

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

Date: 2/24/21

Weekly Agenda Date: 3/2/21

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

WORDING FOR AGENDA ITEM:

Ordinance for Zoning District Map Amendment to re-zone GIS Parcel #894634100004 owned by the Gilbert C. Holmes Irrevocable Trust to Agricultural Estates (AE)
A.) Public Hearing and Approval of 1st Reading

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 GIS Parcel #894634100004 from Agricultural Presentation (AP) to Agricultural Estates (AE). Following the public hearing, the Board will conduct the first reading of an ordinance approving the amendment to the zoning district map.

A 60% 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% 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:

Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust, owner of GIS Parcel #894634100004, which is located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34, and is addressed: 7510 Correctionville Road, Sioux City, IA 51106, requests to rezone their family's 8.8-acre parcel from the Agricultural Preservation (AP) zoning district to the Agricultural Estates (AE) Zoning District in order to divide the property among the three-sibling trust for future residential use. Concurrently with the rezone, the applicants have filed a minor subdivision application to divide the parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition. If approved, Steve Holmes intends to build a new single-family dwelling on the proposed Lot 3, and the existing dwellings on Lots 1 and 2 will remain. This property is not located in the floodplain, but it is in a quarter-quarter section with 2 existing residences. The Zoning Ordinance requires that, "not more than two residences shall be allowed on any quarter-quarter section (nominally 40 acre) tract; if a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification. The proposed AE Zoning District is designed for this type of proposal as its purpose is "to provide for a limited increase in the amount of small acreage development, including a controlled expansion of residential uses in appropriate locations throughout the county. The county's 2005 Future Land Use Map shows this parcel as being in an area planned for the Rural Residential Zoning District, which is equivalent to today's AE Zoning District. 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 recommended approval of the mapping amendment to the Zoning Commission. On 02/22/21 the Zoning Commission held a public hearing on the application and voted unanimously to recommend approval to the Board of Supervisors. In addition to today, the following dates have been tentatively scheduled for the 2nd, and if necessary, 3rd public hearing for additional readings and formal adoption of the ordinance to amend the zoning map: Tuesday, 03/09/21 at 4:45 PM, and Tuesday, 03/16/21 at 4:45 PM.

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 zoning district map amendment for GIS Parcel #894634100004 to Agricultural Estates
Conduct the first reading of the ordinance.

I recommend waiving the need for a third a public hearing/reading which is tentatively scheduled for 03/16/21 at 4:45 PM. Therefore, we could conduct the second public hearing/reading and formally adopt the ordinance on 03/09/21 at 4:45 PM.

ACTION REQUIRED / PROPOSED MOTION:

Open and close the public hearing.

Motion to approve the zoning district map amendment for GIS Parcel #894634100004 to Agricultural Estates

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

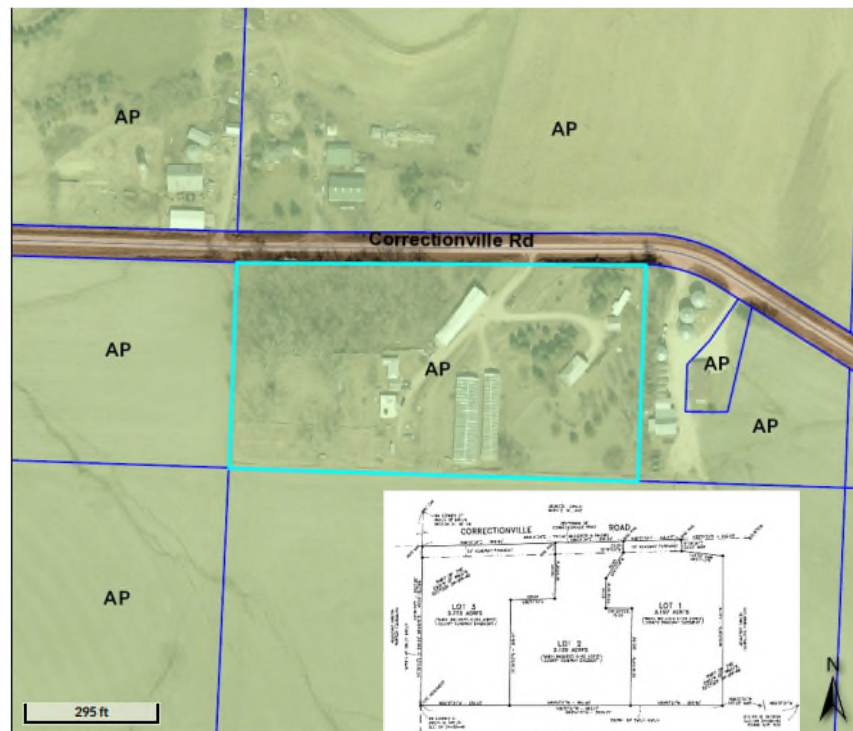
**FINAL REPORT
ZONING ORDINANCE MAP AMENDMENT (REZONE) PROPOSAL
Gilbert C. Holmes Irrevocable Trust
AGRICULTURAL PRESERVATION (AP) to AGRICULTURAL ESTATES (AE)**

Parcel #894634100004

FACTS OF THE CASE

Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a zoning ordinance map amendment application to rezone their family property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District concurrently with a minor subdivision application to divide the parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition.

The purpose of this proposal is to divide the property among three siblings and enable the opportunity for Steve Holmes to build a single-family dwelling on the proposed Lot 3. The property was purchased by his father, Gilbert C. Holmes in 1961 who operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019.



Parcel ID	894634100004	Alternate ID	882285	Owner Address	HOLMES GILBERT C IRREVOCABLE TRUST %STEVEN HOLMES CO TRUSTE
Sec/Twp/Rng	34-89-46	Class	R		255 BOULDER LN
Property Address	7510 CORRECTIONVILLE RD SIOUX CITY	Acreage	8.8		AUGUSTA, WV 26704
District	0025				
Brief Tax Description	EX E437.5' S OF CVILLE RD SWNW <i>(Note: Not to be used on legal documents)</i>				

The property is identified as Parcel #894634100004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain.

Following the evaluation of the requirements for a rezone as per the Woodbury County Zoning Ordinance, the staff recommends approval of the rezone as proposed.

The Zoning Commission, following their public hearing on February 22, 2021, voted unanimously to recommend approval of zoning district map amendment for Parcel #894634100004 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District.

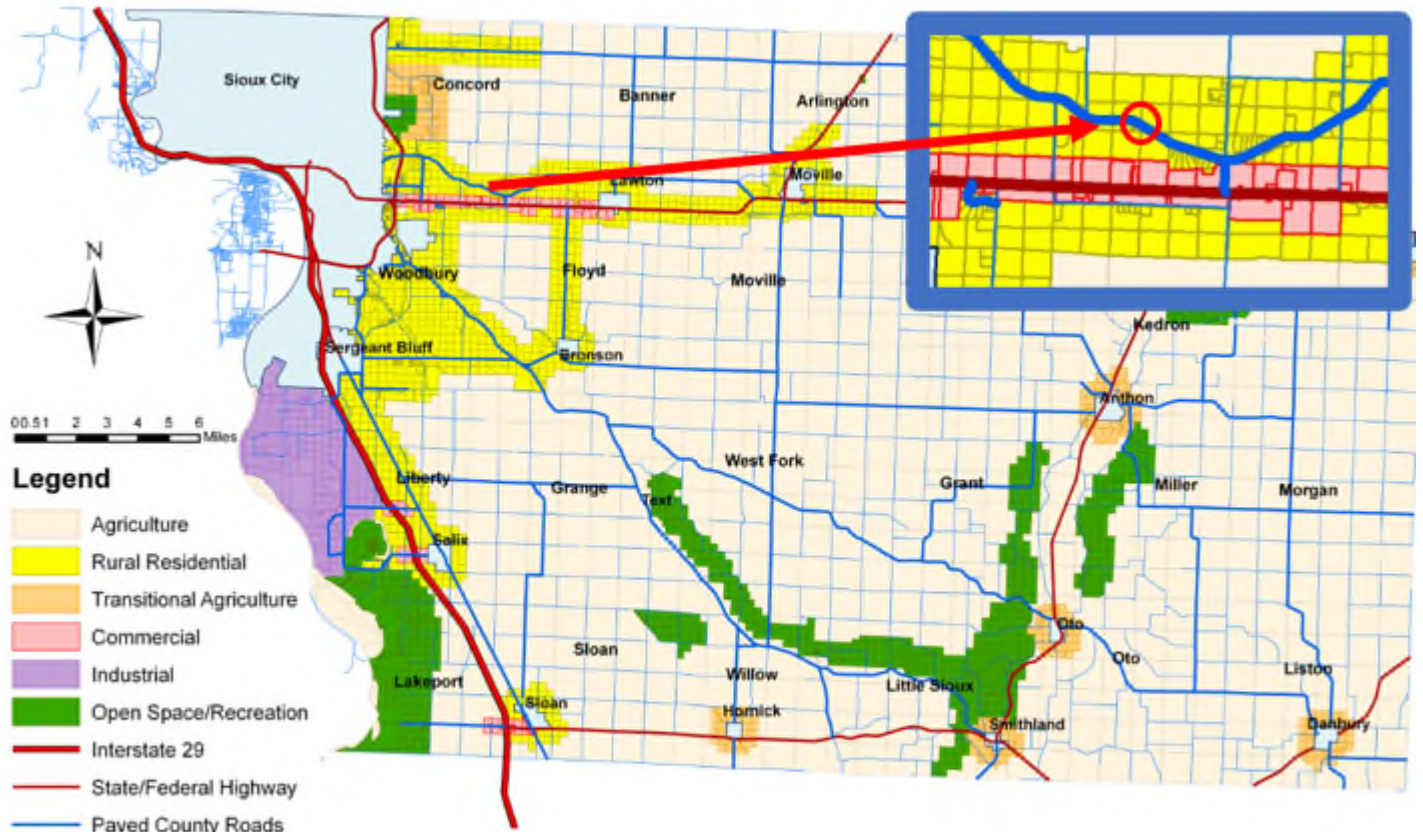
ZONING ORDINANCE EVALUATION CRITERIA FOR BOARD APPROVAL

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:

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

The applicant's proposal to rezone from AP to AE comports with the 2005 General Development Plan's residential goal, its policies, and the future land use map. The area abutting Correctionville Road between Sioux City and Lawton is designated as "Rural Residential" which is an area of the county planned for the development of residences. The general plan's residential policies establish the AE Zoning District as a clear fit based on its purpose and intent. As proposed, the Rainbow Addition final plat meets the zoning requirements for access, setbacks, and use.

Future Land Use Map



Planning for 2025

The Woodbury County General Development Plan

Adopted November 22, 2005

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

There are no compatibility or conformance issues with the policies and plans of other agencies with respect to the subject property.

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

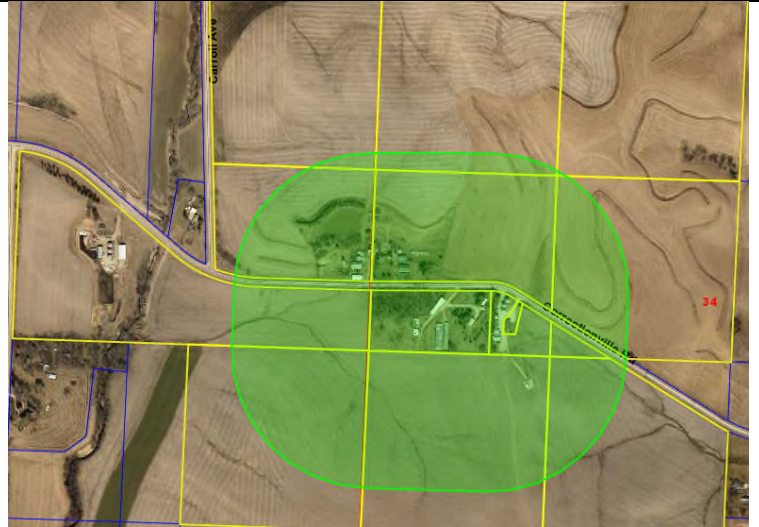
The property is suitable for residential purposes. The CSR2 ratings are 32, 58, and 89 with the majority of the property at 58. The general plan discourages non-farm residential uses in prime farmland areas (CSR over 65) and other agricultural districts. The mapping data is attached.

AREA PROPERTY OWNERS' NOTIFICATION – 1000 FT

The five (5) property owners within 1,000'; and listed within the certified abstractor's affidavit; were notified by a February 5, 2021 letter of the public hearing.

As of February 24, 2021, the Community and Development office has not received written comment from any property owner owning property within 1,000'. The names of the property owners are listed below.

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



Property Owner(s)	Description Location	Mailing Address	Comments
Gilbert C. Holmes Irrevocable Trust	Part SW 1/4 NW 1/4 South of C'Ville Road	255 Boulder Lane Augusta, WV 26704	No comments.
Flewelling Farm, LTD, a limited partnership	Part SW 1/4 NW 1/4 South of Road & all NW 1/4 SW 1/4 & NE 1/4 SW 1/4 South of C'Ville Road & Part of SE 1/4 NW 1/4 South of C'Ville Road	7462 C'Ville Road Sioux City, IA 51106	No comments.
Cingular Wireless	/LL on NW 1/4 SW 1/4	754 Peach Tree St NE 16th Floor, Atlanta, GA 30308	No comments.
Mark E. Williams	NW 1/4 N of C'Ville Road & NE 1/4 & SW 1/4 N of C'Ville Road & E 1/2 NE 1/4 lvg E of County Road & N of C'Ville Road	1902 110th St. Sioux City, IA 51108	No comments.
Steven C. Flewelling	Part SE 1/4 NE 1/4 South of C'Ville Road & all of NE 1/4 SE 1/4	7462 C'Ville Road Sioux City, IA 51106	No comments.

STAKEHOLDER REVIEW

911 COMMUNICATIONS CENTER:	I have no issues with this. – Glenn Sedivy, 2/3/21
CENTURYLINK:	No comments.
FIBERCOMM:	FiberComm has no concerns! – Jeff Zyzda, 2/3/21
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
LONGLINES:	No comments.
MAGELLAN PIPELINE:	Magellan has no issue with the change. – Adrian Reents, 2/3/21
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed rezoning for MEC electric. We have no conflicts with the rezoning. Let me know if you have any questions or concerns. – Casey Meinen, 2/2/21
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC gas either. – Tyler Ahlquist, 2/2/21
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	Northern has no easements on this parcel. – Tom Hudson, 2/2/21
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	NIPCO has no issues with this Rezone & Minor Subdivision. – Jeff Zettel, 2/8/21
NUSTAR PIPELINE:	No comments.
SIUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	Emergency Services has no issues with this proposal. – Gary Brown, 2/3/21
WOODBURY COUNTY EMERGENCY MANAGEMENT:	I have no questions or concerns. – Rebecca Socknat, 2/3/21
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	Woodbury REC does not have any concerns on the proposals. – Kent Amundson, 2/2/21
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposed rezoning project. – Neil Stockfleth, 2/2/21

STAFF RECOMMENDATION

Following the evaluation of the requirements for a rezone as per the Woodbury County Zoning Ordinance, the staff recommends approval of the rezone as proposed.

ZONING COMMISSION RECOMMENDATION AND DRAFT MINUTES FROM FEBRUARY 22, 2021 MEETING

RECOMMENDATION:

The Zoning Commission, following their public hearing on February 22, 2021, voted unanimously to recommend approval of zoning district map amendment for Parcel #894634100004 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District.

DRAFT Minutes - Woodbury County Zoning Commission Meeting – February 22, 2021

The Zoning Commission (ZC) meeting convened on the 22nd of February 2021 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):	Doug Mordhorst, Steve Holmes

Call to Order

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

Public Comment on Matters Not on the Agenda

Zoning Coordinator Priestley updated the commission on the final approval of Dustin Stieneke's rezone request by the Board of Supervisors on January 19, 2021.

Approval of Minutes

The December 28, 2020 minutes were approved. Motion by Commissioner O'Tool to approve; second by Commissioner Parker. Motion passed 5-0.

Election of Chair and Vice Chair

Commissioner Parker made a motion to nominate Commissioner Chris Zellmer Zant as Chair of the Woodbury County Zoning Commission for 2021; second by Commissioner Meister. Motion passed 5-0. Chair Zellmer Zant accepted the position. Chair Zellmer Zant made a motion to nominate Commissioner Tom Bride as Vice Chair of the Woodbury County Zoning Commission for 2021; second by Commissioner O'Tool. Motion passed 5-0. Vice Chair Bride accepted the position.

Public Hearing – Zoning Ordinance Map Amendment (Rezone) Proposal

Priestley delivered the staff report. Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a zoning ordinance map amendment application to rezone their family property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District concurrently with a minor subdivision application to divide the parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition. The purpose of this proposal is to divide the property among three siblings and enable the opportunity for Steve Holmes to build a single-family dwelling on the proposed Lot 3. The property was purchased by his father, Gilbert C. Holmes in 1961 who operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019. The property is identified as Parcel #894634100004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain. As of February 22, 2021, no comments were received from property owners within 1000'. Following the evaluation of the requirements for a rezone as per the Woodbury County Zoning Ordinance, the staff recommends approval of the rezone as proposed. Commissioner Parker inquired about the issue of two residences located on Lot 1. Priestley indicated that this was brought to the property owners' attention and staff will work with the property owners on bringing the property into compliance. Commissioner Parker inquired if anyone resides on the property. Steve Holmes, co-trustee of the Gilbert C. Holmes Estate discussed the historical nature of the dwellings. Vice Chair Bride discussed the legal nonconforming structures on the lots. CED Director Gleiser indicated that staff will work with the property owners administratively on the oversight of the second dwelling. A motion was made by Commissioner O'Tool to recommend approval of the zoning district map amendment for Parcel #894634100004 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District; second by Commissioner Parker. Motion passed 5-0.

Public Hearing – Rainbow Addition Minor Subdivision Proposal

Priestley delivered the staff report. Steve Holmes, co-trustee of the Gilbert C. Holmes Irrevocable Trust has submitted a minor subdivision application to divide their family parcel into three lots (Lot 1 – 3.107 acres; Lot 2 – 3.130 acres; Lot 3 – 3.273 acres) to establish the Rainbow Addition. It is required that this property be concurrently rezoned from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to meet the requirements of Section 3.01.1(B) of the Woodbury County Zoning Ordinance as not more than two homes are allowed in a 40 acre tract in the AP Zoning District as is allowed in the AE Zoning District. The purpose of this proposal is to divide the property among three siblings. Steve Holmes plans to build a single-family dwelling on the proposed Lot 3 while Lot 1 has two existing dwellings and Lot 2 has an existing dwelling as a result of the property's previous agricultural use. Holmes' father, Gilbert C. Holmes, purchased the land in 1961 and operated a fur and fox farm on the property until 1986. Mr. Holmes resided on the property until 2015 and passed in 2019. The property is identified as Parcel #89463410004 and located in T89N R46W (Concord Township) in the SW ¼ of the NW ¼ of Section 34. The address is 7510 Correctionville Road, Sioux City, Iowa 51106. The property is not located in the floodplain. As of February 22, 2021, no comments were received from property owners within 1000'. Following the evaluation of the staff review requirements for a minor subdivision as per the Woodbury County Zoning and Subdivision ordinances, the staff recommends approval of the final plat as proposed. Vice Chair Bride inquired about the septic system on Lot 2 and about the required lot frontage. Priestley indicated that Lot 1 complies with the 200 FT frontage requirement. Steve Holmes stated that the septic system including drain fields are contained on Lot 2. Chair Zellmer Zant inquired about septic system transfer protocol. Priestley stated that Siouxland District Health oversees the septic requirements. Chair Zellmer Zant inquired about the mag nails on the plat in terms of frontage. Surveyor Doug Mordhorst discussed the areas of roadway easement and right-of-way. Chair Zellmer Zant inquired whether each lot would be served by a driveway. Mordhorst stated yes. Commissioner Meister inquired about the approval of lots with nonconforming structures. Priestley indicated that it is common and allowed. Chair Zellmer Zant indicated that in 2005 the opportunity for a grandpa house was put into place for a relative who could not live alone. Commissioner Meister inquired about what happens if a non-family member lives in a house that was at one time designed as one for a relative or worker. Gleiser indicated that once the allowed use ceases for a year, then its no longer allowed. Also, if the property sustains more than 50% of what it costs to repair it, it would not be allowed. Staff will work with the property owner to bring the property into compliance. Commissioner O'Tool inquired about the location of the driveways. Priestley indicated that the driveway location is the role of the Secondary Roads department. Chair Zellmer Zant made a motion to close the public hearing; second by Vice Chair Bride. Motion passed 5-0. A motion was made Commissioner Meister to recommend approval of the Rainbow Addition final plat as proposed to the Board of Supervisors; second by Commissioner O'Tool. Motion passed 5-0.

Public Comment on Matters Not on the Agenda

None.

Commissioner Comment or Inquiry

None.

Adjourn

Motion by Chair Zellmer Zant to adjourn; second by Commissioner Meister. Motion passed 5-0. Meeting adjourned at 6:47 PM.

PROPOSAL TIMELINE: Public Hearings

- Zoning Commission (Rezone Request) – February 22, 2021
- Board of Supervisors (Rezone Request) – March 2, March 9, & March 16, all at 4:45 PM

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 De Witt, Chairman

Matthew A. Ung, Vice Chairman

Mark Monson

Keith Radig

Justin Wright

PROPOSED Adoption Timeline:

Public Hearing and 1 st Reading:	March 2, 2021
Public Hearing and 2 nd Reading:	March 9, 2021
Public Hearing and 3 rd Reading:	March 16, 2021
Adopted:	March 16, 2021
Effective:	Upon Publication

ITEM ONE (1)

Property Owner: Gilbert C. Holmes Irrevocable Trust, 255 Boulder LN, Augusta, WV
26704

Petitioner Applicant: Steve Holmes, Co-trustee, Gilbert C. Holmes Irrevocable Trust, 255
Boulder LN, Augusta, WV 26704

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, February 22, 2021, 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 Agricultural Estates (AE) Zoning District for 9.510 acres located in the SW ¼ of the NW ¼ in Section 34, T89N, R46W (Concord Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel # 894634100004.

All that part of the South Half of the Northwest Quarter (S1/2NW1/4) of Section Thirty-Four (34) lying south of the resurvey of the Goodrich survey of the Sioux City and Correctionville Road; except that portion thereof described as follows: a tract commencing in the center of the resurvey of the Goodrich survey of Sioux City and Correctionville Road at a point Twelve and Forty-Five hundredths (1245/100) chains West variation 10 degrees from the center of said section Thirty-Four (34); thence West variation 10 degrees Twelve and Forty-Five hundredths (12-45/100) chains to a pipe; thence North variation 10 degrees Seven and Eleven hundredths (7-11/100) chains to the center of same road; thence South Fifty-Nine (59) degrees Fifteen (15) minutes East, along the center of said section of same road, Fourteen and Thirty-Nine hundredths (14-39/100) chains to the point of beginning; and except that portion thereof described as follows: Commencing on the South line of the South half of the Northwest Quarter (S1/2NW1/4) of said Section Thirty-Four (34) at a point directly west of and adjoining the tract last above excepted: thence North Twenty-Nine (29) rods; thence West Six and One half (6-1/2) rods; thence South Twenty-Nine (29) rods; thence East Six and One half (6-1/2) rods to the point of beginning; and also except that portion thereof described as follows: Commencing at the West Quarter (W1/4) corner of Section Thirty-Four (34); thence North Four Hundred Sixty Three and Eight-Tenths (463.8) feet to the center line of the present established highway; thence North Eighty-Seven (87) degrees Forty-Two (42) minutes East Seven Hundred Fifty-Seven and Five-Tenths (757-5/10) feet along the center line of said established highway; thence South Two (2) degrees Eighteen (18) minutes East Thirty-Three (33) feet to the point of beginning; thence North Eighty-Seven (87) degrees Forty-Two (42) minutes East One Hundred Two and Nine-Tenths (102-9/10) feet; thence Easterly Seventeen and Eight-Tenths (17-8/10) feet along a Three Hundred Twenty and Seven-Tenths (320-7/10) foot radius curve concave Southerly; thence South Seventeen (17) feet; thence North Eighty-Four (84) degrees Five-Tenths (5/10) minutes West One Hundred Twenty-One and Three-Tenths (121-3/10) feet to the point of beginning; All in Township Eighty-Nine (89) North, Range Forty-Six (46) West of the Fifth P.M., in the County of Woodbury and state of Iowa, more particularly described as follows:

All that part of the Southwest 1/4 of the Northwest 1/4 of Section 34, Township 89 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows:





















Beginning at the Southwest corner of said Southwest 1/4 of the Northwest 1/4 of said Section 34; thence North 0° 39' 05" East along the West line of said Southwest 1/4 of the Northwest 1/4 for 464.42 feet to the centerline of Correctionville Road; thence North 88° 31' 34" East along said centerline for 757.50 feet; thence South 1° 28' 26" East for 33.00 feet to the southerly right-of-way line of said Correctionville Road; thence South 83° 11' 17" East along said southerly right-of-way line for 121.30 feet; thence South 0° 05' 09" West for 437.18 ft to the South line of said Southwest 1/4 of the Northwest 1/4; thence North 89° 57' 21" West along said South line for 883.17 feet to the point of beginning.

Said described parcel contains 9.510 acres, more or less, which includes 0.574 acres in roadway easement.

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa
(HOLMES GILBERT C IRREVOCABLE TRUST %STEVEN HOLMES CO TRUSTE)



MAP LEGEND

Area of Interest (AOI)	 Area of Interest (AOI)	Background	 Aerial Photography
Soils			
Soil Rating Polygons			
	<= 32		
	> 32 and <= 58		
	> 58 and <= 89		
	Not rated or not available		
Soil Rating Lines			
	<= 32		
	> 32 and <= 58		
	> 58 and <= 89		
	Not rated or not available		
Soil Rating Points			
	<= 32		
	> 32 and <= 58		
	> 58 and <= 89		
	Not rated or not available		
Water Features			
	Streams and Canals		
Transportation			
	Rails		
	Interstate Highways		
	US Routes		
	Major Roads		
	Local Roads		

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
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	2.8	29.2%
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	6.4	66.5%
12C	Napier silt loam, 5 to 9 percent slopes	89	0.4	4.2%
Totals for Area of Interest			9.6	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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

PARCEL REPORT

Summary

Parcel ID 894634100004
Alternate ID 882285
Property Address 7510 CORRECTIONVILLE RD
 SIOUX CITY IA 51106
Sec/Twp/Rng 34-89-46
Brief Tax Description EX E437.5' S OF CVILLE RD SWNW
(Note: Not to be used on legal documents)
Deed Book/Page 742-8837 (8/21/2015)
Gross Acres 8.80
Net Acres 8.80
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 0025 CONCORD/LAWTON-BRONSON
School District LAWTON BRONSON
Neighborhood N/A
Main Area Square Feet N/A



Owner

Deed Holder
 Holmes Gilbert C Irrevocable
 Trust %Steven Holmes CO Truste
 255 Boulder Ln
 Augusta WV 26704



Land

Lot Area 8.80 Acres ; 383,328 SF

Residential Dwelling Occupancy Single-Family / Owner Occupied Style 1 Story Frame Architectural Style N/A Year Built 1958 Condition Normal Roof Asph / Hip Flooring Foundation TILE Exterior Material Alum Interior Material Drwl Brick or Stone Veneer Total Gross Living Area 840 SF Attic Type None; Number of Rooms 4 above; 0 below Number of Bedrooms 2 above; 0 below Basement Area Type None Basement Area 0 Basement Finished Area Plumbing 1 Base Plumbing (Full ; Appliances 1 Range Unit; 1 Dishwasher; Central Air Yes Heat Yes Fireplaces Porches Decks Additions Garages 528 SF - Det Frame (Built 1900); Main Area Square Feet 840	Residential Dwelling Occupancy Single-Family / Owner Occupied Style 1 Story Frame Architectural Style N/A Year Built 1971 Condition Normal Roof Asph / Hip Flooring Foundation C Blk Exterior Material Composite Siding Interior Material Drwl Brick or Stone Veneer Total Gross Living Area 1,242 SF Attic Type None; Number of Rooms 0 above; 0 below Number of Bedrooms 0 above; 0 below Basement Area Type Full Basement Area 1,242 Basement Finished Area 340 - Standard Finish Plumbing 1 Base Plumbing (Full ; Appliances 1 Dishwasher; Central Air Yes Heat Yes Fireplaces Porches 1S Frame Enclosed (336 SF); Decks Additions Garages 576 SF - Det Frame (Built 1991); Basement Stall - 2 stalls; Main Area Square Feet 1242	Residential Dwelling Occupancy Single-Family / Owner Occupied Style Mfd Home (Single) Architectural Style N/A Year Built 1976 Condition Normal Roof T & G / Flat Flooring Foundation Poured Conc Exterior Material Composite Siding Interior Material Plas Brick or Stone Veneer Total Gross Living Area 784 SF Attic Type None; Number of Rooms 0 above; 0 below Number of Bedrooms 0 above; 0 below Basement Area Type None Basement Area 0 Basement Finished Area Plumbing 1 Base Plumbing (Full ; Appliances Central Air No Heat Yes Fireplaces Porches 1S Frame Enclosed (70 SF); Decks Additions Garages Main Area Square Feet 784
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Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Machine or Utility Building		26	42	1950	1
0	Barn - Pole	STORAGE	30	32	1986	1
0	Steel Utility Building		30	130	1978	1
0	Barn - Pole		32	180	1979	1
0	Barn - Pole	MINK SHED	30	180	1986	1

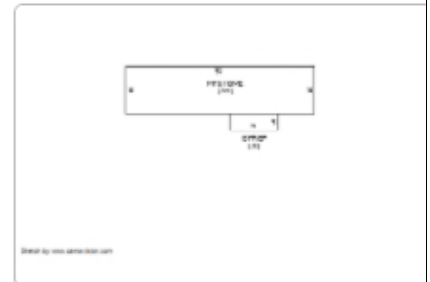
Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/17/2008	HOLMES GILBERT C FUNNEL TRUST	HOLMES GILBERT C	701/1285	TRANSFER TO / BY ADMINISTRATOR, GUARDIAN, CONSERVATOR, REFEREE, TRUSTEE	Deed		\$0.00
12/17/1991	HOLMES GILBERT C TRUSTEE	HOLMES GILBERT C FUNNEL TRUST	255/1688	TRANSFER TO / BY ADMINISTRATOR, GUARDIAN, CONSERVATOR, REFEREE, TRUSTEE	Deed		\$0.00

Valuation

Classification	2020	2019	2018	2017
	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$57,780	\$57,780	\$44,940	\$44,940
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$246,710	\$246,710	\$246,710	\$246,710
= Gross Assessed Value	\$304,490	\$304,490	\$291,650	\$291,650
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$304,490	\$304,490	\$291,650	\$291,650

Sketches



PROPOSED PLAT EXCERPT



**Rezoning Application &
Zoning Ordinance Map Amendment**

Owner Information:	Applicant Information:
Owner <u>Silbert C Holmes IRREV TRUST</u>	Applicant <u>[Signature]</u>
Address <u>255 Boulder Ln</u> <u>Augusta WV 26704</u>	Address <u>255 Boulder Ln</u> <u>Augusta WV 26704</u>
Phone <u>304-703-3036</u>	Phone <u>304-703-3036</u>

Engineer/Surveyor Douglas J. Mordhorst Phone 712-258-6844, 712-253-1003

Property Information:

Property Address or Address Range 7510 Correctionville Road

Quarter/Quarter SW 1/4 NW 1/4 Sec. 34 Twship/Range B9-46

Parcel ID # 894634100004 or GIS # _____ Total Acres 2.510

Current Use Residential Proposed Use Residential

Current Zoning AP Proposed Zoning AP

Average Crop Suitability Rating (submit NRCS Statement) Not on file

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 9/8/21 Staff present Don Priestley, David Gleason, Mark Nabe

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 Silbert C. Holmes IRREV TRUST Applicant [Signature] Trustee

Date Nov/9/2020 Date Nov/9/2020

Fee: \$400 Case #: 16636

Check #: 0198117619

Receipt #: _____

Date Received

