

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

Date: 1/6/21

Weekly Agenda Date: 1/12/21

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

WORDING FOR AGENDA ITEM:

Application for Zoning District Designation Mapping Amendment: Public Hearing and 1st Reading of Ordinance

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing to discuss a proposed Zoning District Designation Mapping Amendment which would change the zoning district designation for Parcel #894235100010 from Agricultural Presentation (AP) to Limited Industrial (LI). Following the public hearing, the Board will conduct the first reading of an ordinance approving the amendment to the zoning district map. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing. The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

BACKGROUND:

Dustin Joseph Stieneke, owner of Parcel #894235100010, which is located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township), and is addressed as 1548 Hwy 31, Correctionville, IA 51016, requests to rezone his 1.39-acre parcel from the Agricultural Preservation (AP) zoning district to the Limited Industrial (LI) zoning district for future commercial use. If approved, the applicant intends to build a 36' x 90' building to facilitate the operation of his trucking business, Silver Steer Trucking. This property is not located in the floodplain.

According to Section 3.03:4 of the zoning ordinance, Truck Terminals (Non-Home Occupation Use) are not allowed in the Agricultural Preservation (AP) zoning district. However, they are an allowed use in the Limited Industrial (LI) and General Industrial (GI) zoning districts. As the purpose of an amendment to the zoning ordinance map is intended to reflect changing use and development patterns in the county and to move the zoning map into compliance with the county's adopted long range Comprehensive Plan, CED staff have supported the applicants request and recommend approval of the mapping amendment.

The applicant's 1.39-acre parcel is below the 3-acre minimum lot size requirement of the Limited Industrial (LI) zoning district. As such, a variance application has been submitted concurrently with this mapping amendment and both are dependent on each other.

On 12/28/20 the Zoning Commission held a public hearing on the application to amend the zoning district designation and subsequently voted unanimously to recommend approval to the Board of Supervisors. On 1/4/21, the Board of Adjustment held a public hearing on the variance application and subsequently voted unanimously to approve the request.

See attached Final Report and Ordinance.

FINANCIAL IMPACT:

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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:

Open and close the public hearing.

Approve the application for the zoning district designation mapping amendment.

Conduct the first reading of the ordinance.

The second public hearing and scheduled reading of the ordinance is scheduled for 1/19/21 at 4:45 PM. I will recommend waiving the third and final reading which is tentatively scheduled for 1/26/21 at 4:45 PM.

ACTION REQUIRED / PROPOSED MOTION:

Open and close the public hearing.

Motion to approve the application for the zoning district designation mapping amendment.

Motion to conduct the first reading of the ordinance.



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

FINAL REPORT

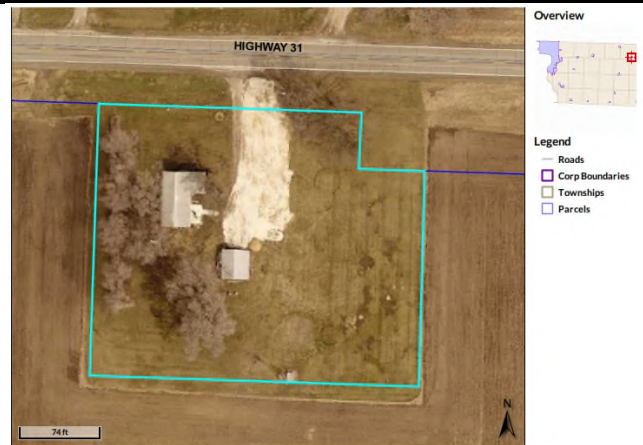
Dustin Stieneke, Silver Steer Trucking, Inc. Zoning Ordinance Map Amendment (Rezone) Proposal Parcel #894235100010

Dustin Joseph Stieneke has filed a zoning ordinance map amendment (rezone) application to request for his 1.59 acre lot to be rezoned from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District to facilitate locating his trucking business, Silver Steer Trucking on the premises. The property is identified as Parcel #894235100010 and located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township). The property is addressed at 1548 Hwy 31, Correctionville, IA 51016. The property is not located in the floodplain.

On December 28, 2020, the Zoning Commission voted unanimously to recommend approval of the rezone to the Limited Industrial (LI) Zoning District. Stieneke also filed a concurrent variance application with the Board of Adjustment with the request to allow his 1.59 acre lot to be used in the LI Zoning District because the minimum lot size as enumerated in the Zoning Ordinance's Zoning District Dimensional Standards requires a minimum of 3 acres excluding the right-of-way. On January 4, 2021, the Board of Adjustment voted unanimously to approve the variance and allow the 1.59-acre lot to be used in the Limited Industrial Zoning District.

The Community & Economic Development (CED) staff recommends approval of the rezone based on the City of Correctionville's Comprehensive Plan (2019) as well as the ability for the property owner to meet the setbacks for building his proposed 36' x 90' building to facilitate the trucking operation both 12/28/20 under the county and city regulations. This location is in an area that Correctionville will likely annex and zone as "Light Industrial." If this proposal is approved by Woodbury County, the landowner's lot would be in compliance with Correctionville's zoning regulations including lot size. In a December 10 letter to the Board of Supervisors on behalf of the City Council, Mayor Heilman of Correctionville stated "as proposed, the project site plan would comply with the bulk requirements of the City's Light Industrial zoning district..." He also stated that the "...zoning district has no minimum lot area requirement, thus Mr. Stieneke's existing parcel would comport to our zoning code in the event it was annexed to the city." (The letter is attached.)

Stieneke acquired this 1.59-acre parcel on September 17, 2020 and was not fully aware of the zoning requirements to facilitate the construction and operation of his trucking business. After acquiring the property, he removed an existing dwelling from the premises and performed dirt and concrete work in anticipation of placing the business at this location. On November 23, the CED staff learned from Jeannie Fetrow, an appraiser from Farm Credit Services of America about the project. Stieneke was contacted and informed that this activity could not proceed without proper permitting. On December 1, he met with the staff and it was suggested that a zoning ordinance map amendment (rezone) application be submitted to the Zoning Commission and Board of Supervisors to address the property use and a variance application be submitted to the Board of Adjustment to address the lot size.



Parcel ID	894235100010	Alternate ID	842956	Owner Address	STIENEKE DUSTIN JOSEPH
Sec/Twp/Rng	35-89-42	Class	R		3548 150TH ST
Property Address	1548 HWY 31	Acreage	1.59		CORRECTIONVILLE, IA 51016
	CORRECTIONVILLE				
District	0019				
Brief Tax Description	N29° E292.35' OF W388.35' SENW 35-89-42				
	<i>(Note: Not to be used on legal documents)</i>				



LEGAL NOTIFICATION FOR BOARD OF SUPERVISORS PUBLIC HEARING

Published in the Sioux City Journal Legals Section on January 6, 2021.

NOTICE REGARDING PUBLIC HEARING, WOODBURY COUNTY BOARD OF SUPERVISORS

The Woodbury County Board of Supervisors will hold a public hearing on the following item of business, hereafter described in detail, on Tuesday, January 12, 2021 at 4:45 PM. Said hearing shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors Meeting Room in the basement. Copies of said items may now be examined at the Community & Economic Development department in said Courthouse by any interested persons. All persons who wish to be heard in respect to this matter should participate in the aforesaid hearing. Item One (1)

Pursuant to Section 235 of the Code of Iowa, the Woodbury County Board of Supervisors will hold a public hearing to consider a zoning ordinance map amendment (rezoning) application by property owner Dustin Joseph Stieneke CBA Silver Steer Trucking, Inc. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District on the property identified as Parcel #894235100010 and addressed 1546 Hwy. 31, Correctionville, IA 51016, just northeast of Correctionville. The property is described as:

A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-TWO (42) WEST OF THE 5th P.M. WOODBURY COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS:

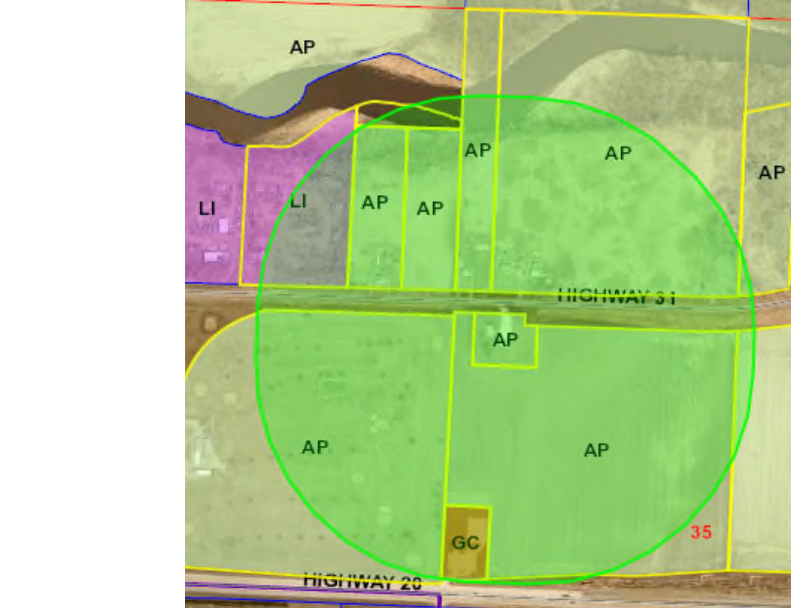
COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (N 90°00'00") EAST FOR NINETY-SIX FEET (96.00') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4) TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (S 90°00'00") EAST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDRETHS FEET (292.35') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH ZERO DEGREES ZERO MINUTES (S 0°00') EAST FOR TWO HUNDRED NINETY EIGHT FEET (298.00'); THENCE NORTH NINETY DEGREES ZERO MINUTES WEST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDRETHS FEET (292.35') THENCE NORTH ZERO DEGREES ZERO MINUTES (N 0°00') WEST FOR TWO HUNDRED NINETY EIGHT FEET (298.00') TO THE POINT OF BEGINNING. Said parcel contains a total of 2.0 acres.

Applicant: Dustin Joseph Stieneke, DBA Silver Steer Trucking, Inc., 3548 150th St., Correctionville, IA 51016. Published in the Sioux City Journal January 6, 2021. LG1435945

AREA PROPERTY OWNERS' NOTIFICATION – 1000 FT

The 11 property owners within 1,000'; and listed on the certified abstractor's affidavit; were notified by a December 15, 2020 letter of the public hearings.

As of December 21, the Community & Economic Development office has received **seven** written comments from property owners owning property within 1,000'. When more comments are received after the printing of this report, they will be provided at the meeting.



NAME	ADDRESS	CITY	STATE	ZIP	COMMENTS
Dustin Joseph Stieneke	3548 150th Street	Correctionville	IA	51016	No comments.
Correctionville Golf Club, Inc.	PO Box 238	Correctionville	IA	51016-0238	See letter of support below.
BCIG Citizen's Scholarship Foundation	501 Second Street	Ida Grove	IA	51445	No comments.
Town of Correctionville	312 Driftwood Street	Correctionville	IA	51016	See letter of support below.
Stoney Cobb	1549 Hwy 131	Correctionville	IA	51016	See letter of support below.
Monty R. Clark & Kathleen Clark	1561 Hwy 131	Correctionville	IA	51016	See letter of support below.
Fee: Martin Llames & Marie Llames	5601 W. Catalina	Phoenix	AZ	85031	No comments.
CP: Adapto Campos-Gomez & Berta Campos	1573 Hwy 31	Correctionville	IA	51016	No comments.
Robert Dixon & Donald Dixon	409 Driftwood Street	Correctionville	IA	51016	See letter of support below.
Larry L. Kielhorn & Carol Lee Kielhorn	4909 110th Street	Holstein	IA	51025	See letter of support below.
Nicklas D. Jensen & Sara A. Jensen	1600 S. Kiel Street	Holstein	IA	51025	See letter of support below.



Silver Steer Trucking Inc.
3548 150th St.
Correctionville, IA 51016
Owned and Operated by Dustin Stieneke

I, *Kim McGee*, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.

Kim McGee
Neighboring Property Owner
*President Correctionville
Golf Club*

12-19-20
Date



Silver Steer Trucking Inc.
3548 150th St.
Correctionville, IA 51016
Owned and Operated by Dustin Stieneke

I, Nathan Heilman, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.

Nathan Heilman City Mayor
Neighboring Property Owner

12-19-20
Date



Silver Steer Trucking Inc.
3548 150th St.
Correctionville, IA 51016
Owned and Operated by Dustin Stieneke

I, Stoney Cobb, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.

Stoney Cobb
Neighboring Property Owner

Date

1549 Hwy 31



Silver Steer Trucking Inc.
3548 150th St.
Correctionville, IA 51016
Owned and Operated by Dustin Stieneke

I, Monty Clark, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.

Monty Clark
Neighboring Property Owner
1561 Hwy 31
Correctionville, Ia

12/19/20
Date



Silver Steer Trucking Inc.
3548 150th St.
Correctionville, IA 51016
Owned and Operated by Dustin Stieneke

I, Don Dixon, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.



Neighboring Property Owner

Dixon Const Co.

12-19-20

Date



Silver Steer Trucking Inc.
3548 150th St.
Correctionville, IA 51016
Owned and Operated by Dustin Stieneke

I, Larry Kielhorn, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.

Larry L Kielhorn
Neighboring Property Owner

12/21/2020
Date



Silver Steer Trucking Inc.

3548 150th St.

Correctionville, IA 51016

Owned and Operated by Dustin Stieneke

I, Nick Conson, would like to express my support and approval of my neighbor Dustin Stieneke in his request for the property he owns at 1548 Hwy 31, Correctionville, IA 51016, to be rezoned from Agricultural Preservation to Limited Industrial to facilitate the operation of his trucking business, Silver Steer Trucking, Inc.

I have been made aware of the plans Dustin Stieneke has for the above mentioned property and believe them to be a positive addition to the community of Correctionville.



Neighboring Property Owner

12-21-2020

Date

Jensen Funeral Home

STAKEHOLDER REVIEW	
CENTURYLINK:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION:	We would not have any comments or concerns with the rezoning. Mr. Stieneke previously contacted IADOT regarding entrance questions and requirements for IA31. – Kelly Mulvihill, 12/9/20
LONGLINES:	No comments.
MAGELLAN PIPELINE:	I received the email below regarding the proposed area of rezone and variance. Tim has officially retired as of 11/30/20, so I will receive these notices going forward. I have reviewed the property at 1548 Hwy 31, Correctionville, IA 51016 and determined that Magellan has no facilities in the area. Magellan has no issues with the zoning change. Please let me know if you need more information. – Adrian Reents, 12/9/20
MIDAMERICAN ENERGY COMPANY:	I have reviewed the attached rezoning request for MEC electric, we have no conflicts. The developer should be aware that any requested relocation, extension or modification to the distribution system is done so at the expense of the customer. – Casey Meinen, 12/8/20
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	This is several miles away from any of our facilities. No issues from my perspective. – Tom Hudson, 12/8/20
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with this rezone & variance proposal. – Jeff Zettel, 12/9/20
NUSTAR PIPELINE:	No concerns from NUSTAR pipeline on this matter. – Domingo Torres, 12/10/20
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	I spoke with Dustin Stieneke regarding the plans for his building. He does not plan to install any fixtures in the shed. He may build an office on the property in the future that may have a restroom. At this point in time, we do not have concerns regarding the well/septic. – Paige Nelson, 12/21/20
WIATEL:	No comments.
TOWN OF CORRECTIONVILLE:	SEE LETTER BELOW
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No issues. Thanks. – Gary Brown, 12/21/0
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY ENGINEER:	This rezone and variance request does not affect a property bordering a county road. I have no comments in regard to this proposed rezone and variance request. – Mark Nahra, PE., 12/15/20
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	We have no concerns and do not object to the zoning variance. – Kent Amundson, 12/9/20
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT (WCSWCD):	The WCSWCD has no comments regarding this project. – Neil Stockfleth, 12/9/20

Nathan Heilman, Mayor - 2021

Carla Mathers, CMC-City Clerk

cville@ruralwaves.us
www.correctionvilleiowa.com

CITY OF CORRECTIONVILLE

312 DRIFTWOOD
P.O. BOX 46
CORRECTIONVILLE, IOWA 51016
PHONE: (712) 372-4791
FAX: (712) 372-4489

Council Members

Term

<i>Robert Beazley</i>	2021
<i>Sonya Kostan</i>	2021
<i>Ron Sanderson</i>	2021
<i>Adam Petty</i>	2023
<i>Dan Volkert</i>	2023

Mayor Nathan Heilman
City of Correctionville
312 Driftwood Street
Correctionville, IA 51016

December 10, 2020

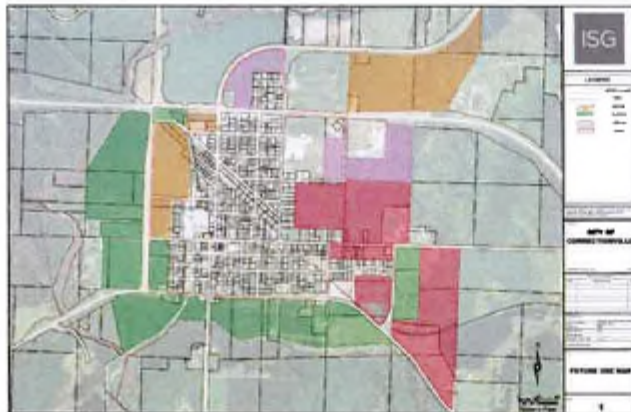
The Honorable Members of the Woodbury County Board of Supervisors
Woodbury County Courthouse
620 Douglas Street
Sioux City, IA 51101

Dear Supervisors:

As Mayor of the City of Correctionville, I submit this letter on the city's behalf in response to your request for public comment regarding the proposed Variance and Zoning District Amendment for Dustin Steineke at: 1548 HWY. 31, Correctionville, IA 51016.

With financial support and technical assistance from the County, the City of Correctionville recently updated its Comprehensive Plan over a 2-year planning process. It was formally adopted by the City Council on February 11, 2019.

As part of the planning process, the City looked at where future development would best be located, based on the type of development (residential, commercial, industrial, and green space/parks). This discussion resulted in the development of a Future Land Use Map (see below).



The location of the proposed Rezone and Variance are in areas where the city would like to annex and zone as Light Industrial.

An excerpt from this section of the plan states, "The only current need with regard to potential annexation would be related to the opening up of land area for industrial development along the north side of HWY 20 between HWY 20 and HWY 31 where access to two state highways could prove advantageous for development."

Correctionville is a zoned community utilizing a zoning ordinance to help ensure compatible land use regulations for the growth of the community. As proposed, the project site plan would comply with

the bulk requirements of the City's Light Industrial zoning district as depicted below.

District Use	Maximum Building Height	Minimum Lot Area	Minimum Lot Width	Minimum Front Yard	Minimum Side Yard	Minimum Side Yard Corner Lot	Minimum Rear Yard
Light Industrial	175 feet			20 feet	7 feet		10 feet

Please note the Light Industrial (ML) zoning district has no minimum lot area requirement, thus Mr. Steineke's existing parcel would comport to our zoning code in the event it was annexed to the City.

For the reasons mentioned above, the City of Correctionville recommends the County approve the Variance request and subsequent Zoning District Amendment as proposed. It is likely that sometime in the future, the City of Correctionville will annex that area and designate it in the Light Industrial zoning district as identified in our Comprehensive Plan.

Thank you for your time and consideration.

Respectfully,



Nathan Heilman, Mayor
City of Correctionville

ZONING ORDINANCE EVALUATION CRITERIA FOR BOARD APPROVAL

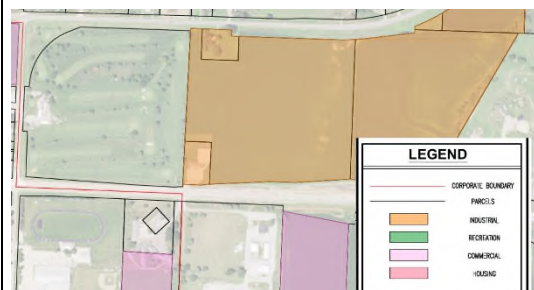
The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

CRITERIA 1:

Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map.

Staff Analysis:

The Woodbury County General Development Plan and its land use goal adopted in 2005 is the basis for the zoning ordinance which has mechanisms in place including rezone procedure that “promote[s] efficient, stable land uses with minimum conflict...”. The applicant’s proposal to rezone from AP to LI fits this criterion as the LI District is the designated zoning district for trucking terminal operations for non-home occupation use. This proposal complies with the development plan’s economic development goal which includes supporting growth and the stabilization of enterprises, creating jobs, adding to the tax base, and stabilizing the local economy. It also fits with the commercial and industrial business goal which encourages development near public infrastructure such as paved interchanges or freeways. The Woodbury County future land use map includes this area as “Transitional Agriculture,” which is not defined in general plan or ordinance. However, in some jurisdictions such as Boone County, it is defined as “an area intended as a transition from low density agriculture districts to higher density residential districts.”



The City of Correctionville’s Comprehensive Plan that was adopted on February 11, 2019, designates the area between Highway 20 and Highway 31 for industrial uses as part of their future growth plans. In particular, it states “the only current need with regard to potential annexation would be related to the opening up of the land area for industrial development along the north side of HWY 20 and between HWY 20 and HWY 31 where access to two state highways could prove advantageous for development” (p. 84). Both Correctionville’s Comprehensive Plan and its zoning ordinance facilitate this proposal.

The proposed site plan meets Correctionville’s required setbacks for their “Light Industrial” Zoning District – Front Yard: 20 FT; Side Yard 7 FT; Rear Yard 10 FT.

CRITERIA 2:

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

Staff Analysis:

The property owner has been in touch with the Iowa Department of Transportation (IDOT) concerning the driveway entrance. The IDOT indicated that they have no comments or concerns regarding the proposed rezone. The property owner has also communicated with the Siouxland District Health Department. At this time, Siouxland District Health has no concerns regarding the well and septic. There does not appear to be conflicts with other regulatory agencies. The City of Correctionville has submitted a letter in support of the rezone stating that this requested action comports with the community’s comprehensive plan, economic development goals, and zoning ordinance.

CRITERIA 3:

Consideration of the Corn Suitability (CSR) of the property.

Staff Analysis:

This property has a CSR2 rating of 69. See attached soil report. The agricultural goal of the Woodbury County General Development Plan is to protect prime farmland as determined by a high corn suitable rating (e.g. over 65 CSR) from conversion to other land uses. With a rating that is not high on that scale, this would be a suitable property for non-agriculture.

CRITERIA 4:

Compatibility with adjacent land uses.

Staff Analysis:



This property is located between Hwy 31 and Hwy 20 in an area of mixed-use development. The north side of Hwy 31 includes three residential acreages ranging approximately from 100 FT to 365 FT from the said property. There are two Limited Industrial (LI) Zoning Districts which are around 600 FT from the property and adjacent to the residential properties. The Correctionville Golf Club is about 95 FT west of the property. The abutting property to the south is a farm field.

CRITERIA 5:

Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.

Staff Analysis:

The neighborhood is in an area mapped by the City of Correctionville for future light industrial activity. Based on being able to meet the city’s ordinance requirements not limited to setbacks, this proposal is reasonable in terms of meeting the physical and economic characteristics of the region. If the rezone and variance are approved, it is imperative that the property owner maintain the property in a responsible, well-organization fashion that does not adversely impact the surrounding neighbors. The property owner stated that he intends to operate the business from 7 AM to 6 PM. He also indicated that this business hauls grain and rock which will not emit unwanted odors to the surrounding neighbors.

CRITERIA 6:

Any other relevant factors.

Staff Analysis:

There will be no concerns for fugitive dust and increased traffic on the Secondary Roads system as Hwy 31 is governed by the IDOT. This rezone request comports with the required procedures as enumerated in the Woodbury County Zoning Ordinance. The property owner has signed an affidavit stating that he will “obtain all necessary permits to construct and operate this business activity.” He also stated that he “will continue to make diligent efforts to acquire a minimum net total of 3-acres (minus any road right-of-way) while this property is unincorporated Woodbury County.” Additionally, he stated that he will “voluntarily annex to the City of Correctionville when my property is contiguous with their corporate boundary and they are able to fulfill their municipal obligations as required by law.” The affidavit is included in the packet.

STAFF RECOMMENDATION

The Community & Economic Development (CED) staff recommends approval of this rezone request based on the City of Correctionville’s Comprehensive Plan as well as the ability for the property owner to meet the setbacks for building the proposed 36’ x 90’ building to facilitate the trucking operation. This location is in an area that Correctionville will likely annex and zone as “Light Industrial.” If this proposal is approved by Woodbury County, the landowner’s lot would be in compliance with Correctionville’s zoning regulations including lot size.

PROPOSAL TIMELINE: Public Hearings

- Zoning Commission (Rezone Request) – December 28, 6:00 PM
- Board of Adjustment (Variance Request) – January 4, 6:00 PM
- Board of Supervisors (Rezone Request) – January 12, January 19, & January 26, all at 4:45 PM

ZONING COMMISSION RECOMMENDATION

The Woodbury County Zoning Commission, at their December 28, 2020 meeting, voted unanimously to recommend approval of this rezone request to the Woodbury County Board of Supervisors.

DRAFT Minutes - Woodbury County Zoning Commission Meeting – December 28, 2020

The Zoning Commission (ZC) meeting convened on the 28th of December 2020 at 6:00 PM via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

ZC Members Present (Telephone): Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool
County Staff Present: David Gleiser, Dan Priestley
Public Present (Telephone): Dustin Stieneke

Call to Order

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

Welcome – Introduction of New Members

Corey Meister and Jeffrey O'Tool offered introductions as new Zoning Commissioners.

Public Comment on Matters Not on the Agenda

No public comment for non-agenda items.

Approval of Minutes

The October 26, 2020 minutes were approved. Motion by Commissioner Bride to approve; second by Commissioner Parker. Motion passed 5-0.

Zoning Ordinance Map Amendment (Rezone) Proposal

Zoning Coordinator Priestley delivered the staff report. Dustin Joseph Stieneke has filed a zoning ordinance map amendment (rezone) application to request for his 1.59 acre lot to be rezoned from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District to facilitate locating his trucking business, Silver Steer Trucking on the premises. The property is identified as Parcel #894235100010 and located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township). The property is addressed at 1548 Hwy 31, Correctionville, IA 51016. Mr. Stieneke has also filed a concurrent variance application with the Board of Adjustment with the request to allow his 1.59 acre lot to be used in the LI Zoning District because the minimum lot size as enumerated in the Zoning Ordinance's Zoning District Dimensional Standards requires a minimum of 3 acres excluding the right-of-way. Both the rezone application and variance application are contingent upon one another. The Community & Economic Development (CED) staff recommends approval of both requests based on the City of Correctionville's Comprehensive Plan as well as the ability for the property owner to meet the setbacks for building his proposed 36' x 90' building to facilitate the trucking operation both under the county and city regulations. Chairperson Zellmer Zant inquired if there were any comments from the public in opposition and about the general plan maps. Priestley indicated that there were no comments against the project. He also discussed Correctionville's future use of the area as being "Light Industrial" if the community were to annex. Commissioner Bride asked the applicant about being able to meet the western side yard setback of 20 FT for the Agricultural Preservation (AP) Zoning District. Stieneke stated that he has concrete currently placed and would not meet that criteria. Bride inquired if Larry Kielhorn owns the adjacent ground and Stieneke explained that he contacted Kielhorn who is not ready at this time to sell the abutting land. Bride also referenced the importance of working with Siouxland District Health once an office is established in the shop. Commissioner Parker inquired if there was currently a house on the property and what the timeline is for future annexation. The house was removed from the premises. CED Director Gleiser discussed the Correctionville development plan and the time period of annexation and future development. Commissioner Meister asked about the appropriateness of a variance. Priestley explained that the Board of Adjustment was identified as the appropriate avenue for the addressing the lot size issue. Typically, variances are rare and discouraged if the situation does not display a hardship. Zellmer Zant offered concerns about the public's understanding of the rezoning to Limited Industrial and about the compatibility of the county's Limited Industrial vs. Correctionville's Light Industrial Zoning District. A comparison was made of both districts during the meeting and it was found that both are compatible. Bride and Meister found it acceptable that this proposal fits with Correctionville's general plan and lot size requirements. Parker stated that she has concerns with the lot size but found the criteria for approval of the rezone acceptable. A roll call vote was conducted to accept the six criteria for the rezone. The commissioners vote 5-0 to accept. A motion was made by Commissioner Parker to approve the rezone request; second by Commissioner O'Tool. Motion passed 5-0.

Public Comment on Matters Not on the Agenda

Commissioner Parker commented that she liked to see the proposed timeline and the proposed ordinance language in the packet. Parker also inquired about the proposed ordinance referencing 2.0 acres (including right-of-way) vs. the 1.59 acre lot size.

Commissioner Comment or Inquiry

None.

Adjourn

Motion by Commissioner Bride to adjourn; second by Commissioner Meister. Motion passed 5-0. Meeting adjourned at 7:00 PM.

WOODBURY COUNTY BOARD OF ADJUSTMENT ACTION

The Woodbury County Board of Adjustment, at their January 4, 2021 meeting, unanimously approved the request for the variance from the 3-acre minimum lot size requirement of the Limited Industrial Zoning District to allow the use of his 1.59-acre lot in said zoning district to facilitate the construction and operation of Silver Steer Trucking, Inc., a business which Dustin Joseph Stieneke owns.

DRAFT Minutes - Woodbury County Board of Adjustment Meeting – January 4, 2021

The Board of Adjustment meeting convened on the 4th of January 2021 at 6:00 PM via teleconference due to the social distancing recommendations as a result of the COVID-19 virus.

BA Members Present (Telephone): Tom Thiesen, Ashley Christensen, Bob Brouillette, Pamela Clark, Daniel Hair
County Staff Present (Board Room): David Gleiser, Dan Priestley
Public Present (Telephone): Dustin Stieneke

Call to Order

Chair Tom Thiesen formally called the meeting to order at 6:00 PM.

Public Comment on Matters Not on the Agenda

No public comment for non-agenda items.

Welcome – Introduction of New Members

Pamela Clark and Daniel Hair offered introductions as new members of the Board of Adjustment.

Approval of Minutes

The October 5, 2020 minutes were approved. Motion by Brouillette to approve; second by Christensen. Motion passed 5-0.

Election of Chair and Vice Chair

Motion by Brouillette to elect Thomas Thiesen as Chair for 2021; second by Pamela Clark. Motion passed 5-0. Motion by Thomas Thiesen to elect Ashley Christensen Vice Chair for 2021; second by Brouillette. Motion passed 5-0.

Variance Request – Lot Size in the Limited Industrial Zoning District

Priestley delivered the staff report for Dustin Joseph Stieneke's variance application to allow for his 1.59 acre lot to be used in the Limited Industrial Zoning District because the minimum lot size as enumerated in the Zoning Ordinance's Zoning District Dimensional Standards requires a minimum of 3 acres excluding the right-of-way. Stieneke wishes to operate his trucking business, Silver Steer Trucking at this location addressed at 1548 Hwy 31, Correctionville, IA 51016. The property is identified as Parcel #894235100010 and located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township). Mr. Stieneke has also filed a concurrent Zoning Ordinance Map Amendment (rezone) application with the Zoning Commission and Board of Supervisors with the request to rezone from the Agricultural Preservation (AP) Zoning District to the (LI) Zoning District. The Zoning Commission reviewed the request on December 28 and voted unanimously to recommend approval to the Board of Supervisors who are scheduled to receive and review the proposal on January 12, January 19, and January 26. Both the rezone application and variance application are contingent upon one another. It is the recommendation of staff to approve the variance. Dustin Stienke addressed the board stating that that he did attempt to buy additional acres by reaching out to the abutting property owner. CED Director Gleiser stated that Stieneke has provided a sworn affidavit stating that he would make his best efforts to try to obtain the minimum acres while his property is still in unincorporated Woodbury County. Gleiser also clarified that the letter of support sent to the Board of Adjustment by Mayor Heilman was approved by the Correctionville City Council. Thiesen inquired about the number of trucks that would be located on the premises. Stieneke stated that it would consist of four trucks and four trailers. Thiesen asked about what types of loads his business hauls. Stieneke replied that they haul feed, meal, rock, and aggregated sand. Thiesen inquired whether there would be enough room available on the property. Stieneke confirmed that the shop would hold six trucks. Gleiser stated that the board reviews variances on a case-by-case basis. It is important to be cognizant that board actions could set a precedent for similar types of requests. Staff is confident about the recommendation after review of the county comprehensive plan future land use map and changes that have taken place over the last five years in the area. The property is located on a paved highway and there are no issues with access, dust, and the increase of traffic. Gleiser also discussed Correctionville's comparative Light Industrial Zoning District and its compatibility with the county's Limited Industrial Zoning District if they were to annex. A motion was made by Clark to close the public hearing; second by Brouillette. Motion passed 5-0. A motion was made by Brouillette to approve the variance request for the reduced lot size of 1.59 acres in the Limited Industrial Zoning District which requires 3 acres; Second by Christensen; Motion passed 5-0.

Public Comment on Matters Not on the Agenda

Gleiser stated that the board will probably continue to meet electronically based on local public health guidelines and recommendations. Staff will work with the chair and vice chair month to month on a case-by-case basis to determine the type of meeting. If there is an interest to meet in person, staff can find space to meet the governor's social distancing guidelines.

Commissioner Comment or Inquiry

None

Adjourn

Motion by Clark to adjourn; second by Hair. Motion passed 5-0. Meeting adjourned at 6:40 PM.

BOARD OF ADJUSTMENT DRAFT RESOLUTION

Woodbury County Board of Adjustment

Resolution No. BA 418

WHEREAS Dustin Joseph Stieneke, owner of the property located at 1548 Highway 31, Correctionville, IA 51016 and identified as Parcel #894235100010 located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township) in the Limited Industrial Zoning District, did file an application with the Woodbury County Board of Adjustment requesting a variance from the 3-acre minimum lot size requirement of the Limited Industrial Zoning District to allow the use of his 1.59-acre lot in said zoning district to facilitate the construction and operation of Silver Steer Trucking, Inc., a business which Dustin Joseph Stieneke owns.

WHEREAS Dustin Joseph Stieneke did appear before the said Board of Adjustment on January 4, 2021 and presented testimony on behalf of the variance application; and

WHEREAS said testimony becomes part of this resolution; and

NOW, THEREFORE BE, AND IT HEREBY IS RESOLVED the request for the variance from the 3-acre minimum lot size requirement of the Limited Industrial Zoning District is approved for the 1.59-acre property located at 1548 Highway 31, Correctionville, IA 51016 and identified as Parcel #894235100010 located in the SE ¼ of the NW ¼ of Section 35, T89N R42W (Union Township).

Those present and voting aye: Robert Brouillette; Ashley Christensen; Pamela Clark; Daniel Hair; Thomas Thiesen

Those present and voting nay:

Those not Voting:

Those absent:

Dated this ____ day of January 2021.

Thomas Thiesen
Chairman, Woodbury County Board of Adjustment

Sworn to before me and subscribed
in my presence this ____ day of January 2021.

Notary Public in and for Woodbury County, Iowa

PROPOSED ORDINANCE REZONE AMENDMENT

ORDINANCE NO. __

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____ 2021.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Rocky DeWitt, Chairman

Matthew Ung, Vice Chairman

Keith Radig

Jeremy Taylor

Justin Wright

PROPOSED Adoption Timeline:

Public Hearing and 1 st Reading:	January 12, 2020
Public Hearing and 2 nd Reading:	January 19, 2020
Public Hearing and 3 rd Reading:	January 26, 2020
Adopted:	
Effective:	Upon Publication

ITEM ONE (1)

Property Owner: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

Petitioner Applicant: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on Monday, December 28, 2020, to review and make recommendation for an amendment to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Limited Industrial (LI) Zoning District for 2 acres located in the SE ¼ of the NW ¼ in Section 35, T89N, R42W (Union Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #894235100010.

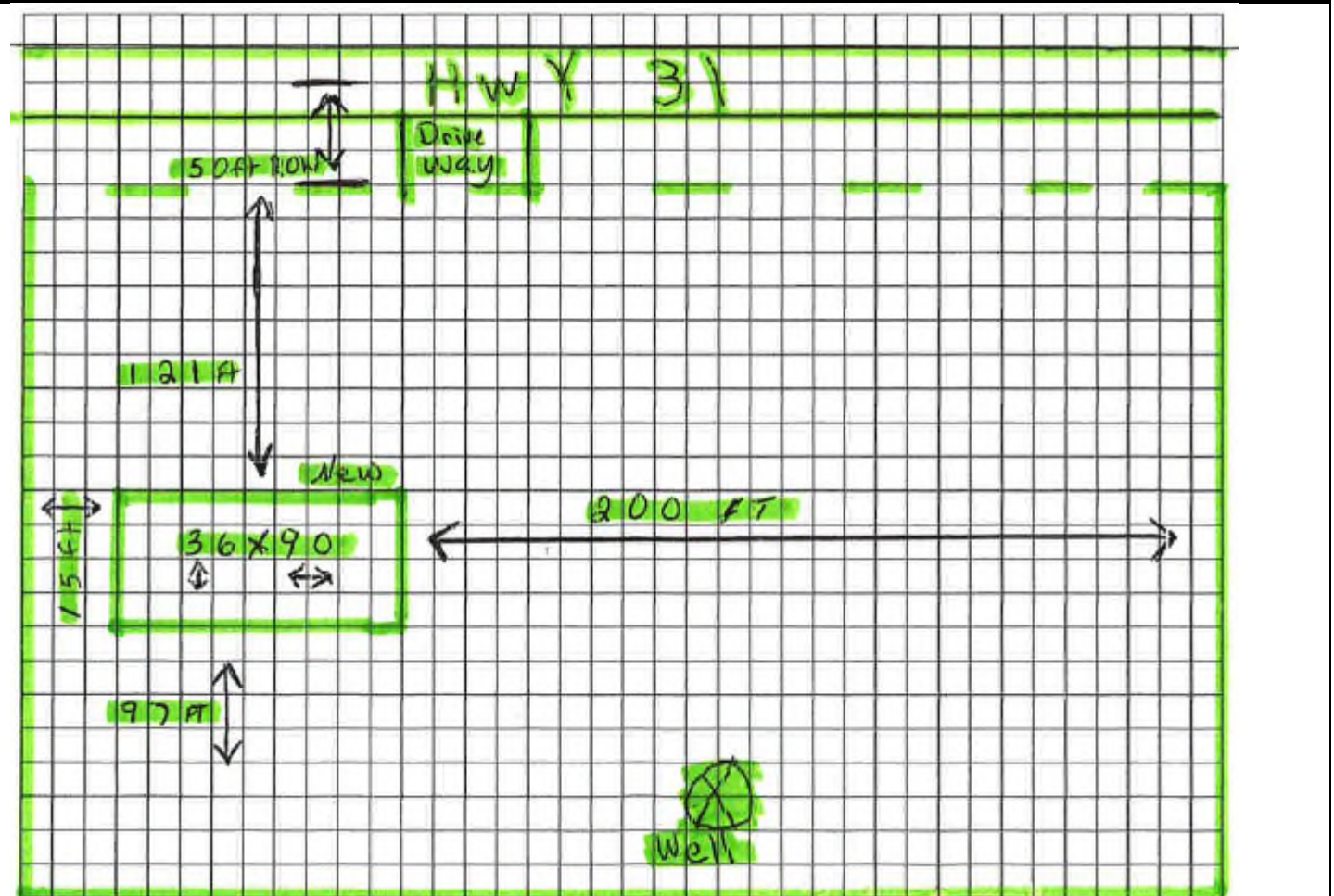
A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE (89)

NORTH, RANGE FORTY-TWO (42) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA,
FURTHER DESCRIBED AS FOLLOWS:

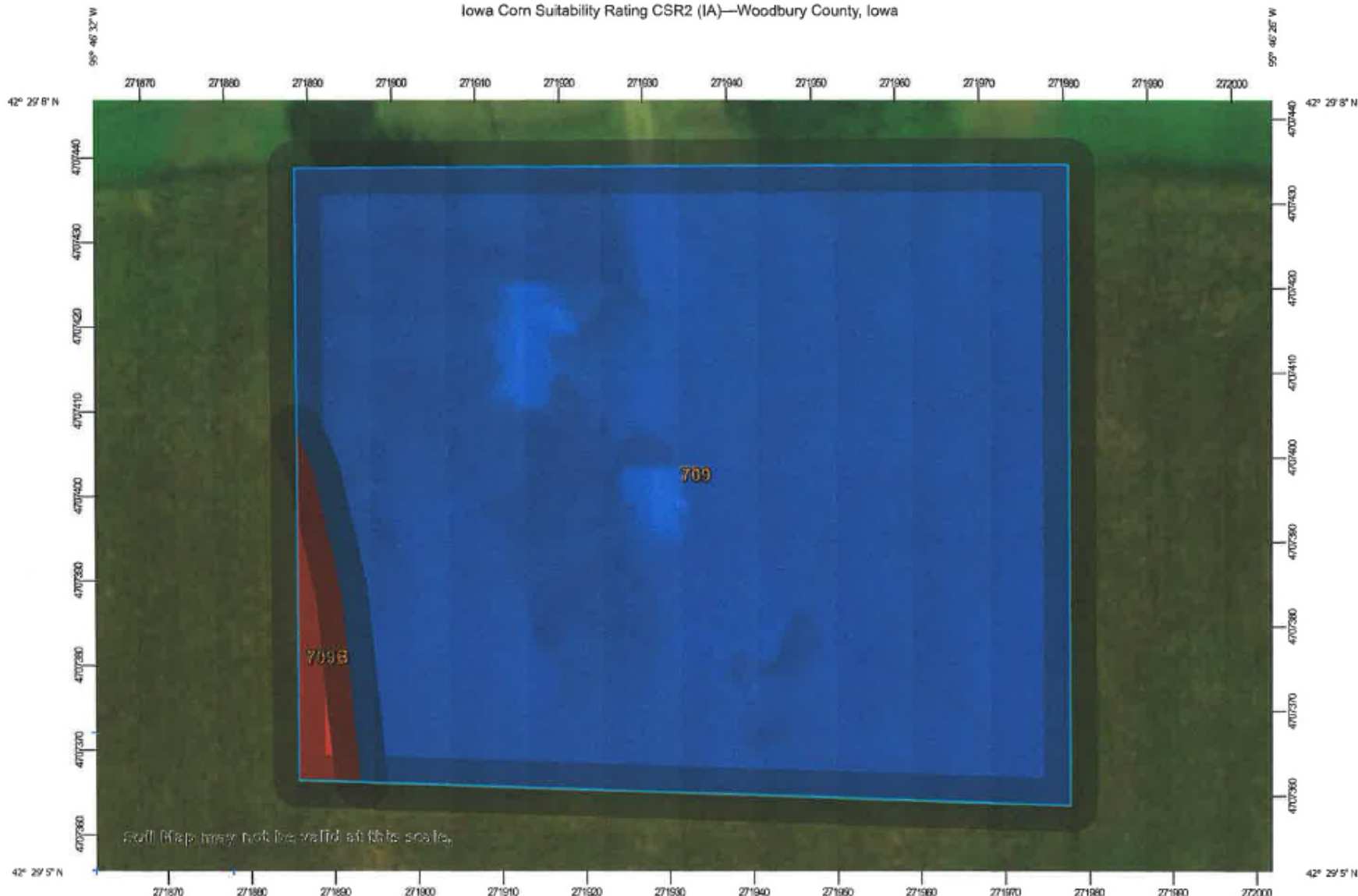
COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/4) OF
THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH
NINETY DEGREES ZERO MINUTES ZERO SECONDS (N 90°00' 00") EAST FOR NINETY-SIX FEET
(96.00') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST
QUARTER (NW1/4) TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH NINETY
DEGREES ZERO MINUTES ZERO SECONDS (S 90°00' 00") EAST FOR TWO HUNDRED NINETY-
TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35') ALONG THE NORTH LINE OF SAID
SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH ZERO
DEGREES ZERO MINUTES (S 0°00') EAST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00");
THENCE NORTH NINETY DEGREES ZERO MINUTES WEST FOR TWO HUNDRED NINETY-TWO
AND THIRTY-FIVE HUNDREDTHS FEET (292.35'); THENCE NORTH ZERO DEGREES ZERO
MINUTES (N 0°00') WEST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00') TO THE POINT
OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 2.0 ACRES.

SITE PLAN – PROPOSED BUILDING

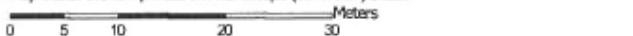


Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa







Soil Map may not be valid at this scale.

Map Scale: 1:642 if printed on A landscape (11" x 8.5") sheet.






Map projection: Web Mercator Corner coordinates: WGS84 Edge tics: UTM Zone 15N WGS84




MAP LEGEND**Area of Interest (AOI)**
 Area of Interest (AOI)
Soils**Soil Rating Polygons**

-  <= 62
-  > 62 and <= 69
-  Not rated or not available

Soil Rating Lines

-  <= 62
-  > 62 and <= 69
-  Not rated or not available

Soil Rating Points

-  <= 62
-  > 62 and <= 69
-  Not rated or not available

Water Features
 Streams and Canals
Transportation

-  Rails
-  Interstate Highways
-  US Routes
-  Major Roads
-  Local Roads

Background
 Aerial Photography
MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa

Survey Area Data: Version 30, Jun 10, 2020

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Feb 1, 2014—Nov 25, 2016

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
709	Fairhaven silt loam, 32 to 40 inches to sand and gravel, 0 to 2 percent slopes	69	1.6	97.1%
709B	Fairhaven silt loam, 32 to 40 inches to sand and gravel, 2 to 5 percent slopes	62	0.0	2.9%
Totals for Area of Interest			1.7	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

PARCEL REPORT

Summary

Parcel ID 894235100010
 Alternate ID 842956
 Property Address 1548 HWY 31
 CORRECTIONVILLE IA 51016
 Sec/Twp/Rng 35-89-42
 Brief Tax Description N298' E292.35' OF W388.35' SENW 35-89-42
 (Note: Not to be used on legal documents)
 Deed Book/Page 2020-11812 (9/21/2020)
 Gross Acres 1.59
 Net Acres 1.59
 Adjusted CSR Pts 0
 Zoning AP - AGRICULTURAL PRESERVATION
 Class R - Residential
 (Note: This is for tax purposes only. Not to be used for zoning.)
 District 0019 UNION/RIVER VALLEY
 School District RIVER VALLEY CO
 Neighborhood N/A
 Main Area Square Feet N/A



Owner

Deed Holder	Contract Holder	Mailing Address
Stieneke Dustin Joseph		
3548 150th St		
Correctionville IA 51016		

Land

Lot Area 1.59 Acres; 69,260 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1930
 Condition Below Normal
 Roof Asph / Gable
 Flooring
 Foundation Str / Brk
 Exterior Material WOOD
 Interior Material Plas / Drwl
 Brick or Stone Veneer
 Total Gross Living Area 454 SF
 Attic Type None;
 Number of Rooms 5 above; 0 below
 Number of Bedrooms 2 above; 0 below
 Basement Area Type 1/2
 Basement Area 143
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full);
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches
 Decks
 Additions 1 Story Frame (168 SF);
 Garages 528 SF - Det Frame (Built 1968);
 Main Area Square Feet 286

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/17/2020	SARGENT ZACHARY L	STIENEKE DUSTIN JOSEPH	2020-11812	Normal	Deed		\$33,000.00
1/13/2017	PALMER PAMELLA M	SARGENT ZACHARY L	751-5852	Exchange, trade, gift, transfer from Estate (Including 1031 Exchanges)	Deed		\$33,000.00

Valuation

	2020	2019	2018	2017
Classification	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$34,030	\$34,030	\$22,680	\$22,680
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$16,290	\$16,290	\$20,940	\$27,680
= Gross Assessed Value	\$50,320	\$50,320	\$43,620	\$50,360
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$50,320	\$50,320	\$43,620	\$50,360

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

[Apply for Homestead, Military or Business Property Tax Credits](#)

Photos





Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>Dustin Stieneke</u>	Applicant <u>Dustin Stieneke DBA Silver Star</u>
Address <u>3548 150th St.</u>	Address <u>3548 150th St. ^{Trucking Inc.}</u>
<u>Correctionville, IA 51016</u>	<u>Correctionville IA 51016</u>
Phone <u>712-229-8010</u>	Phone <u>712-229-8010</u>

Engineer/Surveyor N/A Phone N/A

Property Information:

Property Address or Address Range 1548 Hwy 31 Correctionville IA 51016

Quarter/Quarter SE NW Sec 35 Twship/Range ~~89-42~~ 89-42

Parcel ID # 894235100010 or GIS # 894235100010 Total Acres 1.59

Current Use AP Proposed Use LI

Current Zoning AP Proposed Zoning LI

Average Crop Suitability Rating (submit NRCS Statement) 69 - see attached document

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date 12-1-20 Staff present David Gleason + Dan Priestley

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Dustin Stieneke Applicant Dustin Stieneke

Date 12-1-20 Date 12-7-20

Fee: \$400 Case #: 0625

Check #: 4456

Receipt #: _____



SE NW
Union

ORDINANCE NO. __

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____ 2021.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Rocky DeWitt, Chairman

Matthew Ung, Vice Chairman

Keith Radig

Jeremy Taylor

Justin Wright

Adoption Timeline:

Public Hearing and 1st Reading:

Public Hearing and 2nd Reading:

Public Hearing and 3rd Reading:

Adopted:

Effective:

Upon Publication

ITEM ONE (1)

Property Owner: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

Petitioner Applicant: Dustin Joseph Stieneke, 1548 Hwy 31, Correctionville, IA 51016

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A PARCEL OF LAND LOCATED IN PART OF THE SOUTHEAST QUARTER (SE1/4) OF THE NORTHWEST QUARTER (NW1/4) OF SECTION THIRTY-FIVE (35), TOWNSHIP EIGHTY-NINE (89) NORTH, RANGE FORTY-TWO (42) WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA, FURTHER DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST (NW) CORNER OF THE SOUTHEAST QUARTER (SE/14) OF THE NORTHWEST QUARTER (NW1/4) OF SAID SECTION THIRTY-FIVE (35); THENCE SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (N 90°00' 00") EAST FOR NINETY-SIX FEET (96.00') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4) TO THE POINT OF THE BEGINNING; THENCE CONTINUING SOUTH NINETY DEGREES ZERO MINUTES ZERO SECONDS (S 90°00' 00") EAST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35') ALONG THE NORTH LINE OF SAID SOUTHEAST QUARTER (SE1/4) NORTHWEST QUARTER (NW1/4); THENCE SOUTH ZERO DEGREES ZERO MINUTES (S 0°00') EAST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00"); THENCE NORTH NINETY DEGREES ZERO MINUTES WEST FOR TWO HUNDRED NINETY-TWO AND THIRTY-FIVE HUNDREDTHS FEET (292.35'); THENCE NORTH ZERO DEGREES ZERO MINUTES (N 0°00') WEST FOR TWO HUNDRED NINETY-EIGHT FEET (298.00') TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS A TOTAL OF 2.0 ACRES.