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

Date: 8/25/22 Weekly Agenda Date: 8/30/22					
ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, CED Zoning Co					
<ul> <li>WORDING FOR AGENDA ITEM:</li> <li>a. Motion to receive the Zoning Commission's recommendation from their 8/22/22 meeting to approve the final plat of Roger E. Rand Addition, a Minor Subdivision.</li> <li>b. Motion to accept and approve the Roger E. Rand Addition, minor subdivision final plat</li> </ul>					
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:

Timothy E. Rand and Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon has filed for a one-lot minor subdivision including Parcels 864710200002 & 864710200007 as referenced above. The purpose is to reconfigure the lot to place the well and septic system on the same lot serving the house. The west portion of Parcel 864710200007 that is not to be included in the subdivision will be required to be combined with the abutting Parcel #864710200006. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 12, 2022. The neighbors within 1000 FT have been duly notified via a August 5, 2022 letter about the August 22, 2022 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 lowa Code closure requirements and found that the lot has adequate access to the road system. Extraterritorial review, as required by lowa Code 354.9, was completed by the City of Salix on July 28, 2022. The property is not located in the floodplain. The proposed lot contains both the well and septic system. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal as proposed. The Woodbury County Zoning Commission voted 3-0 to recommend acceptance and approval of the Roger E. Rand Addition, minor subdivision final plat, to the Woodbury County Board of Supervisors following their public hearing on August 22, 2022.

#### FINANCIAL IMPACT:

None

# 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:**

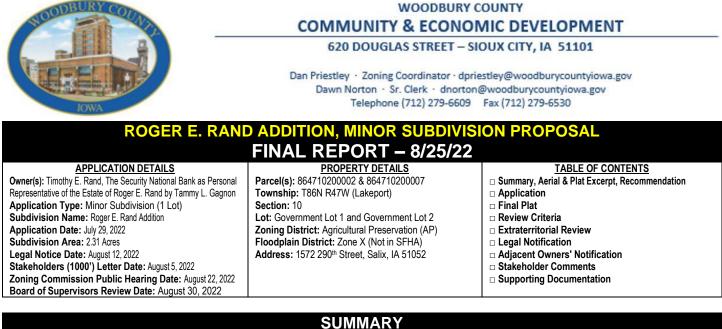
Receive the final staff report and P&Z Commission's recommendation from their 8/22/22 meeting.

Approve the final plat and authorize the Chairman to sign the resolution.

### ACTION REQUIRED / PROPOSED MOTION:

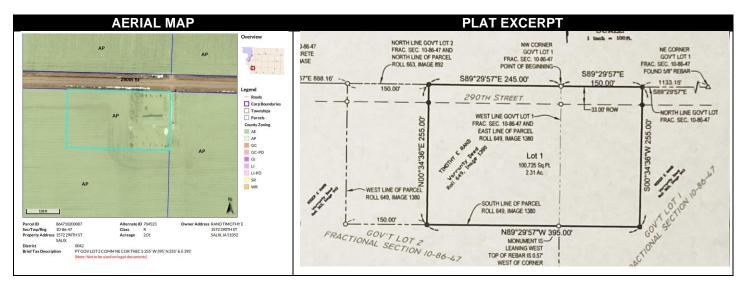
A) Motion to receive the Zoning Commission's recommendation from their 8/22/22 meeting to approve the final plat of Roger E. Rand Addition, a Minor Subdivision.

B) Motion to accept and approve the Roger E. Rand Addition, minor subdivision final plat.



## SUMMARY

Timothy E. Rand and Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon has filed for a one-lot minor subdivision including Parcels 864710200002 & 864710200007 as referenced above. The purpose is to reconfigure the lot to place the well and septic system on the same lot serving the house. The west portion of Parcel 864710200007 that is not to be included in the subdivision will be required to be combined with the abutting Parcel #864710200006. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 12, 2022. The neighbors within 1000 FT have been duly notified via a August 5, 2022 letter about the August 22, 2022 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 lowa Code closure requirements and found that the lot has adequate access to the road system. Extraterritorial review, as required by lowa Code 354.9, was completed by the City of Salix on July 28, 2022. The property is not located in the floodplain. The proposed lot contains both the well and septic system. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal as proposed. The Woodbury County Zoning Commission voted 3-0 to recommend acceptance and approval of the Roger E. Rand Addition, minor subdivision final plat, to the Woodbury County Board of Supervisors following their public hearing on August 22, 2022.



## ZONING COMMISSION AND STAFF RECOMMENDATIONS

Staff recommends approval of this minor subdivision proposal as it meets the requirements of the zoning and subdivision ordinances.

Following the public hearing on August 22, 2022, the Woodbury County Zoning Commission voted 3-0 to recommend acceptance and approval of the Roger E. Rand Addition, minor subdivision final plat to the Woodbury County Board of Supervisors.

DBURYC **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 August 22, 2022 RE: Zoning Commission Recommendation to the Board of Supervisors: ROGER E. RAND ADDITION, Minor Subdivision Proposal Parcels #864710200002 & #864710200007 T86N R47W (Lakeport Township), Section 10 Government Lot 1 and Government Lot 2 Agricultural Preservation (AP) Zoning District Floodplain District: Zone X (Not in Special Flood Hazard Area) Address: 1572 290th Street, Salix, IA 51052 Dear Board of Supervisors: This letter is to inform you that the Woodbury County Zoning Commission reviewed the Roger E. Rand Addition, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regularly scheduled public meeting of the Woodbury County Zoning Commission on August 22, 2022. Following the public hearing, the Zoning Commission voted 3-0 to recommend acceptance and approval of the Roger E. Rand Addition, minor subdivision final plat to the Board of Supervisors. Dated this  $\frac{22}{12}$  day of  $\frac{Aug}{1}$ , 2022 Tom Bride, Vice-Chair Woodbury County Zoning Commission ATTEST: Daniel Priestley, Zoning Coordinator Woodbury County Community & Economic Development **CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION – AUGUST 22, 2022** CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION We do hereby certify that we are the Chair and the Administrator of the Zoning Commission , Woodbury County, Iowa, and we further certify that the said Zoning Commission did take under advisement the attached plat and that said Zoning Commission did on the 22 day of  $4u_0$ , 2022, -2221 recommend to the Woodbury County Board of Supervisors the acceptance and approval of said subdivision. Ahmo A Bund Dated Aug 24 \_\_\_\_\_, 2022 Chair Woodbury County Zoning Commission By Thomas Bride, Vice-Chair

#### Minutes - Woodbury County Zoning Commission Meeting - August 22, 2022

The Zoning Commission (ZC) meeting convened on the 22nd of August at 6:00 PM in the first-floor boardroom in the Woodbury County Courthouse. The meeting was also made available via teleconference.

Call to Order	
Telephone:	Tim Rand
Public Present:	Cathy Moore, Wil Forker
County Staff Present:	Dan Priestley, Dawn Norton
ZC Members Present:	Tom Bride, Barb Parker, Jeff O'Tool

Call to Orde

Vice-Chair Tom Bride formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda None.

#### Approval of Previous Meeting Minutes – July 25, 2022

O'Tool motioned. Second: Parker 3-0.

#### Public Hearing: Roger E Rand Addition – Minor Subdivision Proposal

Public Hearing: Roger E Rand Addition – Minor Subdivision Proposal Priestley read the preliminary report and staff recommendation into the record. Timothy E. Rand and Security National Bank as Personal Representative of the Estate of Roger E. Rand by Tammy L. Gagnon has filed for a one-lot minor subdivision including Parcels #864710200002 & #864710200007. The purpose is to reconfigure the lot to place the well and septic system on the same lot serving the house. The lot acres are proposed to be 2.31 acres. The west portion of Parcel #864710200007 that is not to be included in the subdivision will be required to be combined with the abutting Parcel #86471020006. This proposal has been properly noticed in the Sioux City Journal Legal Section on August 12, 2022. The neighbors within 1000 FT have been duly notified via an August 5, 2022 letter about the August 22, 2022 Zoning Commission Public Hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requised to comment. The Woodbury County Engineer found the proposal in compliance with lowa Code closure requirements and found that the lot has County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot has adequate access to the road system. Extraterritorial review, as required by Iowa Code 354.9, was completed by the City of Salix on July 28, 2022. The property is not located in the floodplain. The proposed lot contains both the well and septic system. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of the staff to approve this proposal as proposed. Motion to close public hearing: Parker. Second: O'Tool. Motion approved 3-0. Motion to recommend approval of the Roger E. Rand Addition as proposed by O'Tool. Second: Parker. Motion approved 3-0.

#### Information/Discussion: Permitting Regulations for Temporary or Special Events

The Woodbury County Board of Supervisors has asked the Zoning Department to look into criteria to facilitate temporary or special event permits. Through his research, Priestley provided an example of the zoning ordinance Polk County uses. In their ordinance special events may include festivals, carnivals, circuses, outdoor religious meetings, rodeos, outdoor concerts, and special outdoor activities that are different from the primary use of the property. Included are both profit and non-profit groups for the sales of food, beverage, goods, and services. Neighborhood block parties shall not be considered within this category. The following is an example of a possible ordinance 1) Such events shall be limited to a total of twenty-one (21) days per year with no event exceeding fourteen (14) days in a given tweive (12) month projed. 2) The access to the property shall be in accessing fourteen with optimized to a total of twenty-one (21) days per year with no event exceeding fourteen (14) days in a given tweive (12). (14) days in a given twelve (12) month period. 2) The access to the property shall be in accordance with established (14) days in a given twelve (12) month period. 2) The access to the property shall be in accordance with established traffic standards. 3) Water and sanitary sewer (portable toilets may be permitted) must be supplied to the site, light, notice and dust from the activity shall be limited to the site. 4) All parking shall be limited to the site. 5) The event(s) shall provide appropriate measures to protect the attendees of the event(s). 6) The event(s) shall be reviewed by the Woodbury County Sheriff's Department. 7) Applicant shall provide security if required by Woodbury County Sheriff's Department. 7) Applicant shall provide security if required by Woodbury County Sheriff's Department. 8) If a Liquor License is needed, the event(s) organizers shall submit appropriate liquor license application only upon approval of all other items listed above or required by this ordinance. The liquor license shall be submitted in accordance with the Liquor License policy. Polk County's permitting is done with a Conditional Use permit. Woodbury County could implement a Conditional Use permitting process or a Special Use permit. Commissioners are asked to offer suggestions to be included in a possible ordinance. An update to the Table of Land Uses would be done as part of the ordinance changes. Land Uses would be done as part of the ordinance changes.

#### Information/Discussion: Conditional Use Permit Zoning Exceptions and Administrative Zoning Exceptions

Priestley facilitated a discussion about conditional use permits and potential conditional use and administrative language to address zoning exceptions for practical difficulties. In comparison, variances are specifically intended to provide necessary relief from the requirements of the zoning provisions that would create unnecessary hardships or practical difficulties. A conditional use exemption could possibly be used where a variance doesn't apply to address a practical difficulty standard. Priestley presented and adaption of Johnson County's ordinance -<u>https://www.johnsoncountyiowa.gov/pds/udo</u> as an example of a suggested ordinance modification. Under this language, the Woodbury County Zoning Commission would have the ability to review special exceptions to height, Adjustment would have the ability to request is an exceptional or unusual physical condition of a lot and the Board of Adjustment would have the ability to approve or deny such requests. The proposed language would empower the Board of Adjustment to grant special exceptions of no greater than fifty (50) percent of a usual requirement. The proposed language also empowers the Zoning Administrator to review an application and provide an exception no greater than ten (10) percent or reduce a required setback to less than five (5) feet.

**Information/Discussion:** Conditional Use Permit Application Process and Fee Schedule Priestley provided a follow-up to previous discussions about the conditional use permit application process and revised fee schedule. On August 2, the Board of Supervisors updated the application fee schedule to include additional fees for the processing, printing, and mailing notifications of public hearings and will apply when the number of mailings required exceeds 30. Additional costs of newspaper legal publication notices over \$100.00 shall also be required from the applicants.

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

None.

#### **Commissioner Comment or Inquiry**

Bride inquired about the setback increase proposal that is currently going through the amendment process through the Board of Supervisors. Priestley stated that the last of three public hearings will be held on August 23rd Woodbury County Engineer Mark Nahra has looked at and presented the board with several distance studies. His recommendation would be a formula of turbine height x 3.5. The proposed increased setback distance of 2,500 feet being considered is from each residence to replace the current 1,250 feet.

#### Staff Update

None

#### Adjourn

Motion by O'Tool. Second: Parker. 3-0. The meeting adjourned at 6:38 PM.

#### WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION

Applicant: Timothy E Rand Name of Owner					
Mailing Address: 1572-290th Street, Salix, TA 51052 Street City or Town State and Zip +4					
Property Address: 1572-290th Street, Salix, JA 51052 Street City or Town State and Zip + 4					
Ph/Cell #: 712-333-9839 E-mail Address: time and 8569 egmail.com					
To subdivide land located in the NYZ Quarter of Section 10					
Civil Township 86 GIS Parcel # 86471020007					
Name of Subdivision: Roger E. Rand Addition					
Subdivision Area in Acres 2.31 Number of Lots 1					
Attachments:					
1. Ten (10) copies of grading plans; if required.					
2. Twenty six $(26)$ 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'.

1 alleport		<ul> <li>b. Plat showing clearly the boundaries of the subdivision.</li> <li>c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.</li> </ul>		
U.	Surveyor:	Ph/Cell: 7/2 - 203 - 1323		
	Attorney:	Ph/Cell: 712-25-1395		

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections. 10

NE	For Office Use Only:	Owner's Sig Zoning D	1	The hand
	Zoning District	Flood District	Date	No. 6791
	Application Fee	4 Lots or	less (\$200)	10 ck #6435
		5 Lots or more (\$250 plus	\$5 per lot)	
			•	

WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION
Applicant: The Security National Bank as Personal Representative of the Estate of Roger E. Pand By: Tammy L. Gagnon Mailing Address: <u>Leo1 Pierce Street Sioux City IA 51101</u> State and Zip + 4
Property Address: 15772-290th St., Salix JA 51052 Street City or Town State and Zip + 4
Ph/Cell #: 712-277-6530 E-mail Address: + gagnon e Shonline. com
To subdivide land located in the NYZ Quarter of Section 10
Civil Township 86 GIS Parcel # 86471020002
Name of Subdivision: Roger E Rand Addition
Subdivision Area in Acres 2.3 Number of Lots 1
Attachments:
1. Ten (10) copies of grading plans; if required.
2. Ten (10) 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 ow ners within 1000'.

Surveyor: John Satta	Ph/Cell: 712-203-1323
Attorney: Ma	Ph/Cell: 712-252-1395

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections. The Security National Bank & Source Chy DA-

For Office Use Only:	Owner's Signature: by Jamme L. Sagnan, Suist Officer Zoning Director:
Zoning District	Flood District X Date No. 6791
Application Fee	4 Lots or less (\$200) \$200 CK H 6 435
	5 Lots or more (\$250 plus \$5 per lot)

INDEX LEGEND: PART OF Gov1 Lots 1 and 2, Section 10-86-47					All bearings are referenced to the lowa	ha
CURRENT PROPRIETOR: Roger E Rand ESTATE and		FINAL PLAT OF			Regional Coordinate System, Zone 4.	SCALE
URVEY REQUESTED BY: Timothy E. Rand		Roger E. Rand Addition,	N	V CORNER SVT LOT 2 NORO IAC. 5EC. 19-86-47 NORO	TH LINE GOVT LOT 2 NW COMMEN	1 tmth = 100 ft.
REPARED BY AND DETLIDE TO		A MINOR SUBDIVISION, WOODBURY COUNTY	, IOWA	AND CONCRETE NOR DAUMENT BASE DOLL	H LINE GOVT LOT 2 NW CORNER LINE GOVT LOT 2 NW CORNER GOVT LOT 1 FRAC SEC. 1364-47 463, IMAGE 892 POINT OF BEGRAPHIC—,	NE CORDER GOVT LOT 1 FRAC. SEC. 10-86-47
TREPARED BY AND RETURN TO: David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr., Sioux City, IA 51106 (712) 266-1554 dave lamberton@dgr.com		ZONING:		589°29'57'E 868.16'	S89*29'57"E 245.00"	589*2957*E FOUND SAT REAM
DEDICATION	7	AP - Agricultural Preservation				-+
See attached dedication and acknowledgement for Timothy E. I	Band	Minimum Lot Area: 2 Ac. Lot Width: 2007	OWNER / SUBDIVI	DER	WEST LINE GOVT LOT 1	HUNC SEC 1546-47
		Front Yard: 100° Side Yard: 20°	Roger E. Rand Estate and		ROLL 640, IMAGE 1380	555
DEDUCATION The Roger E. Rand estate, the owner of the real estate describe pursuance of the law, caused said described real estate to be as shown and set forth in the attached Plat and said Certificate of surveyed and platted the real estate to be known as Roger E. R. Nowa, and that the same is nervared with the free convest and is	d in the attached Surveyor's Certificate, has in the	Side Yard Accessory Structure: 10'	Timothy E. Rand PO Box 147		Des chief of the second	N-9E
shown and set forth in the attached Plat and said Certificate of supposed and platted the real estate to be known as Raser F. R.	David A. Lamberton, a Licensed Surveyor who	Corner Side Yard: 50' Minimum Rear Yard: 50'	Sioux City, IA 51102 712-333-9839		100.725 SaR 231.6 231.6	R. 11 8
lowa, and that the same is prepared with the free consent and in thereof	n accordance with his desires as owner and proprietor	Minimum Accessory Rear Yard: 10' Maximum Height: 45'	SURVEYOR:	B PP WEST UNE OF I		Serence and a series and a seri
Executed at Sioux City, Iowa, the day of	2022	Other regulations apply. See Subdivision Ordinances for details.	DGR Engineering 6115 Whispering Cree	150.00	SOUTH LINE OF PARCEL ROLL 649, IMAGE 1380	1 A cono
	The Security National Bank of Sime City Laws	No streets, roads, parks, school sites or public facilities are proposed.	Sioux City, IA 51106 (712) 266-1554	FRACTIONAL GOV'T L		.00' - CON St
	as Personal Representative of the Estate of Roger E. Rand, deceased.		David A. Lamberton,	R Drive GOV'T LL FRACTIONAL SECT	TON 10-86-47 TOP OF REBAR IS DSP	CTION
	By:	FEMA Zone X. Outside the 0.2% annual chance floodplain. TITLE OPINION	SUBDIVISION:		WEST OF CORDER	Par
	Tammy L. Gagnon, Trust Officer Its Authorized Representative	COUNTY AUDITOR AND RECORDER	1 Lots Total Parcel = 2.31 A	cres		D FOUND REPAR W CAP MILT
STATE OF IOWA : : 55		WOODBURY COUNTY, IOWA				CONDINESSER WILLAP BSR12     Δ. FOUND SECTION CORNER AS NOTED     SET 1/2" x 3/2" REBAR w/
COUNTY OF WOODBURY :		Dear Sir:		PARCEL DESCRIPTION:		ORANICE CAP HISTING
On this day of, 2022, befor for said County and State, personally appeared	ore me, the undersigned, a Notary Public in and	We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3),	to the property	Those portions of Government Lots Woodbury County Iowa, described	and 2 of Fractional Section 10, Township as follows:	86 North, Range 47 West of the 5th P.M.,
		described in the Surveyor's Certificate on the Roger E. Rand Addition, a Minor Subdivision, Wood last certified by Sedgwick Tally Abstract, Abstracters, dated, 2022 at abstract find good and merchanable title to said premises vested in Timothy E. Rand, A/A Timothy	bury County, Iowa, a.m. and from said			29'57" East along the north line of said
		abstract find good and merchantable title to said premises vested in Timothy E. Rand, a/k/a Timothy person and Roger E. Rand, the proprietors, free and clear of all mortgages, liens and other encumbri	y Rand, a single ances, except as	Government Lot 1 for a distance of	of said Government Lot 1; thence South 89% 150.00 feet; thence South 00"34'36" West fi 25.00 feet; thence North 00"34'36" East for a	or a distance of 255.00 feet; thence North
TREASURER'S CERTIFICATE OF	iotary Public	follows:		said Government Lot 2; thence Sou	85.00 feet; thence North 00°34'36" East for a ath 89°29'57" East along said north line for a more or less, subject to easements, if any, of	distance of 245.00 feet to the Point of
TAXES AND SPECIAL ASSESSMENTS		<ol> <li>Entry #4 is a Right of Way and Easement Grant recorded July 18, 1969 in Book 1214, Page 62 O. Fortin and Helen M. Fortin to Gulf Central Pipeline Company.</li> </ol>	33 between Gilbert	SUBVEVORS CEPTIFICATIO	N.	
I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do	hereby certify that the land described in the	<ol> <li>Fortin and Helen M. Fortin to Gulf Central Pipeline Company.</li> <li>Entry #17 is Zoning Regulations from the Woodbury County Board of Supervisors to Whom i dated January 11, 1971, filed March 5, 1971 in Boak 1263, Pages 9 to 78 incl., which regulate</li> </ol>	it May Concern is the use,	I, David A. Lamberton, a duly lice	nsed Land Surveyor under the provisions of ertify that the Plat of Roger E. Rand Additio	the laws of the State of Iowa, holding
attached and foregoing Surveyor's Certificate is free from certi	ified taxes and certified special assessments.	occupancy and subdivision of land within the unincorporated areas of Woodbury County, low 3. Entry #18 is a Resolution of the Woodbury County Board of Supervision #6222 recorded in th	a. he Office of the	Iowa, is a true representation of a s	survey made by me or under my direct super	vision, and that the same is located upon an
Dated, 2022	Tina M. Bertrand	2. citing PT is according sequences that in the workshop Control years of a Sequence of the workshop of the Control of Cont	f regulations indary designated	comprises the whole of the attache		
	Treasurer Woodbury County, Iowa	governing the use of certain and whitin woodbary County, toway, that may be whitin we could as a Flood Haarad Area. 4. Entry #19 is a Resolution of the Woodbary County Board of Supervisors, #6333 recorded May		Addition platted; that the same are	ontained in said description the lots describe of the dimensions, numbers, names and loca	ations LAND SU
AUDITOR AND RECORDER'S CERTIFICATE OF REC	ORDING	4. Entry #19 is a Resolution of the Woodbary County Board of Supervisors, #63.53 recorded May Office of the County Recorder on Roll 62, Image 2120. In compliance with the National Floo Protection Act of 1973, said Resolution contains numerous provisions and regulations governi building permits, new construction or substantial improvements to determine whether propose	d Disaster	as shown on said plat and that iron	stakes will be placed as required by Iowa C	ode. AS 22
STATE OF IOWA :		Protection Act of 1973, said Resolution contains numerous provisions and regulations govern building permits, new construction or substantial improvements to determine whether propose reasonably safe from flooding. The Resolution provided in part, that the Zoning Administrate	ed sites will be	Dated at Sioux City, Iowa	, 2022	LAMBERTON 15746
COUNTY OF WOODBURY :		<ul> <li>approval of certain proposed uses of real estate.</li> <li>5. Entry #20 is a Notice of Filing of Soil and Water Resource Conservation Plan recorded July 2</li> </ul>		David A. Lamberton, Iowa No. I	5746	* *
Docket No:				License Renewal Date: Decembe	r 31, 2022	10WA
Filed for record, this day of	, 2022, ato'clockM.	<ol> <li>Entry #29 is Zoning Regulations filed August 29, 2008 in the office of the County Auditor/Re No. 10, 455, Roll 699, Images 7213-7312 establishes comprehensive zoning regulations for th area of Woodbury County, Iowa. All previous ordinances are repealed. Resolution No. 10,45</li> </ol>	the unincorporated	BOARD OF SUPERVISORS RES	OLUTION NO.	
	red to the County Auditor of Woodbury County,	area of Woodbury County, Iowa. All previous ontinances are repealed. Resolution No. 10,45 Images 7313-7339 prescribes the minimum requirements for the design and development of a and the re-subdivisions of land in the unincorporated area of Woodbury County, Iowa. All pr	new subdivisions		the Plat of Roger E. Rand Addition, a Minor Su	binisian Wandhum County Jawa
Iowa.				Whereas, the owners and proprietors		2022, file with the Woodbury County Zoning
Dated, 2022	Gill. Auditor and Recorder.	are repeated. 7. Entry #31 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Chri Vice President and Colin G. Tague, Vice Fresident to Timoty E. Rand, a single person dated and filed July 13, 2022, Ianit 2022-20679. Releases mortgage recorded in Roll 744 Image 44	i, acknowledged	Commission a certain plat designate	did on the of d as Roger E. Rand Addition, a Minor Subdivisi	ion, Woodbury County, Iowa: and
Patrick F Woodbu	ry County, Iowa as Swoboda Peterson, Deputy			Whereas, it appears that said plat co County, Iowa, with reference to the	onforms with all of the provisions of the Code of filing of same: and	of the State of Iowa and Ordinances of Woodbury
By: Dian	a suorona i cici sun, Lepiny	<ol> <li>Entry #32 shows a Satisfaction from The Security National Bask of Sioux City, Iowa by Chri Vice President and Ron W. Jones, Vice President to Timothy E. Rand, a single person dated July 19, 2022 and Filed July 20, 2022, Int. #2022-408661. Releases montgage recorded in Rol</li> </ol>	and acknowledged		Woodbury County, Iowa has recommended the	e acceptance and approval of said platt and
AUDITOR'S APPROVAL OF SUBDIVISION NAME OR	TITLE			· · · · · · · · · · · · · · · · · · ·	oodbury County, Iowa has recommended the ac	
The County Auditor hereby accepts and approves the name or t	title of the attached Subdivision Plat as	<ol> <li>Entry #30 shows real estate taxes for 2019/20, paid in tuil. Taxes for 2020/21 on pt Gov Loc thee S 255ft W 395 ft N 255 ft &amp; E 395 ft Lakeport Township; \$1,640.00; payable in two inst</li> </ol>	2 comm NE cor tallments of which	Now therefore, be, and it is hereby	resolved by the Woodbury County Board of Sur	servisors. Woodbury County, State of Iowa, that
required by Iowa Code section 354.6(2).		two installments are paid.	he all here fainting	the Plat of Roger E. Rand Addition, and the Chairman and Secretary of	a Minor Subdivision, Woodbury County, Iowa the Woodbury County Board of Supervisors, We proprietor a certified copy of this resolution as	be and the same is hereby accepted and approve oodbury County, State of Iowa, are hereby
Dated, 2022	Patrick F. Gill, Auditor and Recorder,	10. Further, the undersigned rais personal knowledge of a raimy Setuement Agreement syncus and their spouses of the Estate of Roger E. Rand and that a Court Order was entered on May said Family Settlement Agreement whereby approving the transfer of a land swap of .088 acr Ground" to Tim Rand on the eastside of Tim's homestead and .088 acres of Tim's property to	29, 2019 approving res of the "Farm	directed to furnish to the owner and	proprietor a certified copy of this resolution as	required by law.
	Woodbury County, Iowa By: Diane Swoboda Peterson, Deputy			Passed and Approved this	day of 2022	
		weet suce of time nomencean. This Plat Title Opinion is given to the County Auditor and Recorder pursuant to Iowa Code 354.1 of recording the final plat of the above-described property and may not be relied upon by any other other purposes. Matters not required to be shown by Chapter 354 of the Iowa Code may be omitte	1(3) for the purpose er party or for any	and reproted and	, etter	
CERTIFICATE OF COUNTY ASSESSOR		other purposes. Matters not required to be shown by Chapter 354 of the Iowa Code may be omitte	ed from this opinion.		ATTEST	
I, Julie Conolly, hereby certify that on theday of was filed in the County Assessor's Office.	, 2022, a copy of this Plat	DATED, 2022 Will Earler		Keith Radig Chairman of Board of Supervisors		Patrick F. Gill Secretary
		Wil L. Forker ATTORNEY AT LAW		Chairman of Board of Supervisors Woodbury County, Iowa		
Dated, 2022	Julie Conolly	CITY COUNCIL RESOLUTION NO.			CHARLEN MAD	
	Woodbury County Assessor	City of Salix, Woodbury County, Iowa			VICINITY MAP	
COUNTY ENGINEER'S CERTIFICATE		Resolution accepting and approving the Plat of Roger E. Rand Addition, a Minor Subdivision	n, Woodbury County, Iowa		2 2 2 7	¥45 3 2 9
1, Mark Nahra, P.E., the County Engineer of Woodbury County.	lowa, do hereby certify that the boundary	and the fact that the second burther City Council of the City of Salix Woodbury Cou	unty lown that said Plat a			SALIX - 270H ST
<ol> <li>Mark Nahra, P.E., the County Engineer of Woodbury County, lines of the attached plat and lots therein were mathematically of requirements as provided for in the Woodbury County Subdivision of the State S</li></ol>	ion Ordinance for the unincorporated area	hereto attached and forming part of this resolution be, and the same hereby is, accepted and a	ipproved.		2 3 22	POP.
of Woodbury County, Iowa.		Passed and Approved thisday of, 2022				Z Z Z
Duted, 2022	Mark Nahra, P.E.	ATTEST:			280TH ST PROTH ST 34	053
	Woodbury County Engineer	Kevin Nelson Kathy Brou	aillette		125	TEHRORY IN FOR
ERTIFICATE OF WOODBURY COUNTY ZONING COM		anayor -			5	3 4 P K45 1
Ve do hereby certify that we are the Chair and the Administrator		STATE OF IOWA : : 35			PROPERTY LOCATION	See Long I Bank
Ve do hereby certify that we are the Chair and the Administration ounty, lowa, and we further certify that the said Zoning Commit at and that said Zoning Commission did on the day of the Woodbury County Board of Supervisors the acceptance and the Woodbury County Board of Supervisors the Acceptance and the Accep	of, 2021 recommend	COUNTY OF WOODBURY				V Mathin
the Woodbury County Board of Supervisors the acceptance and	a approval of sala subaryonon.	Im Kathy Brouillette, Clerk of the City of Salix, Woodbury County, Iowa, do hereby certify true and correct copy of a resolution accepting and approving the Plat of Roger E. Rand Ad	that the foregoing is a ful idition, a Minor Subdivisio	н, ж,	8 19 8	10 11 10 11 12 112
sted, 2022		Im Kathy Bronillette, Clerk of the City of Salix, Woodbury County, Iowa, do hereby certify run and correct copy of a resolution accepting and approving the Plat of Roger E. Rand A& Woodbury County, Iowa, which and resolution was adopted by the City Council of salid city 2022 and approved by the Mayor of said city on said date all as full, true and complete as the	e same appears of record i	in		
	Christine Zellmer Zant Chair	the office of said City Clerk				GR Engineering Date: July 28, Whispering Creek Drive Drawn By: 1
	Woodbury County Zoning Commission	ATTEST				(712) 266-1554 Project No.
		Kevin Nelson Kathy Brox	uillette		ENGINEERING	www.dgr.com Sheet: 1

 $\label{eq:decomposition} \mbox{Dedication to be recorded separately as attachment(s). See documents below.$ 

### **DEDICATION**

Timothy E. Rand, 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 a lot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Roger E. Rand Addition, a Minor Subdivision, Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with his desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the \_\_\_\_\_day of \_\_\_\_\_, 2022

By:\_

Timothy E. Rand

	NIA ALL- PURPOSE OF ACKNOWLEDGMENT
	eting this certificate verifies only the identity ument to which this certificate is attached, validity of that document.
State ofCalifornia	. }
County ofSan Diego	_ }
On before me,	When board area and the after the start
personally appeared <u>Tim othy</u> who proved to me on the basis of satis name(s) is/are subscribed to the within he/she/they executed the same in his/r	E. Rand, factory evidence to be the person(s) whose instrument and acknowledged to me that her/their authorized capacity(ies), and that by ment the person(s), or the entity upon behalf of
the foregoing paragraph is true and co WITNESS mv hand and official seal.	ITECT:
¢	
ADDITIONAL OPTIONAL INFORMAT	<b>ION</b> This form complies with current California statutes regarding notary wording if needed, should be completed and attached to the document. Acknowledgment from other states may be completed for documents being sent to that state so lo as the wording does not require the California notary to violate California not
DESCRIPTION OF THE ATTACHED DOCUMENT	law.
(Title or description of attached document)	<ul> <li>State and County information must be the State and County where the docu signer(s) personally appeared before the notary public for acknowledgment.</li> </ul>
. 2 N	<ul> <li>State and County information must be the State and County where the docur signet(s) personally appeared before the notary public for acknowledgment.</li> <li>Date of notarization must be the date that the signet(s) personally appeared we must also be the same date the acknowledgment is completed.</li> <li>The notary public must print his or her name as it appears within his or commission followed by a comma and then your title (notary public).</li> </ul>
(Tille or description of attached document) (Tille or description of attached document continued) Number of Pages Document Date CAPACITY CLAIMED BY THE SIGNER □ Individual (s) □ Corporate Officer	<ul> <li>State and County information must be the State and County where the docun signer(s) personally appeared before the notary public for acknowledgment.</li> <li>Date of notarization must be the date that the signer(s) personally appeared w must also be the same date the acknowledgment is completed.</li> <li>The notary public must print his or her name as it appears within his or commission followed by a comma and then your title (notary public).</li> <li>Print the name(s) of document signer(s) who personally appear at the tim notarization.</li> <li>Indicate the correct singular or plural forms by crossing off incorrect forms he/she/they-r is /are ) or circling the correct forms. Failure to correctly indicate information may lead to rejection of document recording.</li> <li>The notary seal impression must be clear and photographically reproduc Impression must not cover text or lines. If seal impression smudges, re-seal</li> </ul>
(Tille or description of attached document) (Title or description of attached document continued) Number of Pages Document Date CAPACITY CLAIMED BY THE SIGNER □ Individual (s)	<ul> <li>State and County information must be the State and County where the docus signer(s) personally appeared before the notary public for acknowledgment.</li> <li>Date of notarization must be the date that the signer(s) personally appeared v must also be the same date the acknowledgment is completed.</li> <li>The notary public must print his or her name as it appears within his or commission followed by a comma and then your title (notary public).</li> <li>Print the name(s) of document signer(s) who personally appear at the tin notarization.</li> <li>Indicate the correct singular or plural forms by crossing off incorrect forms he/she/they, is /are ) or circling the correct forms. Failure to correctly indicate information may lead to rejection of document recording.</li> <li>The notary seal impression must be clear and photographically reproduction.</li> </ul>

	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 lowa Code.			
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zonin Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.		
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, appropriate county departments and public utilities; and		
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and materials to all relevant stakeholders as required.		
	shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineer design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and		
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey of the legal descri		
	shall review the final plat to determine conformance with the design standards of these regulations and with the requ form of the plat and related documents; and		
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat		
	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.		
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final		

#### 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:

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

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.

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

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.

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

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

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.

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

This property is within two (2) miles of the incorporated area of Salix, IA and requires extraterritorial review under Iowa Code, Section 354.9. On July 28, 2022, the City of Salix accepted and approved the final plat of the Roger E. Rand addition as referenced in City County Resolution No. 2022-15.



CITY OF SALIX, WOODBURY COUNTY, IOWA CITY COUNCIL RESOLUTION NO. 2022-15

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF ROGER E. RAND ADDITION, WOODBURY COUNTY, IOWA.

NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SALIX, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF ROGER E. RAND ADDITION, WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED.

PASSED 7/28/22

inn **KEVIN NELSON** 

MAYOR

PASSED 7/28/22

ATTEST: KATHY BROUILLETTE CITYCLERK

: : SS

:

STATE OF IOWA

COUNTY OF WOODBURY

I, KATHY BROUILLETTE, CLERK OF THE CITY OF SALIX, WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING THE PLAT OF ROGER E. RAND, WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE 28th DAY OF JULY, 2022 AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED 7/28/22

**KEVIN NELSON** 

KATHY BROUILLETTE CITY CLERK

SALIX RESOLUTION

URGENT PROFINETOR Room E Rand ESTATE and Tinophy E Rand URVEY RECUESTED BY: Tinophy E Rand Gev t and 2, Secto

NDEX LEVEND

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NED BY AND RETURN TO: Lamberen, DGR Engineering, 5115 Whiteering Crist Dr., 25, IA 51105 (712) 255-354 dave tamberton@dgr.com

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Timothy E. Rand PO. Box 147 Slove City, TA: 51102 712-333-9839 WNER / SUBDIVIDER oper E. Rand Ettole

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FEMA Zone X. Outside the 0 2% annual chaose floodplain.

roads, parks, school site

Terruny L. Gagaon, Trevel Officer Its Authonized Representative TITLE OPINION COUNTY AUDITOR AND RECORDER WOODBURY COUNTY, IOWA

On this day of for said County and State, provoally COUNTY OF WOODNURY STATE OF IDWA

before

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

Notary Public

Tras Mi, Berrant, Trassar of Woodbury turbed and foregoing Surveyor's Carolitas

are nereby certify that the land mified taxes and centified speci

Tinn M, Bertrand Treazerer Woodbury County, Inwa

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vs štalufancija filma Tabiška konstruktiva Nalinana Banki of Sirau City, tova bu chtivenjeko z Justov vna Colina (1. rugev) četo Pravletka Tiranshi V. Erudi, a kritej konstva datekova bilata 13. ž1622, jesu #2022-04679, Kotanes morganja moorded in Rol 1944 Inage 4802, as skown st Satisfaction from The Security (Ron W. Janes, Vice President) Fied July 20, 2022, Int. #2022. DROFL References montgage re-DROFL References montgage rety, town by connectuary, sector le parsen dated and acizowice/ged recorded in Roll 744 image 6710

Whereas, it appears that said plut conforms a (its all of the pro County, form, with reference to the filing of strent and

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Peursk F. Gill, Auditor and R Woodbury County, Iswa By: Drane Swabods Peterson

n, Depuit

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

county Acaditor hereby accepts and i red by form Code section 354,6(2),

estate taxes for 2019/20, paid in full. Taxes for 2020/21 on pt Oov Lot 2 central NE cor, N 255 ft & E 395 ft Lakeport Township; \$1,540 00; payable in two watallenerse of white

refree; be, and it is hereby mand-out by the Wrondbary Counsty Bawett of of Regre E: Rinol Addition, a Minne Sobdivision, Woodbary Counsty, It Chairman and Secretary of the woodbary Counsty Banet of Simpori-our to family the the energy may proprietar a certified oxyly of this mandation to family the counter and proprietar a certified oxyly of this mandation of the secretary of the secretar

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Party F. GHI, Auditor and Recorder, Numbery County, Lines By: Direct Servicels Persons, Deputy

County Auditor er persuaal to lowa Code 354,11(2) for the perposi-y not be reliad upon by any rifter party or fee any of the lowa Code reay be omitted from this option

CERTIFICATE OF COUNTY ASSESSO

Consily, hereby certify that as it of in the County Assessor's Office

2021

Weddwry Cluedy

AND AND

LY ENGINEER'S CERTIFICATE 

Jown, do hereby certify that the boundary herved and conform with the closure ion Ordinance for the unlocarpointed area

Woodbury Costily Engineer

1022 WIL Forker ATTORNEY AT LAW

DATES

CITY COUNCIL RESOLUTION NO

surpring and approximg the Plat of Roger E. Raud Addison. lows

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tweefine be, and if sr, meat-read by the City Council of the City of Suliss, Weedbury County, lows, that said Plat as standard and forming perc of this resolution be, and the same hereby is, excepted and approved.

ey. 2022

VILESL Kathy Brouillettz City Clark

STATE OF JOWA Kevin Nelson Mayor

COOST OF NUCCESSING

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Christine Zellmer Zani Chair Woodhury County Zoning

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

Weedbury County, Town, which said revolution 2022 and approved by the Mityor of sold city of the office of said City Clerk owa, do hereby certify thei the foregoing is a full, of Roger E. Rand Addution, a Missee Sobol vision (by Carrect of asia city on the carrect of asia city on the carrect of record to

ATTEST

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S ROPERTY E LOCA DGR Englineering 6115 Wrapping Cries Drive Slour City, IA 51105 (712) 265-1554 www.dg.com Date: July 28, 2022 Drawn By: DAL Project No. 267116 Sheet: 1 0F 1 LD) ES) # 24

Reifs Rudig Chermon of Boord of Sapervisors Woodbury County, Town ATTEST: Petreck F, GIII Societary

SURVEYOR: DGR Engineering 6115 Whispering Creek Drive Stora: City, 1A 51106 (712) 266-1554 David A. Lamberton, PLS SUBDIVISION: | Lots Total Parcel = 2.31 Acres SURVYOSE SEXTITICATION: 1 Direkt A. Lamisena, a tuby lorind Lata Surveyse noder the generations of the laws of the Sate of Lewa Meding Conference N. 1946, a having service that the Paier (Ruper E. Fand Addines, a Mane Schleision, Woodings County, lows, is the representation of survey multi-by and sub-dim my direct repression, and that the same is decated upon and comprises the noise of the structured Associated property. PARCEL DESCRIPTION: Those portions of Government Lots 1 and 2 of Fru-Woodbury County Iowa, described as follows: Sec. We such exact once of tool Government (e.d.): shower South RPPSYTE feast shows the rest in the loss I for elitances of 1500 tools shows South OPPLAYE was for elitances 01500 for the loss New New loss for elitances of 1500 for the annual New 1007/475 feast for elitances 01500 for the loss New New manual et al. Shows South RPPSYTE fast alleng all shows from the for elitances of 1500 for the benefits of manual et al. Shows South RPPSYTE fast alleng all shows from the for elitances of 1500 for the benefits of southing 3.11 exerts, more or low, malyiest to extension full for elitance of 1500 for the the Perint of southing 3.21 exerts, more or low, malyiest to extension full for elitance of 1500 for all the Perint of southing 3.21 exerts, more or low, malyiest to extension full for elitance of the south new for elitance of the south new for the perint of the southing 3.21 exerts. ante Section Resolution America of the construction of the second construction of the second of TOTAL PROPERTY OF LEGEND D FORM RESIR WORKER AS NOTED A TOURD SCHOOL COMMENSION SET (CF + 30 NEXM of DENADE COMPETING of the 5th P.M.

,2022

ving the Part of Report E. Rand Addision

David A. Lawherton, Jona No. 15746 Litense Renewal Dale: December 31, 2022

BOARD OF SUPERVISORS RESOLUTION NO.

by certify that there are contained in asid description the lost described in the platted; that the stone are of the dimensions, numbers, names and becaulons to m sald plat and that ison stakes will be placed as required by lows Code.

## LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on August 12, 2022.

SIOUXCITYJOURNAL.COM NOTICE OF A PUBUC HEARING REGARDING A MINOR SUBDIVISION PROPOSAL BEFORE THE WOODBURT COUNTY ZONIKG COMMISSION Ne Woodbury Zoning Commission with he Woodbury Zoning Commission with head a public hearing on the following item needs of the Board of Supervisor's Mitering Board in the Board of Supervisor's Mitering Boom Number 104. County Countrouse, 620 Douglas Street, Ston City, Iowa, Corples of Board Street, Ston City, Iowa, Counted of a	and remains into your eventuation as the office of the Mondbury. Country countries Development, on the 6th Floor of said courthouse by any interested persons and courthouse by any interested persons and the materia hourd appear at the domesting in person or call: 712-456-1133 and during in person or call: 712-456-1133 and during the meeting to Isten or comment.	PHOPCOSED MINOR SUBDIVISION: To be known as Roger E Rank Additon, a one-lot minor subdivision in a 23-bacre porton of Section 10, 186N R47W (Lakeport Township) on Government. Lot 2 and Government Lot 2 on Parcel #864710200007. The purcels are hormed about one (1) mile south of Salk. The property is bocated in the Agnitultural Preservation (AP) Zoning District. Appli- cativity Netional Bark as Personal Representative of the Estate of Roger E Rand by Tarmy. L. Gagnon, Property Address, 1572 200h Street, Salx, A 51052.
	396222858 8	ON ENDERING OF DE CA

#### **PROPERTY OWNER(S) NOTIFICATION – 1000'**



The <u>five (5)</u> property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a <u>August 5, 2022</u> letter of the public hearing before the Woodbury County Zoning Commission on <u>August 22, 2022</u>.

As of <u>August 17, 2022</u>, the Community and Development office has received the following comments. The names of the property owners are listed below.

When more comments are received after the printing of this packet, they will be provided at the meeting.

Property Owner(s)	Mailing Address				Comments
Estate of Roger E. Rand, Security National Bank of Sioux City, Iowa, as Executor	601 Pierce St.	Sioux City	IA	51101	No comments.
Austin M. Lee & Nicole K. Lee	1580 290th St.	Salix	IA	51052	No comments.
Timothy E. Rand	1572 290th St.	Salix	IA	51052	No comments.
John E. Shook & Gail A. Shook	23 Westlake Village	Council Bluffs	IA	51501	Received phone inquiry on 8/8/22 from Gail. The property owner asked about the location being south of 290 <sup>th</sup> Street. The property owner did not offer any comments or concerns.
Larry J. Brenden	PO Box 271	Sloan	IA	51055	No comments.

STAKEHOLDER COMMENTS	
911 COMMUNICATIONS CENTER:	No issues here. – Glenn Sedivy, 8/3/22.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed minor subdivision for MEC electric and have no conflicts. – Casey Meinen, 8/8/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC gas. – Tyler Ahlquist, 8/2/22.
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 facilities at or adjacent to this location. NIPCO has
	no issues with this request. – Jeff Zettel, 8/2/22.
NUSTAR PIPELINE:	No concerns from NuStar. – Matt McGee, 8/3/22.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	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.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 8/2/22.
WOODBURY COUNTY TREASURER:	The 2020 assessment year for both parcels has been paid in full. We do not have the statements yet
	for the 2021 assessment year-it should be another week or so. – 8/1/22.

#### **REVIEW MEMO - WOODBURY COUNTY ENGINEER – MARK NAHRA, PE**



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Moville, 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: August 17, 2022
- Subject: Roger E. Rand 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 August 1, 2022.

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.
- I have reviewed the parcel for access. Existing driveways will be able to be used for accessing the new divided lot.
- I have prior dealings with this property on a driveway/access issue. I noted at that time that some of the area occupied by the homestead was outside the platted area. This plat seems to correct the issues and give the landowner control of the land he is using.
- I have no other concerns with this parcel.

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

Cc: File

## PARCEL REPORTS

Parcel ID 84	864710200007						2022	2021	2020	2019	201
Property Address 1	704523 1572 290TH ST					Classification	Residential	Residential	Residential	Residential	Residentia
S/	SALIX IA 51052					+ Assessed Land Value	\$30,150	\$30,150	\$32,260	\$32,260	\$17,66
ief Tax Description P	10-86-47 PT GOV LOT 2 COMM NE COR THEC \$ 255' W 395' N 2	55' & E 395'		A C A	and the second second	+ Assessed Building Value + Assessed Dwelling Value	\$0 \$75,830	\$0 \$100,510	\$0 \$100,510	\$0 \$100,510	\$100,51
0	(Note: Not to be used on legal documents)				A PROPERTY.	Gross Assessed Value	\$105,980	\$130,660	\$132,770	\$132,770	\$118,17
oss Acres 2.	705-6672 (8/12/2009) 2.01				and a start of the	- Exempt Value	\$0	\$0	\$0	\$0	1
Acres 2: usted CSR Pts 0	201				100	<ul> <li>Net Assessed Value</li> </ul>	\$105,980	\$130,660	\$132,770	\$132,770	\$118,1
ning A	AP - AGRICULTURAL PRESERVATION										
trict 00 ool District W	0042 LAKEPORT/WESTWOOD WESTWOOD COMM					Sioux City Special Assessments and	Fees				
	N/A					Click here to view special assessment informat	ion for this parcel.				
er						Woodbury County Tax Credit Appli	cations				
Holder						Apply for Homestead, Military or Business Pro					
Timothy E											
290th St IA 51052						Photos					
ract Holder											
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290th St											
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Area 2.01 Acres ; 87	17,556 SF					Contraction of the second					
lential Dwelling											
idential Dwelling	D					and the second					
upancy	Single-Family / Owner Occupied										
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r Built	2002										
ndition	Above Normal Mtl / Gable					100					
oring											
ndation crior Material	C Blk Vinyl					, na <sup>1</sup> 111					
rior Material	Vinyi Drwl										
k or Stone Veneer Gross Living Area											
n Area Square Feet	2052					Matrix A, social and a second second					
c Type nber of Rooms	None; 7 above: 0 below										
nber of Bedrooms	4 above; 0 below										
ement Area Type ement Area	None 0					No data available for the following modules: Con	mercial Buildings, Agricultura	Buildings, Yard Extras. Per	mits, Sioux City Tax Credit	Applications.	
ement Finished Area											
nbing liances	1 Extra Tub or Shower; 1 Whirlpool Bathroom; 1 Base 1 Dishwasher;	Plumbing (Full;									Column's
tral Air	Yes									•	Schneid
places	FHA - Gas 1 Prefab;					User Privacy Policy					
ches						User Privacy Policy GDPR Privacy Notice					
cks ditions	Wood Deck-Med (144 SF); Wood Deck-Med (144 SF)										
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No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Photos, Sketches.

Schneider GEOSPATIAL

<u>User Privacy Policy</u> <u>GDPR Privacy Notice</u> Last Data Upload: 7/29/2022, 6:29:15 PM

SOIL REPORTS										
	Overview 15	Summary Parcel ID Gross Acres ROW Acres Gross Taxable Acree Exempt Acres Average Unadjusted Agland Active Config	s d CSR2	864710200002 47.32 0.00 47.32 0.00 47.32 88.55 2017 CSR2	(Gross Taxable Acres - Exen (4190.09 CSR2 Points / 47.	ipt Land) 32 Gross Taxable Acres)				
290th St		Sub Parcel Sum	nmary							
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Parcel ID         864710200007         Alternate ID         704523         Owner Address         RAND TIMO           Sec/Twp/Ring         10-86-47         Class         R         1572200TH           Property Address         1572200TH ST         Acreage         2.01         SALDK           SALDX         District         0.042          SALDK	ST									
Brief Tax Description PT GOV LOT 2 COMM NE COR THEC'S 255' W 395' N 255' & E 395' (Note: Not to be used on legal documents)										
Date created: 8/1/2022 Last Data Uploaded: 7/29/2022 7:29-15 PM										
Developed by Schneider										



## Wil L. Forker

Attorney at Law

PIONEER BANK BLDG. 701 PIERCE STREET, STE 303 SIOUX CITY, IA 51101

Telephone (712) 252-1395 - Fax (712) 252-4858 Licensed in Iowa and Nebraska <u>forkerlaw@gmail.com</u>

TO THE PUBLIC

I, Wil L. Forker, Attorney at Law have carefully examined the abstract of title specifically prepared for platting of Roger E. Rand Addition, Woodbury County, Iowa. The caption description fully described as set out in the surveyor's certificate attached and filed herewith. The abstract of title was prepared by Engleson Abstract Company, Inc., and last continued on July 20, 2022 at 5:00 p.m. which establishes title in Timothy E. Rand, a/k/a Timothy Rand, a single person and Roger E. Rand.

Subject to the following objections:

- Entry #4 is a Right of Way and Easement Grant recorded July 18, 1969 in Book 1214, Page 633 between Gilbert O. Fortin and Helen M. Fortin to Gulf Central Pipeline Company.
- Entry #17 is Zoning Regulations from the Woodbury County Board of Supervisors To Whom it May Concern dated January 11, 1971, filed March 5, 1971 in Book 1263, Pages 9 to 78 incl., which regulates the use, occupancy and subdivision of land within the unincorporated areas of Woodbury County, Iowa.
- 3. Entry #18 is a Resolution of the Woodbury County Board of Supervisors #6332, recorded in the Office of the County Recorder on May 12, 1977 on Roll 62, Image 2118, contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa, that may be within the boundary designated as a Flood Hazard Area.
- 4. Entry #19 is a Resolution of the Woodbury County Board of Supervisors, #6333 recorded May 12, 1977 in Office of the County Recorder on Roll 62, Image 2120. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing issuance of building permits, new construction or substantial improvements to determine whether proposed sites will be reasonably safe from flooding. The Resolution provided in part, that the Zoning Administrator must review and approval of certain proposed uses of real estate.
- Entry #20 is a Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Image 2343.

- 6. Entry #29 is Zoning Regulations filed August 29, 2008 in the office of the County Auditor/Recorder. Resolution No. 10, 455, Roll 699, Images 7213-7312 establishes comprehensive zoning regulations for the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. Resolution No. 10,456, Roll 699, Images 7313-7339 prescribes the minimum requirements for the design and development of new subdivisions and the re-subdivisions of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed.
- Entry #31 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Christopher J. Jackson, Vice President and Colin G. Tague, Vice President to Timothy E. Rand, a single person dated, acknowledged and filed July 13, 2022, Inst. #2022-08679. Releases mortgage recorded in Roll 744 Image 4802, as shown at entry #27.
- Entry #32 shows a Satisfaction from The Security National Bank of Sioux City, Iowa by Christopher J. Jackson, Vice President and Ron W. Jones, Vice President to Timothy E. Rand, a single person dated and acknowledged July 19, 2022 and filed July 20, 2022, Inst. #2022-08961. Releases mortgage recorded in Roll 744 image 6710, as shown at entry #28.
- Entry #30 shows real estate taxes for 2019/20, paid in full. Taxes for 2020/21 on pt Gov Lot 2 comm NE cor thee S 255ft W 395 ft N 255 ft & E 395 ft Lakeport Township; \$1,640.00; payable in two installments of which two installments are paid.
- 10. Further, the undersigned has personal knowledge of a Family Settlement Agreement signed by all beneficiaries and their spouses of the Estate of Roger E. Rand and that a Court Order was entered on May 29, 2019 approving said Family Settlement Agreement whereby approving the transfer of a land swap of .088 acres of the "Farm Ground" to Tim Rand on the eastside of Tim's homestead and .088 acres of Tim's property to the Estate on the west side of Tim's homestead.

Respectfully submitted,

Wil L. Forker Title Guaranty #7819 WLF:cmd