.06 |
| 100% Value | 47B | NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES | 85.00 | 3.73 | 317.05 | 317.05 |
| 100% Value | 10D2 | MONONA SILT LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED | 60.00 | 4.09 | 245.40 | 245.40 |
| 100% Value | 1D3 | IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED | 32.00 | 3.64 | 116.48 | 116.48 |
| Non-Crop | 8B | JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES | 92.00 | 0.21 | 19.32 | 9.84 |
| Non-Crop | 8C | JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES | 86.00 | 0.47 | 40.42 | 21.29 |
| Non-Crop | 47B | NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES | 85.00 | 9.19 | 781.15 | 413.92 |
| Non-Crop | 1C3 | IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED | 58.00 | 0.45 | 26.10 | 17.11 |
| Non-Crop | 1D3 | IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED | 32.00 | 5.93 | 189.76 | 185.37 |
| Total | | | | 31.98 | 2,115.08 | 1,705.86 |



Overview



Legend

- Roads
- Soils**
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID 884514100006 Alternate ID 805877 Owner Address PETERSON BRET & JODIS
 Sec/Twp/Rng 14-88-45 Class AD 2827 185TH ST
 Property Address 2827 185TH ST Acreage 31.98 MOVILLE, IA 51039
 MOVILLE
 District 0053
 Brief Tax Description PT NW 1/4 BEG SE COR THNC W 1336.39' NE 96.30' NE 74.9' NE 231.05' NLY 481.94' NWLY 113.65' N 211.50' E 347.98' E 768.36' N 100.54' NE 61.36' NE 107.14' S 1329.15' TO POB 14-88-45

ELEVATION



APPLICATION

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: Bret + Jodi Peterson
Name of Owner

Mailing Address: 2827 185th St Moville IA 51039
Street City or Town State and Zip + 4

Property Address: 2827 185th St Moville IA 51039
Street City or Town State and Zip + 4

Ph/Cell #: (712) 870-2036 E-mail Address: moville@wiatel.net

To subdivide land located in the NW Quarter of Section 14

Civil Township 88 N R45W GIS Parcel # 88451410006

Name of Subdivision: Cozy Creek Addition

Subdivision Area in Acres 32.46 Number of Lots 2

Attachments:

1. Ten (10) copies of grading plans; if required.
2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: True Engineering & Land Surveying Ph/Cell: 712 870-9789

Attorney: Jay Phipps Ph/Cell: 712 873-3210

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: Jodi Peterson

Zoning Director: [Signature]
Coordinator

For Office Use Only:

Zoning District AP Flood District 275 D Date _____ No. 6695

Application Fee 4 Lots or less (\$200) \$200 CL # 5182

5 Lots or more (\$250 plus \$5 per lot) _____

*SE NW
Moville*

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 8/25/2021 Weekly Agenda Date: 8/31/2021

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Mark J. Nahra, County Engineer

WORDING FOR AGENDA ITEM:

Approve contract for propane for heating county buildings for FY 2022

ACTION REQUIRED:

- | | | |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/> | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/> | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/> |

EXECUTIVE SUMMARY:

Signed contracts have been returned for propane supply from New Cooperative, the successful bidder for the 2021-2022 fiscal year.

BACKGROUND:

The county annually receives bids for propane supplied for heating for the Secondary Road Department, Emergency Services, Conservation, Sheriff's Department, Starcomm Communication Tower Sites, and Treasurer's Office. This year the county requested the supply of approximately 52,200 gallons of propane. New Cooperative Company was the successful bidder for propane supply for the county.

FINANCIAL IMPACT:

Propane is an annual budget item for the county departments.

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes No

RECOMMENDATION:

Recommend that the board approve the contract for propane at \$1.10 per gallon with New Cooperative, Inc.

ACTION REQUIRED / PROPOSED MOTION:

Motion that the board approve the contract for propane at \$1.10 per gallon with New Cooperative, Inc.



Thursday, August 26, 2021

To The Woodbury County Authority & Board of Supervisors,

Lately there has been a lot of news regarding the workforce that is being utilized to construct the new Woodbury County Law Enforcement Center. This news speaks ill of the workforce that is currently contracted to build and complete this essential project. It has been put out to the public, The Authority, and the Board of Supervisors that this project is utilizing all out-of-state contractors, that there is disappointment with the workforce, and/or the workforce is not qualified to carry out this effort. As a local contractor, who is contracted to be a part of this project's team, we feel as though we need to defend ourselves to some degree as not all the information, as it is presented, is entirely true.

This project is not utilizing "all" out-of-state, or non-local, contractors. C.W Suter has been local to the community since 1926. We have built our business by developing a strong relationship with our community in which we serve. We are one of many contractors that are locally contracted to be part of this team to work on this project. We make up approximately 20% of the overall contract of work to be completed. We have approximately 155 employees at C.W. Suter. Our employees, and their families, depend on this local work to support and be active in our local community. To our knowledge, upwards of 60% of the workforce contracted to be a part of this project is local. This said, we do understand that not all the workforce is local, although this is true of most projects that are bid in our community. Our community does not support all the qualified trades necessary to complete these projects. Especially, a project of this nature. We are pleased to hear the number of local contractors currently signed up to be a part of this necessary project.

Regarding our qualifications, we at C.W. Suter invest in ongoing training for all our employees. Not only do we have the experience from long term members of our team, we also have a training program (Suter University) approved by the United States Department of Labor. We developed this program, along with U.S. department of labor, to ensure we are providing the necessary training to produce qualified personnel to serve our community and our customers. Not only does this program offer the training and on-going training to our current team members, but it also offers an avenue for kids coming out of our schools that want to learn our trade. This program can offer a career path for kids to be able to thrive in our community that do not want to go to a four-year college.

We are sending this letter out to you, The Woodbury County Authority and the Board of Supervisors, to let you know that we are not all out-of-state contractors. There is a good majority of us that reside right here in Woodbury County and the Siouxland area. We are qualified contractors. We support and give back to our community. We take pride in who we are and our reputation. To hear some of the statements made about us, and other contractors in our community, as to who we are and our qualifications as it relates to this much needed project is disheartening.

Sincerely,

Employees & Families of C.W. Suter & Son, Inc.

Commercial Plumbing • Heating and Cooling
Temperature Control • Air Duct Cleaning • Architectural Sheet Metal
1800 11th Street • Sioux City, IA 51101 • Business (712) 252-3007 • Fax (712) 252-2410