

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

Date: May 11, 2017

Weekly Agenda Date: May16,2017

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo-Planning and Zoning

WORDING FOR AGENDA ITEM:

Public Hearing and Second Reading of Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for Lots 1 through 5 and Outlot A of Whiskey Acres Addition.

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Dale Frank, Jean Frank and Christine Foster previously filed a 5 lot subdivision application for Whiskey Acres Addition. Their goal being to have their adjacent parcels subdivided to provide additional residential development opportunities. Final plat approval occurred on May 9, 2017.

The proposed lots are currently zoned AP (Agricultural Preservation). AP zoning limits residential density to two dwellings per quarter-quarter. As such the AP zoning does not allow for the potential residential density afforded by the subdivision. Re-zoning of the lots to AE (Agricultural Estates) is requested to allow building permit issuance for the planned residential development on the 3 undeveloped lots; and to allow the two existing dwellings to retain "legal conforming structure" status.

On April 24, 2017 the Zoning Commission held a public hearing voting to recommend AP to AE re-zoning approval. Staff concurs with the Commission recommendation.

On May 9, 2017 your Board held public hearing and approved the first reading of the ordinance No. 44.

BACKGROUND:

The location is 1.0 miles east of Sioux City's Whispering Creek area on the north side of 180th Street. Provided by attachment find the following:

1. Location and Parcel information
2. Copy of proposed Ordinance No. 44

FINANCIAL IMPACT:

None. Administrative and legal publication expense is offset by application fees.

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:

To hold a Public Hearing.

To vote for approval of the second reading of the Zoning Ordinance No. 44 for a Zoning Ordinance Mapping Amendment to re-zone Lots 1-5 and Outlot A of Whiskey Acres Addition to AE (Agricultural Estates).

ACTION REQUIRED / PROPOSED MOTION:

Hold Public Hearing followed by motion to close the hearing.

A motion to approve the second reading of a Zoning Ordinance No. 44 Re: A Zoning Ordinance Mapping Amendment for re-zoning Lots 1-5 and Outlot A of Whiskey Acres Addition to AE (Agricultural Estates).

WOODBURY SIOUX CITY

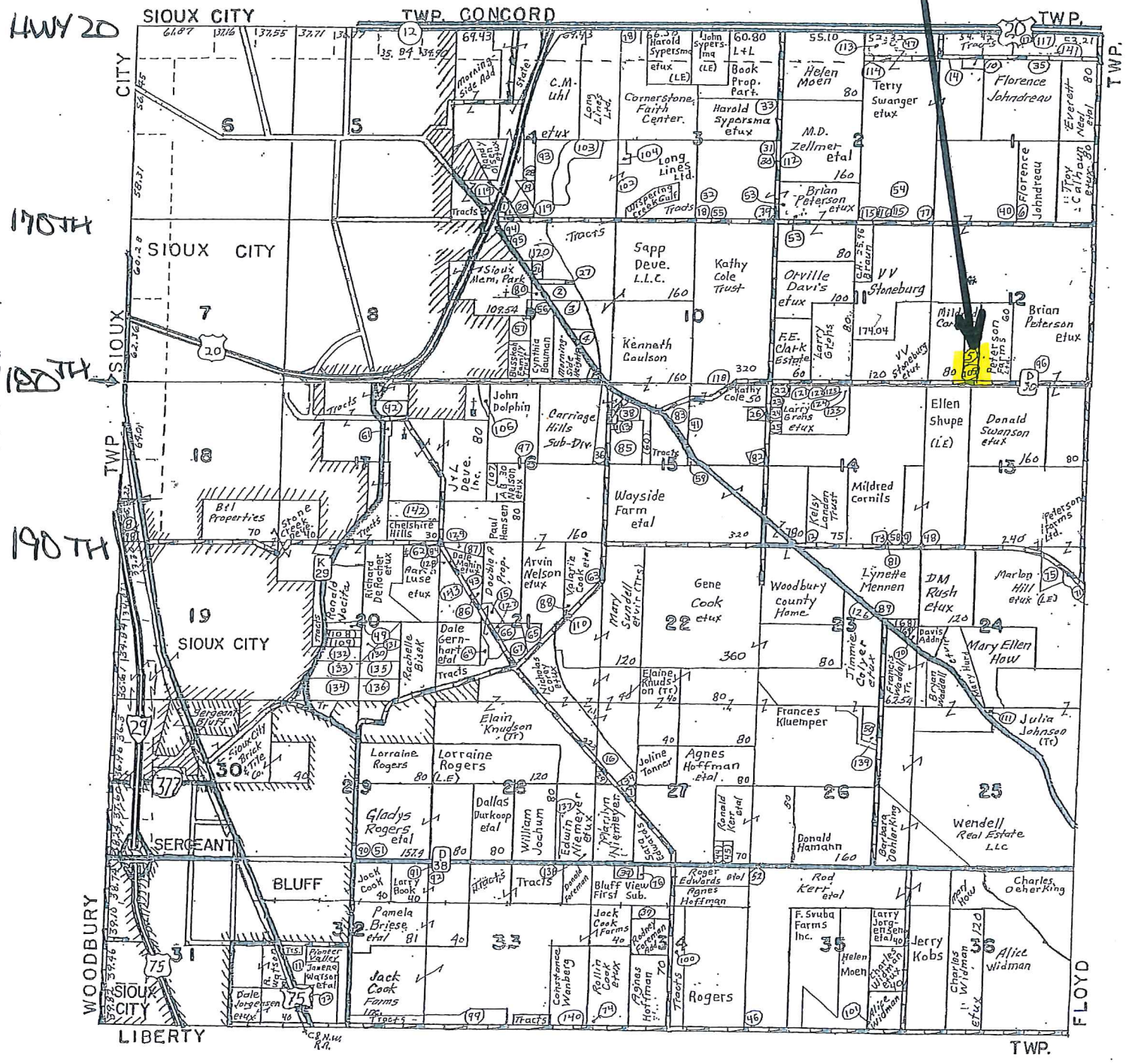
(E.Pt)
(S.E.Pt)

T-88N R-47W OF THE 5TH P.M.

Rezoning For:

Dale and Jean Frank
Parent Parcel GIS # 884712300002
1721 180th Street, Sioux City, IA 51106
Lots 1 and 2 and south portion of outlot
Whiskey Acres Addition
AP to AE

Christine Foster, 1727 180th Street, Sioux City, IA 51106
Parent Parcel GIS #884712300004
Lots 3, 4, 5 and north portion of outlot
Whiskey Acres Addition
AP to AE





Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:
Owner <u>Christine Foster</u>	Applicant _____
Address <u>1721 180th St. Sioux City, IA 51106</u>	Address _____
Phone <u>712-258-0227</u>	Phone _____

Engineer/Surveyor Douglas J. Marchant, MS, ASCE Phone 712-258-6844, 712-253-1003

Property Information:

Property Address or Address Range 1721 and 1727 180th St. Sioux City, IA 51106

Quarter/Quarter NWSW, NESW, SESW, SWSW Sec 12 Twnshp/Range T88N, R47W

Parcel ID # _____ GIS # 884712300004 Total Acres 20.041

Current Use Residential Proposed Use Residential

Current Zoning AP Proposed Zoning AE 0.03370 WSE / NOPTC

Average-Crop Suitability Rating (submit NRCS Statement) 46-66 45.45 TO 53.2 46.09

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 _____ Staff present _____

The undersigned is/are the owners(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.

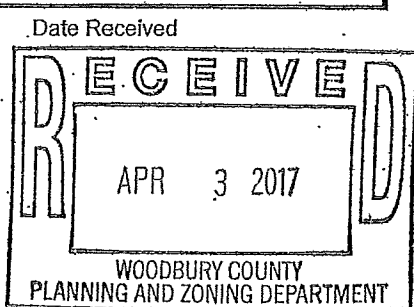
Owner Christine Foster Date _____

Applicant Joan Frank Date _____

Fee: \$400 Case #: 6199

Check #: 2510

Receipt #: _____



Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 884712300002
 Alternate ID 00000000822918
 Property Address 1721 180th St
 Sioux City
 Sec/Twp/Rng 12-88-47
 Brief Legal Description WOODBURY TOWNSHIP A TCT COMM S 1/4 COR THEC W 1543.26 FT A ND N 874.92 FT TO PO B; THEC N 840.17 FT , E 509.0 FT, S 941. 01 FT, & NWLY 518.89 FT SW 1/4 12-88-47
 (Note: Not to be used on legal documents)
 Document(s) DED: 386-41 (10/29/1997)
 Gross Acres 0.00
 Net Acres 10.41
 Exempt Acres -10.41
 CSR N/A
 Class R - Residential
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM
 School District SGT BLUFF LUTON



Owner

Deed Holder	Contract Holder	Mailing Address
Frank Jean R & Dale E 1721 180th St Sioux City IA 51106		

Land

Lot Area 10.47 Acres ; 456,073 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style Mfd Home (Double)
 Architectural Style N/A
 Year Built 1975
 Condition Normal
 Grade what's this? 4+10
 Roof Asph/ Gable
 Flooring L/C
 Foundation Poured Conc
 Exterior Material Vinyl
 Interior Material Plas
 Brick or Stone Veneer
 Total Gross Living Area 1,560 SF
 Attic Type None;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type None
 Basement Area 576
 Basement Finished Area
 Plumbing 2 Base Plumbing (Full);
 Appliances
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 1S Frame Enclosed (312 SF); 1S Frame Enclosed (144 SF);
 Decks Wood Deck-Med (194 SF);
 Additions 1 Story Frame (576 SF) (576 Bsmt SF);
 Garages 768 SF - Det Frame (Built 1987);
 240 SF - Det Frame (Built 1987);
 Basement Stall - 2 stalls;

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built
	Steel Utility Building		30	80	2010

Permits

Permit #	Date	Description	Amount
5267	04/27/2010	New Bldg	24,000

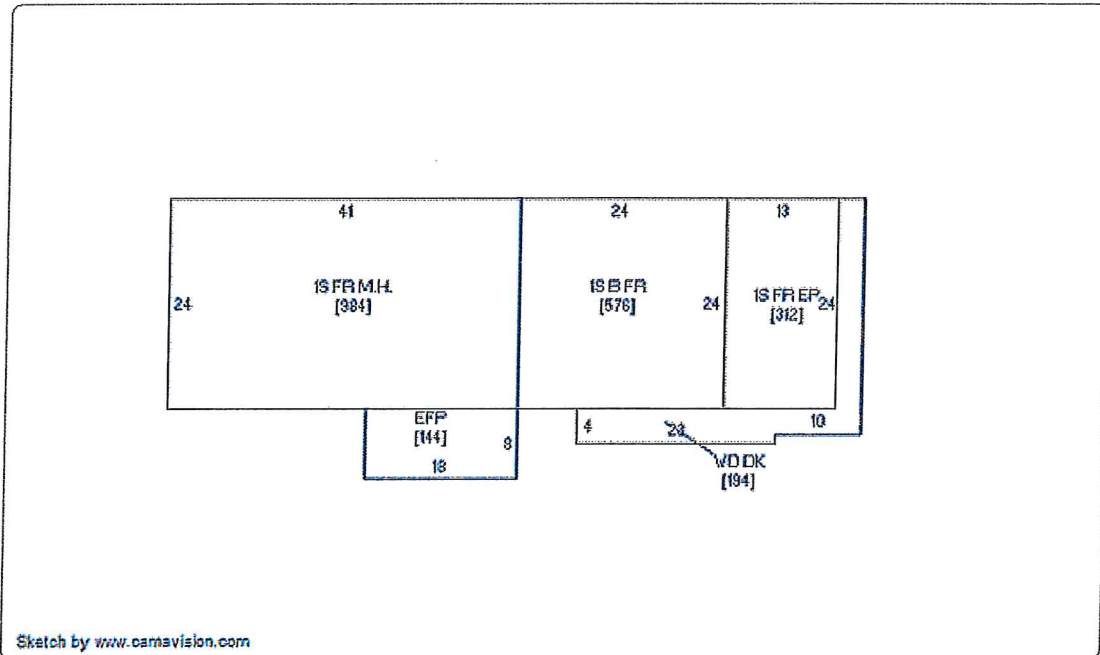
Valuation

Classification	2017	2016	2015	2014
	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,680	\$28,680	\$28,680	\$26,800
+ Assessed Building Value	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$96,190	\$96,190	\$96,190	\$89,900
+ Exempt Value	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700
- Exempt Value	\$0	\$0	\$0	\$0
= Net Assessed Value	\$124,870	\$124,870	\$124,870	\$116,700

Photos



Sketches



No data available for the following modules: Commercial Buildings, Yard Extras, Sales, 2017 Valuation (Sioux City), Valuation History (Sioux City).

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Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 884712300004
 Alternate ID 00000000822917
 Property Address 1727 180th St
 Sergeant Bluff
 Sec/Twp/Rng 12-88-47
 Brief Legal Description WOODBURY TOWNSHIP SE 20 AC W 100 AC (EXA TCT COMM S 1/4 COR THEC W 1543.26 FT AND N 874.92 FT TO POB; THEC N 840.17 FT, E 509.0 FT, S 94 1.01 FT, & NWLY 51 5 18.89 FT) SW 1/4 12- 88-47
 (Note: Not to be used on legal documents)
 Document(s) DED: 449-1359 (12/21/1999)
 Gross Acres 0.00
 Net Acres 9.20
 Exempt Acres -9.20
 CSR N/A
 Class R - Residential
 Tax District 039 WOODBURY SGT BLUFF LUTON COMM
 School District SGT BLUFF LUTON



Owner

Deed Holder
 Foster Christine
 915 Dubuque
 Sioux City IA 51105

Contract Holder

Mailing Address

Land

Lot Area 9.20 Acres ; 400,752 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 1/2 Story Frame
 Architectural Style N/A
 Year Built 1920
 Condition Normal
 Grade what's this? 4
 Roof Asph / Gable
 Flooring L/C
 Foundation Conc
 Exterior Material Vinyl
 Interior Material Plas / Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,476 SF
 Attic Type None;
 Number of Rooms 6 above; 0 below
 Number of Bedrooms 3 above; 0 below
 Basement Area Type 1/2
 Basement Area 1,026
 Basement Finished Area
 Plumbing 1 Base Plumbing (Full;
 Appliances
 Central Air No
 Heat Yes
 Fireplaces
 Porches 1S Frame Enclosed (176 SF);
 Decks
 Additions 1 Story Frame (80 SF); 1 Story Frame (472 SF) (472 Bsmt SF); 1 Story Frame (400 SF) (400 Bsmt SF);
 Garages 252 SF - Det Frame (Built 1920);

Sales

Date	Seller	Buyer	Recording	NUTC	Type	Multi Parcel	Amount
10/17/1997	FRANK, JEAN R & DALE E		386/41	NO CONSIDERATION	Deed		\$0.00

+

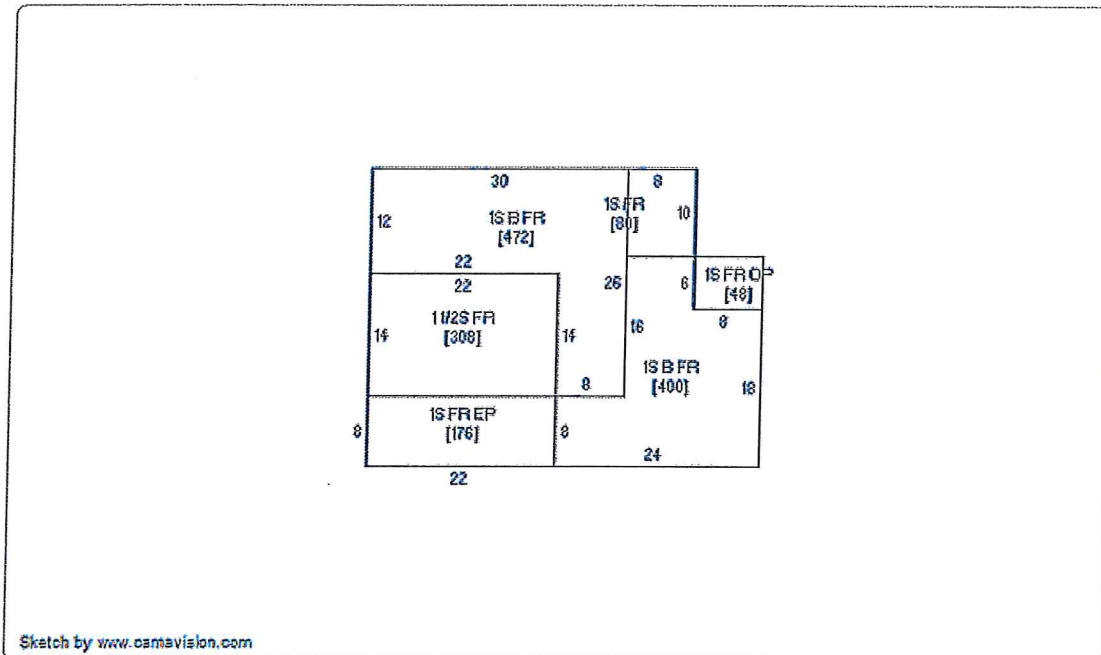
Valuation

Classification	2017	2016	2015	2014	2013
	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$28,890	\$28,890	\$28,890	\$27,000	\$27,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$68,190	\$68,190	\$85,310	\$79,730	\$79,730
+ Exempt Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730	\$106,730
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$97,080	\$97,080	\$114,200	\$106,730	\$106,730

Photos



Sketches



No data available for the following modules: Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City).



Summary

Parcel ID	884712300001	
Gross Acres	79.17	
ROW Acres	0.00	
Gross Taxable Acres	79.17	
Exempt Acres	0.00	
Net Taxable Acres	79.17	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	66.33	(5251.58 CSR2 Points / 79.17 Gross Taxable Acres)
Agland Active Config	2017 CSR2	

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	72.22	65.17	4,706.28	4,706.28
Non-Crop	6.95	78.46	545.30	301.22
Total	79.17		5,251.58	5,007.50

Soil Summary

Description	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points			
100% Value	93.00	6.92	643.56	6.92	0.00	643.56			
100% Value	89.00	15.82	1,407.98	15.82	0.00	1,407.98			
100% Value	57.00	1.54	87.78	1.54	0.00	87.78			
100% Value	58.00	4.82	279.56	4.82	0.00	279.56			
100% Value	32.00	22.72	727.04	22.72	0.00	727.04			
100% Value	18.00	0.84	15.12	0.84	0.00	15.12			
100% Value	79.00	19.56	1,545.24	19.56	0.00	1,545.24			
Non-Crop	89.00	0.33	29.37	0.33	14.16	15.21			
Non-Crop	32.00	0.15	4.80	0.15	0.11	4.69			
Non-Crop	79.00	6.47	511.13	6.47	229.81	281.32			
				79.17	5,251.58	0.00	79.17	244.08	5,007.50

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Summary

Parcel ID	884712300003	
Gross Acres	30.00	
ROW Acres	0.00	
Gross Taxable Acres	30.00	
Exempt Acres	5.50	
Net Taxable Acres	24.50	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	46.45	(1393.55 CSR2 Points / 30 Gross Taxable Acres)
Agland Active Config	2017 CSR2	

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	14.27	47.91	683.72	683.72
Non-Crop	10.23	54.93	561.94	377.60
Forest Reserve	5.50	26.89	147.89	122.22
Total	30.00		1,393.55	1,183.54

Soil Summary

Description	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points			
Non-Crop	60.00	1.43	85.80	1.43	30.69	55.11			
Non-Crop	58.00	7.66	444.28	7.66	153.05	291.23			
Non-Crop	32.00	0.81	25.92	0.81	0.60	25.32			
Non-Crop	18.00	0.33	5.94	0.33	0.00	5.94			
Forest Reserve	89.00	0.59	52.51	0.59	25.32	27.19			
Forest Reserve	32.00	0.50	16.00	0.50	0.35	15.65			
Forest Reserve	18.00	4.41	79.38	4.41	0.00	79.38			
100% Value	58.00	8.89	515.62	8.89	0.00	515.62			
100% Value	32.00	5.09	162.88	5.09	0.00	162.88			
100% Value	18.00	0.29	5.22	0.29	0.00	5.22			
				30.00	1,393.55	0.00	30.00	210.01	1,183.54

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 **Beacon**TM Woodbury County, IA / Sioux City

Summary

Parcel ID	884712300005	
Gross Acres	29.22	
ROW Acres	0.00	
Gross Taxable Acres	29.22	
Exempt Acres	0.50	
Net Taxable Acres	28.72	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	46.09	(1346.72 CSR2 Points / 29.22 Gross Taxable Acres)

Agland Active Config 2017 CSR2

Sub Parcel Summary

Description	Acres	CSR2	Gross CSR2 Points	Assessed CSR2 Points
100% Value	15.12	41.40	626.02	626.02
Non-Crop	13.60	52.33	711.70	483.65
Forest Reserve	0.50	18.00	9.00	9.00
Total	29.22		1,346.72	1,118.67

Soil Summary

Description	CSR2	Unadjusted Acres	Unadjusted CSR2 Points	Adjusted Acres	Non Crop CSRP Reduct	Adjusted CSR2 Points			
100% Value	86.00	0.37	31.82	0.37	0.00	31.82			
100% Value	89.00	1.88	167.32	1.88	0.00	167.32			
100% Value	58.00	0.95	55.10	0.95	0.00	55.10			
100% Value	32.00	11.23	359.36	11.23	0.00	359.36			
100% Value	18.00	0.69	12.42	0.69	0.00	12.42			
Non-Crop	89.00	0.64	56.96	0.64	27.47	29.49			
Non-Crop	58.00	9.98	578.84	9.98	199.40	379.44			
Non-Crop	32.00	1.59	50.88	1.59	1.18	49.70			
Non-Crop	18.00	1.39	25.02	1.39	0.00	25.02			
Forest Reserve	18.00	0.50	9.00	0.50	0.00	9.00			
				29.22	1,346.72	0.00	29.22	228.05	1,118.67

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

ORDINANCE NO. 44

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 reports in respect to amending said Ordinance from the Woodbury County Zoning Commission which held hearings on said amendments; all as by law provided. Which amendments are attached hereto marked items One (1), Two (2), and Three (3) 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 amendments, 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 hereby resolved by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning is amended as shown on said attached items One (1) and Two (2) and Three (3).

Now therefore, be it hereby resolved by the Woodbury County Board of Supervisors, duly assembled, that the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 23th day of May, 2017

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:

BY: _____
Rocky De Witt

BY: _____
Marty Pottebaum

BY: _____
Keith Radig

BY: _____
Jeremy Taylor

BY: _____
Matthew A. Ung

ATTESTED TO

BY: _____
Patrick F. Gill, Auditor

Adoption Timeline
May 09, 2017 Public Hearing and 1st Reading
May 16, 2017: 2nd Reading
May 23, 2017: 3rd Reading and Ordinance Adoption

ITEM ONE (1)

Property Owners: Dale Frank and Jean Frank of 1721 180th Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Petitioner Applicants: Dale Frank and Jean Frank of 1721 180th Street, Sioux City, IA 51106; and Christine Foster of 915 Dubuque Street, Sioux City, IA 51105.

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the AP (Agricultural Preservation) to the AE (Agricultural Estates) zoning district designation for:

All that part of the West $\frac{1}{2}$ of the Northeast $\frac{1}{4}$ of Section 23, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

All that part of the Southwest $\frac{1}{4}$ of Section 12, Township 88 North, Range 47 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the South $\frac{1}{4}$ corner of said Section 12; thence South 90°00'00" West along the South line of said Southwest $\frac{1}{4}$ for 1033.26 feet to the Southeast corner of a parcel described as the West 100 acres of said Southwest $\frac{1}{4}$ and the point of beginning; thence continuing South 90°00'00" West along said South line for 510.00 feet; thence North 0°40'05" East for 1715.09 feet; thence South 89°38'09" East for 509.00 feet to the East line of said West 100 acres; thence South 0°38'08" West along said East line for 1711.84 feet to the point of beginning.

Said described parcel contains 20.041 acres, more or less, which includes 0.386 acres in roadway easement.

ITEM TWO (2)

Property Owners: Luke J. Grigg and Karla R. Grigg, 2024 120th Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicants: Luke J. Grigg and Karla R. Grigg, 2024 120th Street, Lawton, IA 51030; and Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial- Planned Development) to the AP (Agricultural Preservation) Zoning District designation for:

Lot 2 of R.J. Addition, Woodbury County, Iowa

ITEM THREE (3)

Property Owners: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Petitioner Applicant: Rodney D. and Jodi P. Lieber, 310 North Derby Lane, Unit #380, North Sioux City, South Dakota 57049

Pursuant to Section 335 of the Code of Iowa, 2017, the Woodbury County Board of Supervisors held a public hearing on May 9, 2017 to amend the Woodbury County Zoning Ordinance and/or Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

An amendment to re-zone from the LI-PD (Light Industrial-Planned Development) and AP (Agricultural Preservation) to the LI (Light Industrial) Zoning District designation for:

Lot 1 of R.J. Addition, Woodbury County, Iowa