



WOODBURY COUNTY BOARD OF ADJUSTMENT

SPECIAL MEETING

Monday, January 9, 2023 at 6:00 PM

The Board of Adjustment will hold their public meeting on **Monday, January 9, 2023 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 810 127 951#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA	
1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: November 7, 2022
5	ITEM(S) OF BUSINESS
»	ELECTION OF CHAIR OF BOARD OF ADJUSTMENT FOR 2023
»	ELECTION OF VICE-CHAIR OF BOARD OF ADJUSTMENT FOR 2023
»	<p>PUBLIC HEARING: VARIANCE REQUEST FOR THE PLACEMENT OF AN ACCESSORY STRUCTURE OVER A WELL PIT WITHIN THE FRONT YARD SETBACK AND IN FRONT OF A HOUSE (PARCEL #864426100016):</p> <p>A public hearing to consider a variance application from property owner(s), Donald Poulson and Elizabeth Poulson. The request is to construct a 12 FT x 12 FT accessory shed structure over a well pit that is located in front of the applicant's house, and within the Front Yard Setback of 75 FT as required by the Agricultural Estates (AE) Zoning District in the Woodbury County Zoning Ordinance (Section 3.04). The approximate location for the accessory structure to be built within the front yard setback over the well pit is about 37 FT or closer to the front lot line and about 165.6 FT from the east side yard property line. The purpose of the requested accessory structure is to protect the well pit from hazards and freezing. The property is designated as Parcel #864426100016 and is located in the SW ¼ of the NW ¼ of T86N R44W (Little Sioux Township), Section 26. The property is located about 300 FT west of the Smithland corporate boundary. The property address is 3485 Old Hwy 141, Smithland, IA 51056-8054. The property owner(s) are Donald W. Poulson and Elizabeth A. Poulson, 3485 Old Hwy 141, Smithland, IA 51056-8054.</p>
»	INFORMATION / DISCUSSION: COMMISSION TO ASSESS DAMAGES ON PROPERTY VALUES FOR ISSUES OF EMINENT DOMAIN APPOINTMENT OPPORTUNITIES AVAILABLE
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	BOARD MEMBER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN

Minutes - Woodbury County Board of Adjustment Meeting – November 7, 2022

The Board of Adjustment meeting convened on the 7th of November 2022 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

BA Members Present : Bob Brouillette, Pam Clark, Tom Thiesen
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Deb Main

Call to Order

Vice-Chair Pam Clark formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

Deb Main provided Board members with a handout of a pipeline study authored by a landowner from Linn County.

Approval of Minutes

The October 3, 2022, minutes were approved. Motion by Thiesen to approve; second by Brouillette. Motion passed 3-0.

Information/Discussion: Update on the Process to Consider a Zoning Ordinance Text Amendment to Address the Conditional Use Permitting of Hazardous Liquid Pipelines

Priestley addressed the Board on the progress to consider a Zoning Ordinance Text Amendment to address the conditional use permitting of hazardous liquid pipelines. The Board of Supervisors has directed staff and the Zoning Commission to review the process and provide a recommendation regarding possible hazardous pipelines in Woodbury County. Meetings and information gathering continue with Staff, Emergency Management, County Attorney's Office, Secondary Roads. Possible inclusions to the ordinance would be Consultation Zones and Planning Zones. A setback of 330' is also being considered. Staff will meet with the Zoning Commission at a Public Hearing on November 28th to review language to present to the Board of Supervisors. When presented to the Board of Supervisors there will be three Public Hearings on the matter.

Information/Discussion: Application Process for Positions on the Board of Adjustment and Zoning Commission

Positions on the Board of Adjustment and Zoning Commission are a 5-year term. There will be one seat available on each board for the term beginning 2023. Current members are encouraged to apply as well as members of the public which reside within the unincorporated areas of Woodbury County. Postings have been placed in the Sioux City Journal, Merville Record, Sergeant Bluff Advocate, Danbury Review and on social media. Applications must be completed and returned to the Board of Supervisor's office before December 15, 2022. The Board of Supervisors will appoint the selected candidates.

Public Comment on Matters Not on the Agenda

None

Board Member Comment or Inquiry

Brouillette suggested a post regarding the open Board of Adjustment and Zoning Commission positions be submitted to the Sloan Starlet. Priestley will follow-up.

Staff Update

Priestley stated Zoning Commission will meet November 28th during a public hearing to discuss language for the process to consider a Zoning ordinance Text Amendment to address the conditional use permitting of hazardous liquid pipelines. At the November 8th Board of Supervisors meeting there will be a second reading for the public hearing for the RAGBRAI special events for the sales of food & beverages (with and without alcohol), goods and services when RAGBRAI selects Woodbury County as a location for the annual event.

Adjourn

Motion by Brouillette to adjourn; second by Thiesen. Motion passed 3-0. Meeting concluded at 6:20 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

**DONALD AND ELIZABETH POULSON VARIANCE REQUEST
FINAL REPORT – 1/4/23**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
Owner/Applicant(s): Donald and Elizabeth Poulson Application Type: Variance Zoning District: Agricultural Preservation (AE) Total Acres: 10 Current Use: Family Dwelling Proposed Use: Protection for Well-Pit Pre-application Meeting: November, 2022 Application Date: November 2, 2022 Legal Notice Date: December 30, 2022 Stakeholders' (500') Letter Date: December 29, 2022 Board of Adjustment Public Hearing Date: January 9, 2023	Parcel(s): 864426100016 Township: T86N R44W (Little Sioux) Section: 26; Subdivision: N/A Lot: N/A Zoning District: Agricultural Estates (AE) Floodplain District: Zone X (Not in Floodplain) Address: 3485 Old Highway 141, Smithland, IA 51056-8054	<input type="checkbox"/> Summary, Recommendation, Aerial & Site Plan <input type="checkbox"/> Review Criteria <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Application <input type="checkbox"/> Supporting Documentation

SUMMARY

Donald and Elizabeth Poulson have filed a variance application to build an accessory shed closer to the front property line than the front edge of the house, within the front yard setback, and over a well pit. The property owner has submitted a site plan identifying the requested location as 37 FT from the front property line and 165.6 FT from the side yard line. This proposal has been properly noticed in the Sioux City Journal Legals Section on **December 30, 2022**. The neighbors within 500 FT have been duly notified via a **December 29, 2022** letter about the **January 9, 2023** Board of Adjustment public hearing and have been requested to comment. As of **January 4, 2023**, no comments have been received in opposition. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Significant comments have been received by Siouxland District Health. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning Ordinance, the staff recommends approval if the following state regulation [IAC 49.21(6)] can be met.

STAFF RECOMMENDATION

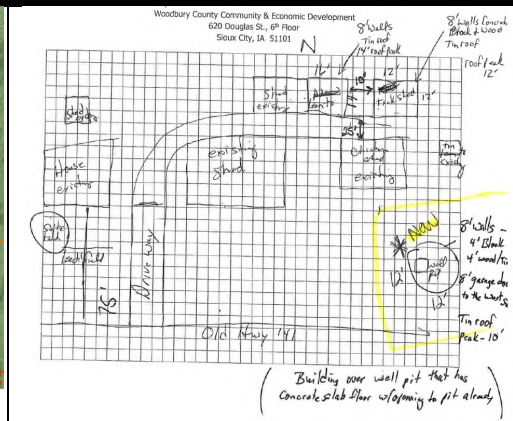
Staff recommends approval of this variance with the condition that the property owner(s) meet the guidelines of Iowa Administrative Code 49.21(6) which states:

49.21(6) Tank location. Buried pressure tanks shall not be permitted after July 1, 2009. If pressure tanks are not located in a residence or other heated structure, they should be housed in the following manner: a. Buried vault (frost pit). The vault and vault opening shall be sized to allow ease of access for the installation and maintenance of necessary equipment. The vault shall be as watertight as possible. The outside of the vault should be completely tiled at the base and either drain to daylight or to a sump pit that is equipped with a sump pump. The trench should be backfilled with pea gravel to one foot above the tile. All wiring in the vault shall be in watertight conduit. No buried vault shall be allowed within a 100-year flood plain. Buried vaults are not recommended because of the hazard associated with confined space entry. b. Aboveground structure. The structure and access opening shall be sized to allow the installation and maintenance of necessary equipment with a minimum of inconvenience. The structure shall be of an all-seasons design. It shall be insulated and heated to prevent freezing of the tank. If a poured concrete floor is provided, the top of the floor shall be at least four inches above the surrounding ground and be sloped to a drain or to the door to facilitate drainage of the room. It is recommended that the structure be located no closer than ten feet from the well. If the structure is located over the well, it must have a hinged roof or removable hatch over the well or have other provisions for pulling the well pump.

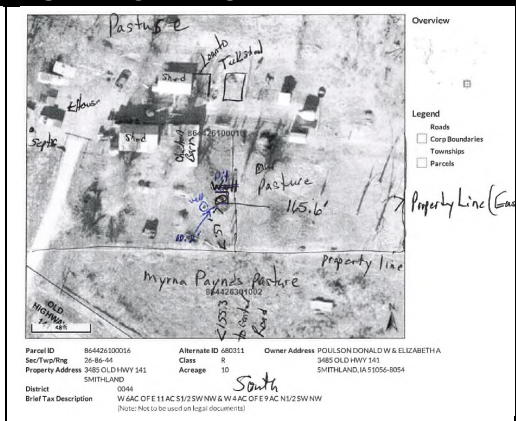
Suggested Motion

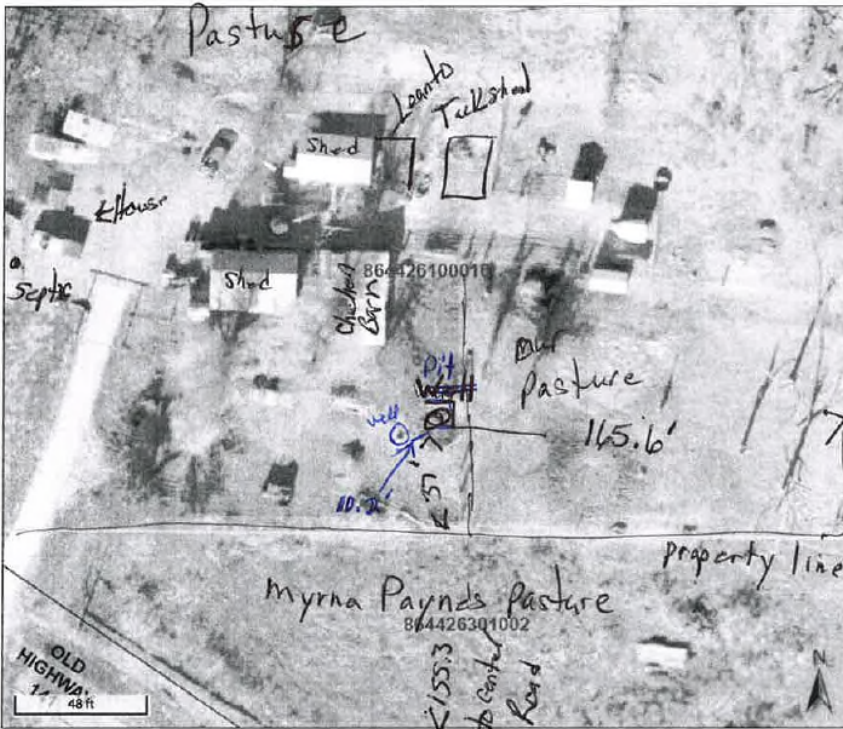
A motion to recommend approval of a variance to place the proposed accessory structure closer to the front property line than the front of the house, within the front yard setback, and over the well pit with the condition that Iowa Administrative Code Chapter 49.21(6) be followed.

AERIAL MAP



BUILDING AND SITE PLAN





Overview

Legend

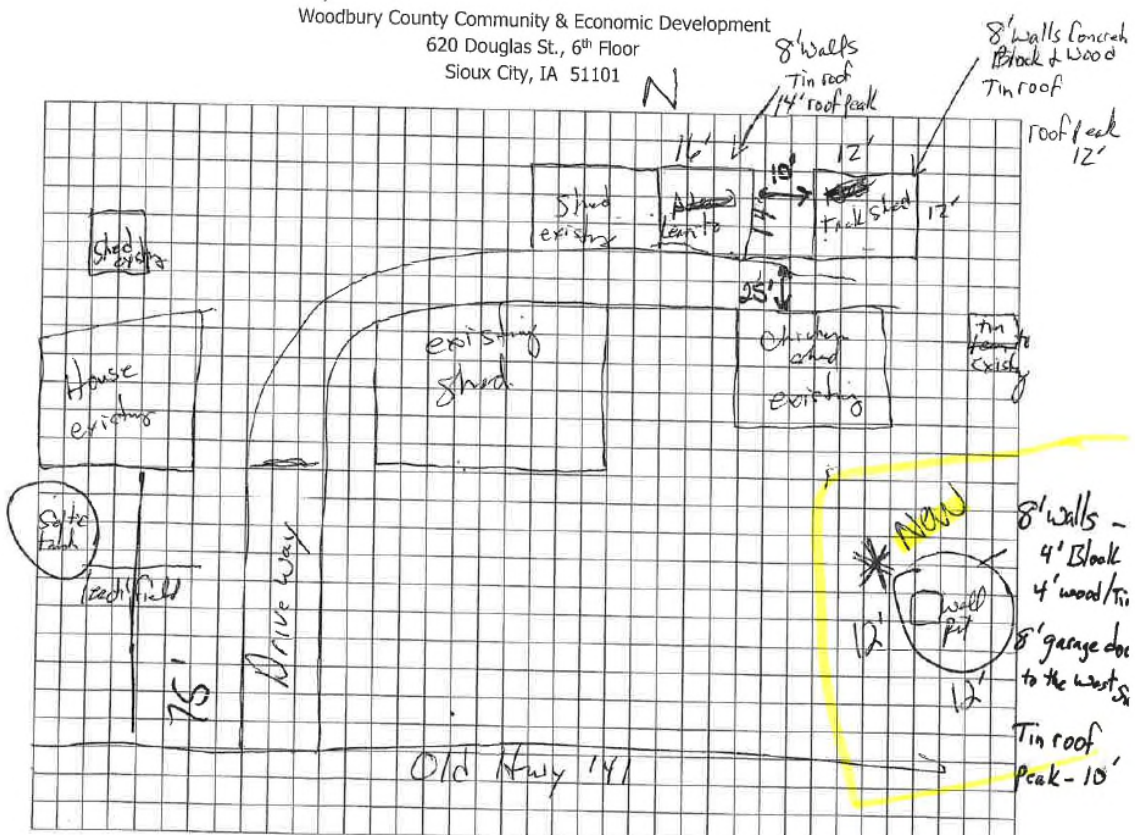
- Roads
- Corp Boundaries
- Townships
- Parcels

Property Line (East)

Parcel ID	864426100016	Alternate ID	680311	Owner Address	POULSON DONALD W & ELIZABETH A
Sec/Twp/Rng	26-86-44	Class	R		3485 OLD HWY 141
Property Address	3485 OLD HWY 141	Acreage	10		SMITHLAND, IA 51056-8054
District	SMITHLAND 0044				
Brief Tax Description	W 6 AC OF E 11 AC S 1/2 SW NW & W 4 AC OF E 9 AC N 1/2 SW NW (Note: Not to be used on legal documents)				

South

Woodbury County Community & Economic Development
620 Douglas St., 6th Floor
Sioux City, IA 51101



(Building over well pit that has Concrete slab floor w/opening to pit already)

CRITERIA 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the *granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in it that it:*

1. ADVERSELY IMPACTS NEARBY PROPERTIES;

2. SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;

3. ENDANGERS PUBLIC HEALTH OR SAFETY;

4. OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;

5. IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Applicant Response:

1. Explain below why granting the variance will not adversely impact nearby properties:

- The building would not obstruct the neighbors view in any way. It can be seen only by one neighbor, Myrna Payne and her permission was obtained verbally to have it closer to her pasture boundary line than the 75' rule.

2. Explain below why granting the variance will not substantially increase congestion of people, buildings or traffic:

- Would be used for a shed for lawnmower, log splitter etc. and would improve the appearance of private property it would sit on. As well as preventing water from entering the well pit to prevent hazard and freezing.

3. Explain below why granting the variance will not endanger public health or safety:

- The shed would sit on private property. However, it would help improve water run-off from the hill once the grass was grown around it.

4. Explain below why granting the variance will not overburden public facilities or services:

- There would be no change to the services that are already at the well pit except making it less of a electrical risk and freezing.

5. Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

- The shed would not place any restrictions on surrounding properties.

Staff Analysis:

The location of this property is unique as over 300 FT of the front property line abuts a neighboring parcel instead of the road right-of-way. The requested reduction of the front setback will exceed 100 FT from the neighbor's ROW line from Old Highway 141. According to the site plan, this proposed structure would be about 37 FT from the front property line. This request does not appear to be a substantial adverse impact the neighbors, bring congestion of people, buildings, or traffic to the area, endanger public health or safety, overburden public facilities or services, or impair the enjoyment, use, or value of nearby property. However, the installation of this shed must comply with all federal, state, and local laws, regulations, and ordinances as it pertains to the placement over the well pit and proximity to the existing well.

CRITERIA 2: (Section 2.02.8F1[B])

The ordinance also states that *granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding of a hardship.) A finding of economic hardship must be based on each of the following:*

6. THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;

7. THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND

8. THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Applicant Response:

6. Explain below why the property cannot yield a reasonable return without the granting of the variance:

- The well pit continues to get water in it every year and freezes. We have had to replace the pump pressure tank twice while living here which is very expensive.

7. Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

- The property is on a hillside. The water runs down into the well pit with all the electric boxes, pressure tank, wires etc. We put a retainer wall up to prevent it but the rain still manages to get in around the door even with tarps placed over it.

8. Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

- We have put up retainer walls, moved dirt to divert the water not only for us, but the neighbor, - Myrna Payne, as well.

Staff Analysis:

The property owners have indicated that the topography of the land and the location place the assets in the well pit in a situation where it can collect water and freeze. Based on the unique characteristics of the property, staff recommends approval as long as all federal, state, and local laws, regulations, and ordinance are met including Iowa Administrative Code Chapter 49.21(6):

49.21(6) Tank location. Buried pressure tanks shall not be permitted after July 1, 2009. If pressure tanks are not located in a residence or other heated structure, they should be housed in the following manner: a. Buried vault (frost pit). The vault and vault opening shall be sized to allow ease of access for the installation and maintenance of necessary equipment. The vault shall be as watertight as possible. The outside of the vault should be completely tiled at the base and either drain to daylight or to a sump pit that is equipped with a sump pump. The trench should be backfilled with pea gravel to one foot above the tile. All wiring in the vault shall be in watertight conduit. No buried vault shall be allowed within a 100-year flood plain. Buried vaults are not recommended because of the hazard associated with confined space entry. b. Aboveground structure. The structure and access

opening shall be sized to allow the installation and maintenance of necessary equipment with a minimum of inconvenience. The structure shall be of an all-seasons design. It shall be insulated and heated to prevent freezing of the tank. If a poured concrete floor is provided, the top of the floor shall be at least four inches above the surrounding ground and be sloped to a drain or to the door to facilitate drainage of the room. It is recommended that the structure be located no closer than ten feet from the well. If the structure is located over the well, it must have a hinged roof or removable hatch over the well or have other provisions for pulling the well pump.

CRITERIA 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

9. WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;

10. WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND

11. THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.

12. TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Analysis:

This variance request complies with the zoning ordinance to provide the minimum relief necessary to the property owner. It does not establish a prohibited use and is not a de facto amendment to the ordinance. The property is not in a floodplain.

LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on **December 30, 2022.**

ON PETITION TO TERMINATE PARENTAL RIGHTS
TO: RUS, POLAS, AND ANTHONY
FATHERS OF A CHILD BORN ON
NOVEMBER 18, 2002, IN SIOUX CITY,
IOWA
 You are notified that there is now on file at the
 State of Iowa, Department of Public Health, Child
 Welfare Services, Division of Child Welfare, 150
 East State Street, 5th Floor, Sioux City, Iowa 51101,
 a petition for termination of parental rights filed by
 the State of Iowa, Department of Public Health,
 Child Welfare Services, Division of Child Welfare,
 150 East State Street, 5th Floor, Sioux City, Iowa
 51101. The petition is captioned as follows:
STATE OF IOWA, DEPARTMENT OF PUBLIC HEALTH,
CHILD WELFARE SERVICES, DIVISION OF CHILD
WELFARE, PETITIONER,
VS.
RUS, POLAS, AND ANTHONY, RESPONDENTS.
 If you are notified that there will be a hearing on
 the petition, you are notified that you have the right
 to appear at the hearing and be heard in person or
 by telephone. You are notified that you may wish
 to contact the State of Iowa, Department of Public
 Health, Child Welfare Services, Division of Child
 Welfare, 150 East State Street, 5th Floor, Sioux City,
 Iowa 51101, for more information. If you are
 unable to contact the State of Iowa, Department of
 Public Health, Child Welfare Services, Division of
 Child Welfare, 150 East State Street, 5th Floor,
 Sioux City, Iowa 51101, you may wish to contact
 the State of Iowa, Department of Public Health,
 Child Welfare Services, Division of Child Welfare,
 150 East State Street, 5th Floor, Sioux City, Iowa
 51101, for more information. If you are unable to
 contact the State of Iowa, Department of Public
 Health, Child Welfare Services, Division of Child
 Welfare, 150 East State Street, 5th Floor, Sioux City,
 Iowa 51101, you may wish to contact the State of
 Iowa, Department of Public Health, Child Welfare
 Services, Division of Child Welfare, 150 East State
 Street, 5th Floor, Sioux City, Iowa 51101, for more
 information. If you are unable to contact the State
 of Iowa, Department of Public Health, Child Welfare
 Services, Division of Child Welfare, 150 East State
 Street, 5th Floor, Sioux City, Iowa 51101, you may
 wish to contact the State of Iowa, Department of
 Public Health, Child Welfare Services, Division of
 Child Welfare, 150 East State Street, 5th Floor,
 Sioux City, Iowa 51101, for more information.

IN THE JUDICIAL DISTRICT COURT FOR
WOODBURY COUNTY
EMILY GOMEZ JAVIER v. ADRIAN JAVIER
EMC2022020
 TO: THE ABOVE-NAMED RESPONDENT:
 You are notified that a petition has been filed in
 the Judicial District Court for Woodbury County
 as a defendant in this action. The attorney for
 the petitioner is: WILSON, WELLS, LLC, P.C.,
 James Street, Omaha, NE 68102. The
 telephone number is (402) 615-5229. The
 facsimile number is (402) 615-5229.
 You are notified that you have the right to
 appear at the hearing and be heard in person or
 by telephone. If you are unable to contact
 your attorney, you may wish to contact the
 Judicial District Court for Woodbury County,
 1000 North 1st Street, Sioux City, Iowa 51101,
 for more information. If you are unable to
 contact the Judicial District Court for Woodbury
 County, 1000 North 1st Street, Sioux City, Iowa
 51101, you may wish to contact the Judicial
 District Court for Woodbury County, 1000 North
 1st Street, Sioux City, Iowa 51101, for more
 information.

NOTICE OF PUBLIC HEARING BEFORE THE
WOODBURY COUNTY BOARD OF
ADJUSTMENT
 REQUEST FOR THE PLACEMENT OF AN
 EASEMENT ON THE PROPERTY OF AN
 ADJACENT PARTY
 WILL FIT WITHIN THE FRONT YARD
 SETBACK AND IN FRONT OF A HOUSE
 AT 16042 185TH ST. IN SIOUX CITY, IOWA
 JAVIER, ADRIAN. The hearing will be held on
 January 10, 2023 at 10:00 AM or as soon
 thereafter as the matter may be considered.
 The hearing will be held at the Woodbury County
 Board of Adjustment, Meeting Room, Number 104,
 1000 North 1st Street, Sioux City, Iowa 51101.
 Items may now be examined at the office of
 the Board of Adjustment, Meeting Room, Number
 104, 1000 North 1st Street, Sioux City, Iowa 51101.
 and at the office of the Board of Adjustment,
 Meeting Room, Number 104, 1000 North 1st
 Street, Sioux City, Iowa 51101. If you are
 unable to contact the Board of Adjustment,
 Meeting Room, Number 104, 1000 North 1st
 Street, Sioux City, Iowa 51101, you may wish
 to contact the Board of Adjustment, Meeting
 Room, Number 104, 1000 North 1st Street, Sioux
 City, Iowa 51101, for more information.

PROPERTY OWNER(S) NOTIFICATION – 500'

The **thirteen (13)** property owners within 500 FT; and listed within the certified abstractor's affidavit; were notified by a **December 29, 2022** letter of the public hearing before the **Woodbury County Board of Adjustment** on **January 9, 2023 at 6:00 PM.**

As of **September 29, 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
Donald W. Poulson and Elizabeth A. Poulson	3485 Old Hwy 141	Smithland	IA	51056-8054	No comments received.
Ronald L. Parker	3241 Kossuth Ave.	Smithland	IA	51056-8036	No comments received.
Debra A. Brown	3221 Kossuth Ave.	Smithland	IA	51056	No comments received.
Jason Michael Brown	3222 Kossuth Ave.	Smithland	IA	51056	No comments received.
Rodney Terrill and Mary Ann Terrill	3475 Old Hwy 141	Smithland	IA	51056-8054	No comments received.
Oakridge Livestock Company	36776 140th St.	Mapleton	IA	51034	No comments received.
Florencio Lepe and Maria Lepe	3480 Old Hwy 141	Smithland	IA	51056	No comments received.
Myrna E. Payne	3497 Old Hwy 141	Smithland	IA	51056-8054	No comments received.
Cecil W. Bainbridge	509 State St. W	Smithland	IA	51056-7725	No comments received.
Robert R. Sulsburger and Linda Sulsburger	520 State St. W	Smithland	IA	51056	No comments received.
Nickolas P. Anderson	16042 185th ST.	Whiting	IA	51063	No comments received.

Robert Gosch and JoAnn M. Polly	3471 Old Hwy 141	Smithland	IA	51056	No comments received.
Woodbury County					No comments received.

STAKEHOLDER COMMENTS	
911 COMMUNICATIONS CENTER:	No comments received.
CENTURYLINK / LUMEN:	No comments received.
FIBERCOMM:	No comments received.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments received.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments received.
LOESS HILLS THE NATURE CONSERVANCY IN IOWA:	No comments received.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments received.
LONGLINES:	No comments received.
MAGELLAN PIPELINE:	No comments received.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed variance for MEC electric and we have no conflicts. The requestor should be made aware that any requests to relocate MEC facilities is subject to a customer contribution. Thank you Dan, if you have any questions or concerns please let me know. – Casey Meinen, 12/22/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	I reviewed for ME “Gas” and we have no conflicts. – Tyler Ahlquist, 12/22/22.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments received.
NORTHERN NATURAL GAS:	No comments received.
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, 12/22/22.
NUSTAR PIPELINE:	NuStar does not have any issues with the request. – Matt McGee, 1/4/23.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	SEE COMMENTS BELOW
WIATEL:	No comments received.
WOODBURY COUNTY CONSERVATION:	No objections from us – Daniel Heissel, 12/22/22.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments received.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments received.
WOODBURY COUNTY ENGINEER:	No comments received.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments received.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this variance request. – Neil Stockfleth, 12/22/22.

Daniel Priestley

From: Paige Nelson
Sent: Tuesday, December 20, 2022 5:15 PM
To: Daniel Priestley; Ivy Bremer
Subject: Fwd: Structure over Well Pit Variance - 3485 Old Highway 141

Dan—
I reached out to the IDN regarding the variance. Please see Erik Day's response below.

Thanks,
Paige

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From: Day, Erik <erik.day@dnr.iowa.gov>
Sent: Tuesday, December 20, 2022 4:41 PM
To: Paige Nelson <pnelson@siouxlanddistricthealth.org>
Subject: Re: Structure over Well Pit Variance - 3485 Old Highway 141

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

That's fine if they build a shed over the pressure tank pit (which are allowed as long as the well is not in the same pit). However, to grant the variance, the pressure tank house/shed has to meet the requirements stated in 49.21 (6):

49.21(6) Tank location. Buried pressure tanks shall not be permitted after July 1, 2009. If pressure tanks are not located in a residence or other heated structure, they should be housed in the following manner: a. Buried vault (frost pit). The vault and vault opening shall be sized to allow ease of access for the installation and maintenance of necessary equipment. The vault shall be as watertight as possible. The outside of the vault should be completely tiled at the base and either drain to daylight or to a sump pit that is equipped with a sump pump. The trench should be backfilled with pea gravel to one foot above the tile. All wiring in the vault shall be in watertight conduit. No buried vault shall be allowed within a 100-year flood plain. Buried vaults are not recommended because of the hazard associated with confined space entry. **b. Aboveground structure. The structure and access opening shall be sized to allow the installation and maintenance of necessary equipment with a minimum of inconvenience. The structure shall be of an all-seasons design. It shall be insulated and heated to prevent freezing of the tank. If a poured concrete floor is provided, the top of the floor shall be at least four inches above the surrounding ground and be sloped to a drain or to the door to facilitate drainage of the room. It is recommended that the structure be located no closer than ten feet from the well. If the structure is located over the well, it must have a hinged roof or removable hatch over the well or have other provisions for pulling the well pump.**

My phone number has changed! New Cell Phone: **515-402-7981**



Erik Day
Environmental Specialist Senior
Water Supply Engineering Section
Iowa Department of Natural Resources
P: 515-402-7981
502 E. 9th Street, Des Moines, IA 50319



On Tue, Dec 20, 2022 at 11:31 AM Paige Nelson <pnelson@siouxlanddistricthealth.org> wrote:

Hi Erik—

In the email chain below, we received a variance request from our County for a shed to be constructed over this homeowners' well pit. From the conversation, it sounds like the well pit houses only the electrical components and the well itself will be located outside the shed.

I wanted to reach out to see if you see any concerns with us allowing this variance? The well itself is not undergoing reconstruction, so we were not going to issue a well permit.

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From: Daniel Priestley <dpriestley@woodburycountyiowa.gov>

Sent: Tuesday, December 20, 2022 9:35 AM

To: Paige Nelson <pnelson@siouxlanddistricthealth.org>; Ivy Bremer <ibremer@siouxlanddistricthealth.org>

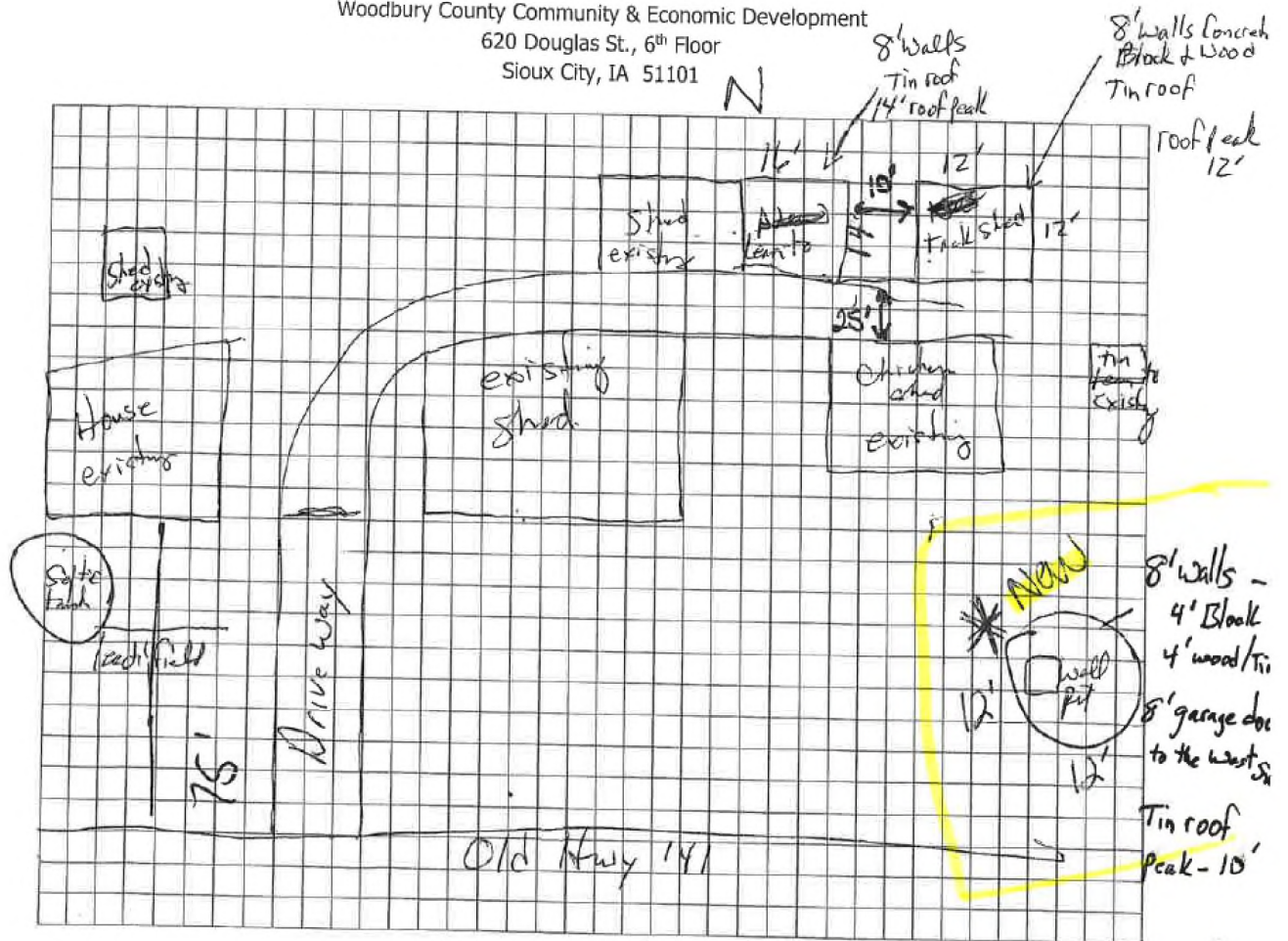
Subject: Structure over Well Pit Variance - 3485 Old Highway 141

Paige and Ivy:

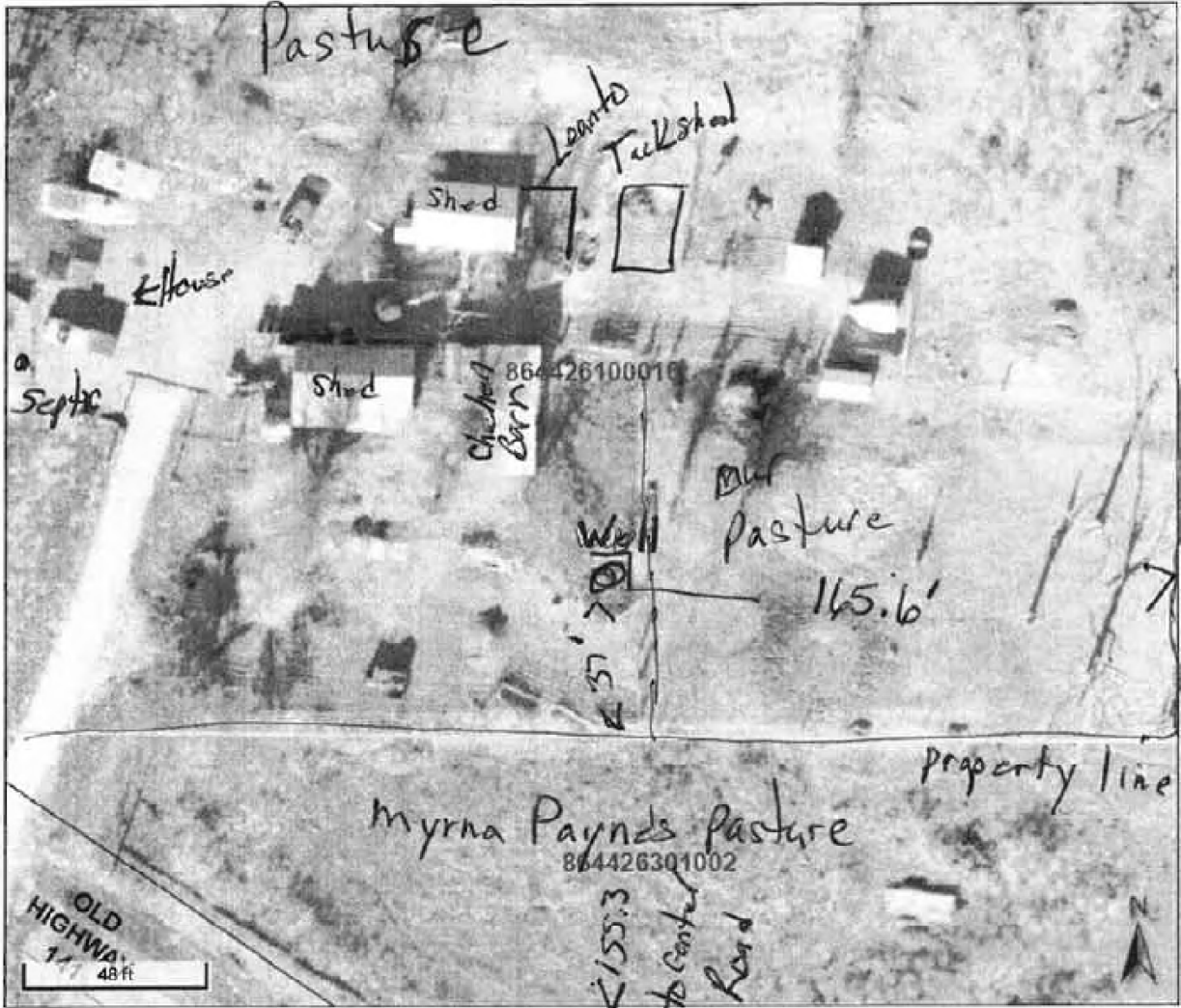
We have received a variance application to build a shed over a "well pit" within a county setback area on the property located at 3485 Old Highway 141, Smithland, IA 51056-8054, Parcel # 864426100016.

Do you see any issues with this request? Would you recommend a variance be approved? Please see attachments.

Woodbury County Community & Economic Development
 620 Douglas St., 6th Floor
 Sioux City, IA 51101



(Building over well pit that has
 Concrete slab floor w/opening to pit already)



Parcel ID	864426100016	Alternate ID	680311	Owner Address	POULSON DONALD W & ELIZA
Sec/Twp/Rng	26-86-44	Class	R		3485 OLD HWY 141
Property Address	3485 OLD HWY 141	Acreege	10		SMITHLAND, IA 51056-8054
	SMITHLAND				
District	0044				
Brief Tax Description	W 6 AC OF E 11 AC S 1/2 SW NW & W 4 AC OF E 9 AC N 1/2 SW NW				
	(Note: Not to be used on legal documents)				

South

Thank you! I appreciate your help.

Respectfully,

Daniel J. Priestley, MPA - Zoning Coordinator
Woodbury County Community & Economic Development
 620 Douglas Street, 6th Floor
 Sioux City, IA 51101
 Office: (712) 279-6609
 Fax: (712) 279-6530
 Email: dpriestley@woodburycountyiowa.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.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

Owner Information:	Applicant Information:
Owner <u>Don + Elizabeth Paulson</u>	Applicant <u>Elizabeth Paulson</u>
Address <u>3485 Old Hwy 141</u> <u>Smithland, IA 51056-8054</u>	Address <u>3485 Old Hwy 141</u> <u>Smithland, IA 51056-8054</u>
Phone <u>712-540-9269</u>	Phone <u>712-540-9269</u>

Engineer/Surveyor _____ Phone _____

Property Information:

Property Address or Address Range 3485 Old Hwy 141 Smithland, IA 51056-8054

Quarter/Quarter SW 1/4 of NW 1/4 Sec 26 Twnshp/Range 86/44

Parcel ID # 864426100016 GIS # _____ Total Acres 10

Current Use Family Dwelling Proposed Use protection for well pit

Current Zoning Ag. Estates (AE)

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(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.

Original Building Permit Application 10/3/22; Variance Required.
Pre-app mtg. date N/A Staff present N/A

The undersigned is/are the owners(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 Board of Adjustment members to conduct a site visit and photograph the subject property.

This Variance Application 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.

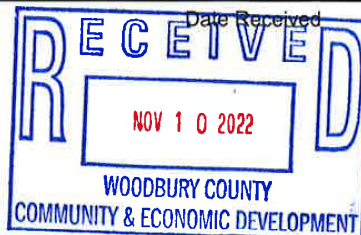
Owner <u>[Signature]</u>	Applicant <u>[Signature]</u>
Date <u>11/2/22</u>	Date <u>11/2/22</u>

AE

Fee: \$300 Case #: 6823

Check # Debit Card ending 7368

Receipt #: _____



Applicant Statement Re: Variance Requirements
Attachment to Woodbury County, Iowa Variance Application
Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20
Adopted July 22, 2008; Effective August 01, 2008

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

The building would not obstruct the neighbors view in any way. It can be seen only by one neighbor, Myrna Payne and ~~after~~^{from} her permission was obtained verbally to have it closer to her Pasture boundary line than the 75' rule.

- (ii) Explain below why granting the variance will not substantially increase congestion of people, buildings or traffic:

Would be used for a shed for lawnmower, Log splitter etc. and would improve the appearance of the private property it would sit on. As well as preventing water from entering the well pit to prevent hazards and freezing.

- (iii) Explain below why granting the variance will not endanger public health or safety:

The shed would sit on private property. However, it would help improve water run-off from the Hill once the grass was grown around it.

- (iv) Explain below why granting the variance will not overburden public facilities or services:

There would be no change to the services that are already there at the well pit except making it less of a ~~Electrical~~ risk and Freezing.

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

The shed would not place any restrictions on surrounding properties.

Section F. (1)(b) N/A

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

The well pit continues to get water in it every year and freezes. We have had to replace the pump & pressure tank twice while living here which is very expensive.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

The property is on a hillside. The water runs down into the well pit with all the electric boxes, pressure tank, wires etc. We put a retainer wall up to prevent it but the rain still manages to get in around the door even with tarps placed over it.

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

We have put up retainer walls, moved dirt to divert the water not only for us, but the neighbor - Myrna Payne, as well.



COPY

Received by:

WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

For Office Use: Case No. 6813
Zoning District AE Date Approved Denied By
Floodplain District X Map # 6020 Fee 50 Ck/Rct # pd - cc ending 7368
GIS # 8044 26 100 016 Mail [checked] Pick up

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Elizabeth Paulson Phone: 712-540-9269

Mailing Address: 3485 Old Hwy 141 City: Smithland Zip: 51056

Structure will be built at (address): Same

Occupied by:

Quarter/quarter SWNW Section 26 Civil Township Little Sioux

Subdivision Block Lot(s)

Name of Contractor: Don Paulson Phone: 712-541-1919

Address of Contractor: Same

Anticipated start date of construction: (month/day/year):

Type of structure: Block/wood/Tin Will this be used for business purposes? No

Structure's Value: \$ 2,000 Size of parcel in acres: 10+

Remarks:

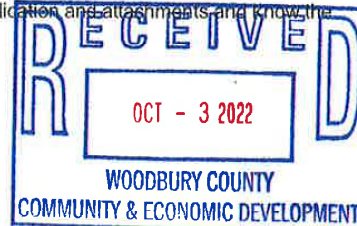
PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature Elizabeth Paulson

This 3rd day of Oct, 2022

Notary Public in and for Woodbury County, Iowa



AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

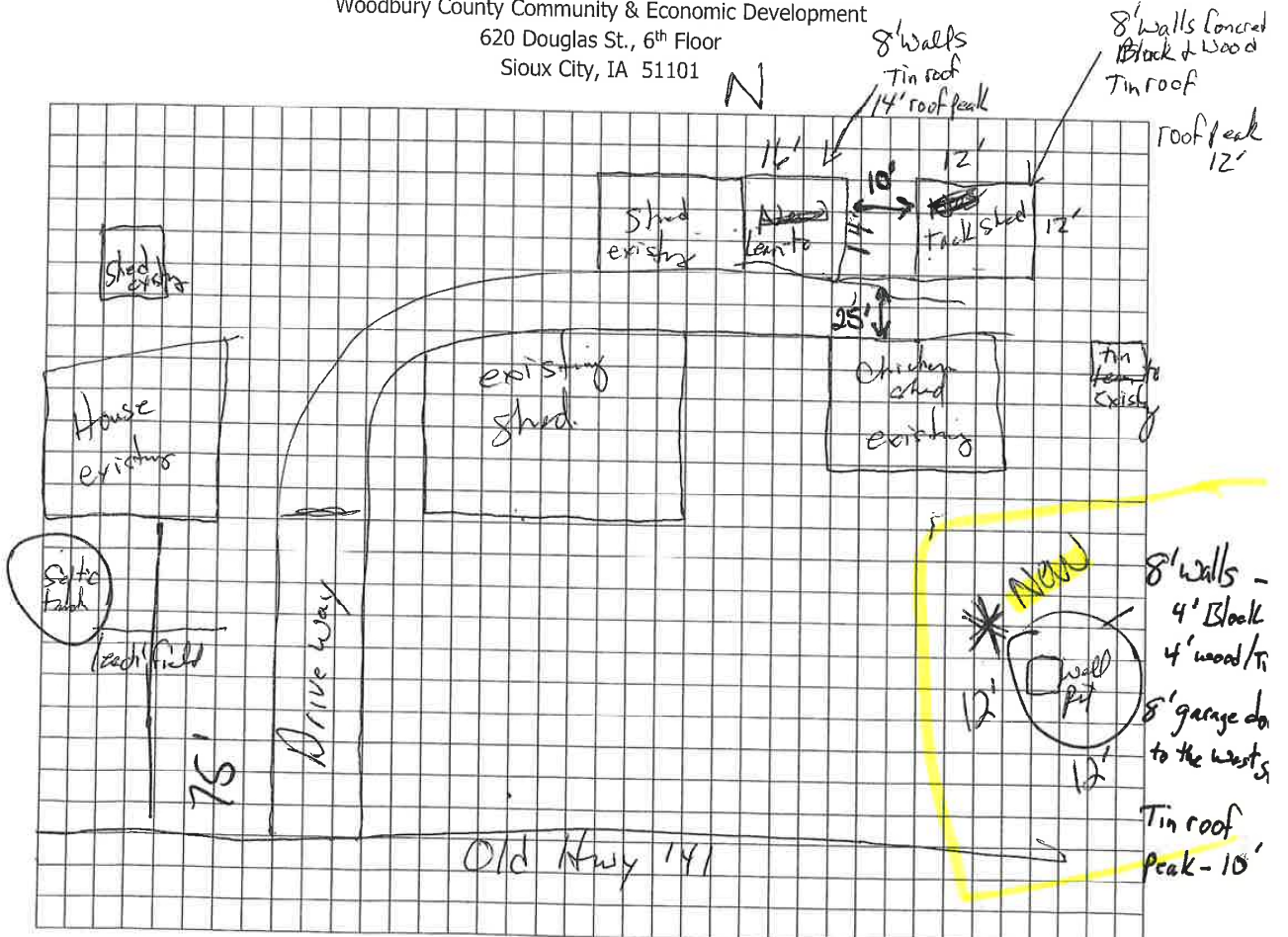
SITE PLAN INSTRUCTIONS

Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below. Refer to the setback reference sheet for your zoning district when planning your project. Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

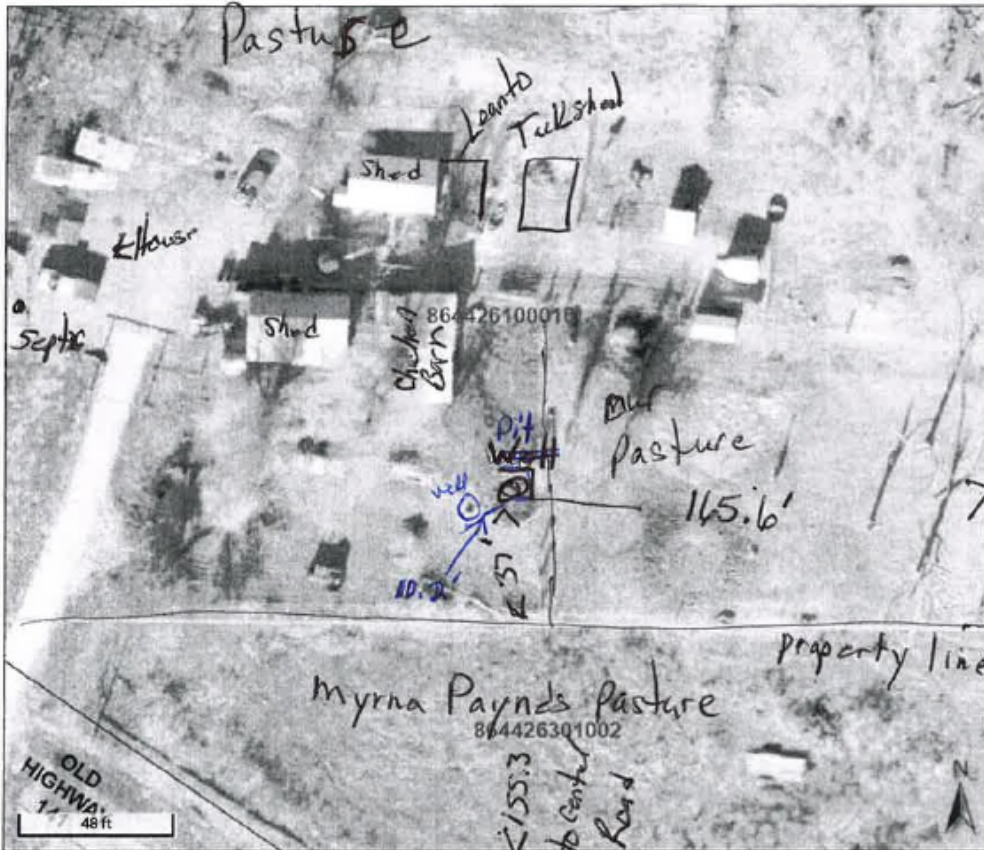
- Indicate which way is north.
- Show where the road is that goes past the parcel and name it.
- Show the County Right-Of-Way (the distance from the center of the road to the beginning of your lot line. Typically, it is around 33' and ends at your property's fence line.)
- Indicate any field entrances or drives leading into parcel.
- Show any buildings or structures currently on land. Label "Existing" and/or "New"
- Show length, width, and height of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is located.
- Indicate with arrowed lines the distance on each side from house to lot line.
- Indicate with arrowed lines the distance on each side from accessory structure to lot line.
- Show there is a minimum of 10' between buildings.

When your Site Plan is complete, please return with completed building permit application and applicable fee. Be sure to sign where indicated before a Notary.

Woodbury County Community & Economic Development
620 Douglas St., 6th Floor
Sioux City, IA 51101



(Building over well pit that has concrete slab floor w/opening to pit already)



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Property Line (East)

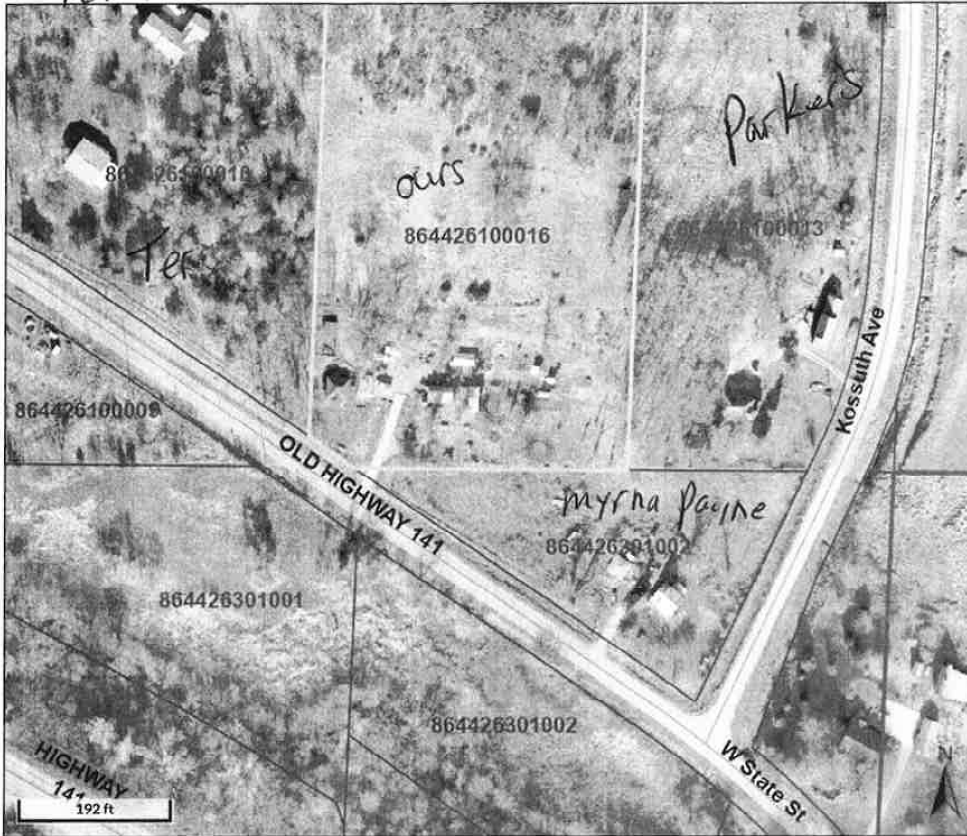
Parcel ID	864426100016	Alternate ID	680311	Owner Address	POULSON DONALD W & ELIZABETH A
Sec/Twp/Rng	26-86-44	Class	R		3485 OLD HWY 141
Property Address	3485 OLD HWY 141	Acres	10		SMITHLAND, IA 51056-8054
	SMITHLAND				
District	0044				
Brief Tax Description	W 6 AC OF E 11 AC S 1/2 SW NW & W 4 AC OF E 9 AC N 1/2 SW NW				
	(Note: Not to be used on legal documents)				

South

Date created: 11/2/2022
 Last Data Uploaded: 11/1/2022 11:07:22 PM

Developed by Schneider
 GEOSPATIAL

Terrill's



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	864426100016	Alternate ID	680311	Owner Address	POULSON DONALD W & ELIZABETH A
Sec/Twp/Rng	26-86-44	Class	R		3485 OLD HWY 141
Property Address	3485 OLD HWY 141	Acreage	10		SMITHLAND, IA 51056-8054
	SMITHLAND				
District	0044				
Brief Tax Description	W 6AC OF E 11 AC S1/2 SW NW & W 4 AC OF E 9 AC N1/2 SW NW				
	(Note: Not to be used on legal documents)				

Date created: 11/2/2022
 Last Data Uploaded: 11/1/2022 11:07:22 PM

Developed by Schneider
 GEOSPATIAL

Full View with Road showing

Our Property



Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 864426100016
Alternate ID 600311
Property Address 3485 OLD HWY 141
 SMITHLAND IA 51056
Sec/Twp/Rng 26-86-44
Brief Tax Description W 6 AC OF E 11 AC S 1/2 SW NW & W 4 AC OF E 9 AC N 1/2 SW NW
(Note: Not to be used on legal documents)
Deed Book/Page 328-2161 (6/16/1995)
Gross Acres 10.00
Net Acres 10.00
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0044 LITTLE SIOUX/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder
 Poulson Donald W & Elizabeth A
 3485 Old Hwy 141
 Smithland IA 51056-8054
Contract Holder
Mailing Address
 Poulson Donald W & Elizabeth A
 3485 Old Hwy 141
 Smithland IA 51056-8054

Land

Lot Area 10.00 Acres ; 435,600 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1930
Condition Normal
Roof Asph / Hip
Flooring
Foundation TILE
Exterior Material Vinyl
Interior Material Plas / Drwl
Brick or Stone Veneer
Total Gross Living Area 784 SF
Main Area Square Feet 784
Attic Type 3/4 Finished; 353 SF
Number of Rooms 0 above; 0 below
Number of Bedrooms 0 above; 0 below
Basement Area Type Full
Basement Area 784
Basement Finished Area
Plumbing 1 Base Plumbing (Full);
Appliances 1 Dishwasher;
Central Air No
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (144 SF); 1S Frame Enclosed (80 SF);
Decks
Additions
Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		20	30	1980	1
0	Barn - Pole		8	20	1996	1
0	Barn - Pole		26	26	1970	1
0	Barn - Pole		10	15	1970	1

Yard Extras

#1 - (1) Shed W14.00 x L24.00 336 SF, Frame, Average Pricing, Built 2014

Neighbor to East



Beacon™

Woodbury County, IA / Sioux City

Summary

Parcel ID 864426100013
Alternate ID 680280
Property Address 3241 KOSSUTH AVE
 SMITHLAND IA 51056
Sec/Twp/Rng 26-86-44
Brief Tax Description 26-86-44 S3/5 E1/2 E1/2 SWNW
 ([Note: Not to be used on legal documents])
Deed Book/Page 222-1493 (10/25/1989)
Gross Acres 4.69
Net Acres 4.69
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0044 LITTLE SIOUX/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder
 Parker Ronald L
 3241 Kossuth Ave
 Smithland IA 51056-8036
Contract Holder
Mailing Address
 Parker Ronald L
 3241 Kossuth Ave
 Smithland IA 51056-8036

Land

Lot Area 4.69 Acres; 204,296 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1920
Condition Normal
Roof Asph / Hip
Flooring
Foundation C Blk
Exterior Material WOOD
Interior Material Plas
Brick or Stone Veneer
Total Gross Living Area 972 SF
Main Area Square Feet 972
Attic Type None;
Number of Rooms 5 above; 0 below
Number of Bedrooms 2 above; 0 below
Basement Area Type Full
Basement Area 972
Basement Finished Area
Plumbing 1 Base Plumbing (Full); 1 Sink;
Appliances
Central Air No
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (66 SF); 1S Frame Enclosed (72 SF);
Decks Wood Deck-Med (100 SF);
Additions
Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat		0	0	1950	1
0	Poultry House		10	12	1970	1

Yard Extras

#1 - (1) Garage 168 SF, Frame, Average Pricing, Built 1950

Neighbor to West



Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 864426100010
Alternate ID 680325
Property Address 3475 OLD HWY 141
 SMITHLAND IA 51026
Sec/Twp/Rng 26-86-44
Brief Tax Description EX TCT SW OF OLD HWY141 W9 AC S1/2 SWN W
 (Note: Not to be used on legal documents)
Deed Book/Page 259-1654 (333X1984)
Gross Acres 6.08
Net Acres 6.08
Adjusted CSR Pts 49.11
Zoning AP - AGRICULTURAL PRESERVATION
District 0044 LITTLE SIOUX/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder
Terrill Rodney & Mary Ann
3475 Old Hwy 141
 Smithland IA 51026-8054
Contract Holder
Mailing Address
Terrill Rodney & Mary Ann
3475 Old Hwy 141
 Smithland IA 51026-8054

Land

Lot Area 6.08 Acres ; 264,845 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1992
Condition Normal
Roof Mt/ Gable
Flooring
Foundation TILE
Exterior Material Vinyl
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,516 SF
Main Area Square Feet 1516
Attic Type None;
Number of Rooms 4 above; 4 below
Number of Bedrooms 1 above; 1 below
Basement Area Type Full
Basement Area 1,516
Basement Finished Area 1,365 - Living Qtrs. (Multi)
Plumbing 2 Base Plumbing (Full); 1 Three Quarter Bath; 1 Half Bath;
Appliances 1 Range Unit; 1 Oven - Single; 1 Dishwasher;
Central Air Yes
Heat Heat Pump
Fireplaces 1 Prefab; 1 Prefab;
Porches 1S Frame Enclosed (105 SF);
Decks Wood Deck-Med (546 SF);
Additions
Garages 528 SF - Att Frame (Built 1992);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACHINE SHED	42	44	1985	1
	Lean-To		14	34	2006	1

Permits

Permit #	Date	Description	Amount
4808	09/27/2006	Misc	3,000
0211100153	12/19/2002	Addition	0

Neighbor to S.E. - Myrna Payne



Woodbury County, IA / Sioux City

Summary

Parcel ID 864426301002
Alternate ID 680430
Property Address 3497 OLD HWY 141
SMITHLAND IA 51056
Sec/Twp/Rng 26-86-44
Brief Tax Description AUD SUB DIV NWSW 26-86-44 LOT2
[Note: Not to be used on legal documents]
Deed Book/Page 355-1472 (7/31/1996)
Gross Acres 4.89
Net Acres 4.89
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0044 LITTLE SIOUX/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder Payne, Myrna E
3497 Old Hwy 141
Smithland IA 51056-8054
Contract Holder
Mailing Address Payne Myrna E
3497 Old Hwy 141
Smithland IA 51056-8054

Land

Lot Area 4.89 Acres : 213,008 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 1/2 Story Frame
Architectural Style N/A
Year Built 1910
Condition Poor
Roof Asph / Gable
Flooring
Foundation TILE
Exterior Material Stl
Interior Material Plas / Drwl
Brick or Stone Veneer
Total Gross Living Area 1,421 SF
Main Area Square Feet 742
Attic Type None;
Number of Rooms 6 above; 1 below
Number of Bedrooms 3 above; 0 below
Basement Area Type Full
Basement Area 742
Basement Finished Area
Plumbing 1 Base Plumbing (Full ; 1 Half Bath;
Appliances
Central Air Yes
Heat Yes
Fireplaces
Porches 15 Frame Open (210 SF);
Decks
Additions 1 Story Frame (160 SF);
Garages 484 SF (22F W x 22F L) - Det Frame (Built 2014);

Sales

Table with 7 columns: Date, Seller, Buyer, Recording, Sale Condition - NUTC, Type, Multi Parcel, Amount. Row 1: 7/31/1996, [blank], [blank], 355/1472, NORMAL ARMS-LENGTH TRANSACTION, Deed, [blank], \$20,000.00

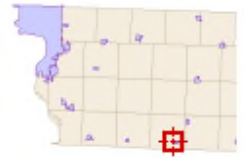
ELEVATION



AERIAL MAP



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	864426100016	Alternate ID	680311	Owner Address	POULSON DONALD W & ELIZABETH A
Sec/Twp/Rng	26-86-44	Class	R		3485 OLD HWY 141
Property Address	3485 OLD HWY 141	Acreage	10		SMITHLAND, IA 51056-8054
	SMITHLAND				
District	0044				
Brief Tax Description	W 6AC OF E 11 AC S1/2 SW NW & W 4 AC OF E 9 AC N1/2 SW NW				
	(Note: Not to be used on legal documents)				

PARCEL REPORT

12/20/22, 3:35 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 864426100016

Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 864426100016
Alternate ID 680311
Property Address 3485 OLD HWY 141
SMITHLAND IA 51056
Sec/Twp/Rng 26-86-44
Brief Tax Description W 6AC OF E 11 AC S1/2 SW NW & W 4 AC OF E 9 AC N1/2 SW NW
(Note: Not to be used on legal documents)
Deed Book/Page 328-2161 (6/16/1995)
Gross Acres 10.00
Net Acres 10.00
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0044 LITTLE SIOUX/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder
Poulson Donald W & Elizabeth A
3485 Old Hwy 141
Smithland IA 51056-8054
Contract Holder
Mailing Address
Poulson Donald W & Elizabeth A
3485 Old Hwy 141
Smithland IA 51056-8054

Land

Lot Area 10.00 Acres ; 435,600 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1930
Condition Normal
Roof Asph / Hip
Flooring
Foundation TILE
Exterior Material Vinyl
Interior Material Pls / Drwl
Brick or Stone Veneer
Total Gross Living Area 784 SF
Main Area Square Feet 784
Attic Type 3/4 Finished; 353 SF
Number of Rooms 0 above; 0 below
Number of Bedrooms 0 above; 0 below
Basement Area Type Full
Basement Area 784
Basement Finished Area
Plumbing 1 Base Plumbing (Full ;
Appliances 1 Dishwasher;
Central Air No
Heat Yes
Fireplaces
Porches 1S Frame Enclosed (144 SF); 1S Frame Enclosed (80 SF);
Decks
Additions
Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		20	30	1980	1
0	Barn - Pole		8	20	1996	1
0	Barn - Pole		26	26	1970	1
0	Barn - Pole		10	15	1970	1

Yard Extras

#1 - (1) Shed W14.00 x L24.00 336 SF, Frame, Average Pricing, Built 2014

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/19/1995			328/2161	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$35,000.00
6/6/1988			209/1633	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$12,000.00

Show There are other parcels involved in one or more of the above sales:

Permits

Permit #	Date	Description	Amount
6349	07/16/2018	Garage	5,000
5744	09/30/2013	Utility Shed	3,000

Valuation

	2022	2021	2020	2019	2018
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$44,800	\$44,800	\$47,940	\$47,940	\$32,530
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$39,660	\$39,660	\$36,850	\$36,850	\$37,800
= Gross Assessed Value	\$84,460	\$84,460	\$84,790	\$84,790	\$70,330
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$84,460	\$84,460	\$84,790	\$84,790	\$70,330

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

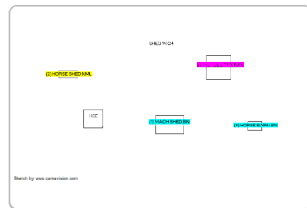
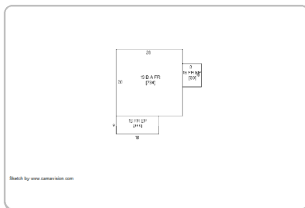
Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Photos



Sketches



No data available for the following modules: Commercial Buildings, Sioux City Tax Credit Applications.



[User Privacy Policy](#)
[GDPR Privacy Notice](#)

Last Data Upload: 12/19/2022, 8:26:29 PM

Pictometry





COMMISSION TO ASSESS DAMAGES APPOINTMENT OPPORTUNITIES AVAILABLE

Woodbury County has appointment opportunities available to serve the community on the **Commission to Assess Damages**.

Participation on this commission includes involvement with condemnation hearings on issues of **eminent domain** specifically for the determination of **property values**.

There are currently openings available for service in the following categories:

- Category A - Owner/Operators of Agricultural Property;**
- Category B – Owners of City Property;**
- Category C – Licensed Real Estate Sales or Real Estate Broker;**
- Category D – Persons having knowledge of property values in the county by reason of their occupation.**

If you or someone you know may be interested in serving the community in this volunteer capacity, please contact **Dan Priestley** at **712-279-6609** or send an email to dpriestley@woodburycountyiowa.gov. Please feel free to share this message with all interested parties.

For some background, according to Iowa Code 6B.4, "Annually the board of supervisors of a county shall appoint not less than twenty-eight residents of the county and the names of such persons shall be placed on a list and they shall be eligible to serve as members of a compensation commission. One-fourth of the persons appointed shall be owner-operators of agricultural property, one-fourth of the persons appointed shall be owners of city property, one-fourth shall be licensed real estate salespersons or real estate brokers, and one-fourth shall be persons having knowledge of property values in the county by reason of their occupation, such as bankers, auctioneers, property managers, property appraisers, and persons responsible for making loans on property."

6B.4 Commission to assess damages.

1. Annually the board of supervisors of a county shall appoint not less than twenty-eight residents of the county and the names of such persons shall be placed on a list and they shall be eligible to serve as members of a compensation commission. One-fourth of the persons appointed shall be owner-operators of agricultural property, one-fourth of the persons appointed shall be owners of city property, one-fourth shall be licensed real estate salespersons or real estate brokers, and one-fourth shall be persons having knowledge of property values in the county by reason of their occupation, such as bankers, auctioneers, property managers, property appraisers, and persons responsible for making loans on property.

2. *a.* The chief judge of the judicial district or the chief judge's designee shall select by lot six persons from the list, who shall constitute a compensation commission to assess the damages to all property to be taken by the applicant and located in the county, as follows:

(1) Two persons who are owner-operators of agricultural property when the property to be condemned is agricultural property.

(2) Two persons who are owners of city property when the property to be condemned is other than agricultural property.

(3) Two persons from each of the remaining two representative groups.

b. The chief judge or the judge's designee shall name a chairperson from the persons selected and may appoint such alternate members and chairpersons to the commission as are deemed necessary and appropriate under the circumstances. A person shall not be selected as a member or alternate member of the compensation commission if the person possesses any interest in the proceeding which would cause the person to render a biased decision. The applicant shall mail a copy of the list of commissioners and alternates appointed by the chief judge by certified mail to the property owner at the owner's last known address. The applicant shall also cause the list of commissioners and alternates to be published once in a newspaper of general circulation in the county, not less than four nor more than twenty days before the meeting of the compensation commission to assess the damages. Service of the list of commissioners and alternates by publication shall be deemed complete on the day of publication. In lieu of mailing and publishing the list of commissioners and alternates, the applicant may cause the list to be served upon the owner of the property in the manner provided by the Iowa rules of civil procedure for the personal service of original notice. The list of commissioners and alternates shall be mailed and published or served, as above provided, prior to or contemporaneously with service of the notice of assessment as provided in [section 6B.8](#).

3. Written instructions for members of compensation commissions shall be prepared under the direction of the chief justice of the supreme court and distributed to the sheriff in each county. The sheriff shall transmit copies of the instructions to each member of a compensation commission, and such instructions shall be read aloud to each commission before it commences its duties.

[R60, §1317, 1318; C73, §1244, 1245; C97, §1999, 2029; C24, 27, 31, 35, 39, §7825; C46, 50, 54, 58, 62, 66, 71, 73, 75, 77, 79, 81, §472.4]

C93, §6B.4

[99 Acts, ch 171, §5, 6, 42; 2000 Acts, ch 1032, §1; 2000 Acts, ch 1179, §10, 11, 30; 2006 Acts, 1st Ex, ch 1001, §47, 49; 2014 Acts, ch 1092, §2](#)

Referred to in [§6B.3, 306.28, 331.321, 479.46, 479B.30](#)