



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS  
( OCTOBER 5 2021) (WEEK 40 OF 2021)

Live streaming at:  
<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:  
[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

Live telephonic access at: 712-224-6014

Rocky L. DeWitt 253-0421 <a href="mailto:rdewitt@woodburycountyiowa.gov">rdewitt@woodburycountyiowa.gov</a>	Keith W. Radig 560-6542 <a href="mailto:kradig@woodburycountyiowa.gov">kradig@woodburycountyiowa.gov</a>	Mark A. Monson 204-1015 <a href="mailto:mmonson@woodburycountyiowa.gov">mmonson@woodburycountyiowa.gov</a>	Matthew A. Ung 490-7852 <a href="mailto:matthewung@woodburycountyiowa.gov">matthewung@woodburycountyiowa.gov</a>	Justin Wright 899-9044 <a href="mailto:jwright@woodburycountyiowa.gov">jwright@woodburycountyiowa.gov</a>
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 5, 2021 at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. If you wish to speak on an item, please follow the seven participation guidelines adopted by the Board for speakers.

1. Anyone may address the Board on any agenda item after initial discussion by the Board.
2. Speakers will approach the microphone one at a time and be recognized by the Chair.
3. Speakers will give their name, their address, and then their statement.
4. Everyone will have an opportunity to speak. Therefore, please limit your remarks to **three minutes on any one item.**
5. At the beginning of the discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action.
6. Any concerns or questions you may have which do not relate directly to a scheduled item on the agenda will also be heard under the first or final agenda item "Citizen Concerns."
7. For the benefit of all in attendance, please turn off all cell phones and other devices while in the Board Chambers.

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## AGENDA

**4:30 p.m.** Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

- |                           |             |
|---------------------------|-------------|
| 1. Citizen Concerns       | Information |
| 2. Approval of the agenda | Action      |

### Consent Agenda

**Items 3 through 7 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.**

3. Approval of the minutes of the September 28, 2021 meeting
4. Approval of claims
5. Human Resources – Melissa Thomas  
Approval of Memorandum of Personnel Transactions
6. Board Administration – Heather Satterwhite  
Approval of Notice of Property Sale Resolution for Parcel #894721355021 (aka 1619 Pierce Street) for Tuesday, October 19 at 4:35 p.m.

7. Secondary Roads – Mark Nahra  
Consideration of permit for working in the county right of way for Jake Muecke

### **End Consent Agenda**

8. SafePlace – Robin McGinty  
Approval of and presentation of proclamation for “Domestic Violence Awareness Month” Action
9. Secondary Roads – Mark Nahra
- a. Receive bids for overburden removal in the Little Sioux Park gravel pit and return them to the county engineer for review and recommendation Action
  - b. Award bid if low quote is clearly determined by bid results Action
  - c. Approval of contract for HMA Rout and Seal 2021 project Action
- 4:45 p.m.** 10. Community & Economic Development – David Gleiser  
(Set time)
- a. Public hearing on Ordinance for Zoning District Map Amendment to rezone GIS Parcel #894634300004, owned by Flewelling Farms, LC, to Agricultural Estates Action
  - b. Approve the zoning district map amendment for GIS Parcel #894634300004 to Agricultural Estates Action
  - c. Conduct the first reading of the ordinance Action
11. Reports on Committee Meetings Information
12. Citizen Concerns Information
13. Board Concerns Information

### **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

<b>MON., OCT. 4</b>	<b>6:00 p.m.</b>	Board of Adjustment meeting, First Floor Boardroom
<b>WED., OCT. 6</b>	<b>3:45 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
<b>THU., OCT. 7</b>	<b>10:00 a.m.</b>	COAD Meeting, The Security Institute
<b>WED., OCT. 13</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>10:00 a.m.</b>	STARComm Board Meeting, The Security Institute, WIT Campus
<b>THU., OCT. 14</b>	<b>12:00 p.m.</b>	SIMPCO Board of Directors Meeting, Expo Center Conference Room 1
	<b>4:00 p.m.</b>	Conservation Board Meeting, Southwood Conservation Area
<b>FRI., OCT. 15</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting Northwest AEA, Room G
<b>WED., OCT. 20</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	<b>10:00 a.m.</b>	Siouxland Center for Active Generations Board of Directors Meeting, 313 Cook St.
<b>THU., OCT. 21</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>MON., OCT. 25</b>	<b>6:00 p.m.</b>	Zoning Commission Meeting, First Floor Boardroom
<b>TUE., OCT. 26</b>	<b>2:00 p.m.</b>	Decat Board Meeting, Western Hills AEA, Room F
<b>WED., OCT. 27</b>	<b>2:30 p.m.</b>	Rolling Hills Community Services Region Governance Board Meeting
<b>THU., OCT. 28</b>	<b>11:00 a.m.</b>	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 1122 Pierce

**Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.**

*Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.*

**SEPTEMBER 28, 2021, THIRTY-NINETH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, September 28, 2021 at 4:30 p.m. Board members present were Monson, Ung, De Witt, Radig, and Wright. Staff members present were Dennis Butler, Budget Tax/Analyst, Heather Satterwhite, Public Bidder, Melissa Thomas, Human Resources Director, Joshua Widman, Assistant County Attorney and Patrick Gill, Auditor/Clerk to the Board.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Harrison Hopp, Lawton, informed Supervisor Ung that the clock is yellow.
2. Motion by Radig second by Monson to approve the agenda for September 28, 2021. Carried 5-0. Copy filed.

Motion by Radig second by De Witt to approve the following items by consent while moving the public hearing to be held at 4:45 p.m. on 10/12/2021 to 4:40 p.m:

3. To approve minutes of the September 21, 2021 meeting. Copy filed.
4. To approve the claims totaling \$250,409.28. Copy filed.
- 5a. To approve the appointment of Adam Youngberg, Sheriff Reserve Officer, County Sheriff Dept., effective 09-23-21, \$1.11/year. Per Iowa Code 80D.11.; the reclassification of Mary Feiler, Civilian Lieutenant, County Sheriff Dept., effective 10-04-21, \$82,116.06/year, 3.25%=\$2,584.77/year. Per Wage Plan Matrix, 3 year Salary Increase.; the reclassification of Daniel Luna, Civilian Jailer, County Sheriff Dept., effective 10/04/21, \$21.88/hour, 4%=\$.86/hr. Per CWA Civilian Officers Contract agreement, from Class 3 to Class 2.; the separation of Anabel Verdin, Youth Worker, Juvenile Detention Department, effective 10-06-21. Resignation.; the appointment of Andrew Donawa, Director, Emergency Services Dept., effective 11-01-21, \$70,000/year. Job Vacancy Posted 7-28-21. Entry Level Salary: \$65,000-\$75,000/year.; the separation of Garthright-Chwirka, Christine, Deputy Sergeant, County Sheriff Dept., effective 02-11-22. Retirement. Copy filed.
- 5b. To approve the Authorization to initiate the hiring process for Deputy Sergeant, County Sheriff Dept., CWA: \$38.15/hour; Sheriff Deputy, County Sheriff Dept., CWA: \$25.83/hour; Jail Sergeant, County Sheriff Dept., CWA: \$31.15/hour; F/T Youth Worker, Juvenile Detention, AFSCME: \$20.38/hour; and P/T Youth Worker, Juvenile Detention Dept., AFSCME: \$20.38/hour. Copy filed.
6. To approve the setting of public hearings for proposed Zoning District Map Amendment for parcel #894634300004 for October 5<sup>th</sup> at 4:45 p.m., October 12<sup>th</sup> at 4:40 p.m., and October 19<sup>th</sup> at 4:45 pm. Copy filed.
- 7a. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Eugene Heinemann, Vin #MY9717367V 1997 Aspen.

**WOODBURY COUNTY, IOWA  
RESOLUTION # 13,345  
RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, Eugene Heinemann is the titleholder of a mobile home VIN #MY9717367V located in Woodbury County, Iowa and legally described as follows:

**VIN #MY9717367V 1997 Aspen**

**WHEREAS**, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Eugene Heinemann.

**WHEREAS**, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 28th day of September, 2021.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 7b. To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Kim McHenry, Vin #M604109 1977 Holly Park.

**WOODBURY COUNTY, IOWA  
RESOLUTION # 13,346  
RESOLUTION APPROVING ABATEMENT OF TAXES**

**WHEREAS**, Kim McHenry is the titleholder of mobile home VIN #M604109, located in Woodbury County, Iowa and legally described as follows:

**VIN #M604109 1977 Holly Park**

**WHEREAS**, the above-stated mobile homes has taxes payable including special assessments and the mobile homes are owned by Kim McHenry.

**WHEREAS**, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 28th day of September, 2021.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Carried 5-0.

- 8. Motion by Monson second by Radig to approve the contract for PCC Patching 2021 with Ten Point Construction for \$54,522.00. Carried 5-0. Copy filed.
- 9. A public hearing was held at 4:35 p.m. for the sale of parcel #894720386012, 1423 Center Street. The Chairperson called to anyone wishing to be heard.

Motion by De Witt second by Radig to close the public hearing. Carried 5-0.

Motion by De Witt second by Radig to approve and authorize the Chairperson to sign a Resolution for the sale of real estate parcel # 894720386012, 1423 Center Street, Sioux City, to Ronnie D. Sextro, 1116 W. 15<sup>th</sup> St., Sioux City, for \$500.00 plus recording fees. Carried 5-0.

**RESOLUTION OF THE BOARD  
OF SUPERVISORS OF WOODBURY COUNTY, IOWA  
RESOLUTION # 13,347**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa, that the offer at public auction of:

By Ronnie D. Sextro in the sum of Five Hundred Dollars & 00/100 (\$500.00)-----  
-----dollars.

For the following described real estate, To Wit:

**Parcel #894720386012**

**The North Twenty-Five Feet (N 25 ft) of the East One-Half (E ½) of Lot One (1), Block Thirty-eight (38), North Sioux City Addition, City of Sioux City, Woodbury County, Iowa (1423 Center Street)**

Now and included in and forming a part of the City of Sioux City, Iowa, the same is hereby accepted: said Amount being a sum LESS than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

**BE IT RESOLVED** that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

**BE IT RESOLVED** that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

**BE IT FURTHER RESOLVED** that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

**SO DATED** this 28<sup>th</sup> Day of September, 2021.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 10. The Board heard reports on committee meetings.
- 11. There were no citizen concerns.
- 12. Board concerns were heard.

The Board adjourned the regular meeting until October 5, 2021.

Meeting sign in sheet. Copy filed.

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** October 5, 2021

**\* PERSONNEL ACTION CODE:**

- |                |                     |
|----------------|---------------------|
| A- Appointment | R-Reclassification  |
| T - Transfer   | E- End of Probation |
| P - Promotion  | S - Separation      |
| D - Demotion   | O - Other           |

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Hindman, Thomas	County Sheriff	10-01-21	Jail Sergeant	\$31.15/hour	36%=\$8.39/hr	P	Promotion from Civilian Jailer to Jail Sergeant.
Cleveringa, Kyle	County Sheriff	10-04-21	Deputy Sergeant	\$38.15/hour	19%=\$6.16/hr	P	Promotion from Senior Deputy to Deputy Sergeant.
Schultz, Jordan	County Sheriff	10-18-21	Civilian Jailer	\$21.88/hour	4%=\$.86/hr	R	Per CWA Civilian Officers Contract agreement, from Class 3 to Class 2.
Tritz, Christopher	Juvenile Detention	10-18-21	P/T Youth Worker	\$21.92/hour	3.4%=\$.73/hr	R	Per AFSCME Juvenile Detention Contract agreement, from Step 2 to Step 3.

**APPROVED BY BOARD DATE:** \_\_\_\_\_

**MELISSA THOMAS, HR DIRECTOR:** Melissa Thomas HR Director

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

Date: 9-29-21 Weekly Agenda Date: 10-5-21

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Sheriff Chad Sheehan

**WORDING FOR AGENDA ITEM:**

Approval to promote Kyle Cleveringa to Deputy Sergeant. Effective 10-4-21.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Approval to promote Kyle Cleveringa to Deputy Sergeant

**BACKGROUND:**

Approval to promote Kyle Cleveringa to Deputy Sergeant

**FINANCIAL IMPACT:**

0. replacing a retiring Sgt.

**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:**

Discussion and Action for approval to promote.

**ACTION REQUIRED / PROPOSED MOTION:**

Discussion and Action for approval to promote.





## Woodbury County Sheriff's Office

LAW ENFORCEMENT CENTER  
P. O. BOX 3715 SIOUX CITY, IOWA 51102

Chad Sheehan, SHERIFF

PHONE: 712.279.6010  
E-MAIL: csheehan@woodburycountyiowa.gov  
FAX: 712.279.6522

September 29, 2021

Promotion

Human Resources:

Correctional Officer Thomas Hindman will be promoted to the rank of Sergeant effective October 01, 2021.

Thank You.

*Lt. Mary Feiler*

cc: Sheriff Sheehan  
Chief Wingert  
Capt. Harlow  
Lt. Uhl  
Jennifer Beeson

# RESOLUTION #

## NOTICE OF PROPERTY SALE

**Parcel #894721355021**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**The South Sixty-eight feet (S 68') of the North One Hundred and Eighteen feet (N 118') of Lot One (1) in Block Nine (9), of Higman's Addition to the City of Sioux City, in the County of Woodbury County and State of Iowa (1619 Pierce Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **19<sup>th</sup> Day of October, 2021 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **19<sup>th</sup> Day of October, 2021**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$374.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 5<sup>th</sup> Day of October, 2021.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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Patrick F. Gill  
Woodbury County Auditor  
and Recorder

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Rocky De Witt, Chairman

REQUEST FOR MINIMUM BID

Name: Danny Robinson Date: 9/29/20  
Address: 1515 Goldie Ave Phone: 281-8972

Address or approximate address/location of property interested in:

1619 Pierce St.

GIS PIN # 894721355021

*\*This portion to be completed by Board Administration \**

Legal Description:

The South 68 feet of the North 118 of  
Lot 1 in Block 9 of Higman's Addition to  
the City of Sioux City, in the County of  
Woodbury and State of Iowa,

Tax Sale #/Date: #958 6/18/2012 Parcel # 245655

Tax Deeded to Woodbury County on: 8/31/21

Current Assessed Value: Land \$24,700 Building 0 Total \$24,700

Approximate Delinquent Real Estate Taxes: \$13,952

Approximate Delinquent Special Assessment Taxes: \$20,328

\*Cost of Services: \$124

Inspection to: Matthew Ong Date: 9/29/20

Minimum Bid Set by Supervisor: \$250 plus \$124 in cost of services

Date and Time Set for Auction: Tuesday, October 19<sup>th</sup> @ 4:35 Total: \$374

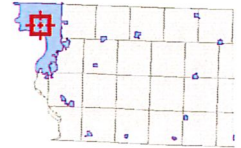
\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



# Beacon™ Woodbury County, IA / Sioux City



### Overview



### Legend

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

Parcel ID	894721355021	Alternate ID	245655	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1619 PIERCE ST	Acreage	n/a		SIOUX CITY, 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	HIGMANS S 68 FT N 118 FT LOT 1 BLK 9				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 9/30/2021  
 Last Data Uploaded: 9/29/2021 7:28:49 PM

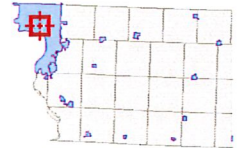
Developed by  Schneider  
 GEOSPATIAL



# Woodbury County, IA / Sioux City



### Overview



### Legend

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

Parcel ID	894721355021	Alternate ID	245655	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	C		620 DOUGLAS ST
Property Address	1619 PIERCE ST SIOUX CITY	Acreage	n/a		SIOUX CITY, 51101
District	0087				
Brief Tax Description	HIGMANS S 68 FT N 118 FT LOT 1 BLK 9 <i>(Note: Not to be used on legal documents)</i>				

Date created: 9/30/2021  
 Last Data Uploaded: 9/29/2021 7:28:49 PM

Developed by Schneider  
 GEOSPATIAL

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

Date: 09/30/2021 Weekly Agenda Date: 10/5/2021

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consideration of permit to work in the county right of way

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Jake Muecke has requested a permit to work in the right of way to pave his driveway out to 150th Street.

**BACKGROUND:**

Work in county ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

**FINANCIAL IMPACT:**

No impact

**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?**

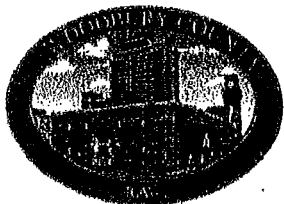
Yes  No

**RECOMMENDATION:**

Recommend approval of the permit for Jake Muecke.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the permit to work in the right of way for Jake Muecke and to direct the chair to sign the permit.



# 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@woodburycountyowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@woodburycountyowa.gov

SECRETARY  
Tish Brice  
tbrice@woodburycountyowa.gov

## WOODBURY COUNTY SECONDARY ROAD DEPARTMENT

### PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: Jake Muecke Phone No.: 712-870-9711

Mailing Address: 2393 150th Street, Lawton, IA 51030

Township: Banner Section: 27

Woodbury County, State of Iowa, and Jake Muecke (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

Construct concrete driveway to edge of 150th Street pavement.

Owner will place "Road Work Ahead" Signs each side of work.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

# WOODBURY COUNTY, IOWA

RESOLUTION NO. \_  
- - -

## *PROCLAMATION*

WHEREAS, domestic violence is a serious crime affecting individuals and families in all Siouxland communities; all races, ages, income levels, lifestyles and sexes; and in fact, is probably affecting someone you know; and every 9 seconds someone experiences the crime of domestic violence; and

WHEREAS, one in three women and one in nine men will be a victim of violence in their lifetime; domestic violence violates an individual's human rights by destroying dignity, security, and self-worth due to the systematic use of physical, emotional, sexual, psychological, and economic control or abuse; SafePlace works every day to help end these acts of violence and to help rebuild the lives of the survivors; and

WHEREAS, in Siouxland, SafePlace is available 24 hours a day every day of the year and last year responded to nearly 2000 victims fleeing domestic abuse and despite high census and a global pandemic, no one in an unsafe situation was turned away; and

WHEREAS, the impact of domestic violence affects all of the members of the community, and only a coordinated community response will put a stop to these atrocious crimes and assure funding is continuously available to provide these life-saving services; and

NOW, THEREFORE, I, Rocky De Witt, Chairman, on behalf of the Woodbury County Board of Supervisors, do hereby proclaim the month of October, 2021 as

*“DOMESTIC VIOLENCE AWARENESS MONTH”*

in Woodbury County, Iowa and urge all citizens to actively participate in the scheduled events and programs and to think about the fact that it is someone you know.

BE IT SO RESOLVED this 5<sup>th</sup> day of October, 2021.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Rocky L De Witt, Chairman

\_\_\_\_\_  
Justin D. Wright, Member

\_\_\_\_\_  
Mark A. Monson, Member

\_\_\_\_\_  
Matthew A. Ung, Member

\_\_\_\_\_  
Keith W. Radig, Member

Attest:

\_\_\_\_\_  
Patrick F. Gill, Woodbury County Auditor



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

Date: 9/29/2021 Weekly Agenda Date: 10/05/2021

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Receive bids for overburden removal contract at Little Sioux Park gravel pit

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The county engineer has prepared specifications for overburden removal of 60,000 CY to be excavated in preparation for gravel production

**BACKGROUND:**

This project is the second phase in excavation and production of gravel in conjunction with 10 million dollars supported by TIFF that was approved by resolution on December 17, 2019.

**FINANCIAL IMPACT:**

The project is paid for with a 10 million dollar county road improvement bond.

**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:**

- 1) I recommend that the Board receive bids for overburden removal in the Little Sioux Park gravel pit and return them to the county engineer for review and recommendation.
- 2) If quotes show a clear low quote, the engineer may recommend award at the Board meeting after opening the bids.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1) Motion to receive bids for overburden removal in the Little Sioux Park gravel pit and return them to the county engineer for review and recommendation.
- 2) Motion to award bid if low quote is clearly determined by bid results.

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

Date: 9/30/2021 Weekly Agenda Date: 10/05/2021

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Approve contract for project number: HMA Rout and Seal 2021

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Board awarded the bid for the HMA Rout and Seal on various county roads at their September 07 2021 meeting. Contracts have been returned for Board approval.

**BACKGROUND:**

The county has approximately 251 miles of hot mix asphalt surfaced roads. Crack sealing, completed in a timely manner, can extend the service life of HMA roads by preventing the intrusion of water into the subgrade beneath the pavement. The project will be constructed during the 2021 construction season.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County secondary road funds from the maintenance area of our budget.

**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:**

Recommend that the board approve the contract for HMA Rout and Seal 2021 project.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board approve the contract for HMA Rout and Seal 2021 project with Sioux Commercial Sweeping for \$62,700.00.



WOODBURY COUNTY, IOWA
CONTRACT

Kind of Work HMA Rout and Seal
Project No. HMA Rout and Seal 2021 County Woodbury

THIS AGREEMENT made and entered by and between Woodbury County, Iowa, by its Board of Supervisors consisting of the following members: Rocky De Witt, Matthew Ung, Keith Radig, Justin Wright and Mark Monson Contracting Authority, and Sioux Commercial Sweeping, Contractor.

WITNESSETH: That the Contractor, for and in consideration of Sixty Two Thousand Seven Hundred and 00/100 (\$62,700.00) payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specifications therefore, and in the locations designated in the notice to bidders, the various items of work as follows:

Table with 5 columns: Item No., Item, Quantity, Unit Price, Amount. Includes Project: HMA Rout and Seal 2021 and a TOTAL BID of \$62,700.00.

Said specifications and plans are hereby made part of and the basis of this agreement and a true copy of said plans and specifications are now on file in the office of the County Engineer under the date of August 18, 2021

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. HMA Rout and Seal 2021 Woodbury County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Table with 4 columns: Approximate Starting Date, Specified Starting Date, Late Start Date, Working Days. Values: Specified Starting Date: October 18, 2021; Working Days: 20.

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the

23rd day of September, 2021

Approved: [Signature]
By: Contractor: Sioux Commercial Sweeping Inc.

Date: 9/20/21

By: Contracting Authority: Woodbury County Board Chairperson

Date:

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

Date: 9/30/21

Weekly Agenda Date: 10/5/21

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

**WORDING FOR AGENDA ITEM:**

Ordinance for Zoning District Map Amendment to Rezone a portion of GIS Parcel 894634300004, owned by Flewelling Farms, LC, to Agricultural Estates.

A.) Public Hearing and Approval of 1st Reading

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Board of Supervisors will hold a public hearing to discuss a proposed Zoning Ordinance Map Amendment to re-zone a portion of GIS Parcel 894634300004 from Limited Industrial (LI) to Agricultural Estates (AE).

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt an ordinance approving the amendment to the zoning district map.

A 60% majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20% of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

**BACKGROUND:**

Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on a portion of the property identified as GIS Parcel 894634300004 from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District to facilitate a parcel combination for a boundary adjustment, under the subdivision ordinance, by combining the northern 7.293-acre portion of this parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel 894634300005. Parcel 894634300004 is located in Section 34, SW 1/4, SW 1/4, T89N R46W (Concord Township) and is not located in the floodplain.

Legal notifications were made in the Sioux City Journal for all required public hearings. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 29, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain.

Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. Upon closing the public hearing, the Zoning Commission voted in favor of recommending approval to the Board of Supervisors. In addition to today, the following dates have been scheduled for the 2nd, and if necessary, 3rd public hearing for additional readings and formal adoption of the ordinance to amend the zoning map: Tuesday, 10/12/21 at 4:40 PM, and Tuesday, 10/19/21 at 4:45 PM.

**FINANCIAL IMPACT:**

0

**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:**

Open and close the public hearing.

Approve the zoning district map amendment for GIS Parcel 894634300004 to Agricultural Estates.

Conduct the first reading of the ordinance.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 10/12/21 at 4:40 PM, and Tuesday, 10/19/21 at 4:45 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

Open and close the public hearing.

Motion to approve the zoning district map amendment for GIS Parcel 894634300004 to Agricultural Estates.

Motion to conduct the first reading of the ordinance.



**WOODBURY COUNTY  
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

**FLEWELLING FARMS LC – REZONE FROM LI TO AE ZONING DISTRICT  
FINAL REPORT – 9/29/21**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<p><b>Applicant(s):</b> Flewelling Farms LC (Steve Flewelling)  <b>Application Type:</b> Zoning Ordinance Map Amendment (Rezone)  <b>Current Zoning District:</b> Limited Industrial (LI)  <b>Proposed Zoning District:</b> Agricultural Estates (AE)  <b>Total Acres:</b> 7.293 Acres  <b>Current Use:</b> Farmland <b>Proposed Use:</b> AE (Farming)  <b>Corn Suitability Rating(s):</b> 32, 91, 86, and 60  <b>Pre-application Meeting:</b> August 8, 2021  <b>Application Date:</b> August 26, 2021  <b>Legal Notice Date:</b> September 11, 2021  <b>Stakeholders' (1000') Letter Date:</b> September 10, 2021  <b>Zoning Commission Public Hearing Date:</b> September 27, 2021</p>	<p><b>Parcel(s):</b> 894634300004  <b>Township:</b> T89N R46W (Concord)  <b>Section:</b> 34; <b>Quarter:</b> SW ¼ SW ¼  <b>Zoning District:</b> Limited Industrial  <b>Floodplain District:</b> Zone X (Not in Floodplain)  <b>Address:</b> No address (farm ground)</p>	<ul style="list-style-type: none"> <li><input type="checkbox"/> Summary, Recommendation, Aerial &amp; Plat Excerpt</li> <li><input type="checkbox"/> Review Criteria</li> <li><input type="checkbox"/> Legal Notification</li> <li><input type="checkbox"/> Adjacent Owners' Notification</li> <li><input type="checkbox"/> Stakeholder Comments</li> <li><input type="checkbox"/> Supporting Documentation</li> <li><input type="checkbox"/> Application</li> </ul>

**SUMMARY**

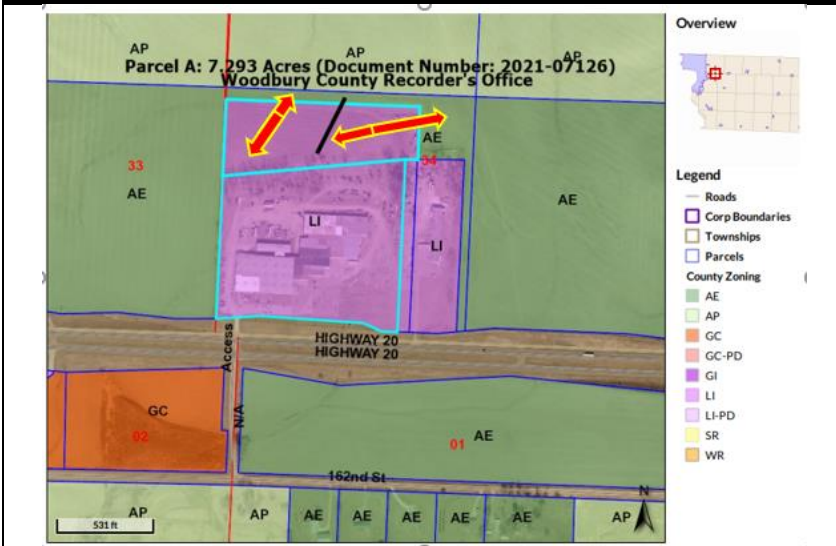
Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on the property (Parcel #894634300004) as referenced above from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District for the purpose of combining this 7.293-acre parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel #894634300005. This proposal has been properly noticed in the Sioux City Journal Legals Section on September 11. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 28, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain. Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. It is the recommendation of the Zoning Commission and the staff to approve this proposal.

**ZONING COMMISSION AND STAFF RECOMMENDATION**

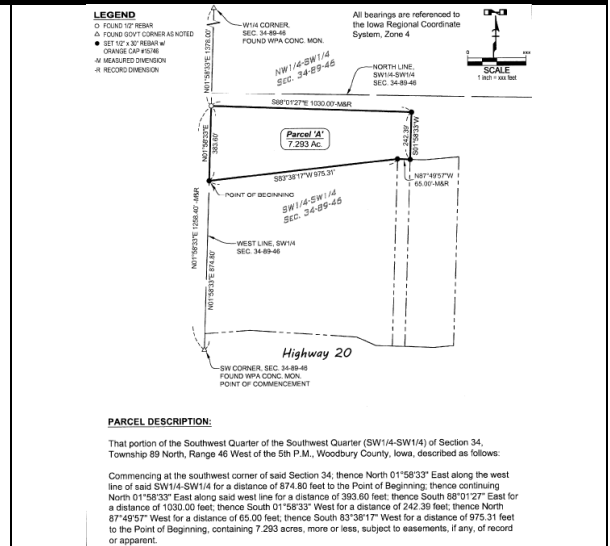
The Zoning Commission voted unanimously, 5-0, to recommend approval of this rezone proposal to the Board of Supervisors at their September 27, 2021 meeting following a public hearing.

Staff recommends approval of this rezone request as proposed.

**AERIAL MAP**



**SURVEY EXCERPT**



## ZONING COMMISSION DRAFT MINUTES – SEPTEMBER 27, 2021

### Minutes - Woodbury County Zoning Commission Meeting – September 27, 2021

The Zoning Commission (ZC) meeting convened on the 27th of September 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool  
County Staff Present: David Gleiser, Dan Priestley  
Public Present: Steve Flewelling, Linda Oertwick

#### Call to Order

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

#### Public Comment on Matters Not on the Agenda

None.

#### Approval of Minutes

Motion to approve minutes: O'Tool. Second: Bride. Vote: 5-0.

#### Public Hearing: Flewelling Farms LC – Zoning Ordinance Map Amendment (Rezone) From The Limited Industrial (Li) Zoning District To The Agricultural Estates (Ae) Zoning District.

Priestley read the preliminary report and staff recommendation into the record. Flewelling Farms LC has filed an application for a zoning ordinance map amendment (rezone) on the property identified as Parcel #894634300004 from the Limited Industrial (LI) to the Agricultural Estates (AE) Zoning District for the purpose of combining this 7.293-acre parcel with their abutting farm ground, 4.28-acres, which is identified as Parcel #894634300005. This proposal has been properly noticed in the Sioux City Journal Legals Section on September 11. The neighbors within 1000 FT have been duly notified via a September 10 letter about the September 27 Zoning Commission public hearing and have been requested to comment. As of September 24, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. This property is not located in the floodplain. Based on the information received and the requirements set forth in the General Plan and Zoning Ordinance, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. Motion to close public hearing: O'Tool. Second: Meister. Vote 5-0. A motion was made to recommend approval of the zoning ordinance map amendment from the Limited Industrial (LI) Zoning District to the Agricultural Estates (AE) Zoning District to the Board of Supervisors: O'Tool. Second: Parker. Vote 5-0.

#### Public Comment on Matters Not on the Agenda

None.

#### Staff Update

Director Gleiser offered a reminder about the Introduction to Planning and Zoning for Local Officials workshop that will be held on Wednesday, October 6 at Fireside Steakhouse in Anthon. Dinner will be provided at 6:00 PM and the training will begin at 6:30 PM. Reservations should be completed no later than October 4.

#### Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Gleiser indicated that the IDOT is conducting their grading work under a previous grading permit. No further information has been formally received from the city at this time.

Zellmer Zant inquired about a pipeline company that has been contacting area landowners about easements for a proposed pipeline. Gleiser stated that the Woodbury County Engineer, Mark Nahra, is working with the pipeline company (Midwest Carbon Express) on behalf of the county. Nahra and Priestley attended an Iowa Utilities Board informational meeting on September 16 that offered an overview of the pipeline proposal that was geared toward the property owners in the pipeline's path. The purpose of the pipeline is to capture carbon dioxide (CO2) emissions and transport them through the pipeline to North Dakota where they will be permanently stored underground in deep geologic storage locations. Priestley indicated that this is a multiyear project with various checkpoints including the pipeline companies' acquisition of easements.

Zellmer Zant inquired if companies have reached out to the county about solar energy. O'Tool indicated that he heard from a company about options on land he owns. Gleiser indicated that staff will be meeting with a renewables company representative on October 6 to discuss the county's regulations. He also indicated that the zoning ordinance is not designed for larger scale solar projects and could be reevaluated with public input to determine how we look at future solar projects including items of evaluation such as the Corn Suitability Rating (CSR). The MidAmerican solar site used a conditional use and was determined based on setbacks. Priestley indicated that residential and commercial solar energy fall under the conditional use permit. In the last couple years, a residential solar panel was approved as well as the MidAmerican solar project. Gleiser stated that Sioux City permits residential solar with a building permit. Bride suggested that in comparison with the appearance of metal roofs, solar panels might want to be considered as allowed uses.

#### Adjourn

Motion to adjourn: Meister. Second: Parker. Motion passed: 5-0. Meeting adjourned at 6:33 PM.

## EVALUATION CRITERIA

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

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

The 2005 Future Land Use Map shows this area as General Commercial. The parcel is currently zoned Limited Industrial (LI) and the request is to change to Agricultural Estates (AE). The request conforms to the goals and objectives of the general development plan as it relates to the following land use goals:

- **Land Use Goal 1.2:** Adopted development regulations that promote efficient, stable land uses with minimum conflicts and provision of public infrastructure.
- **Agricultural Goal 3.1:** Promote agriculture as the main industry in the rural portion of the county.
- **Agricultural Goal 3.4:** Protect prime farm ground as determined by high corn suitability ratings (i.e. over 65 CSR) from conversion to other land uses. Discourage non-agricultural uses in prime farmland areas and other agricultural districts by providing residential lot size requirements and property separation distances between residential and agricultural uses.

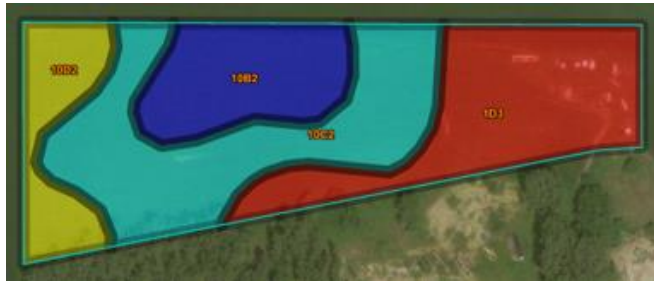


### Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

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

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

The CSR2 rating for this property includes ratings of 32, 91, 86, and 60. The agricultural goal of the Woodbury County General Plan is to protect prime farmland as determined by a high corn suitability rating (e.g. over 65 CSR) from conversion to other land uses. It is estimated that 68% of the said property has a CSR rating over 60.



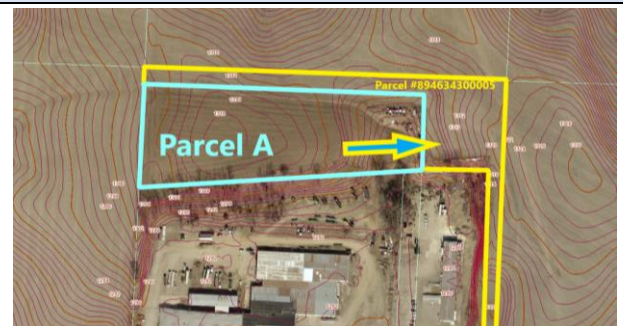
Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10D3	Ia silt loam, 9 to 14 percent slopes, severely eroded	32	2.3	31.8%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91	1.4	18.6%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	2.7	36.7%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	0.9	12.9%
Totals for Area of Interest			7.2	100.0%

USDA Natural Resources Conservation Service Web Soil Survey National Cooperative Soil Survey

### Compatibility with adjacent land uses.

The portion of this property being rezoned to AE is farm ground (Parcel A) and is compatible with the abutting farm ground to the west, north, and east. The intention is to combine this said 7.293-acre parcel with the 4.28-acre parcel (#894634300005) directly to the north and east through the Woodbury County Assessor. The property to the south is a truck and trailer sales business. The geography of the property makes this a natural fit to combine both farm areas.



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

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



**Any other relevant factors.**

The property owner purchased the said 7.293-acre parcel to add to their farming operation which has historically been farm ground. Typically, the acquisition of land from an abutting property would trigger a boundary adjustment under the subdivision ordinance. However, because there are two separate zoning districts, the boundary adjustment cannot be executed until the properties are zoned the same. Once, the same, the county assessor can complete the parcel combination under their guidelines.

**LEGAL NOTIFICATION**

Published in the Sioux City Journal's Legals Section on September 11, 2021.

NOTICE REGARDING PUBLIC HEARING  
 WOODBURY COUNTY ZONING COMMISSION  
 The Woodbury County Zoning Commission will hold a public hearing on the following item hereafter described in detail on September 27, 2021 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# during the meeting to listen or comment.

Item One (1)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold 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 Flewelling Farms, L.C.

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 R48W (Concord Township) in the County of Woodbury and State of Iowa. The property is located on a portion of Parcel #694634300004 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, L.C., 7462 Correctionville Road, Sioux City, IA 51106  
 Published in the Sioux City Journal September 11, 2021. LGL#34622

**PROPERTY OWNER(S) NOTIFICATION – 1000'**



The **six (6)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **September 10, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **September 27, 2021 at 6:00 PM**.

As of **September 29, 2021**, 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
Flewelling Farms, L.C. & L.T.D.	7462 Correctionville Rd., Sioux City, IA 51106	No comments.
Brian D. Peterson & Anita S. Peterson	1739 Charles Ave., Lawton, IA 51039	No comments.
Fabricators, Inc.	414 Clark St., Sioux City, IA 51101	No comments.
Warren Flewelling	7462 Correctionville Rd., Sioux City, IA 51106	No comments.
Avery Bros Sign Co.	PO Box 235, Sioux City, IA 51102	No comments.
Terry V. Swanger	1656 162nd St., Lawton, IA 51030	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CENTURYLINK / LUMEN:	<p>Below you will see a snapshot of Lumen's nearby facilities for the subject property in question. The only facilities in the area on in the ROW of Highway 20 on the North side, colored in blue. Please let me know if you have any questions. – Paul Kingrey, 9/7/21.</p> 
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	This will not impact Magellan. – Bryan Ferguson, 9/2/21.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed rezoning for MEC electric and we have no conflicts. – Casey Meinen, 9/3/21.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas" either. – Tyler Ahlquist, 9/3/21.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with the Flewelling Farms rezone. – Jeff Zettel, 9/8/21.
NUSTAR PIPELINE:	Nustar pipeline is east of this parcel and will not affect Nustar. – Domingo Torres, 9/17/21.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	I have no comments or concerns with the proposed rezoning. – Mark Nahra, PE, 9/13/21.
WOODBURY COUNTY RECORDER:	Split of parcel 894634300004 is on "hold" pending this rezoning. Also, parcel 894634300005 is currently in the name of Flewelling Farms LTD and the new split piece will be in the name of Flewelling Farms LC. A combination cannot take place unless both pieces are in the same name. – Diane Swoboda Peterson, 9/7/21.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 9/8/21.

**PROPOSED ORDINANCE REZONE AMENDMENT**

**ORDINANCE NO. \_\_**

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

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

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

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

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

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

**Dated this \_\_\_\_ day of \_\_\_\_\_ 2021.**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

\_\_\_\_\_  
**Rocky De Witt, Chairman**

\_\_\_\_\_  
**Mathew A. Ung, Vice Chairman**

\_\_\_\_\_  
**Mark Monson**

\_\_\_\_\_  
**Keith Radig**

\_\_\_\_\_  
**Justin Wright**

**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 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.

# PARCEL REPORT (Parent Parcel)

At this time, there is no parcel report available for the 7.293-acre portion of this parcel that was sold by Brian D. Peterson and Anita S. Peterson to Flewelling Farms, LC. Below is the report of the unsplit parcel.

## Summary

Parcel ID 894634300004  
 Alternate ID 882391  
 Property 1709 HWY 20  
 Address SIOUX CITY IA 51106  
 Sec/Twp/Rng 34-89-46  
 Brief 51258.4' W1030' EX PART FOR HWY & EX E65' W1030' S966' LYING N OF HWY  
 Tax Description 5W SW 34-89-46  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 689-8249 (2/28/2007)  
 Gross Acres 26.17  
 Net Acres 26.17  
 Adjusted CSR Pts 0  
 Zoning LI - LIMITED INDUSTRIAL  
 District 0025 CONCORD/LAWTON-BRONSON  
 School District LAWTON BRONSON  
 Neighborhood N/A



## Owner

**Deed Holder** Peterson Brian D & Anita S  
 1739 Charles Ave  
 Lawton IA 51030

**Contract Holder**

**Mailing Address**  
 Peterson Brian D & Anita S  
 1739 Charles Ave  
 Lawton IA 51030

## Land

Lot Area 26.17 Acres; 1,139,965 SF

## Commercial Buildings

Type	Base Area	Year Built
Metal Warehouse - Steel Frame	8160	1972
Manufacturing (Light)	60501	1961
Metal Warehouse - Steel Frame	22121	1971
Metal Warehouse - Steel Frame	31200	1967
Metal Warehouse - Steel Frame	33600	1969
Metal Warehouse - Steel Frame	7820	1976
Office - General	4000	1961

## Yard Extras

- #1 - (1) Paving 10,000 SF, Concrete Parking, Average Pricing, Built 1970
- #2 - (1) Paving 101,500 SF, Asphalt Parking, Low Pricing, Built 1970
- #3 - (1) Fencing - Chain 3 Strand Barb, 7 Ft-High, 1,020 LF, 30 LF-Gates, Built 1970
- #4 - (1) Shed 70 SF, Metal, Low Pricing, Built 1980
- #5 - (1) Sign Poles (Wood and Steel) 15 LF, 15" Steel, 2 Diameter, Built 2005

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
2/28/2007	SIOUXLAND ELEVEN LLC	PETERSON BRIAN D & ANITA S	689/8249	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$595,000.00
5/17/2004	SIOUXLAND ELEVEN LLC			OFFER TO BUY	Deed		\$0.00
10/1/2003	SCHAEFF	SIOUXLAND ELEVEN LLC	617/985	VACANT BUILDINGS	Deed		\$500,000.00

## Permits

Permit #	Date	Description	Amount
6011	09/30/2015	Misc	25,000
4581	03/29/2005	Misc	0

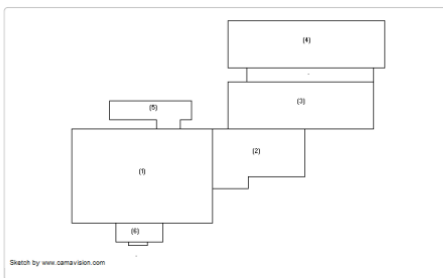
## Valuation

Classification	2021	2020	2019	2018	2017
	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$180,000	\$178,020	\$178,020	\$178,020	\$178,020
+ Assessed Building Value	\$543,560	\$537,580	\$537,580	\$490,890	\$490,890
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$723,560	\$715,600	\$715,600	\$668,910	\$668,910
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$723,560	\$715,600	\$715,600	\$668,910	\$668,910

## Photos



## Sketches

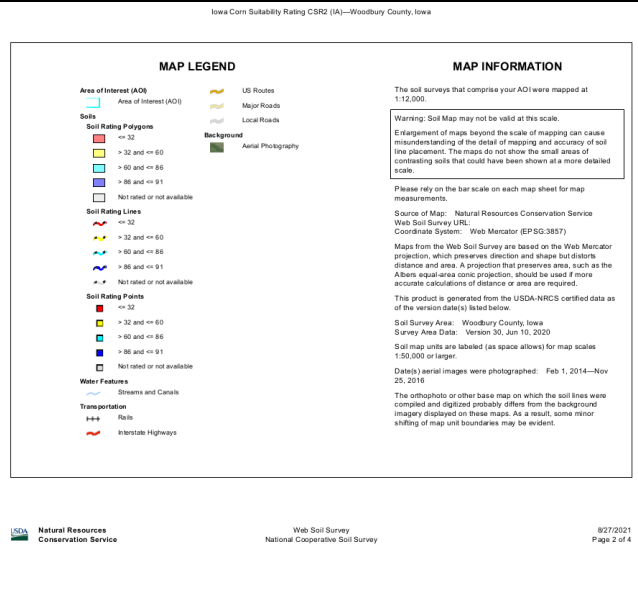
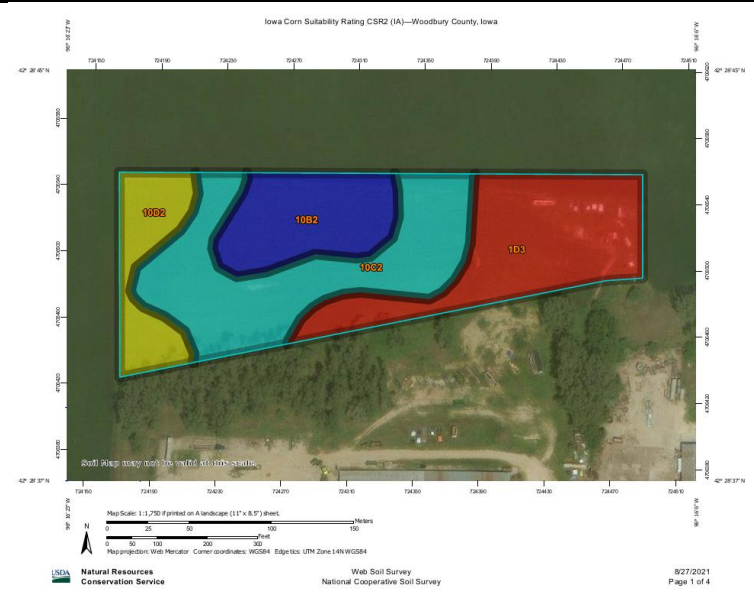


No data available for the following modules: Residential Dwellings, Agricultural Buildings, Sioux City Tax Credit Applications.

User: Brian D. Peterson  
 User ID: 1739 Charles Ave  
 Last Data Update: 8/26/2021, 6:05:18 PM



# SOIL REPORT



Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa

## Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
10D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	2.3	31.8%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91	1.4	18.6%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	2.7	36.7%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	0.9	12.8%
<b>Totals for Area of Interest</b>			<b>7.2</b>	<b>100.0%</b>

### Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

USDA Natural Resources Conservation Service  
 Web Soil Survey  
 National Cooperative Soil Survey

8/27/2021  
 Page 3 of 4

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Method".

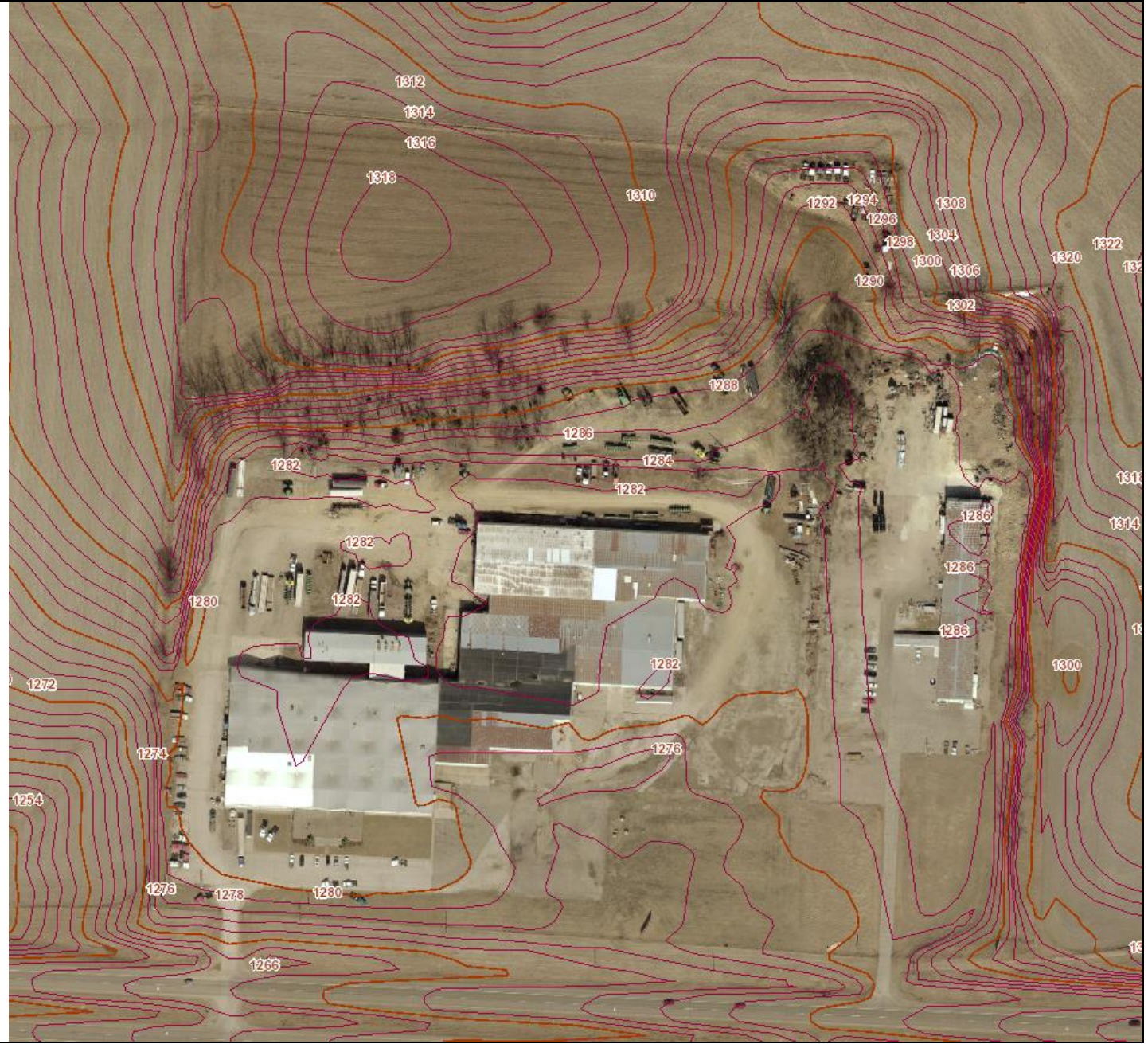
**Tie-break Rule:** Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

USDA Natural Resources Conservation Service  
 Web Soil Survey  
 National Cooperative Soil Survey

8/27/2021  
 Page 4 of 4

# ELEVATION



Instrument #: 2021-09193  
07/01/2021 03:39:30 PM Total Pages: 3  
WD WARRANTY DEED  
Recording Fee: \$ 22.00 Transfer Tax: \$120.80  
Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



**WARRANTY DEED  
Recorder's Cover Sheet**

**Preparer Information:** Jeffrey A. Johnson, 329 Pierce Street, #200, Sioux City, IA 51101,  
Phone: (712) 277-4561

**Taxpayer Information:**  
Flewelling Farms, L.C.  
7462 Correctionville Road  
Sioux City, IA 51106

**Return Document To:**  
Jeffrey A. Johnson  
329 Pierce Street, #200  
Sioux City, IA 51101

**Grantors:** Brian D. Peterson and Anita S. Peterson, husband and wife

**Grantees:** Flewelling Farms, L.C., an Iowa limited liability company

**Legal Description:** See Page 2

**Document or instrument number of previously recorded documents:** N/A

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**WARRANTY DEED**

For the consideration of One Dollar(s) and other valuable consideration, **Brian D. Peterson and Anita S. Peterson**, husband and wife, do hereby Convey to **Flewelling Farms, L.C.**, a limited liability company organized and existing under the laws of Iowa, the following described real estate in Woodbury County, Iowa:

See real estate described on Exhibit "A" attached hereto and incorporated herein by this reference.

Subject to and together with covenants, conditions restrictions and easements, of record, if any.

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

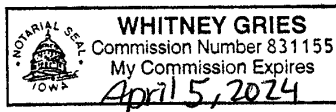
Dated: June 29, 2021.

Brian D. Peterson  
Brian D. Peterson, Grantor

Anita S. Peterson  
Anita S. Peterson, Grantor

STATE OF IOWA, COUNTY OF WOODBURY

This record was acknowledged before me on June 29, 2021, by Brian D. Peterson and Anita S. Peterson, husband and wife.



Whitney Gries  
Signature of Notary Public

**Exhibit "A"**

*That portion of the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) of Section Thirty-Four (34), Township Eighty-Nine (89) North, Range Forty-Six (46) West of the 5<sup>th</sup> 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 (SW¼) of the Southwest Quarter (SW¼) 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.*

# PLAT OF SURVEY

Document Number: 2021-07126  
 Recorded: 5/27/2021 at 10:46:24.0 AM  
 County Recording Fee: \$7.00  
 Iowa E-Filing Fee: \$3.13  
 Combined Fee: \$10.13  
 Revenue Tax:  
**PATRICK F. GILL, AUDITOR AND RECORDER**  
 Woodbury County, Iowa

## INDEX LEGEND:

PART OF: SW1/4-SW1/4, Section 34-89-46

CURRENT PROPRIETOR: Brian & Anita Peterson

SURVEY REQUESTED BY: Brian Peterson

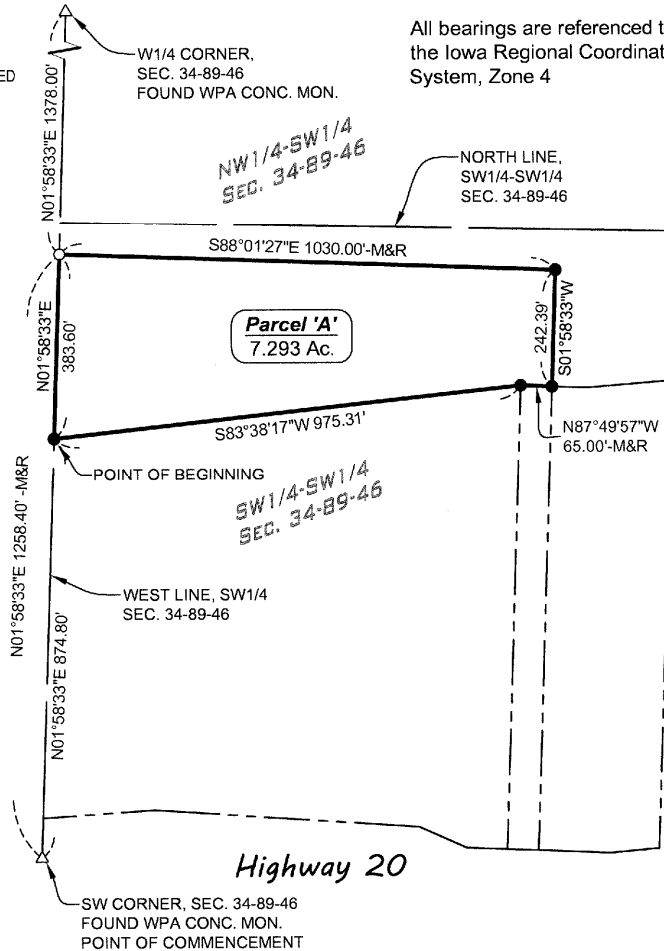
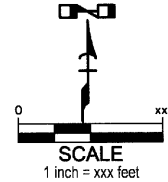
## PREPARED BY AND RETURN TO:

David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr.,  
 Sioux City, IA 51106 (712) 266-1554 dave.lamberton@dgr.com

## LEGEND

- FOUND 1/2" REBAR
- △ FOUND GOV'T CORNER AS NOTED
- SET 1/2" x 30" REBAR w/  
ORANGE CAP #15746
- M MEASURED DIMENSION
- R RECORD DIMENSION

All bearings are referenced to  
 the Iowa Regional Coordinate  
 System, Zone 4



## PARCEL DESCRIPTION:

That portion of the Southwest Quarter of the Southwest Quarter (SW1/4-SW1/4) of Section 34, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Commencing at the southwest corner of said Section 34; thence North 01°58'33" East along the west line of said SW1/4-SW1/4 for a distance of 874.80 feet to the Point of Beginning; thence continuing North 01°58'33" East along said west line for a distance of 393.60 feet; thence South 88°01'27" East for a distance of 1030.00 feet; thence South 01°58'33" West for a distance of 242.39 feet; thence North 87°49'57" West for a distance of 65.00 feet; thence South 83°38'17" West for a distance of 975.31 feet to the Point of Beginning, containing 7.293 acres, more or less, subject to easements, if any, of record or apparent.



I hereby certify that this land surveying document was prepared and the related survey work was performed by me or under my direct personal supervision, and that I am a duly licensed Land Surveyor under the laws of the State of Iowa.

DAVID A. LAMBERTON License No. 15746 DATE 5/21/21  
 My license renewal date is December 31, 2022  
 Pages or sheets covered by this seal: 1 of 1

Drawn by: DAL  
 Checked by: DAL  
 Date of Field Survey: 05/19/2021  
 Project No. 271056  
 Sheet No. 1 of 1

Drawing # - P:\02\271056\dwg\271056fp01.dwg



### Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b> Owner <u>Flewelling Farms LC</u> Address <u>7462 C-Uille Rd</u> <u>Siox City Ia</u> Phone <u>712-490-1714</u>	<b>Applicant Information:</b> Applicant <u>Flewelling Farms LC</u> Address <u>7462 C-Uille Rd</u> <u>Siox City Ia 51106</u> Phone <u>712-490-1714</u>
Engineer/Surveyor <u>not applicable</u> Phone _____	
<b>Property Information:</b> Property Address or Address Range <u>not applicable</u> Quarter/Quarter <u>SWSW</u> Sec <u>34</u> Twship/Range <u>89-46</u> Parcel ID # <u>894634300004</u> or GIS # _____ Total Acres <u>7.293</u> Current Use <u>LI (farm/and)</u> Proposed Use <u>AE</u> Current Zoning <u>LI</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) <u>32, 91, 86, 80</u>	
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p>	
Pre-app mtg. date <u>Aug 3-21</u> Staff present <u>Dan Coestly</u>	
<p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.</p> <p>This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p>	
Owner <u>Flewelling Farms LC Dan Flewelling</u> Applicant <u>Flewelling Farms LC Dan Flewelling</u> Date _____ Date <u>Aug 26-21</u>	
Fee: <u>\$400</u> <i>pd cert # 9121</i> Case #: <u>6704</u> Check #: <u>9121</u> Receipt #: _____	

Date Received

