

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

Date: 8/1/24

Weekly Agenda Date: 8/6/24

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

WORDING FOR AGENDA ITEM:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 7/22/24 meeting to approve the final plat of Sandport Addition, a minor subdivision to Woodbury County, Iowa.
B) Motion to accept and approve the final plat of Sandport 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:

Sandra J. Heilman has filed for a one (1) lot minor subdivision on the property identified as Parcel #874730400007 and referenced below. This subdivision is being completed to establish a lot for the potential use as a contractor yard. The property is presently zoned General Industrial (GI) which allows for construction contractor yards. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on July 11, 2024. The neighbors within 1000 FT have been duly notified via a July 8, 2024 letter about the July 22, 2024 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 for a future driveway. The area of the property to be subdivided is not located within the floodplain. The City of Salix waived their extraterritorial review authority with the approval of Resolution No. 2024-05. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. On July 22, 2024, the Woodbury County Zoning Commission voted 4-0 to recommend the approval of the Sandport Addition, a Minor Subdivision.

PROPERTY DETAILS

Parcel(s): 874730400007
Township/Range: T87N R47W (Liberty)
Section: 30
Quarter: SE ¼ of the SE ¼
Zoning District: General Industrial
Floodplain: Zone X (Not in Floodplain)
Property Address: 2683 Port Neal Road, Salix, IA 51052

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?

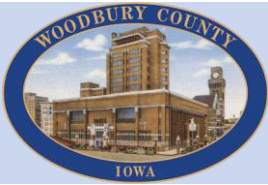
Yes No

RECOMMENDATION:

Receive the final report and P&Z Commission's recommendation from their 7/22/24 meeting.
Approve the final plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

- A) Motion to receive the final report and the Zoning Commission's recommendation from their 7/22/24 meeting to approve the final plat of Sandport Addition, a minor subdivision to Woodbury County, Iowa.
- B) Motion to accept and approve the final plat of Sandport Addition, a minor subdivision to Woodbury County, Iowa.



WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101
712.279.6609 – 712.279.6530 (Fax)

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

FINAL REPORT – AUGUST 1, 2024

SANDPORT ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Sandra J. Heilman	Parcel(s):	874730400007	Summary, Aerial Map, Plat Excerpt, Recommendation	
Application Type:	Minor Subdivision	Township/Range:	T87N R47W (Liberty)	Legal Notification	
Name of Subdivision:	Sandport Addition	Section:	30	Neighbor(s) Notification	
Application Date:	July 1, 2024	Quarter:	SE ¼ of the SE ¼	Stakeholder(s) Comments	
Number of Lots:	1	Zoning District:	General Industrial	Review Criteria / Applicant Responses	
Total Acres:	9.66	Floodplain:	Zone X (Not in Floodplain)	Application	
Extraterritorial Review:	Waived by Salix Resolution #2024-05	Property Address:	2683 Port Neal Road, Salix, IA 51052	Supporting Documentation	
Legal Notice Date:	July 11, 2024				
Neighbor(s) Notice Date:	July 8, 2024				
Stakeholder(s) Notice Date:	TBD				
ZC Public Hearing Date:	July 22, 2024				
BOS Agenda Date:	August 6, 2024				
Attorney:	Gregg Stroschein				
Surveyor:	Dale Smith				

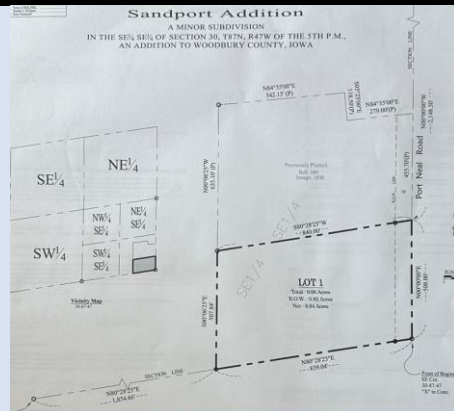
SUMMARY

Sandra J. Heilman has filed for a one (1) lot minor subdivision on the property identified as Parcel #874730400007 and referenced above. This subdivision is being completed to establish a lot for the potential use as a contractor yard. The property is presently zoned General Industrial (GI) which allows for construction contractor yards. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on July 11, 2024. The neighbors within 1000 FT have been duly notified via a July 8, 2024 letter about the July 22, 2024 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 for a future driveway. The area of the property to be subdivided is not located within the floodplain. The City of Salix waived their extraterritorial review authority with the approval of Resolution No. 2024-05. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. On July 22, 2024, the Woodbury County Zoning Commission voted 4-0 to recommend the approval of the Sandport Addition, a Minor Subdivision.

AERIAL MAP



PLAT EXCEPT

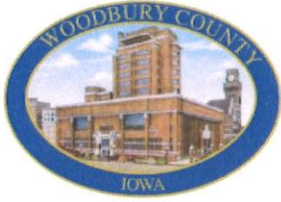


RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY

I, Christine 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 advisement the Final Plat of Sandport Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the 22nd Day of July, 2024 approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 31st Day of July, 2024


Christine Zellmer-Zant, Chairman
Woodbury County Zoning Commission of Woodbury County, Iowa



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

RE: Recommendation: Sandport Addition, Minor Subdivision Proposal

PROPERTY DETAILS

Parcel(s): 874730400007
Township/Range: T87N R47W (Liberty)
Section: 30
Quarter: SE ¼ of the SE ¼
Zoning District: General Industrial
Floodplain: Zone X
Property Address: 2683 Port Neal Road, Salix, IA 51052

Dear Board of Supervisors:


This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Sandport Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regular meeting of the Woodbury County Zoning Commission on July 22, 2024.

Following the public hearing, the Zoning Commission voted 4 to 0 recommend the acceptance and approval of the said final plat to the Woodbury County Board of Supervisors.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation.

Dated this 22 day of July, 2024.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

ATTEST:

Daniel Priestley, MPA - Zoning Coordinator
Woodbury County Community & Economic Development

Minutes - Woodbury County Zoning Commission – July 22, 2024

The Zoning Commission (ZC) meeting convened on the 22nd of July, 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.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=6Qu3SXAs-io>

ZC Members Present:

Barb Parker, Jeff Hanson, Corey Meister, Chris Zant

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

Jeremy Lane, Jared Barnes, Sandy Heilman, Huey Heilman

CALL TO ORDER:

Chair Chris Zellmer Zant called the meeting to order at 5:00 p.m. Tom Bride was absent.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:

None

APPROVAL OF MINUTES: June 24, 2024 minutes – Motion by Hanson to approve. Second by Paker. Zellmer Zant abstained. Approved 3-0.

PUBLIC HEARING (ACTION ITEM) FOR PROPOSED MINOR SUBDIVISION – SANDPORT ADDITION.

Priestley read the preliminary staff report into the record. Sandra J. Heilman has filed for a one (1) lot minor subdivision on the property identified as Parcel #874730400007. This subdivision is being completed to establish a lot for the potential use as a contractor yard. The property is presently zoned General Industrial (GI) which allows for construction contractor yards. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on July 11, 2024. The neighbors within 1000 FT have been duly notified via a July 8, 2024 letter about the July 22, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. Priestley requested for the commission to receive the Woodbury County Engineer's review memo into the record. Motion to receive: Parker. Second: Hanson. Carried: 4-0. (Memo available in the Appendix.) The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. The property owner should contact the County Engineer's office to obtain a permit for a future driveway. As noted, this property is located in the General Industrial (GI) Zoning District and portions were located in the Zone X 0.2 percent floodplain but were removed on July 17, 2024 when the new Flood Insurance Rate Map (FIRM) went into effect. The City of Salix waived their extraterritorial review authority with the approval of Resolution No. 2024-05. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. No questions or comments from public or board members. Motion to close public hearing: Meister. Second: Hanson. Carried 4-0. Motion to recommend approval of the Sandport Addition to the Woodbury County Board of Supervisors: Hanson. Second: Meister. Carried 4-0.

REVIEW OF CONDITIONAL USE PERMIT APPLICATION FOR A DATA PROCESSING BUSINESS ON PARCEL #884403400009 (ACTION ITEM).

Priestley read the preliminary staff report into the record. AUR Correctionville LLC (Applicant) and property owners Ashley Acres Family Limited Partnership have filed for a Conditional Use Permit application "to place a demand response load resource next to the substation in conjunction with local electric utility to support grid resiliency" for the proposed use to operate a data processing business. The proposed site is on Parcel #884403400009. The parcel is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance does not reference data processing or this specific request by the applicant. However, this can be interpreted under Section 3.03.3 of the Woodbury County Zoning Ordinance as a comparable utility use or comparable to the industrial use of research and development laboratories in the sense of data analysis. Therefore, for the purposes of this request, data processing can be interpreted as a conditional use under section 3.03.3 in the Agricultural Preservation (AP) Zoning District. Hence, based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal could meet the appropriate criteria for approval. Priestley stated a precedence

was set with the approval of a data processing center last year along Calhoun Avenue. He reminded the board this was a review session to look at criteria and make a recommendation to the Board of Adjustment for their August 5th meeting. Jeremy Lane from AUR Correctionville LLC submitted a slide presentation to be added to the record. Motion to accept: Parker. Second: Hanson. Carried: 4-0. Lane gave a brief overview of project. Board members expressed concerns of noise affecting neighboring homeowners. Lane stated noise emitted from a site is approximately 45 decibels, less than conversational decibels, which are around 60 decibels. The site would be air cooled, noise emitted comes from cooling fans. Newer sites can have water cooling with less noise. There would be 2 on-site employees Monday thru Friday. Lane stated local contractors will be used to complete project. The landowners contributed to the design of this site plan to allow planter access. Zellmer Zant asked who the customers are for this type of project. Lane stated anyone who is wanting to invest. Hanson asked if it was Cryptocurrency mining? Lane answered yes. Hanson asked if there are any plans to use wind or solar to power site? Lane stated those resources are used in other counties but wouldn't be used in Woodbury County. He also explained the system is similar to a battery. It uses and gives back power. There is the ability to lower power during peak energy usage to prevent drain on grid. Mesiter brought up concerns of taking ag land out of production for sites, which was one of the reasons the public was against wind and solar. Hanson asked if there have been any complaints regarding site approved last year? Lane stated no. Staff recommends the applicants and property owners provide for the mitigation of any noise generated by the facility that could adversely impact the neighboring properties. Staff also recommends security fencing and lighting. Motion to recommend approval to the Board of Adjustment with the condition that the applicants and property owners mitigate noise generated from the facility and provide adequate security for the facility including the use of fencing and lighting by Parker. Second: Hanson. Carried: 4-0.

NUCLEAR ENERGY DIRECTION FROM THE BOARD OF SUPERVISORS (INFORMATION / DISCUSSION ITEM) SUMMARY:

The Woodbury County Board of Supervisors at their meeting on July 2, 2024 voted to direct the Zoning Commission to begin the process of exploring nuclear energy as a potential energy option in Woodbury County. This information item is only preliminary discussion on how to proceed with future work sessions and public hearings. Supervisor Radig stated wind and solar sources have been explored and would like research for nuclear as an option for the County. Priestley stated nuclear is heavily regulated by the federal government and if it were to be an option, it would be several years of planning and permitting by the developer(s) before it would even be built. Priestley stated permitting could be similar to current communication tower permitting, the federal government would be the main agency involved. Woodbury County's Land Use Summary Table line items would need to be reviewed by the Zoning Commission and Board of Adjustment to decide where and how nuclear could be placed. If a site were to be considered, it would most likely be located near a water source and in a General Industrial (GI) Zoning District. After communicating with other Iowa counties, Priestley found a conditional use permit could be required, but that could be the extent of permitting the county would be involved in. It would be imperative to have input from county citizens, the City of Sioux City, MidAmerican Energy, and other stakeholders. Zellmer Zant suggested an informational work session in August for board members to bring information and comments gathered from public and stakeholders.

HOME OCCUPATION SIGNS ZONING REGULATIONS REVIEW (INFORMATION / DISCUSSION ITEM) SUMMARY:

This information item is for a preliminary discussion on how to proceed with addressing the permitting of home occupation signs. The Zoning Ordinance allows for one home occupation sign that is 25 square foot or less. This initial discussion will look at potential ways to address the permitting of different types of signs and sizes for home occupation purposes. Consideration might entail a potential conditional use permit process for signs that exceed 25 SF. For example, if a property owner operates a home occupation business out in a rural area and wishes to have a sign greater than 25 SF, a process could be considered to enable the Zoning Commission and Board of Adjustment to evaluate whether a sign greater than the allowed maximum size could fit with the neighborhood. The ordinance could possibly include a range such as 25 SF or below is allowed outright and 26 to 100 SF requires Zoning Commission review and Board of Adjustment approval. Consideration could also be given to the types of signs including free-standing signs and building signs. Hanson is open to look at changes to ordinance, but not just for one person. Zellmer Zant researched other Iowa counties, most have more restrictive size specifications.

PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA:

None.

Staff Update:

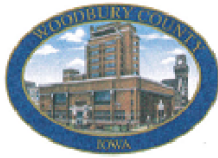
Priestley spoke of the flood recovery efforts and procedures moving forward. Before repairs can begin, a floodplain development permit must be applied for, and damage must be assessed. Property owners must present a damage estimate if the repairs are estimated over 50% or more of the structures pre-flood market value. Structures will then need to be flood-proofed or elevated to reduce potential future flood damage. Woodbury County has received a Presidential declaration making some potential federal funds available to landowners to help with the flood recovery efforts. Woodbury County Emergency Management Coordinator, Michael Montino has done a great job coordinating efforts.

Commissioner Comment or Inquiry

Parker appreciates the mention of consideration of agriculture land being used for data centers and suggests limits on the number of data centers. Meister also suggested limits as data centers may have a negative effect for possible housing sites.

Motion to Adjourn:

Meister. Second: Hanson. Carried 4-0. Meeting ended 6:26 PM.



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@woodburycountyiowa.gov

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

SECRETARY
Tish Brice
tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Mark J. Nahra, County Engineer
Date: July 17, 2024
Subject: Sandpoint Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated July 3, 2024.

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 lot 2 as required by Section 355.8 of the Code of Iowa.
- There is no driveway accessing the proposed Lot 1 exclusively. It appears the driveway at the SE corner of the lot is shared with the neighbor and may be on the neighboring property. There is good sight distance on the road and a driveway serving Lot 1 would be easy to site. The landowner should contact my office to obtain a permit for a driveway.
- 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

Aurum Capital Ventures Data Processing Facility

10/20/2024 10:00:00 AM

About Aurum Capital Ventures Inc.

Aurum has been operating in Iowa since 2010 and has 20M+ of active operations across:

- Weekly Energy REC - 6.00M installed in 2013 and 6.00M in the pipeline for 2025
- Customer Energy 200M installed in 2020 and 200M in the pipeline for 2025
- Weekly Energy REC - 30M installed in 2021
- Weekly Energy REC - 10M installed in 2022
- Weekly Energy REC - 10M installed in 2023

What if local electric grids could ...

- Improve reliability
- Upgrade infrastructure without CAPEX
- Lower costs

The most noticeable benefit: **Added power back into the system**

Existing Air Cooled Data Processing Facilities

Site Layout 1.5 Acres of Land

Closest Home is 1,296 FT away

Site Sound Readings

Proximity (1700ft) to the southwest side of the building from the noise control area from the west side of the building. Further from noise control area in peak direction.

Topography

Project Lifespan: Minimum of 10 Years

The project will operate for a minimum of ten years in the location, increasing utilization of resources and environmental footprint.

With the potential to decrease CAPEX if all cooperative members could increase equipment utilization in services.

Key Project Details:

- 10+ Year Lifespan
- 10+ Year Lifespan
- 10+ Year Lifespan
- 10+ Year Lifespan
- 10+ Year Lifespan

Impact on the Community

New Local Employees

- 200-300 new employees, 500 full-time technicians, making an average of \$175 per hour
- Technicians receive health care benefits, gym memberships, and company housing

Community

- We invest in the community by using local contractors to help build and maintain the site.
- County Sales Tax on Energy 1%
- Most counties charge a 7% sales tax on energy around 10% a year.

Demand Side Management (DSM)

Energy Efficiency (EE)	Distributed Energy Resources (DER)	Energy Cost Expenditures
Electrification	Shared Resources (SR)	Energy Use Analysis
Asset Management	Grid Emissions	FLEX
Localized Income (LI)	Tax Exemption Programs	Analysis & Modeling

Program Considerations

Human Behavior, Economics, Physics, Renewable, Possible

Grid Electric Consumption

Firm Load, FF Flexier, Renewable Curtailment

Add Expensive Battery Storage

Add Fast-Acting Flexible Load

Increase Renewable Energy Capacity

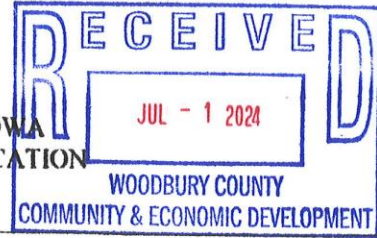
Transition to Sustainable Peaking Plants

Curtailment Example

Curtailment Example

2021 Theory vs 2022 Reality

Thank You for your interest in working with us.



WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: Sandra J. Heilman
Name of Owner

Mailing Address: 2683 Port Neal Road Salix Iowa 51052
Street City or Town State and Zip + 4

Property Address: Port Neal Road Salix Iowa 51052
Street City or Town State and Zip + 4

Ph Cell #: 712-943-7123 E-mail Address: hugh.heilman@midamerican.com

To subdivide land located in the SE Quarter of Section 30

Civil Township Liberty GIS Parcel # 874730400007

Name of Subdivision: Sandport Addition

Subdivision Area in Acres 9.66 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: Gregg Stroschein Ph/Cell: (712) 259-0483

Attorney: Dale Smith Ph/Cell: (712) 428-3822

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

Owner's Signature: Sandra J. Heilman

Zoning Director: [Signature]

For Office Use Only:

Zoning District G1 Flood District X Date 7/1/24 No. 6998

Application Fee 4 Lots or less (\$300* + Additional Fees) \$300^{pd} #4285

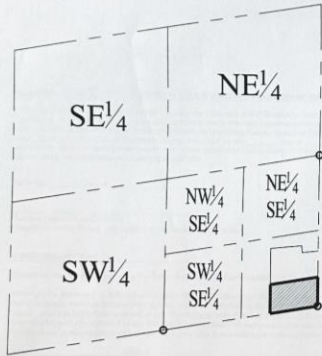
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) _____

*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.

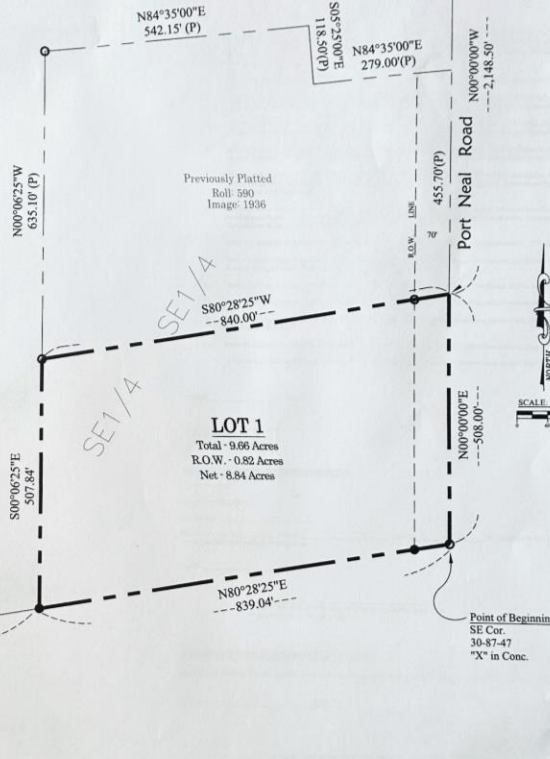
Surveyor: Gregg A. Stroschein, 112-239-0481
 Map To: 121 Howard Rd., Moline, IA 51909
 County: Woodbury
 Subdivision: 30-87-47, R. 47W
 Allotment Part: Part of SE1/4, NE1/4
 Property: Sandra J. Heilman
 Requested by: Sheir Goodhall

**FINAL PLAT
 OF
 Sandport Addition**

A MINOR SUBDIVISION
 IN THE SE¹/₄ SE¹/₄ OF SECTION 30, T87N, R47W OF THE 5TH P.M.,
 AN ADDITION TO WOODBURY COUNTY, IOWA



Vicinity Map
30-87-47



LEGEND

○ PIN FINDING & PIN W/ CAP #1561, UNLESS OTHERWISE INDICATED

• SET 1/2" REBAR W/ CAP #10902

NOTES:

• All Bearings and Distances are Measured Unless Otherwise Indicated

Zoning: G1, General Industrial Building Setback Lines:

Front: 50'
 Rear: 10'
 Side: 10'
 Corner Side: 50'

Statistical Data:

Area of Subdivision = 9.66 Acres
 Street Right-of-way = 0.82 Acres
 Lots: 1

Owners/Subdividers:
 Sandra J. Heilman
 2683 Port Neal Road
 Salix, IA 51052

Engineer/Surveyor:
 Scott L. Gernhart, P.E.
 Gregg A. Stroschein, P.L.S.
 True Engineering & Land Surveying, LLC
 325 Howard Road
 Moline, Iowa 51039



Boundary Description

Part of the SE¹/₄SE¹/₄ of Section 30, T87N, R47W of the 5th P.M., Woodbury County, Iowa. Said parcel being more particularly described as follows:

Beginning at the SE corner of said SE¹/₄SE¹/₄; thence northerly along the east line of the SE¹/₄SE¹/₄ on an assumed bearing of N00°00'00"E (with all subsequent bearings referenced herefrom) for a distance of 508.00 feet; thence S80°28'25"W for a distance of 840.00 feet; thence S00°00'25"E for a distance of 507.84 feet to a point on the southerly line of Section 30; thence N80°28'25"E along said section line for a distance of 839.04 feet to the SE corner of said SE¹/₄SE¹/₄ and the Point of Beginning.

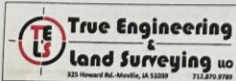
Said described parcel of land contains 9.66 acres and is subject to all easements and right-of-ways of record.

Certification

I, Gregg A. Stroschein, a duly Licensed Land Surveyor under the laws of the State of Iowa, do hereby certify that there are contained in said description, the lots described in the subdivision as platted, that the lots, blocks, streets and easements are of the dimensions, numbers, names and locations as shown on said plat; and that iron stakes are set at each corner of every lot of said subdivision as indicated hereon.

Gregg A. Stroschein PLS #10902
 License renewal date: 12-31-25

Date _____
 Pages covered by seal _____



FINAL PLAT
OF
Sandport Addition

A MINOR SUBDIVISION
IN THE SE 1/4 SE 1/4 OF SECTION 30, T87N, R47W OF THE 5TH P.M.,
AN ADDITION TO WOODBURY COUNTY, IOWA

TITLE OPINION

_____, 2024

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 354.1(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of Sandport Addition, a Minor Subdivision in the SE 1/4 SE 1/4 of Section 30, T87N, R47W of the 5th P.M., an Addition to Woodbury County, Iowa last certified by Englewood Abstract Co., Inc. dated _____, 2024 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Sandra J. Helman, subject to the following, liens, limitations and exceptions:

- Entry #13 shows the real estate taxes for 2023/24 payable in two installments on CUS 4874730400007 in the amount of \$1,602.00 payable in two installments, as all paid.
- Entry #14 shows Ordinance No. 74 for Woodbury County, Iowa filed August 18, 2023 as Instrument #2023-07999 to amend portions of the table of contents, Section 3.03.4 entitled: Land use summary table of allowed uses in each zoning district; portions of 6.02 entitled: definitions and renumbering of definitions and page numbers.
- Entry #15 shows Ordinance No. 61 for Woodbury County, Iowa filed for record on Feb. 28, 2022 as Inst. #2022-02325 in the office of Woodbury County Recorder to repeal and replace the Planning and Zoning Commission with the "Board of Adjustment" with new procedures and duties of the Planning and Zoning Commission.
- Entry #12 shows Resolution #18.456 adopted by the Woodbury County Board of Supervisors and filed August 29, 2008 as Roll 699, Image 7113 which creates new subdivision ordinances in unincorporated areas of Woodbury County. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
- The examination is aware of Resolution #18.453 adopted by the Woodbury County Board of Supervisors and filed on August 29, 2008 as Roll 699, Image 7213 which adopted new comprehensive zoning ordinances for unincorporated areas of Woodbury County and repeals previous zoning ordinances. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County Courthouse.
- Entry #11 shows Resolutions #6332 and #6333 adopted by the Woodbury County Board of Supervisors on May 12, 1977 and filed on Roll 42, Image 2118 to 2121 which regulate the use, issuance of new building permits, new construction or substantial improvements to land designated as Flood Hazard Areas. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County Courthouse.
- Entry #10 shows Zoning Regulations adopted by Woodbury County Board of Supervisors dated January 11, 1971 and filed March 5, 1971 in Book 1263, page 9 to 78.
- Entry #7 shows a Plat of Survey by Jack D. Votaw, L.S. #1961 filed on Roll 596, Image 1937 on May 14, 2003 for 10.74 acres in the SE 1/4 SE 1/4. Entry #8 shows the conveyance of the property surveyed as Entry #7 to Hugh Brian Helman and Stacy Lynn Helman, husband and wife.
- Entry #6 shows a Center Certificate filed Jan. 27, 1992 on Roll 236, Image 899 in the Office of the Recorder of Woodbury County.
- Entry #5 shows an Easement on Woodbury County Board of Supervisors dated October 15, 1968 and filed the same date on Book 1194, Page 179 for road purposes of the East 1/2 of the SE 1/4 of Sec. 30, T87N, R47W Woodbury County, Iowa.
- Entry #2 shows a Deed from the United States of America dated May 10, 1859 and filed in Original Entry, page 144 for the SE 1/4 of the SE 1/4 of Section 30, Township 87 N, Range 47 E.
- A Special Certificate shows that there are no unaffiliated judgments, liens or unpaid personal taxes against Hugh B. Helman.

Dated _____, 2024.

Dale B. Smith
ATTORNEY AT LAW

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA
COUNTY OF WOODBURY

Doc# No. _____

Filed for record, this _____ day of _____, 2024, at _____ o'clock _____ M. recorded in Plat Envelope _____ indexed and delivered to the County Auditor of Woodbury County, Iowa

Dated _____, 2024

Patrick F. Gill, Auditor and Recorder, Woodbury County, Iowa
By Diane Swoboda Peterson, Deputy

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code Section 354.6(2).

Dated _____, 2024

Patrick F. Gill, Auditor and Recorder, Woodbury County, Iowa
By Diane Swoboda Peterson, Deputy

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the _____ day of _____, 20____, a copy of this plat was filed in the County Assessor's Office.

Dated _____, 2024

Tyler Mogensen,
County Assessor

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. 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 _____, 2024

Tina M. Bertrand, Treasurer Woodbury County, Iowa

CONSENT OF OWNER

Sandra J. Helman, is the Owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into lots, cutoffs and streets, as is particularly shown and set forth in the attached Plat and said Certificate of Original Surveyor, a Licensed Surveyor who surveyed and platted the real estate to be known as Sandport Addition, an addition to Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with the desires of owners and proprietors thereof.

Sandra J. Helman _____ Date _____

STATE OF IOWA _____ COUNTY OF WOODBURY _____

On this _____ day of _____, 2024, before me, the undersigned, a notary public in and for said state, personally appeared Sandra J. Helman, to me personally known.

Notary Public _____

RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY

I, Christine 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 advisement the Final Plat of Sandport Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the _____ Day of _____, 20____, approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this _____ Day of _____, 20____

Christine Zellmer-Zant, Chairman
Woodbury County Zoning Commission of Woodbury County, Iowa

BOARD RESOLUTION NO. _____

Resolution accepting and approving the Plat of Sandport Addition an addition to Woodbury County, Iowa

Whereas, the Planning and Zoning Commission and the Woodbury County Board of Supervisors have reviewed and approved the Final Plat of Sandport Addition to Woodbury County, Iowa, and whereas approval of the Final Plat of Sandport Addition to Woodbury County, Iowa has been recommended to the Woodbury County Board of Supervisors by the Planning and Zoning Commission. Now, therefore be, and it is, resolved by the Woodbury County Board of Supervisors, that said Final Plat of Sandport Addition to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Dated _____, 2024

ATTEST: WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill, Woodbury County Auditor and Recorder Matthew Ung, Chairperson

STATE OF IOWA _____
COUNTY OF WOODBURY _____

I, Patrick F. Gill, Woodbury County Auditor and Recorder, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Final Plat of Sandport Addition to Woodbury County, Iowa, which said Resolution was adopted by the Woodbury County Board of Supervisors on the _____ day of _____, 2024 and approved on said date as full, true and complete as the same appears of record in the Office of said Auditor and Recorder.

Dated _____, 2024
Patrick F. Gill, Woodbury County Auditor and Recorder

COUNTY ENGINEER'S CERTIFICATE

I, Mark J. 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 and that all dimensions both linear and angular necessary for the location of lots, tracts, streets, and easements, are shown.

Dated _____, 2024

Mark Nahra, P.E., County Engineer for Woodbury County, Iowa

NOTICE

The City Council of Sells, Iowa, pursuant to Authority Granted in Iowa Code Section 354.9 Waived the City's Review and Approval of the Final Plat of the Sandport Addition, as would otherwise be required by the City's Code of Ordinances, with the Adoption of Resolution No. 2024-09 on the 12th day of June, 2024.

PLANNING AND ZONING 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, Planning and Zoning staff:

	<p>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.</p>
	<p>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.</p>
	<p>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and</p>
	<p>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.</p>
	<p>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</p>
	<p>The County Engineer’s review memo is expected to be available at or before the meeting. The proposal will meet the appropriate criteria for approval pending confirmed compliance with closure and access as per the Woodbury County Engineer’s review memo.</p>
	<p>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</p>
	<p>Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.</p>
	<p>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.</p>
	<p>Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval contingent on the contents of the Count Engineer’s review memo stating compliance with closure, access, etc.</p>

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:

	<p>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</p>
	<p>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.</p>
	<p>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</p>
	<p>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.</p>
	<p>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</p>
	<p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.</p>
	<p>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.</p>
	<p>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.</p>

CITY OF SALIX
COUNCIL MEETING MINUTES 2023

REGULAR MEETING – June 12, 2024

Mayor Pro Tem Burkhart opened the regular meeting of the Salix City Council at 7:00pm on Wednesday, June 12th, 2024. Mayor Nelson was absent. Council members present: Karen Allen, Nick Black, Denise Burkhart, Emily Clayton, and Cindy VanAuken. Others present: Kathy Brouillette, Dty Butler, Sam and Deb Knight, Nick Novotny, Kent Carper.

- The Woodbury County Sheriff Report was reviewed by the council.
- Resolution 2024-4, a resolution to approve end of fiscal year transfers for FY24 was approved on motion from VanAuken, seconded by Allen. Roll call vote: Allen (aye), Black (aye), Burkhart (aye), Clayton (aye), VanAuken (aye).
- Resolution 2024-5, a resolution waiving the Salix City Council right to review and approve a minor subdivision to be known as Sandport Addition located outside the city limits was approved on motion from Burkhart, seconded by Allen. Roll call vote: Allen (aye), Black (aye), Burkhart (aye), Clayton (aye), VanAuken (aye).
- Resolution 2024-6, a resolution approving the final plat of Aspen Estates Addition was approved on motion from Burkhart, seconded by VanAuken. Roll call vote: Allen (aye), Black (aye), Burkhart (aye), Clayton (aye), VanAuken (aye).
- The City of Salix will be receiving an insurance settlement due to damage to the city's electronic sign. Resolution 2024-7 was created to borrow money from the utility fund to purchase a new sign and then immediately pay it back when the insurance check was received. Brouillette believed that since we were near the end of the fiscal year, we should just pay for the sign out of next year's budget. Therefore, Resolution 2024-7, a resolution to borrow against utility fund was dismissed. The council wishes to purchase a higher resolution sign which will be around \$4,000 more than the insurance check settlement.
- May financial reports were approved on motion from Burkhart. Clayton seconded. All ayes, motion carried.
- Colyer was absent due to alarms at the East Lift Station. Water and Wastewater reports were provided for council review.
- Minutes from the May 8th council meeting was approved on motion from Black. VanAuken seconded the motion. All ayes, motion carried.
- VanAuken and Allen expressed that they would review nuisance ordinances and propose a change to the City's ordinance at the next council meeting to address junk and junk vehicles.
- Walker's Cigarette Permit Application was approved on motion from VanAuken and seconded by Black. All ayes, motion carried.
- A tax abatement application for Larry Brockshus was declined on motion from Burkhart and seconded by VanAuken. The reason for denial was because the building will not be used for commercial or residential purpose at this time.
- The council reviewed a proposed 5-year pumping agreement with the Farmer's Drainage District. There were a few unanswered questions that the council would like to research before giving a final answer. Approval tabled until July's council meeting.
- Sam Knight (406 Oak Street) is interested in purchasing a sliver of land owned by the city

**CITY OF SALIX
COUNCIL MEETING MINUTES 2023**

behind her house to extend her backyard. The council, unclear of future development needs of the 5-acre plat behind Oak Street, decided to table the decision until the plat for development is determined. Allen motioned to consider declining offer for the time being, seconded by VanAuken. All ayes, motion carried.

- The council discussed several nuisances and advised Brouillette to send letters to offenders.
- Disaster Preparedness Training will take place in the Salix Community Center on Tuesday, June 18th from 7pm - 9pm.
- The following claims were approved on motion from Burkhart, seconded by Black. All ayes, motion carried. AC'S PC'S...network issues...\$500.00, CHN...garbage...\$2759.16, CINDY VANAUKEN...reimburse plants and supplies for park...\$128.01, CRARY HUFF...legal services...\$306.00, D&H PLUMBING...hydrant repair...\$1742.00, D.J. GONGOL & ASSOCIATES...east lift station parts...\$192.58, DORSEY & WHITNEY...legal help with new tax abatement...\$5000.00, EFTPS...taxes...\$1319.23, FLOYD RIVER MATERIALS...gravel on Benton...\$3200.16, FOUNDATION ANALYTICAL LAB...testing...\$24.00, IA DEPT OF REVENUE...sales tax...\$500.85, IMWCA...workers comp...\$1307.00, INTELLIPRO SECURITY...door lock software...\$500.00, IA FINANCE AUTHORITY...\$40,330.00...principal and interest payments, IA LEAGUE OF CITIES...DUES...\$386.00, IOWA ONE CALL...locates...\$18.00, IPERS...retirement...\$822.88, JBE LLC...water help...\$800.00, JDH SERVICES...spraying at park...\$800.00, LONGLINES...phone...\$34.65, MENARDS...dehumidifiers and shop supplies...\$967.98, MIDAMERICAN...electric...\$1349.22, MIKE'S MINI MART...fuel...\$157.50, MIRACLE RECREATION...playground equipment...\$10,306.00, MITCHEL CONTRACTING...building permits/inspections...\$250.00, RICHARDSON TRUCKING...riprap for lagoon...\$4000.00, SALIX FIRE DEPT...city hall electric, gas/diesel...\$307.74, SGT. BLUFF ADVOCATE...publication...\$243.61, SIOUXLAND DISTRICT HEALTH...testing...\$14.00, SIOUXLAND WELL CO...lift station pump out...\$250.00, SLOAN STATE BANK...loan payment...\$24,156.00, SOOLAND BOBCAT...bobcat maintenance...\$954.97, TREE HEALTH SERVICES...trees for park...\$2,642.00, TRIPLE C PEST CONTROL...fogging...\$131.25, USA BLUEBOOK...chemical supplies and pump...\$1369.80, UTILITY EQUIPMENT CO...parts for fire hydrant...\$52.44, VERIZON...cellphones...\$126.28, VISA...street signs, stamps, mower belts and tire, office supplies...\$1379.05. PAYROLL...\$4824.80 FUND TOTALS: GEN: \$26,724.20, HISTORY CENTER: \$949.00, VETS MEMORIAL: \$4,000.00, ROAD USE: \$4,444.83, WATER: \$7,321.98, WATER SINKING: \$59,619.75, SEWER: \$5,926.03, SEWER SINKING: \$4,866.25

Revenues received by fund for May 2024:

General: \$15,062.80, History Center: \$35.00, Road Use: \$2,544.78, Employee Benefits: \$749.51, Emergency: \$138.50, Local Option Sales Tax: \$5,064.43, Debt Service: \$5,141.73, Water: \$8,050.50, Water Sinking: \$3,541.67, Sewer: \$2,143.55, Sewer Sinking: \$461.67. Total Revenues: \$42,934.14

The meeting was adjourned at 8:39pm on motion from Burkhart and seconded by Allen.

Kevin Nelson, Mayor

Attest:

Kathy Brouillette, Clerk

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of New Jersey, County of Hudson, ss:

Hayden Lipsky, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Jul. 11, 2024

NOTICE ID: Mdn08LGeUPN9jxCYwE53

PUBLISHER ID: COL-IA-500599

NOTICE NAME: ZC-Sandport_Addition_7-22-24

Publication Fee: \$32.44

(Signed) Hayden Lipsky

SHANNEA H HOLMES
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires August 1, 2026

VERIFICATION

State of New Jersey
County of Hudson

Subscribed in my presence and sworn to before me on this: 07/15/2024

Shanea H. Holmes

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING
REGARDING A PROPOSED MINOR
SUBDIVISION BEFORE THE
WOODBURY COUNTY ZONING
COMMISSION**

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in detail on July 22, 2024 at 5:00 PM or as soon thereafter as the matter may be considered.

Said public hearing 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 item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 688 086 587# 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. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Mon., July 22, 2024.

Item One (1)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Sandport Addition, A Minor Subdivision to Woodbury County, Iowa, a one-lot minor subdivision in a 9.66-acre portion of T87N R47W (Liberty Township) in Section 30 in the SE 1/4 of the SE 1/4 on Parcel #874790400007. The property is approximately 1.4 miles west of the City of Salix. The property is located in the General Industrial (GI) Zoning District. Property Address: 2683 Port Neal Road., Salix, IA 51052. Owner/Applicant: Sandra J. Heilman. COL-IA-500599

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	8
Notification Letter Date:	July 8, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	July 22, 2024
Phone Inquiries:	0
Written Inquiries:	0
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
Sandra J. Heilman	2683 Port Neal Road	Salix	IA	51052-8111	No comments.
Hugh Brian Heilman	2695 Port Neal Road	Salix	IA	51052	No comments.
Mark W. Maupin	705 Winfield Circle	Sergeant Bluff	IA	51054	No comments.
Kimmel Family Farms, LLC and Kent W. Ivener and Michell B. Ivener of the Kent W. Ivener Living Trust	111 Doral Lane	Dakota Dunes	SD	57049	No comments.
MidAmerican Energy Company	PO Box 657	Des Moines	IA	50303-0657	No comments.
Iowa Conservation	502 E. 9th St. - Floor 4	Des Moines	IA	50319-5005	No comments.
D & H Kimmel Farms, LLC and ML Kimmel Farms, LLC	4110 Floyd Boulevard	Sioux City	IA	51108	No comments.
State of Iowa Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CONCORD TOWNSHIP:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LIBERTY TOWNSHIP:	I and the other two Liberty Township trustees give our approval for the Sandport Addition that is being proposed by Sandy Heilman. We have no concerns at this time. – Wade Brown, 7/8/24.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric and we have, no conflicts. – Casey Meinen, 7/3/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 7/15/24.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Peterson, 7/3/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 7/3/24.
WOODBURY COUNTY TREASURER:	The Treasurer's Office has the following comments: 1. 2022 certified taxes are paid in full. 2. If the subdivision / plat is not finalized prior to the certification of the 2023 taxes, these taxes would need to be paid in full prior to Treasurer's certification. – Tina Bertrand, 7/5/24.



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. Naha, P.E.
mnaha@woodburycountyiowa.gov

ASSISTANT TO THE COUNTY ENGINEER

Benjamin T. Kusler, E.I.T.
bkusler@woodburycountyiowa.gov

SECRETARY

Tish Brice
tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Naha, County Engineer

Date: July 17, 2024

Subject: Sandport Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated July 3, 2024.

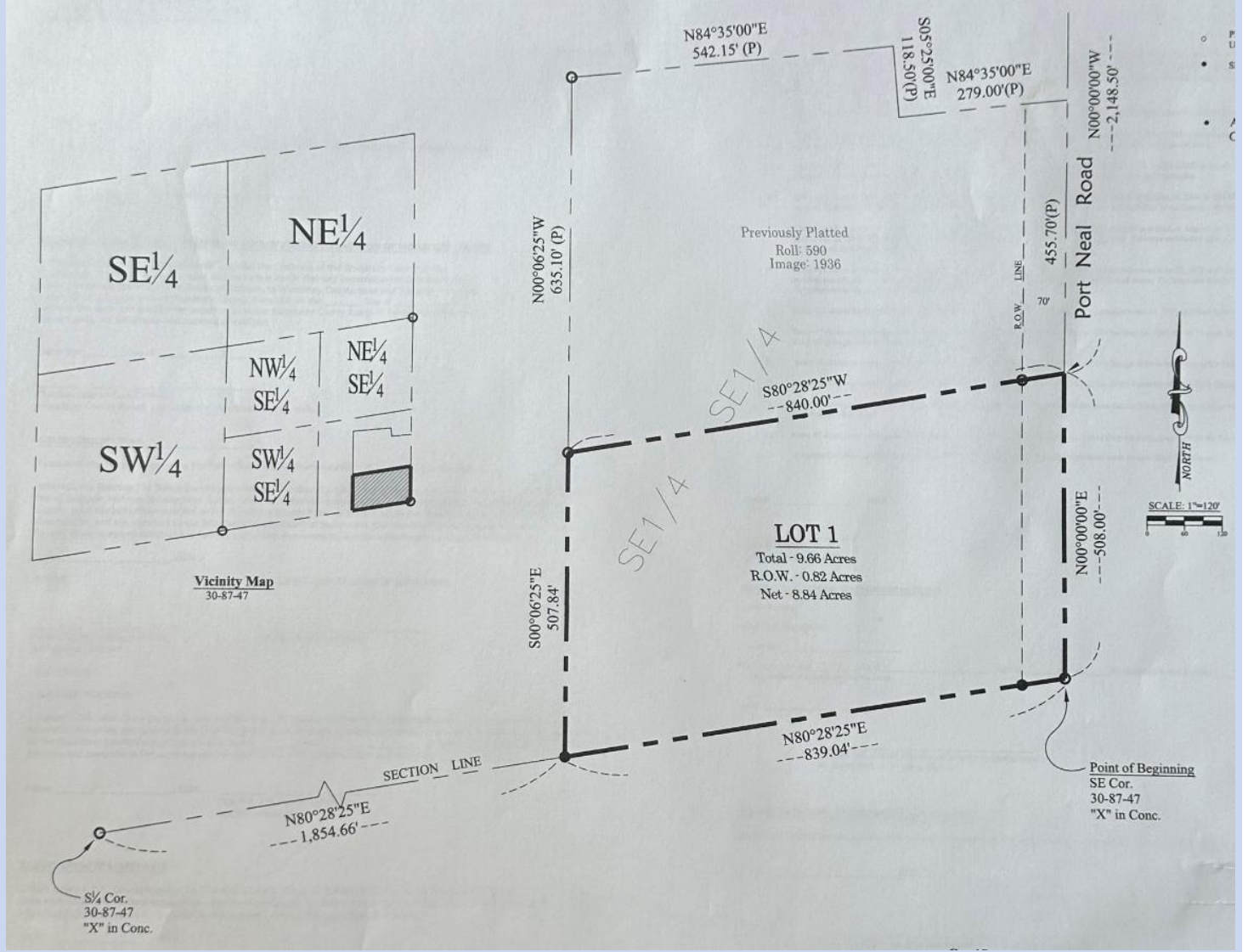
I am offering the following comments for your consideration.

- 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 lot 2 as required by Section 355.8 of the Code of Iowa.
- There is no driveway accessing the proposed Lot 1 exclusively. It appears the driveway at the SE corner of the lot is shared with the neighbor and may be on the neighboring property. There is good sight distance on the road and a driveway serving Lot 1 would be easy to site. The landowner should contact my office to obtain a permit for a driveway.
- 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

PLAT MAP EXCERPT



TITLE OPINION

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: Sandport Addition, a Minor Subdivision in the SE¼ SE¼ of Section 30, T87N, R47W of the 5th P.M., an Addition to Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated _____, 2024 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Sandra J. Heilman, subject to the following, liens, limitations and exceptions:

1. Entry #15 shows the real estate taxes for 2022/23 payable in two installments on GIS #874730400007 in the amount of \$1,602.00 payable in two installments, as all paid.
2. Entry #14 shows Ordinance No. 74 for Woodbury County, Iowa filed August 18, 2023 as Instrument #2023-07899 to amend portions of the table of contents, Section 3.03.4 entitled: Land use summary table of allowed uses in each zoning district; portions of 6.02 entitled definitions and renumbering of definitions and page numbers.
3. Entry #13 shows Ordinance No. 61 for Woodbury County, Iowa filed for record on Feb. 28, 2022 as Inst. #2022-02525 in the office of Woodbury County Recorder to repeal and replace the Planning and Zoning Commission with the "Board of Adjustment" with new procedures and duties of the Planning and Zoning Commission.
4. Entry #12 shows Resolution #10,456 adopted by the Woodbury County Board of Supervisors and filed August 29, 2008 in Roll 699, Image 7313 which creates new subdivision ordinances in unincorporated areas of Woodbury County. For more complete details please contact the Woodbury County Zoning Office in the County Courthouse.
5. The examiner is aware of Resolution #10,455 adopted by the Woodbury County Board of Supervisors and filed on August 29, 2008 on Roll 699, Image 7213 which adopted new comprehensive zoning ordinances for unincorporated areas of Woodbury County and repeals previous zoning ordinances. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County Courthouse.
6. Entry #11 shows Resolutions #6332 and #6333 adopted by the Woodbury County Board of Supervisors on May 12, 1977 and filed on Roll 62, Images 2118 to 2121 which regulates the use, issuance of new building permits, new construction or substantial improvements to land designated as Flood Hazard Areas. For maps and further particulars you are directed to the Office of the Woodbury County Zoning Administrator in the Woodbury County Courthouse.
7. Entry #10 shows Zoning Regulations adopted by Woodbury County Board of Supervisors dated January 11, 1971 and filed March 5, 1971 in Book 1263, pages 9 to 78.
8. Entry #7 shows a Plat of Survey by Jack D. Virtue, L.S. #3561 filed on Roll 590, Image 1937 on May 14, 2003 for 10.74 acres in the SE¼ SE¼. Entry #8 shows the conveyance of the property surveyed at Entry #7 to Hugh Brian Heilman and Stacy Linac Heilman, husband and wife.
9. Entry #6 shows a Corner Certificate dated May 12, 2003 and filed May 14, 2003 in Roll 590, Image 1934 in the Office of the Recorder of Woodbury County.
10. Entry #10 shows a Corner Certificate filed Jan. 27, 1992 in Roll 256, Image 898 in the Office of the Recorder of Woodbury County.
11. Entry #4 shows an Easement to Woodbury County dated October 15, 1968 and filed the same date on Book 1194, Page 179 for road purposes of the East 70 feet of the SE¼ SE¼ of Sec. 30, T87N, R47W Woodbury County, Iowa.
12. Entry #2 shows a Patent from the United States of America dated May 10, 1859 and filed in Original Entry, page 144 for the SE ¼ of the SE ¼ of Section 30, Township 87, Range 47.
13. A Special Certificate shows that there are no unsatisfied judgments, liens or unpaid personal taxes against Hugh B. Heilman.

Dated: _____, 2024.

Dale B. Smith
ATTORNEY AT LAW

Woodbury County, IA / Sioux City

Summary

Parcel ID 874730400007
Alternate ID 763726
Property Address 2683 PORT NEAL RD
 SALIX IA 51052
Sec/Twp/Rng 30-87-47
Brief SESE(EXA TCT COM SE COR THEC N 508' TO POB;THEC W 840' N 635.1' E
Tax Description 542.15' S 118.5' E 279.9' & S 455.7')
(Note: Not to be used on legal documents)
Deed Book/Page 704-2776 (6/11/2009)
Gross Acres 27.87
Net Acres 27.87
Adjusted CSR Pts 1631.1
Zoning GI - GENERAL INDUSTRIAL
District 0043 LIBERTY/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



Owner

Deed Holder
 HEILMAN SANDRA J
 2683 PORT NEAL RD
 SALIX IA 51052-8111
Contract Holder
 HEILMAN SANDRA J
 2683 PORT NEAL RD
 SALIX IA 51052-8111

Land

Lot Area 27.87 Acres ;1,214,017 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1947
Condition Normal
Roof Mtl / Gable
Flooring
Foundation C Blk
Exterior Material Vinyl
Interior Material Plis
Brick or Stone Veneer
Total Gross Living Area 1,296 SF
Main Area Square Feet 1296
Attic Type None;
Number of Rooms 6 above; 2 below
Number of Bedrooms 3 above; 0 below
Basement Area Type 1/2
Basement Area 648
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fi; 1 Sink;
Appliances 1 Range Unit;
Central Air Yes
Heat Yes
Fireplaces
Porches 1S Frame Open (144 SF); 1S Frame Enclosed (288 SF);
Decks
Additions
Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		40	100	1967	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/11/2009	HEILMAN GEORGE A & SANDRA J	HEILMAN SANDRA J	704/2776	No consideration	Deed		\$0.00

Valuation

	2024	2023	2022	2021	2020
Classification	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$53,160	\$53,160	\$41,290	\$41,290	\$39,030
+ Assessed Building Value	\$6,940	\$6,940	\$3,930	\$3,930	\$3,590
+ Assessed Dwelling Value	\$95,310	\$95,310	\$73,580	\$73,580	\$66,780
= Gross Assessed Value	\$155,410	\$155,410	\$118,800	\$118,800	\$109,400
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$155,410	\$155,410	\$118,800	\$118,800	\$109,400

Sioux City Special Assessments and Fees

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

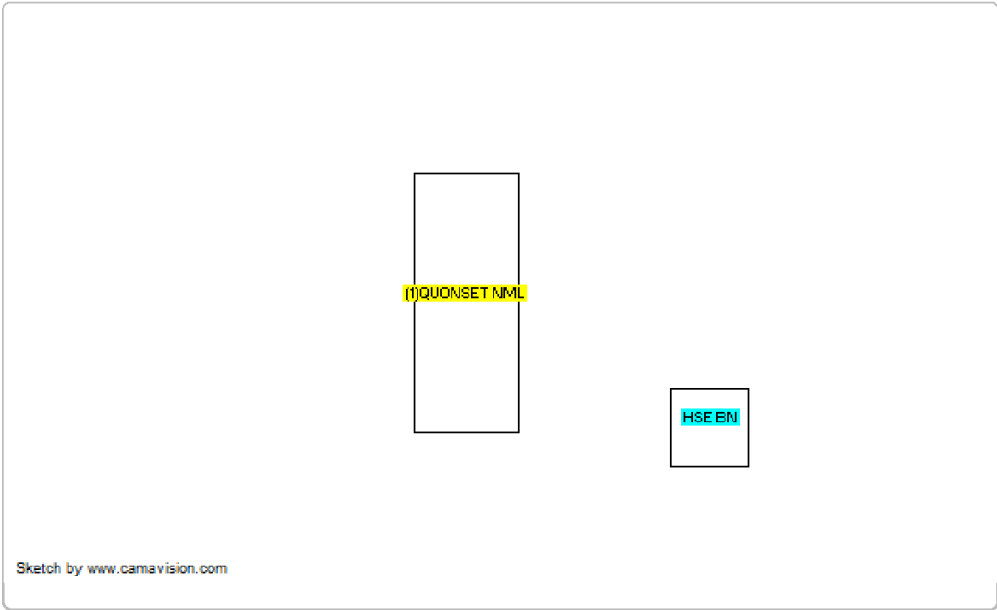
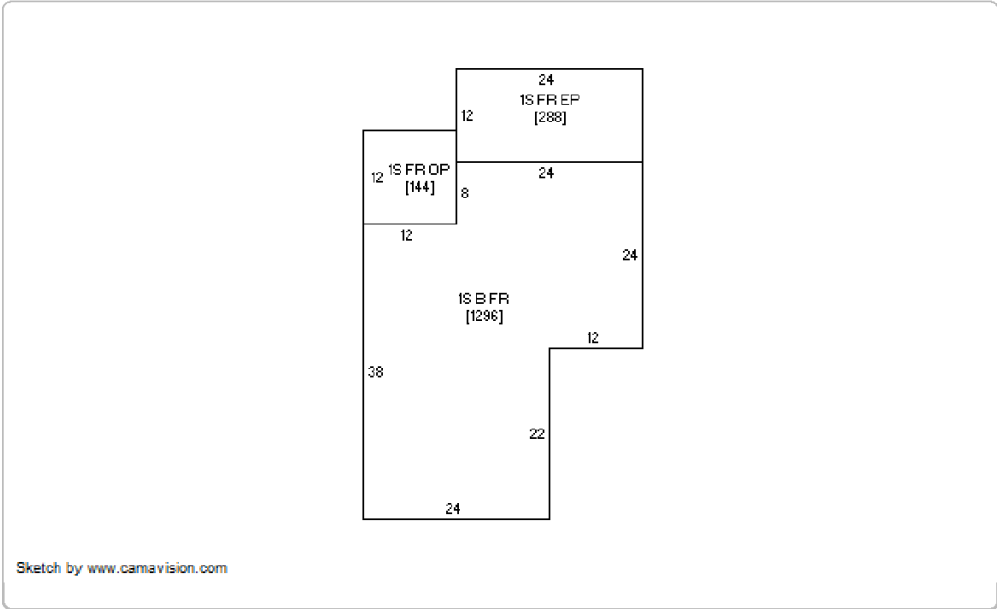
Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

Photos



Sketches



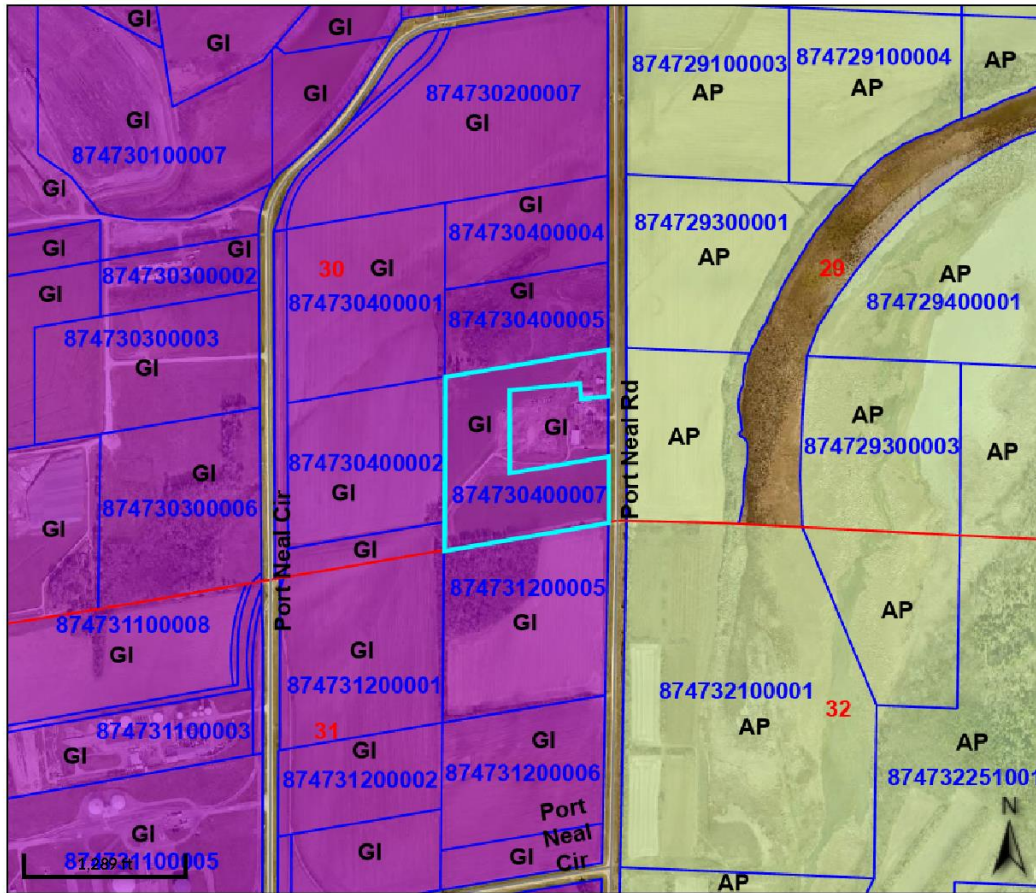
No data available for the following modules: Commercial Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

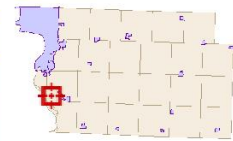
[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/2/2024, 11:31:57 PM

[Contact Us](#)

Developed by
 Schneider
 GEOSPATIAL



Overview



Legend

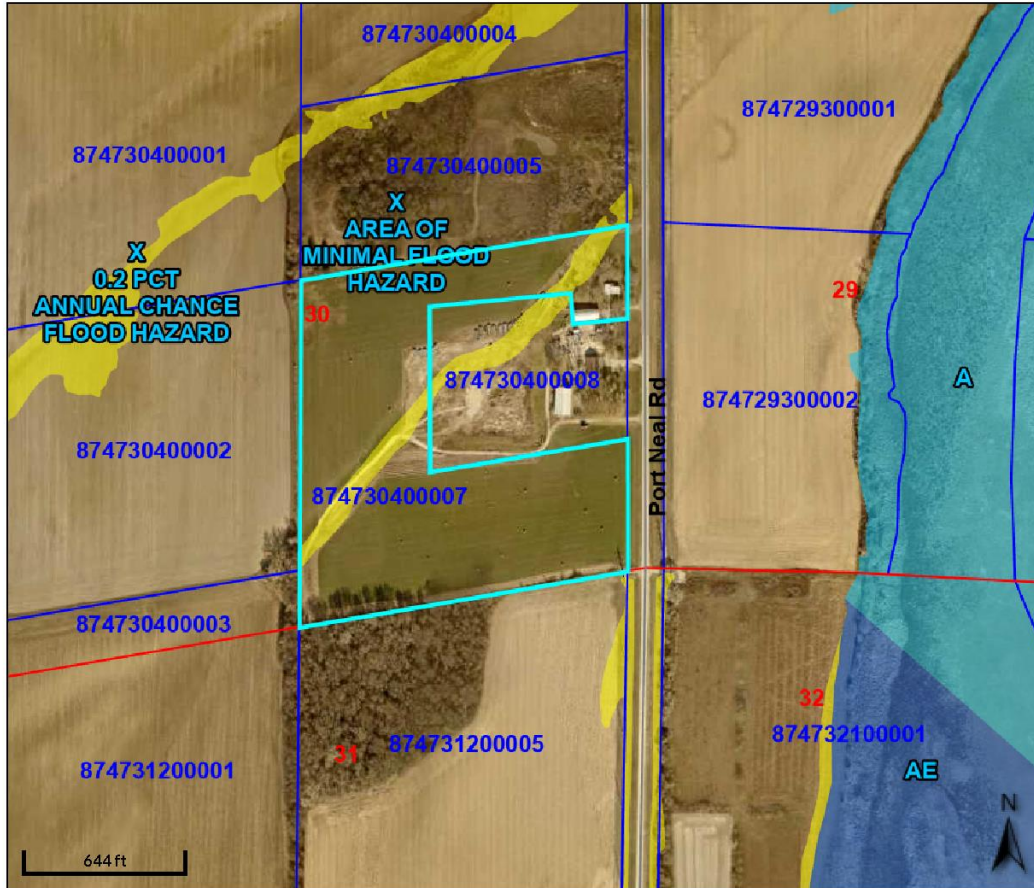
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning**
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Parcel ID	874730400007	Alternate ID	763726	Owner Address	HEILMAN SANDRA J
Sec/Twp/Rng	30-87-47	Class	AD		2683 PORT NEAL RD
Property Address	2683 PORT NEAL RD	Acreage	27.87		SALIX, IA 51052-8111
	SALIX				
District	0043				
Brief Tax Description	SESE(EX A TCT COM SE COR THEC N 508' TO POB;THEC W 840' N 635.1' E 542.15' S 118.5' E 279.9' & S 455.7')				
	(Note: Not to be used on legal documents)				

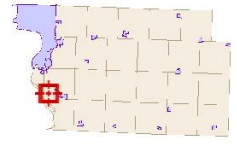
Date created: 7/3/2024
 Last Data Uploaded: 7/3/2024 12:31:57 AM

Developed by  **Schneider**
 GEOSPATIAL

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map (Preliminary)
 - ▭ 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	874730400007	Alternate ID	763726	Owner Address	HEILMAN SANDRA J
Sec/Twp/Rng	30-87-47	Class	AD		2683 PORT NEAL RD
Property Address	2683 PORT NEAL RD	Acreage	27.87		SALIX, IA 51052-8111
	SALIX				
District	0043				
Brief Tax Description	SESE(EX A TCT COM SE COR THEC N 508' TO POB; THEC W 840' N 635.1' E 542.15' S 118.5' E 279.9' & S 455.7')				
	(Note: Not to be used on legal documents)				

Date created: 7/3/2024
 Last Data Uploaded: 7/3/2024 12:31:57 AM

Developed by Schneider GEOSPATIAL

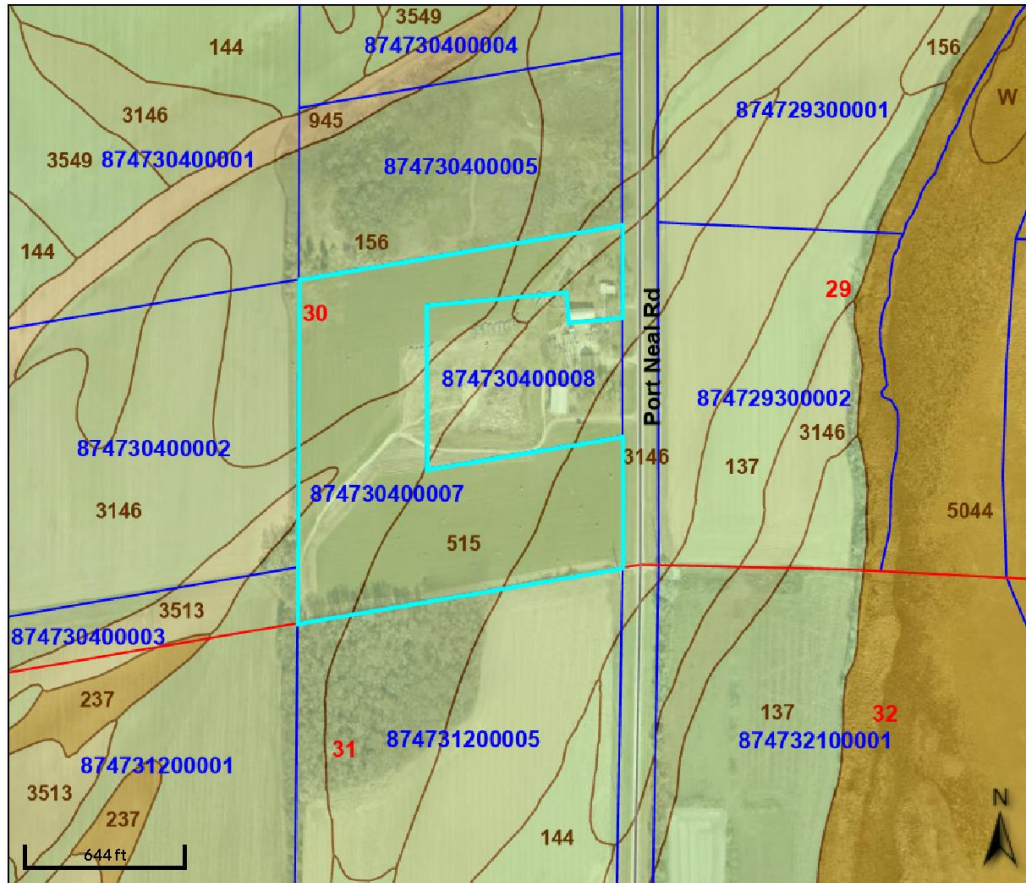
BASE FLOOD ELEVATION DATA

Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is not within the Special Flood Hazard Area.

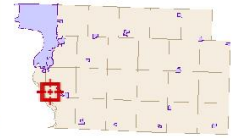
ELEVATION MAP



BeaconTM Woodbury County, IA / Sioux City



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
- Corp Boundaries
- Townships
- Parcels

Parcel ID	874730400007	Alternate ID	763726	Owner Address	HEILMAN SANDRA J
Sec/Twp/Rng	30-87-47	Class	AD		2683 PORT NEAL RD
Property Address	2683 PORT NEAL RD	Acreege	27.87		SALIX, IA 51052-8111
	SALIX				
District	0043				
Brief Tax Description	SESE(EX A TCT COM SE COR THEC N 508' TO POB; THEC W 840' N 635.1' E 542.15' S 118.5' E 279.9' & S 455.7')				
	(Note: Not to be used on legal documents)				

Date created: 7/3/2024
 Last Data Uploaded: 7/3/2024 12:31:57 AM

Developed by Schneider
 GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	874730400007	
Gross Acres	27.87	
ROW Acres	0.00	
Gross Taxable Acres	27.87	
Exempt Acres	0.00	
Net Taxable Acres	27.87	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	59.73	(1664.56 CSR2 Points / 27.87 Gross Taxable Acres)

Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	25.73	60.36	1,553.00	1,553.00
Non-Crop	2.14	52.13	111.56	78.10
Total	27.87		1,664.56	1,631.10

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3146	ONAWA-ALBATON COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	11.00	792.00	792.00
100% Value	156	ALBATON SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	58.00	7.55	437.90	437.90
100% Value	3513	GRABLE-MORCONICK COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOO	45.00	0.29	13.05	13.05
100% Value	515	PERCIVAL SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	45.00	6.89	310.05	310.05
Non-Crop	3146	ONAWA-ALBATON COMPLEX, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	72.00	0.18	12.96	7.50
Non-Crop	156	ALBATON SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	58.00	0.80	46.40	30.42
Non-Crop	515	PERCIVAL SILTY CLAY, 0 TO 2 PERCENT SLOPES, RARELY FLOODED	45.00	1.16	52.20	40.18
Total				27.87	1,664.56	1,631.10

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 7/2/2024, 11:31:57 PM

Contact Us

Developed by
 Schneider
 GEOSPATIAL