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Received
from D.P.

WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS

RESOLUTION NUMBER 13,727

RESOLUTION STATING THE SUPPORT OF THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE APPLICATION FOR VOLUNTARY ANNEXATION OF CERTAIN TERRITORY TO THE CITY OF DANBURY, IOWA, PURSUANT TO IOWA CODE SECTION 368.7

WHEREAS, the City of Danbury, Iowa, has received an application for voluntary annexation of territory not within an urbanized area of another city, pursuant to Iowa Code § 368.7, consisting of two parcels more particularly described in Exhibit A and visually displayed on Exhibit B, attached hereto and made a part hereof by this reference; and

WHEREAS, Parcel 1 consists of a portion of Hawkeye Drive and the associated right-of-way that is titled in the name of the City of Danbury but lies outside the City's existing corporate limits; and

WHEREAS, Parcel 2 consists of approximately 2.29 acres of real estate owned by Austin J. Bettin and Steffany J. Bettin that adjoins Parcel 1 and the existing corporate limits of the City of Danbury; and

WHEREAS, pursuant to Iowa Code § 368.7(1)(b), the City of Danbury provided written notice of the proposed annexation to the Woodbury County Board of Supervisors and the Board of Trustees of Liston Township and scheduled a consultation; and

WHEREAS, on August 17, 2026, Mark Nelson, Chairman of the Woodbury County Board of Supervisors, and Daniel Priestley, Woodbury County Zoning Coordinator, attended the consultation meeting on behalf of Woodbury County; and

WHEREAS, Iowa Code § 368.7(1)(b)(2) requires that, not later than thirty days after the consultation, the board of supervisors of each county containing all or a portion of the territory to be annexed shall, by resolution, state whether it supports the application, opposes the application, or takes no position, and shall take into account any comprehensive plan for the county; and

WHEREAS, the Woodbury County Comprehensive Plan 2040 was adopted by the Board of Supervisors on May 7, 2024, by Resolution No. 13,727; and

WHEREAS, the proposed annexation of Parcel 2 is intended to accommodate one residential home and a shed on the Bettin property, while the annexation of Parcel 1 (City-owned right-of-way) is included to create more uniform municipal boundaries and to avoid the creation of an island; and

WHEREAS, the subject territory is located in the Agricultural Preservation (AP) Zoning District under the Woodbury County Zoning Ordinance, which permits limited single-family residences as an allowed use while encouraging agricultural uses and preserving the County's rural character; and

WHEREAS, the proposed residential use on Parcel 2 is compatible with the Agricultural Preservation (AP) Zoning District and does not increase housing density within the quarter-quarter section beyond the County's minimum standard of two single-family dwellings; and

WHEREAS, although the Future Land Use Map in the Woodbury County Comprehensive Plan 2040 designates a portion of the unincorporated areas surrounding the City of Danbury, including the subject territory, for commercial development, the surrounding zoning consists of a mix of residential uses to the west, agricultural uses in the remaining areas, and Limited Industrial zoning to the northwest; and

WHEREAS, the Board of Supervisors finds that the proposed limited residential use is compatible with the existing Agricultural Preservation (AP) Zoning District; however, the Board notes that the greater portion of this quarter-quarter section is designated for commercial development on the Future Land Use Map, and that any additional development beyond a second house within that quarter-quarter section would require future long-term planning considerations; and

WHEREAS, the Board of Supervisors finds that the proposed voluntary annexation of both Parcel 1 and Parcel 2 is compatible with the existing zoning under the Woodbury County Zoning Ordinance and therefore supports the application.

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

1. The Woodbury County Board of Supervisors hereby states its support for the application for voluntary annexation of both Parcel 1 (City of Danbury-owned right-of-way) and Parcel 2 (Bettin property), as described in Exhibit A, to the City of Danbury, Iowa, pursuant to Iowa Code § 368.7.
2. A copy of this Resolution shall be immediately filed with the City of Danbury and shall be considered by the City Council when taking action on the application. The City Council shall forward a copy of this Resolution to the City Development Board as part of the City's proceedings on the annexation.

Passed and approved this __ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Attest:

Kent Carper

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

EXHIBIT A

Legal Description of Territory Proposed for Voluntary Annexation to the City of Danbury

1. Parcel 1: City of Danbury, owner and/or authorized representative of the owner(s), of all the property described below, hereby requests voluntary annexation of said described property, to become a part of the City of Danbury, Woodbury County, Iowa.

The North 333.0 feet of a strip of land forty-six (46) feet in width along the west line of the northeast quarter (NE ¼) of the northeast quarter (NE ¼) of Section Twenty-Seven (27), Township Eighty-Six (86) North, Range Forty-Two (42) West of the 5th P.M., Woodbury County, Iowa.

AND

2. Parcel 2: Austin and Steffany Bettin, owner and/or authorized representative of the owner(s), of all the property described below, hereby requests voluntary annexation of said described property, to become a part of the City of Danbury, Woodbury County, Iowa.

That part of the Northeast Quarter of the Northeast Quarter of Section 27, Township 86 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows: Commencing at the Northeast corner of said Northeast Quarter of the Northeast Quarter; thence N 89°30'07" W (assumed bearing), along the North line of said Northeast Quarter of the Northeast Quarter, a distance of 984.22 feet to the point of beginning; thence S 00° 19'52" W, a distance of 333.00 feet; thence N 89°30'07" W, parallel to said North line, a distance of 300.00 feet to the East right-of-way line of Hawkeye Drive; thence N 00°19'52" E, along said East right-of-way line, a distance of 333.00 feet to the North line of said Northeast Quarter of the Northeast Quarter; thence N 89°30'07" E, along said North line, a distance of 300.00 feet to the point of beginning. Containing an area of 99,900 square feet or 2.29 acres, more or less.

EXHIBIT B

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