

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

Date: _____ Weekly Agenda Date: _____

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: _____

WORDING FOR AGENDA ITEM:

ACTION REQUIRED:

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

EXECUTIVE SUMMARY:

BACKGROUND:

FINANCIAL 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:

ACTION REQUIRED / PROPOSED MOTION:

Minutes - Woodbury County Zoning Commission Meeting – July 25, 2022

The Zoning Commission (ZC) meeting convened on the 25th of July at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeff O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Gary Walters, Scott & Sandra Wendel, Elbert & Sandy Baker, Dick & Cindy Speed
Telephone: Mark Livermore

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Previous Meeting Minutes – June 27, 2022

Parker motioned. Second: O'Tool 5-0.

Public Hearing: The Evergreens Addition - Minor Subdivision Proposal

Priestley read the preliminary report and staff recommendation into the record. Wendel Real Estate LLC has filed an application for a two-lot minor subdivision. The purpose is to establish two lots. The first lot will include 13.12 total acres while the second lot will include 11.79 total acres. The proposal has been properly noticed in the Sioux City Journal Legals Section on July 9, 2022. The neighbors within 1000 FT have been duly notified via a July 9, 2022, letter about the July 25, 2022, Zoning Commission Public Hearing. Appropriate stakeholders including government agencies utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lots have adequate access and recommended that a pavement agreement be included for consistency as the subdivision across the street (Bakers Acres) to the west is subject to a pavement agreement. Extraterritorial review, as required by Iowa code 354.9, was not required as this property is further than two (2) miles from an unincorporated jurisdiction. The property is not located in the floodplain. There are no wells or septic systems on the lots. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Staff recommends acceptance and approval of the minor subdivision proposal with the condition that either an 80/20 or a 60/40 pavement agreement be signed with Woodbury County. Sandra Wendel explained the reason for the subdivision, they sold the farm and kept northern 13 acres, then realized the division triggered a subdivision. The middle lot will be donated for conservation purposes. It contains rare species of prairie plants that will be preserved and used to repopulate other areas. Motion to close public hearing: Bride. Second: Parker. Motion approved 5-0. Motion to recommend acceptance and approval of The Evergreens Addition final plat to the Board of Supervisors with the condition that either an 80/20 or a 60/40 pavement agreement be signed with Woodbury County as determined by the Board of Supervisors by O'Tool. Second: Parker. Motion approved 5-0.

Public Hearing: Zoning Ordinance Map Amendment (Rezone) from AP to AE Proposal – Mark A. Livermore and Michelle M. Livermore.

Priestley read the preliminary report and staff recommendation into the record. Mark A. Livermore and Michelle M. Livermore have filed an application for a zoning ordinance map amendment (rezone) on property currently zoned Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for the purpose of completing a boundary adjustment to add 2.89 acres to their abutting property identified as Parcel #894430300004 which is already in the AE Zoning District. The two Parcels must in the same zoning district before the Woodbury County Assessor can combine two into one. This proposal has been properly noticed in the Sioux City Journal Legals Section on July 9, 2022. The neighbors within 1000 FT have been duly notified via a July 9, 2022, letter about the July 25, 2022, Zoning Commission public hearing and have been requested to comment. As of July 20, 2022, 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. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this zoning ordinance map amendment (rezone) to the AE Zoning District. Motion to close the public hearing: Parker. Second: O'Tool. Motion approved 5-0. Motion to recommend acceptance and approval of the zoning ordinance map amendment from the Agricultural Preservation (AP) to the Agricultural Estate (AE) Zoning District to the Woodbury County Board of Supervisors by Parker. Second: Bride. Motion approved 5-0.

Information/Discussion: Draft FEMA Special Flood Hazard Area Maps

The Federal Emergency Management Agency (FEMA) and the Iowa Department of Natural Resources (IDNR) have been working to update the floodplain maps also known as the Flood Insurance Rate Maps (FIRMS) and the Flood Insurance Study (FIS) for the State of Iowa. Initially, a preliminary product for Woodbury County was sent out in November of 2020. However, since that time, FEMA/IDNR have determined the necessity to reissue the preliminary FIRMS and FIS due to a mislabeling issue concerning the Base Flood Elevation (BFE) lines. The preliminary products are available in digital format, which can be viewed at: www.fema.gov/preliminaryfloodhazarddata and <https://ifis.iowafloodcenter.org/ifis/newmaps/>. The IDNR will be contacting Woodbury County to schedule a community coordination meeting (referred to as a "Consultation Coordination Officer [CCO]" meeting) to discuss the revised flood hazard information, ordinance adoption, and other frequently asked questions and concerns. After the CCO meeting, FEMA will initiate a statutory 90-day appeal period for certain communities within Woodbury County. The new FIRM and FIS report for Woodbury County will become effective at a later time to be determined estimated to be around January of 2024.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

Bride asked if there have been concerns about shed/houses being built in the county. Priestley stated they go through the regular building permit process for approval and the minimum lot dimensions must be 23' x 23'. Bride and Meister stated they have received calls and comments regarding a proposed 2,500 FT setback for wind turbines. Bride pointed out that there could be issues with reverse setbacks where new homes may not be located within the setback of a preexisting wind turbine.

Staff Update

Priestley addressed possible changes to the zoning fee schedules to cover processing and printing of meeting notifications and legal notices. Certain projects may be more time consuming for staff, requiring larger amounts of mailings, and legal postings. The Board of Supervisors approve fee schedule changes through the resolution process. Priestley will bring the matter to the Board of Supervisors as an information item on July 26, 2022.

Adjourn

Motion by O'Tool. Second: Bride. 5-0. The meeting adjourned at 6:48 PM.

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 _____ 2022.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Keith Radig, Chairman

Jeremy Taylor, Vice Chairman

Rocky De Witt

Matthew Ung

Justin Wright

Attest:

Patrick F. Gill, Woodbury County Auditor

Adoption Timeline: Public Hearing and 1 st Reading: Public Hearing and 2 nd Reading: Public Hearing and 3 rd Reading: Adopted: Effective:
--

ITEM ONE (1)

Property Owner(s): Mark A. Livermore and Michelle M. Livermore, 1460 Grundy Avenue, PO Box 472, Merville, IA 51039

Petitioner Applicant: Mark A. Livermore and Michelle M. Livermore, 1460 Grundy Avenue, PO Box 472, Merville, IA 51039

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, July 25, 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 Agricultural Estates (AE) Zoning District for 2.89-acres located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, T89N R44W (Arlington Township) in the County of Woodbury and State of Iowa. The property is described as

A PARCEL OF LAND LOCATED IN THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SECTION 30, TOWNSHIP 89 NORTH, RANGE 44 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ OF SAID SECTION 30; THENCE SOUTH 00 DEGREES 00'00" WEST 988.82 FEET ALONG THE WEST LINE OF SAID NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$; THENCE SOUTH 87 DEGREES 35'51" EAST 260.31 FEET TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 35'51" EAST 315.69 FEET; THENCE NORTH 00 DEGREES 01'20" EAST 384.44 FEET; THENCE NORTH 82 DEGREES 10'00" WEST 318.40 FEET; THENCE SOUTH 00 DEGREES 01'20" WEST 414.60 FEET TO THE POINT OF THE BEGINNING. CONTAINING 2.89 ACRES. NOTE: THE WEST LINE OF THE NE $\frac{1}{4}$ OF THE SW $\frac{1}{4}$ WAS ASSUMED TO BEAR DUE NORTH AND SOUTH.

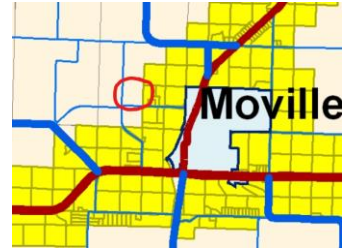
EVALUATION CRITERIA

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 Agriculture. The parcel is currently zoned Agricultural Preservation (AP) and the request is to change to Agricultural Estates (AE) for the purpose of a boundary adjustment with an existing AE parcel. 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:** Adopt development regulations that promote efficient, stable land uses with minimum conflicts and provision of public infrastructure.
- **Land Use Goal 1.3:** Encourage development near cities by discouraging leap-frog development outside municipalities.
- **Residential Goal 5.1:** Encourage non-farm residential development to locate near cities or on existing hard surfaced roadways, particularly in areas that can be served by urban services such as public water and sewer systems.
- **Residential Goal 5.2:** Encourage residential development to locate in areas with suitable accessibility, soils, and terrain.



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 33.85. 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.

Summary

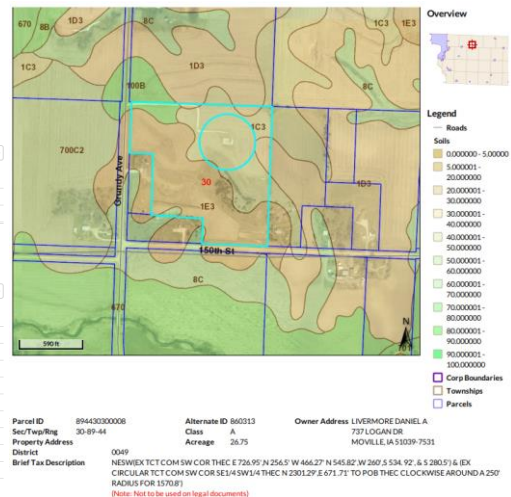
Parcel ID	894430300008
Gross Acres	26.75
ROW Acres	0.00
Gross Taxable Acres	26.75
Exempt Acres	0.00
Net Taxable Acres	26.75
Average Unadjusted CSR2	33.85
(Gross Taxable Acres - Exempt Land)	
(905.52 CSR2 Points / 26.75 Gross Taxable Acres)	
Agland Active Config	2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.38	39.65	451.19	451.19
Non-Crop	15.37	29.56	454.33	360.47
Total	26.75		905.52	811.66

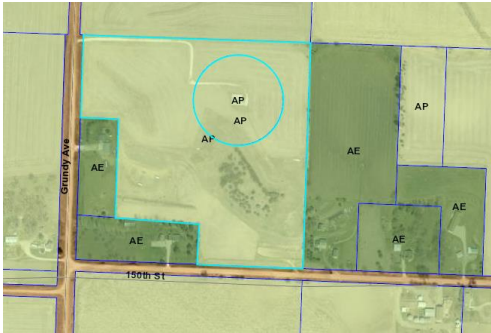
Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.87	82.65	82.65
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	4.05	234.90	234.90
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.24	39.68	39.68
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.22	93.96	93.96
Non-Crop	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.43	40.85	20.49
Non-Crop	8C	JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	84.00	0.34	29.24	15.40
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	2.98	172.84	113.30
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.16	5.12	5.00
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	11.46	206.28	206.28
Total				26.75	905.52	811.66



Compatibility with adjacent land uses.

The rezone to AE is compatible with the area residential and agricultural uses. As the image below illustrates, the quarter-quarter contains both AE and AP parcels.



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.

Any other relevant factors.

The purpose of this rezone request is to facilitate a boundary adjustment. Boundary adjustment may only be completed by the Assessor's office when abutting properties are in the same zoning district.

LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on **July 9, 2022.**

**NOTICE REGARDING PUBLIC HEARINGS
FOR A ZONING ORDINANCE MAP
AMENDMENT (REZONE) AND FOR A
MINOR SUBDIVISION
WOODBURY COUNTY ZONING COMMISSION**
The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on July 25, 2022 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

[illegible]

NOTICE OF PUBLIC HEARING TO CONSIDER APPROVAL OF THE PROPOSED MEMORANDUM OF UNDERSTANDING BETWEEN THE CITY OF ST. LOUIS AND THE AMERICAN REDEVELOPMENT COMPANY, CENTRAL ST. LOUIS CITY-CBD URBAN RENEWAL PLAN FOR THE COMBINED CENTRAL, SLOUX CITY AREA -CBD URBAN RENEWAL, SLOUX CITY AREA OF THE CITY OF ST. LOUIS CITY, IOWA.

The City Council of the City of St. Louis City, Iowa, will hold a public hearing before itself at its meeting which commences at 6:00 PM on Tuesday, June 12, 2022, at the City of St. Louis City, Iowa, 415 South Street, Sioux City, Iowa, to consider adoption of the proposed Amendment No. 1 to the Amended and Restated Combined Central Sloux City-CBD Urban Renewal Plan (the "Amended Plan") for the existing Combined Central Sloux City-CBD Urban Renewal project area (the "Project Area"). A copy of the proposed Amendment No. 1 to the Amended Plan is on file for the public inspection in the office of the City Clerk, City Hall, 405 South Street, Sioux City, Iowa.

The purpose of the proposed Amendment No. 1 to the Amended Plan is to further update certain portions of the Amended Plan to conform to current City ordinances, and to authorize the City to enter into a Memorandum of Understanding with the American Redevelopment Company for the Project Area.

The general scope of the urban renewal activities under consideration in Amendment No. 1 to the Amended Plan is to convey land and enter into development agreements for new development and the redevelopment of existing commercial and industrial properties for economic and mixed-use purposes and to strengthen the area economy. This activity may involve grants, rebates, loans or other incentives funded by tax increment financing.

Specifically, Amendment No. 1 to the Amended Plan authorizes the City to enter into the following proposed urban renewal project:

- Financial assistance for the development of the property located at 620 Floyd Boulevard, Sioux City, Woodbury County, Iowa;
- Financial assistance for the redevelopment of the property located at 901 1st Street, Sioux City, Woodbury County, Iowa;

Any person desiring to be heard at this public hearing shall be afforded an opportunity to be heard at this hearing.

This Notice is given by order of the City Council of Sioux City, Iowa, as provided by Section 405.5 of the Code of laws, as amended.

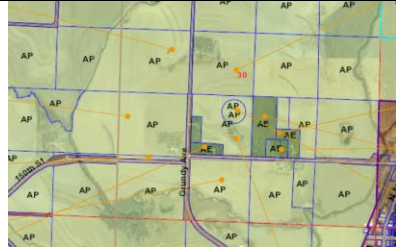
Dated this 13th day of June, 2022.

Leslie L. McCordie, City Clerk, Sioux City, Iowa

NOTICE OF SHERIFFS LEVY AND SALE
CASE NO. EOCV14220
WILMINGTON CHRISTIAN FINANCIAL, FSB
DEBIA CHRISTINA TINSLEY, NOT INDIVIDU-
ALLY BUT AS TRUSTEE FOR CARLSBAD
FUNDING MORTGAGE TRUST,
PLAINTIFF
VS
ANGELA A. MECHOFF STOKES, SPOULSED
OF ANGELA A. MECHOFF STOKES
IOWA DEPARTMENT OF HUMAN SER-
VICES AND AMERICAN GENERAL FINAN-
CIAL SERVICES, INC.,
DEFENDANT

As a result of the judgment rendered in the

PROPERTY OWNER(S) NOTIFICATION – 1000'



The **ten (10)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **July 9, 2022** letter of the public hearing before the Woodbury County Zoning Commission on **July 25, 2022 at 6:00 PM**.

As of **July 28, 2022**, 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
Daniel A. Livermore	737 Logan Dr., Merville, IA 51039-7531	No comments.
SBA Steel, LLC	8051 Congress Ave., Boca Raton, FL 33487	No comments.
Mark A. Livermore and Michelle Livermore	1460 Grundy Avenue PO Box 472, Merville, IA 51039	No comments.
Caleb J. Hancock and Lakin M. Hancock	2639 150th St., Merville, IA 51039-8027	No comments.
Charles R. Miller and Kristy Miller	2651 150th St., Merville, IA 51039	No comments.
Ronald Ruhrer, Jr. and Heidi S. Ruhrer	2663 150th St., Merville, IA 51039	No comments.
Walter H. Reinholdt and Violet M. Reinholdt	2605 Glen Ellen Road, Sioux City, IA 51106-7124	No comments.
June Arlene Corbin, Trustee, June Arlene Corbin Living Trust	2131 W. 73rd St., Tulsa, OK 74132-2221	No comments.
Brian Ragan	1471 Grundy Ave., Merville, IA 51039	No comments.
David A. Healy and Gloria M Healy, Trustees of the Joint Revocable Living Trust of David A. Healy and Gloria M. Healy	2648 150th St., Merville, IA 51039-8026	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No issues with this. – Glenn Sedivy, 6/30/22.
CENTURYLINK / LUMEN:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed rezoning for MEC electric and found – No conflicts. – Casey Meinen, 6/30/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC gas either. – Tyler Ahlquist, 7/1/22.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	Hi Daniel- We have no comments or concerns with this re-zoning request. – Randi Prichard, 6/30/22.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request, NIPCO has no facilities at or adjacent to this location. NIPCO has no issues with this request. – Jeff Zettel, 7/1/22.
NUSTAR PIPELINE:	The rezoning request does not impact our pipeline. No comments or concerns. – Matt McGee, 7/6/22.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	I have no questions or comments. – Rebecca Socknat, 7/11/22.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	I have no issues. Thank you. – Diane Swoboda Peterson, 6/30/22.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comment regarding this proposal. – Neil Stockfleth, 6/30/22.

Summary

Owner

Contract Holder
Mailing Address
Livermore Daniel A
737 Logan Dr
Moyville IA 51039-7531

Land

Lot Area 26.75 Acres : 1,165,230 SF

Valuation

	2022	2021	2020	2019	2018
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$20,560	\$20,560	\$19,430	\$19,430	\$28,270
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$20,560	\$20,560	\$19,430	\$19,430	\$28,270
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$20,560	\$20,560	\$19,430	\$19,430	\$28,270

Summary

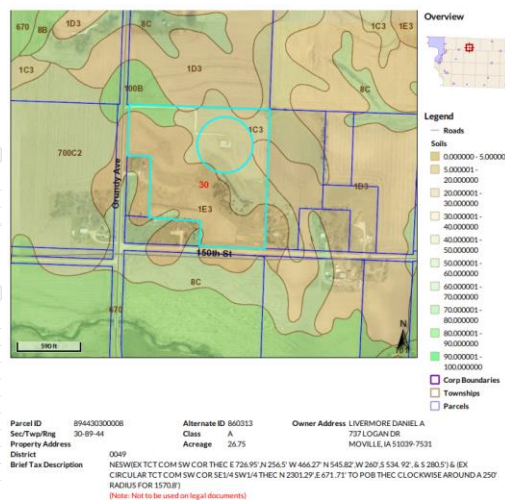
Parcel ID	894430300008
Gross Acres	26.75
ROW Acres	0.00
Gross Taxable Acres	26.75
Exempt Acres	0.00
Net Taxable Acres	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	33.85 (905.52 CSR2 Points / 26.75 Gross Taxable Acres)
Agland Active Config	2017 CSR2

Sub Parcel Summary

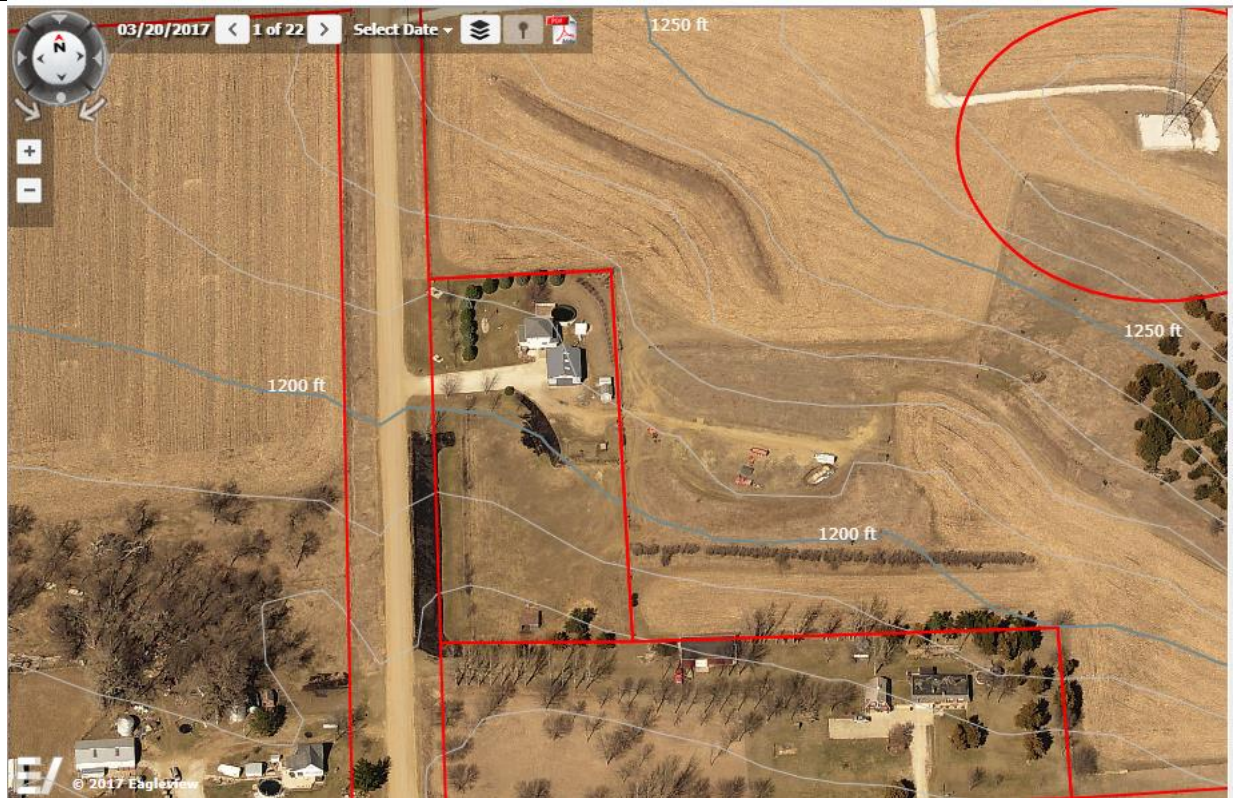
				Columns
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.38	39.65	451.19	451.19
Non-Crop	15.37	29.56	454.33	360.47
Total	26.75		905.52	811.66

Soil Summary

					Columns	
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.87	82.65	82.65
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	4.05	234.90	234.90
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.24	39.68	39.68
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.22	93.96	93.96
Non-Crop	100B	MONONA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	0.43	40.85	20.49
Non-Crop	8C	JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	86.00	0.34	29.24	15.40
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	2.98	172.84	113.30
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.16	5.12	5.00
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	11.46	206.28	206.28
Total				26.75	905.52	811.66



ELEVATION



PROPERTY DEED

Document Number: 2022-07960
Recorded: 6/27/2022 at 9:47:13.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$0.00
PATRICK F GILL AUDITOR & RECORDER
Woodbury County, Iowa

WARRANTY DEED JOINT TENANCY Recorder's Cover Sheet

Preparer Information: W.E. (Gene) Collins, 38 First Avenue NW, Le Mars, IA 51031,
Phone: (712) 546-8844

Taxpayer Information: MARK A. LIVERMORE,
1460 Grundy Avenue, P.O. Box 472, Merville, IA 51039

Return Document To: W.E. (Gene) Collins, 38 First Avenue NW, Le Mars, IA 51031

Grantors: DANIEL A. LIVERMORE and MARY E. LIVERMORE

Grantees: MARK A. LIVERMORE and MICHELLE M. LIVERMORE

Legal Description: See Page 2

Document or instrument number of previously recorded documents:



WARRANTY DEED JOINT TENANCY

For the consideration of One Dollar(s) and other valuable consideration, DANIEL A. LIVERMORE and MARY E. LIVERMORE, husband and wife, do hereby convey to MARK A. LIVERMORE and MICHELLE M. LIVERMORE, husband and wife as joint tenants with full rights of survivorship and not as tenants in common, the following described real estate in Woodbury County, Iowa:

A parcel of land located in the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, Township 89 North, Range 44 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Commencing at the Northwest Corner of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of said Section 30; thence South 00 Degrees 00'00" West 988.82 feet along the West line of said NE $\frac{1}{4}$ of the SW $\frac{1}{4}$; thence South 87 Degrees 35'51" East 260.31 feet to the point of beginning; thence continuing South 87 Degrees 35'51" East 315.69 feet; thence North 00 Degrees 01' 20" East 384.44 feet; thence North 82 Degrees 10'00" West 318.40 feet; thence South 00 Degrees 01'20" West 414.60 feet to the point of beginning. Containing 2.89 Acres.

NOTE: The West line of the NE $\frac{1}{4}$ of the SW $\frac{1}{4}$ was assumed to bear due North and South.

There is no known private burial site, well, solid waste disposal site, underground storage tank, hazardous waste, or private sewage disposal system on the property as described in Iowa Code Section 558.69, and therefore the transaction is exempt from the requirement to submit a groundwater hazard statement.

This deed is exempt according to Iowa Code 428A.2(21).

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: 6-24-22, 2022.

Daniel A. Livermore
DANIEL A. LIVERMORE, Grantor

Mary E. Livermore
MARY E. LIVERMORE, Grantor

STATE OF IOWA, COUNTY OF Woodbury; SS:

This record was acknowledged before me on 6-25-2022, 2022, by
DANIEL A. LIVERMORE and MARY E. LIVERMORE, husband and wife.

W E Collins
Signature of Notary Public



W.E. Collins
Commission No. 168337
My Commission Expires
February 8, 2023



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>MARK A + Michelle M. Luedemann</u> P.O. Box <u>472</u> Address <u>1460 Grundy Ave</u> <u>Mosier Iowa 50397</u> Phone <u>712 870-4039</u>	Applicant Information: Applicant _____ Address <u>Same</u> _____ Phone _____
Engineer/Surveyor <u>Schlafel Engineering</u> Phone <u>712 546 8118</u>	
Property Information: <u>Survey Attached</u> Property Address or Address Range <u>2.89 acres NE 1/4 SW 1/4 Sec 30-89-44</u> Quarter/Quarter <u>NE 1/4 SW 1/4</u> Sec <u>30</u> Township/Range <u>89-44</u> Parcel ID # <u>894430300</u> or GIS # _____ Total Acres <u>2.89</u> Current Use <u>Agricultural Preservation</u> Proposed Use <u>Agricultural Enterprise</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) <u>CSRI 811.66</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> <p>Pre-app mtg. date <u>April 27, 2022</u> Staff present <u>Don Finkley</u></p> <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>(X) Mark A Luedemann</u> Date <u>6/24/22</u>	Applicant <u>(X) Michelle M Luedemann</u> Date <u>6-24-22</u>
Fee: <u>\$400</u> Case #: <u>6780</u> Check #: <u>26049</u> Receipt #: _____	



Supplemental Explanation

As further explanation of the rezoning application have acquired the 2.89 unimproved parcel from Mark Livermore's father. The parcel is adjoining our existing acreage and we desire to consolidate/merge our existing acreage with the newly acquired parcel.

Presently the 2.89 parcel is zoned Agriculture Preservation and we wish to rezone it to Agricultural Estates to mirror our existing zoning.