



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JULY 2) (WEEK 27 OF 2024)

Live streaming at:
<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405
dbittinger@woodburycountyiowa.gov

Mark E. Nelson
540-1259
mnelson@woodburycountyiowa.gov

Keith W. Radig
560-6542
kradig@woodburycountyiowa.gov

Jeremy J. Taylor
259-7910
jtaylor@woodburycountyiowa.gov

Matthew A. Ung
490-7852
matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held July 2, 2024, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

3:00 p.m. Joint closed session with the LEC Authority {Iowa Code Section 21.5(1)(c)}
First Floor Boardroom

4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

1. Approval of the agenda Action

Consent Agenda

Items 2 through 9 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of the June 25, 2024 meeting
3. Approval of claims
4. County Treasurer – Tina Bertrand
 - a. Approve property tax refund request for parcel #884206101011 in the amount of \$468.83
 - b. Approval of resolution for abatement of taxes for Anthony Sulsberger

5. Deputy Commissioner of Elections – Steve Hofmeyer
Receive the appointment of Hunter Folsom to fill the Willow Township Trustee position vacated by Deb Sulsburger
6. Building Services – Kenny Schmitz
Approval of purchase offer sale or salvage per Personal Property Disposition Policy
7. County Auditor – Patrick Gill
 - a. Approval of Liquor License Application for Woodbury County Fair, Merville, Iowa
 - b. Approval of Cigarette Permit/Tobacco Application for Heritage Express, Sloan, Iowa
8. Board Administration – Heather Van Sickle
Approval of appointment of Scott Herbold and Deborah Weaver to the Woodbury County Library Board of Trustees
9. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process

End Consent Agenda

- | | | |
|---------------------------------------|--|--|
| | 10. County Sheriff – Chad Sheehan
Approval of raise for salaried Administrative Assistant effective July 1, 2024 | Action |
| 4:35 p.m.
(Set time) | 11. Board Administration – Heather Van Sickle
Public hearing and sale of property parcel #894824477010
(aka 3101 Edmunds Ave.) | Action |
| | 12. Board of Supervisors – Mark Nelson and Matthew Ung
Approval of 1 hour of paid time off on July 3, 2024, for certain Secondary Roads, Emergency Services, and Sheriff's Office employees to attend a public appreciation breakfast following their extraordinary assistance to county citizens during the current flooding disaster | Action |
| | 13. Planning/Zoning – Daniel Priestley <ol style="list-style-type: none"> a. Approval of resolution to waive county fees associated with repair and redevelopment of flood damaged property in the unincorporated area b. Receive the final report and the Zoning Commission's recommendation from their 6/24/24 meeting to approve the final plat of Second Chance Addition, a minor subdivision to Woodbury County c. Accept and approve Second Chance Addition, a minor subdivision to Woodbury County | Action

Action

Action |
| | 14. Board of Supervisors – Keith Radig
Approval to direct the Zoning Commission to look at the zoning of nuclear energy | Action |
| | 15. Reports on Committee Meetings | Information |
| | 16. Citizen Concerns | Information |

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., JUL 1	6:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., JUL 3	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
WED., JUL 10	7:30 a.m.	SIMPCO Executive-Finance Committee - Hybrid
	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	10:00 a.m.	STARComm Board Meeting, The Security Institute, WIT Campus
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
	6:30 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
THU., JUL 11	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., JUL 17	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
THU., JUL 18	10:00 a.m.	StarComm, Security Institute, WIT
	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., JUL 19	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
MON., JUL 22	6:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
WED., JUL 24	2:30 p.m.	Rolling Hills Community Services Region Governance Board Meeting
THU., JUL 25	11:00 a.m.	Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 6401 Gordon
MON., AUG 5	6:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., AUG 7	11:00 a.m.	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	1:00 p.m.	Loess Hills Alliance Executive Meeting
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

JUNE 25, 2024, TWENTY-SIXTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, June 25, 2024, at 4:30 p.m. Board members present were Ung, Nelson, Taylor (by phone), Radig and Bittinger II (by phone). Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Budget and Finance Director, and Patrick Gill, Auditor/Clerk to the Board.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Motion by Radig second by Ung to approve the agenda for June 25, 2024. Carried 4-0; Bittinger was absent. Copy filed.

Motion by Ung second by Radig to approve the following items by consent:

2. To approve minutes of the June 18, 2024, meeting. Copy filed.
3. To approve the claims totaling \$879,421.88. Copy filed.
- 4a. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Claudia Villagrana, parcel #894721479001, 1424 Court St.

WOODBURY COUNTY, IOWA RESOLUTION #13,777 RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Claudia Villagrana, as titleholder of a property located 1424 Court St., Sioux City, Woodbury County, Iowa, and legally described as follows:

Parcel #894721479001

GALBRAITHS W 100 FT LOT 18

WHEREAS, Claudia Villagrana of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

WHEREAS, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes, and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

SO RESOLVED this 25th day of June 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

- 4b. To approve the lifting of tax suspension for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension. Copy filed.
5. To approve the 28E Agreement between Woodbury County, Iowa, and the Woodbury Soil and Water Conservation District for funding and management of a watershed inspection and maintenance program in Woodbury County, State of Iowa. Copy filed.
6. To approve the underground utility permit for MidAmerican Energy. Copy filed.

Carried 4-0; Bittinger was absent.

- 7a. Motion by Radig second by Nelson to approve a letter to Iowa's US Senators seeking support for I-29 Southbridge interchange project. Carried 5-0. Copy filed.
- 7b. Motion by Radig second by Ung to approve the contract for gravel production at the Little Sioux Gravel Pit with Bedrock for \$406,250.00. Carried 5-0. Copy filed.
- 8a. Doyle Turner, Movable, discussed the LEC Authority 28E agreement with the Board.

Motion by Radig second by Nelson to approve and authorize the Chairperson to sign a Resolution approving a 28E Agreement with the Woodbury County Board of Supervisors granting the authority a forgivable loan for the payment of certain costs and expenses related to the Law Enforcement Center. Carried 4-1; Taylor was opposed.

RESOLUTION #13,778
RESOLUTION APPROVING A 28E AGREEMENT WITH THE
WOODBURY COUNTY BOARD OF SUPERVISORS
GRANTING THE AUTHORITY A FORGIVABLE LOAN FOR
THE PAYMENT OF CERTAIN COSTS AND EXPENSES
RELATED TO THE LAW ENFORCEMENT CENTER

WHEREAS, the Woodbury County Law Enforcement Center Authority (the "Authority") was created pursuant to Iowa Code Section 346.27, by its incorporating units, Woodbury County, Iowa (the "County") and Sioux City, Iowa, for purposes of constructing and owning a new law enforcement center ("Project"); and

WHEREAS, the Authority has been and will be incurring the below-noted expenses relating to the Project that are the subject of this Agreement:

- (1) Legal fees, costs and expenses;
- (2) Expert fees and expenses;
- (3) Project engineering consultant's fees and expenses; and
- (4) Baker Group fees and expenses for construction management services; and
- (5) Goldberg Group Architects, PC's Reimbursable Expenses (as such term is defined under the Agreement between the Authority and such architect); and

WHEREAS, the Board of Supervisors for the County and the Board of Commissioners of the Authority have determined it to be in the best interests of their respective constituencies and incorporating units to cooperate in the granting of a forgivable loan from the County to the Authority for the Project in the amount of \$400,000; and

WHEREAS, the parties desire to enter into a contract and loan agreement under Chapter 28E in order to define their respective rights and obligations in connection with said loan.

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE WOODBURY COUNTY LAW ENFORCEMENT CENTER AUTHORITY:

Section 1. The Board Chairperson and Secretary are hereby authorized and directed to execute the proposed 28E Agreement with the County in substantially the form presented to this meeting, but with such changes therein as the official executing the 28E Agreement shall approve, such approval to be conclusively evidenced by the execution thereof.

Section 2. Such 28E Agreement shall be filed with the Iowa Secretary of State pursuant to Iowa Code Section 28E.8.

PASSED AND APPROVED this 25th day of June, 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 8b. Motion by Ung second by Nelson to approve the 28E Agreement between Woodbury County, Iowa and the Woodbury County Law Enforcement Center Authority. Carried 4-1; Taylor was opposed. Copy filed.
- 9. Reports on committee meetings were heard.
- 10. Doyle Turner, Merville, expressed his appreciation of emergency services during the current flooding.
- 11. Board concerns were heard.

The Board adjourned the regular meeting until July 2, 2024.

Meeting sign in sheet. Copy filed.

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

Date: 6/24/24 Weekly Agenda Date: 7/2/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Tina Bertrand, County Treasurer

WORDING FOR AGENDA ITEM:

Refund request for parcel 884206101011

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Give Direction ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

Refund duplicate payment made on parcel #884206101011 in the amount of \$468.83

BACKGROUND:

The customer made an advanced payment on parcel #884206101011 as part of the acquisition of the parcel. Since the real estate taxes were paid in full this amount would have been applied as a prepayment for future taxes owed. The customer elected to request a refund for the amount of the prepayment.

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?

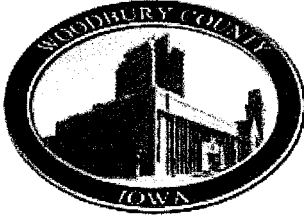
Yes ☐ No ☒

RECOMMENDATION:

Refund payment in the amount of \$468.83 pending verification that payment is not returned as NSF.

ACTION REQUIRED / PROPOSED MOTION:

Recommend refund pending payment not returned as NSF.



TINA M. BERTRAND
Treasurer of Woodbury County
Property Tax
822 Douglas St Ste 102
Sioux City IA 51101
712-279-6495

June 24, 2024

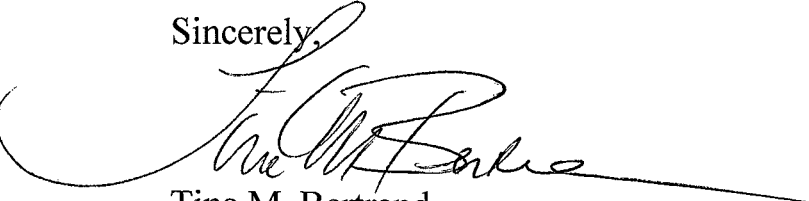
Re: Property Tax Refund Requests

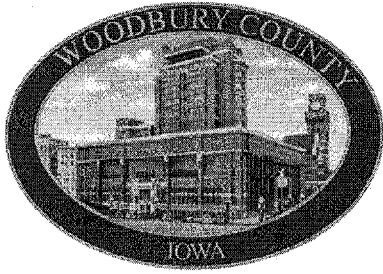
Dear Board of Supervisors,

Please accept this correspondence as a request to approve the following refunds for overpayments upon confirmation that funds were received and not returned.

Name	Parcel #	Amount to Refund
J&K Real Estate	884206101011	\$468.83

Sincerely,


Tina M. Bertrand
Woodbury County Treasurer



Tina M Bertrand

Treasurer of Woodbury County
Property Tax
822 Douglas Street Suite 102
Sioux City, IA 51101
712-279-6495

June 21, 2024

RE: Abatement of Taxes

Dear Board of Supervisors,

Parcel 8744 32 300 901 has outstanding taxes that need to be abated. Mobile home for this parcel has been junked out in May 2022. County Assessor was to correct this error of charging taxes and make the parcel inactive.

Parcel 8744 32 300 901 owned by Anthony Sulsberger Taxes due are \$196.00

Please approve the abatement of these taxes.

Thank you for your time,

Janet L. Trimpe
Woodbury County Tax Deputy
jtrimpe@woodburycountyiowa.gov
712-224-6024

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

Date: 6-21-24 Weekly Agenda Date: 7-2-24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Tina Bertrand, County Treasurer

WORDING FOR AGENDA ITEM:

Abatement of Taxes

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Give Direction ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

Request for tax abatement

BACKGROUND:

8744 32 300 901 owned by Anthony Sulsberger. County Assessor was to make this parcel inactive and no property taxes due. This parcel was a mobile home that was issued a junking certificate in May 2022. County Assessor never made parcel inactive to do the correction.

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:

Board of Supervisors to abate taxes.

ACTION REQUIRED / PROPOSED MOTION:

Board of Supervisors to abate taxes.

WOODBURY COUNTY, IOWA

RESOLUTION #

RESOLUTION APPROVING ABATEMENT OF TAXES

WHEREAS, Wade Anthony Sulsberger is the titleholder of a mobile home

VIN # 874432300901 located in Woodbury County, Iowa and legally described as follows:

VIN # 874432300901 Year/Model B/LL 1980 Colt

WHEREAS, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Wade Anthony Sulsberger.

WHEREAS, these taxes are uncollectable or impractical to pursue collection through personal judgment or tax sale.

WHEREAS, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

SO RESOLVED this 2 day of July, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick Gill
Woodbury County Auditor/Recorder

Matthew Ung, Chairman

NOTICE OF APPOINTMENT TO FILL A VACANCY

TO: Patrick F. Gill, Woodbury County Auditor/Recorder & Commissioner of Elections

From: Willow township School/City/Township/
David Folsom Clerk Extension/Soil & Water
6-1-24 Secretary/Clerk
Date

This is to notify you and the Board of Supervisors of Woodbury County that the following person has been appointed until the next regular/general election:

For the office of Willow township trustee
Name Hunter Folsom
Address 2931 Merville Blacktop
City/Zip Hornick 51026
Date of appointment 6-1-24

This appointment is to fill the office previously held by:

Deb Sulsburger
(Name of previous official)

RETURN TO: Patrick F. Gill




Woodbury County Commissioner of Elections
620 Douglas St, Rm 103

2024 JUN 24 PM 12:09

PATRICK F. GILL
WOODBURY COUNTY
AUDITOR/RECORDER
COMMISSIONER OF ELECTIONS

Woodbury County Personal Property Disposition Form



DATE:	
	NAME:
	DEPARTMENT:
	AUTHORIZED REPRESENTATIVE:
	PHONE:

Fill in the fields below (* REQUIRED):

Item Description*	
Estimated Value*	
Current Location*	
County Asset Number	
Serial/VIN Number	
Year	
Make/Model	
Auction Reserve	
Notes	



For Office Use Only:

GovDeals ID #	
Sale Price	
Date	

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

Date: 6/24/24 Weekly Agenda Date: 7/2/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: County Auditor - Pat Gill

WORDING FOR AGENDA ITEM:

Consideration and approval for liquor license for Woodbury County Fair, Merville, Iowa

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

n/a

BACKGROUND:

n/a

FINANCIAL IMPACT:

Unknown at this time

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:

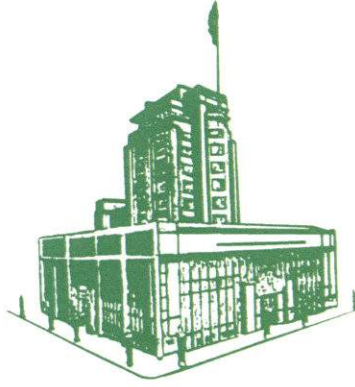
Approve Motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve an application for a 14-day Class C Retail Alcohol License, with Outdoor Service Sales privileges, for Woodbury County Fair, effective 07/29/24 through 08/11/24.

**Office Of The
AUDITOR/RECORDER
Of Woodbury County**

PATRICK F. GILL
Auditor/Recorder



Court House – Rooms 103
620 Douglas
Sioux City, Iowa 51101

Phone (712) 279-6702
Fax (712) 279-6629

To: Board of Supervisors

From: Patrick F. Gill, Auditor & Recorder

Date: June 24, 2024

Subject: Liquor License Application for the Woodbury County Fair, Merville, Iowa.

Please approve and receive for signature, an application for a 14-Day, Class C Retail Alcohol, with Outdoor Service privileges, for the Woodbury County Fair, Merville, Iowa. The license would be effective 07/29/24 through 08/11/24.



State of Iowa

Alcoholic Beverages Division

Applicant

NAME OF LEGAL ENTITY	NAME OF BUSINESS(DBA)	BUSINESS
WOODBURY COUNTY FAIR ASSOCIATION, INC.	Woodbury County Fair Association	(712) 256-6823

ADDRESS OF PREMISES	PREMISES SUITE/APT NUMBER	CITY	COUNTY	ZIP
206 Fair Street		Moville	Woodbury	51039

MAILING ADDRESS	CITY	STATE	ZIP
206 Fair Street	Moville	Iowa	51039

Contact Person

NAME	PHONE	EMAIL
Nicole L. Badgerow	(712) 873-3707	woodburycountyfair@outlook.com

License Information

LICENSE NUMBER	LICENSE/PERMIT TYPE	TERM	STATUS
	Class C Retail Alcohol License	14 Day	Submitted to Local Authority

EFFECTIVE DATE	EXPIRATION DATE	LAST DAY OF BUSINESS
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SUB-PERMITS

Class C Retail Alcohol License

PRIVILEGES

Outdoor Service



Status of Business

BUSINESS TYPE
Non-Profit Association

Ownership

• Individual Owners

NAME	CITY	STATE	ZIP	POSITION	% OF OWNERSHIP	U.S. CITIZEN
Nicole Badgerow	Moville	Iowa	51039	Office Administrator	0.00	Yes

• Companies

COMPANY NAME	FEDERAL ID	CITY	STATE	ZIP	% OF OWNERSHIP
Woodbury County Fair Association	42-0608215	Moville	Iowa	51039	100.00

Insurance Company Information

INSURANCE COMPANY	POLICY EFFECTIVE DATE	POLICY EXPIRATION DATE
Iowa Communities Assurance Pool	July 29, 2024	Aug 11, 2024
DRAM CANCEL DATE	OUTDOOR SERVICE EFFECTIVE DATE	OUTDOOR SERVICE EXPIRATION DATE
BOND EFFECTIVE DATE	TEMP TRANSFER EFFECTIVE DATE	TEMP TRANSFER EXPIRATION DATE

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

Date: 6/24/25 Weekly Agenda Date: 7/2/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: County Auditor - Pat Gill

WORDING FOR AGENDA ITEM:

Consideration and approval for Cigarette/Tobacco Permit for Heritage Express, Sloan, Iowa

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

n/a

BACKGROUND:

n/a

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:

Approve Motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve an application for a 1-year Cigarette/Tobacco Sales Permit for Heritage Express, Sloan, IA, effective 07/01/24 through 06/30/25.

**Office Of The
AUDITOR/RECORDER
Of Woodbury County**

PATRICK F. GILL
Auditor/Recorder



Court House – Rooms 103
620 Douglas
Sioux City, Iowa 51101

Phone (712) 279-6702
Fax (712) 279-6629

TO: Board of Supervisors

FROM: Patrick F. Gill, Auditor & Recorder

DATE: June 24, 2024

RE: Cigarette/Tobacco Permit for Heritage Express, Sloan, Iowa

Please approve a cigarette/tobacco sales permit renewal for Heritage Express,
1501 330th Street, Sloan, Iowa, effective July 1, 2024 through June 30, 2025.

STATE OF IOWA
RETAIL
CIGARETTE and TOBACCO PERMIT

County Number 97-2024

*In accordance with laws of the state of Iowa, and the action of
the Board of Supervisors of WOODBURY Iowa
(County)*

Business Location Name: HCI Heritage Express Company

Business Location Address: 1501 330TH ST

SLOAN IA 51055

Type of Sales: Over-the-Counter Ownership Type: Corporation

Legal Owner Name: Ho Chunk Inc

Legal Owner Mailing Address: 1 Mission Dr.

Winnebago NE 68071

*Is hereby authorized to sell cigarettes and tobacco products at the business location address above
in the City of Sloan County of Woodbury, Iowa.*

*This permit is nontransferable, is effective from July, 01 2024 and
automatically expires on June 30, 2025, unless suspended or revoked.*

In Testimony Whereof, I have caused the seal of the said

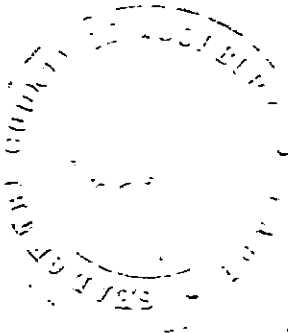
County to be hereunto affixed. Done at Sioux City,

in the State of Iowa, this 2nd day of July, 20 24.

Issued By: [Signature]

County Auditor

This copy to be posted by the retailer where the sale is to be made in plain view of the public.





Department of Revenue

**Iowa Retail Permit Application
for Cigarette/Tobacco/Nicotine/Vapor**

tax.iowa.gov

Additional instructions are on the final page.For period (MM/DD/YYYY) 07 / 01 / 24 through 06/30/ 25

Use this form to apply for a retail permit to sell cigarettes, tobacco, alternative nicotine, or vapor products at retail. If you need a different, non-retail cigarette or tobacco permit, use form 70-015. If approved, the permit is only valid for the location listed on the permit. You must obtain a separate retail permit for each location you own or operate.

Business Information:Legal name/Doing business as (DBA): HCI Heritage Express CompanyIowa sales and use tax account number: Exempt - Business is on ReservationRetail address: 1501 330th Street City: Sloan State: IA ZIP: 51055Mailing address: P.O. Box 390 City: Winnebago State: NE ZIP: 68071Phone: 402-614-4334**Legal Ownership Information:**Type of ownership: Sole Proprietor ☐ Partnership ☐ Corporation ☒ LLC ☐ LLP ☐Name of sole proprietor, partnership, corporation, LLC, or LLP: Ho-Chunk, IncPrimary office address: 1 Mission Drive City: Winnebago State: NE ZIP: 68071Phone: 402-878-2809 Fax: 402-884-9670 Email: jzebrowski@hochunkinc.com**Retail Information:**Types of Sales: Over-the-counter ☒ Vending machine ☐ Vending machine that assembles cigarettes ☐ Delivery sales of alternative nicotine/vapor products (see instructions) ☐
Mobile sales (see instructions) ☐ VIN: _____ License plate number: _____

Types of Products Sold: (Check all that apply)

Cigarettes ☒ Tobacco ☒ Alternative nicotine products ☒ Vapor products ☒**Type of Establishment: (Select the options that best describe the establishment)**Alternative nicotine/vapor store ☐ Bar ☐ Convenience store/gas station ☒ Drug store ☐
Grocery store ☐ Hotel/motel ☐ Liquor store ☐ Restaurant ☐ Tobacco store ☐
Other (provide description) ☐ _____Do you have other permits issued under Iowa Code chapter 453A at this retail location? If yes, provide permit number(s):
NoDo you intend to make retail sales to ultimate consumers? Yes ☒ No ☐

Include with this application a list of your suppliers of cigarettes, tobacco, alternative nicotine and vapor products on a separate sheet.

Identify partners or corporate officers (up to three) if the business is not a sole proprietorship.Name: HCI Heritage Express Title: _____Address: 1501 330th StCity: Sloan Iowa State: IA ZIP: 51055Name: Lance Morgan Title: CEO

Address: 1 Mission Drive
 City: Winnebago State: NE ZIP: 68071
 Name: _____ Title: _____
 Address: _____
 City: _____ State: _____ ZIP: _____

If this application is approved and a permit is granted, I/we do hereby bind ourselves to a faithful observance of the laws governing the sale of cigarettes, tobacco, alternative nicotine, and vapor products.

Signature of Authorized Party

I, the undersigned, declare under penalties of perjury or false certificate, that I have examined this application, and to the best of my knowledge and belief, it is true, correct, and complete. I declare that I am authorized to act on behalf of the taxpayer, and will only act within my authority.

Printed Name/Title: Lance Morgan
 Authorized Signature: _____
 Date: 6-21-24 Email: _____

Send this completed application and the applicable fee to your local jurisdiction. If your local jurisdiction permits electronic transmission of this application, your email or fax signature will constitute a valid signature. It is up to your local jurisdiction to approve this application and issue the permit. You must have an approved permit issued to you by the local jurisdiction before acting as a retailer in that jurisdiction. You must separately apply in each local jurisdiction in which you plan to act as a retailer. If you have any questions about the status of your application, contact your city clerk (within city limits) or your county auditor (outside city limits). NOTE: A completed application is NOT a valid permit even if submitted to your local jurisdiction with the applicable fee.

FOR CITY CLERK/COUNTY AUDITOR ONLY – MUST BE COMPLETE

- Fill in the amount paid for the permit: \$50.00
- Fill in the date the permit was approved by the council or board: 7/2/24
- Fill in the permit number issued by the city/county: 97-2025
- Fill in the name of the city or county issuing the permit: Woodbury
- New ☐ Renewal ☒

Send completed/approved application to the Iowa Department of Revenue within 30 days of issuance. Make sure the information on the application is complete and accurate. A copy of the permit does not need to be sent; only the application is required. If a permit is being exchanged due to change of location within the same jurisdiction, permittee should complete an application with new location information and application should be sent to the Department as described above. Permittees who exchange a valid permit are not required to pay an additional fee when an exchange application is submitted. It is preferred that applications are sent via email, as this allows for a receipt confirmation to be sent to the local authority.

- Email: iapledge@iowaabd.com
- Fax: 515-281-7375

List of Tobacco and Vape Suppliers

1. Core-Mark/Farner Bocken
2. Rock River Manufacturing
3. Maverick Distribution LLC

Karen James
Administrative Coordinator
Woodbury County Board of Supervisors
Woodbury County Court House
620 Douglas Street
Room 104
Sioux City, Iowa, 51101

June 21, 2024

Dear Karen:

The Woodbury County Library Board would like to submit the following names to the Woodbury County Board of Supervisors. Scott Herbold will finish out Douglas Glackin term, (Douglas is moving out of State, his term would expired June 30, 2028).

Deborah Weaver is replacing Scott Linden, as his term has expired June 2024.

1. Scott Herbold, 423 East Main St. Lawton, Iowa 51030 712-944-4826
2. Deborah Weaver 1927 Rock Branch Rd. Anthon, Iowa 51004 712-253-4811
weaveranchs@aol.com

Thank You, Karen for your services to the Woodbury County Library. I do appreciate your assistance and advice.

Sincerely,

Donna Chapman
Woodbury County Library Director

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: July 2nd, 2024

*** PERSONNEL ACTION CODE:**

A - Appointment

T - Transfer

P - Promotion

D - Demotion

R-Reclassification

E- End of Probation

S - Separation

O – Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Brass, Trevor	Attorney's Office	7-8-2024	Assistant County Attorney	\$95,024.00/year	4%=\$3,992.00/year	R	Per AFSCME: From 5 th Step to 6 th Step. Anniversary Date 7/15/2024.
Greer, Emily	Sheriff's Office	7-8-2024	Civilian Jailer	\$25.57/hour	4%=\$1.00/hr	R	Per CWA: From 3 rd Class to 2 nd Class. Anniversary Date 7/12/2024.
Mouw, Jon	Building Services	7-8-2024	Maintenance Technician	\$27.16/hour	10%=\$2.53/hr	R	Per AFSCME: From Step 4 to Step 5 (+.50/hr Asbestos Certification) Anniversary Date 7/12/2024.
McCain, Andrew	Sheriff's Office	7-4-2024	Civilian Jailer			S	

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

HUMAN RESOURCES DEPARTMENT
WOODBURY COUNTY, IOWA

DATE: July 2, 2024

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Sheriff's Office	Civilian Jailer	CWA Civilian: \$24.57/hour		

Chairman, Board of Supervisors

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

Date: June 27, 2024 Weekly Agenda Date: July 2, 2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Sheriff Sheehan

WORDING FOR AGENDA ITEM:

Approve raise for salaried Administrative Assistant. Transfer funds to cover the raise, therefore ZERO increase in budget.

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

Approve raise for salaried administrative assistant. Transfer funds to cover the raise, therefore ZERO increase in budget.

BACKGROUND:

The Sheriff's salaried administrative assistant due to being wage plan did not receive any of the raises and/or bonuses all other Sheriff's Office employees received over the last three years(particularly in response to Covid).

FINANCIAL IMPACT:

Move \$6,000.00 from Sheriff's line item for legal services to cover the raise.
ZERO increase to budget.

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:

Approve a \$6,000.00 raise for salaried administrative assistant. Move \$6,000.00 from Sheriff's line item for legal services to cover this raise. Make raise effective July 1, 2024.

ACTION REQUIRED / PROPOSED MOTION:

Approve motion.

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894824477010

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

Lots 13 (Thirteen), 14 (Fourteen), 15 (Fifteen), 16 (Sixteen) and 17 (Seventeen) in Block 8 (Eight) of Highland Park Addition to City of Sioux City, Woodbury County, Iowa (3101 Edmunds Ave)

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on
The **2nd Day of July, 2024 at 4:35 o'clock p.m.** in the basement of the
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a
public auction to be held on the **2nd Day of July, 2024**, immediately
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest
bidder at or above a **total minimum bid of \$308.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale"
and except for this subparagraph 4 be published as notice of the
aforesaid proposal, hearing and sale.

Dated this 18th Day of June, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill
Woodbury County Auditor
and Recorder

Matthew A. Ung, Chairman

REQUEST FOR MINIMUM BID

Name: Daniel Black

Date: 6/5/23

Address: 2821 S. Glass

Phone: 635-1560

Address or approximate address/location of property interested in:

3101 Edmunds Ave

GIS PIN # 894824477010

**This portion to be completed by Board Administration **

Legal Description:

Lots 13, 14, 15, 16 and 17 in Block 8
of Highland Park Addition to City of
Sioux City, Woodbury County, Iowa

Tax Sale #/Date: # 740-6/20/2022

Parcel # 288600

Tax Deeded to Woodbury County on: 5/30/24

Current Assessed Value: Land \$16,700 Building 0 Total \$16,700

Approximate Delinquent Real Estate Taxes: \$52,497

Approximate Delinquent Special Assessment Taxes: 0

*Cost of Services: \$108

Inspection to: Matthew Dwy

Date: 6/5/23

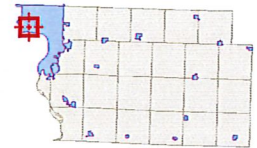
Minimum Bid Set by Supervisor: \$200 plus \$108 costs = Total: \$308

Date and Time Set for Auction: Tuesday, July 2 @ 4:35 p.m.

* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894824477010	Alternate ID	228660	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3101 EDMUNDS AVE	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	HIGHLAND PARK LOTS 13-17 BLK 8				
	(Note: Not to be used on legal documents)				

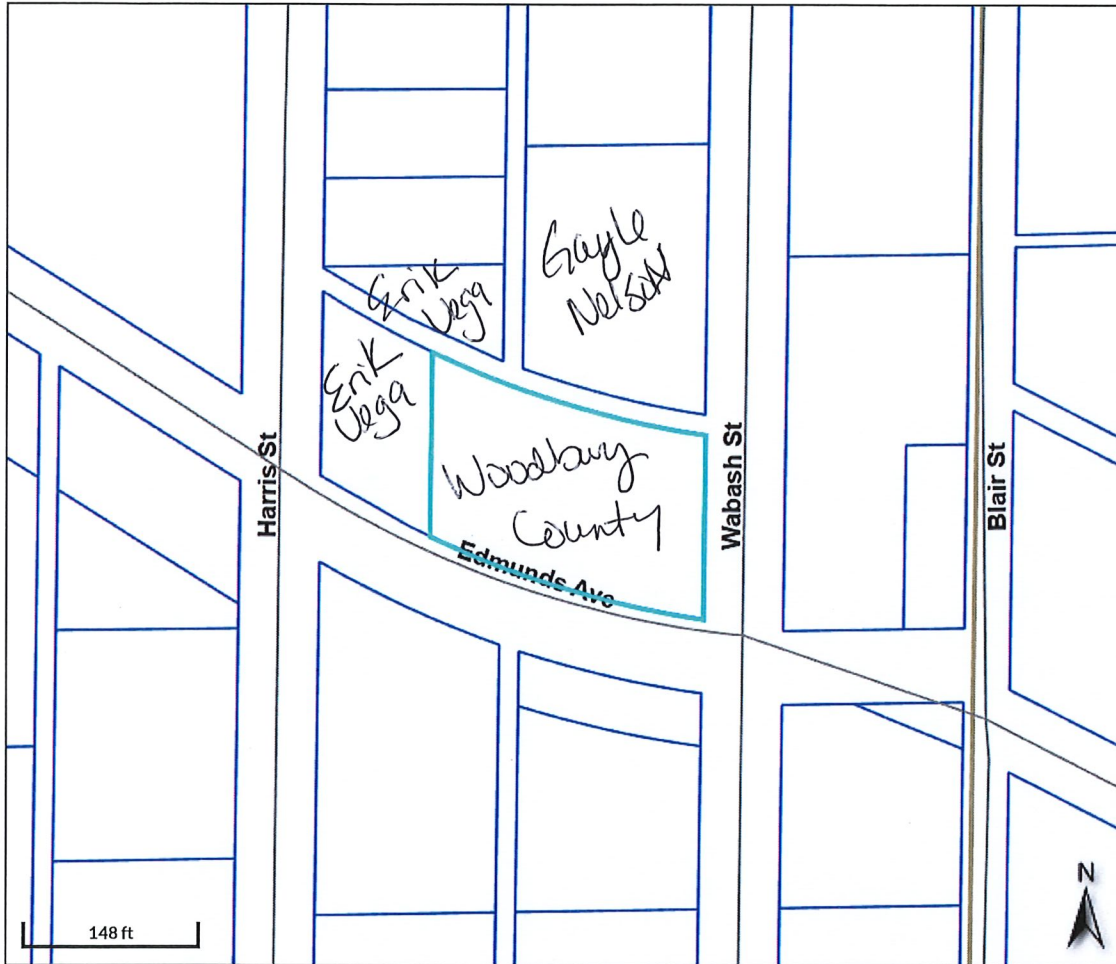
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Last Data Uploaded: 6/12/2024 12:30:05 AM

Developed by  **Schneider**
GEOSPATIAL

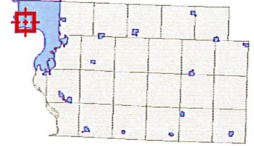


Beacon™

Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894824477010	Alternate ID	228660	Owner Address	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3101 EDMUNDS AVE	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	HIGHLAND PARK LOTS 13-17 BLK 8				
	(Note: Not to be used on legal documents)				

Date created: 6/12/2024
Last Data Uploaded: 6/12/2024 12:30:05 AM

Developed by Schneider
GEOSPATIAL

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

Date: 6/27/2024 Weekly Agenda Date: 7/2/2024

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors Nelson and Ung

WORDING FOR AGENDA ITEM:

Approve 1 hour of PTO, for July 3, 2024, for certain Secondary Roads, Emergency Services, and Sheriff's Office employees to attend a public appreciation breakfast following their extraordinary assistance during flooding

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☒

Attachments ☐

EXECUTIVE SUMMARY:

Citizens from Oto and Anthon have arranged a breakfast for the employees and staff of Secondary Roads, Emergency Services, and the Sheriff's Office to offer their thanks for help during the flood.

BACKGROUND:

Historic flooding severely impacted Western and Eastern parts of the county starting on 6/23/24. Personnel from these departments went above and beyond the call of duty to assist the towns before, during, and after the flooding. Citizens would like to show their appreciation with a breakfast open from 6:30 a.m. to 8:00 a.m. on July 3 at the community building in Oto.

FINANCIAL IMPACT:

Approximately 56 secondary roads employees and 4 emergency services employees

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:

(see below)

ACTION REQUIRED / PROPOSED MOTION:

Approve 1 additional hour of paid time off for employees of secondary roads and emergency services, for use only on July 3, 2024, in appreciation of the extraordinary assistance to county citizens during the current flooding disaster.

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, IOWA
RESOLUTION NO. _____

**RESOLUTION TO WAIVE COUNTY FEES ASSOCIATED WITH
REPAIR AND REDEVELOPMENT OF FLOOD-DAMAGED PROPERTY**

WHEREAS, Woodbury County suffered from a county-wide flooding event that occurred on June 21, 2024, causing severe damage to public and private property, disruption of utility service, and endangerment of health and safety to the citizens of Woodbury County within the disaster area; and

WHEREAS, the Woodbury County Board of Supervisors declared a state of emergency on June 24, 2024, as authorized under Iowa State Statute; and

WHEREAS, all repair and redevelopment within the Special Flood Hazard Area (floodplain) must be completed to the standards of the county's floodplain management ordinance; and

WHEREAS, a permit is needed for each building in the regulated floodplain where repairs will involve removing, altering or replacing the roof, walls, siding, wallboard, plaster, insulating, paneling, cabinets, flooring, electrical system, plumbing, heating or air conditioning; and

WHEREAS, the requirement for a permit cannot be waived, the Board of Supervisors may opt to waive the fees normally associated with a floodplain development permit in the unincorporated areas; and

IT IS HEREBY RESOLVED by the Board of Supervisors of Woodbury County, Iowa, as follows:

1. The Woodbury County Board of Supervisors fully support the repair and redevelopment of property damaged by the June 21, 2024 flood event.
2. The Woodbury County Community and Economic Development (Planning and Zoning) department is hereby authorized to waive the \$110 fee for any unincorporated area county resident that has been affected by the June 21, 2024 flood event and are required to obtain a county floodplain development permit.

SO RESOLVED this _____ day of _____, 2024.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Matthew Ung, Chairman

Daniel Bittinger II, Vice-Chairman

Mark Nelson

Keith Radig

Jeremy Taylor

Attest:

Patrick Gill, Woodbury County Auditor

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

Date: 6/26/24

Weekly Agenda Date: 7/2/24

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

WORDING FOR AGENDA ITEM:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 6/24/24 meeting to approve the final plat of Second Chance Addition, a minor subdivision to Woodbury County, Iowa.

B) Motion to accept and approve Second Chance Addition, a minor subdivision to Woodbury County, Iowa.

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

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

BACKGROUND:

Mark Walker and Kathryn Walker have filed for a one (1) lot minor subdivision on the property identified as Parcel #894620400001 and referenced above. This subdivision is being completed to establish a lot in anticipation for a family member to build an eventual house. The property is presently zoned AE which allows for additional houses to be included within the quarter-quarter. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on June 11, 2024. The neighbors within 1000 FT have been duly notified via a June 7, 2024 letter about the June 24, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. As noted, this property is located in the Agricultural Estates (AE) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Sioux City exercised their extraterritorial review authority with the approval of Resolution No. 2024-0535. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. The Woodbury County Zoning Commission voted 4-0 following their public hearing on June 24, 2024 to recommend the approval of the Second Chance Addition.

PROPERTY DETAILS

Parcel(s): 894620400001

Township/Range: T89N R46W

Section: 20

Quarter: NW ¼ SE ¼

Zoning District: Agricultural Estates (AE)

Floodplain: Not in Floodplain (Zone X)

Property Address: 1378 Buchanan Ave., Sioux City, IA 51106

FINANCIAL IMPACT:

0

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

Yes ☐ No ☐

RECOMMENDATION:

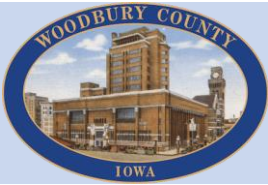
Receive the final report and P&Z Commission's recommendation from their 6/24/24 meeting.

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

ACTION REQUIRED / PROPOSED MOTION:

A) Motion to receive the final report and the Zoning Commission's recommendation from their 6/24/24 meeting to approve the final plat of Second Chance Addition, a minor subdivision to Woodbury County, Iowa.

B) Motion to accept and approve Second Chance Addition, a minor subdivision to Woodbury County, Iowa.



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

FINAL REPORT – JUNE 26, 2024

SECOND CHANCE ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS

Applicant(s)/Owner(s):	Mark Walker & Kathryn Walker
Application Type:	Minor Subdivision
Name of Subdivision:	Second Chance Addition
Application Date:	June 3, 2024
Number of Lots:	One (1)
Total Acres:	2.322
Extrajurisdictional Review:	May 13, 2024
Legal Notice Date:	June 11, 2024
Neighbor(s) Notice Date:	June 7, 2024
Stakeholder(s) Notice Date:	June 4, 2024
Zoning Commission Public Hearing Date:	June 24, 2024
Board of Supervisors Agenda Date:	July 2, 2024
Attorney:	Robert Rehan, 712-253-1003
Surveyor:	Douglas Mordhorst, 712-253-1085

PROPERTY DETAILS

Parcel(s):	894620400001
Township/Range:	T89N R46W
Section:	20
Quarter:	NW ¼ SE ¼
Zoning District:	Agricultural Estates (AE)
Floodplain:	Not in Floodplain (Zone X)
Property Address:	1378 Buchanan Ave., Sioux City, IA 51106

CONTENTS

Summary, Aerial Map, Plat Excerpt	
Zoning Commission Recommendation and Draft Minutes	
Application	
Final Plat	
Review Criteria	
Legal Notification	
Neighbor(s) Notifications	
Stakeholder(s) Comments	
Supporting Documentation	

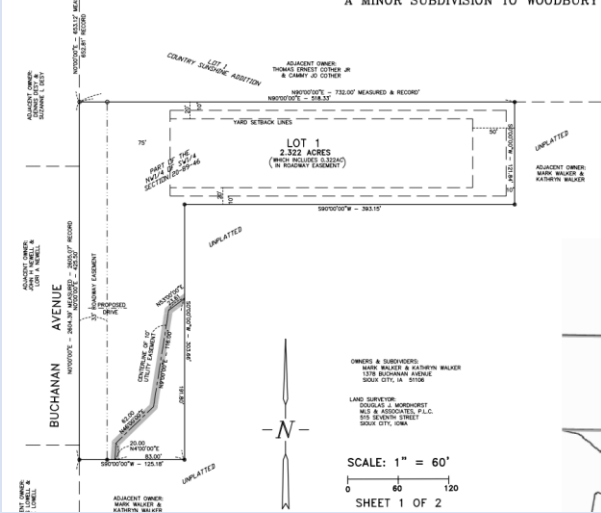
SUMMARY

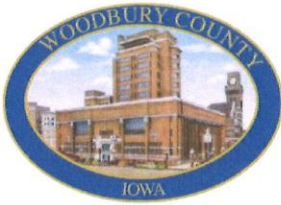
Mark Walker and Kathryn Walker have filed for a one (1) lot minor subdivision on the property identified as Parcel #894620400001 and referenced above. This subdivision is being completed to establish a lot in anticipation for a family member to build an eventual house. The property is presently zoned AE which allows for additional houses to be included within the quarter-quarter. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on June 11, 2024. The neighbors within 1000 FT have been duly notified via a June 7, 2024 letter about the June 24, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. As noted, this property is located in the Agricultural Estates (AE) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Sioux City exercised their extrajurisdictional review authority with the approval of Resolution No. 2024-0535. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. The Woodbury County Zoning Commission voted 4-0 following their public hearing on June 24, 2024 to recommend the approval of the Second Chance Addition.

AERIAL MAP



PLAT EXCERPT





WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

RE: Recommendation: Second Chance Addition, Minor Subdivision Proposal

PROPERTY DETAILS:

Parcel(s): 894620400001
Township/Range: T89N R46W (Concord)
Section: 20
Quarter: NW ¼ SE ¼
Zoning District: Agricultural Estates (AE)
Floodplain: Area to be subdivided not in the floodplain (Zone X)


Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the **Second Chance Addition**, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regular meeting of the Woodbury County Zoning Commission on June 24, 2024.

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

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

Dated this 24th day of June, 2024.


Tom Bride, Vice Chair
Woodbury County Zoning Commission

Minutes - Woodbury County Zoning Commission – June 24, 2024

The Zoning Commission (ZC) meeting convened on the 24th of June, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

Meeting Audio:

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

- County Website Link:
 - o https://www.woodburycountyia.gov/committees/zoning_commission/
 - YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=T8mbpubn07g>
-

ZC Members Present:

Barb Parker, Jeff Hanson, Corey Meister, Tom Bride

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

William Walker, Mark Walker, Kathy Walker, Justin Walker

Call to Order:

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

Public Comment on Matters Not on the Agenda:

William (Kyle) Walker addressed the Commission regarding compliance issues with the dimensions of his home occupation advertising sign located on his property that is 10' x 10'. The Woodbury County ordinance regarding home occupation states one unlighted sign no more than 25 square foot is allowed. Mr. Walker presented photos to Commission for review including a previous lighted ground sign that was added to the site approximately 13 ½ years ago and the ground sign that was added about three years ago. Motion to receive into record: Hanson. Second; Parker. Carried; 4-0. (Received materials contained within the appendix.) Priestley suggested Commission consider reviewing the ordinance and possibly consider a conditional use process for a case-by-case review signs proposals that are greater than 25 square feet. Bride inquired if the current sign could remain in place until amendment to ordinance is decided. Priestley stated a conditional use and building permit would need to be approved to mitigate the issue with Mr. Walker's sign. Hanson, Meister, Parker, and Bride agreed to look into a potential amendment to the zoning ordinance to include a case-by-case consideration of home occupation signs through a conditional use permit process. If changes are proposed, the amendments would be sent to the Board of Supervisors for consideration.

Approval Of Minutes: 04/22/2024 & 05/29/2024

Motion by Hanson to approve the minutes from April 22, 2024. Second by Parker. Meister abstained. Approved 3-0. Motion by Meister to approve the minutes from May 29, 2024. Seconded by Hanson. Parker abstained. Approved 3-0.

Public Hearing (Action Item) for Proposed Minor Subdivision – Second Chance Addition:

Priestley read summary of the proposed Second Chance Addition Subdivision comprehensive plan into the record. Mark Walker and Kathryn Walker have filed for a one (1) lot minor subdivision on the property identified as Parcel #894620400001 and referenced above. This subdivision is being completed to establish a lot in anticipation for a family member to build an eventual house. The property is presently zoned Agricultural Estates (AE) which allows for additional houses to be included within the quarter-quarter. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on June 11, 2024. The neighbors within 1000 FT have been duly notified via a June 7, 2024 letter about the June 24, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. As noted, this property is located in the Agricultural Estates (AE) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Sioux City exercised their extraterritorial review authority with the approval of Resolution No. 2024-0535. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Meister motioned to close public hearing. Second by Hanson. Carried 4-0. Frontage on main parcel will remain at 60'. Meister motioned to recommend approval of the Second Chance Addition final plat to the Woodbury County Board of Supervisors. Parker second. Carried 4-0.

Public Comment on Matters not on the Agenda:
None.

Staff Update:

Priestley stated at a recent Board of Supervisors meeting, Supervisor Radig brought up the possibility nuclear power as a power source to explore. Although it is not a formal request from the Board of Supervisors at this time, the Planning & Zoning Department and Zoning Commission have been asked to research what steps would need to be taken if nuclear were to be an option for Woodbury County.



The Board of Supervisors voted to approve the Husen 2nd Addition subdivision and rezone that was presented to the Commission at the last meeting. Subsequently, an issue of soil testing was raised by a concerned citizen. Priestley asked the Commission if they recall soil testing being a consideration for subdivision approval in previous years, Commission indicated they had not. Bride added testing responsibilities fall to builder and homeowner. Priestley stated Siouxland District Health department permit wells and septic systems in Woodbury County.

Commissioner Comment or Inquiry:
None

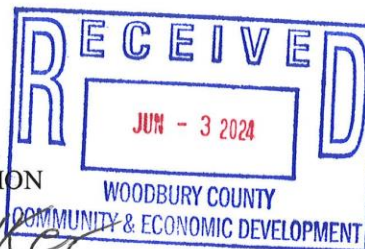
Motion to Adjourn:

Meister. Second: Hanson. Carried 4-0. Meeting ended 5:39 PM.

Appendix – Received Materials

	
Page 1	Page 2

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION



Applicant: Mark & Kathryn Walker
Name of Owner

Mailing Address: 1378 Buchanan Ave. Sioux City IA 51106
Street City or Town State and Zip + 4

Property Address: 1378 Buchanan Ave. Sioux City Ia 51106
Street City or Town State and Zip + 4

Ph/Cell #: 712-251-9776 E-mail Address: Kathy@WalkerPM.com

To subdivide land located in the NW 1/4 SE Quarter of Section 20-89-46

Civil Township Concord GIS Parcel # 894620400001

Name of Subdivision: Second Chance Addition

Subdivision Area in Acres 2.322 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: Douglas T. Merdhorst Ph/Cell: 712-253-1003

Attorney: Robert Rehan Ph/Cell: 712-255-1085

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

Owner's Signature: Kathy Walker

Zoning Director: [Signature]

For Office Use Only:

Zoning District AE Flood District 45 D Date 6/3/24 No. 6989 cc memo

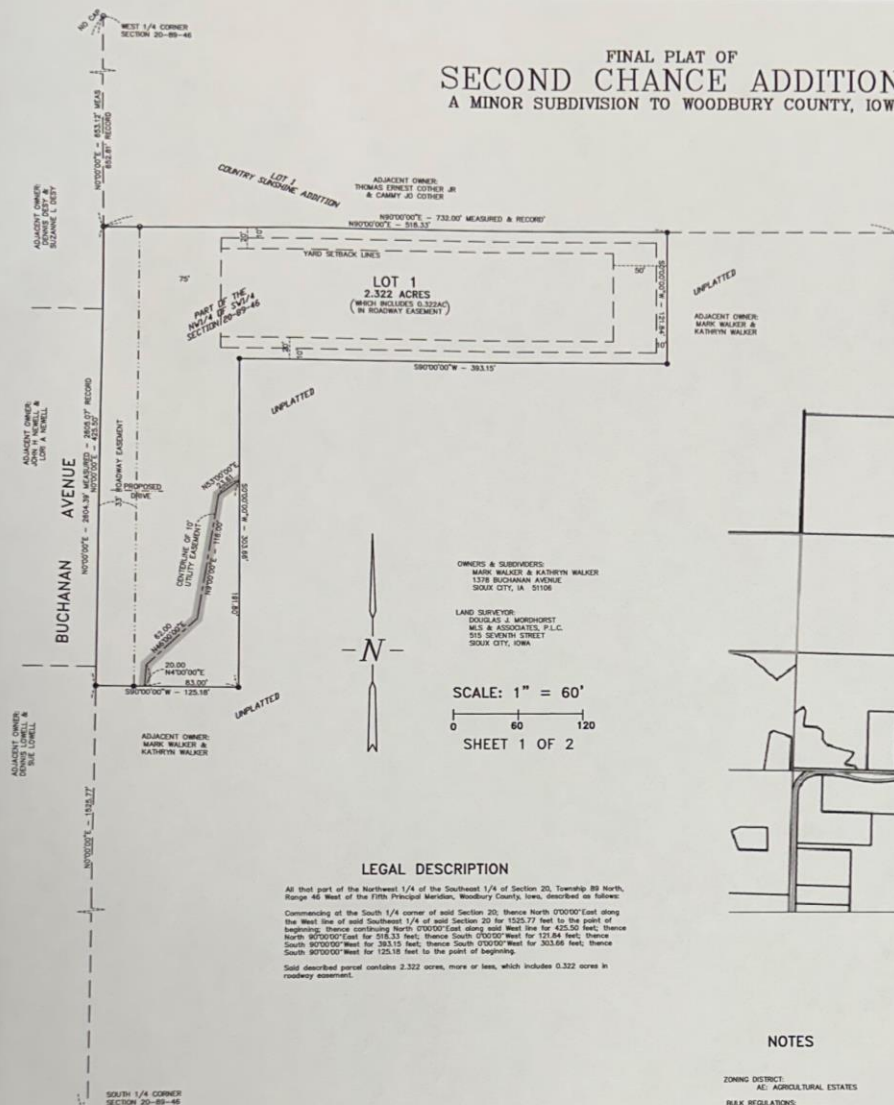
Application Fee

4 Lots or less (\$300*+ Additional Fees) 300 -

5 Lots or more (\$300* plus \$5 per lot + Additional Fees) 3789

*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 OF
SECOND CHANCE ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA



LEGAL DESCRIPTION

All that part of the Northeast 1/4 of the Southeast 1/4 of Section 20, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing of the South 1/4 corner of said Section 20, thence North 07°00'00" East along the West line of said Southeast 1/4 of said Section 20 to 1525.77 feet to the point of beginning, thence continuing North 07°00'00" East along said West line for 425.50 feet; thence South 90°00'00" East for 518.33 feet; thence South 07°00'00" West for 125.84 feet; thence South 90°00'00" West for 393.15 feet; thence South 07°00'00" West for 303.66 feet; thence South 90°00'00" West for 125.18 feet to the point of beginning.

Said described parcel contains 2.322 acres, more or less, which includes 0.322 acres in road/acre agreement.

LEGEND

- INDICATES FOUND ROD
UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" x 30" IRON
PIN W/ CAP #10570

COUNTY: WOODBURY
SECTION: 20 TOWNSHIP: T 89N RANGE: R 48W
ALQUOT PART: NW1/4 OF S23/4
CITY:
SUBDIVISION: SECOND CHANCE ADDITION
BLOCK:
LOT: 1
PROPRIETOR: MARK & KATHRYN WALKER
REQUESTED BY: KATHRYN WALKER

PREPARED BY
MLS & ASSOCIATES, PLC
515 SEVENTH STREET
SIOUX CITY, IOWA 51101
(712) 258-6844
MLSSURVEYING@GMAIL.COM

NOTES

ZONING DISTRICT:
AE: AGRICULTURAL ESTATES

BULK REGULATIONS:
MINIMUM LOT WIDTH: 200'
MINIMUM LOT SIZE: 2 ACRES
MINIMUM FRONT YARD: 10'
SIDE YARD: 25' 10' (ACCESSORY BUILDING)
REAR YARD: 50'
MAXIMUM HEIGHT: 45'

** OTHER REGULATIONS APPLY SEE
SUBDIVISION ORDINANCES FOR DETAILS

LOT TO BE SERVED BY PRIVATE WELLS AND
SEPTIC SYSTEM

ELECTRICAL: WOODBURY COUNTY REC
1485 HUMBOLT AVE
MORRIS, IOWA 51039

TELEPHONE: LOT PRESENTLY
NOT SERVED BY LANDLINE
PHONE SERVICE

TOTAL AREA IN ACRES: 3.222 ACRES

CERTIFICATION

I, DOUGLAS J. MORRISTOWN, A DAILY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 107570, DO HEREBY CERTIFY THAT THE PLAT OF SECOND CHANCE ADDITION, A SUBDIVISION OF LAND IN DEWARY 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 COMPREHENS THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOT DESCRIBED IN THE ADDITION PLATTED, THAT THE SAME ARE OF THE DIMENSIONS, NUMBER, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT THE CORNERS THERE OF ARE GIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA,
1971

DATED AT SIOUX CITY, IOWA:
Touglas L. M. M. M.
 SIOUXLAND SURVEYORS
 LICENSE NUMBER 10530
 IOWA NO. 10530
 MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
 2 SHEETS COVERED BY THIS SEAL
 PLOT DATE: APRIL 1, 2024
 PROFESSIONAL LAND



FINAL PLAT OF
SECOND CHANCE ADDITION
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

SHEET 2 OF 2
PLAT DATE: APRIL 1, 2024

EDUCATION
MARK WALKER & KATHRYN WALKER ARE THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION AND HAVE IN PURSUANCE OF LAW CAUSED SAID DESCRIBED REAL ESTATE DESCRIBED IN THE ATTACHED LEGAL DESCRIPTION, AND HAS IN PURSUANCE OF LAW CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AS IS PARTICULARLY SHOWN AS SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF SURVEY. MARK WALKER, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRE AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____ IOWA THIS _____ DAY OF _____ 20____

MARK WALKER

KATHRYN WALKER

STATE OF IOWA, WOODBURY COUNTY, ss
THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE _____ DAY OF _____ 2024, BY MARK WALKER AND KATHRYN WALKER

NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

TITLE DESIGN

COUNTY AUDITOR AND RECORDER WOODBURY COUNTY, IOWA

Dear Sir/Madam:

We have this date examined a complete abstract of this, pursuant to Iowa Code Section 354.11(2), to the property described in the Legal Description on the Plat of Second Chance Addition, a minor subdivision to Woodbury County, Iowa. Said abstract of title was last certified by Engstrom Abstract Co., Inc. dated _____ 2024 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Mark Walker and Kathryn Walker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common. The proprietors, heirs and heirs of all mortgages, liens and other encumbrances, except the following: -

- Mortgage from Mark J. Walker and Kathryn J. Walker, husband and wife to North Star Community Credit Union dated June 16, 2021, filed June 28, 2021 at Inst. #2021-08834.
- Right-of-Way Contract filed January 3, 1945 in Book 173, Page 412 in favor of Kanab Pipe Line Operating Partnership, L.P.
- Notice of Intent filed May 23, 2003 on Roll 592, Image 1182 by Kanab Pipe Line Operating Partnership, L.P.
- Survey filed March 15, 1988 on Roll 136, Image 2159. Note location of a 35' right-of-way encroachment.
- Easement filed September 17, 1976 on Roll 54, Image 899 conveyed to Iowa Public Service Company in connection with an electric line.
- Easement filed June 30, 1971 in Book 1267, Page 438 pertaining to the establishment of the Brown Creek Watershed Subdistrict.
- Easement filed September 6, 1953 in Book 734, Page 149 conveyed to Woodbury County, Iowa, for a public highway.
- Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78.
- Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120.
- Notice of Ring of Soil and Water Resource Conservation Plan filed July 26, 1992 on Roll 266, Image 2343.
- Resolution No. 9460 filed December 12, 2000 on Roll 475, Image 935.
- Resolution No. 10,435 filed August 28, 2008 on Roll 699, Image 7213.
- Resolution No. 10,436 filed August 28, 2008 on Roll 699, Image 7213.
- Ordinance No. 61 filed February 26, 2022 as Inst. #2022-02925.
- Ordinance No. 74 filed August 16, 2023 as Inst. #2023-07895.
- Matters reflected on the final plat of Second Chance Addition, Woodbury County, Iowa.
- All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

DATED: _____ 2024

ROBERT J. REIDAN
ATTORNEY AT LAW

ANNEXATION AGREEMENT CERTIFICATE
THE PROPERTY INCLUDED ON THE ATTACHED PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED ON
Instrument #249-29666 OF THE WOODBURY COUNTY RECORDER'S OFFICE

STATEMENT OF MORTGAGE HOLDER

THE UNDERSIGNED, NORTH STAR COMMUNITY CREDIT UNION, THE PRESENT OWNER AND HOLDER OF THE MORTGAGE RECORDED AS INSTRUMENT #2021-08834 STATES THAT THE ATTACHED PLAT IS PREPARED WITH NORTH STAR COMMUNITY CREDIT UNION'S FREE CONSENT AND IN ACCORDANCE WITH ITS DESIRE. BY SIGNING THIS PLAT, THE MORTGAGEE CONSENTS TO THE SUBDIVISION, INCLUDING A RELEASE OF THE MORTGAGES OR LENS WHICH ARE RECORDED FOR ANY AREAS CONVEYED TO THE GOVERNING BODY OR DEDICATED TO THE PUBLIC. THIS STATEMENT IS MADE IN ACCORDANCE WITH IOWA CODE SECTION 34.1(2).

DATED _____

NORTH STAR COMMUNITY CREDIT UNION

ANDREW GUARDI
VICE PRESIDENT OF LENDING

STATE OF IOWA, WOODBURY COUNTY, ss

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON
THE _____ DAY OF _____ 2024, BY ANDREW GUARDI, AS VICE-PRESIDENT OF LENDING OF NORTH STAR COMMUNITY CREDIT UNION.

NOTARY PUBLIC IN AND FOR WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE

I, MARK NABHA, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT FURNISHED AND OF THE LOTS CERTAINED THEREON, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

DATED _____

MARK NABHA, P.E.
WOODBURY COUNTY ENGINEER

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING COMMISSION DID ON THE _____ DAY OF _____ 20____ RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED 9/28/24 Mark Nabha
MARK NABHA, CHAIRPERSON

DATED 5/16/24 Martin J. Goushert
MARTIN J. GOUSHERT,
DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT

CITY COUNCIL RESOLUTION NO. 024-0515

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SOUX CITY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT NOW, THEREFORE BE, AND IT IS RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUX CITY, IOWA, THAT SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS ACCEPTED AND APPROVED.

PASSED May 13, 2024

APPROVED May 13, 2024

ATTEST: TERRY TENDON, CITY CLERK

STATE OF IOWA

WOODBURY COUNTY

I, THE UNDERSIGNED, CLERK OF THE CITY OF SOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A TRUE, CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY COUNCIL OF SAID CITY ON THE _____ DAY OF _____ 20____ AND APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE BE, AS TRUE, TRUE AND COMPLETE, AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED May 20, 2024

Robert E. Scott
ROBERT E. SCOTT, MAYOR

Heidi Farrelly
HEIDI FARRELLY, CITY CLERK

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF SAID SUBDIVISION PLAT (AS REQUIRED BY IOWA CODE SECTION 26A.8(2)).

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR
BY: DAINE SHROODA PETERSON, DEPUTY

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION NUMBER: _____
RESOLUTION ACCEPTING AND APPROVING SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETOR DO ON THE _____ DAY OF _____ 20____ FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO 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 PLUMB OF SAME, AND

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

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT, NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THAT SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRPERSON AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, 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 _____ 20____

MATTHEW UNG
CHAIRPERSON OF BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: PATRICK F. GILL
SECRETARY

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIR AND THE COORDINATOR OF THE PLANNING AND 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 _____ DAY OF _____ 20____ RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS THE ACCEPTANCE AND APPROVAL OF SAID SUBDIVISION

DATED _____

CHRISTINE WILLIAMS SAINT-CHAIR
WOODBURY COUNTY ZONING COMMISSION

DANIEL J. PRESTLEY
PLANNING & ZONING COORDINATOR
WOODBURY COUNTY ZONING COMMISSION

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, THE UNDERSIGNED, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING LEGAL DESCRIPTION IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA M. BERTLAND, TREASURER
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, _____ HEREBY CERTIFY THAT ON THE _____ DAY OF _____ 20____ A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED _____

JULIE CONNOLLY
COUNTY ASSESSOR

AUDITOR & RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA

WOODBURY COUNTY

DOCKET NO. _____ FILED FOR

RECORD, THIS _____ DAY OF _____ 20____

AT _____, IOWA, I, _____, RECORDER IN PLAT ENVELOPE

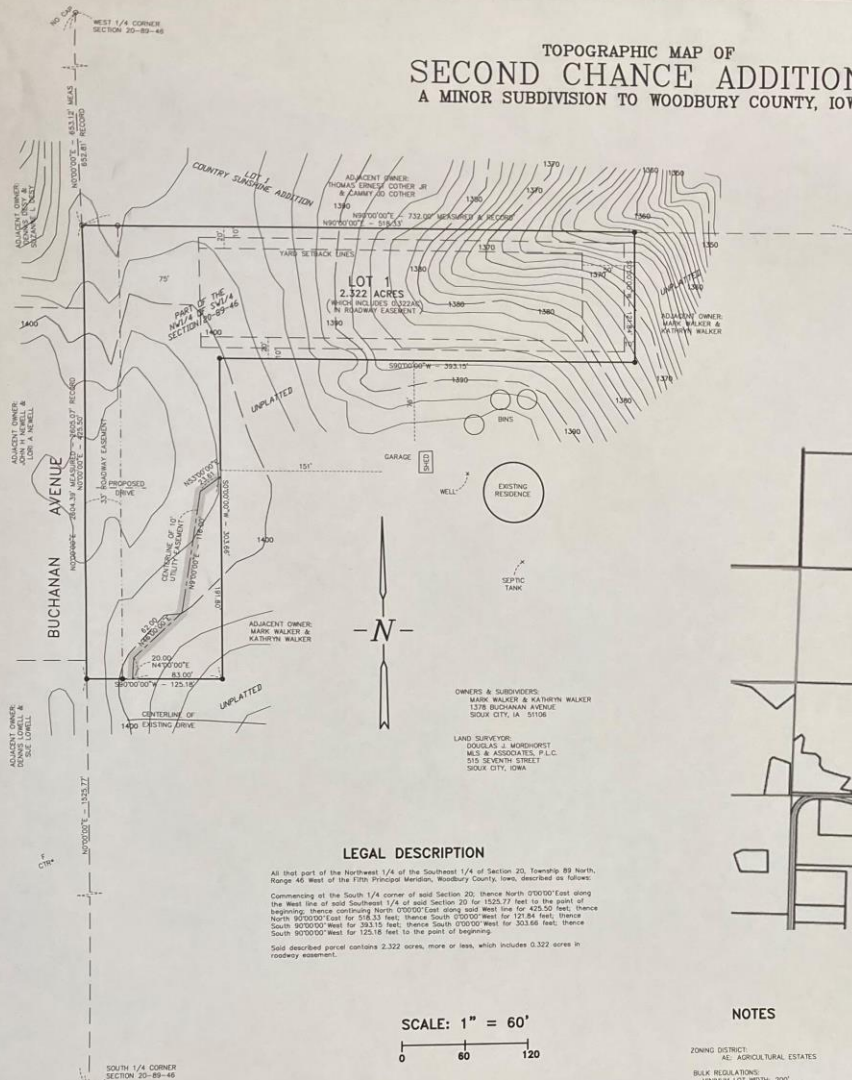
INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED _____

PATRICK F. GILL
WOODBURY COUNTY AUDITOR & RECORDER
BY: DAINE SHROODA PETERSON, DEPUTY

PREPARED BY
MLS & ASSOCIATES, PLC
515 SEVENTH STREET
SIOUX CITY, IOWA 51101
(712) 258-6844
MLSSURVEYING@GMAIL.COM

TOPOGRAPHIC MAP OF SECOND CHANCE ADDITION A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA



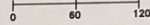
LEGAL DESCRIPTION

As that part of the Northwest 1/4 of the Southeast 1/4 of Section 20, Township 89 North, Range 46 West of the 7th Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the South 1/4 corner of said Section 20, thence North 0°00'00" East along the West line of said Southeast 1/4 of said Section 20 for 152.77 feet to the point of beginning; thence continuing North 0°00'00" East along said West line for 425.50 feet; thence North 90°00'00" East for 152.13 feet; thence South 0°00'00" West for 121.84 feet; thence South 90°00'00" West for 152.13 feet; thence South 0°00'00" West for 303.68 feet; thence South 90°00'00" West for 125.16 feet to the point of beginning.

Said described parcel contains 2.322 acres, more or less, which includes 0.322 acres in roadway easement.

SCALE: 1" = 60'



LEGEND

- INDICATES FOUND ROD
- UNLESS OTHERWISE INDICATED
- INDICATES SET 1/2" x 30" IRON PIN W/ CAP #10570

COUNTY: WOODBURY
SECTION: 20 TOWNSHIP: 1 R1N RANGE: 46W
ALLOTMENT PART: NW 1/4 OF SE 1/4
CITY: SUBDIVISION: SECOND CHANCE ADDITION
BLOCK:
LOT: 1
PROPRIETOR: MARK & KATHRYN WALKER
REQUESTED BY: KATHRYN WALKER

PREPARED BY
MLS & ASSOCIATES, PLC
515 SEVENTH STREET
SIOUX CITY, IOWA 51101
(712) 258-6844
MLSSURVEYING@GMAIL.COM

VICINITY MAP



NOTES

ZONING DISTRICT:
AE: AGRICULTURAL ESTATES

BULK REGULATIONS:
MINIMUM LOT WIDTH: 200'
MINIMUM LOT SIZE: 2 ACRES
MINIMUM FRONT YARD: 75'
SIDE YARDS: 20' 10" (ACCESSORY BLDGS)
MINIMUM REAR YARD: 50' 10" (ACCESSORY BLDGS)
MAXIMUM HEIGHT: 40'
MAXIMUM STORIES: NO LIMIT

OTHER REGULATIONS APPLY: SEE SURVEYOR ORDINANCES FOR DETAILS

LOT TO BE SERVED BY PRIVATE WELLS AND SEPTIC SYSTEMS

ELECTRICAL: WOODBURY COUNTY REC 1485 HUMBERT AVE, MOVILE, IOWA 51059

TELEPHONE: LOT PRESENTLY NOT SERVED BY LANDLINE PHONE SERVICE

TOTAL AREA IN ADDITION: 2.322 ACRES

CERTIFICATION

I, DOUGLAS J. MORDHAUNT, A DAILY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 10570, DO HEREBY CERTIFY THAT THE PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO 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 DIMENSIONS, NUMBER, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA:

Douglas J. Mordhaunt 6/3/24
DOUGLAS J. MORDHAUNT
LICENSE NUMBER 10570
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2024
THIS SHEET COVERED BY THIS SEAL
PLAT DATE: APRIL 1, 2024



PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

	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.
	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.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	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.
	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
	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.
	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
	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 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:

	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 (PLAT CERTIFICATE EXCERPTS) – CITY OF SIOUX CITY

CERTIFICATE OF PLANNING AND ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIRPERSON AND DIRECTOR OF COMMUNITY & ECONOMIC DEVELOPMENT, RESPECTIVELY, OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, AND WE DO FURTHER CERTIFY THAT SAID PLANNING AND ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND THAT SAID PLANNING AND ZONING

COMMISSION DID ON THE 23 DAY OF April, 2024 RECOMMEND TO THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THE ACCEPTANCE AND APPROVAL OF THE PLAT OF SAID SUBDIVISION.

DATED 5/28/24 [Signature]
ANDREW GLISAR, CHAIRPERSON

DATED 5/20/24 [Signature]
MARTIN J. DOUGHERTY
DIRECTOR OF COMMUNITY &
ECONOMIC DEVELOPMENT

ANNEXATION AGREEMENT CERTIFICATE

THE PROPERTY INCLUDED ON THE ATTACHED PLAT IS SUBJECT TO AN ANNEXATION AGREEMENT RECORDED ON

Instrument # 2024-09465 OF THE WOODBURY COUNTY RECORDER'S OFFICE

CITY COUNCIL RESOLUTION NO. 2024-0535

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIOUX CITY, IOWA, HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT. NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA, THAT SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED

PASSED May 13, 2024 [Signature]
ROBERT E. SCOTT, MAYOR

APPROVED May 13, 2024 [Signature]
ATTEST: HEIDI FARRENS, CITY CLERK

STATE OF IOWA }
WOODBURY COUNTY }SS

I, THE UNDERSIGNED, CLERK OF THE CITY OF SIOUX CITY, IOWA, DO HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A RESOLUTION ACCEPTING AND APPROVING SAID PLAT OF SECOND CHANCE ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY

COUNCIL OF SAID CITY ON THE 14 DAY OF May, 2024 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 May 20, 2024 [Signature]
ROBERT E. SCOTT, MAYOR
[Signature]
HEIDI FARRENS, CITY CLERK

Sioux City Journal**AFFIDAVIT OF PUBLICATION**

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

State of Pennsylvania, County of Lancaster, ss:

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

PUBLICATION DATES:

Jun. 11, 2024

NOTICE ID: 9xvtMO7tyKylpEDUSgEi

PUBLISHER ID: COL-IA-500465

NOTICE NAME: ZC_Second_Chance_Addition

Publication Fee: \$33.76

Casey Allen

(Signed) _____

VERIFICATION

State of Pennsylvania
County of Lancaster

Commonwealth of Pennsylvania - Notary Seal
Nicole Burkholder, Notary Public
Lancaster County
My commission expires March 30, 2027
Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 06/11/2024

Nicole Burkholder

Notary Public

Notarized remotely online using communication technology via Proof.

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

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in detail on **June 24, 2024 at 5:00 PM** or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Mon., June 24, 2024.

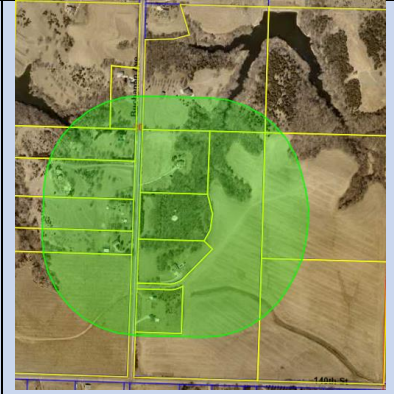
Item One (1)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as *Second Chance Addition, A Minor Subdivision to Woodbury County, Iowa*, a one-lot minor subdivision in a 2.322-acre portion of T89N R46W (Concord Township) in Section 20 in the NW ¼ of the SE ¼ on Parcel #894620400001. The property is approximately one-half mile east of the City of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Property Address: 1378 Buchanan Ave., Sioux City, IA 51106. Owner(s)/Applicant(s): Mark and Kathryn Walker.
COL-IA-500465

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	13
Notification Letter Date:	June 7, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	June 24, 2024
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Mark Walker and Kathryn Walker	1378 Buchanan Avenue	Sioux City	IA	51106	No comments.
Valerie Unkrich	1535 Lexington Avenue	Winfield	IA	52659-9337	No comments.
Michael L. Sloniker and Barbara M. Sloniker	1336 Buchanan Avenue	Sioux City	IA	51106	No comments.
Angela J. Ricklefs and Benjamin J. Ricklefs	1337 Buchanan Avenue	Sioux City	IA	51106	No comments.
State of Iowa acting thru the Public Broadcasting Division of the Department of Education	6450 Corporate Dr.	Johnston	IA	50131	No comments.
Clayton W. Benson	1349 Buchanan Avenue	Sioux City	IA	51106	No comments.
Dennis E. Desy and Suzanne L. Desy	1353 Buchanan Avenue	Sioux City	IA	51106	No comments.
John H. Newell and Lori A. Newell	1373 Buchanan Avenue	Sioux City	IA	51106	No comments.
Dennis Lowell and Sue Lowell	1379 Buchanan Avenue	Sioux City	IA	51106	No comments.
Capital Management, LLC	970 Wynstone Dr.	Jefferson	SD	57038	No comments.
Thomas Ernest Cother, Jr. and Cammy Jo Cother	1358 Buchanan Avenue	Sioux City	IA	51106	No comments.
Kenneth R. Weiland and Julie A. Weiland	1384 Buchanan Avenue	Sioux City	IA	51106	No comments.
Todd M. Roerig and Susan R. Roerig	1392 Buchanan Avenue	Sioux City	IA	51106	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF ANTHON:	No comments.
CONCORD TOWNSHIP:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric and we have, no conflicts. – Casey Meinen, 6/10/24.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	No comments.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW
WOODBURY COUNTY RECORDER:	Looks good to me. – Diane Swoboda Peterson, 6/4/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 6/10/24.
WOODBURY COUNTY TREASURER:	No comments.



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. Nagra, P.E.
mnagra@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. Nagra, County Engineer

Date: June 18, 2024

Subject: Second Chance 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 June 4, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for each lot as required by Section 355.8 of the Code of Iowa.
- I reviewed the parcel for access. The existing driveway can be used to serve the unplatted property outside of Lot 1. The proposed driveway location shown on the plat for Lot 1 has been reviewed and meets secondary road department requirements. The owner will have to apply for a driveway permit with my department when they are ready to have the driveway constructed.
- 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

A MINOR SUBDIVISION TO WOODBURY CC



TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Sir:

We have this date examined 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 Second Chance Addition, Woodbury County, Iowa, described more particularly as:

All that part of the Northwest Quarter (NW ¼) of the Southeast Quarter (SE ¼) of Section Twenty (20), Township Eighty-nine (89) North, Range Forty-six (46), West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the South ¼ corner of Section 20; thence North 00°00'00" East along the West line of said Southeast ¼ of Section 20 for 1,525.77 feet to the point of beginning; thence continuing North 00°00'00" East along said West line for 425.50 feet; thence North 90°00'00" East for 518.33 feet; thence South 00°00'00" West for 121.84 feet; thence South 90°00'00" West for 393.15 feet; thence South 00°00'00" West for 303.66 feet; thence South 90°00'00" West for 125.18 feet to the point of beginning.

Said described parcel contains 2.322 acres, more or less, which includes 0.322 acres in roadway easement.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated _____, 2024 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Mark Walker and Kathryn Walker, husband and wife, as joint tenants with full rights of survivorship, and not as tenants in common, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Mark J. Walker and Kathryn J. Walker, husband and wife to North Star Community Credit Union dated June 18, 2021, filed June 28, 2021 at Inst. #2021-08934.

b) Right-of-Way Contract filed January 3, 1945 in Book 173, Page 412 in favor of Kaneb Pipe Line Operating Partnership, L.P.

c) Notice of Intent filed May 23, 2003 on Roll 592, Image 1182 by Kaneb Pipe Line Operating Partnership, L.P.

d) Survey filed March 15, 1988 on Roll 198, Image 2159. Note location of a 33' right-of-way encroachment.

e) Easement filed September 17, 1976 on Roll 54, Image 899 conveyed to Iowa Public Service Company in connection with an electric line.

f) Easement filed June 30, 1971 in Book 1267, Page 438 pertaining to the establishment of the Bacon Creek Watershed Subdistrict.

g) Easement filed September 9, 1953 in Book 734, Page 149 conveyed to Woodbury County, Iowa, for a public highway.

h) Zoning Regulations filed March 5, 1971 in Book 1263 at Pages 9 to 78;

i) Resolution Nos. 6332 and 6333 filed May 12, 1977 on Roll 62 at Images 2118 and 2120;

j) Notice of filing of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.

k) Resolution No. 9460 filed December 12, 2000 on Roll 475, Image 935.

l) Resolution No. 10,455 filed August 29, 2008 on Roll 699, Image 7213.

m) Resolution No. 10,456 filed August 29, 2008 on Roll 699, Image 7313.

n) Ordinance No. 61 filed February 28, 2022 as Inst. #2022-02525.

o) Ordinance No. 74 filed August 18, 2023 as Inst. #2023-07899.

p) Matters reflected on the final plat of Second Chance Addition, Woodbury County, Iowa.

q) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, 2024.

ROBERT J. REHAN
Attorney at Law

Woodbury County, IA / Sioux City

Summary

Parcel ID 894620400001
Alternate ID 877031
Property Address 1378 BUCHANAN AVE
 SIOUX CITY IA 51106
Sec/Twp/Rng 20-89-46
Brief AN IRREG TCT BEG 1466.76' N OF S1/4 CORNER 20-89-46 & PT OF BEG; G; THEC E 710 FT THEC NE 132 FT
Tax Description THEC NE 167 FT THEC NW 210.33 FT THEC W 732 FT THEC S 485.5 FT TO PT OF BEG NW SE 20-89-46
 (Note: Not to be used on legal documents)
Deed Book/Page 573-236 (12/20/2002)
Gross Acres 8.13
Exempt Acres 5.13
Net Acres 3.00
Adjusted CSR Pts 0
Zoning AE - AGRICULTURAL ESTATES
District 0025 CONCORD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A



Owner

Deed Holder
 WALKER MARK & KATHRYN WALKER
 1378 BUCHANAN AVE
 SIOUX CITY IA 51106
Contract Holder
Mailing Address
 WALKER MARK & KATHRYN WALKER
 1378 BUCHANAN AVE
 SIOUX CITY IA 51106

Land

Lot Area 8.13 Acres ;354,143 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1995
Condition Normal
Roof T & G /Gable
Flooring
Foundation TILE
Exterior Material TILE
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 1,925 SF
Main Area Square Feet 1925
Attic Type None;
Number of Rooms 4 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 2 Standard Bath - 3 Fi;
Appliances 1 Range Unit; 1 Dishwasher;
Central Air Yes
Heat Yes
Fireplaces 1 Prefab;
Porches
Decks Concrete Patio (264 SF);
Additions
Garages 576 SF - Att Frame (Built 1995);
 900 SF - Det Frame (Built 1995);
 200 SF - Carport Att (Built 1995);

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/20/2002	MC DANIEL JAMES A	WALKER MARK & KATHRYN WALKER	573/236	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$199,950.00
4/24/2002	BERNARD BEN J & PATRICIA E	MC DANIEL JAMES A	536/603	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$0.00
3/3/2000	BERNARD, BEN J & PATRICIA E.	MC DANIEL JAMES A	454-897	NORMAL ARMS-LENGTH TRANSACTION	Contract		\$165,000.00

Valuation

	2024	2023	2022	2021	2020
Classi cation	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$52,000	\$52,000	\$48,210	\$48,210	\$51,150
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$294,600	\$294,600	\$226,640	\$226,640	\$197,200
= Gross Assessed Value	\$346,600	\$346,600	\$274,850	\$274,850	\$248,350
- Exempt Value	(\$10,000)	(\$10,000)	(\$6,210)	(\$6,210)	(\$6,210)
= Net Assessed Value	\$336,600	\$336,600	\$268,640	\$268,640	\$242,140

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

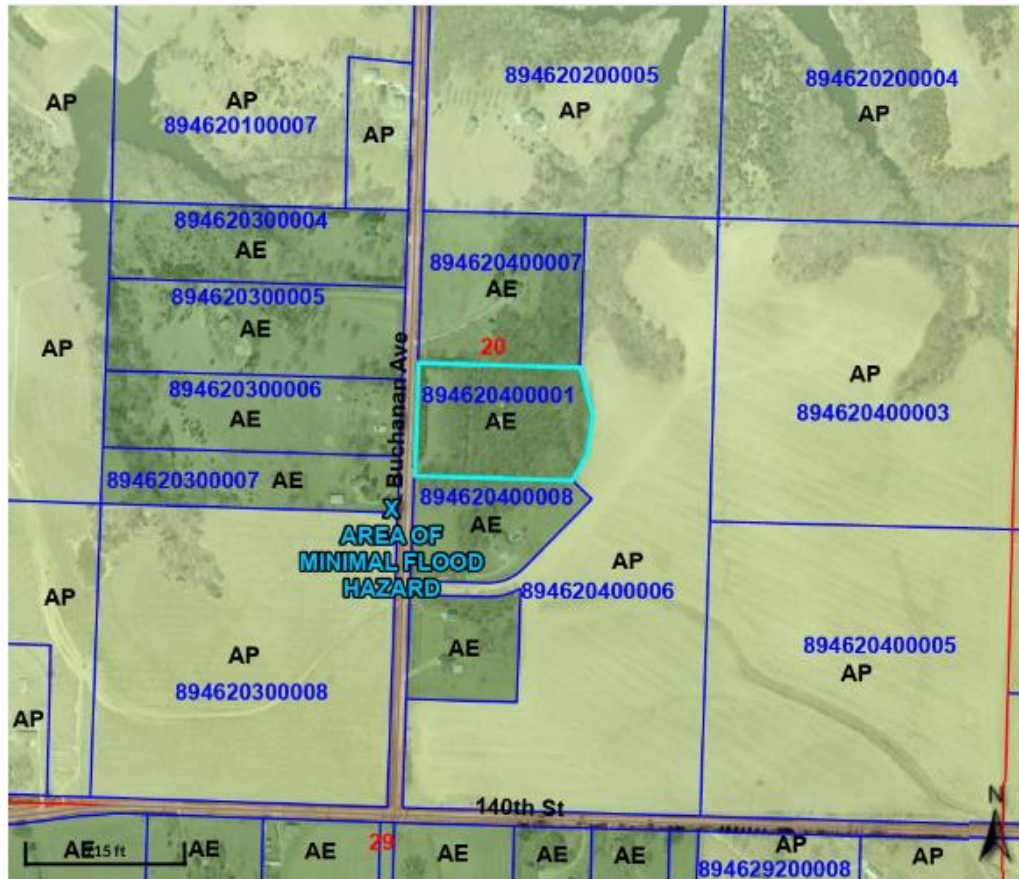
No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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Contact Us

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Overview



Legend

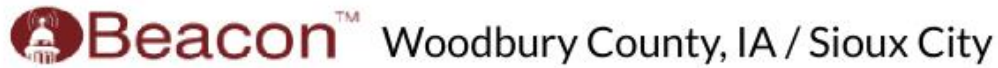
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- FEMA Flood Map**
 - ▭ A,
 - ▭ AE,
 - ▭ AE, FLOODWAY
 - ▭ AH,
 - ▭ AO,
 - ▭ X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
 - ▭ X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE
- County Zoning**
 - ▭ AE
 - ▭ AP
 - ▭ GC
 - ▭ GC-PD
 - ▭ GI
 - ▭ LI
 - ▭ LI-PD
 - ▭ SR
 - ▭ WR

Parcel ID	894620400001	Alternate ID	877031	Owner Address	WALKER MARK & KATHRYN WALKER
Sec/Twp/Rng	20-89-46	Class	R		1378 BUCHANAN AVE
Property Address	1378 BUCHANAN AVE	Acreage	8.13		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0025				
Brief Tax Description	AN IRREG TCT BEG 1466.76' N OF S1/4 CORNER 20-89-46 & PT OF BEG; G; THEC E 710 FT THEC NE 132 FT THEC NE 167 FT THEC NW 210.33 FT THEC W 732 FT THEC S 485.5 FT TO PT OF BEG NW SE 20-89-46				
	(Note: Not to be used on legal documents)				

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SPECIAL FLOOD HAZARD AREA (SFHA) MAP



Overview



Legend

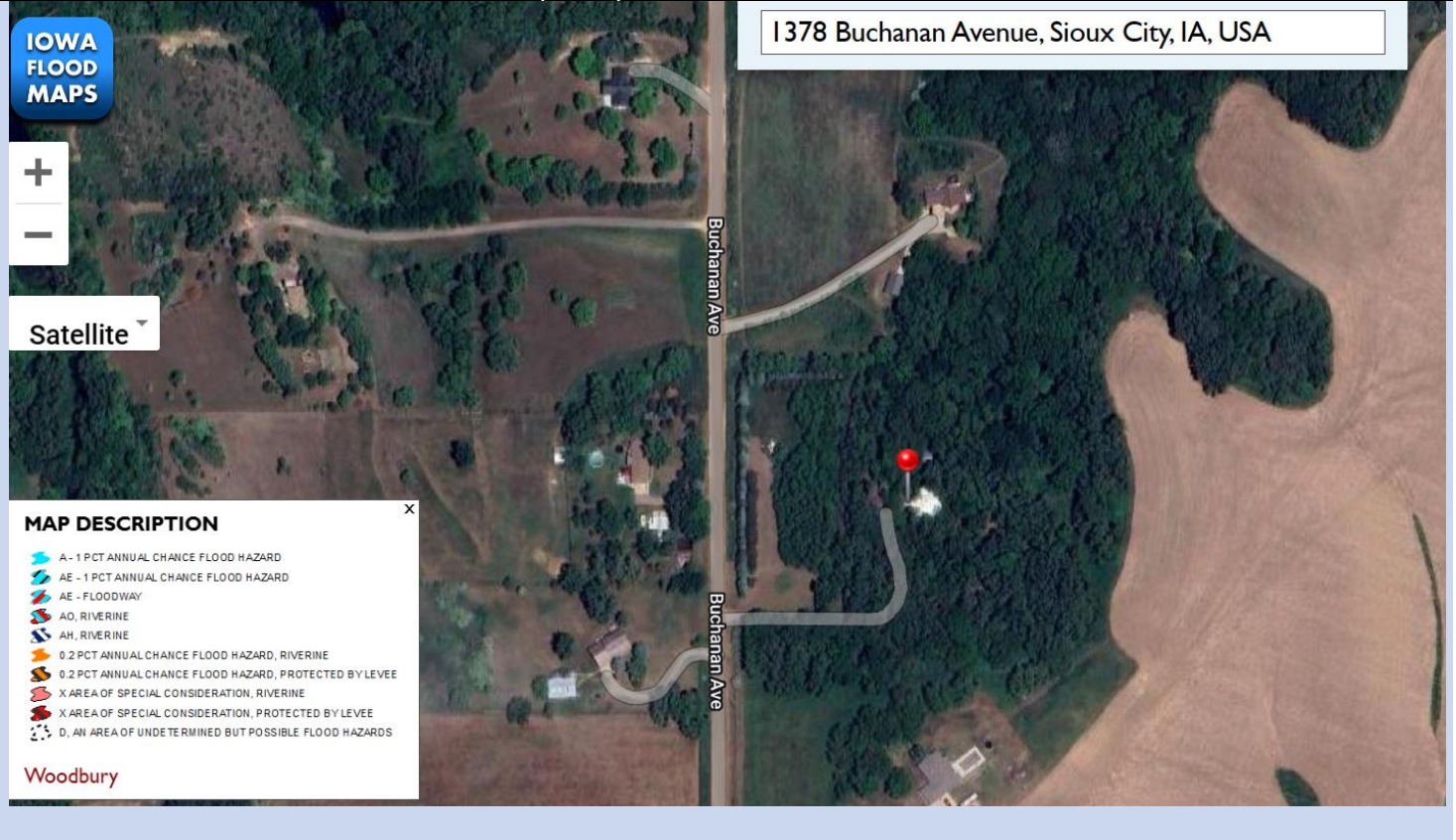
- Roads
- Corp Boundaries
- Townships
- Parcels
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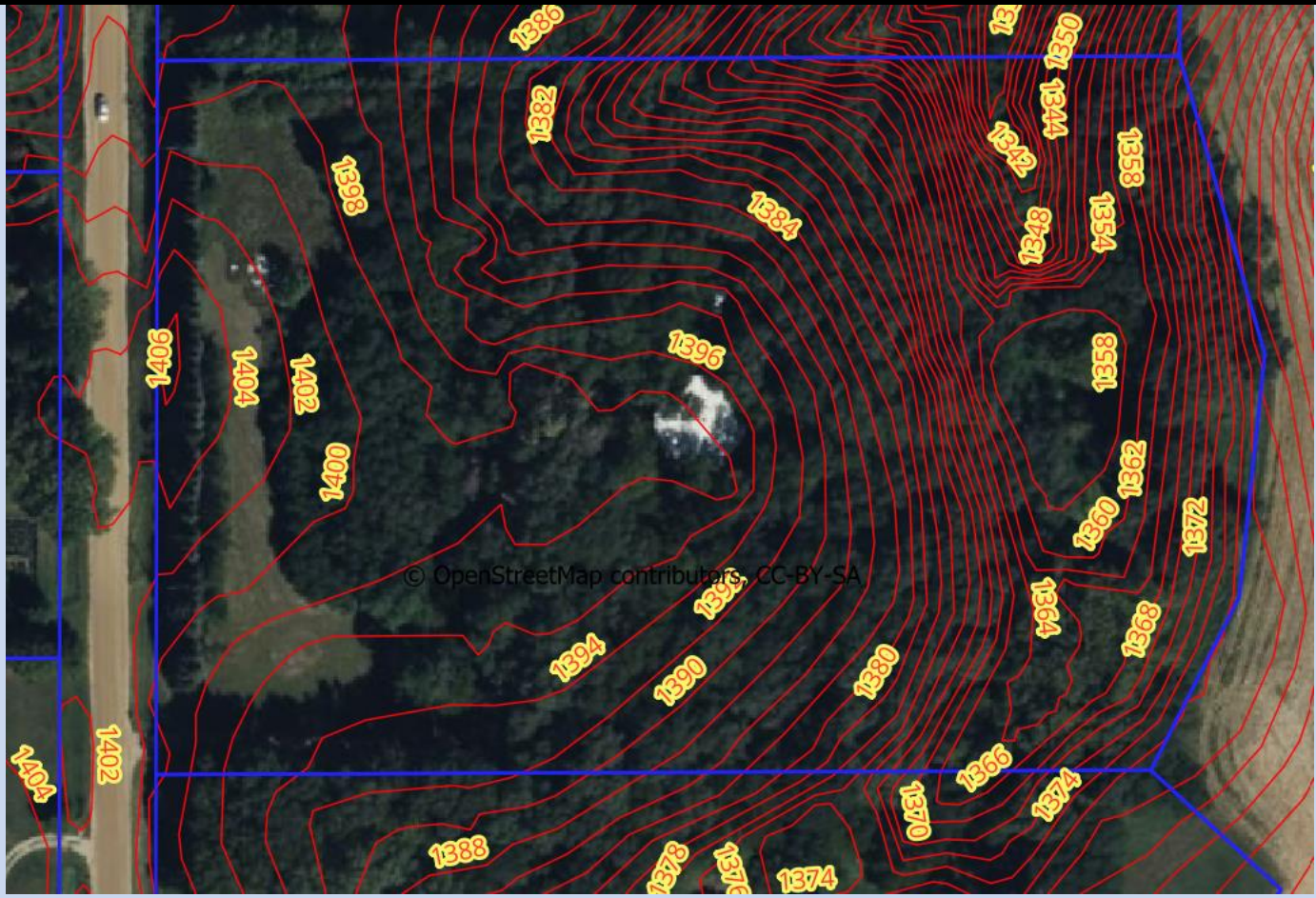
DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP



BASE FLOOD ELEVATION DATA

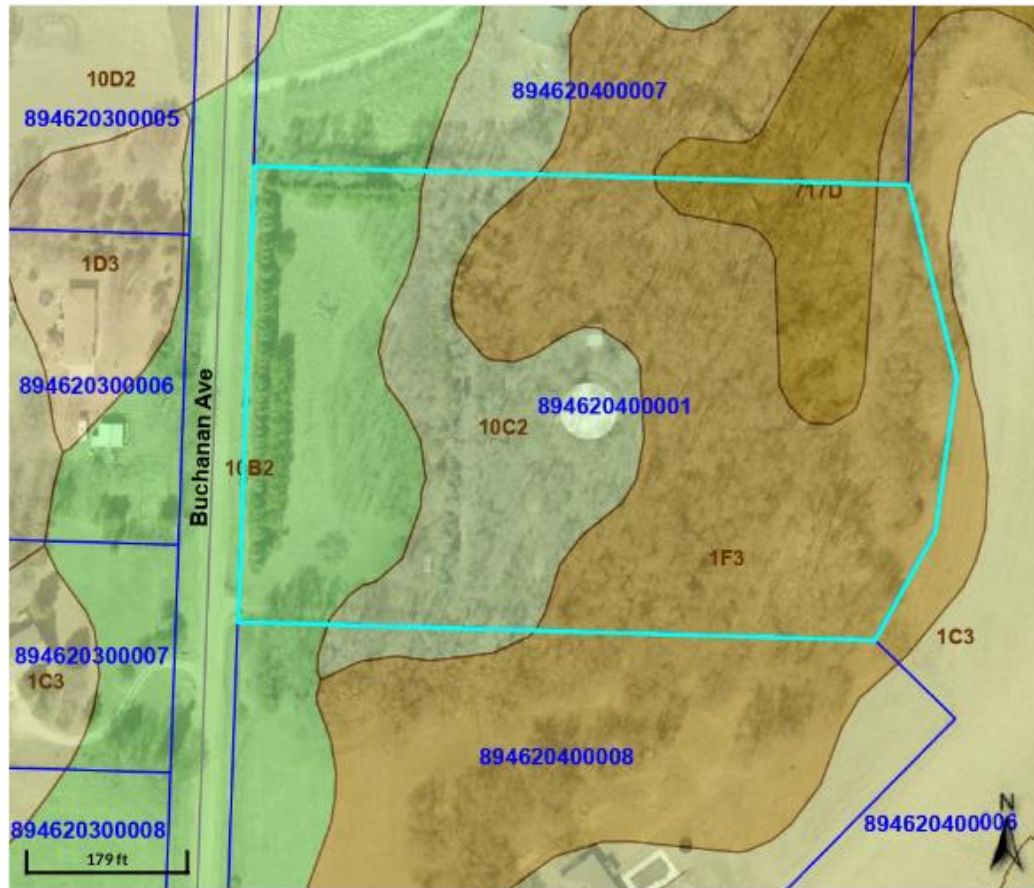
Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is not within the Special Flood Hazard Area.

ELEVATION MAP





Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

— Roads

Soils

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

□ Corp Boundaries

□ Townships

□ Parcels

Parcel ID	894620400001	Alternate ID	877031	Owner Address	WALKER MARK & KATHRYN WALKER
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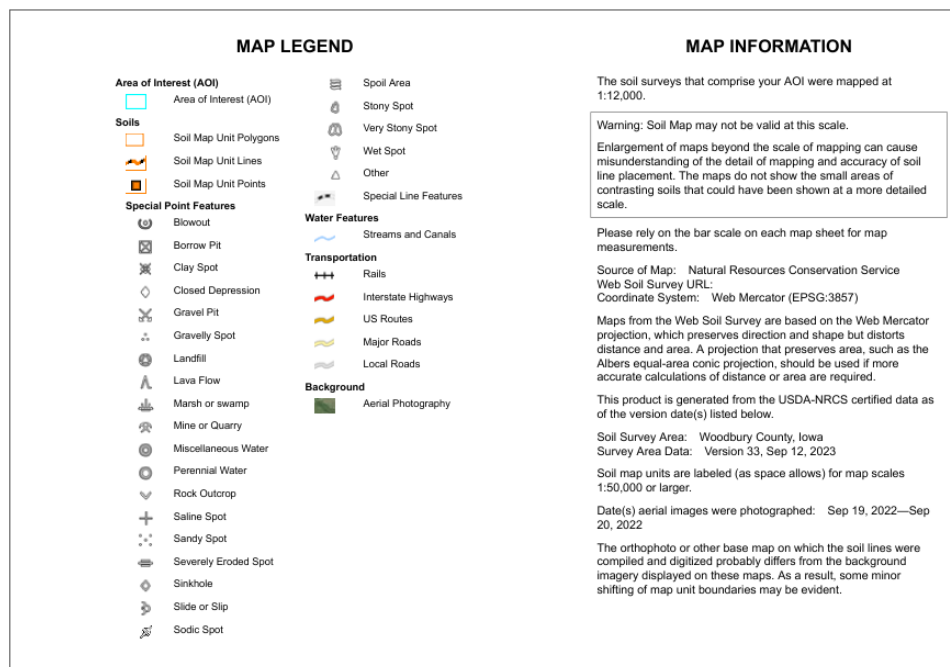
Date created: 4/5/2024

Last Data Uploaded: 4/5/2024 1:01:54 AM

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SOIL REPORT(S)

No Assessor soil report on file. Web Soil Survey from the Natural Resources Conservation Service provided in its place. The area of interest is an approximation and does not represent the exact parcel.



Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	0.4	4.6%
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	4.1	43.7%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	2.2	23.0%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.9	19.8%
717D	Napier-Gullied land complex, 5 to 14 percent slopes	0.8	8.9%
Totals for Area of Interest		9.4	100.0%

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

Date: 6/27/24 Weekly Agenda Date: 7/2/24

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Keith Radig

WORDING FOR AGENDA ITEM:

Motion to direct the Zoning Commission to look at the zoning of nuclear energy.

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

This directs the Zoning Commission to look at the zoning of nuclear energy as a potential energy option in Woodbury County.

BACKGROUND:

The Zoning Commission shall explore the zoning potential of nuclear energy as a potential option.

FINANCIAL IMPACT:

0

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

Yes ☐ No ☐

RECOMMENDATION:

Approve the motion.

ACTION REQUIRED / PROPOSED MOTION:

Motion to direct the Zoning Commission to look at the zoning of nuclear energy.