



WOODBURY COUNTY ZONING COMMISSION

Monday, July 25, 2022 at 6:00 PM

The Zoning Commission will hold a public meeting on **Monday, July 25, 2022 at 6:00 PM** in the 1st Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 516 721 135#** during the meeting to listen or comment.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: June 27, 2022
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: "THE EVERGREENS ADDITION" - MINOR SUBDIVISION PROPOSAL A proposed two-lot minor subdivision in a 24.91-acre portion of Section 26, T88N R47W (Woodbury Township) in the NE ¼ of the NE ¼ on Parcel #884726200004. The parent parcel is located about 2.2 miles southeast of Sioux City, about 2.7 miles northeast of Sergeant Bluff, and 2.7 miles west of Bronson. The property is located in the Agricultural Preservation (AP) Zoning District. Applicant/Property Owner: Wendel Real Estate LLC, 26638 Wirt Plz., Waterloo NE 68069-5860.
»	PUBLIC HEARING: ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AP TO AE PROPOSAL - MARK A. LIVERMORE AND MICHELLE M. LIVERMORE A proposal to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 2.89-acres located in the NE ¼ of the SW ¼ of Section 30, T89N R44W (Arlington Township) in the County of Woodbury and State of Iowa. Owner/Applicant: Mark A. Livermore and Michelle M. Livermore, 1460 Grundy Avenue, PO Box 472, Merville, IA 51039.
»	INFORMATION / DISCUSSION: DRAFT FEMA SPECIAL FLOOD HAZARD AREA MAPS Information about revised preliminary copies of the Flood Insurance Rate Map (FIRM) and Flood Insurance (FIS) report for Woodbury County Iowa.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN

Minutes - Woodbury County Zoning Commission Meeting – June 27, 2022

The Zoning Commission (ZC) meeting convened on the 27th of June at 6:00 PM for in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zant, Corey Meister, Jeff O'Tool, Barb Parker
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Mark Williams, Dan Kriener

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Previous Meeting Minutes – May 23, 2022 and June 1, 2022

O'Tool motioned. Second: Parker 4-0.

Public Hearing: Williams Third Strike, First Addition Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Lee Marc Williams has filed for a one-lot minor subdivision on the property identified as Parcel #894602300004 and located in the SW ¼ of the SW ¼ in T89N R46W (Concord Township), Section 2, in the Agricultural Preservation (AP) Zoning District. The purpose is to split the house from the parcel and retain the remaining portion of the property for agricultural uses. The proposal has been properly noticed in the Sioux City Journal Legals Section on June 10, 2022. The neighbors within 1000 FT have been duly notified via a June 10, 2022 letter about the June 27, 2022 Zoning Commission Public Hearing. 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 that the lots have adequate access with a shared driveway. Extraterritorial review, as required by Iowa Code 354.9, was not required as this property is further than two (2) miles from an incorporated jurisdiction. The property is not located in the floodplain. The proposed lot contains the septic system and the well is located on the abutting lot to the west where an easement agreement for access and maintenance will be required. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the minimum requirements for approval. It is the recommendation of staff to approve this proposal with the condition that an easement agreement be recorded for the continued access, use, and maintenance of the well servicing Lot 1 from the abutting property. Motion to close public hearing: Parker. Second: Meister. Motion approved 4-0. Motion to recommend approval of the Williams Third Strike, First Addition, Minor Subdivision to the Board of Supervisors with the condition that an easement agreement be recorded for the continued access, use and maintenance of the well servicing Lot 1 from abutting property by Meister. Second: Parker. Motion approved 4-0.

Information/Discussion: “Conditional Use Permit Process” – Woodbury County Zoning Ordinance

Priestley offered an overview of the conditional use process including the importance or research and detail as it pertains to the staff recommendation and Zoning Commission recommendation to the Board of Adjustment to insure all criteria is met before being presented to Board of Adjustment. Each conditional use application is different. Although there may be some past precedence, each case needs to be analyzed separately and be associated with the conditional use criteria as referenced in the ordinance. The conditional use criteria is what would be reviewed if a conditional use is ever challenged in district court.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

Parker asked about shed/houses being built in the county. Priestley stated they go through the regular building permit process for approval as would a house. The minimum structure dimension for a single-family dwelling must be 23' x 23'. Woodbury County does not have building codes. However, Iowa Code must be followed for electrical. Shed/houses must have plumbing and be set up for human habitation. As with any single-family dwelling, except for Ag Exempt property, the house must be in front of any accessory structure. Thus, accessory structures must be even with or behind the dwelling's front wall relative to the front property line, unless a distance of double the set back can be achieved.

Staff Update

Priestley addressed zoning issues with vendors setting up temporary sales along the RAGBAI route. There are no provisions in the ordinance to allow temporary sales of alcohol or other items. Private property owners may offer items for free will donations. Alcohol sales would require review by the Zoning Commission and approval by the Board of Adjustment in the General Commercial (GC) Zoning District.

Adjourn

Motion by Parker. Second: Meister. 4-0. The meeting adjourned at 6:30 PM.



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

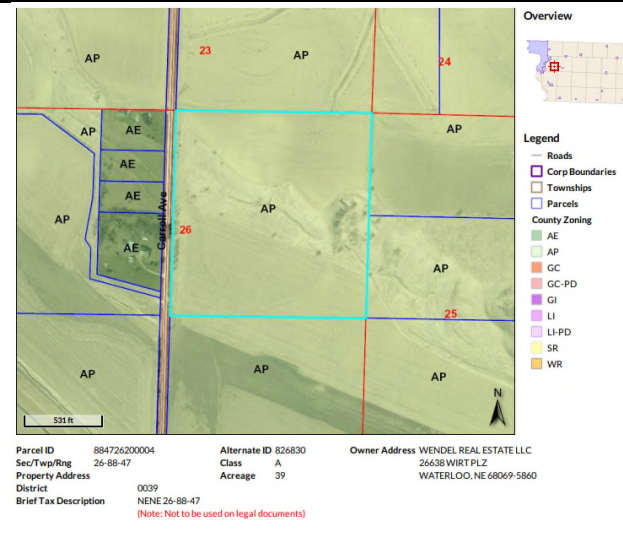
**THE EVERGREENS ADDITION - MINOR SUBDIVISION PROPOSAL
PRELIMINARY REPORT – 7/21/22**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
Owner(s): Wendel Real Estate LLC Application Type: Minor Subdivision (2 Lots) Subdivision Name: The Evergreens Addition Application Date: June 30, 2022 (Received June 30, 2022) Subdivision Area: 24.91 Total Acres (2 Lots), Lot 1 – 13.12 Total Acres; Lot 2 – 11.79 Total Acres. Legal Notice Date: July 9, 2022 Stakeholders (1000') Letter Date: July 9, 2022 Zoning Commission Public Hearing Date: July 25, 2022	Parcel(s): 884726200004 Township: T88N R47W (Woodbury) Section: 26 Quarter: NE ¼ of the NE ¼ Zoning District: Agricultural Preservation (AP) Floodplain District: Zone X (Not in SFHA) Address: No assigned address.	<input type="checkbox"/> Summary, Aerial & Plat Excerpt, Recommendation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat <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

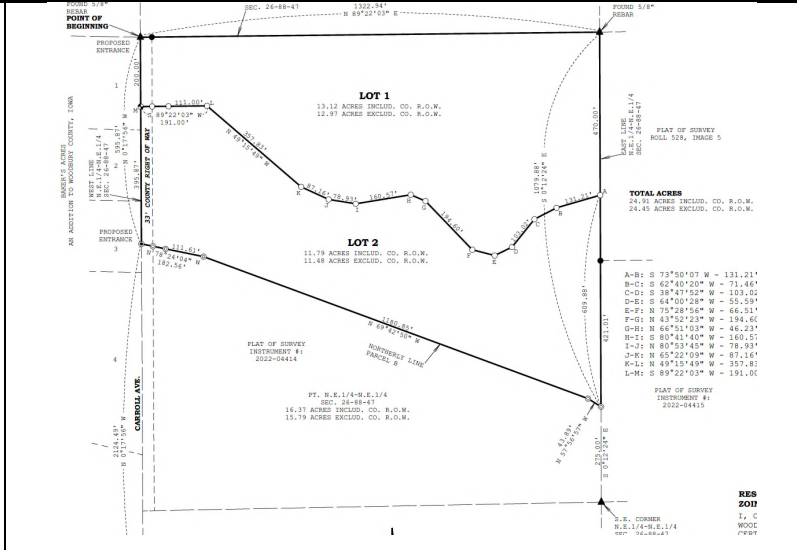
SUMMARY

Wendel Real Estate LLC has filed for a two-lot minor subdivision on the property as referenced above. The purpose is to establish two lots. The first lot will include 13.12 total acres while the second lot will include 11.79 total acres. The proposal has been properly noticed in the Sioux City Journal Legals Section on July 9, 2022. The neighbors within 1000 FT have been duly notified via a July 9, 2022 letter about the July 25, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access, and recommended that a pavement agreement be included for consistency as the subdivision across the street (Bakers Acres) to the west is subject to a pavement agreement. Extraterritorial review, as required by Iowa Code 354.9, was not required as this property is further than two (2) miles from an incorporated jurisdiction. The property is not located in the floodplain. There are no wells or septic systems on the lots. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends acceptance and approval of this minor subdivision proposal with the condition that either a 80/20 or a 60/40 pavement agreement be signed with Woodbury County.

AERIAL MAP



PLAT EXCERPT



STAFF RECOMMENDATION

Staff recommends acceptance and approval of this minor subdivision proposal with the condition that either a 80/20 or a 60/40 pavement agreement be signed with Woodbury County.

Suggested Motion

A motion to recommend acceptance and approval of the *The Evergreens Addition* final plat to the Board of Supervisors with the condition that a either a 80/20 or a 60/40 pavement agreement be signed with Woodbury County as determined by the Board of Supervisors.

APPLICATION

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: WENDEL REAL ESTATE, L.L.C. (SANDRA WENDEL)
Name of Owner

Mailing Address: 26638 WIRT PLAZA WATERLOO NE 68069
Street City or Town State and Zip + 4

Property Address: NO ADDRESS - PARCEL 88472600004
Street City or Town State and Zip + 4

Ph/Cell #: 402 850-9995 E-mail Address: SANDRA@SANDRAWENDEL.COM

To subdivide land located in the NE-NE Quarter of Section 26

Civil Township WOODBURY GIS Parcel # 88472600004

Name of Subdivision: THE EVERGREENS ADDITION

Subdivision Area in Acres 24.91 AC Number of Lots 2

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: ALAN FAGAN Ph/Cell: 712 539-1471

Attorney: RYAN ROSS Ph/Cell: 712 224-7585

OWNERS

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

Alvern Scott Wendel III
Sandra Wendel

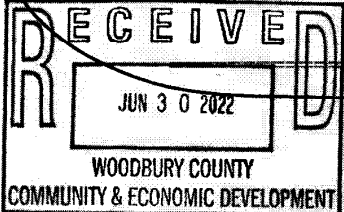
Owner's Signature: [Signature]
ALAN FAGAN FOR OWNER

Zoning Director: [Signature]

For Office Use Only:

Zoning District AP Flood District X Date 6/30/22 No. 6782

Application Fee 4 Lots or less (\$200) \$200 - CL# 12901 6-30-22
5 Lots or more (\$250 plus \$5 per lot)



ALVERN SCOTT WENDEL III
SANDRA WENDEL

FINAL PLAT
A MINOR SUBDIVISION PLAT
OF
THE EVERGREENS ADDITION
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR
I, _____, COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREON WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL BENCHMARKS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

COUNTY ENGINEER'S CERTIFICATE
I, _____, COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREON WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL BENCHMARKS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

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

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA
I, _____, CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADOPTION THE PLAT OF THE EVERGREENS ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA, DID ON THIS _____ DAY OF _____, 2022, 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.

BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION ACCEPTING AND APPROVING THE EVERGREENS ADDITION, WOODBURY COUNTY, IOWA.
WHEREAS, THE OWNER AND PROPRIETORS DID ON THE _____ DAY OF _____, 2022, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DELINEATED AS THE EVERGREENS 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 SAID PLAT; 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; AND NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF THE EVERGREENS 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 OWNER AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING
I, _____, COUNTY AUDITOR AND RECORDER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THIS PLAT WAS FILED IN THE WOODBURY COUNTY AUDITOR AND RECORDER'S OFFICE ON _____ DAY OF _____, 2022.

INDEX LEGEND
SURVEYOR: ALAN L. FAGNAN, ILS-0010111 MAIL TO: ALFAGAN LAND SURVEYING, P.C. PO BOX 888 - MERRILL, IA 50888
COUNTY: WOODBURY
SECTIONS: 26 T 88 N, R 47 W
ALLOTMENT: PART OF THE N.E.1/4 OF THE N.E.1/4
CITY: CEDAR RAPIDS
SUBDIVISION: THE EVERGREENS ADDITION
BLOCKS:
LOTS:
PROPRIETORS: WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY
REQUESTED BY: GARY WALTERS

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

INDEX LEGEND
SURVEYOR: ALAN L. FAGNAN, ILS-0010111 MAIL TO: ALFAGAN LAND SURVEYING, P.C. PO BOX 888 - MERRILL, IA 50888
COUNTY: WOODBURY
SECTIONS: 26 T 88 N, R 47 W
ALLOTMENT: PART OF THE N.E.1/4 OF THE N.E.1/4
CITY: CEDAR RAPIDS
SUBDIVISION: THE EVERGREENS ADDITION
BLOCKS:
LOTS:
PROPRIETORS: WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY
REQUESTED BY: GARY WALTERS

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:

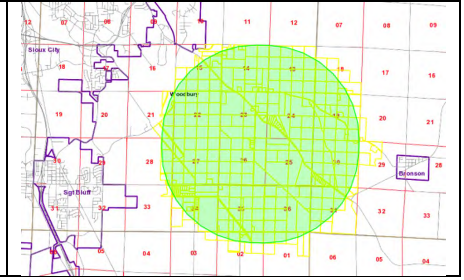
- shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
- Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to 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. Staff recommends acceptance and approval of this minor subdivision proposal with the condition that either a 80/20 or a 60/40 pavement agreement be signed with Woodbury County.

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 well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	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 recommends acceptance and approval of this minor subdivision proposal with the condition that either a 80/20 or a 60/40 pavement agreement be signed with Woodbury County.
	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 greater than two (2) miles from any incorporated jurisdictions and does not require extraterritorial review under Iowa Code, Section 354.9.



LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on **July 9, 2022**.

NOTICE REGARDING PUBLIC HEARINGS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONES) AND FOR A WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on July 25, 2022 at 6:00 PM, or as soon thereafter as the matter may be considered. Said hearings may be held in the Board of Supervisors Meeting Room Number 104, County Courthouse, 680 Douglas Street, Sioux City, Iowa. Copies of said ordinance map amendment and the 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 address stated above at the time and date specified above, or in Conference ID: 515 721 1584 during the meeting to listen or comment.

Item One (1)
Pursuant to Section 335 of the Code of Iowa the Woodbury County Zoning Commission will hold public hearings on the following ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County, Iowa by Mark A. Livemore and Michelle M. Livemore (1)
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 2.89-acres located in the NE ¼ of the SW ¼ of Section 10, T28N, R47W, Woodbury County, Iowa. The parcel is described as follows: THE PROPERTY DESCRIBED AS FOLLOWS: COMMENCING AT THE NORTH-WEST CORNER OF THE NE ¼ OF THE SW ¼ OF SAID SECTION 10; THENCE SOUTH 100 DEGREES 00'00" WEST 888.2 FEET ALONG THE THENCE SOUTH 87 DEGREES 35'51" EAST 280.31 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 35'51" EAST 316.9 FEET; THENCE NORTH 87 DEGREES 35'51" WEST 1000 FEET; THENCE NORTH 82 DEGREES 10'00" WEST 318.40 FEET; THENCE SOUTH 100 DEGREES 01'20" WEST 414.80 FEET TO THE POINT OF THE BEGINNING; COOKING 298 ACRES; NOTE THE WEST 1/4 OF SECTION 10 IS ASSUMED TO BEAR DUE NORTH AND SOUTH.
Owner/Applicant: Mark A. Livemore and Michelle M. Livemore, 450 Gundy Avenue, PO Box 472, Moline, IA 51088
PROPOSED MINOR SUBDIVISION: To be known as The Evergreens Addition, - a two-lot minor subdivision in a 24.91-acre portion of Section 26, T85N, R47W (Woodbury Township) in the NE ¼ of the NE ¼ of Section 26, T85N, R47W. The parcel is located about 2.2 miles southeast of Sioux City, about 2.7 miles northeast of Sergeant Bluff, and 2.7 miles west of Agricultural Preservation (AP) Zoning District. The property is located in the Unincorporated Area of Woodbury County, Iowa. L.L.C., 28588 Wirt Plz, Waterloo NE 68069-5860

NOTICE OF PUBLIC HEARINGS TO CONSIDER AMENDMENT NO. 9 TO THE AMENDED AND RESTATED COMBINED CENTRAL SIOUX CITY -C80 URBAN RENEWAL PLAN FOR THE COMBINED CENTRAL SIOUX CITY -C80 URBAN RENEWAL PROJECT AREA
The City Council of the City of Sioux City, Iowa, will hold a public hearing before itself at its meeting which commences at 4:00 P.M., July 18, 2022 in the Council Chambers, 5th Floor, City Hall, 405 Sixth Street, Sioux City, Iowa to consider adoption of the proposed Restated Combined Central Sioux City -C80 Urban Renewal Plan (the "Amended Plan") for the existing Combined Central Sioux City -C80 Urban Renewal Project Area (Project Area). A copy of the proposed Amended Plan is available in the office of the City Clerk, City Hall, 405 Sixth Street, Sioux City, Iowa.
The purpose of the proposed Amendment No. 1 to the Amended Plan is to further update and clarify the Project Area and to allow the Council to current City objectives, planning initiatives and program activities for the Project Area.
The general scope of the urban renewal activities under consideration in the Amended Plan is to determine whether to acquire and either to develop or to sell and either to develop or to sell for new development and the redevelopment of existing commercial buildings and land for commercial, residential and mixed-use purposes in order to encourage investment and economic development in the Project Area, which activities may include grants, rebates, loans or other incentives funded by tax increment financing.
Specifically, Amendment No. 1 to the Amended Plan addresses the following proposed Urban Renewal Project Area:
* Financial assistance for the development of the property located at 601 Floyd Boulevard, Sioux City, Woodbury County, Iowa.
* Financial assistance for the redevelopment of the property located at 801 5th Street, Sioux City, Woodbury County, Iowa.
Any person or organization desiring to be heard at such hearing, or to be heard in support of or in opposition to the Amended Plan, should appear at the hearing on the date and time specified above, or as soon thereafter as the matter may be considered. Said hearings may be held in the Board of Supervisors Meeting Room Number 104, County Courthouse, 680 Douglas Street, Sioux City, Iowa. Copies of said ordinance map amendment and the 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 address stated above at the time and date specified above, or in Conference ID: 515 721 1584 during the meeting to listen or comment.

NOTICE OF SHERIFF'S LEVY AND SALE
CASE NO. 2022-0014220
WILKINSON SAVINGS FUND SOCIETY FSA
DEBA CHRISTIANA TRUST NOT INDIVIDUALLY BUT AS TRUSTEE FOR CARLSBAD FUNDING MORTGAGE TRUST,
PLAINTIFF
ANGELA A. MEOHKOFF STOKES, SPOUSE OF ANGELA A. MEOHKOFF STOKES, IOWA DEPARTMENT OF HUMAN SERVICES, AND AMERICAN GENERAL FINANCIAL SERVICES, INC.,
DEFENDANTS, INC.

As a result of the judgment rendered in the

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **seven (7)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **July 9, 2022** letter of the public hearing before the Woodbury County Zoning Commission on **July 25, 2022**.

As of **July 21, 2022**, 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
Wendel Real Estate, LLC	26638 Wirt Plz Waterloo NE 68069-5860	No comments.
Bradley R. Jochum, Angela M. Jochum, Timothy Ryan McWilliams, Stacey L. McWilliams	2498 Carroll Ave. Salix IA 51052	No comments.
Jimmie Lee Colyer and Renee T. Colyer	1650 Old Hwy 141 Sgt. Bluff IA 51054	No comments.
Elbert J. Baker and Sandra K. Baker	1997 Carroll Ave. Sgt. Bluff IA 51054	No comments.
Richard G. Speed and Cindy S. Speed	2009 Carroll Ave. Sgt. Bluff IA 51054	No comments.
Bryan L. Waddell	1732 Old Hwy 141 Sgt. Bluff IA 51054	No comments.
Frances E. Waddell Trust c/o James Waddell	3183 S. Tyler Court Sioux Falls SD 57103-6562	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LOESS HILLS PROGRAM:	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	After reviewing the application and its location, I don't believe that we need to submit an opinion letter either way for this application. Thank you for providing us with the opportunity though! – Rebecca Castle Laughlin, 7/15/22.
LOGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed minor subdivision for MEC electric and found no conflicts. – Casey Meinen, 7/1/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas" for this request either. – 7/1/22.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	We have no comments or concerns on the attached proposal. – Randi Prichard, 7/5/22.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. Thanks. – Jeff Zettel, 7/5/22.
NUSTAR PIPELINE:	No comments.
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 questions or comments. – Rebecca Socknat, 7/11/22.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW.
WOODBURY COUNTY RECORDER:	I see no issues. Thank you. – Diane Swoboda Peterson, 7/1/22.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD wishes to ensure that if any construction occurs on these lots, Woodbury County is aware that this area is the front range of the Loess Hills landform and a unique area of Iowa's natural resource heritage. Lot 2 in particular is quite steep and is best suited to remain vegetated. – Neil Stockfleth, 7/5/22.
WOODBURY COUNTY TREASURER:	The taxes have been paid in full. – Kim Koepke, 7/1/22.

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) 873-3255

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
From: Mark J. Nahra, County Engineer
Date: July 7, 2022
Subject: The Evergreens Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated June 30, 2022.

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. Driveways have been approved and permitted to provide access to lots 1 and 2 at the locations noted on the plat. Construction of the driveways is expected this summer.
- I note that the subdivision across the road from the Evergreens Addition has a paving agreement in place. While I cannot foresee the growth in traffic on this road that would justify paving based on current traffic levels, for consistency the same paving agreement should be applied to properties on both sides of the road, should the need for paving ever be experienced due to additional development along the road. Capturing paving agreements on record at the time of platting assures that those who create the need for paving through subdivision and development participate in the cost of road improvements.
- 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

DRAFT PAVEMENT AGREEMENT: OPTION #1 – 80/20 Agreement

**AGREEMENT TO IMPOSE COVENANT
BASED UPON LINEAL LOT FRONTAGE**

The undersigned, *Wendel Real Estate LLC*, the owner(s) of the real estate known as *The Evergreens Addition*, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1) and Two (2) of *The Evergreens Addition*, subdivision of Part of Section Twenty-Six (26), Township Eighty-Eight (88) North, Range Forty-Seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Plat of *The Evergreens Addition*, Subdivision, I/we agree as follows:

1. To impose a recorded covenant on *Carroll Avenue* agreeing to an assessment on said Lots in event *Carroll Avenue* is hard surfaced and graded for that purpose (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of eighty percent (80%) of the total actual cost of the Improvement to the centerline of *Carroll Avenue*. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *The Evergreens Addition* Subdivision will be a maximum of forty percent (40%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *The Evergreens Addition* Subdivision, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

Dated this _____ day of _____, 20 ____.

Wendel Real Estate, L.L.C., by:

By: Alvern Scott Wendel, III

Its: Manager

On this ____ day of _____ A.D. 2022, before me, the undersigned Notary Public, personally appeared to me known **Wendel Real Estate, L.L.C., an Iowa limited liability company, by Alvern Scott Wendell, III, its Manager** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Wendel Real Estate, L.L.C. , an Iowa limited liability company, by Alvern Scott Wendell, III, its Manager** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

EXHIBIT A

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.89°22'03"E. ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1322.94 FEET TO THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.0°12'24"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1079.88 FEET TO THE NORTHERLY LINE OF PARCEL B DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #: 2022-04414 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.57°56'57"W. ALONG SAID NORTHERLY LINE FOR 43.89 FEET; THENCE N.69°42'50"W. ALONG SAID NORTHERLY LINE FOR 1180.85 FEET; THENCE N.78°24'04"W. ALONG SAID NORTHERLY LINE FOR 182.56 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL B AND THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°17'56"W. ALONG SAID WEST LINE FOR 595.87 FEET TO THE POINT OF BEGINNING. CONTAINING 24.91 ACRES INCLUDING COUNTY RIGHT OF WAY AND 24.45 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS. NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°17'56"W.

**AGREEMENT TO IMPOSE COVENANT
BASED UPON LINEAL LOT FRONTAGE**

The undersigned, *Wendel Real Estate LLC*, the owner(s) of the real estate known as *The Evergreens Addition*, an Addition to Woodbury County, Iowa, and legally described as follows:

Lots One (1) and Two (2) of *The Evergreens Addition*, subdivision of Part of Section Twenty-Six (26), Township Eighty-Eight (88) North, Range Forty-Seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and the State of Iowa, a/k/a see legal described in Exhibit "A" attached hereto and by this reference made a part hereof.

In consideration of the approval of the Plat of *The Evergreens Addition*, Subdivision, I/we agree as follows:

1. To impose a recorded covenant on *Carroll Avenue* agreeing to an assessment on said Lots in event *Carroll Avenue* is hard surfaced and graded for that purpose (the Improvement).
2. At the time of the Improvement, the then owners, their successors, and assigns shall be assessed collectively a maximum of sixty percent (60%) of the total actual cost of the Improvement to the centerline of *Carroll Avenue*. The centerline to be fifty percent (50%) of the total Improvement of said roadways, therefore, the effective collective assessment against the Lots in *The Evergreens Addition* Subdivision will be a maximum of thirty percent (30%) of the total actual cost of the improvements abutting said lots.
3. The collective assessment shall be individually prorated to each of the Lots on the basis of the number of lineal feet on which each Lot abuts said roadway(s) and the respective Lot owners shall have the responsibility for the assessment only on the lot(s) within the Subdivision he/she or it may own.
4. In the event that statutes or ordinances existing at the time of the Improvements results in an overall lower assessment against the Lots in *The Evergreens Addition* Subdivision, then the lower amount shall be assessed against said lots.
5. This Agreement to Impose Covenant shall be binding upon the respective successors, heirs, administrators, executors and assigns of the parties.

Dated this _____ day of _____, 20 ____.

Wendel Real Estate, L.L.C., by:

By: Alvern Scott Wendel, III

Its: Manager

On this ___ day of _____ A.D. 2022, before me, the undersigned Notary Public, personally appeared to me known **Wendel Real Estate, L.L.C., an Iowa limited liability company, by Alvern Scott Wendell, III, its Manager** to be the person(s) named herein and who executed the foregoing instrument, and acknowledge that **Wendel Real Estate, L.L.C. , an Iowa limited liability company, by Alvern Scott Wendell, III, its Manager** executed the same as a voluntary act and deed.

Public in and for said County

Notary

Seal or stamp above

EXHIBIT A

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.89°22'03"E. ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1322.94 FEET TO THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.0°12'24"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1079.88 FEET TO THE NORTHERLY LINE OF PARCEL B DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #: 2022-04414 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.57°56'57"W. ALONG SAID NORTHERLY LINE FOR 43.89 FEET; THENCE N.69°42'50"W. ALONG SAID NORTHERLY LINE FOR 1180.85 FEET; THENCE N.78°24'04"W. ALONG SAID NORTHERLY LINE FOR 182.56 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL B AND THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°17'56"W. ALONG SAID WEST LINE FOR 595.87 FEET TO THE POINT OF BEGINNING. CONTAINING 24.91 ACRES INCLUDING COUNTY RIGHT OF WAY AND 24.45 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS. NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°17'56"W.

PARCEL REPORT

Summary

Parcel ID 884726200004
Alternate ID 826830
Property Address N/A
Sec/Twp/Rng 26-88-47
Brief Tax Description NENE 26-88-47
(Note: Not to be used on legal documents)
Deed Book/Page [576-1583 \(2/13/2003\)](#)
Gross Acres 39.00
Net Acres 39.00
Adjusted CSR Pts 1922.44
Zoning AP - AGRICULTURAL PRESERVATION
District 0039 WOODBURY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[Wendel Real Estate LLC](#)
[26638 Wirt Plz](#)
 Waterloo NE 68069-5860
Contract Holder
Mailing Address
 Wendel Real Estate LLC
 26638 Wirt Plz
 Waterloo NE 68069-5860

Land

Lot Area 39.00 Acres; 1,698,840 SF

Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$48,680	\$48,680	\$46,000	\$46,000	\$66,960
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$48,680	\$48,680	\$46,000	\$46,000	\$66,960
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$48,680	\$48,680	\$46,000	\$46,000	\$66,960

SOIL REPORT

Summary

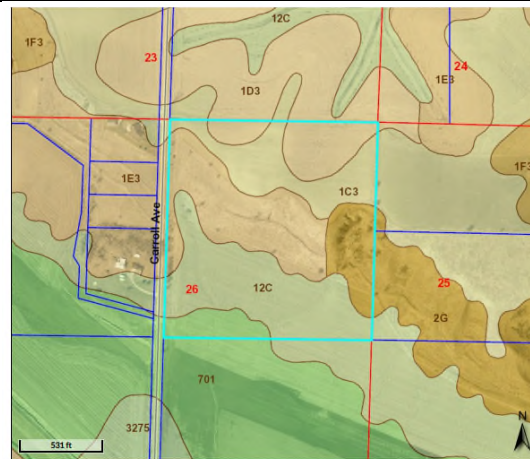
Parcel ID 884726200004
Gross Acres 39.00
ROW Acres 0.00
Gross Taxable Acres 39.00
Exempt Acres 0.00
Net Taxable Acres 39.00 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2 50.01 (1950.28 CSR2 Points / 39 Gross Taxable Acres)
Aglend Active Contig 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	27.32	63.39	1,731.81	1,731.81
Non-Crop	11.68	18.70	218.47	190.63
Total	39.00		1,950.28	1,922.44

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	11.20	996.80	996.80
100% Value	701	WILSEY SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODEE	79.00	2.17	171.43	171.43
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	6.39	370.62	370.62
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	4.62	147.84	147.84
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	2.34	42.12	42.12
100% Value	2G	HAMBURG SILT LOAM, 40 TO 75 PERCENT SLOPES	5.00	0.60	3.00	3.00
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.56	49.84	25.80
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.19	11.02	7.22
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	7.92	142.56	142.56
Non-Crop	2G	HAMBURG SILT LOAM, 40 TO 75 PERCENT SLOPES	5.00	3.01	15.05	15.05
Total			39.00		1,950.28	1,922.44



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 884726200004 **Alternate ID** 826830 **Owner Address** WENDEL REAL ESTATE LLC
Sec/Twp/Rng 26-88-47 **Class** A **Property Address** 26638 WIRT PLZ
Property Address **Acres** 39 **Waterloo, NE 68069-5860**
District 0039
Brief Tax Description NENE 26-88-47
(Note: Not to be used on legal documents)

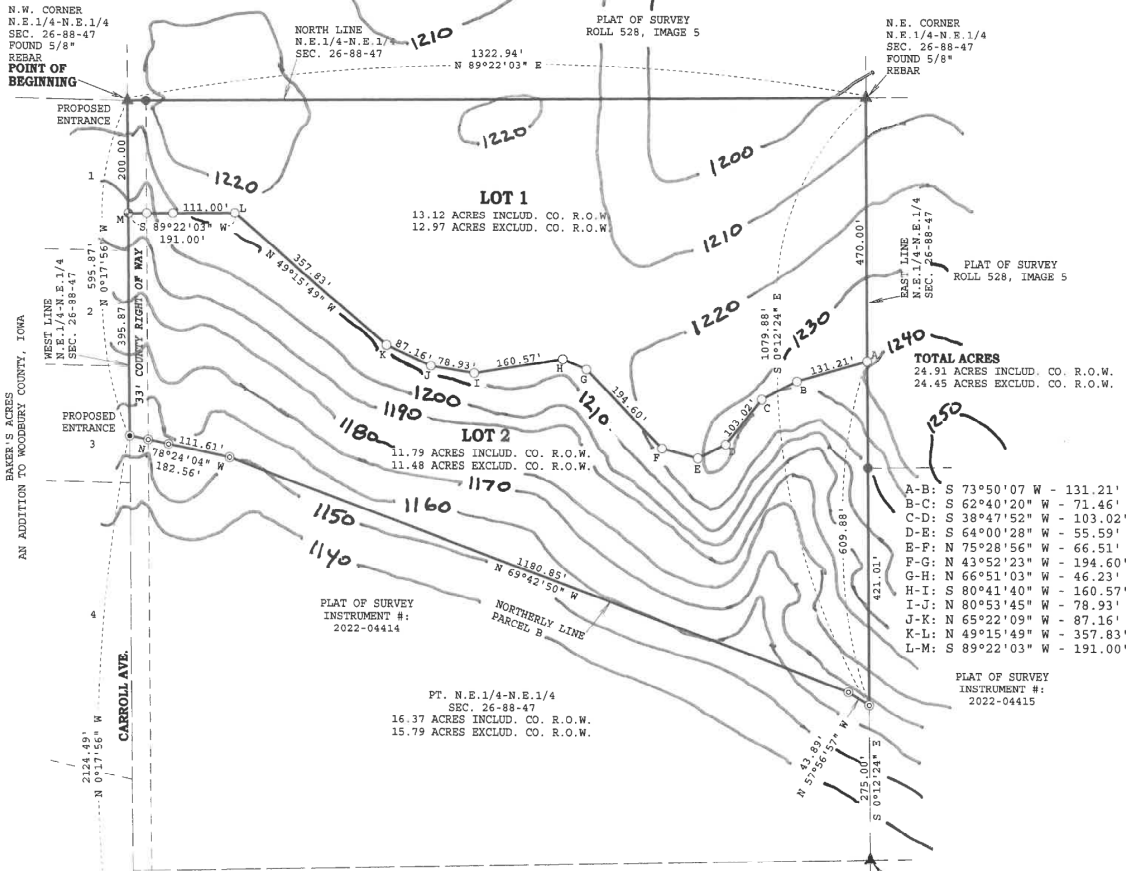
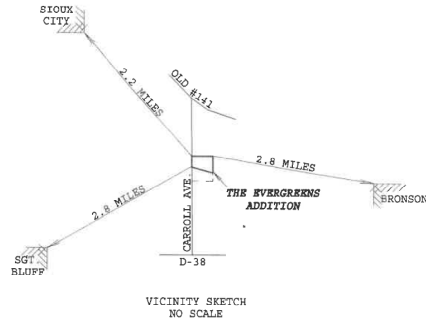
ELEVATION / PRELIMINARY DRAWING

PRELIMINARY DRAWING
 A MINOR SUBDIVISION PLAT
 OF
THE EVERGREENS ADDITION
 WOODBURY COUNTY, IOWA

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:
 BEGINNING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.89°22'03"E.
 ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1322.94 FEET TO THE N.E.
 CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.0°12'24"E. ALONG THE EAST LINE OF
 SAID N.E.1/4 OF THE N.E.1/4 FOR 1079.88 FEET TO THE NORTHERLY LINE OF PARCEL B
 DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #: 2022-04414 IN THE WOODBURY
 COUNTY RECORDER'S OFFICE; THENCE N.57°56'57"W. ALONG SAID NORTHERLY LINE FOR 43.89
 FEET; THENCE N.69°42'50"W. ALONG SAID NORTHERLY LINE FOR 1180.85 FEET; THENCE
 N.78°24'04"W. ALONG SAID NORTHERLY LINE FOR 182.56 FEET TO THE NORTHWESTERLY CORNER
 OF SAID PARCEL B AND THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE
 N.0°17'56"W. ALONG SAID WEST LINE FOR 595.87 FEET TO THE POINT OF BEGINNING.
 CONTAINING 24.91 ACRES INCLUDING COUNTY RIGHT OF WAY AND 24.45 ACRES EXCLUDING SAID
 RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND
 COVENANTS.

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°17'56"W.



OWNER/SUBDIVIDER
 WENDEL REAL ESTATE, L.L.C., AN
 IOWA LIMITED LIABILITY COMPANY

SURVEYOR
 ALAN L. FAGAN

SETBACK REQUIREMENTS
 FRONT YARD - 100'
 SIDE YARD - 20'
 ACCESSORY STRUCTURE - 10'
 REAR YARD - 50'
 ACCESSORY STRUCTURE - 10'

NOTES

1. PROPOSED ENTRANCES APPROVED BY WOODBURY COUNTY ENGINEER.
2. NO PORTION OF THIS PROPERTY IS LOCATED IN THE SPECIAL FLOOD HAZARD AREA (SFHA).
3. NO STRUCTURES LOCATED ON THIS PROPERTY.
4. NO WELLS OR SEPTIC SYSTEMS LOCATED ON THIS PROPERTY.
5. BENCH MARK - WOODBURY COUNTY GPS NO. 8103; IA RCS N.8566037.120 E.14101349.044

ZONING
 AP AG PRESERVATION

TELEPHONE
 INDEPENDENT

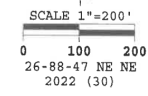
POWER
 WOODBURY COUNTY R.E.C.

WATER
 PRIVATE WELL

SEWER
 PRIVATE SEPTIC SYSTEM

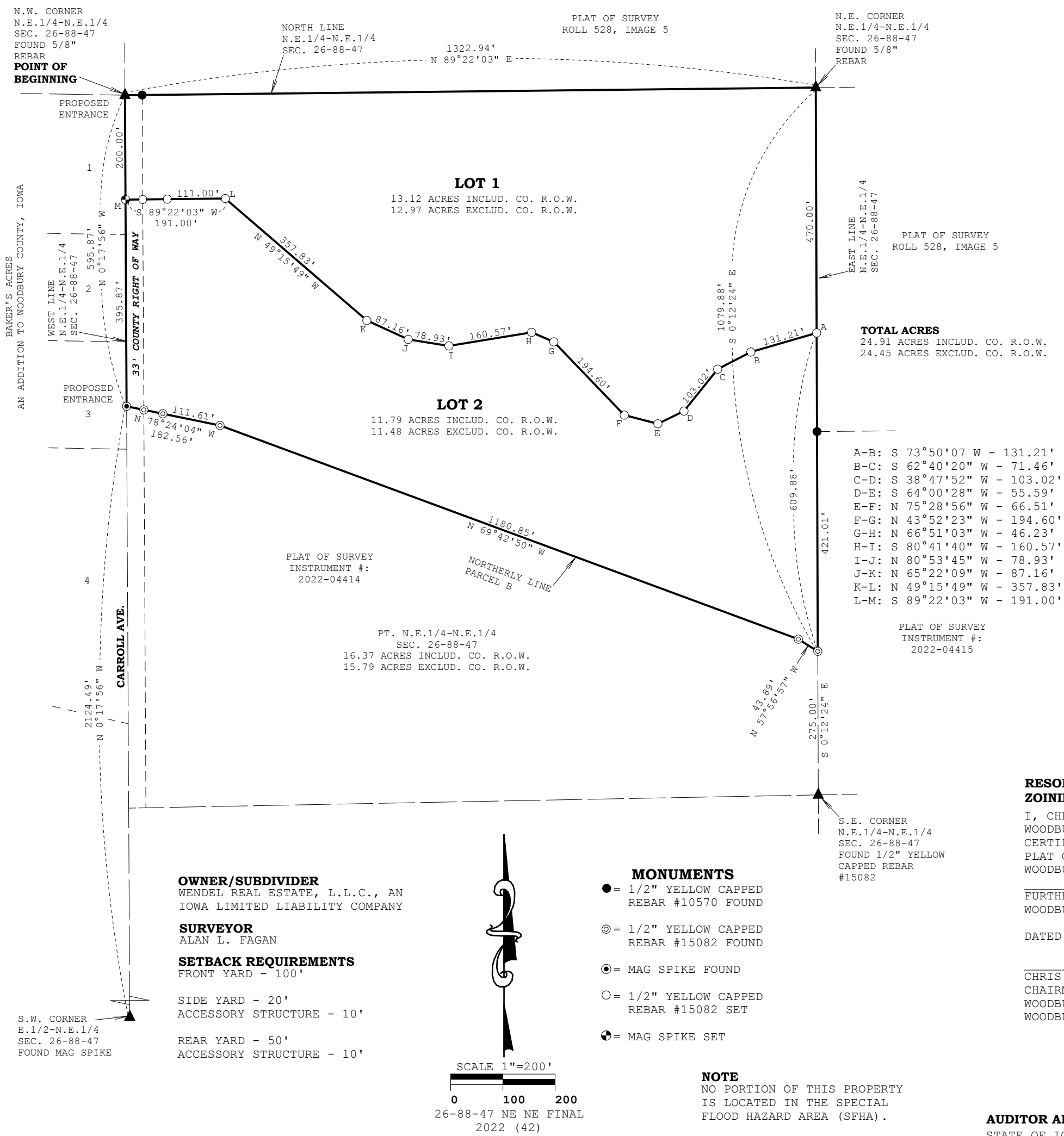
MONUMENTS

- = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #15082 FOUND
- ⊙ = MAG SPIKE FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊙ = MAG SPIKE SET



AL FAGAN
 LAND SURVEYING, P.C.
 P.O. BOX 858
 MERRILL, IA 51038
 712 539-1471

FINAL PLAT
A MINOR SUBDIVISION PLAT
OF
THE EVERGREENS ADDITION
WOODBURY COUNTY, IOWA



CERTIFICATE OF COUNTY ASSESSOR
I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 202__, 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

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 THE EVERGREENS ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 202__ 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 _____, 202__.

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

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY: : SS
DOCKET NO: _____
FILED FOR RECORD, THIS _____ DAY OF _____, 202__ 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

BOARD OF SUPERVISORS' RESOLUTION RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING THE EVERGREENS ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 202__, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THE EVERGREENS 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

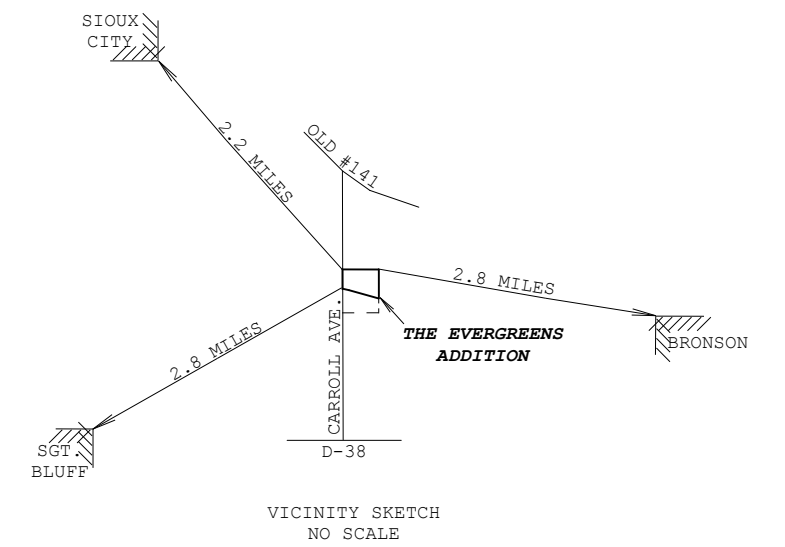
WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

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 THE EVERGREENS 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 OF _____, 202__.

KEITH RADIG
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: _____
PATRICK F. GILL
SECRETARY



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

DEDICATION
KNOW ALL MEN BY THESE PRESENTS:

WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY, 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 LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THE EVERGREENS ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____, 202__.

WENDELL REAL ESTATE, LLC

BY: Alvern Scott Wendel, III
ITS: Manager

LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF IOWA :
WOODBURY COUNTY: : SS

ON THIS _____ DAY OF _____, 202__, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED ALVERN SCOTT WENDEL, III, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY AFFIRMED DID SAY THAT THAT PERSON IS THE MANAGER OF SAID WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY, THAT NO SEAL HAS BEEN PROCURED BY THE SAID WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY, AND THAT SAID INSTRUMENT WAS SIGNED ON BEHALF OF THE SAID WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY, BY AUTHORITY OF ITS MEMBERS AND MANAGERS AND THE SAID ALVERN SCOTT WENDEL, III, MANAGER, ACKNOWLEDGED THE EXECUTION OF SAID INSTRUMENT TO BE THE VOLUNTARY ACT AND DEED OF SAID WENDEL REAL ESTATE, L.L.C., AN IOWA LIMITED LIABILITY COMPANY BY IT VOLUNTARILY EXECUTED.

NOTARY PUBLIC IN
AND FOR SAID STATE

TITLE OPINION

_____, 2022

County Auditor and Recorder
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of The Evergreens Addition, Woodbury County, Iowa, described more particularly as follows:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.89°22'03"E. ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1322.94 FEET TO THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.0°12'24"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1079.88 FEET TO THE NORTHERLY LINE OF PARCEL B DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #: 2022-04414 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.57°56'57"W. ALONG SAID NORTHERLY LINE FOR 43.89 FEET; THENCE N.69°42'50"W. ALONG SAID NORTHERLY LINE FOR 182.56 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL B AND THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°17'56"W. ALONG SAID WEST LINE FOR 595.87 FEET TO THE POINT OF BEGINNING. CONTAINING 24.91 ACRES INCLUDING COUNTY RIGHT OF WAY AND 24.45 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°17'56"W.

Said abstract of title was last certified by Engleson Abstract Co., Inc., dated _____, 2022 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Wendel Real Estate, L.L.C, subject to the following, liens, limitations and exceptions:

1. Woodbury County Subdivision Regulations, dated August 29, 2008 and filed in Roll 699, Image 7313.
2. Woodbury County regulations governing the use of certain lands that may be within a designated Flood Hazard Area.
3. Soil and Water Resource Conservation plan, filed on July 29, 1992 in Roll 266, Image 2343.
4. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, 2022.

Ryan C. Ross
ATTORNEY AT LAW

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712 539-1471

SURVEYOR'S DESCRIPTION:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.89°22'03"E. ALONG THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1322.94 FEET TO THE N.E. CORNER OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.0°12'24"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.E.1/4 FOR 1079.88 FEET TO THE NORTHERLY LINE OF PARCEL B DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT #: 2022-04414 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.57°56'57"W. ALONG SAID NORTHERLY LINE FOR 43.89 FEET; THENCE N.69°42'50"W. ALONG SAID NORTHERLY LINE FOR 182.56 FEET; THENCE N.78°24'04"W. ALONG SAID NORTHERLY LINE FOR 182.56 FEET TO THE NORTHWESTERLY CORNER OF SAID PARCEL B AND THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°17'56"W. ALONG SAID WEST LINE FOR 595.87 FEET TO THE POINT OF BEGINNING. CONTAINING 24.91 ACRES INCLUDING COUNTY RIGHT OF WAY AND 24.45 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°17'56"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 THE EVERGREENS 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 _____, 2022.

ALAN L. FAGAN
IOWA NO. 15082
LICENSE RENEWAL DATE: DECEMBER 31, 2023



AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

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

DATED _____, 202__.

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

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):	26 T. 88 N., R. 47 W.
ALIQUOT PART:	PART OF THE N.E.1/4 OF THE N.E.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	WENDEL REAL ESTATE, L.L.C, AN IOWA LIMITED LIABILITY COMPANY
REQUESTED BY:	GARY WALTERS



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

**ZONING ORDINANCE MAP AMENDMENT (REZONE) PROPOSAL
AGRICULTURAL PRESERVATION (AP) to AGRICULTURAL ESTATES (AE) ZONING DISTRICT
Mark A. Livermore and Michelle M. Livermore
PRELIMINARY REPORT – 7/21/22**

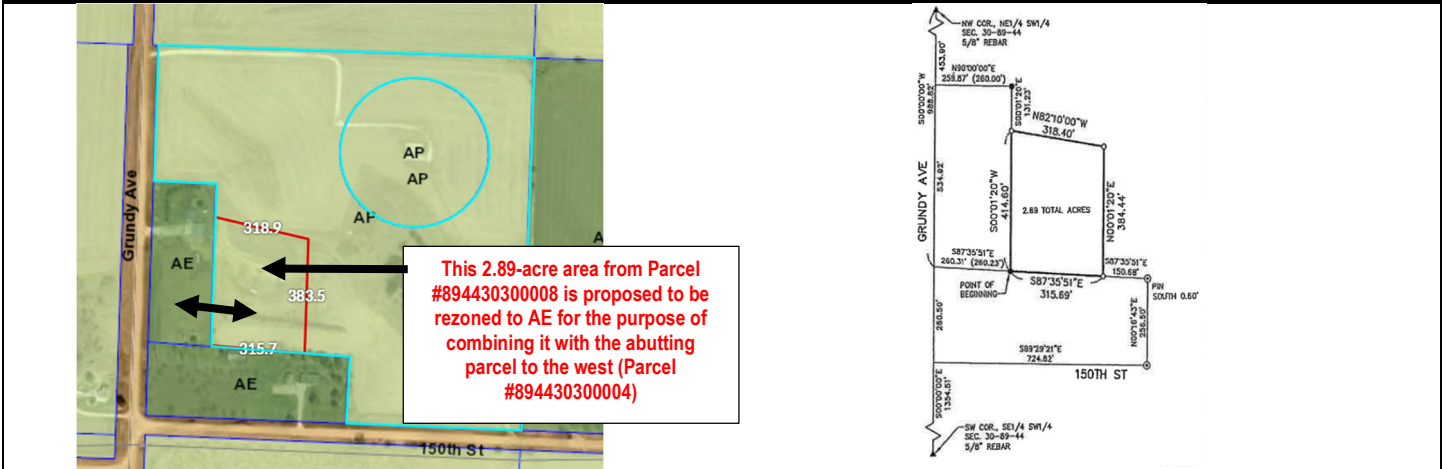
APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p>Applicant(s): Mark A. Livermore and Michelle M. Livermore Application Type: Zoning Ordinance Map Amendment (Rezone) Current Zoning District: Agricultural Preservation (AP) Proposed Zoning District: Agricultural Estates (AE) Total Acres: 2.89 Acres Current Use: AP Proposed Use: AE Corn Suitability Rating(s): 811.66 CSR II Pre-application Meeting: April 27, 2022 Application Date: June 24, 2022 (Received: June 27, 2022) Legal Notice Date: July 9, 2022 Stakeholders' (1000') Letter Date: July 9, 2022 Zoning Commission Public Hearing Date: July 25, 2022 Board of Supervisors Public Hearing Dates: August 2 at 4:45 PM; August 9 at 4:45 PM; August 16 at 4:45</p>	<p>Parcel(s): Unassigned (894430300008 – Parent) Township: T89N R44W (Arlington) Section: 30 Quarter: NE ¼ of the SW ¼ Zoning District: Agricultural Preservation (AP) Floodplain District: Zone X (Not in Floodplain) Address: Not assigned.</p>	<ul style="list-style-type: none"> <input type="checkbox"/> Summary, Recommendation, Aerial & Plat Excerpt <input type="checkbox"/> Review Criteria <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

SUMMARY

Mark A. Livermore and Michelle M. Livermore have filed an application for a zoning ordinance map amendment (rezone) on the property as referenced above from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District the purpose of completing a boundary adjustment to add 2.89 acres to their abutting property identified as Parcel #894430300004 which is already in the AE Zoning District. The two parcels must be in the same zoning district before the Woodbury County Assessor can combine two into one. This proposal has been properly noticed in the Sioux City Journal Legals Section on July 9, 2022. The neighbors within 1000 FT have been duly notified via a July 9, 2022 letter about the July 25, 2022 Zoning Commission public hearing and have been requested to comment. As of July 20, 2022, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this zoning ordinance map amendment (rezone) to the AE Zoning District.

AERIAL MAP

SURVEY EXCERPT



STAFF RECOMMENDATION

Staff recommends approval of this rezone request as proposed.

Suggested Motion

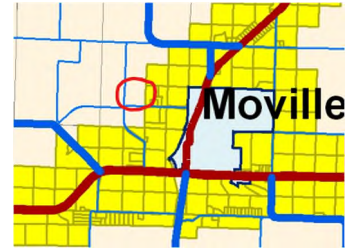
A motion to recommend acceptance and approval of the zoning ordinance map amendment from the Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District to the Woodbury County Board of Supervisors.

EVALUATION CRITERIA

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

The 2005 Future Land Use Map shows this area as Agriculture. The parcel is currently zoned Agricultural Preservation (AP) and the request is to change to Agricultural Estates (AE) for the purpose of a boundary adjustment with an existing AE parcel. The request conforms to the goals and objectives of the general development plan as it relates to the following land use goals:



- **Land Use Goal 1.2:** Adopt development regulations that promote efficient, stable land uses with minimum conflicts and provision of public infrastructure.
- **Land Use Goal 1.3:** Encourage development near cities by discouraging leap-frog development outside municipalities.
- **Residential Goal 5.1:** Encourage non-farm residential development to locate near cities or on existing hard surfaced roadways, particularly in areas that can be served by urban services such as public water and sewer systems.
- **Residential Goal 5.2:** Encourage residential development to locate in areas with suitable accessibility, soils, and terrain.

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There are no conflicts with the policies and plans of other agencies.

Consideration of the Corn Suitability (CSR) of the property.

The CSR2 rating for this property includes ratings of 33.85. The agricultural goal of the Woodbury County General Plan is to protect prime farmland as determined by a high corn suitability rating (e.g. over 65 CSR) from conversion to other land uses.

Summary

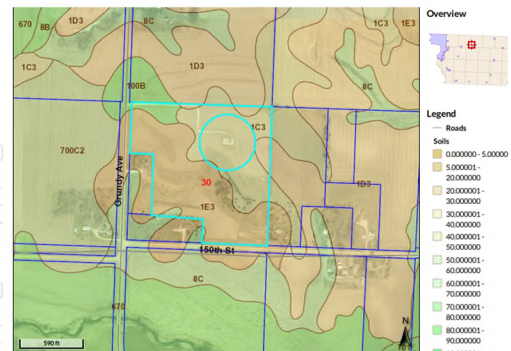
Parcel ID	894430300008
Gross Acres	26.75
ROW Acres	0.00
Gross Taxable Acres	26.75
Exempt Acres	0.00
Net Taxable Acres	26.75
Average Unadjusted CSR2	33.85
	(Gross Taxable Acres - Exempt Land) / (905.52 CSR2 Points / 26.75 Gross Taxable Acres)
Agland Active Config	2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.38	39.65	451.19	451.19
Non-Crop	15.37	29.56	454.33	360.47
Total	26.75		905.52	811.66

Soil Summary

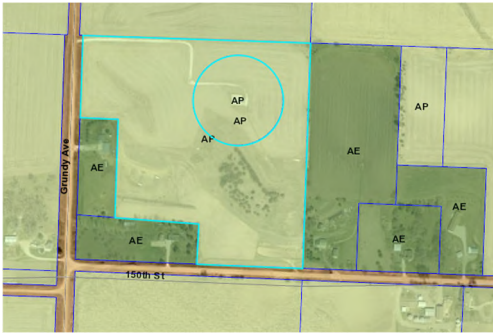
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.87	82.65	82.65
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	4.05	234.90	234.90
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.24	39.68	39.68
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.22	93.96	93.96
Non-Crop	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.43	40.85	20.49
Non-Crop	8C	JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	84.00	0.34	29.24	15.40
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	2.98	172.84	113.30
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.16	5.12	5.00
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	11.46	206.28	206.28
Total				26.75	905.52	811.66



Parcel ID: 894430300008
 Sec/Twp/Rng: 30-89-44
 Property Address: 0949
 District: NESWICK TCT COM SW COR THEC E 724.95' N 256.5' W 466.27' N 545.82' W 260.5' S 534.92' & S 280.51' E (EX CIRCULAR TCT COM SW COR SE1/4 SW1/4 THEC N 2301.29' E 671.71' TO POB THEC CLOCKWISE AROUND A 250' RADIUS FOR 370.88)
 Brief Tax Description: 0949
 Alternate ID: 860313
 Class: A
 Acreage: 26.75
 Owner Address: LIVERMORE DANIEL A
 737 LOGAN DR
 MOVILLE, IA 51039-7531
 (Note: Not to be used on legal documents)

Compatibility with adjacent land uses.

The rezone to AE is compatible with the area residential and agricultural uses. As the image below illustrates, the quarter-quarter contains both AE and AP parcels.



Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.

This proposal is compatible with other physical and economic factors in the project area as there are no major infrastructure improvements required.

Any other relevant factors.

The purpose of this rezone request is to facilitate a boundary adjustment. Boundary adjustment may only be completed by the Assessor's office when abutting properties are in the same zoning district.

LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on **July 9, 2022.**

NOTICE REGARDING PUBLIC HEARINGS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONING) AND FOR A MINOR SUBDIVISION. The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on July 28, 2022 at 6:00 P.M. or as soon thereafter as the business of the Board of Supervisors Meeting be held in the Board of Supervisors Meeting

Sioux City Journal news

Board Number 164 County Courthouse 630
 Park Street, Sioux City, Iowa. Copies of
 said plans may now be examined at the offices
 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 712-252-1351 and
 enter the Conference ID: 519-721-1351
 Item One (1) regarding to item of comment.

Pursuant to Section 335 of the Code of Iowa the
 Woodbury County Zoning Commission will
 hold a public hearing to consider the
 application for a zoning ordinance map
 amendment (rezoning) to the Woodbury
 County Zoning Ordinance and/or map for the
 unincorporated Area of Woodbury County,
 Iowa, District A, Livestock and Horse
 Livestock.

The proposal is to rezone from the Agricultural
 Preservation (AP) Zoning District to the
 Agricultural Estates (AE) Zoning District for
 2.89-acres located in the NE ¼ of the SW ¼
 of Section 30, T89N, R44W, (Farmington
 Township) in the County of Woodbury and
 State of Iowa. The description of the
 parcel of land is as follows:

A PARCEL OF LAND LOCATED IN THE NE ¼
 OF THE SW ¼ OF SECTION 30,
 TOWNSHIP 89 NORTH, RANGE 44 WEST
 OF THE 5TH P.M., WOODBURY COUNTY,
 IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST COR-
 NER OF THE NE ¼ OF THE SW ¼ OF SAID
 SECTION 30; THENCE SOUTH 87 DEGREES
 30' 11" WEST 280.31 FEET
 ALONG THE WEST LINE OF SAID NE ¼ OF
 THE SW ¼, THENCE SOUTH 87 DEGREES
 35' 51" EAST 280.31 FEET TO THE POINT
 OF THE BEGINNING, THENCE CONTINU-
 ING SOUTH 87 DEGREES 35' 51" EAST
 315.69 FEET; THENCE NORTH 00
 DEGREES 01' 20" EAST 315.69 FEET;
 THENCE NORTH 87 DEGREES 35' 51" WEST
 518.40 FEET; THENCE SOUTH 00
 DEGREES 01' 20" WEST 414.60 FEET TO
 THE POINT OF THE BEGINNING. CON-
 TAINING 2.89 ACRES. NOTE: THE WEST
 LINE OF THE NE ¼ OF THE SW ¼ WAS
 ASSUMED TO BEAR DUE NORTH AND
 SOUTH.

Owner/Applicant: Mark A. Livestock and
 Omerick, LLC, Attention: Keno Country Avenue,
 P.O. Box 4172, Moxley, IA 51098
 Item Two (2)
 PROPOSED MINOR SUBDIVISION: To be
 known as The Evergreens Addition, - a
 two-lot minor subdivision in a 24.91-acre
 portion of Section 26, T89N, R44W
 (Woodbury Township) in the NE ¼ of the
 NE ¼ of Parcel #89-27-26-0000A. The parent
 parcel is located at 2.2 miles southeast of
 Sergeant, Buhr, and 2.7 miles west of
 Brown. The property is located in the
 Agricultural Preservation (AP) Zoning District.
 Agricultural Property, Owner: Wendell Beal
 Estate LLC, 28588 Wm Plz, Waterville NE
 68969-5953

NOTICE OF PUBLIC HEARING TO CONSIDER
 APPROVAL OF THE PROPOSED AMEN-
 DMENT NO. 1 TO THE AMENDED AND
 RESTATED COMBINED CENTRAL SIOUX
 CITY CBD URBAN RENAISSANCE PLAN FOR
 THE COMBINED CENTRAL SIOUX CITY
 CBD URBAN RENAISSANCE PROJECT AREA
 OF THE CITY OF SIOUX CITY, IOWA.

The City of Sioux City, Iowa, will hold a public hearing before Item 1 at its meeting which commences at 4:00 P.M. July 18, 2022 in the Council Chambers, 5th floor, City Hall, 405 Sixth Street, Sioux City, Iowa to consider adoption of the proposed Amend-
 ment No. 1 to the Amended and Restated Combined Central Sioux City CBD Urban Renaissance Plan (the "Amended Plan") for the combined Central Project Area ("Project Area"). A copy of the proposed Amendment No. 1 to the Amended Plan is on file for public inspection in the office of the City Clerk, City Hall, 405 Sixth Street, Sioux City, Iowa.

The purpose of this proposed Amendment No. 1 to the Amended Plan is to further update certain provisions of the Amended Plan to maintain and program activities for the Project Area.

The general scope of the urban renaissance activities under consideration in Amendment No. 1 to the Amended Plan is to convey, land and other, and development agreements for new development and the improvement of existing commercial buildings and add the following provisions to the Amended Plan for the purposes in order to encourage investment and strengthen the area economy. This activity may involve grants, rebates, loans or other incentives funded by tax increment financing.

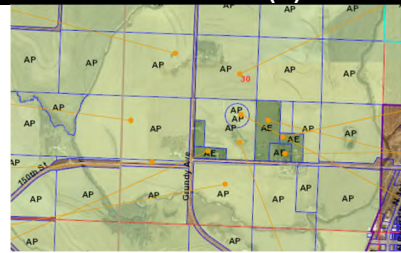
Specifically, Amendment No. 1 to the Amended Plan addresses the following proposed urban renaissance projects for the development of the property located at 650 Floyd Boulevard, Sioux City, Woodbury County, Iowa:

- * Financial assistance for the redevelopment of the property located at 901 5th Street, Sioux City, Woodbury County, Iowa.
- * Any person or organization desiring to be heard shall be afforded an opportunity to be heard at such hearing.

This notice is being published by order of the City Clerk of Sioux City, Iowa, as provided by Section 405.5 of the Code of Iowa, as amended. Dated this 13th day of June, 2022. Lea L. Macderide, City Clerk, Sioux City, Iowa

NOTICE OF SHERIFF'S LEVY AND SALE
 CASE NO. ECV19020 FUND SOCIETY F89
 W.D.B. CHRISTIAN TRUST NOT INDIVIDUAL
 ALTY BUT AS TRUSTEE FOR CARLSBAD
 FINDING MORTGAGE TRUST
 PLAINTIFF
 vs.
 ANGELA A. MECHKOFF STOKES SPOUSE
 OF ANGELA A. MECHKOFF STOKES
 IOWA DEPARTMENT OF REVENUE
 IOWA DEPARTMENT OF GENERAL FINANCE
 CASI SERVICES INC.,
 DEFENDANT
 As a result of the judgment rendered in the

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **ten (10)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **July 9, 2022** letter of the public hearing before the Woodbury County Zoning Commission on **July 25, 2022 at 6:00 PM**.

As of **July 21, 2022**, 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
Daniel A. Livermore	737 Logan Dr., Merville, IA 51039-7531	No comments.
SBA Steel, LLC	8051 Congress Ave., Boca Raton, FL 33487	No comments.
Mark A. Livermore and Michelle Livermore	1460 Grundy Avenue PO Box 472, Merville, IA 51039	No comments.
Caleb J. Hancock and Lakin M. Hancock	2639 150th St., Merville, IA 51039-8027	No comments.
Charles R. Miller and Kristy Miller	2651 150th St., Merville, IA 51039	No comments.
Ronald Ruhrer, Jr. and Heidi S. Ruhrer	2663 150th St., Merville, IA 51039	No comments.
Walter H. Reinholdt and Violet M. Reinholdt	2605 Glen Ellen Road, Sioux City, IA 51106-7124	No comments.
June Arlene Corbin, Trustee, June Arlene Corbin Living Trust	2131 W. 73rd St., Tulsa, OK 74132-2221	No comments.
Brian Ragan	1471 Grundy Ave., Merville, IA 51039	No comments.
David A. Healy and Gloria M Healy, Trustees of the Joint Revocable Living Trust of David A. Healy and Gloria M. Healy	2648 150th St., Merville, IA 51039-8026	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No issues with this. – Glenn Sedivy, 6/30/22.
CENTURYLINK / LUMEN:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed rezoning for MEC electric and found – No conflicts. – Casey Meinen, 6/30/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC gas either. – Tyler Ahlquist, 7/1/22.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	Hi Daniel- We have no comments or concerns with this re-zoning request. – Randi Prichard, 6/30/22.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. – Jeff Zettel, 7/1/22.
NUSTAR PIPELINE:	The rezoning request does not impact our pipeline. No comments or concerns. – Matt McGee, 7/6/22.
SIUXLAND 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 questions or comments. – Rebecca Socknat, 7/11/22.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	I have no issues. Thank you. – Diane Swoboda Peterson, 6/30/22.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comment regarding this proposal. – Neil Stockfleth, 6/30/22.

ORDINANCE NO. __

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

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

Dated this ___ day of _____ 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Keith Radig, Chairman

Jeremy Taylor, Vice Chairman

Rocky De Witt

Matthew Ung

Justin Wright

Attest:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline: Public Hearing and 1 st Reading: Public Hearing and 2 nd Reading: Public Hearing and 3 rd Reading: Adopted: Effective:
--

ITEM ONE (1)

Property Owner(s): Mark A. Livermore and Michelle M. Livermore, 1460 Grundy Avenue, PO Box 472, Merville, IA 51039

Petitioner Applicant: Mark A. Livermore and Michelle M. Livermore, 1460 Grundy Avenue, PO Box 472, Merville, IA 51039

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on Monday, July 25, 2022, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for 2.89-acres located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, T89N R44W (Arlington Township) in the County of Woodbury and State of Iowa. The property is described as

A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00'00" WEST 988.82 FEET ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE SOUTH 87 DEGREES 35'51" EAST 260.31 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 35'51" EAST 315.69 FEET; THENCE NORTH 00 DEGREES 01'20" EAST 384.44 FEET; THENCE NORTH 82 DEGREES 10'00" WEST 318.40 FEET; THENCE SOUTH 00 DEGREES 01'20" WEST 414.60 FEET TO THE POINT OF THE BEGINNING. CONTAINING 2.89 ACRES. NOTE: THE WEST LINE OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ WAS ASSUMED TO BEAR DUE NORTH AND SOUTH.

PARCEL REPORT

Summary

Parcel ID 894430300008
Alternate ID 860313
Property N/A
Address
Sec/Twp/Rng 30-89-44
Brief NESW1/4 TCT COM SW COR THEC E 726.95' N 256.5' W 466.27' N 545.82' W 260' S 534.92' & S 280.5' & (EX CIRCULAR TCT COM SW COR SE 1/4 SW 1/4 THEC N 2301.29' E 671.71' TO POB THEC CLOCKWISE AROUND A 250' RADIUS FOR 1570.8')
Tax Description (Note: Not to be used on legal documents)
Deed 176-80 (7/30/1986)
Book/Page
Gross Acres 26.75
Net Acres 26.75
Adjusted CSR 811.66
Pts
Zoning AP - AGRICULTURAL PRESERVATION
District 0049 ARLINGTON/WD-C
School District WOODBURY CENTRAL
Neighborhood N/A

Owner

Deed Holder
[Livermore Daniel A](#)
[737 Logan Dr](#)
 Merville IA 51039-7531
Contract Holder
Mailing Address
 Livermore Daniel A
[737 Logan Dr](#)
 Merville IA 51039-7531

Land

Lot Area 26.75 Acres; 1,165,230 SF

Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$20,560	\$20,560	\$19,430	\$19,430	\$28,270
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$20,560	\$20,560	\$19,430	\$19,430	\$28,270
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$20,560	\$20,560	\$19,430	\$19,430	\$28,270

SOIL REPORT

Summary

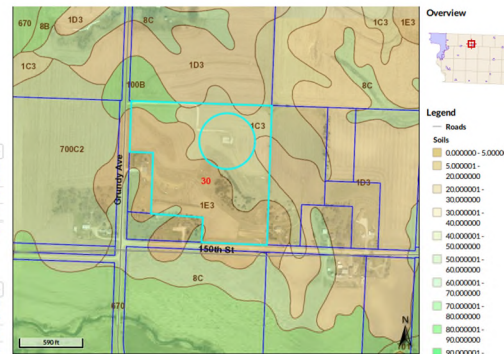
Parcel ID 894430300008
Gross Acres 26.75
ROW Acres 0.00
Gross Taxable Acres 26.75
Exempt Acres 0.00
Net Taxable Acres 26.75 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2 33.85 (905.52 CSR2 Points / 26.75 Gross Taxable Acres)
Aglnd Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.38	39.65	451.19	451.19
Non-Crop	15.37	29.56	454.33	360.47
Total	26.75		905.52	811.66

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	0.87	82.65	82.65
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	4.05	234.90	234.90
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.24	39.68	39.68
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.22	93.96	93.96
Non-Crop	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.43	40.85	20.49
Non-Crop	8C	JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	86.00	0.34	29.24	15.40
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	2.98	172.84	113.30
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.16	5.12	5.00
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	11.46	204.28	204.28
Total				26.75	905.52	811.66



Parcel ID 894430300008
Sec/Twp/Rng 30-89-44
Property Address
District 0049
Brief Tax Description NESW1/4 TCT COM SW COR THEC E 726.95' N 256.5' W 466.27' N 545.82' W 260' S 534.92' & S 280.5' & (EX CIRCULAR TCT COM SW COR SE 1/4 SW 1/4 THEC N 2301.29' E 671.71' TO POB THEC CLOCKWISE AROUND A 250' RADIUS FOR 1570.8')
Alternate ID 860313
Class A
Acres 26.75
Owner Address LIVERMORE DANIEL A
 737 LOGAN DR
 MERVILLE IA 51039-7531
 (Note: Not to be used on legal documents)

ELEVATION





OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>MARK A. + Michelle M. Luevorn</u> P.O. Box <u>472</u> Address <u>1468 Grandy Ave</u> <u>Mosier Iowa 51039</u> Phone <u>712 870-4089</u>	Applicant Information: Applicant _____ Address <u>Same</u> _____ Phone _____
---	---

Engineer/Surveyor Schlafeldt Engineering Phone 712 546 8118

Property Information: Survey Attached

Property Address or Address Range 2.89 acres NE 1/4 SW 1/4 Sec 30-89-44

Quarter/Quarter NE 1/4 SW 1/4 Sec 30 Twnshp/Range 89-44

Parcel ID # 894430300 or GIS # _____ Total Acres 2.89

Current Use Agricultural Preservation Proposed Use Agricultural Enterprise

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) CSRI 811.66

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date April 27, 2022 Staff present Don Parley

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Mark A Luevorn Applicant Michelle M Luevorn
 Date 6/24/22 Date 6-24-22

Fee: \$400 Case #: 6780
 Check #: 26049
 Receipt #: _____



Supplemental Explanation

As further explanation of the rezoning application have acquired the 2.89 unimproved parcel from Mark Livermore's father. The parcel is adjoining our existing acreage and we desire to consolidate/merge our existing acreage with the newly acquired parcel.

Presently the 2.89 parcel is zoned Agriculture Preservation and we wish to rezone it to Agricultural Estates to mirror our existing zoning.

Daniel Priestley

From: Daniel Priestley
Sent: Monday, July 11, 2022 2:13 PM
To: Daniel Priestley
Subject: Flood Insurance Rate Map Preliminary Products Distribution
Importance: High

Woodbury County Stakeholders:

Over the last several years, the Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources (IDNR) have been working to update the Flood Insurance Rate Maps (FIRMS) and the Flood Insurance Study (FIS) for the State of Iowa. Initially, a preliminary product for Woodbury County was sent out in November of 2020. However, since that time, FEMA/IDNR have determined the necessity to reissue the preliminary FIRMS and FIS due to a mislabeling issue concerning the Base Flood Elevation (BFE) lines.

Today, we are pleased to provide for your review and comment, the revised preliminary copies of the FIRM and FIS report. The FIS report describes the flood hazard information updates made to the FIRM and FIS report and the source information used in making the updates. The preliminary products are available in digital format, which can be viewed at: www.fema.gov/preliminaryfloodhazarddata and <https://ifis.iowafloodcenter.org/ifis/newmaps/>. The data may be downloaded from the following link: [Woodbury County Revised Preliminary Package](#).

The IDNR will be contacting our office to schedule a community coordination meeting (referred to as a “Consultation Coordination Officer [CCO]” meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. After the CCO meeting, FEMA will initiate a statutory 90-day appeal period for certain communities within Woodbury County. A statutory 90-day appeal period is required when FEMA adds or modifies Base (1-percent-annual-chance) Flood Elevations (BFEs), base flood depths, SFHAs, flood zone designations, or regulatory floodways within a community, as shown on the preliminary FIRM.

Communities identified as requiring an appeal period will receive a letter approximately two weeks before the start of the 90-day appeal period to detail the appeal process. The letter will include information regarding notifications to be published in The Federal Register and local newspaper(s), and will provide the first and second publication dates. The appeal period will start on the second publication date. Additional information concerning the 90-day appeal period will be provided during the CCO meeting. After the 30-day review and appeal periods have ended and FEMA/IDNR have addressed all comments/appeals, FEMA will initiate final preparation of the FIRM and FIS report. The new FIRM and FIS report for Woodbury County will become effective at a later time to be determined. We will be notified in writing of the official FIRM and FIS report before the effective date and will modify existing ordinances as necessary that correspond with the new FIRM or FIS report. If you have any questions regarding floodplain ordinances, you may raise them State National Flood Insurance Program (NFIP) Coordinator, Jason Conn of IDNR, at (515) 725-8333 or Jason.Conn@dnr.iowa.gov.

As a key-stakeholder in Woodbury County, you are invited to review and make comment on the preliminary products as provided. Your comments on the preliminary FIRM panels and FIS report are an important part of our review process, and FEMA will consider them carefully before they publish the FIRM and FIS report in their final form. Should you have any official comments, they should be sent to the attention of Vikram Shrivastava of Atkins (engineering and project management consultants) by emailing: Vikram.Shrivastava@atkinsglobal.com. Please be sure to “CC” Andy Megrail of FEMA on all comments to Vikram. Andy Megrail’s email is: andy.megrail@fema.dhs.gov and the phone number is: (816) 283-7982. Comments on the preliminary products should be submitted by August 7, 2022

Please let me know if you experience any difficulty in accessing the preliminary products via the web links provided. I would greatly appreciate your acknowledgement that this email was received and whether or not you have any comments to provide.

Respectfully,

Daniel Priestley, Zoning Coordinator
Community & Economic Development
Woodbury County Courthouse
620 Douglas Street, 6th Floor, Sioux City, IA 51101
Office: (712) 279-6609 Fax: (712) 279-6530
Email: dpriestley@woodburycountyia.gov
Web: www.WoodburyCountyCED.com

*******IMPORTANT NOTICE*******

This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named therein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me immediately at: (712) 279-6609 and permanently delete the original and any copy of any e-mail and any printout thereof.