

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

Date: 10/24/23

Weekly Agenda Date: 10/31/23

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel J. Priestley

**WORDING FOR AGENDA ITEM:**

- a. Motion to receive the final staff report and the Zoning Commission's recommendation from their 10/23/23 meeting to approve the final plat of Gray First Addition, a minor subdivision to Woodbury County, Iowa.
- b. Motion to accept and approve Gray First Addition, a minor subdivision to Woodbury County, Iowa.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

Marlis A. Gray, has filed for a one (1) lot minor subdivision on the property identified as Parcel #884209200009 and referenced below. This subdivision is being completed to separate the house location from the abutting ground. This proposal has been properly noticed in the Sioux City Journal legal section on October 10, 2023. The neighbors within 1000 FT have been duly notified via a October 6, 2023 letter about the October 23, 2023 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. However, there is rounding error on the plat that must be corrected prior to recording. This property is located in the Agricultural Preservation (AP) Zoning District and is NOT located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required by a city as the property is further than two (2) miles from the closest incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. The Woodbury County Zoning Commission voted 4 – 0 to recommend acceptance and approval of the Gray First Addition subdivision final plat.

Parcel #: 884209200009  
Township/Range: T88N R42W (Rock)  
Section: 9  
Quarter: S ½ of the SE ¼ of the NE ¼ and the N ½ of the NE ¼ of the SE ¼ of the NE ¼  
Zoning District: Agricultural Preservation  
Floodplain District: Zone X (Not in Floodplain)  
Address: 1729 Story Ave., Correctionville, IA 51016

**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?**

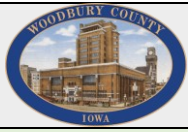
Yes  No

**RECOMMENDATION:**

Receive the final staff report and P&Z Commission's recommendation from their 10/23/23 meeting.  
Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Motion to receive the final staff report and the Zoning Commission's recommendation from their 10/23/23 meeting to approve the final plat of Gray First Addition, a minor subdivision to Woodbury County, Iowa.
- b. Motion to accept and approve the Gray First Addition, a minor subdivision to Woodbury County, Iowa.



# WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. · Sixth Floor · Sioux City, IA 51101 · Phone: 712.279.6609 · Fax: 712.279.6530 · Web: woodburycountyiowa.gov

Daniel J. Priestley, MPA – Zoning Coordinator · dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk · dnorton@woodburycountyiowa.gov

FINAL REPORT – OCTOBER 24, 2023

## GRAY FIRST ADDITION - MINOR SUBDIVISION PROPOSAL

### Application Details

|  |                     |
|--|---------------------|
| Applicant(s)/Owner(s):                 | Marlis A. Gray      |
| Application Type:                      | Minor Subdivision   |
| Name of Subdivision:                   | Gray First Addition |
| Application Date:                      | 9/29/23             |
| Number of Lots:                        | 1                   |
| Total Acres:                           | 10.02               |
| Extraterritorial Review:               | Not Required        |
| Legal Notice Date:                     | 10/10/23            |
| Neighbor(s) Notice Date:               | 10/6/23             |
| Stakeholder(s) Notice Date:            | 10/2/23             |
| Zoning Commission Public Hearing Date: | 10/23/23            |
| Board of Supervisors Agenda Date:      | 10/31/23            |
| Attorney:                              | Ryan C. Ross        |
| Surveyor:                              | Brad M. Beck        |

### Property Details

|                      |   |
|----------------------|---|
| Parcel #:            | 884209200009  |
| Township/Range:      | T88N R42W (Rock)  |
| Section:             | 9   |
| Quarter:             | S ½ of the SE ¼ of the NE ¼ and the N ½ of the NE ¼ of the SE ¼ of the NE ¼ |
| Zoning District:     | Agricultural Preservation   |
| Floodplain District: | Zone X (Not in Floodplain)  |
| Address:             | 1729 Story Ave.,<br>Correctionville, IA 51016                               |



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| Plat Excerpt  |
| Parcel Report   |
| Zoning Map  |
| Floodplain Maps   |
| Elevation Map   |
| Soil Map and Report   |

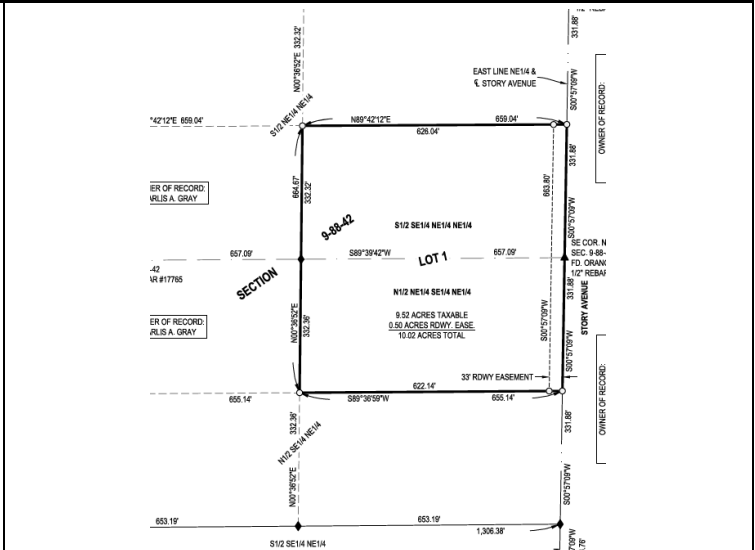
### SUMMARY

Marlis A. Gray, has filed for a one (1) lot minor subdivision on the property identified as Parcel #884209200009 and referenced above. This subdivision is being completed to separate the house location from the abutting ground. This proposal has been properly noticed in the Sioux City Journal legals section on October 10, 2023. The neighbors within 1000 FT have been duly notified via a October 6, 2023 letter about the October 23, 2023 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. However, there is rounding error on the plat that must be corrected prior to recording. This property is located in the Agricultural Preservation (AP) Zoning District and is NOT located in the Special Flood Hazard Area (SFHA). Extraterritorial review is not required by a city as the property is further than two (2) miles from the closest incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. The Woodbury County Zoning Commission voted 4 – 0 to recommend acceptance and approval of the Gray First Addition subdivision final plat.

### AERIAL VIEW

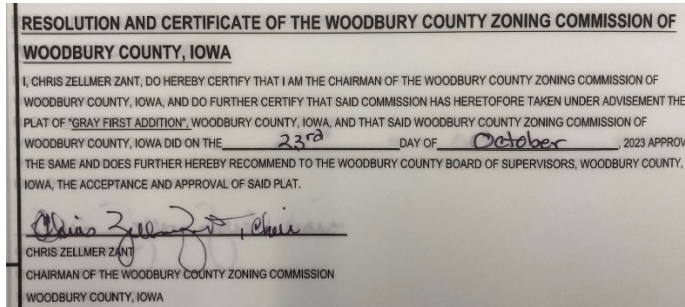


### FINAL PLAT EXCERPT



### ZONING COMMISSION RECOMMENDATION

The Woodbury County Zoning Commission voted 4 – 0 to recommend acceptance and approval of the Gray First Addition subdivision final plat.



### Minutes - Woodbury County Zoning Commission Meeting – October 23, 2023

The Zoning Commission (ZC) meeting convened on Monday, 23rd of September, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Corey Meister, Jeff O'Tool, Barb Parker  
County Staff Present: Dan Priestley, Dawn Norton  
Public Present: Leo Jochum, Bev Jochum, Dan Bittinger, Ann Johnston, Daniel Segura, Elizabeth Widman, Emily Segura, Bob Fritzmeier, Roger & Gwen Burnett (?), Russell Petersen, Hope Lynam  
Chad Swanger

Telephone:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission YouTube channel: <https://www.youtube.com/watch?v=qNpK3atf1k0>

#### Call to Order

Chair Chris Zant formally called the meeting to order at 5:08 PM. Tom Bride was absent.

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

None

#### Approval of Previous Meeting Minutes – September 25, 2023 and October 16, 2023

O'Tool motioned. Second: Meister. Motion carried: 4-0.

#### Public Hearing: Back Acre Estates, Second Filing, Minor Subdivision Proposal on Parcel #884702200009

Priestley read the preliminary report and staff recommendation into the record. Chad Swanger, Trustee Terry V. Swanger Trust has filed for a one (1) lot minor subdivision on the property identified as Parcel #884702200009. This subdivision is being completed to separate the house location from the abutting ground. This proposal has been properly noticed in the Sioux City Journal legal section on October 10, 2023. The neighbors within 1000 FT have been duly notified via an October 6, 2023 letter about the October 23, 2023 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is NOT located in the Special Flood Hazard Area (SFHA). The City of Sioux City have accepted and approved the file plat with the approval of Sioux City council resolution No. 2023-0962. Staff recommends that a pavement agreement be signed with Woodbury County as a condition of approval of this final plat. Based on the information received and requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Owner has signed a pavement agreement which will be recorded with the final plat. O'Tool motioned to close public hearing. Second: Meister. Motion carried: 4-0. Motion to recommend acceptance and approval to Board of Supervisors by Meister. Second: Parker. Carried: 4-0. Item will be presented to the Board of Supervisors on October 31, 2023.

#### Public Hearing: Grays First Addition, Minor Subdivision Proposal on Parcel #884209200009

Priestley read the preliminary report and staff recommendation into the record. Marlis A. Gray, has filed for a one (1) lot minor subdivision on the property identified as Parcel #884209200009. This subdivision is being completed to separate the house location from the abutting ground. This proposal has been properly noticed in the Sioux City Journal legal section on October 10, 2023. The neighbors within 1000 FT have been duly notified via a October 6, 2023 letter about the October 23, 2023 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. However, there is a rounding error on the plat that must be corrected prior to recording. Priestley confirmed that the rounding error has been corrected and shared with the County Engineer who concurred. This property is located in the Agricultural Preservation (AP) Zoning District and is NOT located in the special Flood Hazard Area (SFHA). Exterritorial review is not required by a city as the property is further than two (2) miles from the closest incorporated jurisdiction. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. Motion to close public hearing: Meister. Second: O'Tool. Carried: 4-0. Parker inquired about a pavement agreement. Priestley indicated that pavement agreements are required when referenced/requested by the County Engineer. Zant asked about the well and septic location and Priestley indicated that the well and septic were on the lot. Motion to recommend acceptance and approval to the Board of Supervisors by Meister. Second: Parker. Carried: 4-0.

#### Public Hearing: Solar Energy – Utility-Scale Solar Systems – Consideration of Solar Ordinances for Recommendations(s) to the Board of Supervisors

Priestley summarized the purpose of the public hearing. The Woodbury County Zoning Commission has been directed by the Board of Supervisors on August 8, 2023 to establish/examine a new ordinance as it relates to utility-scale solar systems. The purpose of the public hearing is to receive comments and put together a proposal as a possible ordinance or amendments for

solar energy systems not limited to utility-scale systems, agrisolar or agrivoltaics, and community solar systems, together with the Commission addressing the permitting process for such systems in industrial and/or agricultural areas. The Zoning Commission held their first public hearing at the Moville Area Community Center on September 11, 2023. The second was held in the basement of the Woodbury County Courthouse on September 25, 2023. Both public hearings included constituents who offered comments both in support and opposition to the expansion of utility-scale solar in the Agricultural Preservation (AP) Zoning District. Audio of meetings may be accessed for review by visiting the Woodbury County Zoning Commission "Committee" page on the Woodbury County website at: [www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov). The Zoning Commission conducted a work session on October 16, 2023 to discuss the considerations for an ordinance. The audio for this meeting may be obtained by using the following link: <https://www.youtube.com/watch?v=1JAJ6Xh3cSU> or <https://tinyurl.com/Zoning101623>

Emily Segura (Sioux City) addressed the ZC about the impact of utility-scale solar on area farmland. She discussed the importance of taking care of the land and questioned the disposal and the economics of sending the panels to the dump. Segura recommended for the ZC to read the article "The Dark Side of Solar Power" by Atalay Atas, Serasu Duran, and Luk N. Van Wassenhove from the Harvard Business Review which discusses a number of topics including the high cost of solar trash and disposal. She offered concerns about the emittance of toxic waste from the decommissioned panels.

Ann Johnston (Salix) addressed the ZC with concerns about slave labor groups in foreign countries such as the Uyghurs in China who are part of the supply chains that make up 95% of the solar panels worldwide. She referenced that much emphasis has been placed on Scott and Linn Counties but not enough on the western counties in Iowa. Johnston indicated that Sioux County is under a moratorium from solar renewables.

Elizabeth Widman (Sergeant Bluff) addressed the ZC indicating that two of the Board of Supervisors voted against putting solar on ag protected land. She asserted this is not a mandate from the board to ensure solar encroaches on ag land. Putting solar on ag land fundamentally changes the ag protected areas and should only be put in industrial zones. MidAmerica's largest Iowa project is 800 acres but they stated they do not have immediate plans to locate solar in Woodbury County. Widman indicated that the farming between solar panels is experimental and not done in America. MidAmerica stated that cattle grazing underneath solar panels would not work because they would rub against the panels and knock them down. Grass planted underneath would not help wildlife because fences need to be around these areas to protect the public. Widman questioned Daniel Priestley's comment at the previous work session that if applicants were to apply to the county to establish utility-solar they would have to be forthright in the application. However, at the public meetings it has not been mentioned that the pro-solar speakers have already signed contracts with an outside company, and we should be told who the company is. If you add up the acres in the plat book owned by these individuals in my area, it comes out to 2,600 acres or 4 square miles in comparison to the City of Sergeant Bluff which is only 2.11 square miles. All the remaining cities in Woodbury are less than one square mile. Four square miles is about the size of 1,936 football fields. Widman indicated that contracts are for 30 years. If these are the same, she will be 97 years old before the possibility of decommissioning them back to solar and her family will grow up to not see agriculture land. Widman asserted that utility-solar is not agriculture. Widman referenced a 3,000 acre solar project near Rock Branch that will be near her ground. She stated that agricultural preservation is meant to preserve agriculture. Widman asserted these utility-scale solar facilities belong on industrial land.

Elizabeth Cindy Haase (Salix) addressed the ZC offering concerns about the radiation caused by solar panels. She indicated that the electronic magnetic sensitivity causing, headaches, dizziness, nausea, cancer risk has been reported by people who reside close to solar systems.

Motion to close public hearing: Parker. Second: O'Tool. Carried: 4-0.

Zant commented there have been great comments from both sides, wants verification on some facts, Commission will work on collecting and reviewing more information. O'Tool appreciates feedback, good to hear all sides.

**No Public Comment on Matters Not on the Agenda**

**Commissioner Comment of Inquiry**

Due to harvest, O'Tool suggested waiting until regular November 27<sup>th</sup> meeting instead of scheduling a work session, all present commissioners agreed.

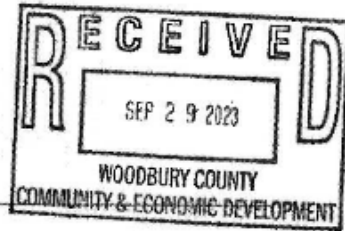
**Staff Update**

Priestley noted subdivisions recommended tonight will be presented to the Board of Supervisors on Oct 31, 2023. Woodbury County Community and Economic Development will be hosting the COZO conference in May of 2024.

**Adjourn**

Motion to adjourn: Meister. Second: O'Tool. Carried: 4-0.

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION



Applicant: MARLIS A. GRAY  
Name of Owner

Mailing Address: 1023 MASON AVENUE, PIERSON, IOWA 51048  
Street City or Town State and Zip + 4

Property Address: 1729 STORY AVENUE, CORRECTIONVILLE, IOWA 51016  
Street City or Town State and Zip + 4

Ph/Cell #: 712-251-5040 E-mail Address: JLGRAYTRUCKING@GMAIL.COM

To subdivide land located in the NE Quarter of Section 9

Civil Township 88 NORTH GIS Parcel # 884209200009

Name of Subdivision: GRAY FIRST ADDITION

Subdivision Area in Acres 10.02 Number of Lots 1

**Attachments:**

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: BRAD M. BECK, P.E., P.L.S. #17765 Ph/Cell: 712-225-9025

Attorney: RYAN C. ROSS Ph/Cell: 712-224-7585

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: *Marlis A. Gray*  
Zoning Director: *[Signature]* 9/29/23

**For Office Use Only:**

Zoning District AP Flood District X Date 9-29-23 No. 6939

Application Fee 4 Lots or less (\$300\*+ Additional Fees) \$300 ck#1006  
5 Lots or more (\$300\* plus \$5 per lot + Additional Fees)

\*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

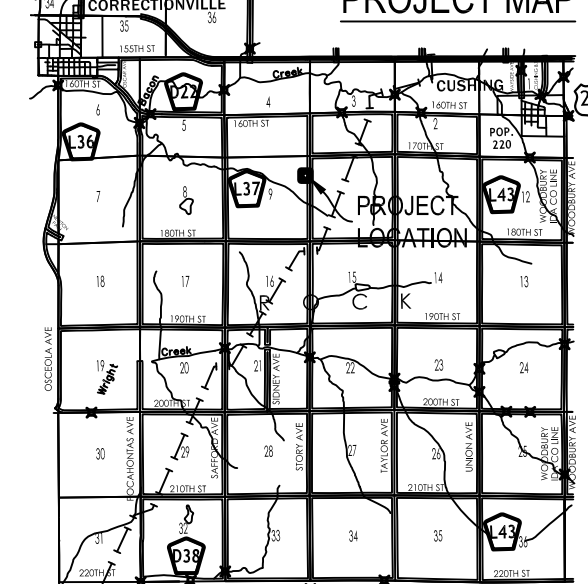
# FINAL PLAT - GRAY FIRST ADDITION

Minor Subdivision to Woodbury County, Iowa.

## LEGEND

- FOUND ORANGE CAPPED 1/2" REBAR #15746
- SET YELLOW CAPPED 1/2" REBAR #17765
- ◆ CALCULATED CORNER (NOTHING SET)
- ▲ FOUND SECTION CORNER AS NOTED
- △ SET SECTION CORNER AS NOTED

## PROJECT MAP

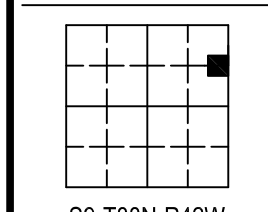


## INDEX LEGEND

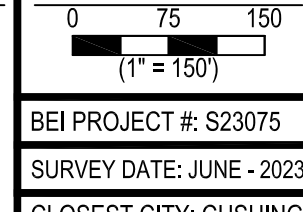
Location: Section: 9-88-42 - NE1/4

Requestor: Josh Gray  
Proprietor: Marlis A. Gray  
Surveyor: Brad M. Beck, P.E., P.L.S. #17765  
Surveyor Company: Beck Engineering, Inc.  
110 East Indian Street, Cherokee, Iowa 51012  
Return To: info@beck-engineering.net - (712)-225-9025

## LOCATION MAP



## GRAPHIC SCALE



BEI PROJECT #: S23075

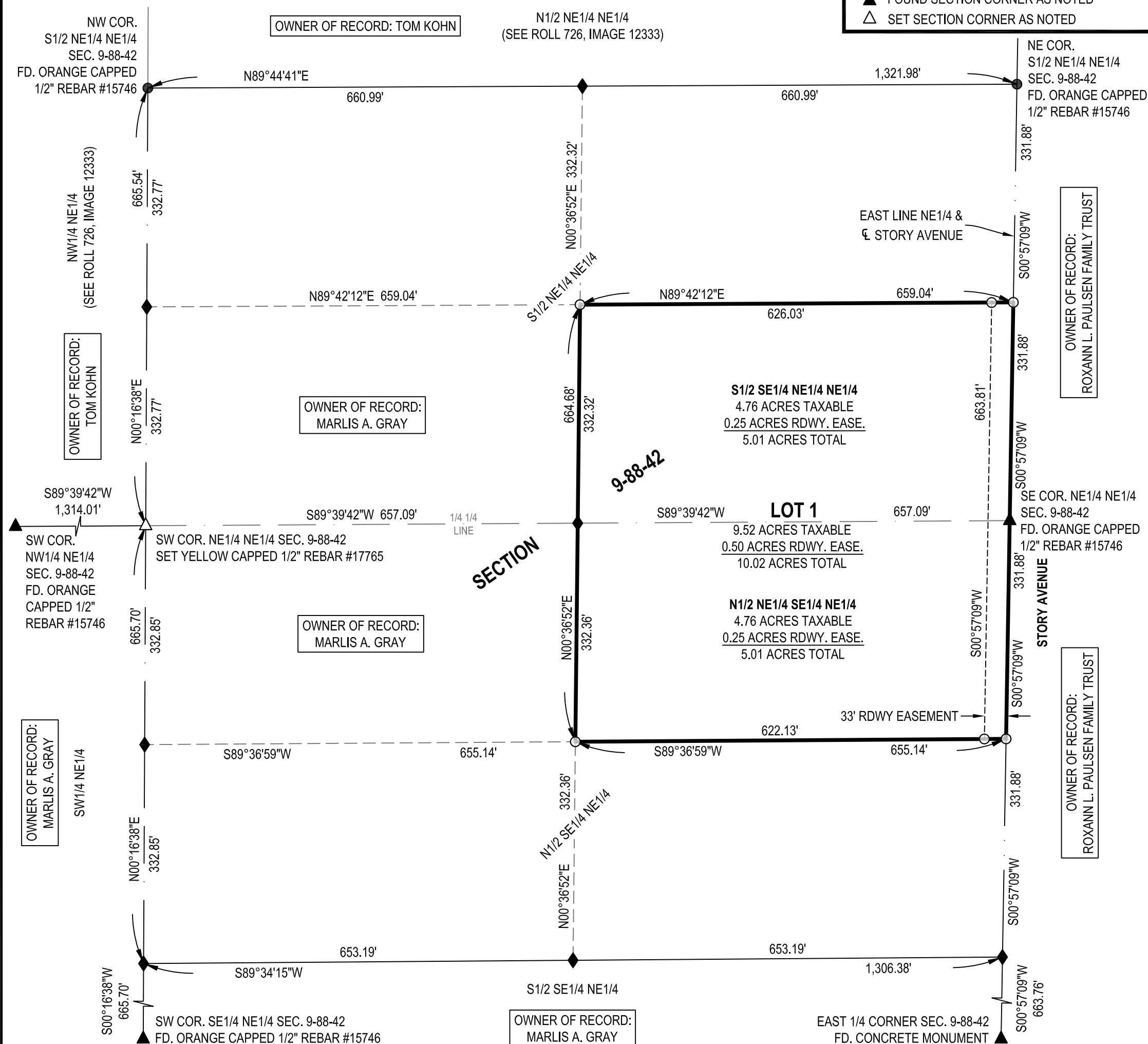
SURVEY DATE: JUNE - 2023 BY JJB

CLOSEST CITY: CUSHING (2.1 MILES) AND CORRECTIONVILLE (2.6 MILES)

BECK ENGINEERING, INC.



Civil Engineering - Land Surveying  
Landscape Architecture



## LEGAL DESCRIPTION OF LOT 1:

The South Half of the Southeast Quarter of the Northeast Quarter of the Northeast Quarter,  
AND  
The North Half of the Northeast Quarter of the Southeast Quarter of the Northeast Quarter,

all in Section 9, Township 88 North, Range 42 West of the 5th P.M., Woodbury County, Iowa.

Said described Lot 1 contains a total of 10.02 Acres, inclusive of a Public Roadway Easement of 0.50 Acres. Said Lot 1 is also subject to any and all other Easements be they of Record or not.

For this Survey the East line of the NE1/4 of said Section 9 is assumed to bear S00°57'09"W (Iowa Regional Coordinate System Zone 4 Sioux City-Iowa Falls). All distances measured using the U.S. Survey Foot.

## ZONING DISTRICT DIMENSIONAL STANDARDS:

Current & Proposed Zoning: AP

Minimum Lot Area:

- Single Family
- Two Family 2 acres
- Multiple Family

Minimum Lot Width: 200 ft

Front Yard Setback: 100 ft

Side Yard Setback: 20 ft

--Accessory Structures: 10 ft

Rear Yard Setback: 50 ft

--Accessory Structures: 10 ft

Maximum Height: 45 ft

--Accessory Structures: 45 ft

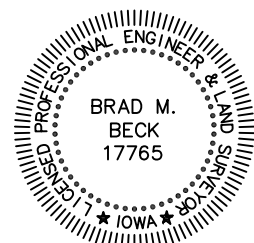
## SURVEYOR'S CERTIFICATE

I, BRAD M. BECK, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 17765, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES, AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA \_\_\_\_\_, 2023.

BRAD M. BECK, P.E., P.L.S. #17765  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
NUMBER OF PAGES COVERED BY THIS CERTIFICATION. = 1



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

MARLIS A. GRAY, A SINGLE PERSON, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED, AND PLATTED INTO A LOT, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF BRAD M. BECK, A PROFESSIONAL LAND SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MARLIS A. GRAY

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA :  
: SS

COUNTY OF WOODBURY :  
ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED MARLIS A. GRAY, A SINGLE PERSON, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT SHE EXECUTED THE SAME AS HER VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

## BOARD OF SUPERVISOR'S RESOLUTION

RESOLUTION NO. \_\_\_\_\_  
RESOLUTION ACCEPTING AND APPROVING "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNER AND PROPRIETOR A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023.

MATTHEW UNG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: \_\_\_\_\_  
PATRICK F. GILL  
SECRETARY  
WOODBURY COUNTY, IOWA

## AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA, AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2023.

PATRICK F. GILL  
AUDITOR  
WOODBURY COUNTY, IOWA  
DIANE SWOBODA PETERSON, DEPUTY

## COUNTY ENGINEER'S CERTIFICATE

I, MARK NAHRA, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS, BOTH LINEAR AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

MARK NAHRA, P.E.  
COUNTY ENGINEER  
WOODBURY COUNTY, IOWA

## CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ONE THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_, 2023.

JULIE CONOLLY  
ASSESSOR  
WOODBURY COUNTY, IOWA

## RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA, AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVICE THE PLAT OF "GRAY FIRST ADDITION", WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

CHRIS ZELLMER ZANT  
CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION  
WOODBURY COUNTY, IOWA

## AUDITOR AND RECORDER CERTIFICATE OF RECORDING

CERTIFICATE OF RECORDING

STATE OF IOWA :  
: SS  
COUNTY OF WOODBURY :

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2023 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.

RECORDED IN PLAT ENVELOPE \_\_\_\_\_, INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_, 2023.

PATRICK F. GILL  
AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

## TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED \_\_\_\_\_, 2023.

TINA BERTRAND  
TREASURER  
WOODBURY COUNTY, IOWA

TITLE OPINION

\_\_\_\_\_, 2023

County Auditor and Recorder  
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Gray First Addition to Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated \_\_\_\_\_, 2023 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Marlis A. Gray, subject to the following, liens, limitations and exceptions:

1. A Mortgage in favor of United Bank of Iowa, dated August 12, 2021, filed August 12, 2021, and recorded in Inst. #2021-11237.
2. An Assignment of Rents in favor of United Bank of Iowa, dated August 6, 2021, filed August 18, 2021, and recorded in Inst. #2021-11492.
3. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 2023.

\_\_\_\_\_  
Ryan C. Ross  
ATTORNEY AT LAW



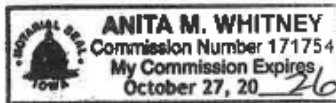
STATEMENT BY MORTGAGE HOLDER: The undersigned, United Bank of Iowa, the present owner and holder of the mortgage recorded as Instrument #2021-11237, and the assignment of rents recorded as Instrument #2021-11492 states that the Plat of Gray First Addition to Woodbury County, Iowa is prepared with United Bank of Iowa's consent and in accordance with its desire. By signing this Plat, the mortgagee consents to the subdivision. This statement is made in accordance with Iowa Code Section 354.11(2).

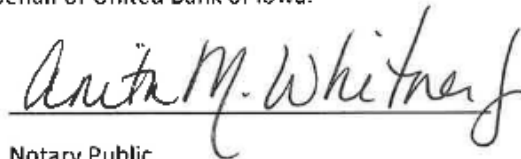
United Bank of Iowa

By: 

Its: President & CEO

On this 21st day of September, 2023, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Daniel Dotzler, the President and CEO of United Bank of Iowa, and who executed the foregoing instrument on behalf of United Bank of Iowa.





Notary Public

**CED STAFF - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, CED staff:

|  |  |
|--|--|
|  | <b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b>   |
|  | Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.   |
|  | <b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>  |
|  | Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.  |
|  | <b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b>   |
|  | Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.   |
|  | <b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b>   |
|  | Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.  |
|  | <b>shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b> |
|  | Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.   |

**ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

|  |   |
|--|---|
|  | <b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b>  |
|  | Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.   |
|  | <b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b>   |
|  | Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.  |
|  | <b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b>   |
|  | Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.   |
|  | <b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b>  |
|  | During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law. |

**EXTRATERRITORIAL REVIEW**

Extraterritorial review is not required under Iowa Code 354.9 as the location of the subdivision exceeds two miles of a city.

**LEGAL NOTIFICATION**

Published in the Sioux City Journal's Legal Section on October 10, 2023.

**\*\*\* Proof of Publication \*\*\***

STATE OF IOWA  
COUNTY OF WOODBURY

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

Woodbury County Community & Economic Development

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

ORDER NUMBER 66191

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

this 10 day of OCTOBER, 2023



Danine Glascock Notary Public

In and for Woodbury County.

Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 10/10/2023

TOTAL AD COST: 72.96

FILED ON: 10/10/2023

**NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on October 23, 2023 at 5:00 PM or as soon thereafter as the matters may be considered. Said hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury 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 these matters should appear at the aforesaid hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

**Item One (1)**

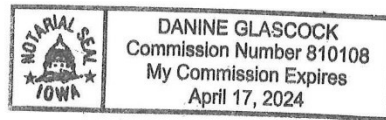
**PROPOSED MINOR SUBDIVISION:** To be known as Back Acre Estates, Second Filing, a one-lot minor subdivision in a 6.47-acre portion of Section 2, T88N R47W (Woodbury Township) on Government Lot 5 on Parcel #88470220009. The parent parcel is about 1 mile east of Sioux City and about 4.3 miles west of Lawton. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Chad Swanger, Trustee Terry V. Swanger Trust, 1656 162nd St., Lawton, IA 51030.

**Item Two (2)**

**PROPOSED MINOR SUBDIVISION:** To be known as Gray First Addition, a one-lot minor subdivision in a 10.02-acre portion of Section 9, T88N R42W (Rock Township) in the S 1/2 of the SE 1/4 of the NE 1/4 and the N 1/2 of the NE 1/4 of the SE 1/4 of the NE 1/4 on Parcel #88470220009. The parent parcel is around 2.2 miles southeast of Correctionville and 2.1 miles southwest of Cushing. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Maris A. Gray, 1729 Story Ave., Correctionville, IA 51016.

**Item Three (3)**

**PROPOSED UTILITY-SCALE SOLAR ENERGY SYSTEMS ZONING ORDINANCE AMENDMENT:** A proposal to amend the Woodbury County Zoning Ordinance to include provisions for the permitting of utility-scale solar energy systems in the unincorporated areas of Woodbury County in the General Industrial (GI), Limited Industrial (LI), and Agricultural Preservation (AP) Zoning Districts. In addition, the concept of a utility-scale energy systems overall district will be considered. The proposed regulations provide uniform and comprehensive standards for the installation and use of Utility-Scale Solar Energy Systems (US-SES) including and not limited to agrisolar and community solar systems. US-SES may include, solar panels, solar support structure, inverter/transformers, energy storage technologies, wiring, and other equipment necessary for the generation, storage and delivery of electricity. The intent of these regulations is to protect the public health, safety, and community welfare while allowing development of utility-scale solar energy resources for utility, commercial, and industrial purposes.





## 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@sioux-city.org

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@sioux-city.org

SECRETARY  
Tish Brice  
tbrice@sioux-city.org

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: October 19, 2023

Subject: Gray First Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated October 2, 2023.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa. There is an error on the plat, however. The west line of Lot 1 shows two fractional parts of quarter-quarter-quarter sections as having line lengths of 332.36 feet and 332.62 feet respectively. The line call for the full length of the west line of the lot is shown at 664.57 feet. There appears to be a rounding error that should be addressed before the plat is recorded.
- I reviewed the parcel for access. The two of the existing driveways serving the house lot meet sight distance requirements may continue to be used. There is a field entrance serving the new Lot 1 north of the house that does not meet requirements for sight distance. It was likely in place prior to the changes in design stopping sight distance and may remain in place but may not be improved or widened. It would be preferable to the department to relocate the driveway to a location with adequate sight distance.  
Access to the remaining acreage is already in place for the south half of the quarter-quarter-quarter section. There is no access for the north remainder. Should a driveway be needed for access, the owner will need to contact my department for a driveway permit.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

The concerns in this memo have been addressed. See email exchange between Mark Nahra and Daniel Priestley on the next page.

## Daniel Priestley

---

**From:** Mark Nahra  
**Sent:** Monday, October 23, 2023 11:25 AM  
**To:** Daniel Priestley  
**Subject:** RE: Correction to Gray First Addition

Dan,

The correction looks good to me. Thank you.

Mark J. Nahra, P.E.  
Woodbury County Engineer  
759 E. Frontage Road  
Merville, IA 51039  
Phone: 712-279-6484  
712-873-3215  
email: [mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)

---

**From:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Sent:** Friday, October 20, 2023 8:33 AM  
**To:** Mark Nahra <[mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)>  
**Subject:** Correction to Gray First Addition

Mark,

Attached is the correction to the Gray First Addition subdivision plat as referenced in your review memo.

Thanks,

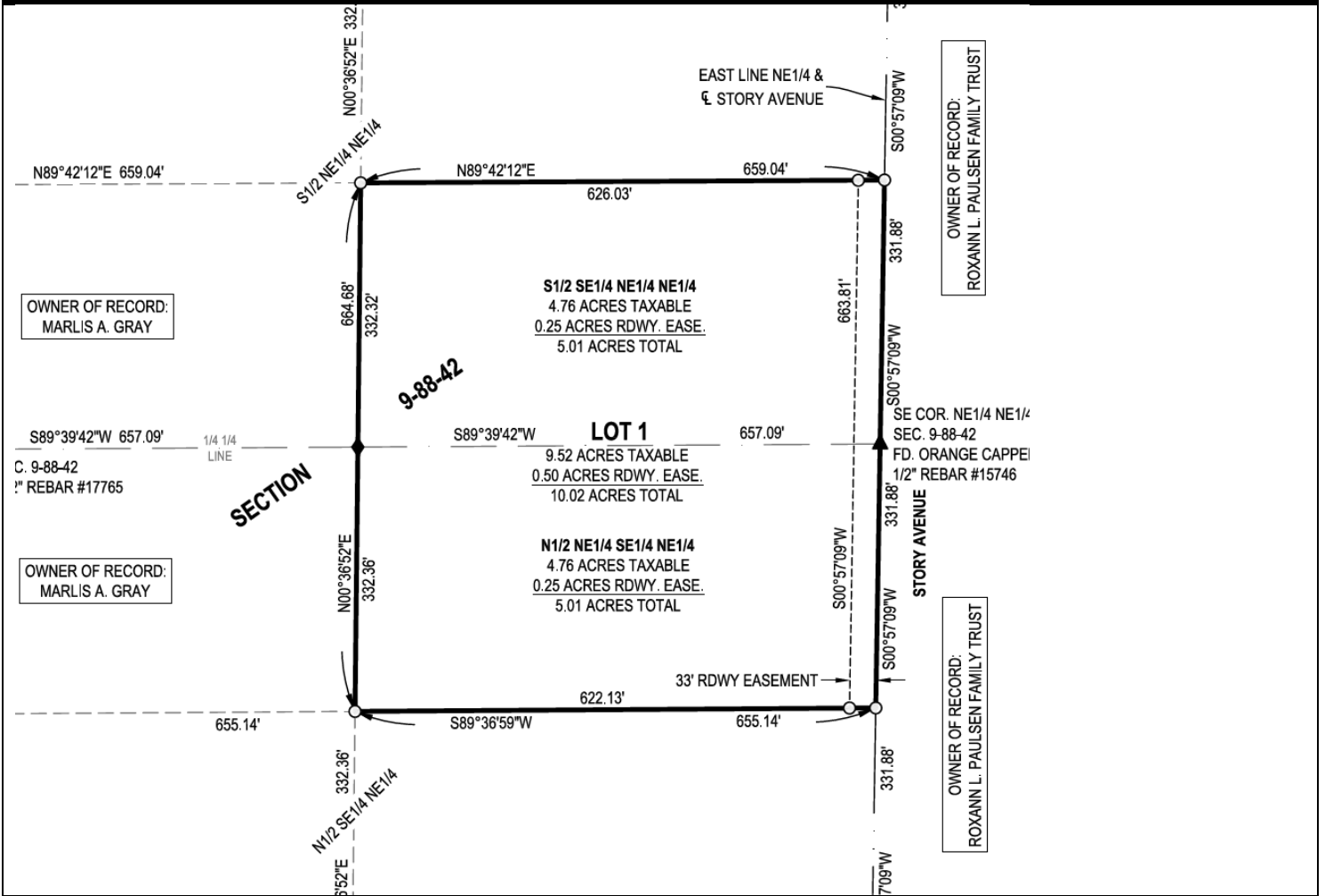
---

Daniel J. Priestley, MPA - Zoning Coordinator  
Woodbury County Community & Economic Development  
620 Douglas Street, 6<sup>th</sup> Floor  
Sioux City, IA 51101  
Office: (712) 279-6609  
Fax: (712) 279-6530  
Email: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)  
Web: [www.WoodburyCountyCED.com](http://www.WoodburyCountyCED.com)

\*\*\*\*\*IMPORTANT NOTICE\*\*\*\*\*

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PLAT MAP EXCERPT



WELL AND SEPTIC LOCATIONS



# Woodbury County, IA / Sioux City

## Summary

**Parcel ID** 884209200009  
**Alternate ID** 775007  
**Property Address** 1729 STORY AVE  
 CORRECTIIONVILLE IA 51016  
**Sec/Twp/Rng** 9-88-42  
**Brief Tax Description** ROCK TOWNSHIP S 1/2 OF NE NE & N 1/2 OF NE SE NE 9-88-42  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** 2023-02000 (3/9/2023)  
**Gross Acres** 24.25  
**Net Acres** 24.25  
**Adjusted CSR Pts** 1342.64  
**Zoning** AP-AGR[CULTURAL PRESERVATION  
**District** 0017 ROCK/RIVER VALLEY  
**School District** RIVER VALLEY CO  
**Neighborhood** N/A



## Owner

**Deed Holder**  
[GRAY MARLYS A](#)  
[1729 STORY AVE](#)  
 CORRECTIIONVILLE IA 51016  
**Contract Holder**  
**Mailing Address**  
 GRAY MARLYS A  
 1729 STORY AVE  
 CORRECTIIONVILLE IA 51016

## Land

**Lot Area** 24.25 Acres ;1,056,330 SF

## Residential Dwellings

**Residential Dwelling**  
**Occupancy** Single-Family / Owner Occupied  
**Style** 1 Story Frame  
**Architectural Style** N/A  
**Year Built** 1976  
**Condition** Above Normal  
**Roof** Mt / Gable  
**Flooring**  
**Foundation** C Bk  
**Exterior Material** Vinyl  
**Interior Material** Drwl  
**Brick or Stone Veneer**  
**Total Gross Living Area** 1,244 SF  
**Main Area Square Feet** 1244  
**Attic Type** None;  
**Number of Rooms** 0 above; 0 below  
**Number of Bedrooms** 0 above; 0 below  
**Basement Area Type** Full  
**Basement Area** 1,244  
**Basement Finished Area**  
**Plumbing** 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3;  
**Appliances**  
**Central Air** No  
**Heat** Yes  
**Fireplaces**  
**Porches**  
**Decks**  
**Additions**  
**Garages** 624 SF - Att Frame (Built 1976);

## Agricultural Buildings

| Plot # | Type                         | Description   | Width | Length | Year Built | Building Count |
|--------|------------------------------|---------------|-------|--------|------------|----------------|
| 0      | Bin - Grain Storage (Bushel) | BIN "STORMOR" | 0     | 0      | 1972       | 1              |
| 0      | Bin - Grain Storage (Bushel) | BIN "CCC"     | 0     | 0      | 1972       | 1              |
| 0      | Confinement - Hog            | FARROWHSE     | 30    | 80     | 1979       | 1              |
| 0      | Bin - Grain Storage (Bushel) | BIN           | 0     | 0      | 1972       | 1              |
|        | Shed - Hay                   |               | 0     | 0      | 2011       | 1              |
|        | Shed                         |               | 0     | 0      | 2011       | 2              |

## Sales

| Date     | Seller         | Buyer         | Recording  | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|----------|----------------|---------------|------------|-----------------------|------|--------------|--------|
| 3/3/2023 | GRAY WILLIAM T | GRAY MARLYS A | 2023-02000 | No consideration      | Deed |              | \$0.00 |

## Valuation

|                               | 2023                      | 2022                      | 2021                      | 2020                      | 2019                      |
|-------------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Classification                | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture |
| + Assessed Land Value         | \$44,640                  | \$34,000                  | \$34,000                  | \$32,130                  | \$32,130                  |
| + Assessed Building Value     | \$10,980                  | \$6,940                   | \$6,940                   | \$6,320                   | \$6,320                   |
| + Assessed Dwelling Value     | \$148,620                 | \$110,570                 | \$109,340                 | \$98,410                  | \$98,410                  |
| <b>= Gross Assessed Value</b> | <b>\$204,240</b>          | <b>\$151,510</b>          | <b>\$150,280</b>          | <b>\$136,860</b>          | <b>\$136,860</b>          |
| - Exempt Value                | \$0                       | \$0                       | \$0                       | \$0                       | \$0                       |
| <b>= Net Assessed Value</b>   | <b>\$204,240</b>          | <b>\$151,510</b>          | <b>\$150,280</b>          | <b>\$136,860</b>          | <b>\$136,860</b>          |

## Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

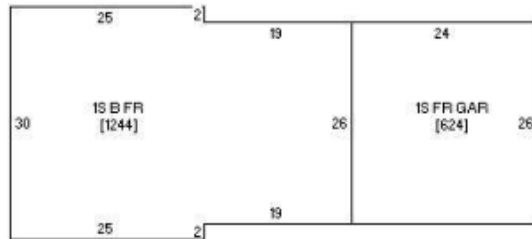
## Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

## Photos

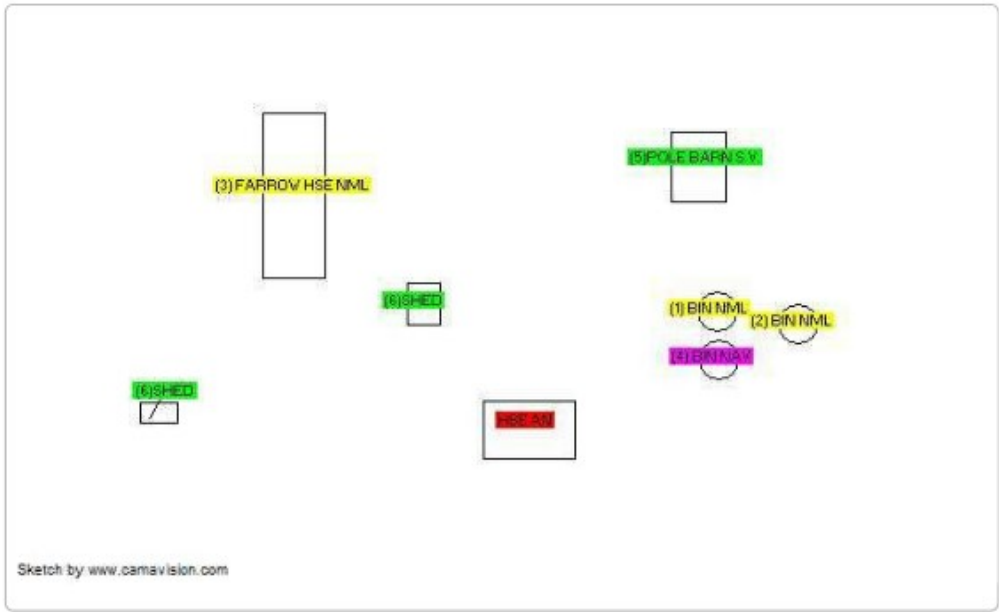


## Sketches



Sketch by [www.camavision.com](http://www.camavision.com)





No data available for the following modules: Commercial Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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Contact Us



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 Last Data Upload: 9/29/2023, 7:10:32 PM

**ZONING MAP**



- Legend**
- Roads
  - Corp Boundaries
  - Townships
  - Parcels
  - County Zoning**
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

|                       |  |              |        |               |                           |
|-----------------------|--|--------------|--------|---------------|---------------------------|
| Parcel ID             | 88420920009  | Alternate ID | 775007 | Owner Address | GRAY MARLIS A             |
| Sec/Twp/Rng           | 9-88-42  | Class        | A      |               | 1729 STORY AVE            |
| Property Address      | 1729 STORY AVE   | Acreage      | 24.25  |               | CORRECTIONVILLE, IA 51016 |
|                       | CORRECTIONVILLE  |              |        |               |                           |
| District              | 0017   |              |        |               |                           |
| Brief Tax Description | ROCK TOWNSHIP S 1/2 OF NE NE & N 1/2 OF NE SE NE 9-88-42 |              |        |               |                           |
|                       | (Note: Not to be used on legal documents)                |              |        |               |                           |

**EFFECTIVE FLOODPLAIN MAP**



**Overview**



**Legend**

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
- A.
- AE,
- AE, FLOODWAY
- AH,
- AO,
- X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

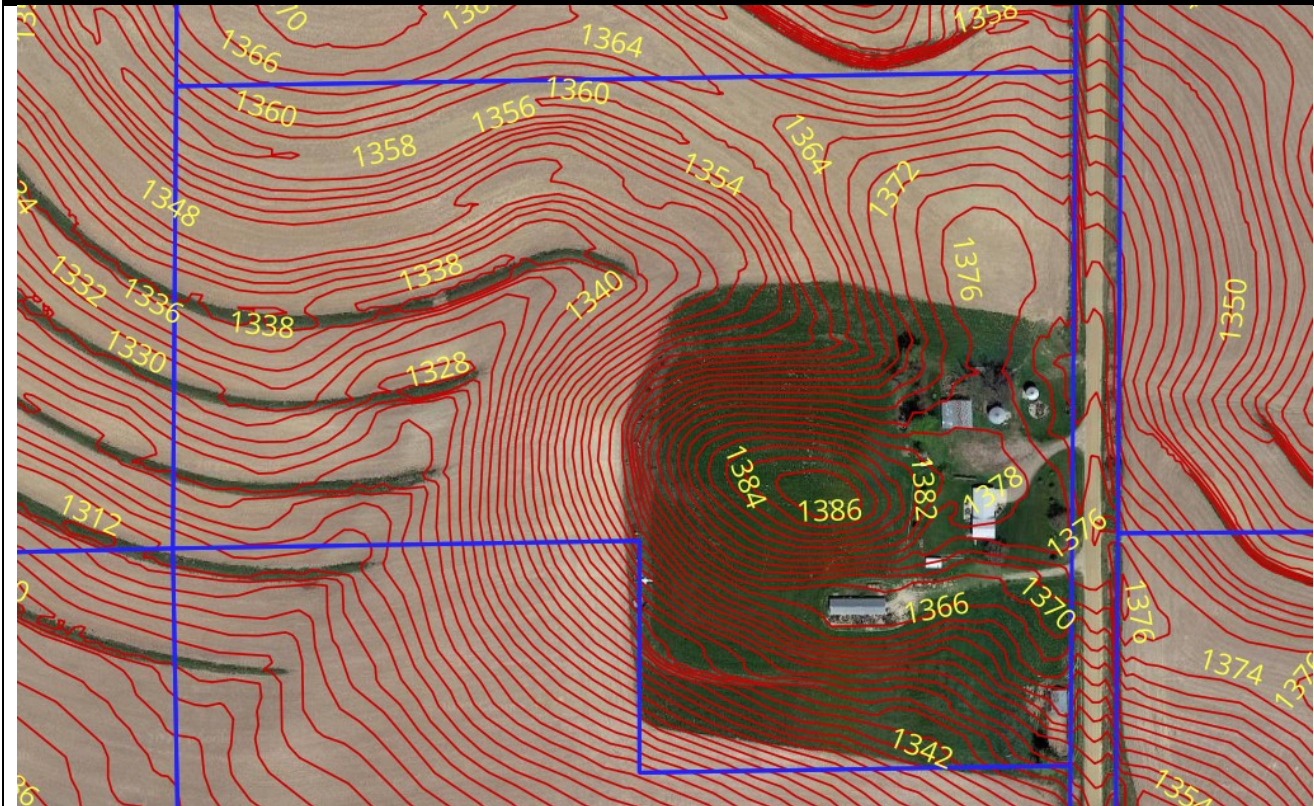
|                       |  |              |        |               |                           |
|-----------------------|--|--------------|--------|---------------|---------------------------|
| Parcel ID             | 884209200009   | Alternate ID | 775007 | Owner Address | GRAY MARLIS A             |
| Sec/Twp/Rng           | 9-88-42  | Class        | A      |               | 1729 STORY AVE            |
| Property Address      | 1729 STORY AVE   | Acree        | 24.25  |               | CORRECTIONVILLE, IA 51016 |
|                       | CORRECTIONVILLE  |              |        |               |                           |
| District              | 0017   |              |        |               |                           |
| Brief Tax Description | ROCK TOWNSHIP S 1/2 OF NE NE & N 1/2 OF NE SE NE 9-88-42 |              |        |               |                           |
|                       | <small>(Note: Not to be used on legal documents)</small> |              |        |               |                           |

**DRAFT FLOODPLAIN MAP**

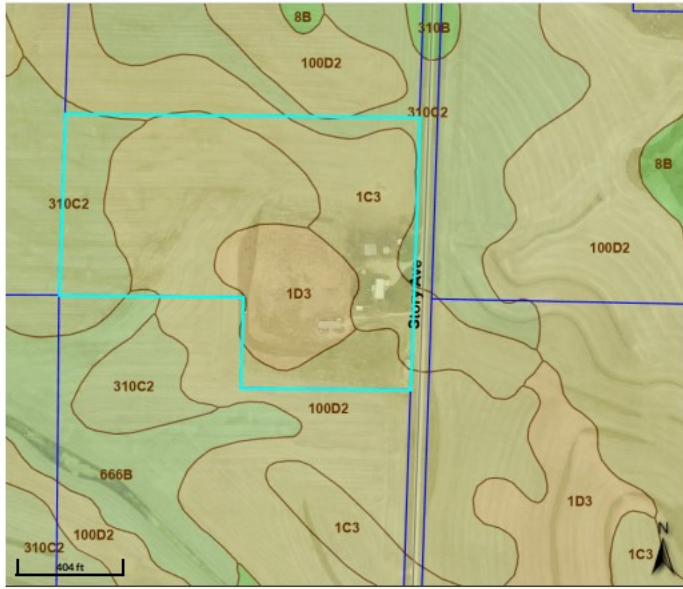
Not in the floodplain.



**ELEVATION MAP**



# SOIL MAP



### Overview



### Legend

- Roads
- Soils
- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000

# SOIL REPORT

## Summary

|                         |              |  |
|-------------------------|--------------|--|
| Parcel ID               | 884209200009 |  |
| Gross Acres             | 24.25        |  |
| ROW Acres               | 0.00         |  |
| Gross Taxable Acres     | 24.25        |  |
| Exempt Acres            | 0.00         |  |
| Net Taxable Acres       | 24.25        | (Gross Taxable Acres - Exempt Land)              |
| Average Unadjusted CSR2 | 58.32        | (1414.2 CSR2 Points / 24.25 Gross Taxable Acres) |

Agland Active Config 2017 CSR2

## Sub Parcel Summary

| Description  | Acres        | CSR2  | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|--------------|-------|------------------------|----------------------|
| 100% Value   | 20.54        | 58.54 | 1,202.50               | 1,202.50             |
| Non-Crop     | 3.71         | 57.06 | 211.70                 | 140.14               |
| <b>Total</b> | <b>24.25</b> |       | <b>1,414.20</b>        | <b>1,342.64</b>      |

## Soil Summary

| Description  | SMS   | Soil Name  | CSR2  | Adjusted Acres | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|--------------|-------|--|-------|----------------|------------------------|----------------------|
| 100% Value   | 666B  | SMITHLAND-DANBURY-JUDSON COMPLEX, 2 TO 5 PERCENT SLOPES      | 88.00 | 0.05           | 4.40                   | 4.40                 |
| 100% Value   | 310C2 | GALVA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERO | 84.00 | 3.76           | 315.84                 | 315.84               |
| 100% Value   | 100D2 | MONONA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY E | 60.00 | 8.87           | 532.20                 | 532.20               |
| 100% Value   | 1C3   | IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED        | 58.00 | 3.79           | 219.82                 | 219.82               |
| 100% Value   | 1D3   | IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED       | 32.00 | 4.07           | 130.24                 | 130.24               |
| Non-Crop     | 310C2 | GALVA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERO | 84.00 | 0.22           | 18.48                  | 9.85                 |
| Non-Crop     | 100D2 | MONONA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY E | 60.00 | 1.12           | 67.20                  | 43.16                |
| Non-Crop     | 1C3   | IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED        | 58.00 | 1.93           | 111.94                 | 73.38                |
| Non-Crop     | 1D3   | IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED       | 32.00 | 0.44           | 14.08                  | 13.75                |
| <b>Total</b> |       |  |       | <b>24.25</b>   | <b>1,414.20</b>        | <b>1,342.64</b>      |

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