

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

ORDINANCE NO. 68

**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District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.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 15th day of November, 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS



Keith Radig, Chairman

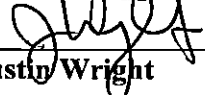


Jeremy Taylor, Vice Chairman

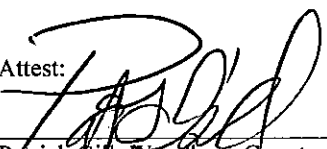


Rocky De Witt

Matthew Ung



Justin Wright

Attest:


Patrick Gill, Woodbury County Auditor

Adoption Timeline:
Public Hearing and 1st Reading: October 25, 2022
Public Hearing and 2nd Reading: November 1, 2022
Public Hearing and 3rd Reading: Waived on November 1, 2022
Adopted: November 1, 2022
Effective: November 9, 2022

ITEM ONE (1)

Property Owner(s): Midwest Auto Properties, L.L.C., 1901 Highway 20, Lawton, IA 51030.
Property Address, 1605 Charles Avenue, Lawton, IA 51030.

Petitioner Applicant(s): Curtis Epling, 1901 Highway 20, Lawton, IA 51030

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 26, 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 General Commercial (GC) Zoning District for 5.00-acres located on Government Lot 1, Section 1, T88N, R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884701200009 and is described as

The East 5 acres of a parcel of land described as follows: Government Lot 1, excluding therefrom all roads and easements, in Section 1, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, subject to and together with any and all easements.

*** Proof of Publication ***

STATE OF IOWA
COUNTY OF WOODBURY

NOTICE REGARDING PUBLIC HEARING FOR
A ZONING ORDINANCE MAP AMENDMENT
(REZONE)
WOODBURY COUNTY
ZONING COMMISSION

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

The Woodbury County Zoning Commission will
hold a public hearing on the following item
hereafter described in detail during a special
meeting on October 5, 2022 at 6:00 PM or as
soon thereafter as the matter may be
considered. The said hearing will be held in
the Board of Supervisors' Meeting Room,
Number 104, County Courthouse, 620
Douglas Street, Sioux City, Iowa. Copies of
said item may now be examined at the office
of 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. There is an option
available to call 712-454-1133 and enter the
Conference ID: 403 184 608# 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.

Woodbury County Planning & Zoning
Accounts Payable
620 DOUGLAS STREET 6TH FLOOR
SIOUX CITY IA 51101

ORDER NUMBER 52147

Item One (1)
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 (rezone) to the Woodbury
County Zoning Ordinance and/or Map for the
Unincorporated Area of Woodbury County
Iowa by Midwest Auto Properties, L.L.C.

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

this 29 day of September, 2022

The proposed amendment is to rezone from the
Agricultural Preservation (AP) Zoning District
to the General Commercial (GC) Zoning
District for 5.00-acres located on Government
Lot 1, Section 1, T88N, R47W (Woodbury
Township) in the County of Woodbury and
State of Iowa. The property is known as GIS
Parcel #884701200009 and is described as

Chris Cissel

The East 5 acres of a parcel of land described
as follows: Government Lot 1, excluding
therefrom all roads and easements, in
Section 1, Township 88 North, Range 47
West of the 5th P.M., Woodbury County,
Iowa, subject to and together with any and all
easements.

Michelle Graham Notary Public

Owner(s)/Applicant(s): Midwest Auto Properties,
L.L.C., 1901 Highway 20, Lawton, IA 51030.
Curtis Epling, 1901 Highway 20, Lawton, IA
51030. Property Address, 1605 Charles
Avenue, Lawton, IA 51030.

In and for Woodbury County.



Section: Legal
Category: 015 Attorneys & Legals
PUBLISHED ON: 09/29/2022

TOTAL AD COST: 33.37
FILED ON: 9/29/2022

*** 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

Woodbury County Planning & Zoning
Accounts Payable
620 DOUGLAS STREET 6TH FLOOR
SIOUX CITY IA 51101

ORDER NUMBER 52563

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

this 21 day of October, 2022.

Timothy J. Scorpion

Michelle Graham Notary Public

In and for Woodbury County.



Section: Legal
Category: 015 Attorneys & Legals
PUBLISHED ON: 10/20/2022

TOTAL AD COST: 37.47
FILED ON: 10/21/2022

NOTICE REGARDING PUBLIC HEARINGS
FOR A ZONING ORDINANCE
MAP AMENDMENT (REZONE)
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 25, 2022 at 4:45 PM, Tuesday, November 1, 2022 at 4:45 PM and Tuesday, November 8, 2022 at 4:45 PM or as soon as possible thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the second and third public hearings may be waived by the Board of Supervisors.

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 the said Courthouse during the normal business hours of Monday through Friday between 8:00 AM and 4:30 PM by any interested persons.

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

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 above 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 Midwest Auto Properties, L.L.C.

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Commercial (GC) Zoning District for 5.00 acres located on Government Lot 1, Section 1, T88N, R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884701200009 and is described as

The East 5 acres of a parcel of land described as follows: Government Lot 1, excluding therefrom all roads and easements, in Section 1, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, subject to and together with any and all easements.

Owner(s)/Applicant(s): Midwest Auto Properties, L.L.C., 1901 Highway 20, Lawton, IA 51030. Curtis Epling, 1901 Highway 20, Lawton, IA 51030. Property Address, 1605 Charles Avenue, Lawton, IA 51030.

*** 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

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 53431

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

this 9 day of November, 2022

Kimberly J. Simpson

Michelle Graham Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 11/09/2022

TOTAL AD COST: 49.77

FILED ON: 11/9/2022

ORDINANCE NO. 68
A ZONING DISTRICT DESIGNATION
MAPPING AMENDMENT TO THE
WOODBURY COUNTY, IOWA
ZONING ORDINANCE
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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 1st day of November, 2022.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Keith Radig, Chairman
Jeremy Taylor, Vice Chairman
Rocky De Witt
Justin Wright
Attest:
Patrick Gill, Woodbury County Auditor
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