

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

Date: 8/25/21 Weekly Agenda Date: 8/31/21

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: David Gleiser, CED Director

WORDING FOR AGENDA ITEM:

Approval of Final Plat for the Cozy Creek Addition, a Minor Subdivision

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:

Bret & Jodi Peterson, owners of Parcel 884514100006 have filed an application for a two-lot minor subdivision for the purpose of building a new home on Lot 2. The proposed subdivision is located in the Merville Township, it is zoned Agricultural Preservation (AP) and it is not located within a floodplain. The proposed lots and uses are compliant with the zoning ordinance and subdivision ordinance. The County Engineer has sited and approved all proposed driveways for access and has verified closure of the final plat. All required legal notifications were made and all relevant agency stakeholders and property owners were notified of this request and the Commission's 8/23/21 public hearing. As of 8/25/21, the CED office has received 2 formal comments from Woodbury County Soil and Water Conservation District and Siouxland District Health regarding standard soil erosion practices and well/septic requirements. The subdivision does not require extra-territorial review as the property location exceeds 2 miles from any city. On 8/23/21, the P&Z Commission held a public hearing on the application and received public testimony. Upon closing the hearing, the Commission subsequently voted unanimously to recommend approval of the final plat as proposed.

FINANCIAL IMPACT:

None

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

Yes ☐ No ☐

RECOMMENDATION:

Receive the final staff report and P&Z Commission's recommendation from their 8/23/21 meeting.
Approve the plat and authorize the Chairman to sign the resolution.

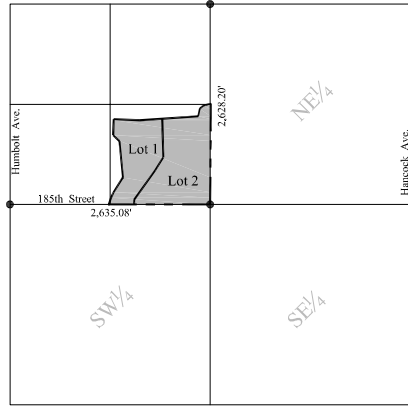
ACTION REQUIRED / PROPOSED MOTION:

Motion to receive the final staff report and P&Z Commission's recommendation from their 8/23/21 meeting.
Motion to approve the Cozy Creek Addition final plat and authorize the Chairman to sign the resolution.

Surveyor:	Gregg A. Stroschein, 712-259-0483
Mail To:	325 Howard Road - Moville, IA 51039
County:	Woodbury
Section(s):	14 T: 88N R: 45W
Aliquot Part:	Parts of NW $\frac{1}{4}$
Proprietor(s):	Bret & Jodi Peterson
Requested by:	Bret Peterson

FINAL PLAT OF COZY CREEK ADDITION

A MINOR SUBDIVISION
IN THE NW $\frac{1}{4}$ OF SECTION 14, T88N, R45W OF THE 5TH P.M.,
AN ADDITION TO WOODBURY COUNTY, IOWA



Vicinity Map
14-88-45



LEGEND
○ PRE-FOUND IRON PINS
UNLESS OTHERWISE INDICATED
● SET 5" REBAR W/ CAP FORM

OWNERS/SUBDIVIDERS:
BRET & JODI PETERSON
2827 185TH STREET
MOVILLE, IA 51039

ENGINEER & SURVEYOR:
SCOTT L. GERNIART, P.E.
GREGG A. STROSCHIN, PLS
TRUE ENGINEERING & LAND SURVEYING, LLC
325 HOWARD RD.
MOVILLE, IOWA 51039

ZONING: AP, AG PRESERVATION

BUILDING SET BACK LINES:
FRONT = 100'
REAR = 50'
SIDE = 20'

STATISTICAL DATA:
TOTAL AREA OF SUBDIVISION = 32.46 ACRES
TOTAL RIGHT-OF-WAY = 0.48 ACRES
LOTS = 2

NOTES:
ALL BEARINGS AND DISTANCES ARE
MEASURED UNLESS OTHERWISE
INDICATED.

Boundary Description

Part of the NW $\frac{1}{4}$ of Section 14, T88N, R45W of the 5th P.M., Woodbury County, Iowa. Said parcel being more particularly described as follows:

Beginning at the SE corner of said NW $\frac{1}{4}$; thence westerly along the south line of the NW $\frac{1}{4}$ on an assumed bearing of S90°00'00"W (with all subsequent bearings referenced therefrom) for a distance of 1,336.39 feet; thence N18°32'44"E for a distance of 96.30 feet; thence N25°23'37"E for a distance of 74.89 feet; thence N32°01'25"E for a distance of 231.05 feet; thence N08°10'49"W for a distance of 481.94 feet; thence NW47°40'54"W for a distance of 113.65 feet; thence N01°43'10"E for a distance of 211.50 feet; thence S87°46'34"E for a distance of 347.98 feet; thence N86°05'11"E for a distance of 768.36 feet; thence N11°35'54"E for a distance of 100.54 feet; thence N47°29'27"E for a distance of 61.36 feet; thence N75°07'59"E for a distance of 107.14 feet to the easterly line of said NW $\frac{1}{4}$; thence S00°28'19"W along said easterly line for a distance of 1,329.15 feet to the SE corner of said NW $\frac{1}{4}$ and the Point of Beginning.

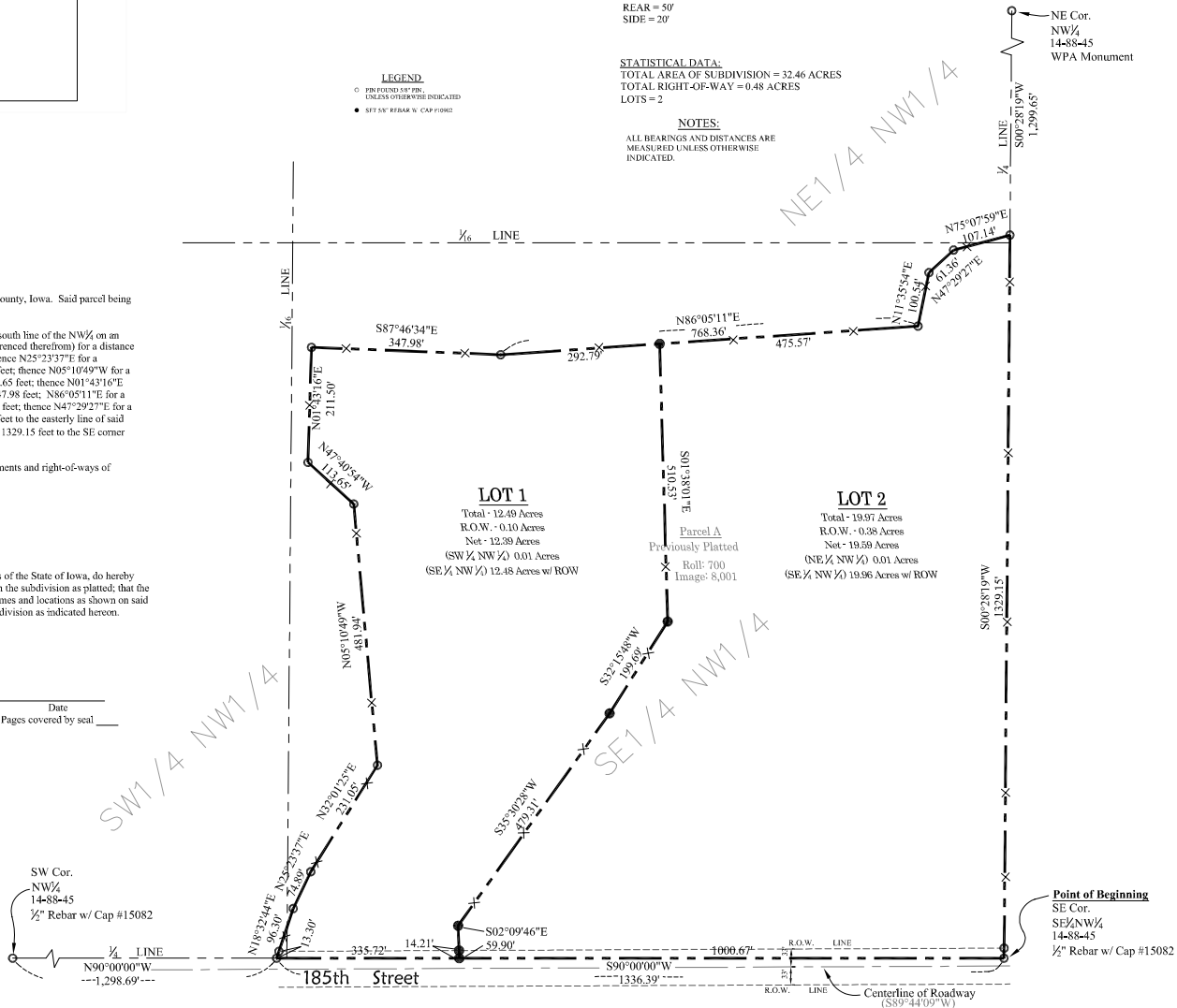
Said described parcel of land contains 32.46 acres and is subject to all easements and right-of-ways of record.

Certification

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

Gregg A. Stroschein PLS #10902
License renewal date: 12-31-21

Date _____
Pages covered by seal _____



FINAL PLAT OF COZY CREEK ADDITION

A MINOR SUBDIVISION
IN THE NW1/4 OF SECTION 14, T88N, R45W OF THE 5TH P.M.,
AN ADDITION TO WOODBURY COUNTY, IOWA

CONSENT OF OWNERS

Bret L. Peterson and Jodi S. Peterson, Husband and Wife, are the Owners of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into lots, euloffs and streets, as is particularly shown and set forth in the attached Plat and said Certificate of Gregg Stroschein, a Licensed Surveyor who surveyed and platted the real estate to be known as Cozy Creek Addition, an addition to Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with the desires as owners and proprietors thereof.

Bret L. Peterson Date

Jodi S. Peterson Date

STATE OF _____ COUNTY OF _____:

This record was acknowledged before me on _____, 2021 by Bret L. Peterson and Jodi S. Peterson, Husband and Wife.

Notary Public

RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY

I, Christine Zellmer-Zant do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said commission has heretofore taken under advisement the Final Plat of Cozy Creek Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the _____ Day of _____, 20____ approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this _____ Day of _____, 20____

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

BOARD RESOLUTION NO. _____.

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

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

Dated _____, 2021

ATTEST: _____
WOODBURY COUNTY BOARD OF SUPERVISORS

Patrick F. Gill, Woodbury County
Auditor and Recorder Rocky DeWitt, Chairman

STATE OF IOWA :
COUNTY OF WOODBURY : ss

I, Patrick F. Gill, Woodbury County Auditor and Recorder, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Final Plat of Cozy Creek Addition to Woodbury County, Iowa, which said Resolution was adopted by the Woodbury County Board of Supervisors on the _____ day of _____, 2021 and approved on said date all as full, true and complete as the same appears of record in the Office of said Auditor and Recorder.

Dated _____, 2021

Patrick F. Gill, Woodbury County
Auditor and Recorder

COUNTY ENGINEER'S CERTIFICATE

I, Mark J. Nabra, P.E., County Engineer for Woodbury County, Iowa, do hereby certify that the boundary lines of the plat and lots therein were mathematically checked and conform with the requirements as provided for in the Subdivision Ordinance and that all dimensions both linear and angular necessary for the location of lots, tracts, streets, and easements, are shown.

Dated _____, 2021

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

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

We have examined an abstract of title to the following described real estate, to-wit:

Part of the Northwest Quarter (NW¼) of Section Fourteen (14), Township Eighty-eight (88) North, Range Forty-five (45) West of the Fifth Principal Meridian in the County of Woodbury, State of Iowa, described as follows: Beginning at the Southeast (SE) Corner of said Northwest Quarter (NW¼); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90° 00' 00") West along the South line of said Northwest Quarter (NW¼) for One Thousand Three Hundred Thirty-six and Thirty-nine Hundredths Feet (1,336.39); thence North Eighteen Degrees Thirty-two Minutes Forty-four Seconds (N 18° 32' 44") East for Ninety-six and Thirty Hundredths Feet (96.30); thence North Twenty-five Degrees Twenty-three Minutes Thirty-seven Seconds (N 25° 23' 37") East for Seventy-four and Eighty-nine Hundredths Feet (74.89); thence North Thirty-two Degrees One Minute Twenty-five Seconds (N 32° 01' 25") East for Two Hundred Thirty-one and Five Hundredths Feet (231.05); thence North Five Degrees Ten Minutes Forty-nine Seconds (N 5° 10' 49") West for Four Hundred Eighty-one and Ninety-four Hundredths Feet (481.94); thence North Forty-seven Degrees Forty Minutes Fifty-four Seconds (N 47° 40' 54") West for One Hundred Thirteen and Sixty-five Hundredths Feet (113.65); thence North One Degree Forty-three Minutes Sixteen Seconds (N 1° 43' 16") East for Two Hundred Eleven and Fifty Hundredths Feet (211.50); thence South Eighty-seven Degrees Forty-six Minutes Thirty-four Seconds (S 87° 46' 34") East for Three Hundred Forty-seven and Ninety-eight Hundredths Feet (347.98); thence North Eighty-six Degrees Five Minutes Eleven Seconds (N 86° 05' 11") East for Seven Hundred Sixty-eight and Thirty-six Hundredths Feet (768.36); thence North Eleven Degrees Thirty-five Minutes Fifty-four Seconds (N 11° 35' 54") East for One Hundred and Fifty-four Hundredths Feet (100.54); thence North Forty-seven Degrees Twenty-nine Minutes Twenty-seven Seconds (N 47° 29' 27") East for Sixty-one and Thirty-six Hundredths Feet (61.36); thence North Seventy-five Degrees Seven Minutes Fifty-nine Seconds (N 75° 07' 59") East for One Hundred Seven and Fourteen Hundredths Feet (107.14) to the East line of said Northwest Quarter (NW¼); thence South Zero Degrees Twenty-eight Minutes Nineteen Seconds (S 0° 28' 19") West along said East line for One Thousand Three Hundred Twenty-nine and Fifteen Hundredths Feet (1,329.15) to the point of beginning. Containing Thirty-two and Forty-six Acres (32.46 A) including county right-of-way and Thirty-one and Ninety-eight Hundredths Acres (31.98 A) excluding said right-of-way. Subject to and together with any and all easements.

NOTE: The South line of said Northwest Quarter (NW¼) is assumed to bear South Ninety Degrees Zero Minutes Zero Seconds (S 90° 00' 00") West.

This abstract begins appropriately on the tenth day of September, 1869, and concludes with Entry 66 in Volume I last certified the _____, 2021, at 8:59 o'clock a.m. by Englemon Abstract Co., Inc.

As of the date of the last certification, and subject to the exceptions set out below, we find that the abstract shows marketable title, in fee simple and free from material objections, to be vested in Bret Peterson and Jodi S. Peterson, husband and wife, as joint tenants.

- Entry 9 in Volume I of the abstract shows an Easement for Public Highway granted to Woodbury County, Iowa, dated September 19, 1949. Said Easement covers approximately 0.149 acres exclusive of the present established road. Said Easement was filed September 27, 1949, Land Deed Record 605, Page 120.
- Entry 40 discloses Resolutions Number 6332 and 6333 of the Woodbury County Board of Supervisors which were recorded on May 12, 1977, on Roll 62, Images 2118 through 2121. These resolutions govern the use of certain lands within Woodbury County, Iowa, which may be within boundaries designated as Flood Hazard Areas.
- Entry 41 shows a Notice of Filing of Soil and Water Resource Conservation Plan on July 29, 1992, on Roll 266, Image 2343. The Plan is available for inspection at the District Office of the Woodbury County Soil and Water Conservation District.
- Entry 43 shows Resolution No. 10,455 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7213 which includes, among other things, new comprehensive zoning ordinances establishing zoning regulations for the unincorporated area of Woodbury County, Iowa. The property is subject to these regulations, and your intended use of the property may be affected by such resolutions. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 44 shows Resolution No. 10,456 adopted by the Woodbury County, Iowa, Board of Supervisors dated July 29, 2008, and recorded August 29, 2008, on Roll 699, Image 7313 which prescribes the minimum requirements for the design and development of new subdivisions and the reestablishment of land in the unincorporated area of Woodbury County, Iowa. All previous ordinances are repealed. If you intend to subdivide the property, you will need to comply with this resolution. Buyers are referred to the Woodbury County Zoning Administrator's Office for details regarding limitations upon development.
- Entry 62 shows a Mortgage, Assignment of Rents, and Fixture Filing given by Bret Lewis Peterson and Jodi Sue Peterson, a married couple, to Farm Credit Services of America, dated April 29, 2019, and filed April 29, 2019 on Roll 764, Image 1537; consideration \$245,000.00. This Mortgage constitutes a first and valid lien upon the premises.
- Entry 65 shows a Mortgage given by Bret L. Peterson and Jodi Peterson, husband and wife, to The Security National Bank of Sioux City, Iowa, dated April 5, 2021, and filed April 13, 2021, Instrument #2021-04807; consideration 40,000.00. This Mortgage is a valid lien subject to the above-noted Mortgage shown at Entry 62.

Dated _____, 2021

By: _____
Jay P. Phillips

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
COUNTY OF WOODBURY : ss

Docket No: _____

Filed for record, this _____ day of _____, 2020, at _____ o'clock _____ M., recorded in Plat Envelope _____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, 2021

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

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

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

Dated _____, 2021

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

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____, 2021

Tina M. Bertrand, Treasurer Woodbury County, Iowa

CERTIFICATE OF COUNTY ASSESSOR

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

Dated: _____

Julie Conolly,
County Assessor



WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 DOUGLAS STREET – SIOUX CITY, IA 51101

David Gleiser · Director · dgleiser@woodburycountyia.gov
Dan Priestley · Zoning Coordinator · dpriestley@woodburycountyia.gov
Dawn Norton · Sr. Clerk · dnorton@woodburycountyia.gov
Telephone (712) 279-6609 Fax (712) 279-6530

COZY CREEK ADDITION FINAL REPORT – 8/24/21

APPLICATION DETAILS

Applicant(s): Bret & Jodi Peterson
Application Type: Minor Subdivision
Subdivision Name: Cozy Creek Addition
Application Date: July 30, 2021
Subdivision Area: 32.46 Acres (2 Lots)
Legal Notice Date: August 13, 2021
Stakeholders (1000') Letter Date: August 9, 2021
Zoning Commission Public Hearing Date: August 23, 2021 at 6:00 PM

PROPERTY DETAILS

Parcel(s): 884514100006
Township: T88N R45W (Menville)
Section/Quarter: 14, NW ¼
Zoning District: Agricultural Preservation (AP)
Floodplain District: Zone X (Not in the Floodplain)
Address: 2827 185th St., Menville, IA 51039

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SUMMARY

Bret & Jodi Peterson have filed an application for a two-lot minor subdivision on the property (Parcel #884514100006) as referenced above for the purpose of building a new home on Lot 2. This proposal has been properly noticed in the Sioux City Journal Legals Section on August 13, 2021. The neighbors within 1000 FT have been duly notified via an August 9, 2021 letter about the August 23, 2021 Zoning Commission public hearing. No written comments have been received as of August 19, 2021. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and been requested to comment. Significant comments included those from the Woodbury County Soil and Water Conservation District who stated that the developers are encouraged to use erosion control best practices for any construction activity. Siouxland District Health also commented about access to the well. The land surveyor Scott Gernhart has stated on August 13, 2021 that the well and septic assets are contained on Lot 1. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found the access to both lots as acceptable for site distance. Extraterritorial review was not required as this property location exceeds 2 miles from an incorporated area. This property is not located in the floodplain. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinances, this proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021. The Commission recommends that the property owners should follow the Woodbury County Soil and Water Conservation District and Siouxland District Heath's recommendations.

AERIAL MAP



Parcel ID: 884514100006
Sec/Twp/Rng: 14-88-45
Property Address: 2827 185TH ST
MOVILLE
District: 0053
Brief Tax Description: PT NW 1/4 BEG SE COR THNC W 1336.39' NE 96.30' NE 74.9' NE 231.05' NLY 481.94' NWLY 113.65' N 211.50' E 247.90' E 768.36' N 100.54' NE 61.36' NE 107.14' S 1329.15' TO POB 14-88-45
(Note: Not to be used on legal documents)

PLAT EXCERPT



ZONING COMMISSION RECOMMENDATION AND STAFF RECOMMENDATION

The Zoning Commission voted unanimously (5-0) to recommend approval of the final plat to the Board of Supervisors at their meeting on August 23, 2021. The Commission recommends that the property owners should follow the Woodbury County Soil and Water Conservation District and Siouxland District Heath's recommendations.

Staff recommends approval of the Cozy Creek Addition final plat as proposed

ZONING COMMISSION CERTIFICATE

RESOLUTION & CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY

I, Christine Zellmer-Zant do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said commission has heretofore taken under advisement the Final Plat of Cozy Creek Addition, to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa, did on the 23 Day of August, 2021 approve the same and does further recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 23 Day of August, 2021.


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

ZONING COMMISSION DRAFT MINUTES – AUGUST 23, 2021

Minutes - Woodbury County Zoning Commission Meeting – August 23, 2021

The Zoning Commission (ZC) meeting convened on the 23th of August 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

ZC Members Present: Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: Dan Priestley, Dawn Norton
Public Present: Martha Boyle, Scott Germhart, Paul Rippke, Jeff Priestley, Poch Espina
Phone Present: Gene Collins

Call to Order

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

Public Comment on Matters Not on the Agenda

None.

Approval of Minutes

Bride requested for a correction to the 7/26/21 minutes under the "Public Hearing – Davis Subdivision Proposal" section. For clarification, he asked for the minutes to reference the current floodplain map as the old map to remove confusion with the proposed draft map. The revised sentence states "Bride indicated that the current/old floodplain map at that location does not accurately reflect the area." Motion to approve minutes as corrected: Parker. Second: O'Tool. Vote: 5-0.

Public Hearing: Shever Addition Minor Subdivision Proposal – Nathan A. Shever

Priestley read the preliminary report and staff recommendation into the record. Nathan A. Shever has submitted a Minor Subdivision application to establish a one lot, 6.75-acre, minor subdivision on Parcel #884305200002 to separate the house from the farm. This property is in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located on Government Lot 1 of Section 5, T88N R 43W (Kedron Township). Martha Boyle, representing the applicant on sale of property, confirmed an easement will be given for the well. Motion to close public hearing: Meister. Second: Parker. Vote 5-0. A motion was made to recommend approval of the Shever Addition based on the three criteria: 1) to adopt the County Engineer's comments for an easement access maintenance agreement; 2) to have an easement for the access to and maintenance of the well and appurtenances located on the farm ground; 3) to follow Siouland District Health's permitting requirements for the installation of a new on-site septic system: O'Tool. Second: Bride. Vote: 5-0.

Public Hearing: Cozy Creek Addition Minor Subdivision Proposal – Bret & Jodi Peterson

Priestley read the preliminary report and staff recommendation into the record. Bret and Jodi Peterson have submitted a Minor Subdivision application to establish a two lot (Lot 1: 12.49 acres; Lot 2: 19.07 acres) minor subdivision on Parcel #884514100008 to facilitate the construction of a new home on the proposed Lot 2. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NW ¼ of Section 14, T88N R45W (Moville Township). Surveyor Scott Germhart of True Engineering explained that the owners will sell Lot 1 and build a new house on Lot 2 along with a new well and septic system. Motion to close public hearing: Parker. Second: O'Tool. Vote 5-0. In consideration that the property owners follow the Woodbury County Soil and Water Conservation District's recommendation of erosion control practices and Siouland District Health's recommendation about easement access if there were a shared well, a motion was made to recommend approval of the Cozy Creek Addition: Parker. Second: Meister. Vote: 5-0.

Public Hearing: Steve And Michelle Bleil Addition – Creasey Farms Limited Partnership

Priestley read the preliminary report and staff recommendation into the record. Creasey Farms Limited Partnership has submitted a Minor Subdivision application to establish a one lot, 3.32-acre, minor subdivision on Parcel #894410200002 to separate the house from the farm. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The parcel is located in the NE ¼ of Section 10, T89N R44W (Arlington Township). The applicants' attorney, Gene Collins stated that the split is result of a long-term agreement to sell the property. Motion to close public hearing: O'Tool. Second: Parker. Vote 5-0. Priestley added that he received a phone call asking if the split was being requested for a hog confinement. Priestley explained that he informed the property owner that permitting for animal confinements is a separate process from the subdivision application. He explained that the master matrix building permit is used for confinements with over 1000 animal units. However, building permits are not required under the AG Exemption rules for operations below the master matrix threshold. However, property owners must comply with state regulations administrated through the Iowa DNR. It was also noted that a confinement may be placed on a subdivided property if the property owner is AG Exempt and meets state guidelines. Meister pointed out that on page 33 of the preliminary report packet, the deed holder on the parcel report should be Creasey Farms Ltd Partnership, Parcel #894410200002. A motion was made to recommend approval of the Steve and Michelle Bleil Addition: Bride. Second: Meister. Vote: 5-0.

Public Comment on Matters Not on the Agenda

None.

Staff Update

Priestley offered updates about the adoption of the proposed draft floodplain maps. Woodbury County officially received notice from the Federal Emergency Management Agency (FEMA) in a letter dated August 12, 2021 that the proposed flood designations have been published in the Federal Register on June 29, 2021 and have/will be published in the Sergeant Bluff Advocate, the Sioux City Journal, and the Record on or about August 19, 2021 and August 26, 2021. A notice will also be published on the FEMA website at https://www.floodmaps.fema.gov/fhm/BFE_Status/bfe_main.asp. There will be a 90-day appeals process following the second publication date. Property owners who disagree may provide scientific or technical data

to challenge the maps. It is anticipated that public meetings will be held in the near future with representatives from the Iowa Department of Natural Resources present.

Priestley offered updates on the consideration of the floodplain development ordinance. He also offered updates on the 2040 Comprehensive Plan survey. As of August 19, 2021, over 400 surveys have been received and processed by SIMPCO. Preliminary data was shared to the Comprehensive Plan Steering Committee meeting on the same date. Priestley also noted that staff and representatives from SIMPCO worked at a booth at the Woodbury County Fair to encourage fairgoers to complete the survey.

Priestley indicated that the Iowa State Extension will put on training for planning and zoning officials on October 8th at the Fireside in Anthon, IA. An email will be sent to commissioners and board members asking them to register.

Priestley offered updates about future Zoning Commission public meetings following the expiration of Governor Reynolds' COVID proclamation in June of 2021. All public meetings must follow Iowa Code and the meetings must be held in-person with the commissioners present to constitute a quorum.

Commissioner Comment or Inquiry

Bride inquired about Iowa Department of Transportation's (IDOT) annexation of the borrow site just east of the US Highway 20/75 interchange. Priestley indicated that staff received a letter announcing a postponement of the public meeting that was previously scheduled. The delay is due to surveying issues. Priestley will update the commission when more information is available.

O'Tool inquired about the closure of the plat as referenced on the County Engineer's review memo. The County Engineer is required to check to see if final plat conforms to Iowa Code 355.8 to ensure that the boundary lines of the subdivision are properly measured and include no errors in closure.

Adjourn

Motion to adjourn: Bride. Second: Meister. Motion passed: 5-0. Meeting adjourned at 6:47 PM.

CED STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

	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, and have no additional recommendations or requirements as it relates to the proposed final plat. Staff recommends approval of the final plat as proposed.

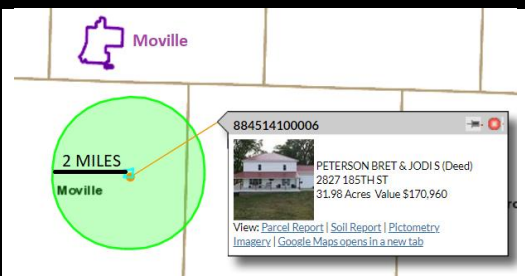
ZONING COMMISSION - REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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 in advance of the required public hearing.
	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. The Commission recommends that the property owners should follow the Woodbury County Soil and Water Conservation District and Siouxland District Heath's recommendations.
	shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

EXTRATERRITORIAL REVIEW

This property is not within two (2) miles of a corporate boundary and does not require extraterritorial review under Iowa Code, Section 354.9.



LEGAL NOTIFICATION

Published in the Sioux City Journal's Legals Section on Friday, August 13, 2021.

NOTICE OF THREE (3) PUBLIC HEARINGS REGARDING MINOR SUBDIVISION PROPOSALS

WOODBURY COUNTY ZONING COMMISSION
The Woodbury County Zoning Commission will hold public hearings on the following item(s) hereafter described in detail on August 23, 2021 at 6:00 PM or as soon thereafter as the matter may be considered. Said hearings will be held in the Board of Supervisors' Meeting Room, Number 104, County Courthouse, 620

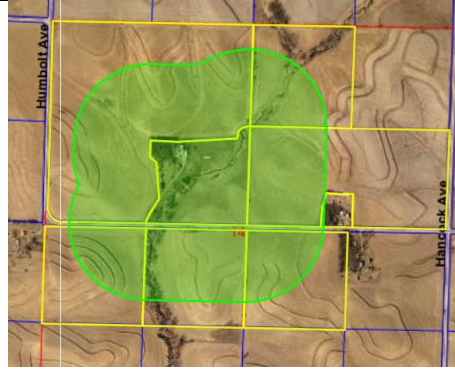
Douglas Streets, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# during the meeting to listen or comment.

Item One (1)
PROPOSED MINOR SUBDIVISION: To be known as Shever Addition - a minor subdivision in a 6.75-acre portion of Government Lot 1 in Section 5, T88N R43W (Kedron Township), on Parcel #884305200002. The parent parcel is located about 4 miles west of Correctionville and about 5 miles north of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. Applicant: Nathan A. Shever, Property Address, 3752 160th St., Correctionville, IA 51016.

Item Two (2)
PROPOSED MINOR SUBDIVISION: To be known as Cozy Creek Addition - a minor subdivision in a 32.46-acre portion of the NW 1/4 of Section 14, T88N R45W (Moville Township), on Parcel #884514100006. The parent parcel is located 2.9 miles south of Moville. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicants: Bret and Jody Peterson, Property Address, 2827 185th St., Moville, IA 51039.

Item Three (3)
PROPOSED MINOR SUBDIVISION: To be known as Steve & Michelle Bleil Addition - a minor subdivision in a 3.32-acre portion of the NE 1/4 of Section 10, T89N R44W (Arlington Township), on Parcel #884410200002. The parent parcel is located about 3.7 miles northeast of Moville and about 3 miles southwest of Kingsley. The property is zoned Agricultural Preservation (AP) and is not located in the floodplain. Applicant: Creasey Farms Limited Partnership, Property Address, 1125 Ida Ave., Moville, IA 51039.
Published in the Sioux City Journal August 13, 2021, LGL#94532

PROPERTY OWNER(S) NOTIFICATION - 1000'



The **six (6)** property owners within 1,000 FT; and listed within the certified abstractor's affidavit; were notified by a **August 9, 2021** letter of the public hearing before the Woodbury County Zoning Commission on **August 23, 2021 at 6:00 PM.**

As of **August 24, 2021**, the Community and Development office has received:

- 0 Phone Inquiries
- 0 Written Comments

The names of the property owners are listed below.

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

Property Owner(s)	Mailing Address	Comments
Bret & Jody Peterson	2827 185th St., Moville IA 51039	No comments.
Thomas L. Morgan & Lynn M. Morgan	2695 170th St., Moville IA 51039	No comments.
Neil Rippke; Diane Meier; Dale Rippke; Bryon Rippke; David Rippke	830 Meadow Dr., Moville IA 51039	No comments.
Joshua E. Meyer & Megan R. Meyer	2863 185th St., Moville IA 51039	No comments.
Paul R. Rippke and Carolyn Rippke	1849 Humbolt Ave., Moville IA 51039	No comments.
Steven Rippke and Lisa Rippke	827 Meadow Dr, Moville IA 51039	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No concerns here. - Glenn Sedivy, 8/5/21
CENTURYLINK:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached minor subdivision proposal for MEC electric - there are not conflicts. - Casey Meinen, 8/5/21.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "gas" either. - Tyler Ahlquist, 8/5/21.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with this subdivision. We do not have any infrastructure in that area. - Jeff Zettel, 8/11/21.
NUSTAR PIPELINE:	Nustar does not have any pipes in that area. - Domingo Torres, 8/19/21.
SIouxLAND DISTRICT HEALTH DEPARTMENT:	Please be aware that if there is a shared well on this subdivision, whomever the owns the well, it needs to be located on their property or obtain an easement. The well can be shared between parcels without an easement but may be in the best interest of homeowners to have an easement drawn up. - Ivy Bremer, 8/10/21.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY ENGINEER:	See "Review Memo" below.
WOODBURY COUNTY RECORDER:	No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	Woodbury Co REC has no Comments or Concerns. – Kent Amundson, 8/9/21.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no significant comments on this proposed subdivision. The developers are strongly encouraged to implement erosion control best management practices during any earth moving and construction activities. Silt fences, temporary ground cover, and permanent seeding following construction are suggested practices. These practices will help to keep sediment out of the nearby stream and pond. – Neil Stockfleth, 8/9/21.
WOODBURY COUNTY TREASURER:	There is \$2,606.00 owed for the 2020 assessment year payable Sept 2021 and March 2022 (\$1,303.00 for each half). – Kim Koepke, 8/1/21.

REVIEW MEMO - WOODBURY COUNTY ENGINEER – MARK NAHRA, PE



Woodbury County Secondary Roads Department

759 E. Frontage Road • Moville, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER
Mark J. 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
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nagra, County Engineer

Date: August 6, 2021

Subject: Cozy Creek Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated August 5, 2021.

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 proposed driveway has been approved, permitted, and constructed for lot 2. Sight distance is acceptable. The existing driveway for lot 1 is also acceptable.
- I have no other concerns or issues with this minor subdivision application.

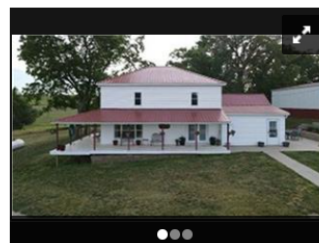
If there are any more questions or issues that arise later, please contact this office.

Cc: File

PARCEL REPORT

Summary

Parcel ID 884514100006
Alternate ID 805877
Property Address 2827 185TH ST
MOVILLE IA 51039
Sec/Twp/Rng 14-88-45
Brief PT NW 1/4 BEG SE COR THNC W 1336.39'; NE 96.30'; NE 74.9'; NE 231.05'; NLY 481.94'; NWLY 113.65'; N 211.50'; E
Tax Description 347.98'; E 768.36'; N 100.54'; NE 61.36'; NE 107.14'; S 1329.15' TO POB 14-88-45
(Note: Not to be used on legal documents)
Deed Book/Page 702-3321 (2/25/2009)
Gross Acres 31.98
Net Acres 31.98
Adjusted CSR Pts 1705.86
Zoning AP - AGRICULTURAL PRESERVATION
District 0053 MOVILLE/WD-C
School District WOODBURY CENTRAL
Neighborhood N/A



Owner

Deed Holder
Peterson Bret & Jodi S
[2827 185th St](#)
Moville IA 51039

Contract Holder

Mailing Address
Peterson Bret & Jodi S
2827 185th St
Moville IA 51039

Land

Lot Area 31.98 Acres ; 1,393,049 SF

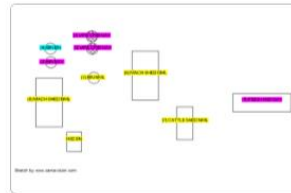
Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style N/A
Year Built 1900
Condition Above Normal
Roof Mtl / Hip
Flooring
Foundation C Blk
Exterior Material Stl
Interior Material Plas / Drwl
Brick or Stone Veneer
Total Gross Living Area 1,856 SF
Main Area Square Feet 768
Attic Type None:
Number of Rooms 6 above; 1 below
Number of Bedrooms 4 above; 0 below
Basement Area Type Full
Basement Area 768
Basement Finished Area
Plumbing 1 Base Plumbing (Full ; 1 Three Quarter Bath;
Appliances
Central Air No
Heat Yes
Fireplaces
Porches 1S Frame Open (512 SF);
Decks
Additions 1 Story Frame (320 SF);
Garages

Photos



Sketches



Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Columns
						Building Count
0	Bln - Wire Grain Storage		12	11	1970	2
0	Bln - Grain Storage (Bushel)		0	0	1972	1
0	Bln - Grain Storage (Bushel)		0	0	1972	1
0	Bln - Grain Storage (Bushel)		0	0	1972	1
0	Barn - Pole		30	96	1977	1
0	Steel Utility Building		44	80	1979	1
0	Barn - Pole		27	54	1998	1
	Steel Utility Building		40	60	2019	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Columns
							Amount
2/25/2009	FOSTER HERBERT	PETERSON BRET & JODI S	702/3321	Split or division	Deed		\$140,000.00

Valuation

Classification	2021	2020	2019	2018	2017
	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$43,180	\$40,820	\$40,820	\$59,420	\$59,420
+ Assessed Building Value	\$24,570	\$22,430	\$7,530	\$10,400	\$10,400
+ Assessed Dwelling Value	\$103,210	\$90,160	\$90,160	\$81,570	\$81,570
= Gross Assessed Value	\$170,960	\$153,410	\$138,510	\$151,390	\$151,390
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$170,960	\$153,410	\$138,510	\$151,390	\$151,390

SOIL REPORT

Summary

Parcel ID	884514100006
Gross Acres	31.98
ROW Acres	0.00
Gross Taxable Acres	31.98
Exempt Acres	0.00
Net Taxable Acres	31.98
Average Unadjusted CSR2	66.14
	(Gross Taxable Acres - Exempt Land)
	(2115.08 CSR2 Points / 31.98 Gross Taxable Acres)

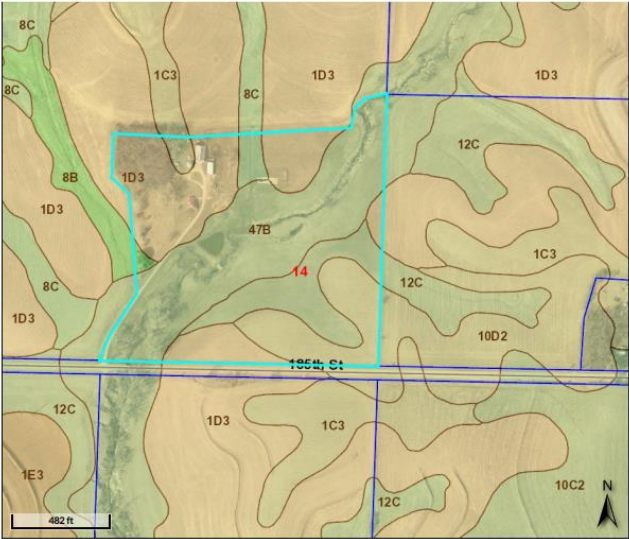
Agland Active Config 2017 CSR2

Sub Parcel Summary

Columns				
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	15.73	67.28	1,058.33	1,058.33
Non-Crop	16.25	65.03	1,056.75	647.53
Total	31.98		2,115.08	1,705.86

Soil Summary

Columns						
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	4.06	361.34	361.34
100% Value	8C	JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	86.00	0.21	18.06	18.06
100% Value	47B	NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	85.00	3.73	317.05	317.05
100% Value	10D2	MONONA SILT LOAM, 9 TO 14 PERCENT SLOPES, MODERATELY ERODED	60.00	4.09	245.40	245.40
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	3.64	116.48	116.48
Non-Crop	8B	JUDSON SILTY CLAY LOAM, 2 TO 5 PERCENT SLOPES	92.00	0.21	19.32	9.84
Non-Crop	8C	JUDSON SILTY CLAY LOAM, 5 TO 9 PERCENT SLOPES	86.00	0.47	40.42	21.29
Non-Crop	47B	NAPIER-RAWLES COMPLEX, 2 TO 5 PERCENT SLOPES	85.00	9.19	781.15	413.92
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.45	26.10	17.11
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	5.93	189.76	185.37
Total				31.98	2,115.08	1,705.86



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	884514100006	Alternate ID	805877	Owner Address	PETERSON BRET & JODI S
Sec/Twp/Rng	14-88-45	Class	AD		2827 185TH ST
Property Address	2827 185TH ST	Acreage	31.98		MOVILLE, IA 51039
	MOVILLE				
District	0053				
Brief Tax Description	PT NW 1/4 BEG SE COR THNC W 1336.39' NE 96.30' NE 74.9' NE 231.05' NLY 481.94' NWLY 113.65' N 211.50' E 347.98' E 768.36' N 100.54' NE 61.36' NE 107.14' S 1329.15' TO POB 14-88-45				

ELEVATION



APPLICATION**WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION**

Applicant: Bret & Jodi Peterson
Name of Owner

Mailing Address: 2827 185th St Moville IA 51039
Street City or Town State and Zip + 4

Property Address: 2827 185th St Moville IA 51039
Street City or Town State and Zip + 4

Ph/Cell #: (712) 870-2036 E-mail Address: moville@wiatel.net

To subdivide land located in the NW Quarter of Section 14

Civil Township 88 N R45W GIS Parcel # 88451410006

Name of Subdivision: Cozy Creek Addition

Subdivision Area in Acres 32.46 Number of Lots 2

Attachments:

1. Ten (10) copies of grading plans; if required.
2. Twenty six (26) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: True Engineering & Land Surveying Ph/Cell: 712 870-9789

Attorney: Jay Phipps Ph/Cell: 712 873-3210

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

Owner's Signature: Jodi Peterson

Zoning Director: [Signature]
Coordinator

For Office Use Only:

Zoning District AP Flood District 275 D Date 6/6/95 No. 6695

Application Fee 4 Lots or less (\$200) \$200 CL # 5182

5 Lots or more (\$250 plus \$5 per lot) _____

SENW
Moville