

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

Date: 7/1/20

Weekly Agenda Date: 7/7/20

#11 c,d

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

WORDING FOR AGENDA ITEM:

Approval of Final Plat for the Walnut View Minor Subdivision

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The Supervisors will receive the Zoning Commission's recommendation 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:

Brian D. Peterson, owner of parcels #884630300012, 884630300004, and 884630300006 (Floyd Township) proposes a 13-lot and 1 out-lot minor subdivision for future residential purposes. This proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) request to allow for more than two residential structures in a quarter-quarter section as is required by Section 3.01 of the Zoning Ordinance. A portion of this property is located in the floodplain, and the entire project area will likely be brought into the floodplain once FEMA's new flood maps are published. This property is greater than two miles from any incorporated area and does not require extraterritorial review. On 6/23/20 the Zoning Commission voted to recommend approval of this plat with the condition the lots be serviced by an internal road or cul-de-sac, and deed restrictions be placed on all lots that would require any structure built on the property be required to elevate 1-foot above the Base Flood Elevation, as determined by the Iowa Department of Natural Resources, and in accordance with the county's floodplain regulations.

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:

Receive the Zoning Commission's recommendation from their 6/23/20 meeting to approve the final plat.

Subject to public testimony received (if any), reach consensus with the applicant on lot access, and if necessary, table the item until the applicant can provide a final plat as it is to be recorded, then approve the plat and authorize the Chairman to sign the resolution.

ACTION REQUIRED / PROPOSED MOTION:

Motion to receive the Zoning Commission's recommendation from their 6/23/20 meeting to approve the final plat.

Motion to approve the Walnut View Addition Minor Subdivision plat and authorize the Chairman to sign the resolution, or motion to table the Walnut View Addition Minor Subdivision until the applicant can provide a final plat as it is to be recorded.



**WOODBURY COUNTY
COMMUNITY & ECONOMIC DEVELOPMENT**

620 DOUGLAS STREET – SIOUX CITY, IA 51101

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

WALNUT VIEW

MINOR SUBDIVISION PROPOSAL

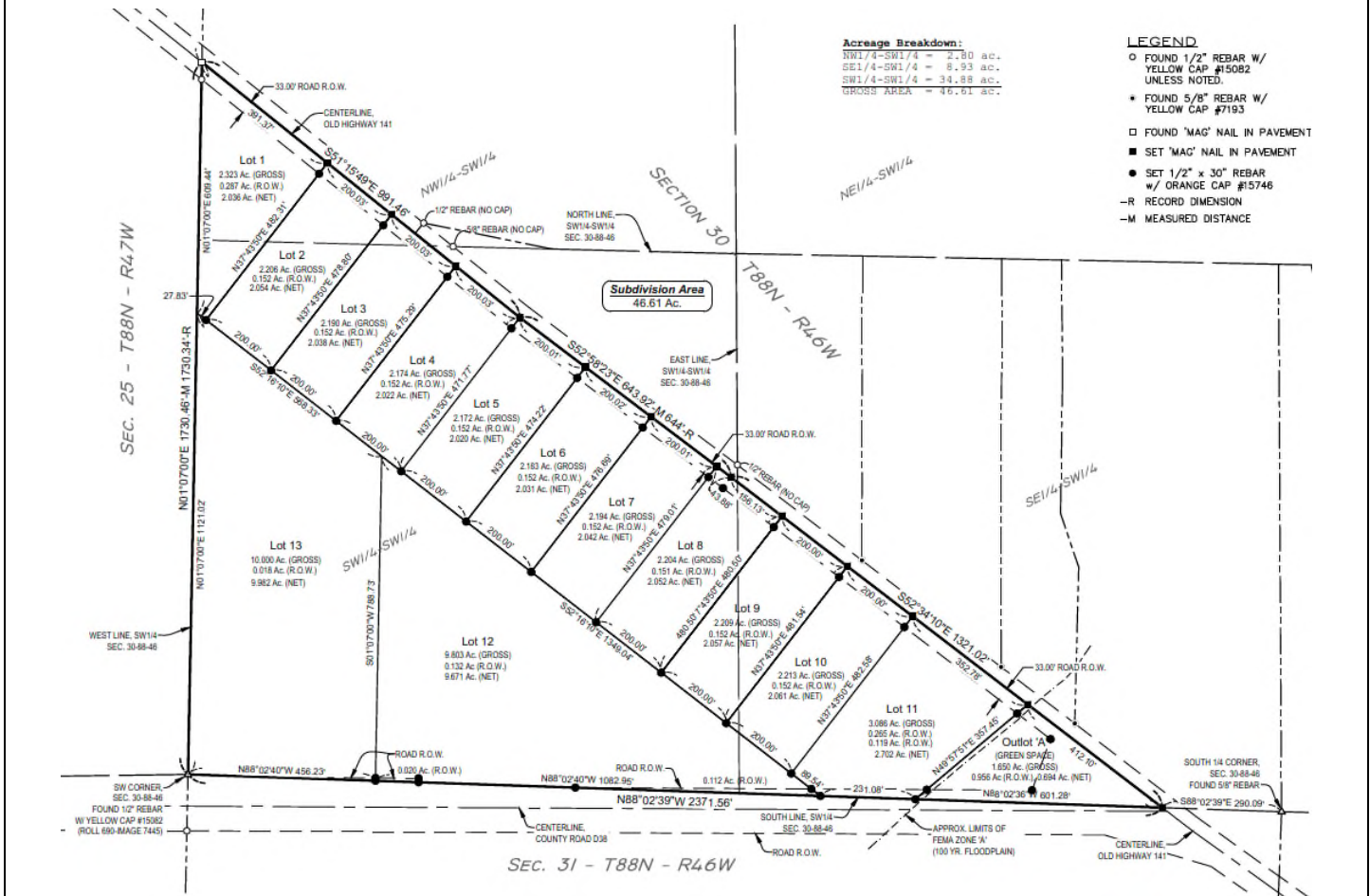
Parcels #884630300012, #884630300004, #884630300006



Brian D. Peterson, owner of Parcel #884630300012 located in the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 30, T88N R46W (Floyd Township), Parcel #884630300004 located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, T88N R46W (Floyd Township), and Parcel #884630300006 located in the SE $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 30, T88N R46W (Floyd Township) requests for the Woodbury County Zoning Commission to review and the Board of Supervisors to approve the proposed Walnut View Minor Subdivision. This proposal encompasses the creation of thirteen buildable lots for residential homes and an outlot on Parcel #884630300006 which includes about one (1) acre in the Floodplain Zone A. This proposal is being presented concurrently with a Zoning Ordinance Map Amendment (Rezone) request to allow for more than two residential structures in a quarter-quarter section as is required by Section 3.01 of the Woodbury County Zoning Ordinance.

FACTS OF THE CASE

This proposed minor subdivision is to establish thirteen lots for residential homes and an outlet.



EXTRATERRITORIAL REVIEW

This property is less than 2 miles from the incorporated area of Bronson and requires extraterritorial review under Iowa Code, Section 359.9. Glenn Metcalf, Attorney for the City of Bronson has stated that the community by City Code only reviews within one mile of the Bronson city limits.

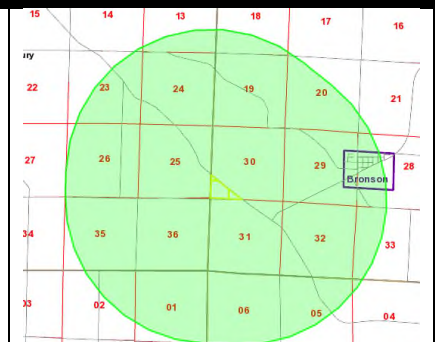
From: Glenn Metcalf <glenn.metcalf@movillelawoffice.com>
Sent: Friday, May 29, 2020 9:19 AM
To: Daniel Priestley
Cc: Bronson City Hall; Jason Garnand; Dave West; Jamie Amick; Doug Williams; jessenb@lb-eagles.org; Chad Merchant; merch3013@hotmail.com
Subject: RE: County Subdivision Extraterritorial Review

Dan I have looked at your request. While it is within two miles of the City of Bronson it is outside the area the City exercises extraterritorial review. The City code provides:

SECTION 4 PLATS IN UNINCORPORATED AREAS WITHIN ONE MILE OF THE BRONSON CORPORATE LIMITS. APPLICATION. Every owner who divides any original parcel of land, forty (40) acres or part thereof, entered of record in the office of the County Recorder as a single lot, parcel or tract on or after the effective date of these regulations into three or more lots, parcels, or tracts for the purpose, whether immediate or future, of laying out an addition, subdivision, building lot or lots, acreage or suburban lots, transfer of ownership or building development within the city of Bronson, Iowa or within one and one half (1.5) miles of said city and also within the following described parcels: The All of Section 28, the West Half of Section 27, the Northwest Quarter of Section 34, The North Half of Section 33, The North Half of Section 32, The Northeast quarter of Section 31, The Southeast Quarter of Section 30, The All of Section 29, The South Half of Section 20, The South Half of Section 21, and the South half of the Southwest Quarter of Section 22, Township 88 North, Range 46 west of the 5th PM, shall cause plats of such area to be made in the form, and containing the information, as hereinafter set forth before selling any lots therein contained or placing the plat on record.

The City reviews in the South East Quarter Section 30 but not the South West Quarter where the proposed Subdivision is located. Therefore I do not think City approval is required. Thank you for calling the proposed Subdivision to the City's attention.

Glenn Metcalf City Attorney
 City of Bronson

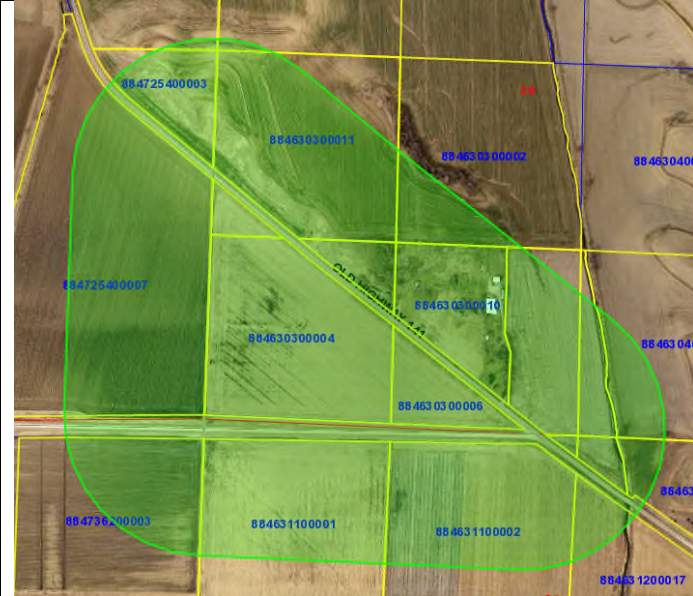


LEGAL NOTIFICATION

Published in the Sioux City Journal Legals Section on June 12, 2020.

PROPOSED MINOR SUBDIVISION: To be known as Walnut View Addition – a fourteen lot minor subdivision in an 46.61 acre portion of the following parcels: #884630300012 located in the NW ¼ of the SE ¼ of Section 30, T88N R46W (Floyd Township); Parcel #884630300004 located in the SW ¼ of the SW ¼ of Section 30, T88N R46W (Floyd Township); and Parcel #884630300006 located in the SE ¼ of the SW ¼ of Section 30, T88N R46W (Floyd Township). The parcels are located about four miles east of Sergeant Bluff and about 1.5 miles west of Benson. Applicant: Brian Peterson, 1739 Charles Ave., Lawton, IA 51030. Published in the Sioux City Journal June 12, 2020. LGL#32881

PROPERTY'S OWNER NOTICE – 1000 FT



The 10 property owners within 1,000'; and listed within the certified abstractor's affidavit; were notified by a June 12, 2020 letter of the public hearing.

As of June 16, 2020 the Community & Economic Development office has received two (3) general phone inquiries and four (4) written comments from property owners owning property within 1,000'

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

GARY L. WALTERS – ADJACENT NEIGHBOR

From: gary walters <garywalters@cableone.net>
Sent: Tuesday, June 16, 2020 4:53 PM
To: Daniel Priestley
Subject: Walnut View subdivision
Attachments: 20190314_160327.mp4

Follow Up Flag: Follow up
Flag Status: Flagged

Video taken from the extreme NW corner of the proposed subdivision on the property line with my farm, with the Peterson land on the left and mine on the right. Video taken on 3/14/19 at 4 pm. I object to the proposed subdivision due to faulty flood plain maps that don't come close to identifying the serious flood threat to this area. To suggest that the flood plain is confined to the extreme SE corner (Outlot A) of this parcel is not only misleading but also blatantly incorrect. If I were a prospective buyer of any of these lots and was relying on FEMA or other information provided by County government to inform myself of the risk of flooding, this video and pictures that follow (in separate emails due to file size) would provide damning evidence that government failed miserably to appropriately inform and warn the public of potential danger.

Submitted by:

Gary L. Walters



GARY L. WATERS – ADJACENT NEIGHBOR

From: gary walters <garywalters@cableone.net>
Sent: Tuesday, June 16, 2020 4:58 PM
To: Daniel Priestley
Subject: Walnut View
Attachments: 20190314_160551.jpg

Follow Up Flag: Follow up
Flag Status: Flagged

Here's the walnut trees along the proposed subdivision adjacent to old hwy 141 on March 14, 2019, in approximately the area of lots 7, 8, and 9. Notice in the background that 210th St disappears under water also.

Submitted by Gary L Walters



GARY L. WATERS – ADJACENT NEIGHBOR



From: gary walters <garywalters@cableone.net>
Sent: Tuesday, June 16, 2020 5:49 PM
To: Daniel Priestley
Subject: Walnut View
Attachments: 20190314_160439.jpg

Here's another perspective of the water from the NW corner of the subdivision looking SE down old hwy 141. My opinion is that the only lots that might be suitable for any type of structural improvement (without raising elevations) would be 1-6, judging by the plat.

Additionally, I have safety concerns about all the accesses to the highway. I'm sure the county engineer will assess line of sight and other considerations relative to the approaches onto the highway but with the lots being significantly lower than the road grade, plus a slight incline in the road itself as it goes west, I don't see a pathway to safely adding up to 11 driveways in this short distance of less than 1/2 mile.

Another concern would be septic tank drain fields. The majority of the proposed lots would not seem to be sufficient for adequate drainage. I'm uncertain about who addresses the suitability of the plat as it relates to this issue, I just know that soils that are saturated a majority of the time do not lend themselves to a good functioning drain field.

Submitted by Gary L. Walters

GARY L. WATERS – ADJACENT NEIGHBOR

From: garylwalters <garylwalters@cableone.net>
Sent: Friday, June 19, 2020 9:06 AM
To: Daniel Priestley
Subject: Flood potential map
Attachments: Screenshot_20200619-081244_Chrome.jpg

Dan, attached is a map from the Iowa Flood Center. I suppose the county has seen this information as it reevaluates the flooding potential of the Walnut View subdivision but I wanted to be sure you have it as part of my argument that this tract of land is unfit for residential development.

Gary

Sent from my Verizon, Samsung Galaxy smartphone



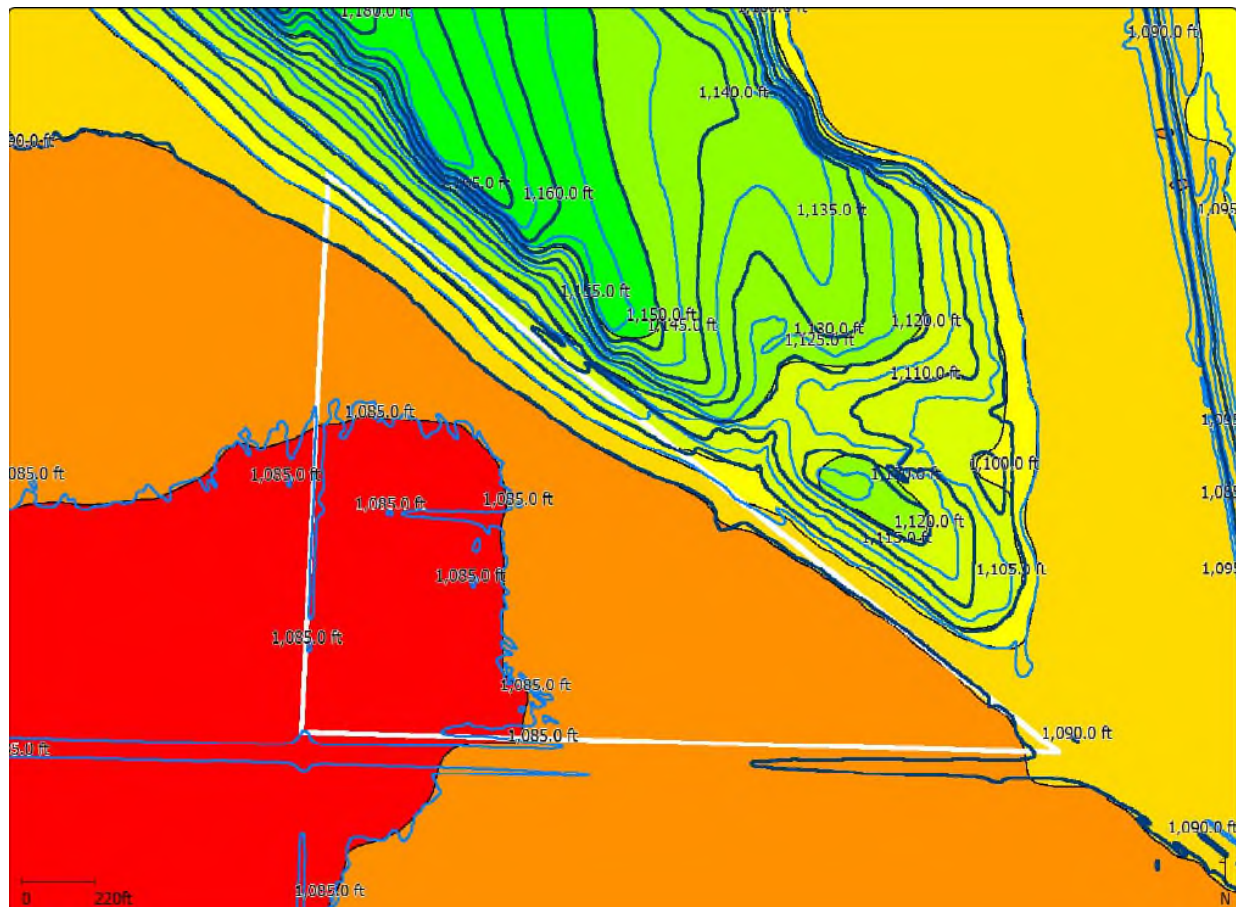
From: garylwalters <garylwalters@cableone.net>
Sent: Friday, June 19, 2020 9:12 AM
To: Daniel Priestley
Subject: Lidar elevation map

Here's a map of elevations. Noteworthy is the fact that much of the ground is lower than the elevation in the extreme SE corner of the tract and that corner is the only area designated in the floodplain of the FEMA map.


Please include these two emails today with my previously submitted exhibits/comments.

Gary

Sent from my Verizon, Samsung Galaxy smartphone



STAKEHOLDER COMMENTS:

CENTURYLINK:	I have verified through records that CenturyLink does not have any facilities in this area and this is outside of the CenturyLink serviceable area so CenturyLink does not have any concerns regarding this proposal. – Justin Melohn, 6/1/20.
FIBERCOMM:	FiberComm has no concerns. – Jeff Zyzda, 6/1/20.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	Well, I'm sure you're planning to inform the Zoning Commission that this property will eventually be shown as being in the SFHA. And, I assume the rezoning process allows the Commission to include conditions in their decision. So, I'd suggest the Commission consider requiring the developer to determine the BFE for the property and ensure that any structures constructed there are compliant with the County's requirements for development in the SFHA. Is that possible? – Bill Cappuccio, 6/2/20.
LOGLINES:	No comments.
MAGELLAN PIPELINE:	I have no issues or comments and approve as submitted. – Tim Kassen, 6/3/20. There are no ammonia lines in this area. – Chris Niehaus, 6/3/20.
	
MIDAMERICAN ENERGY COMPANY:	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	Northern Natural Gas Company has no easements in this area. – Tom Hudson, 6/1/20.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has reviewed this property. We do not currently have any transmission lines or substation in or adjacent to this property. We are okay with this activity. – Jayme Huber, 6/10/20.
NUSTAR PIPELINE:	As far as Nustar, we do not have an pipeline near this location. – Domingo Torres, 6/4/20.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	SEE STATEMENTS BELOW:
WIATEL:	Wiatel has no concerns. – Phil Robinson, 6/4/20.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	Hi Dan this is a follow up to our phone conversation, the proposed area of the subdivision is in the area of past flooding. I have witnessed water over both D-38 and Old 141 several times over the years we have had to close 210 TH and Old 141 due to water over these roads. The area proposed has receives backup water as a result of these floods. A flood hazard study may be in order to determine if basements should be allowed and if the structures should be built in compliance current or future flood insurance requirements. – Gary Brown, 6/2-20
WOODBURY COUNTY EMERGENCY MANAGEMENT:	I'm not sure which portions of this parcel will be in the future floodplain, however according to the documents the area of land currently in the

	floodplain has been identified as an outlot/greenspace. If I'm not mistaken, this area was not accessible due road closures caused by flooding in 2019. If more portions of the parcel would be in the future flood plain, it would be my recommendation that residential homes are built in compliance with NFIP standards. – Rebecca Socknat, 6/10/20.
WOODBURY COUNTY ENGINEER:	SEE STATEMENT BELOW:
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No Comments from Woodbury County REC. – Kent Amundson, 6/1/20.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT (WCSWCD):	SEE STATEMENT BELOW:

WOODBURY COUNTY SOIL & WATER CONSERVATION DISTRICT - NEIL STOCKFLETH

From: Stockfleth, Neil <NStockfleth@cfindustries.com>
Sent: Monday, June 1, 2020 2:40 PM
To: Daniel Priestley
Subject: RE: Comments Requested Walnut View Minor Subdivision & Rezone

Dan:

The WCSWCD has concerns about the suitability of development in this area due to wetness of the soil and flooding issues in the immediate area. In particular the southeastern end of this proposed area is low. Over the years it has appeared that farming has been delayed or hindered by wetness, based on personal observations. It appears that the western ends of the individual lots may extend into wet areas in some years.

Based on these observations, The WCSWCD has reservations about the suitability of housing development in this area. Significant steps would need to be taken to make septic systems functional in heavy, wet soils, for one example.

Neil Stockfleth

Neil Stockfleth | CF Industries
Environmental Specialist | Port Neal Nitrogen Complex
Office: 712-233-6278 | Mobile: 712-251-5155
nstockfleth@cfindustries.com

IVY BREMER, ENVIRONMENTAL SPECIALIST – SIOUXLAND DISTRICT HEALTH, 6/17/20

THE FOLLOWING EMAIL ADDRESSES WELLS IN THE FLOODPLAIN.

From: Ivy Bremer
Sent: Wednesday, June 17, 2020 12:05 PM
To: Daniel Priestley
Subject: RE: Comments Requested Walnut View Minor Subdivision & Rezone

Dan,

Yes, if the property falls within a flood plain, the following protective factors will need to be completed by the contractor:

- The casing top height needs to be 3 feet higher than the surrounding area
- It should be graded or mounded around the well for a transition
- Bump protection to be installed: any structure that has been secured at a sufficient depth
 - Bollard posts
- Well cap shall be watertight with a watertight interior
- Well cap vent needs to be raised another 12 inches above the cap

Ivy Bremer
Environmental Specialist
Siouxland District Health Department
1014 Nebraska St Sioux City IA 51105
Ph: 712-279-6119 | Fax: 712-255-2604
ibremer@siouxlanddistricthealth.org
Visit us at: www.siouxlanddistricthealth.org

IVY BREMER, ENVIRONMENTAL SPECIALIST – SIOUXLAND DISTRICT HEALTH, 6/17/20

From: Ivy Bremer
Sent: Wednesday, June 17, 2020 11:02 AM
To: Daniel Priestley
Subject: RE: Comments Requested Walnut View Minor Subdivision & Rezone
Attachments: Old 141 Sergeant Bluff Soils.pdf

Hi Dan,

I have reviewed the following parcels. Please be aware that prior to any installation of an on-site septic system an application to install and a site evaluation are required to determine the type of soils present, restrictive layers, e.g. water table, as well as any other required setbacks.

Based on information from you and the USDA Web Soil Survey there are some concerns as to the type of on-site septic system that would be allowed in this area. Due to the clay soils and potential issues due to a water table at approximately 0-12 inches, the property owners may not be able to install a soil-based system. Soil based systems require oxygen for the bacteria to properly treat the effluent. If the soils are continually saturated by the water table, this limits treatment. In these situations, they may be required to install an alternative system. These types of systems use media to filter and treat the effluent before discharging to the surface or ditch; however, these systems can cost anywhere from \$18,000-\$20,000. I cannot guarantee price, I just know they can be very expensive and an unexpected cost to homeowners.

Lastly, I am unable to determine which type would be required without completing an on-site evaluation but please be aware that it is likely given the area and known issues with standing water in the Sergeant Bluff area.

Thanks and please call with any other questions.

Ivy Bremer
Environmental Specialist
Siouxland District Health Department
1014 Nebraska St Sioux City IA 51105
Ph: 712-279-6119 | Fax: 712-255-2604
ibremmer@siouxlanddistricthealth.org
Visit us at: www.sioxlanddistricthealth.org

Woodbury County, Iowa

734—Holly Springs silty clay loam, 0 to 2 percent slopes, rarely flooded

Map Unit Setting

National map unit symbol: fh8h
Elevation: 700 to 1,200 feet
Mean annual precipitation: 26 to 36 inches
Mean annual air temperature: 46 to 48 degrees F
Frost-free period: 155 to 200 days
Farmland classification: Farmland of statewide importance

Map Unit Composition

Holly springs, rarely flooded, and similar soils: 85 percent
Minor components: 15 percent
Estimates are based on observations, descriptions, and transects of
the mapunit.

Description of Holly Springs, Rarely Flooded

Setting

Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Parent material: Clayey alluvium

Typical profile

Ap - 0 to 6 inches: silty clay loam
A1 - 6 to 12 inches: silty clay loam
A2,A4 - 12 to 44 inches: silty clay
Bg1,Bg2 - 44 to 70 inches: silty clay
Cg - 70 to 80 inches: silty clay

Properties and qualities

Slope: 0 to 2 percent
Depth to restrictive feature: More than 80 inches
Natural drainage class: Poorly drained
Runoff class: Very high
Capacity of the most limiting layer to transmit water (Ksat): Very
low to moderately low (0.00 to 0.01 in/hr)
Depth to water table: About 0 to 12 inches
Frequency of flooding: Rare
Frequency of ponding: None
Calcium carbonate, maximum in profile: 30 percent
Available water storage in profile: Moderate (about 8.2 inches)

Interpretive groups

Land capability classification (irrigated): None specified
Land capability classification (nonirrigated): 2w

Hydrologic Soil Group: D
Ecological site: Wet Floodplain Prairie (R107BY019MO)
Hydric soil rating: Yes

Minor Components

Holly springs, overwash, rarely flooded

Percent of map unit: 10 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Wet Floodplain Prairie (R107BY019MO)
Hydric soil rating: Yes

Tieville, rarely flooded

Percent of map unit: 3 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Wet Floodplain Prairie (R107BY019MO)
Hydric soil rating: Yes

Larpenteur, rarely flooded

Percent of map unit: 1 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Wet Floodplain Prairie (R107BY019MO)
Hydric soil rating: No

Grantcenter, rarely flooded

Percent of map unit: 1 percent
Landform: Flood plains
Landform position (two-dimensional): Toeslope
Landform position (three-dimensional): Talf
Down-slope shape: Linear
Across-slope shape: Linear
Ecological site: Wet Floodplain Prairie (R107BY019MO)
Hydric soil rating: No

Data Source Information

Soil Survey Area: Woodbury County, Iowa
Survey Area Data: Version 29, Sep 12, 2019



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
David Gleiser, Woodbury County Community and Economic Development Director

From: Mark J. Nagra, County Engineer

Date: June 17, 2020

Subject: Walnut View Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced minor subdivision application forwarded with your email dated June 3, 2020.

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 subdivision for access. Normally for a subdivision with this many lots, I would prefer to see the lots serviced by an internal street or cul-de-sac to reduce the possible points of collision conflict on a major roadway. This option has not been offered by the developer. Stripping lots along a roadway, as is proposed with the Walnut View subdivision, increases the risk of collision for vehicles using Old Highway 141 and D38. Old Highway 141 is a heavily used road with an average daily traffic count of 1370 vehicles per day (vpd) for this road segment. D38/210th Street has a traffic count of 980 vpd. Options for a cul-de-sac or a frontage road serving the subdivision could have been offered, and would offer safer alternatives for access to the lots. I realize that this is costlier for the developer, but it does result in fewer potential collision conflicts for road users and safer conditions for adjacent residents.

A series of driveways on strip subdivisions frequently leads to a request for a speed limit on the adjacent road. A more restrictive speed limit on Old Highway 141 is not in concert with the road classification and use, which is major collector route/farm to market route/commuter route. Spot speed limits in locations like this are difficult to enforce and result in poor compliance and complaints to our department. Compare this spot to the Holly Springs speed zone which is frequently violated and subject of complaints of noncompliance with the 35-mph speed limit. If given my choice on the development of subdivisions with more than 3 or 4 lots, I would prefer to see the lots served by an internal roadway such as was done with the Dunn Estates, Niles Second

Addition, and Bollmeyer subdivisions adjacent to county route D12. Other examples include Sunview Estates and Berea Heights Addition off 155th Street.

I am resistant to the request for individual driveways for each lot and would prefer to see the adjacent lots utilize shared driveways to reduce the number of new points of conflict along the road. Knowing the developer's intentions, I checked each lot frontage for establishment of a single driveway. Some lots will require shared driveways due to sight distance limitations. I will lay out two options for serving the subdivision with driveways.

Option 1: Individual driveways

Lots 1 and 2 – driveway anywhere along lot frontage.

Lot 3 – driveway must be located within 50 feet of the north corner of the lot.

Lot 4 – driveway anywhere along the frontage

Lot 5 – driveway anywhere along the frontage

Lot 6 – driveway must be located at the north corner of the lot

Lot 7 through 11 – driveway can be located anywhere along frontage

Lot 12 and 13 – driveway can be located anywhere along frontage

Option 2 – preferred:

Lot 1 – solo driveway

Lot 2 and 3 – shared driveway at corner due to limited sight distance

Lot 4 - solo driveway

Lot 5 and 6 – shared driveway at corner due to limited sight distance

Lot 7 and 8 – shared driveway

Lot 9 and 10 – shared driveway

Lot 11 and Outlot A – shared driveway

Lot 12 and 14 – shared driveway

- This area platted for this subdivision was subject to severe flooding during the March 2019 event. D38 between the Old 141 intersection and the eastern county bridge on D38 was underwater for over a week. The field from which the subdivision is being split was flooded during much of this period. Due to the winter conditions and snow filled ditches, the normal water courses were not carrying water or passing it to the improved drainage ditches west of the proposed subdivision and the water was forced to find its outlet by running through the field and overtopping the road. The Old 141/D38 intersection has been underwater due to flash flooding on Whiskey Creek four times since 2009. This has inundated the area shown as Outlot A and part of Lot 11 during those flood events. To protect the potential homes in the area, a base flood elevation for the lots within the subdivision should be established to assure that any eventual construction is set at an elevation above any likely flooding.
- 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

FLOODPLAIN ANALYSIS & RECOMMENDATION

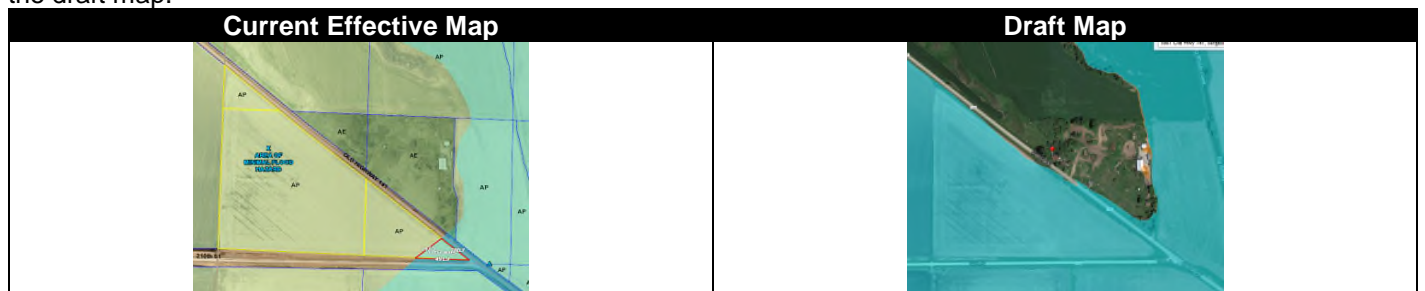
During the past year, the Iowa Department of Natural Resources (IDNR) and the Federal Emergency Management Agency (FEMA) have been developing a new floodplain map based on 2 ft. LiDAR intervals. The new maps are presently in the draft phase and have not been formally presented to the county for adoption. The current effective map is the map that is enforced by the county floodplain ordinance and the use of the draft map proposal can only be considered for informational purposes.

The current floodplain map includes a majority of this property as not being located with the special floodplain hazard area (SFHA). Presently, there is about 1.057 acres of floodplain located on the proposed outlot of the minor subdivision which is not meant for development. However, the draft map proposal almost entirely places the area proposed for the subdivision into the future floodplain.

Based on this information, Bill Cappuccio, PE, National Flood Insurance Program Coordinator, with the IDNR was contacted along with Gary Brown, Director of Emergency Services and Rebecca Socknat, Director of Emergency Management for comment. Gary Brown stated that "the proposed area of the subdivision is in the area of past flooding. I have witnessed water over both D-38 and Old 141 several times over the years we had to close 210th and Old 141 due to water over these roads. The area proposed has received backup water as a result of these floods. A flood hazard study may be in order to determine if basements should be allowed and if the structures should be built in compliance current or future flood insurance requirements" (6/2/20). Socknat stated "if I'm not mistaken, this area was not accessible due to road closures caused by flooding in 2019. If more portions of the parcel would be in the future flood plain, it would be my recommendation that residential homes are built in compliance with NFIP standards (6/10/20).

Cappuccio stated "... I'd suggest the Commission consider requiring the developer to determine the BFE for the property and ensure that any structures constructed there are compliant with the County's requirements for development in the SFHA. Is that possible" (6/5/20)? In a subsequent communication, Cappuccio stated that "our (DNR's) rules don't require us to use the effective FIRM if there is better information available. So, our BFE will be based on the best available information. Chances are that might be the information associated with the draft flood data" 6/5/20.

On June 5, CED staff attended a flood risk review meeting with representatives from the IDNR and FEMA and this situation was brought to their attention. The staff inquired about the discrepancy between the two maps (see below). Vikram Shrivastava, a FEMA contractor, stated that "we are investigating the area near Old Hwy 141 and the widening floodplain. I will get back to you in the next 2 weeks on our findings." This investigation could result in a modification to the draft map.



Based on the comments of Socknat, Brown, Nahra and Cappuccio along with evidence provided by Gary Walters, an adjacent property owner, the position of the staff is that even though the current effective map does not include much of the property within the SFHA, portions of the property may be susceptible to water. Additionally, there is a possibility by 2022 that the draft map could be adopted thus placing this newly subdivided property into the floodplain. With this in mind, Cappuccio's recommendation could be adopted as a condition for approval to "require the developer to determine the BFE for the property and ensure any structures constructed there are compliant with the County's requirements for development in the SFHA..."

The staff recommends that the Zoning Commission recommend and the Board of Supervisors approve this minor subdivision proposal based on the condition that the developer be required as per Bill Cappuccio's comments to determine the base flood elevation (BFE) through the IDNR's office and be subject to the Woodbury County floodplain development ordinance including new structures built one (1) foot above the BFE .

ZONING COMMISSION RECOMMENDATION

At their June 22, 2020 meeting, the Woodbury County Zoning Commission voted 3-0 to recommend the acceptance and approval of the Walnut View Minor Subdivision plat based on the following conditions that the lots be serviced by an internal road or cul-de-sac, and deed restrictions be placed on all lots that would require any structure built on the property be required to elevate 1-foot above the Base Flood Elevation, as determined by the Iowa Department of Natural Resources, and in accordance with Woodbury County's floodplain regulations.

PARCEL REPORTS - Parcels #884630300004, #884630300006. Parcel #884630300012 not available .

Summary

Parcel ID 884630300004
 Alternate ID N/A
 Property Address N/A
 Sec/Twp/Rng 30-88-46
 Brief Tax Description FLOYD TOWNSHIP SW OF OLD HWY 141 SW SW 30-88-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 2020-02704 (3/9/2020)
 Gross Acres 33.66
 Net Acres 33.66
 Adjusted CSR Pts 2545.86
 Class A - Agriculture
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District N/A
 School District LAWTON BRONSON
 Neighborhood N/A
 Main Area Square Feet N/A

Owner

Deed Holder Contract Holder Mailing Address
 Peterson Brian D & Anita S
 1739 Charles Ave
 Lawton IA 51030

Land

Lot Area 33.66 Acres; 1,466,230 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2020	PETERSON BRIAN D & ANITA S	PETERSON BRIAN D & ANITA S	2020-02704	Quit Claim Deed	Deed		\$0.00
3/9/2020	WIDMAN CHARLES F & CHARLENE	PETERSON BRIAN D & ANITA S	2020-02704	Quit Claim Deed	Deed		\$0.00
10/29/2019	PETERSON BRIAN D & ANITA S	WIDMAN CHARLES F & CHARLENE	2019-19217	NO LONGER USED (formerly Sale of two of more separately assessed parcels)	Deed	Y	\$0.00
2/22/2014	JOHNSON JULIA W TRUSTEE, NHELIVIG DOUGLAS	EAT PETERSON LLC	733/8899	NO LONGER USED (formerly Sale of two of more separately assessed parcels)	Deed	Y	\$0.00

Store There are other parcels involved in one or more of the above sales:

Valuation

	2020	2019	2018	2017
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$60,930	\$60,930	\$88,670	\$88,670
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$60,930	\$60,930	\$88,670	\$88,670
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$60,930	\$60,930	\$88,670	\$88,670

Summary

Parcel ID 884630300006
Alternate ID N/A
Property Address N/A
Sec/Twp/Rng 30-88-46
Brief Tax Description FLOYD TOWNSHIP SW OF OLD HWY 141 SE SW 30-88-46
[Note: Not to be used on legal documents]
Deed Book/Page 2020-02704 / 3/9/2020
Gross Acres 8.27
Net Acres 8.27
Adjusted CSR Pts 686.18
Class A - Agriculture
[Note: This is for tax purposes only. Not to be used for zoning.]
District N/A
School District LAWTON BRONSON
Neighborhood N/A
Main Area Square Feet N/A

Owner

Deed Holder	Contract Holder	Mailing Address
Peterson Brian D & Anita S 1739 Charles Ave Lawton IA 51030		

Land

Lot Area 8.27 Acres ; 360,241 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2020	PETERSON BRIAN D & ANITA S	PETERSON BRIAN D & ANITA S	2020-02704	Quit Claim Deed	Deed		\$0.00
3/9/2020	WIDMAN CHARLES F & CHARLENE	PETERSON BRIAN D & ANITA S	2020-02704	Quit Claim Deed	Deed		\$0.00
10/29/2019	PETERSON BRIAN D & ANITA S	WIDMAN CHARLES F & CHARLENE	2019-19217	NO LONGER USED (formerly Sale of two of more separately assessed parcels)	Deed	Y	\$0.00
2/22/2014	JOHNSON JULIA W TRUSTEE, KHELIVIG DOUGLAS	EAT PETERSON LLC	733/8899	NO LONGER USED (formerly Sale of two of more separately assessed parcels)	Deed	Y	\$0.00

[Show](#) There are other parcels involved in one or more of the above sales:

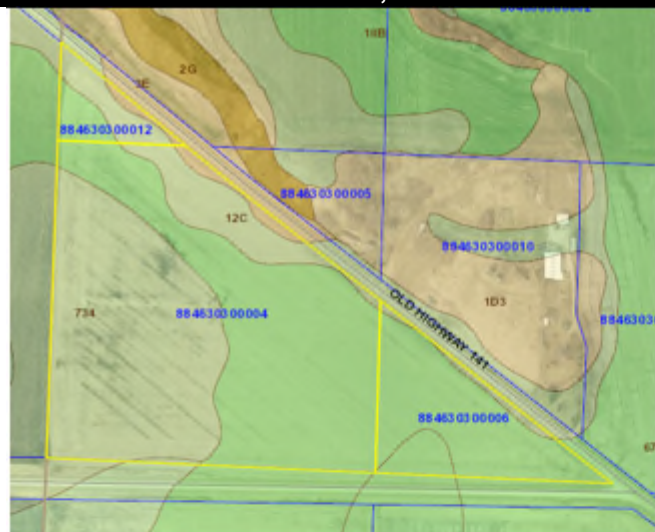
Valuation

	2020	2019	2018	2017
Classification	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$16,420	\$16,420	\$23,900	\$23,900
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$16,420	\$16,420	\$23,900	\$23,900
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$16,420	\$16,420	\$23,900	\$23,900

TOPOGRAPHY



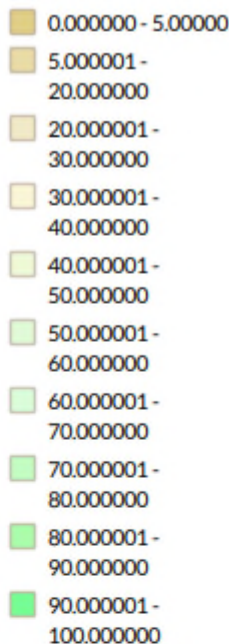
SOIL - Parcels #884630300004, #884630300006. Parcel #884630300012 not available .



Legend

Roads

Soils



Summary

Parcel ID	884630300004
Gross Acres	33.66
ROW Acres	0.00
Gross Taxable Acres	33.66
Exempt Acres	0.00
Net Taxable Acres	33.66 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	75.63 (2545.86 CSR2 Points / 33.66 Gross Taxable Acres)

Aglend Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.66	75.64	2,545.86	2,545.86
Non-Crop	0.00	0.00	0.00	0.00
Total	33.66		2,545.86	2,545.86

Soil Summary

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	3.01	267.89	267.89
100% Value	67D	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	14.85	1,217.70	1,217.70
100% Value	734	HOLLY SPRINGS SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY	68.00	15.17	1,031.56	1,031.56
100% Value	734+	HOLLY SPRINGS SILTY CLAY LOAM, 0 TO 2 PERCENT SLOPES, RARELY	67.00	0.09	6.03	6.03
100% Value	3E	CASTANA SILT LOAM, 14 TO 20 PERCENT SLOPES	42.00	0.54	22.68	22.68
Total				33.66	2,545.86	2,545.86

Summary

Parcel ID	884630300006
Gross Acres	8.27
ROW Acres	0.00
Gross Taxable Acres	8.27
Exempt Acres	0.00
Net Taxable Acres	8.27 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	82.97 (686.18 CSR2 Points / 8.27 Gross Taxable Acres)

Aglend Active Config 2017 CSR2

Sub Parcel Summary

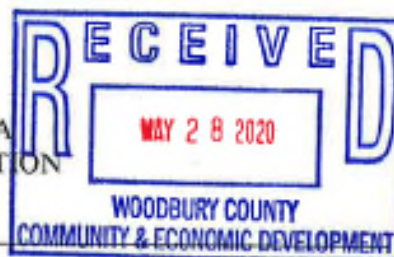
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	8.27	82.97	686.18	686.18
Non-Crop	0.00	0.00	0.00	0.00
Total	8.27		686.18	686.18

Soil Summary

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	0.47	41.83	41.83
100% Value	266+	SMITHLAND SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLO	87.00	0.95	82.65	82.65
100% Value	67D	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	6.85	561.70	561.70
Total				8.27	686.18	686.18

APPLICATION

**WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION**

Applicant: Brian D. and Anita S. Peterson

Name of Owner

Mailing Address: 1739 Charles Ave, LawtonIowa 51030-8076

Street

City or Town

State and Zip + 4

Property Address: Old Hwy 141 and 210th Street, Sergeant Bluff, IA 51054

Street

City or Town

State and Zip + 4

Ph/Cell #: 712-943-5304E-mail Address: brian@whiskeycreekinc.com; daniel@whiskeycreekinc.comTo subdivide land located in the SW Quarter of Section 30012Civil Township 88 North 46 West

GIS Parcel #

884630300006,00004,00001Name of Subdivision: Walnut ViewSubdivision Area in Acres 46.61 AcresNumber of Lots 13 building lots**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: DGR Engineering-Dave Lamberton Ph/Cell: 712-266-1554Attorney: Jeff Johnson, Crary Huff Law Firm Ph/Cell: 712-277-4561

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

Owner's Signature: Brian Peterson 5-27-20

Zoning Director: _____

For Office Use Only:Zoning District APFlood District XDate 5-28-20No. 6563

Application Fee

4 Lots or less (\$200)

5 Lots or more (\$250 plus \$5 per lot) 5x12 = 60 + 250 = 310

FINAL PLAT OF
Walnut View,
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

INDEX LEGEND:

PART OF: SW1/4, SECTION 30-88-46

CURRENT PROPRIETOR: Brian D. & Anita S. Peterson

SURVEY REQUESTED BY: Whiskey Creek, Inc.

PREPARED BY AND RETURN TO:
David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr.,
Sioux City, IA 51106 (712) 266-1554 dave.lamberton@dgr.com

DESCRIPTION OF SUBDIVISION:

That portion of the southwest quarter (SW1/4) of Section 30, Township 88 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the southwest corner of said Section 30; thence North 01°07'00" East along the west line of the SW1/4 of said Section 30 for a distance of 1,730.46 feet to the center line of Old Highway No. 141; thence South 51°15'49" East along said center line for a distance of 991.46 feet; thence South 52°58'23" East along said center line for a distance of 643.92 feet; thence South 52°34'10" East along said centerline for a distance of 1,321.02 feet to the south line of said SW1/4; thence North 88°02'39" West along said south line for a distance of 2,371.56 feet to the Point of Beginning, containing 46.61 acres, more or less, subject to easements, if any, of record or apparent.

OWNER / SUBDIVIDER
Brian D. and Anita S. Peterson
1739 Charles Avenue
Lawton, IA 50130
(712) 943-5304

SURVEYOR:
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
David A. Lamberton, PLS

SUBDIVISION:
13 Building Lots
1 Outlot (Green Space)
Total Parcel = 46.61 Acres,

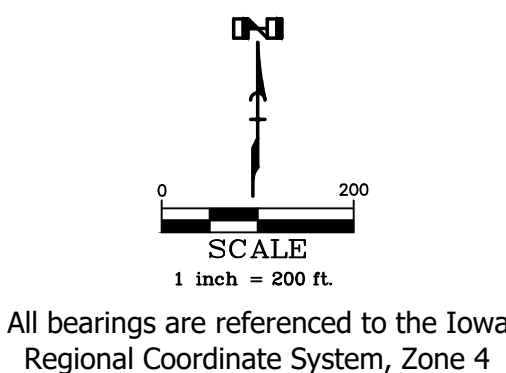
EXISTING ZONING:
AP - Agricultural Preservation

PROPOSED ZONING:
AE - Agricultural Estates

Minimum Lot Area: 2 Ac.
Lot Width: 200'
Front Yard: 75'
Side Yard: 20'
Side Yard Accessory Structure: 10'
Corner Side Yard: 50'
Minimum Rear Yard: 50'
Minimum Accessory Rear Yard: 10'
Maximum Height: 45'
Other regulations apply.
See Subdivision Ordinances for details.

No streets, roads, parks, school sites or public facilities are proposed.

FEMA:
Lots 1 - 13, Zone X.
Outlot A, Zones A & X



All bearings are referenced to the Iowa
Regional Coordinate System, Zone 4

Acresage Breakdown:
NW1/4-SW1/4 = 2.80 ac.
SE1/4-SW1/4 = 8.93 ac.
SW1/4-SW1/4 = 34.88 ac.
GROSS AREA = 46.61 ac.

LEGEND

- FOUND 1/2" REBAR W/
YELLOW CAP #15082
UNLESS NOTED.
- * FOUND 5/8" REBAR W/
YELLOW CAP #7193
- FOUND 'MAG' NAIL IN PAVEMENT
- SET 'MAG' NAIL IN PAVEMENT
- SET 1/2" x 30" REBAR
w/ ORANGE CAP #15746
- R RECORD DIMENSION
- M MEASURED DISTANCE

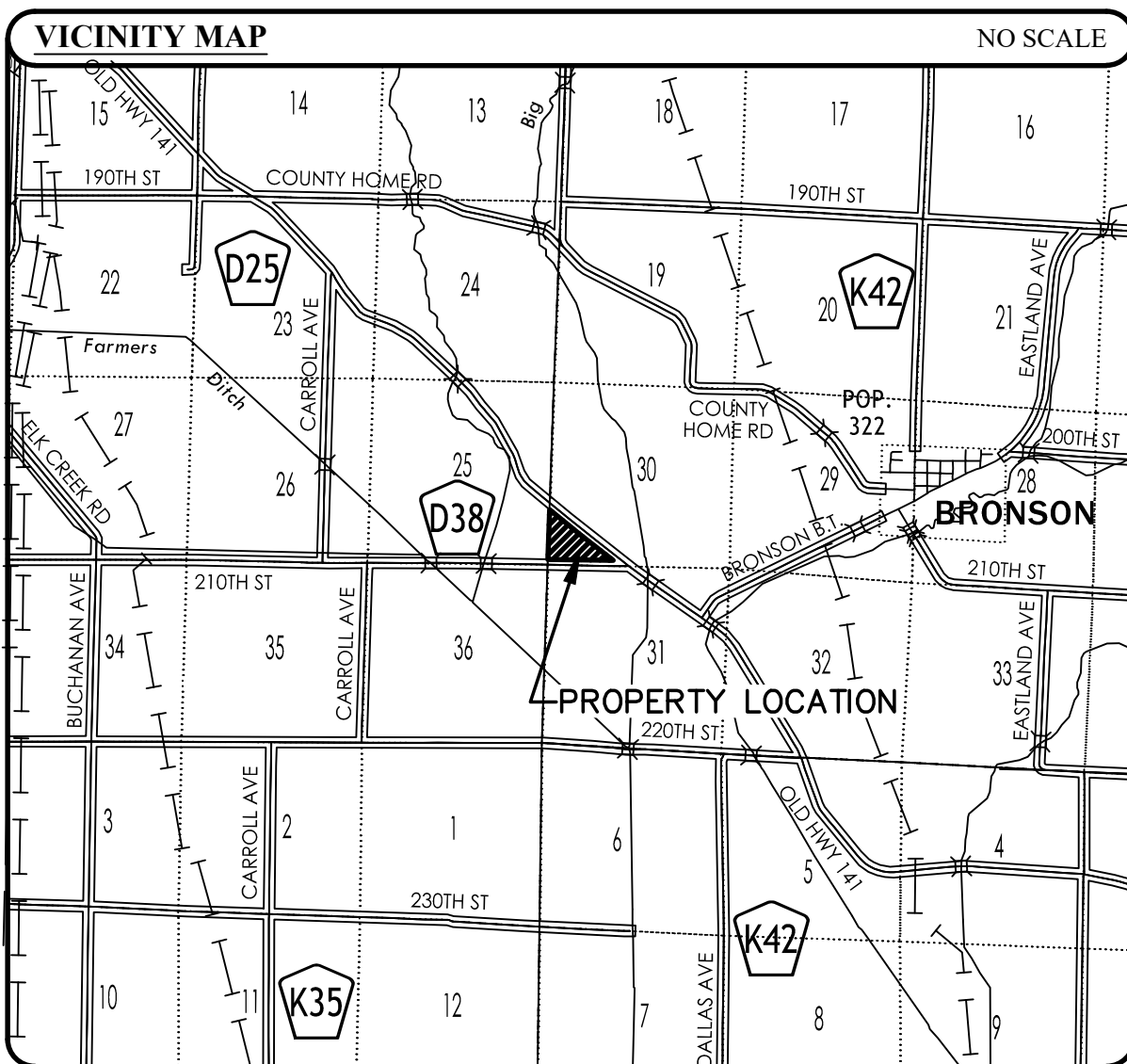
SURVEYORS CERTIFICATION:

I, David A. Lamberton, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of Walnut View, 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 lots described in the outline plat; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa _____, 2020

David A. Lamberton, Iowa No. 15746
License Renewal Date: December 31, 2020



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: April 28, 2020
Drawn By: DAL
Project No. 268057
Sheet: 1 OF 2

FINAL PLAT OF
Walnut View,
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

Brian D. and Anita S. Peterson, husband and wife, the owners of the real estate described in the attached Surveyor's Certificate, have in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into lots, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Walnut View, a Minor Subdivision to Woodbury County, Iowa, and that the same is prepared with the free consent and in accordance with their desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2020

By: _____
Brian D. Peterson

By: _____
Anita S. Peterson

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

On this _____ day of _____, 2020, before me, the undersigned, a Notary Public in and for said County and State, personally appeared Brian D. and Anita S. Peterson.

Notary Public

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Walnut View, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the owners and proprietors did on

the _____ of _____, 2020, file with the Woodbury County Zoning Commission a certain plat designated as Walnut View, 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 filing of same; and

Whereas the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; and

Whereas the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, that the Plat of Walnut View, a Minor Subdivision to Woodbury County, Iowa be and the same is hereby accepted and approved, and the Chairman and Secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owner and proprietor a certified copy of this resolution as required by law.

Passed and Approved this _____ day of _____, 2020

Matthew Ung
Chairman of Board of Supervisors
Woodbury County, Iowa

ATTEST _____
Heather Satterwhite
Secretary

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

We do hereby certify that we are the Chair and the Administrator of the Zoning Commission, Woodbury County, Iowa, and we further certify that the said Zoning Commission did take under advisement the attached plat and that said Zoning Commission did on the _____ day of _____, 2020 recommend to the Woodbury County Board of Supervisors the acceptance and approval of said subdivision.

Dated _____, 2020

Christine Zellmer Zant
Chair
Woodbury County Zoning Commission

David Gleiser
Planning and Zoning Director
Woodbury County Zoning Commission

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Michael R. Clayton, 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 _____, 2020

Michael R. Clayton
Treasurer Woodbury County, Iowa

CERTIFICATE OF COUNTY ASSESSOR

I, Julie Conolly, hereby certify that on the _____ day of _____, 2018, a copy of this Plat was filed in the County Assessor's Office.

Dated _____, 2020

Julie Conolly
County Assessor

COUNTY ENGINEER'S CERTIFICATE

I, Mark Nahra, P.E., the County Engineer of Woodbury County, Iowa, do hereby certify that the boundary lines of the attached plat and lots therein were mathematically checked and conform with the closure requirements as provided for in the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, 2018

Mark Nahra, P.E.
Woodbury County Engineer

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 Walnut View, a Minor Subdivision to Woodbury County, Iowa, which abstract was last certified by _____ dated _____, 2020 at 8:59 o'clock, a.m. and from said abstract find good and merchantable title to said premises vested in Brian D. and Anita S. Peterson, the proprietors, free and clear of all mortgages, liens and other encumbrances, except the following:

Dated: _____, 2020,

Jeffrey A. Johnson
Attorney at Law

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

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 _____, 2020

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 _____, 2020

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



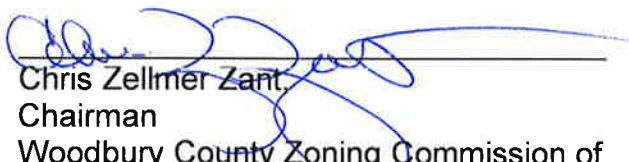
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

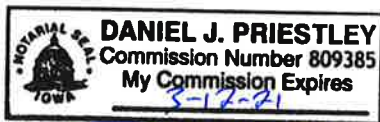
Date: April 28, 2020
Drawn By: DAL
Project No. 268057
Sheet: 2 OF 2

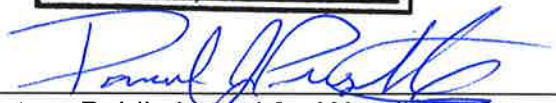
CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

I, Chris Zellmer Zant, do hereby certify that I am the Chairman of the Woodbury County Zoning Commission of Woodbury County, Iowa and do further certify that said Commission has heretofore taken under advisement the plat of Walnut View Addition, Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 22nd of June, 2020 approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat based on the following conditions that the lots be serviced by an internal road or cul-de-sac, and deed restrictions be placed on all lots that would require any structure built on the property be required to elevate 1-foot above the Base Flood Elevation, as determined by the Iowa Department of Natural Resources, and in accordance with Woodbury County's floodplain regulations.

Dated this 1 Day of July, 2020


Chris Zellmer Zant,
Chairman
Woodbury County Zoning Commission of
Woodbury County, Iowa




Notary Public in and for Woodbury County, Iowa