

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

#9a

Date: 8/9/18 Weekly Agenda Date: 8/14/18

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

WORDING FOR AGENDA ITEM:

Public Hearing on Final Plat for the Meyer Addition, a Minor Subdivision

ACTION REQUIRED:

- Approve Ordinance
- Approve Resolution
- Approve Motion
- Public Hearing
- Other: Informational
- Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing on the final plat of the Meyer Addition minor subdivision. The Board will also receive the Zoning Commission's recommendation on said plat and consider passing a resolution to accept and approve the final plat.

BACKGROUND:

Alwayne and Geraldine Meyer propose to subdivide 15.7 acres into 3 lots. The property is zone AP and is located in the SE 1/4 of the NE 1/4 of Section 19, Township 87, Range 44. The current and proposed uses are allowed under the zoning ordinance. All property owners within 1000' were notified of the public hearing, and all pertinent county departments, utility and regulatory agencies were also notified and asked to provide comment. As of 8/9/18, no comments have been received other than that provided by the County Engineer. On 7/23/18 the Zoning Commission recommended approval of the final plat with no conditions. Supporting materials include: subdivision application, parcel report, County Engineer comments, and final plat.

FINANCIAL IMPACT:

None

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

Yes No

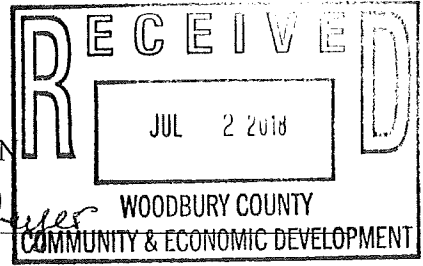
RECOMMENDATION:

Upon receiving public testimony and closing the public hearing, receive the Zoning Commission's recommendation and approve the resolution accepting and approving the Meyer Addition final plat.

ACTION REQUIRED / PROPOSED MOTION:

Open/close public hearing. Motion to receive the Zoning Commission's recommendation and approve the resolution accepting and approving the Meyer Addition final plat.

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Alwayse and Geraldine Meyer
Name of Owner

Mailing Address: 3091 255th St Anthon IA 51004-8047
Street City or Town State and Zip + 4

Property Address: 3091 255th St Anthon IA 51004-8047
Street City or Town State and Zip + 4

Ph/Cell #: 712-876-2603 E-mail Address: Meyer.geri@hotmail.com

To subdivide land located in the NE Quarter of Section 19

Civil Township Grant GIS Parcel # 974419400005

Name of Subdivision: Meyer Addition

Subdivision Area in Acres 18.74 Number of Lots 3

Attachments:

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

Surveyor: Gregg Stroschein Ph/Cell: 712-259-0483
712-870-9789

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

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

Owner's Signature: *Alwayse Meyer*
Geraldine Meyer

Zoning Director: _____

For Office Use Only:

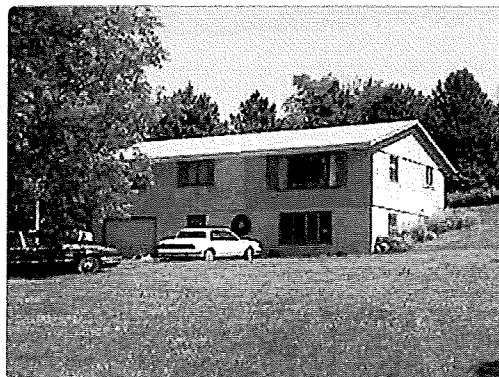
Zoning District AP Flood District X Date 7-2-18 No. 6338

Application Fee 4 Lots or less (\$200) CR# 2168
5 Lots or more (\$250 plus \$5 per lot) _____

BeaconTM Woodbury County, IA / Sioux City

Summary

Parcel ID 874419400005
 Alternate ID 736396
 Property Address 3091 255TH ST
 ANTHON IA 51004
 Sec/Twp/Rng 19-87-44
 Brief GRANT TOWNSHIP PT NESE BEG AT NE COR OF NE SE THNC S 920.65'THNC
 Tax Description NWLY 772.79',THNC NWLY 764.99'THNC NLY 163.16',THNC E 1291.58' TO
 POB 19-87-44
 (Note: Not to be used on legal documents)
 Deed Book/Page 1108-448 (2/17/1966)
 Contract
 Book/Page
 Gross Acres 15.70
 Net Acres 15.70
 Adjusted CSR Pts 816.61
 Class A - Agriculture; AD - Ag Dwelling
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 052 GRANT WDBY CENTRAL COMM
 School District WOODBURY CENTRAL
 Neighborhood N/A
 Main Area Square Feet N/A



Owner

Deed Holder
 Meyer Alwayne
 3091 255th St
 Anthon IA 51004-8047

Contract Holder

Mailing Address

Land

Lot Area 15.70 Acres ; 683,892 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1970
 Condition Normal
 Grade what's this? 4+10
 Roof Mtl / Gable
 Flooring L/C
 Foundation C Blk
 Exterior Material Vinyl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,344 SF
 Attic Type None;
 Number of Rooms 5 above; 2 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type Full
 Basement Area 1,344
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full ; 1 Half Bath;
 Appliances 1 Dishwasher;
 Central Air No
 Heat Yes
 Fireplaces
 Porches
 Decks
 Additions
 Garages Basement Stall - 1 stall;
 Main Area Square Feet 1344

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style Mfd Home (Single)
 Architectural Style N/A
 Year Built 1968
 Condition Normal
 Grade what's this? 6+10
 Roof Mtl / Gable
 Flooring L/C
 Foundation Poured Conc
 Exterior Material WD/HD/BD
 Interior Material Plas
 Brick or Stone Veneer
 Total Gross Living Area 880 SF
 Attic Type None;
 Number of Rooms 4 above; 0 below
 Number of Bedrooms 2 above; 0 below
 Basement Area Type None
 Basement Area 0
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full ;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches 1S Frame Open (200 SF);
 Decks
 Additions 1 Story Frame (196 SF);
 Garages
 Main Area Square Feet 684

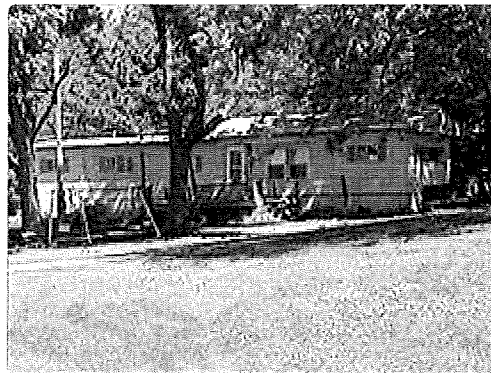
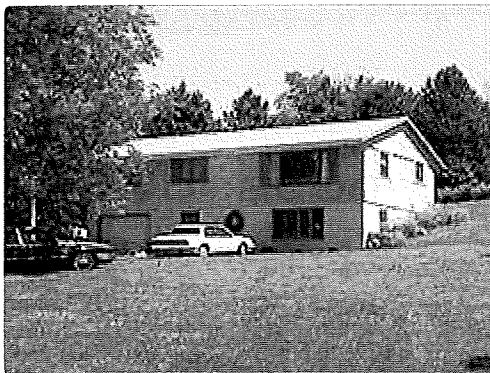
Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Crib		26	48	1950	1
0	Bin - Grain Storage (Bushel)		0	0	1970	1
0	Bin - Grain Storage (Bushel)		0	0	1978	1
0	Steel Utility Building		50	81	1981	1
0	Barn - Pole		16	60	1988	1

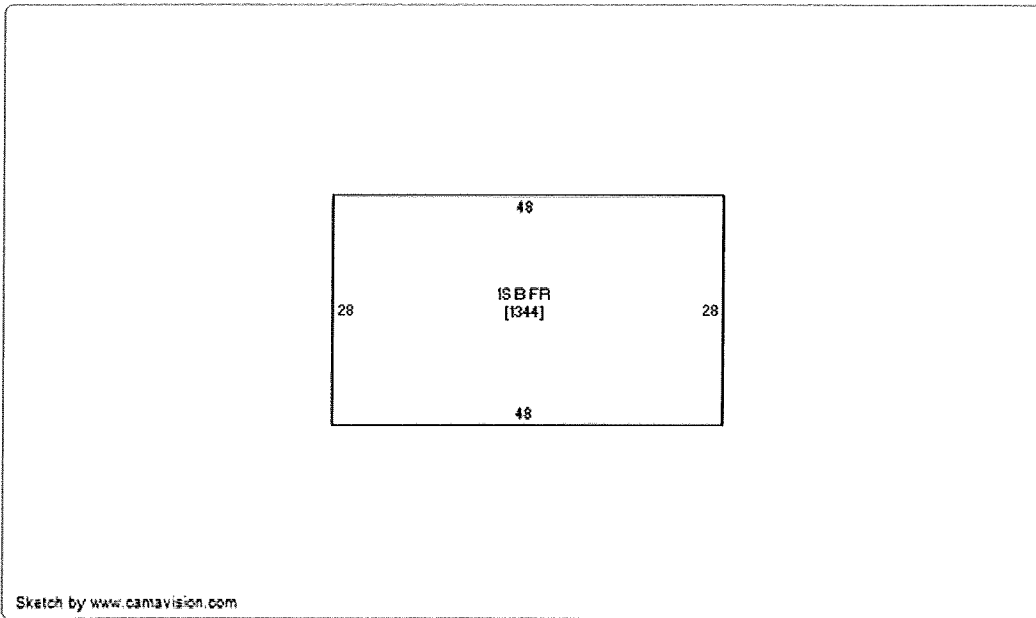
Valuation

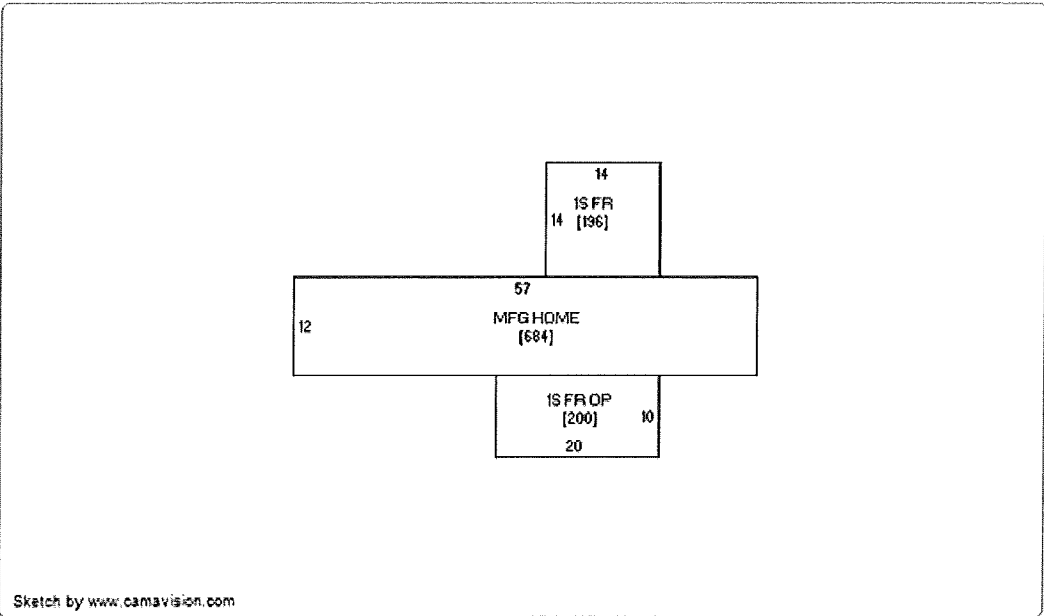
Classification	2018 Agriculture / Ag Dwelling	2017 Agriculture / Ag Dwelling	2016 Agriculture / Ag Dwelling	2015 Agricultural	2014 Agricultural
+ Assessed Land Value	\$28,440	\$28,440	\$33,160	\$33,160	\$33,160
+ Assessed Building Value	\$5,580	\$7,400	\$9,430	\$9,430	\$12,740
+ Assessed Dwelling Value	\$84,430	\$84,430	\$78,820	\$78,820	\$73,660
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$118,450	\$120,270	\$121,410	\$121,410	\$119,560
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$118,450	\$120,270	\$121,410	\$121,410	\$119,560

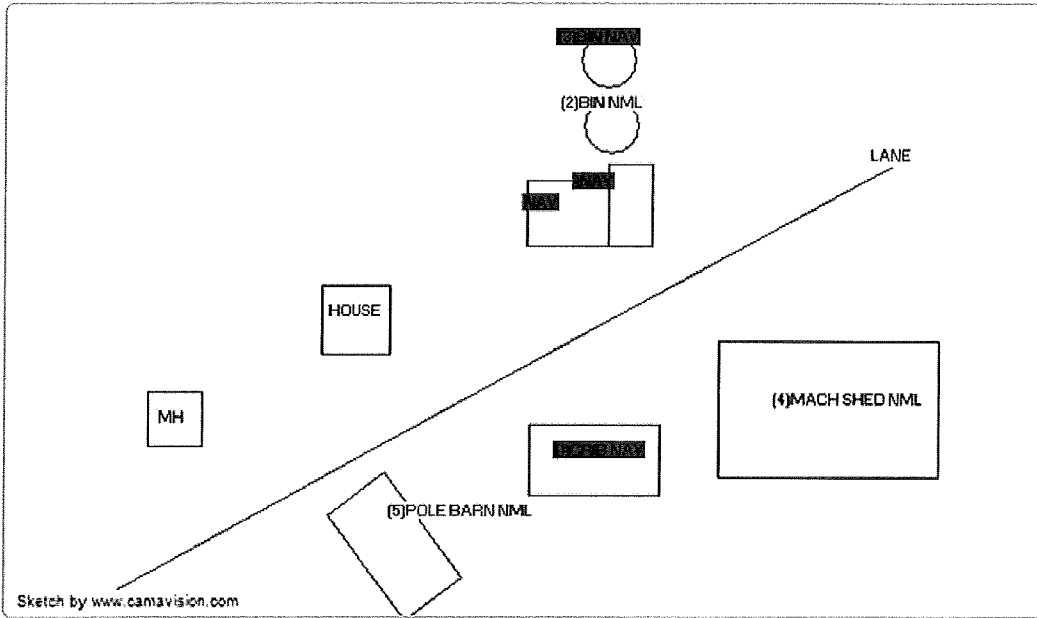
Photos



Sketches





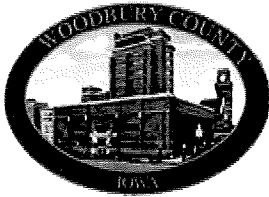


No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Valuation (Sioux City), Valuation History (Sioux City), Iowa Land Records.

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Last Data Upload: 8/8/2018 10:51:08 PM



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

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

COUNTY ENGINEER

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

ASSISTANT TO THE COUNTY ENGINEER

Benjamin T. Kusler, E.I.T.
bkusler@sioux-city.org

SECRETARY

Tish Brice
tbrice@sioux-city.org

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

From: Mark J. Nahra, County Engineer

Date: July 18, 2018

Subject: Meyer Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced conditional use permit application forwarded with your memo dated July 2, 2018.

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. Some existing drives have marginal sight distance, but have been in place for a long time and meet requirements from the time of original construction. Should the use of the driveways change in the future, they will be subject to current standards. The owner will need to contact the county engineer's office for new driveways for any of the lots or for use changes on existing driveways to assure adequate sight distance is available for that use.
- 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

Final Plat - Parcel #874419400005

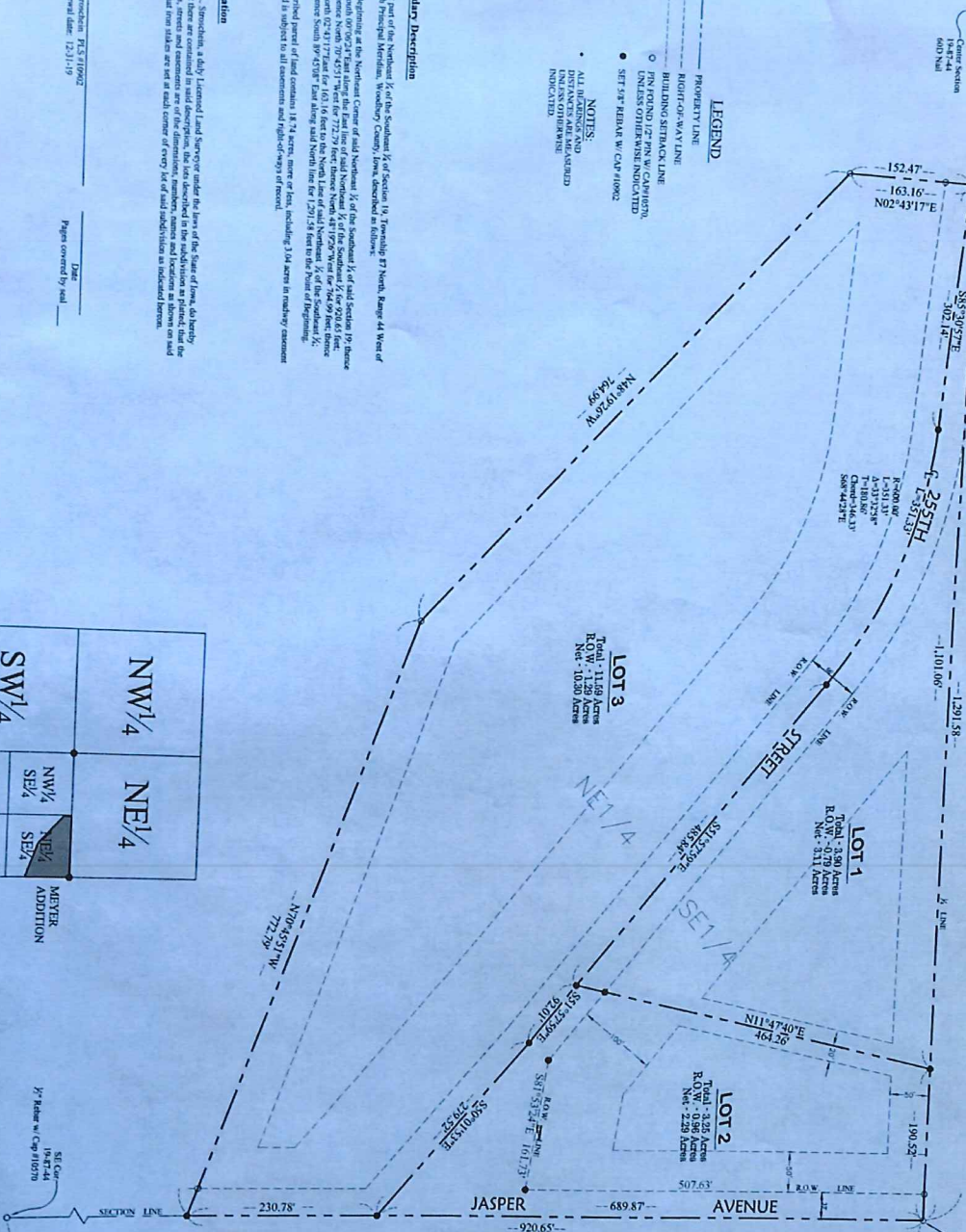
FINAL PLAT OF MEYER ADDITION A MINOR SUBDIVISION IN SE1/4NE1/4 OF SECTION 19, T87N, R44W OF THE 5TH P.M., AN ADDITION TO WOODBURY COUNTY, IOWA

DRAWN BY: JAMES W. MOYER
 CHECKED BY: JAMES W. MOYER
 DATE: 12/11/19

ENGINEER & LAND SURVEYOR:
 JAMES W. MOYER
 2101 W. 10TH ST., SUITE 100
 MOHAWK, IOWA 51099

ZONING: A-10 PRESERVATION
 BUILDING SETBACKS:
 FRONT - 10'
 SIDE - 20'

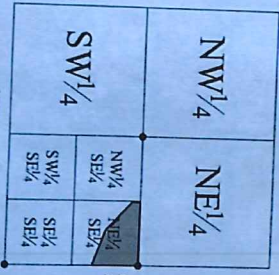
STATISTICAL DATA:
 TOTAL AREA OF SUBDIVISION - 13.7 ACRES
 TOTAL RIGHT-OF-WAY - 3.04 ACRES



James W. Moyer
 Engineer and Surveyor

Contract No. 19-11-19-002
 License renewal date: 12/31/19

Date: _____
 Pages covered by seal: _____



SE CORNER
 1947-44
 600 NAIL
 1/2" BEAR TO CORNER 10/27/78

S00°06'24"E
 2,641.27'