

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



ORDINANCE NO. 59

**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District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.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 12 day of October 2021.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Rocky De Witt, Chairman

Mathew A. Ung, Vice Chairman

Mark Monson

Keith Radig

Justin Wright

Attest:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:	
Public Hearing and 1 st Reading:	October 5, 2021
Public Hearing and 2 nd Reading:	October 12, 2021
Public Hearing and 3 rd Reading:	October 17, 2021
Adopted:	October 17, 2021
Effective:	October 20, 2021

ITEM ONE (1)

Property Owner: Flewelling Farms, LC, 7462 Correctionville Road, Sioux City, IA 51106

Petitioner Applicant: Flewelling Farms, LC, 7462 Correctionville Road, Sioux City, IA 51106

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, September 27, 2021, 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 Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District for 7.293-acres located in the SW ¼ of the SW ¼ of Section 34, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is described as

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-SIX (46) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) FOR A DISTANCE OF EIGHT HUNDRED SEVENTY-FOUR AND EIGHTY HUNDREDTHS FEET (874.80') TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG SAID WEST LINE FOR A DISTANCE OF THREE HUNDRED NINETY-THREE AND SIXTY HUNDREDTHS FEET (393.60'); THENCE SOUTH EIGHTY-EIGHT DEGREES ONE MINUTE TWENTY-SEVEN SECONDS (S 88°01'27") EAST FOR A DISTANCE OF ONE THOUSAND THIRTY FEET (1030.00'); THENCE SOUTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") WEST FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND THIRTY-NINE HUNDREDTHS FEET (242.39'); THENCE NORTH EIGHTY-SEVEN DEGREES FORTY-NINE MINUTES FIFTY-SEVEN SECONDS (N 87°49'57") WEST FOR A DISTANCE OF SIXTY-FIVE FEET (65.00'); THENCE SOUTH EIGHTY-THREE DEGREES THIRTY-EIGHT MINUTES SEVENTEEN SECONDS (S 83°38'17") WEST FOR A DISTANCE OF NINE HUNDRED SEVENTY-FIVE AND THIRTY-ONE HUNDREDTHS FEET (975.31') TO THE POINT OF BEGINNING, CONTAINING 7.293 ACRES, MORE OR LESS.

PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday and that the annexed printed NOTICE OF

Notice: Public Hearing

in said newspaper one consecutive Friday issues, the first publication thereof being on the 1st day of October, 2021.

Beth Birdsell

Beth Birdsell

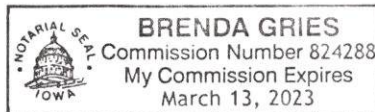
Subscribed and sworn before me in Sioux City, in said County,

this 1st day of October....., 2021,

Brenda Gries

Notary Public

In and for Woodbury County.



Legal #34695

91 Line

1 Times

\$53.03

NOTICE REGARDING PUBLIC HEARINGS
WOODBURY COUNTY BOARD OF SUPERVISORS

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, October 5, 2021 at 4:45 PM, Tuesday, October 12, 2021 at 4:40 PM and Tuesday, October 19, 2021 at 4:45 PM.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing.

Item One (1)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings on the referenced dates and times to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Flewelling Farms, LC.

The proposal is to rezone from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District for 7.293-acres located in the SW ¼ of the SW ¼ of Section 34, T89N R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #894634300004 and is described as:

THAT PORTION OF THE SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-SIX (46) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHWEST CORNER OF SAID SECTION THIRTY-FOUR (34); THENCE NORTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG THE WEST LINE OF SAID SOUTHWEST QUARTER (SW1/4) OF THE SOUTHWEST QUARTER (SW1/4) FOR A DISTANCE OF EIGHT HUNDRED SEVENTY-FOUR AND EIGHTY HUNDREDTHS FEET (874.80) TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH ONE DEGREE FIFTY EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") EAST ALONG SAID WEST LINE FOR A DISTANCE OF THREE HUNDRED NINETY-THREE AND SIXTY HUNDREDTHS FEET (393.60); THENCE SOUTH EIGHTY-EIGHT DEGREES ONE MINUTE TWENTY-SEVEN SECONDS (S 88°01'27") EAST FOR A DISTANCE OF ONE THOUSAND THIRTY FEET (1030.00); THENCE SOUTH ONE DEGREE FIFTY-EIGHT MINUTES THIRTY-THREE SECONDS (N 01°58'33") WEST FOR A DISTANCE OF TWO HUNDRED FORTY-TWO AND THIRTY-NINE HUNDREDTHS FEET (242.39); THENCE NORTH EIGHTY-SEVEN DEGREES FORTY-NINE MINUTES FIFTY-SEVEN SECONDS (N 87°49'57") WEST FOR A DISTANCE OF SIXTY-FIVE FEET (65.00); THENCE SOUTH EIGHTY-THREE DEGREES THIRTY-EIGHT MINUTES SEVENTEEN SECONDS (S 83°38'17") WEST FOR A DISTANCE OF NINE HUNDRED SEVENTY-FIVE AND THIRTY-ONE HUNDREDTHS FEET (975.31) TO THE POINT OF BEGINNING, CONTAINING 7.293 ACRES, MORE OR LESS.

Owner/Applicant: Flewelling Farms, LC, 7462 Correctionville Road, Sioux City, IA 51106
Published in the Sioux City Journal October 1, 2021. LGL#34695

ORDINANCE NO. 59
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 Dated this 12th day of October 2021.
 THE WOODBURY COUNTY, IOWA BOARD OF
 SUPERVISORS

Rocky De Witt, Chairman
 Mathew A. Ung, Vice Chairman
 Mark Monson
 Keith Radig
 Justin Wright
 Adoption Timeline:
 Public Hearing and 1st Reading: October 5, 2021
 Public Hearing and 2nd Reading:
 October 12, 2021
 Public Hearing and 3rd Reading:
 Waived on October 12, 2021
 Adopted: October 12, 2021

PROOF OF PUBLICATION
STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on
 oath states the undersigned is an employee of the Sioux City
 Journal printed and published by Journal Communications, in
 Sioux City in said County and issued daily and Sunday and that
 the annexed printed NOTICE OF

Notice: ORD #59

in said newspaper one consecutive Wednesday issues, the first
 publication thereof being on the 20th day of October, 2021.

Beth Birdsell

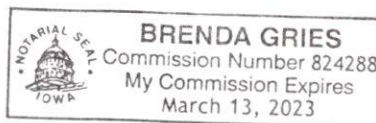
Beth Birdsell

Subscribed and sworn before me in Sioux City, in said County,
 this20th day ofOctober....., 2021,

Brenda Gries

Notary Public

In and for Woodbury County.



Legal #34773

124 Line

1 Times

\$72.29

Attorneys & Legals

Effective: October 20, 2021
 ITEM ONE (1)
 Property Owner: Flewelling Farms, LC, 7462
 Correctionville Road, Sioux City, IA 51106
 Petitioner Applicant: Flewelling Farms, LC, 7462
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 Published in the Sioux City Journal October 20,
 2021. LGL#34773