

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

Date: \_\_\_\_\_ Weekly Agenda Date: \_\_\_\_\_

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** \_\_\_\_\_

**WORDING FOR AGENDA ITEM:**

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

**BACKGROUND:**

**FINANCIAL IMPACT:**

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

**ACTION REQUIRED / PROPOSED MOTION:**



**WOODBURY COUNTY  
COMMUNITY & ECONOMIC DEVELOPMENT**  
620 DOUGLAS STREET – SIOUX CITY, IA 51101

Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyiowa.gov  
Dawn Norton · Sr. Clerk · dnorton@woodburycountyiowa.gov  
Telephone (712) 279-6609 Fax (712) 279-6530

**ZAHNLEY FIRST ADDITION, MINOR SUBDIVISION PROPOSAL  
FINAL REPORT – 12/1/22**

APPLICATION DETAILS	PROPERTY DETAILS	TABLE OF CONTENTS
<b>Owner(s):</b> Phirman E. Zahnley <b>Application Type:</b> Minor Subdivision (1 Lot) <b>Subdivision Name:</b> Zahnley First Addition <b>Application Date:</b> October 31, 2022 <b>Subdivision Area:</b> 2.43 Total Acres <b>Legal Notice Date:</b> November 12, 2022 <b>Stakeholders (1000') Letter Date:</b> November 9, 2022 <b>Zoning Commission Public Hearing Date:</b> November 28, 2022	<b>Parcel(s):</b> 894227200001 <b>Township:</b> T89N R42W (Union) <b>Section:</b> 27 <b>Quarter:</b> NW ¼ of the NE ¼ <b>Zoning District:</b> Agricultural Preservation (AP) <b>Floodplain District:</b> Zone X (Not in SFHA) <b>Address:</b> 1414 Osceola Ave., Correctionville IA 51016	<input type="checkbox"/> Summary, Aerial & Plat Excerpt, Recommendation <input type="checkbox"/> Application <input type="checkbox"/> Final Plat <input type="checkbox"/> Review Criteria <input type="checkbox"/> Extraterritorial Review <input type="checkbox"/> Legal Notification <input type="checkbox"/> Adjacent Owners' Notification <input type="checkbox"/> Stakeholder Comments <input type="checkbox"/> Supporting Documentation

**SUMMARY**

Phirman E. Zahnley has filed for a one-lot minor subdivision including Parcel #894227200001 as referenced above. The purpose is to split the house from the farm ground. This proposal has been properly noticed in the Sioux City Journal Legals Section on **November 12, 2022**. The neighbors within 1000 FT have been duly notified via a **November 9, 2022** letter about the **November 28, 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 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 Correctionville on October 10, 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 5-0 to recommend approval of the Zahnley First Addition to the Woodbury County Board of Supervisors as proposed.

**AERIAL MAP**

**PLAT EXCERPT**

**Legend**

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

Parcel ID: 894227200001 | Alternate ID: 840405 | Owner Address: ZAHNLEY PHIRMAN E & LINDA K  
 Sec/Twp/Rng: 27-89-42 | Class: A | 1414 OSCEOLA AVE  
 Property Address: 1414 OSCEOLA AVE | Acreage: 20 | CORRECTIONVILLE, IA 51016-8056  
 District: 0019 | Brief Tax Description: IRREG TCT N PT 547.57' ON W X 1049.6' ON E N W NE 27-89-42  
 (Note: Not to be used on legal documents)

**FINAL PLAT - ZAHNLEY FIRST ADDITION**

A Minor Subdivision to Woodbury County, Iowa.

**LOT 1**  
2.16 ACRES TAXABLE  
0.27 ACRES RDWY. EASE  
2.43 ACRES TOTAL

OWNER OF RECORD: LINDA K G  
OWNER OF RECORD: ZAHNLEY PHIRMAN E & LINDA K

**ZONING COMMISSION AND STAFF RECOMMENDATION**

The Woodbury County Zoning Commission voted 5-0 to recommend approval of the Zahnley First Addition to the Woodbury County Board of Supervisors as proposed.

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

**Minutes - Woodbury County Zoning Commission – November 28, 2022**

The Zoning Commission (ZC) meeting convened on the 28th of November at 6:00 PM in the basement of the Woodbury County Courthouse. The meeting location in the Courthouse was moved from the first-floor boardroom to the basement due to limited seating in the first-floor boardroom. The meeting was also made available via teleconference.

ZC Members Present: Christine Zellmer Zant, Tom Bride, Barb Parker, Jeff O'Tool, Corey Meister  
County Staff Present: Dan Priestley  
Public Present: Carole Hennings, Deb Main, Axel Johnston, Britany Heath, Karen Keath, Vicki Hulse, Jana Martens, Diane Weaver, Sandi Brouwer, Stee Maxwell, Gayle Palmquist, Doyle Turner, Jim Colyer, Renee Colyer, Barb Petersen, Loren Peterson, Luke Grigg, Christine Gant, Kyle Karrer, Ron Karrer, Dennis Karrer, JoAnn Sadler, Brian Sadler, Dan Bittinger, Alan McGaffin, Terri McGaffin, Jody Wilson, Todd Grohs, Curt Grigg

**Call to Order**

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

**Public Comment on Matters Not on the Agenda**

None.

**Approval of Previous Meeting Minutes – October 24, 2022 Meeting**

Motion by Meister second by Parker to approve the minutes of the October 24, 2022 meeting. Carried 5-0.

**PUBLIC HEARING: Zahnley First Addition, Minor Subdivision Proposal**

Priestley read the staff report summary into the record. Phirman E. Zahnley has filed for a one-lot minor subdivision including Parcel #894227200001 as referenced above. The purpose is to split the house from the farm ground. This proposal has been properly noticed in the Sioux City Journal Legals Section on November 12, 2022. The neighbors within 1000 FT have been duly notified via a November 9, 2022 letter about the November 28, 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 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 Correctionville on October 10, 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. Surveyor Axel Johnston was present on behalf of the applicant and reported that the structure to the north of the property was 22.5 FT from the north property line. Motion by O'Tool second by Bride to close the public hearing. Carried 5-0. Motion by O'Tool second by Meister to recommend approval of the Zahnley First Addition to the Woodbury County Board of Supervisors as proposed. Carried 5-0.

**PUBLIC HEARING: Zoning Ordinance Text Amendment for Hazardous Liquid Pipelines**

Priestley read the staff report summary into the record. On October 11, 2022, the Woodbury County Board of Supervisors unanimously approved a motion to direct staff and the Zoning Commission to initiate a review process and provide a recommendation of a Zoning Ordinance Text Amendment to the Zoning Ordinance to address the permitting of Hazardous Liquid Pipelines. There is already a process in place to address the permitting of pipelines, however, the intent is to review the current process and consider supplemental language to the ordinance that would account for specific separation distances from occupied structures due to concerns about the health and safety of residents being located in close proximity to pipelines. Priestley referenced a report prepared by staff including a review of literature that considers a series of studies as it relates to the consequences of pipeline failures including the impact to the population as well as measures local communities can employ for mitigation. The report describes the county's existing conditional use permit procedure and makes the recommendation to institute a setback of 330 FT as rooted in the Emergency Response Guidebook (2022) from residential structures or dwellings. The recommendation also includes a 50 FT setback in commercial and industrial zoning districts. It is also recommended to institute 1000 FT planning areas and consultation zones to foster collaboration among landowners, pipeline operators, government officials, and other stakeholders. Priestley stated other counties in Iowa such as Shelby County and Story County have passed ordinances for the regulation of hazardous liquid pipelines including the establishment of separation distances. On Monday, November 14, 2022, a federal court case was filed in the United States District Court for the Southern District of Iowa Central Division between William Couser and Summit Carbon Solutions, LLC (Plaintiffs) v. Story County, Iowa: Story County Board of Supervisors...The case considers questions of whether the local ordinance No. 306 is preempted by federal and state measures.



Carole Hennings, 1970 Garner Avenue, Merville, IA; Deborah Main, 1026 Charles Avenue, Sioux City, IA; Alan McGaffin 1122 S. Paxton, St., Sioux City, IA; Gayle Palmquist, 1848 130<sup>th</sup> St., Lawton, IA; Jana Martens, 2678 110<sup>th</sup> St., Merville, IA; Karen Heath, 4809 Oxford Drive, Sioux City, IA; Jim Collyer, 1650 Old Hwy 141, Sergeant Bluff, IA; Viki Hulse, 2700 100<sup>th</sup> Street, Merville, IA; Stee Maxwell, 248 Pearl St. S, Merville, IA; Doyle Turner, 2738 200<sup>th</sup> St., Merville, IA; Dan Bittinger, 2901 Sunset Circle, Sioux City, IA; Jody Wilson, 1449 Charles, Avenue, Lawton, IA; Todd Grohs, 1661 180<sup>th</sup> St., Sioux City, IA; Curt Grigg, 1261 Delaware Ave., Lawton, IA addressed the board with concerns regarding the placement of hazardous liquid pipelines and the ordinance proposal.

Motion by Bride second by Meister to receive documents from Deborah Main. Carried 5-0. Copy filed.



Motion by Meister second by O'Tool to receive documents from Gayle Palmquist. Carried 5-0. Copy filed.



Motion by Parker second by Bride to close the public hearing. Carried 5-0.

In consideration of the proposed draft zoning ordinance text amendment, members of the Commission discussed the proposal including the proposed setbacks while taking questions and clarifying information for the public during the executive session. The consequences of the proposed setbacks were referenced including the potential establishment of reverse setbacks thereby establishing a class of legal nonconforming structures along pipeline corridors. The conditional use permit process currently on the books, including the criteria used by the Zoning Commission and Board of Adjustment to make a determination were discussed and shared including the ability to institute conditions as part of the permit application approval. The current criteria was referenced as reviewing applications based on the situation and relevant circumstances as they relate to the ordinance criteria. The options for moving forward with a recommendation were discussed.

Motion by Bride second by Parker to stay with the existing process with the Conditional Use Permit instead of going with the draft amendment ordinance proposal. Carried 5-0.

Meister stated he would like more time to review the case. Priestley responded that the motion passed is sticking with the current process but some questions rooted in the criteria could be formulated to assist with the Conditional Use process.

Bride indicated that he remains open to further guidance from the Board of Supervisors including any language/questions to assist the Zoning Commission and Board of Adjustment in analyzing the Conditional Use Permit criteria in the Zoning Ordinance.

Priestley indicated that the Board of Supervisors, even with the rejection of this draft ordinance amendment by the Zoning Commission, have the ability to consider this ordinance language or adjustments to it. The Board also has the ability to direct the Zoning Commission to look into the issue further.

Priestley stated that this will be brought up as an information item at tomorrow night's Board of Supervisor meeting (11/29/22).

**Information / Discussion: Application process for positions on the Board of Adjustment and Zoning Commission**

Priestley discussed the application process for membership on the Zoning Commission and Board of Adjustment. Applications are due in the Board of Supervisors office before December 15, 2022. The Board of Supervisors make appointments to both boards.

**Public Comment on Matters Not on the Agenda**

None

**Commissioner Comment of Inquiry**

None

**Staff Update**

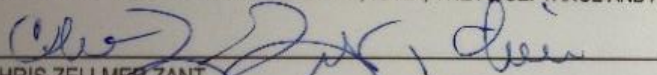
The Zoning Commission recommendation on a hazardous liquid pipelines zoning ordinance amendment will be brought to the Board of Supervisors as an information item tomorrow, Tuesday, November 29 to update the Supervisors about tonight's proceedings.

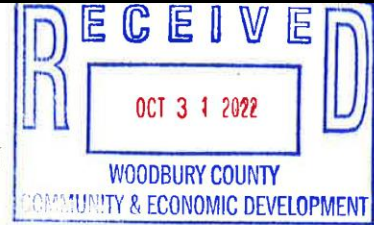
**Adjourn**

Motion by Meister second by O'Tool to adjourn the meeting. Carried 5-0. Meeting ended at 8:42 PM CST.

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA, AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE 28<sup>th</sup> DAY OF November, 2022 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

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



WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

Applicant: Phirman Zahnley Name of Owner

Mailing Address: 1414 Osceola Ave, Correctionville, IA 51016  
Street City or Town State and Zip + 4

Property Address: 1414 Osceola Ave Correctionville, IA 51016  
Street City or Town State and Zip + 4

Ph/Cell #: 712-870-4245 E-mail Address: N/A

To subdivide land located in the NWNE Quarter of Section 27

Civil Township Union 89 North - 42 West GIS Parcel # 894227200001 Union

Name of Subdivision: Zahnley First Addition

Subdivision Area in Acres 2.43 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: Daniel L. W. [Signature] Ph/Cell: \_\_\_\_\_

Attorney: [Signature] Ph/Cell: 712-225-2514

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

Owner's Signature: [Signature]

Zoning Director: [Signature]  
Coordinator

For Office Use Only:

Zoning District AP Flood District X Date 10/31/22 No. 6820

Application Fee 4 Lots or less (\$300\*+ Additional Fees) \$300.00

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

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



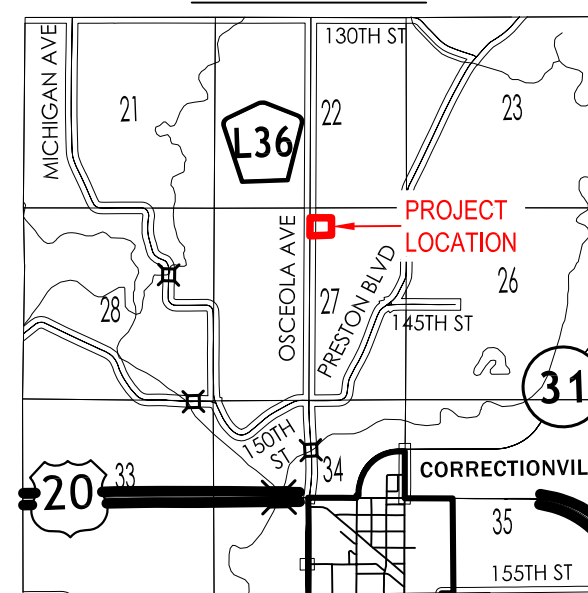
# FINAL PLAT - ZAHNLEY FIRST ADDITION

A Minor Subdivision to Woodbury County, Iowa.

## LEGEND

- FOUND 1/2" REBAR
- SET BLUE CAPPED 1/2" x 24" REBAR #10315
- SET MAG NAIL IN ASPHALT PAVEMENT

## PROJECT MAP

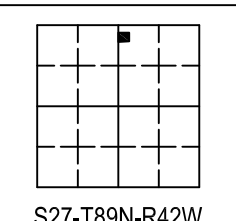


## INDEX LEGEND

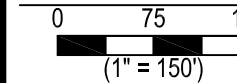
Location: Section: 27-89-42 - NW1/4 NE1/4

Requestor: Phirman E. Zahnley  
Proprietor: Phirman E. Zahnley and Linda K. Zahnley  
Surveyor: David L. Wilberding, P.L.S. #10315  
Surveyor Company: Beck Engineering, Inc.  
110 East Indian Street, Cherokee, Iowa 51012  
Return To: info@beck-engineering.net - (712)-225-9025

## LOCATION MAP



## GRAPHIC SCALE



BEI PROJECT #: S22233

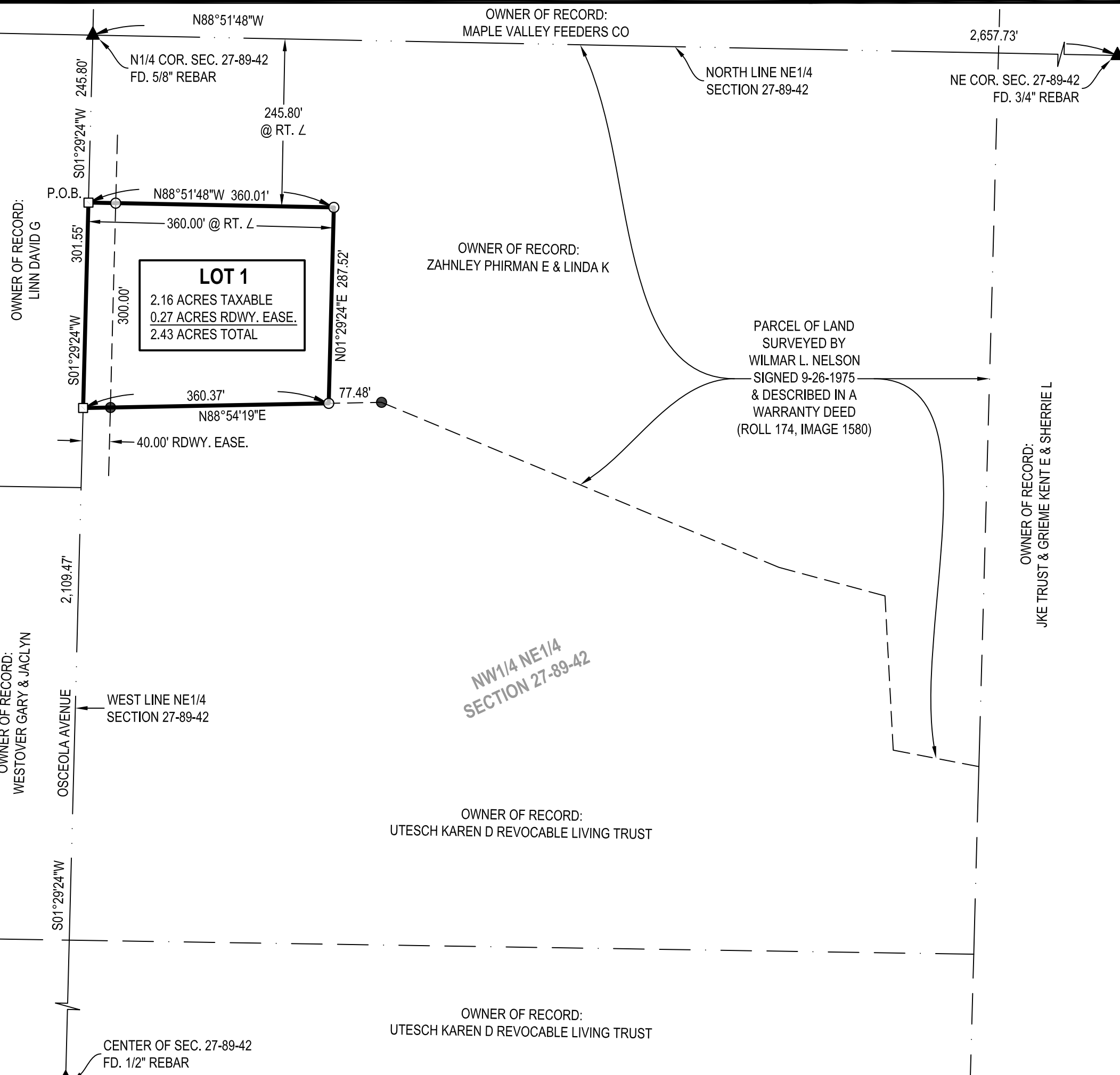
SURVEY DATE: SEP. - 2022 BY JB

CLOSEST CITY: CITY OF CORRECTIONVILLE (1.4 MILES)

BECK ENGINEERING, INC.



Civil Engineering - Land Surveying  
Landscape Architecture



## SURVEYOR'S DESCRIPTION:

Being a part of the Northwest Quarter of the Northeast Quarter of Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

COMMENCING at the North Quarter Corner of said Section 27; thence South 01°29'24" West on the West line of said Northeast Quarter, a distance of 245.80 feet to the POINT OF BEGINNING; thence continuing South 01°29'24" West on said West line, a distance of 301.55 feet to the Southwest Corner of a Parcel of Land described in Warranty Deed filed in Roll 174, Image 1580, located at the Woodbury County Recorder's Office; thence North 88°54'19" East on the South line of said Parcel of Land, a distance of 360.37 feet; thence North 01°29'24" East, a distance of 287.52 feet; thence North 88°54'48" West, a distance of 360.01 feet to the POINT OF BEGINNING, contains a total of 2.43 Acres, inclusive of a Public Roadway Easement of 0.27 Acres. Subject to any and all other Easements be they of Record or not.

For this Survey the West line of the NE1/4 of said Section 27 is assumed to bear South 01°29'24" West (Iowa Regional Coordinate System Zone 4 Sioux City-Iowa Falls).

## ZONING DISTRICT DIMENSIONAL STANDARDS:

Current & Proposed Zoning: AP

Minimum Lot Area:

- Single Family
- Two Family 2 acres
- Multiple Family

Minimum Lot Width: 200 ft

Front Yard Setback: 100 ft

Side Yard Setback: 20 ft

--Accessory Structures:10 ft

Rear Yard Setback: 50 ft

--Accessory Structures:10 ft

Maximum Height: 45 ft

--Accessory Structures:45 ft

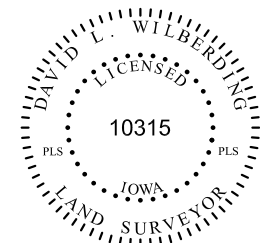
## SURVEYOR'S CERTIFICATE

I, DAVID L. WILBERDING, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10315, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

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

DATED AT SIOUX CITY, IOWA, \_\_\_\_\_, 2022.

DAVID L. WILBERDING IOWA PLS #10315  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2023  
Number of Pages covered by this certification. = 1



## DEDICATION

KNOW ALL MEN BY THESE PRESENTS: PHIRMAN E. ZAHNLEY, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED, AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF DAVID L. WILBERDING, A PROFESSIONAL LAND SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES AS OWNER AND PROPRIETOR THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

PHIRMAN E. ZAHNLEY

## INDIVIDUAL ACKNOWLEDGMENT

STATE OF IOWA :  
:SS  
COUNTY OF WOODBURY :

ON THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID COUNTY AND STATE, PERSONALLY APPEARED PHIRMAN E. ZAHNLEY, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT HE EXECUTED THE SAME AS HIS VOLUNTARY ACT AND DEED.

NOTARY PUBLIC

## COUNTY ENGINEER'S CERTIFICATE

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

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

## CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_, 2022.

JULIE CONOLLY  
ASSESSOR  
WOODBURY COUNTY, IOWA

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA, AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE DAY OF \_\_\_\_\_, 2022 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

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

## AUDITOR AND RECORDER CERTIFICATE OF RECORDING

CERTIFICATE OF RECORDING  
STATE OF IOWA :  
:SS  
COUNTY OF WOODBURY :  
DOCKET NO: \_\_\_\_\_  
FILED FOR RECORD, THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022 AT \_\_\_\_\_ O'CLOCK \_\_\_\_\_ M.  
RECORDED IN PLAT ENVELOPE \_\_\_\_\_, INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_, 2022.

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 OF "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA, AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2022.

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

## TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

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

DATED \_\_\_\_\_, 2022.

TINA BERTRAND  
TREASURER  
WOODBURY COUNTY, IOWA

## BOARD OF SUPERVISOR'S RESOLUTION

RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING AND APPROVING "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA.  
WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022,  
FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA;  
AND

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

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

WHEREAS THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.  
NOW, THEREFORE, B.E., AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF "ZAHNLEY FIRST ADDITION", WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNER AND PROPRIETOR A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, 2022.

KEITH RADIG  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: \_\_\_\_\_

PATRICK F. GILL  
SECRETARY  
WOODBURY COUNTY, IOWA

**ATTACHMENTS TO BE RECORDED AND INCLUDED WITH THE FINAL PLAT**

**RESOLUTION NUMBER 2022-39**

**Resolution accepting and approving the Final Plat of Zahnley First Addition to Woodbury County, Iowa.**

COUNCILPERSON Petty moved for the adoption of the following resolution:

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


COUNCILPERSON Fox seconded the motion to adopt the foregoing resolution, and upon the question being put and the roll being called, the following Councilpersons voted:


AYE: Alioth, Beazley, Fox, Petty, Volkert.

NAY: None.

ABSENT: None.


PASSED AND APPROVED THIS 10<sup>th</sup> DAY OF OCTOBER, 2022.


  
KATHY HOFFMANN, Mayor

ATTEST:   
APRIL PUTZIER, City Clerk

STATE OF IOWA :  
: SS  
COUNTY OF WOODBURY :

I, April Putzier, Clerk of the City of Correctionville, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Final Plat of Zahnley First Addition to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the 10TH day of October, 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.

  
KATHY HOFFMANN, Mayor

ATTEST:   
APRIL PUTZIER, City Clerk



JOHN F. LOUGHLIN (1889-1979)  
JOHN D. LOUGHLIN (1925-2001)

TELEPHONE (712) 225-2514  
FAX NUMBER (712) 225-2515

231 WEST MAPLE STREET  
CHEROKEE, IOWA 51012



**LOUGHLIN  
LAW FIRM**  
ATTORNEYS AT LAW

JOHN P. LOUGHLIN (1955- )  
jploughlinlaw@gmail.com

JOHN M. LOUGHLIN (1984- )  
jmloughlinlaw@gmail.com

www.theloughlinlawfirm.com

**September 22, 2022**

**Phirman Zahnley  
1414 Osceola Ave  
Correctionville, IA 51016**

**Woodbury County Recorder  
620 Douglas St  
Sioux City, IA 51101**

**Woodbury County Auditor  
620 Douglas St  
Sioux City, IA 51101**

**Re: Title Opinion exam  
Abstract No: IA2224017**

**Dear Folks:**

**We have this date a complete abstract of title, pursuant to Iowa Code Section 354.11(3) to the property described in the Surveyor's Certificate on the Plat of Williams Third Strike First Addition to Woodbury County Iowa, described more particularly as:**

**A parcel of land located in the (NE $\frac{1}{4}$ ) of Section 27, Township 89 North, Range 42 West of the 5<sup>th</sup> P.M., Woodbury County, Iowa, further described as follows: Beginning at the N  $\frac{1}{4}$  corner of said Section 27; thence due south 547.59 feet; thence N87°25'  $\frac{1}{2}$ ' E 437.88 feet; thence S68°55'  $\frac{1}{4}$ ' E 631.14 feet; thence S76°25' E 161.18 feet; thence S4°33'  $\frac{1}{4}$ ' E 226.71 feet; thence S80°37'  $\frac{3}{4}$ ' E 139.00 feet; thence N 0°28'  $\frac{3}{4}$ ' W 1049.60 feet; thence S89°39'  $\frac{1}{2}$ ' W 1329.45 feet to the point of beginning.**

**Said parcel contains 20.50 acres more or less, including the West 40.0 feet thereof, subject to public road easement, also parcel subject to any or all other easements as record.**

**NOTE:**

**The west line of the said NE  $\frac{1}{4}$  of Section 27 is assumed to bear North and South.**

**The Abstract contains forty two (42) entries and was last certified by Sedgwick Tally Abstract, Sioux City, IA to September 8, 2022 at 5:00 p.m. The abstract was delivered to this office on September 19, 2022. The Title to the premises as shown by the Abstract stands in the name of Phirman E. Zahnley, by Warranty Deed dated October 30, 1975 and filed on August 21, 1986 as Roll 174, Image 1580. We find his Title to be good and merchantable except as hereinafter noted:**

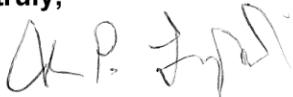
ESTABLISHED 1918

Celebrating 100 Years of Service to Cherokee County

1. Entry number eight (8) shows an Easement given by former title holder to Woodbury County, Iowa for roadway purposes and may affect the use of the premises. This document is dated May 22, 1952 and filed on December 9, 1952 in Book 717 on page 19.
2. Entry number fifteen (15) shows zoning regulation for Woodbury County, Iowa that may affect the use of the premises.
3. Entry number thirty four (34) shows a resolution by the Woodbury County Board of Supervisors regarding zoning and flood districts that may affect the use of the premises. Your attention is drawn to those resolutions for the details.
4. Entry number forty (40) shows a notice regarding conservation practices, this may affect the use of the premises.
5. Entry number forty one (41) shows a zoning regulations that may affect the use of the premises.
6. Entry number forty two (42) show the fiscal property taxes for 2021-2022, second installment, unpaid and not delinquent.

We make no findings as to the rights of anyone in actual possession of said premises or as to the right to file a Mechanic's Lien for labor or material furnished or performed upon said premises within the last statutory period. We further no finding as to any federal lien or other lien not shown of record against said premises. We further make no finding as to any facts disclosed by a survey of said premises and your attention is called to the applicable building and zoning restrictions as they may affect the use of said premises; or as affected by the Uniform Commercial Code and not shown by said Abstracts. No attempt is made to locate any buildings, structures or highways or streets which may be subject to "control access" by the State or City Authority. Your attention is further called to any special assessments by the city or town, which have not been certified by the county Auditor and do not show on this abstract. We make no finding as to any hazardous substances, any tanks, wells, or other environmentally regulated conditions, which may exist, on said premises.

Very truly,



John P. Loughlin, Attorney at Law  
Iowa Title Guaranty Number 7685  
LOUGHLIN LAW FIRM  
JPL/la

This Abstract remains at Loughlin Law Firm

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

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

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

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

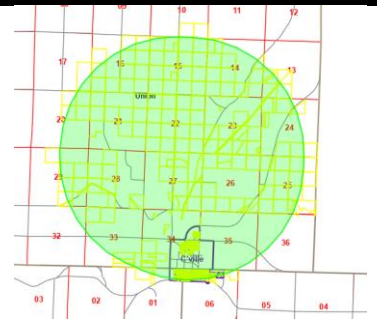
The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

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



## EXTRATERRITORIAL REVIEW

This property is within two (2) miles of the incorporated area of Correctionville, IA and requires extraterritorial review under Iowa Code, Section 354.9. On October 10, 2022, the City of Correctionville accepted and approved the final plat of the Zahnley First Addition as referenced in City Resolution No. 2022-39.



### RESOLUTION NUMBER 2022-39

Resolution accepting and approving the Final Plat of Zahnley First Addition to Woodbury County, Iowa.

COUNCILPERSON Petty moved for the adoption of the following resolution:

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

COUNCILPERSON Fox seconded the motion to adopt the foregoing resolution, and upon the question being put and the roll being called, the following Councilpersons voted:

AYE: Alioth, Beazley, Fox, Petty, Volkert.

NAY: None.

ABSENT: None.

PASSED AND APPROVED THIS 10<sup>th</sup> DAY OF OCTOBER, 2022.

  
KATHY HOFFMANN, Mayor

ATTEST:   
APRIL PUTZIER, City Clerk

STATE OF IOWA : ss

COUNTY OF WOODBURY :

I, April Putzier, Clerk of the City of Correctionville, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Final Plat of Zahnley First Addition to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the \_\_\_10TH\_\_\_ day of \_\_\_October\_\_\_, 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.

  
KATHY HOFFMANN, Mayor

ATTEST:   
APRIL PUTZIER, City Clerk

## ZONING COMMISSION - LEGAL NOTIFICATION

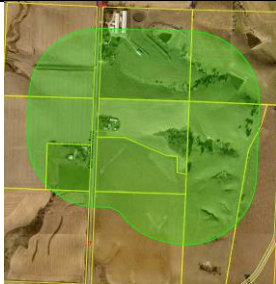
Published in the Sioux City Journal's Legals Section on November 12, 2022.

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

The Woodbury County Zoning Commission will hold a public hearing on the following item hereafter described in detail on November 28, 2022 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearing will be held in the Board of Supervisors Meeting Room, Number 704, County Courthouse, 620 Capital Street, Sioux City, Iowa. Copies of said item may be examined at the office of the County Clerk and the Planning and Economic Development, on the 5th Floor of said courthouses by any interested person. All persons who wish to be heard at said hearing in person, there is an option available to call 712-454-1183 and enter the Conference ID: 516-721-1354 during the meeting, to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

**PROPOSED MINOR SUBDIVISION:** To be known as Zahnley First Addition, one- (1) minor subdivision in S 245<sup>th</sup> section of Section 27, T88N R42W (Union Township) in the NW 1/4 of the NE 1/4, on Parcel #894227200001. The parcel is located about 1.2 miles north of Correctionville. The property is located in the Agricultural Preservation (AP) Zoning District. Applicant/Property Owner: Phirman E. Zahnley, Property Address: 1414 Osceola Ave., Correctionville, IA 51016.

## PROPERTY OWNER(S) NOTIFICATION – 1000'



The **nine (9)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **November 9, 2022** letter of the public hearing before the Woodbury County Zoning Commission on **November 28, 2022.**

As of **November 15, 2022**, 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
David Lynn	1410 Michigan Avenue	Correctionville	IA	51016	No comments.
Maple Valley Feeders Co.	1384 Osceola Avenue	Correctionville	IA	51016	No comments.
Vicky L. Thomas	1594 Pocahontas	Correctionville	IA	51016	No comments.
Gary & Jaclyn Westover	1437 Osceola Avenue	Correctionville	IA	51016	No comments.
Layne & Jeana Todd	1738 US Hwy 59	Holstein	IA	51025	No comments.
Phirman E. & Linda K. Zahnley	1414 Osceola Avenue	Correctionville	IA	51016	No comments.
Karen D. Utesch Rev. Living Trust	4559 Talbot Rd.	Sioux City	IA	51103	No comments.
Betty E. Fitch	515 Railroad Street	Correctionville	IA	51016	No comments.
Kent E. & Sherrie L. Grieme Jke Trust	1307 180th Street	Schaller	IA	50153	No comments.

STAKEHOLDER COMMENTS	
911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No impact to Magellan. – 11/4/22.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed rezoning for MEC electric, we have no conflicts. – Casey Meinen, 11/4/22.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 11/3/22.
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, 11/4/22.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments from me. – Daniel Heissel, 11/3/22.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW, 11/8/22.
WOODBURY COUNTY RECORDER:	If he fixed the size of the plat, looks ok to me. – Diane Swoboda Peterson, 11/4/22.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – 11/4/22.
WOODBURY COUNTY TREASURER:	The first half-Sept 2022 payment of \$1,112.00 was made on 8/23/22 and there is still \$1,112.00 owed for the March 2023 payment. – Kimberlee Koepke, 11/3/22.



## 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.  
mnhra@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: November 8, 2022

Subject: Zahnley First Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision application forwarded with your memo dated November 3, 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 reviewed the parcel for access. One driveway serves the house within the new lot 1. A second driveway serves the agricultural remainder of the original parcel. It is located just north of the new Lot 1. Both lots meet current sight distance requirements.
- 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



# PARCEL REPORT

11/3/22, 12:05 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 89422720001

## Beacon™ Woodbury County, IA / Sioux City

### Summary

Parcel ID 89422720001  
 Alternate ID 840405  
 Property Address 1414 OSCOLA AVE  
 CORRECTIONVILLE IA 51016  
 Sec/Twp/Rng 27-89-42  
 Brief Tax Description IRREG TCT N PT 547.59 ON W X 1049.6' ON E N W NE 27-89-42  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 174-1580 (10/30/1975)  
 Gross Acres 20.00  
 Net Acres 20.00  
 Adjusted CSR Pts 1158.45  
 Zoning A9 - AGRICULTURAL PRESERVATION  
 District 0019 UNION RIVER VALLEY  
 School District RIVER VALLEY CD  
 Neighborhood N/A



### Owner

Deed Holder Zahley Phirman E & Linda K  
 1414 Oscola Ave  
 Correctionville IA 51016-8056  
 Contract Holder Zahley Phirman E & Linda K  
 1414 Oscola Ave  
 Correctionville IA 51016-8056

### Land

Lot Area 20.00 Acres: 871,200 SF

### Residential Dwellings

Residential Dwelling Occupancy Single-Family / Owner Occupied  
 Style 1 1/2 Story Frame  
 Architectural Style N/A  
 Year Built 1900  
 Condition Very Good  
 Roof Mtl / Gable  
 Flooring C Blk  
 Foundation Vinyl  
 Exterior Material Drwl / Panel  
 Interior Material Brick or Stone Veneer  
 Total Gross Living Area 2,171 SF  
 Main Area Square Feet 1016  
 Attic Type None  
 Number of Rooms 0 above; 0 below  
 Number of Bedrooms 0 above; 0 below  
 Basement Area Type Full  
 Basement Area 1,016  
 Basement Finished Area 2 Base Plumbing (Full);  
 Appliances Central Air Yes  
 Heat Yes  
 Fireplaces 15 Frame Enclosed (120 SF); 15 Frame Enclosed (24 SF); 15 Frame Enclosed (168 SF);  
 Porches 15 Frame Enclosed (420 SF); 520 SF (20F W x 26F L) - Det Metal (Built 2019); 1,200 SF - Det Frame (Built 1976);  
 Decks  
 Additions  
 Garages

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Machine or Utility Building	SHED	30	103	1963	1
0	Shed	SHED	8	12	1980	1
	Shed		18	20	2006	1

11/3/22, 12:05 PM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 89422720001

### Valuation

Classification	2022	2021	2020	2019	2018
Ag Dwelling / Agriculture	\$29,320	\$29,320	\$27,720	\$27,720	\$40,350
Assessed Building Value	\$3,350	\$3,350	\$3,060	\$3,060	\$4,230
Assessed Dwelling Value	\$123,910	\$123,910	\$108,940	\$100,140	\$87,620
Gross Assessed Value	\$156,580	\$156,580	\$139,740	\$130,920	\$132,200
Exempt Value	\$0	\$0	\$0	\$0	\$0
Net Assessed Value	\$156,580	\$156,580	\$139,740	\$130,920	\$132,200

### 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, Sales, Permits, Sioux City Tax Credit Applications.

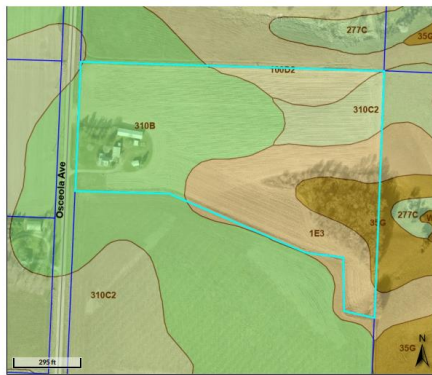


[User Privacy Policy](#)  
[GDPR Data Request](#)  
[Last Data Update: 11/2/2022, 10:04:27 PM](#)

https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=4&PageID=193&Q=2070756038&Key=Value=89422720001 1/2

https://beacon.schneidercorp.com/Application.aspx?AppID=10&LayerID=108&PageTypeID=4&PageID=193&Q=2070756038&Key=Value=89422720001 2/2

# SOIL REPORTS



### 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 89422720001  
 Sec/Twp/Rng 27-89-42  
 Property Address 1414 OSCOLA AVE  
 CORRECTIONVILLE  
 District 0019  
 Brief Tax Description IRREG TCT N PT 547.59 ON W X 1049.6' ON E N W NE 27-89-42  
 (Note: Not to be used on legal documents)  
 Alternate ID 840405  
 Class A  
 Acreage 20  
 Owner Address ZAHLEY PHIRMAN E & LINDA K  
 1414 OSCOLA AVE  
 CORRECTIONVILLE IA 51016-8056

### Summary

Parcel ID 89422720001  
 Gross Acres 20.00  
 ROW Acres 0.00  
 Gross Taxable Acres 20.00  
 Exempt Acres 0.00  
 Net Taxable Acres 20.00 (Gross Taxable Acres - Exempt Land)  
 Average Unadjusted CSR2 61.17 (1223.33 CSR2 Points / 20 Gross Taxable Acres)  
 Agland Active Config 2017 CSR2

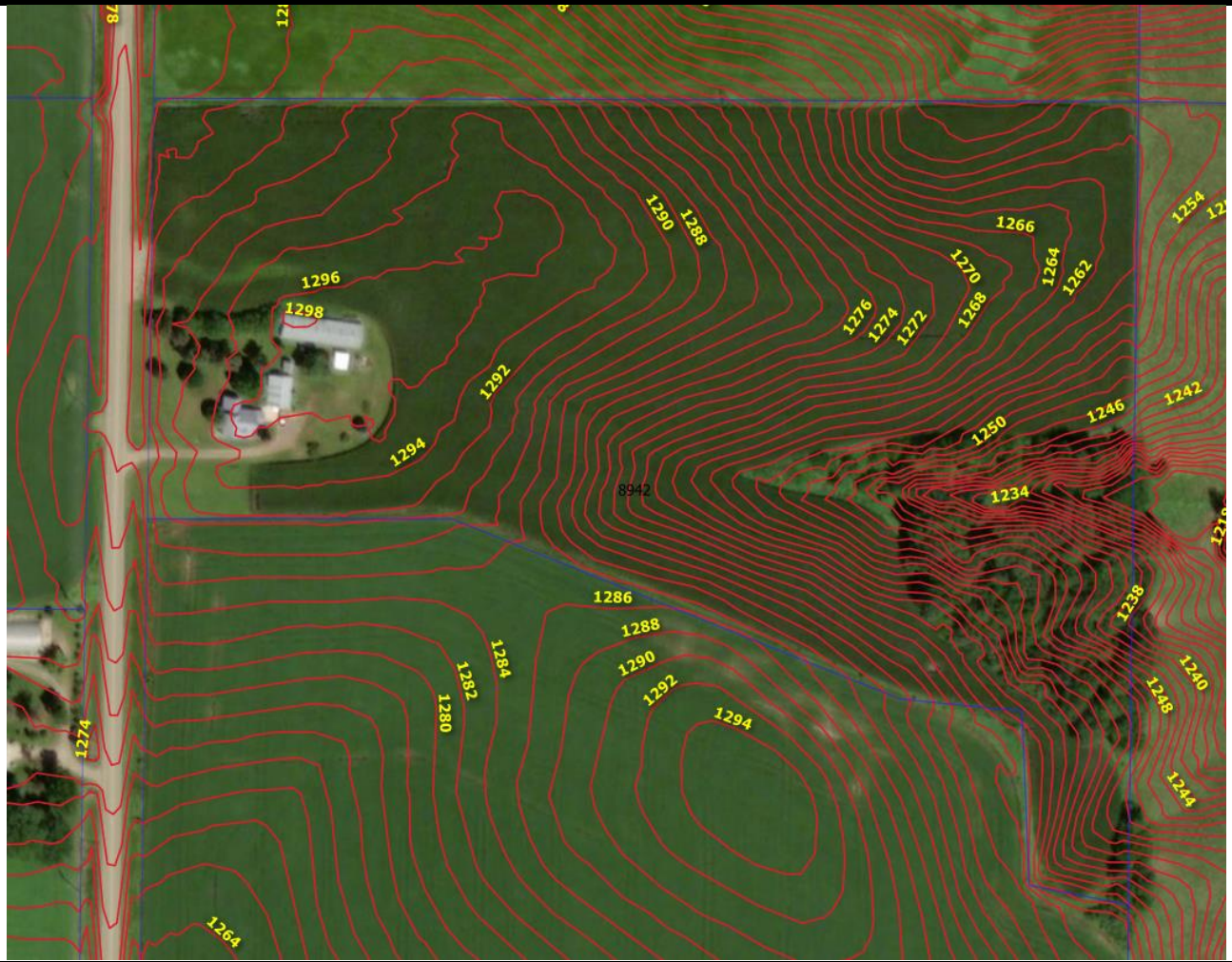
### Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	16.21	65.39	1,059.91	1,059.91
Non-Crop	3.79	43.12	163.42	98.54
<b>Total</b>	<b>20.00</b>		<b>1,223.33</b>	<b>1,158.45</b>

### Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	310B	GALVA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	7.42	704.90	704.90
100% Value	310C2	GALVA SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES, MODERATELY ERO	84.00	1.99	167.16	167.16
100% Value	100D2	MONONA SILTY CLAY LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY E	60.00	1.57	94.20	94.20
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.16	92.88	92.88
100% Value	35G	LISTON-BURCHARD COMPLEX, 25 TO 40 PERCENT SLOPES	11.00	0.07	0.77	0.77
Non-Crop	310B	GALVA SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	95.00	1.37	130.15	65.27
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	0.95	17.10	17.10
Non-Crop	35G	LISTON-BURCHARD COMPLEX, 25 TO 40 PERCENT SLOPES	11.00	1.47	16.17	16.17
<b>Total</b>				<b>20.00</b>	<b>1,223.33</b>	<b>1,158.45</b>

**ELEVATION**



**WELL LOCATION**





