

OFFICE OF  
**Woodbury County Planning & Zoning Administrator**

SIXTH FLOOR • SEVENTH AND DOUGLAS STREETS – SIOUX CITY, IA 51101

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*Ordinance #37*

**To:** Board of Supervisors  
**From:** John Pylelo – Planning and Zoning  
**Re:** Board of Supervisors Meeting  
of Tuesday March 31, 2015  
**Date:** March 26, 2015

**Planning and Zoning - John Pylelo, Director**

**Public Hearing and Third Reading for an Amendment To  
Woodbury County's Zoning Ordinance Mapping Re: The Rezoning  
of a 7.57 Acre portion of GIS Parcel # 884633200008 for James L.  
and Monica M. Young.**

Property owners James L. and Monica M. Young have filed a rezoning application for the rezoning of a 7.57 gross acre portion of the 32.77 gross acre parcel they own. The re-zoning petition requests a change from the current AP (Agricultural Preservation) to a GC (General Commercial) zoning district designation.

The applicants have a purchase agreement in place with Henning Properties, LLC (Eric Henning, President) conditioned upon the successful re-zoning of the 7.57 gross acres requested. Mr. Henning previously appeared before your Board to explain his intentions and his desire to expand his business operations known as College Products.

The location is approximately 2,800 feet southeast of Bronson near the southeast corner of the intersection of paved 210<sup>th</sup> St. and graveled Eastland Ave. The parcel abuts the south side of 210<sup>th</sup> St. and located within the NENE quarter of Section 33 in Floyd Township.

Find attached for you review:

- Location Mapping
- Plat of Survey dated January 29, 2015
- Proposed Post Expansion Site Plan
- A Parcel and Corn Suitability Rating Report

#### ZONING COMMISSION RECOMMENDATION:

On February 17, 2015 you referred this matter to the Zoning Commission for public hearing and recommendation. On February 23, 2015 the public hearing was held with the Commission voting to recommend your Board approve the requested General Commercial zoning district designation.

#### STAFF RECOMMENDATION:

The Office of Planning and Zoning supports the Zoning Commission's recommendation of rezoning approval changing the zoning to GC (General Commercial).

**Your Board is asked to hold a public hearing then vote for approval of the third reading of the zoning ordinance mapping amendment.**

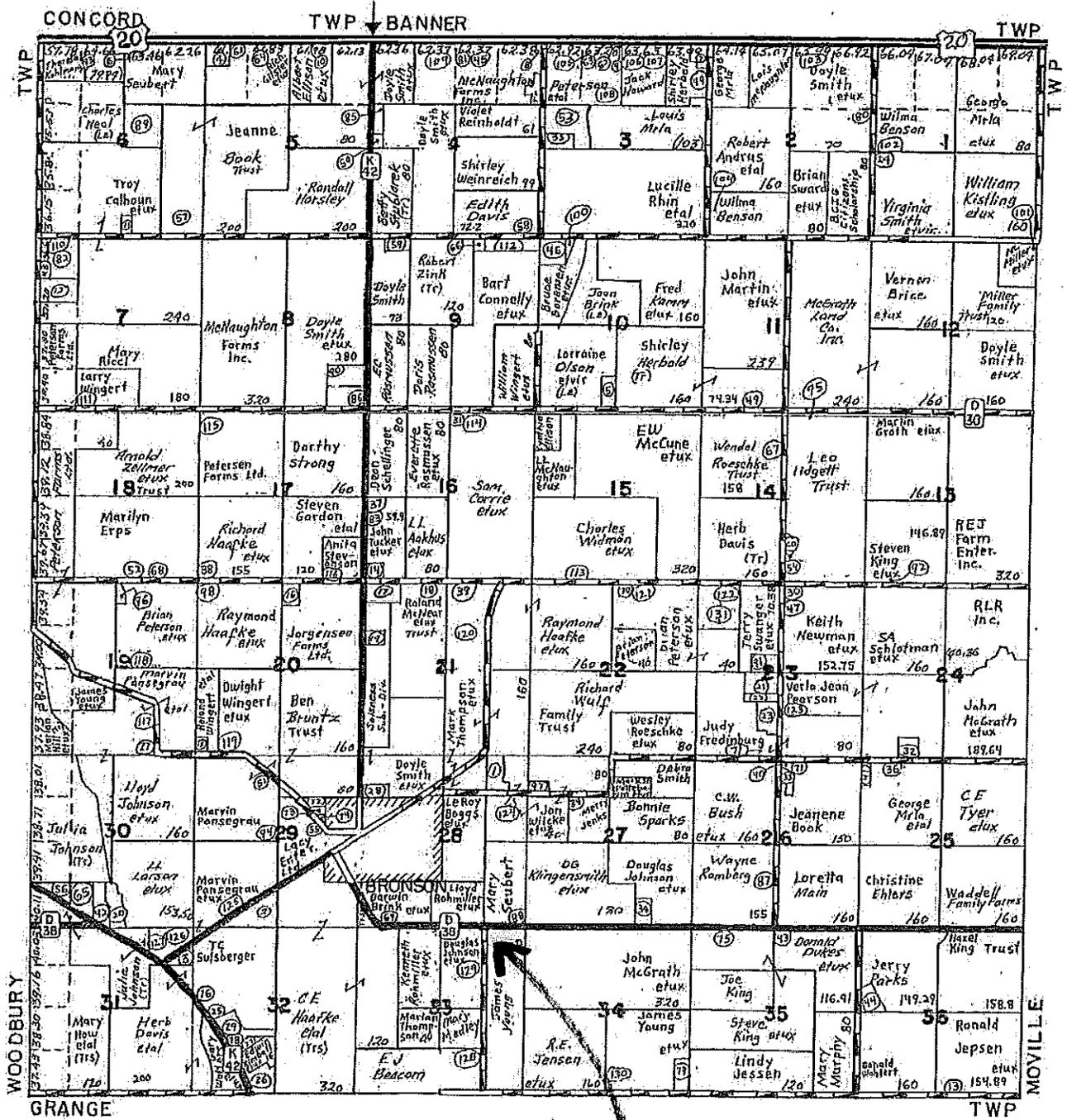
**The Adoption of Ordinance No. 36 for the Amendment of Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 Acre portion of GIS Parcel # 884633200008 for James L. and Monica M. Young.**

This is a companion agenda item to the previous item. The factual information, Zoning Commission recommendation and staff recommendation are identical to previously stated. Find attached a copy of Ordinance No. 36 for your review.

**Your Board is asked to vote for approval of Ordinance No. 36 Amending Woodbury County's Zoning Ordinance Mapping Re: The Rezoning of a 7.57 Acre portion of GIS Parcel # 884633200008 for James L. and Monica M. Young.**

# FLOYD

T88N - R46W OF 5TH P M



SITE

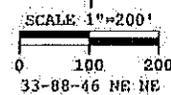
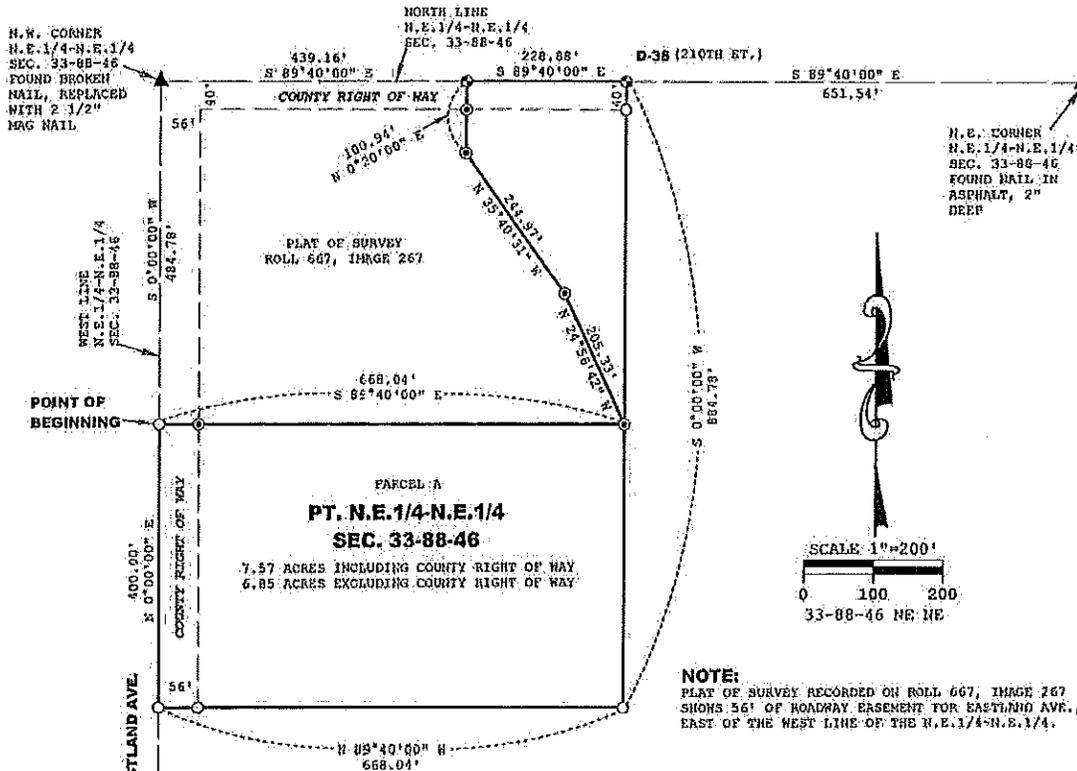
**AL FAGAN LAND SURVEYING P.C. - P.O. BOX 858 MERRILL, IOWA 51038-PH. (712) 938-2228**

**PLAT OF SURVEY**

PLAT OF SURVEY SHOWING PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 33, T.88N., R.46W. OF THE 5TH P.M., WOODBURY COUNTY, IOWA.

REQUESTED BY: HENNINGS PROPERTIES, L.L.C.

OWNER: JAMES L. YOUNG



**NOTE:**  
 PLAT OF SURVEY RECORDED ON ROLL 667, IMAGE 267 SHOWS 56' OF ROADWAY EASEMENT FOR EASTLAND AVE., EAST OF THE WEST LINE OF THE N.E.1/4-N.E.1/4.

**SURVEYOR'S DESCRIPTION:**

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 33, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.W. CORNER OF A PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 667, IMAGE 267 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S. 0°00'00\"/>

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N. 0°00'00\"/>

S.W. CORNER  
 S.E.1/4-N.E.1/4  
 SEC. 33-88-46  
 FOUND 15/8\"/>

DATE OF SURVEY: JANUARY 29, 2015

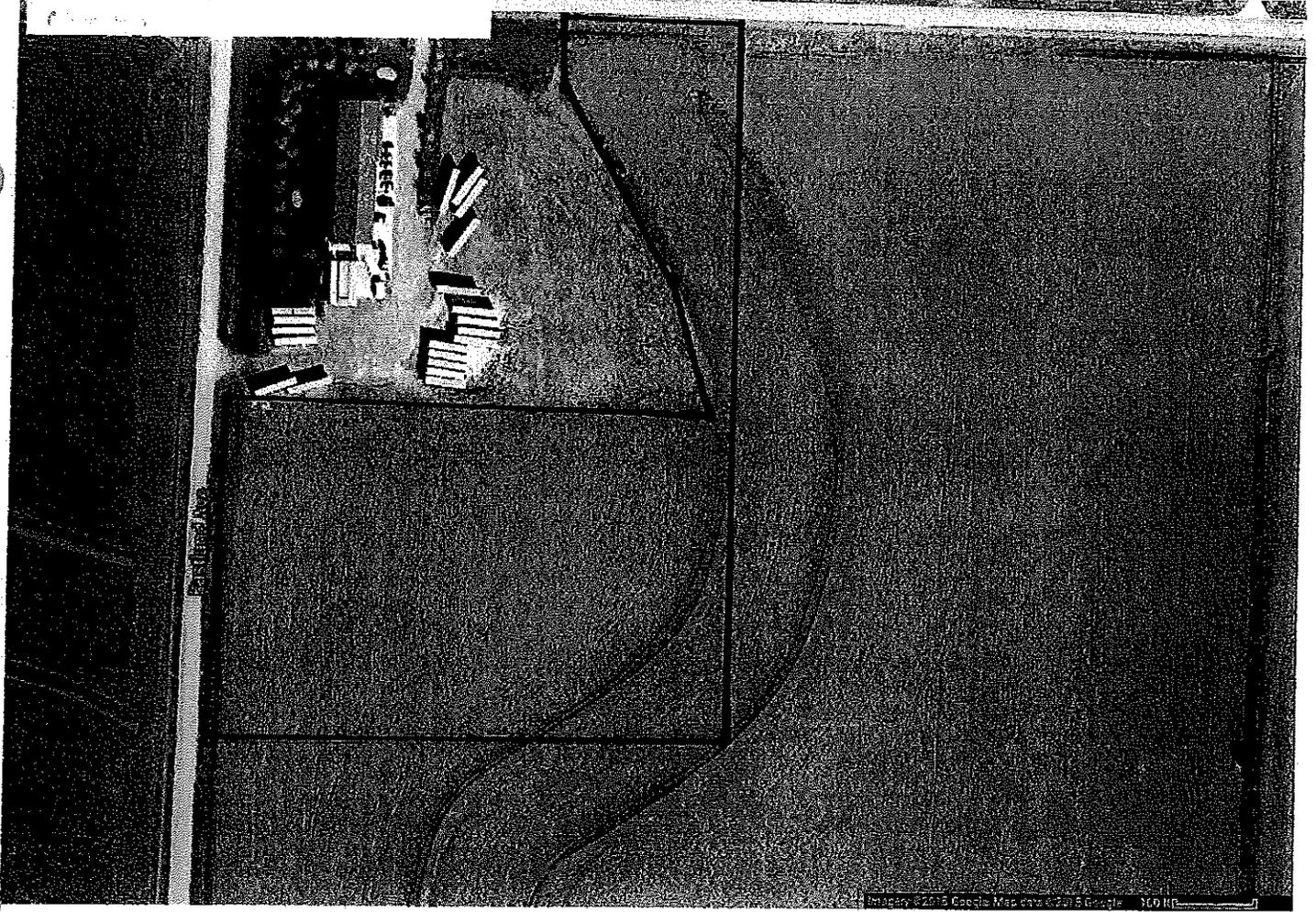
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

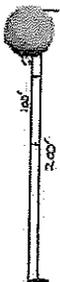
ALAN L. FAGAN DATE \_\_\_\_\_  
 LICENSE NUMBER 15082  
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
 PAGES OR SHEETS COVERED BY THIS SEAL: ONE



**MONUMENTS**

- ⊙ = 1/2" YELLOW CAPPED REBAR #10570 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊙ = 2 1/2" MAG NAIL SET IN ASPHALT





210 TH STREET

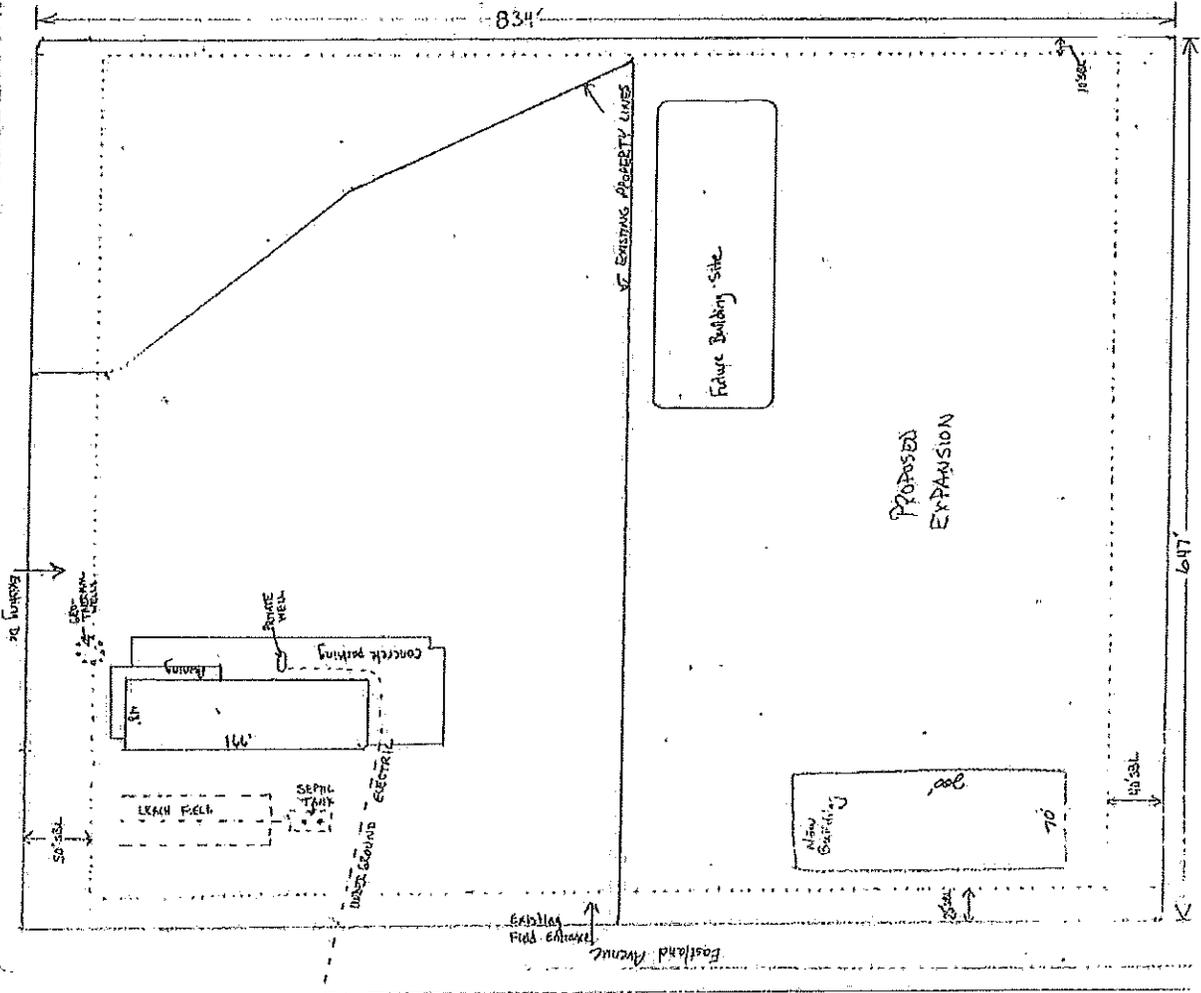
834'

EXISTING PROPERTY LINES

Future Building Site

PROPOSED EXPANSION

647'



Eastland Avenue

# Woodbury County, IA / Sioux City



Date Created: 1/28/2015

**Summary**  
**Parcel ID** 884633200008  
**Alternate ID** 819811  
**Property Address** Floyd  
**Sec/Twp/Rng** 33-88-46  
**Brief Legal Description** FLOYD TOWNSHIP NE NE (EX TCT COMM N W COR THEC E 439.16 FT, S 100.94 FT, SEL Y 244.97 FT, SEL Y 20 5.33 FT, W 668.04 FT., & N 484.78 FT) 33 -88-46  
 (Note: Not to be used on legal documents)  
**Document(s)** WD: 729-3782 (5/3/2013)  
**Gross Acres** 32.77  
**Net Acres** 32.77  
**Exempt Acres** 0.00  
**CSR** 1700.04  
**Class** A - Agriculture  
**Tax District** 026 FLOYD LAWTON BRONSON COMM  
**School District** LAWTON BRONSON

**Owner**

Primary Owner (Deed Holder)	Secondary Owner	Mailing Address
Young James L Young Monica M 4523 Grayhawk Ridge Dr Sioux City, IA 51106		

**Land**

**Lot Area** 32.77 Acres; 1,427,461SF

**Valuation**

	2014	2013	2012	2011	2010
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Land Value	\$77,010	\$75,380	\$49,540	\$49,540	\$36,490
+ Exempt Value	N/A	N/A	N/A	N/A	N/A
= Gross Assessed Value	\$77,010	\$75,380	\$49,540	\$49,540	\$36,490
- Exempt Value	N/A	N/A	N/A	N/A	N/A
= Net Assessed Value	\$77,010	\$75,380	\$49,540	\$49,540	\$36,490

**Taxation**

	2013	2012	2011	2010
+ Taxable Land Value	\$32,715	\$29,691	\$28,506	\$25,184
+ Taxable Building Value	\$0	\$0	\$0	\$0
+ Taxable Dwelling Value	\$0	\$0	\$0	\$0
= Gross Taxable Value	\$32,715	\$29,691	\$28,506	\$25,184
- Military Exemption	\$0	\$0	\$0	\$0
= Net Taxable Value	\$32,715	\$29,691	\$28,506	\$25,184
x Levy Rate (per \$1000 of value)	28.51306	28.42449	27.71686	28.03416
= Gross Taxes Due	\$932.86	\$843.95	\$790.10	\$706.03
- Ag Land Credit	(\$29.38)	(\$38.27)	(\$29.33)	(\$20.81)
- DSC Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Family Farm Credit	(\$20.88)	(\$27.20)	(\$20.71)	(\$19.50)
- Homestead Credit	\$0.00	\$0.00	\$0.00	\$0.00
- Business Property Credit	\$0.00	\$0.00	\$0.00	\$0.00

Woodbury County, IA / Sioux City



Date Created: 1/28/201

Summary  
**Parcel ID** 884633200038  
**Gross Acres** 32.77  
**ROW Acres** 0.00  
**Gross Taxable Acres** 32.77  
**Exempt Acres** 0.00  
**Net Taxable Acres** 32.77 (Gross Taxable Acres - Exempt Land)  
**Average CSR** 51.88 (1700.04 CSR Points / 32.77 Gross Taxable Acres)

Item (2)(F)

Sub Parcel Summary

Description	Acres	CSR	Gross CSR Points	Assessed CSR Points
100% Value	32.77	51.88	1,700.04	1,700.04
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>32.77</b>		<b>1,700.04</b>	<b>1,700.04</b>

Soil Summary

Description	SMS	Soil Name	CSR	Unadjusted Acres	Unadjusted CSR Points	Spot & Line Acres	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR Points
100% Value	10B2	MONONA SILT LOAM, 2 TO 5 PERCENT SLOPES, MODERATELY ERODED	72.00	0.07	5.04	0.00	0.07	0.00	5.04
100% Value	10C2	MONONA SILT LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERODED	57.00	8.12	462.84	0.00	8.12	0.00	462.84
100% Value	12B	NAPIER SILT LOAM, 2 TO 5 PERCENT SLOPES	72.00	8.57	617.04	0.00	8.57	0.00	617.04
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	37.00	15.36	568.32	0.00	15.36	0.00	568.32
100% Value	510B2	MONONA SILT LOAM, BENCH, 2 TO 5 PERCENT SLOPES, MODERATELY E	72.00	0.65	46.80	0.00	0.65	0.00	46.80
				<b>32.77</b>	<b>1,700.04</b>	<b>0.00</b>	<b>32.77</b>	<b>0.00</b>	<b>1,700.04</b>

**IMPORTANT NOTICE**

All data posted is certified as of July 1, 2013

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The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

Legal descriptions should be obtained from the County Auditor's office located at 620 Douglas, Sioux City, or by calling 712-279-6603. The legal descriptions shown on the property record card are merely abbreviated tax descriptions intended only to help identify the property.

Last Data Upload: 1/28/2015 7:05:34 AM

**WOODBURY COUNTY, IOWA**

**ORDINANCE NO. 36**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, has enacted a Zoning and Subdivision Ordinance on August 01, 2008, by resolution No. 10,456, 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 said Ordinance from the Woodbury County Zoning Commission which held hearing(s) on said amendment(s), all as by law provided; and which amendment(s) is/are attached hereto marked item(s) 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 hearing(s) on said amendment(s), all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said this ordinance shall amend the aforesaid Zoning and Subdivision Ordinance;

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning and Subdivision Ordinance is amended as shown on said attached Item(s) One (1); and

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

**Dated this 31<sup>st</sup> day of March, 2015.**

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

**BY:** \_\_\_\_\_  
**Larry Clausen**

**BY:** \_\_\_\_\_  
**Mark Monson**

**BY:** \_\_\_\_\_  
**Jaclyn Smith**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

**ATTESTED TO**

**BY:** \_\_\_\_\_  
**Patrick F. Gill, Auditor**

ITEM ONE (1)

Property Owner: James L. Young and Monica M. Young, 4523 Grayhawk Ridge Drive, Sioux City, Iowa 51106

Petitioner: James L. Young and Monica M. Young, 4523 Grayhawk Ridge Drive, Sioux City, Iowa 51106

Pursuant to Section 335 of the Code of Iowa, 2014, the Woodbury County Board of Supervisors held public hearings on March 17<sup>th</sup>, 24<sup>th</sup> and 31<sup>st</sup>, 2015 to amend the Woodbury County Zoning and Subdivision Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the GC (General Commercial) Zoning District designation for:

PART OF THE N.E.1/4 OF THE N.E.1/4 OF SECTION 33, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5<sup>TH</sup> PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID N.E.1/4 OF THE N.E.1/4 AND THE N.W. CORNER OF A PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 667, IMAGE 267 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°00'00"W. ALONG THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 AND THE WEST LINE OF SAID PARCEL FOR 484.78 FEET TO THE S.W. CORNER OF SAID PARCEL AND THE POINT OF BEGINNING; THENCE S.89°40'00"E. ALONG THE SOUTH LINE OF SAID PARCEL FOR 668.04 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.24°56'42"W. ALONG THE EASTERLY LINE OF SAID PARCEL FOR 205.33 FEET; THENCE N.35°40'31"W. ALONG SAID EASTERLY LINE FOR 244.97 FEET; THENCE N.0°20'00"E. ALONG SAID EASTERLY LINE FOR 100.94 FEET TO THE NORTHEASTERLY CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE S.89°40'00"E. ALONG SAID NORTH LINE FOR 228.88 FEET; THENCE S.0°00'00"W. FOR 884.78 FEET; THENCE N.89°40'00"W. FOR 668.04 FEET TO THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4; THENCE N.0°00'00"E. ALONG SAID WEST LINE FOR 400.00 FEET TO THE POINT OF BEGINNING. CONTAINING 7.57 ACRES INCLUDING COUNTY RIGHT OF WAY AND 6.85 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS.

NOTE: THE WEST LINE OF SAID N.E.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

Also referred to as a portion of GIS parcel #884633200008. Petitioners are James L. Young and Monica M. Young, 4523 Grayhawk Ridge Drive, Sioux City, Iowa 51106.

1<sup>st</sup> Reading 03/17/2015; 2<sup>nd</sup> Reading 03/24/2015; 3<sup>rd</sup> Reading and Ordinance Approval 03/31/2015