

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

Date: April 5, 2017

Weekly Agenda Date: Apr 11, 2017

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

WORDING FOR AGENDA ITEM:

Receive Re-Zoning Application from Luke J. and Karla R. Grigg with referral to the Zoning Commission for Public Hearing and Recommendation - Lot 2 of R.J. Addition

ACTION REQUIRED:

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

EXECUTIVE SUMMARY:

Luke J. and Karla R. Grigg have filed an application requesting a change in zoning of their lot from LI-PD (Light Industrial - Planned Development) to AP (Agricultural Preservation). The location is approximately 0.4 miles west of the intersection of 120th St. and Eastland Avenue within a portion of the NE 1/4 of the NW 1/4 of Section 18, Banner Township.

BACKGROUND:

In March 2017 the Board of Supervisors approved the R.J. Addition subdivision. Under recommendation of staff and the Zoning Commission the Supervisors required the Grigg's change Lot 2's zoning to the AP zoning district designation. The re-zoning is required to limit the use of the parcel for primarily agricultural and limited density residential uses.

FINANCIAL IMPACT:

None. Application fees cover administration costs.

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:

Staff recommends your board receive the re-zoning application and refer to the Zoning Commission for Public Hearing and Approval Recommendation.

ACTION REQUIRED / PROPOSED MOTION:

A motion to receive the re-zoning application with referral to the Zoning Commission for Public Hearing and Approval Recommendation.

T89N - R45W OF 5TH P M

BANNER

- 1. Sec.14 David Cooper,etux-9.54
- 2. Sec.33 Thomk
- 3. Sec.36 Brian
- 4. Sec.24 Donak
- 5. Sec.33 Joel S
- 6. Sec.31 Bradle
- 7. Sec.28 Thomk
- 8. Sec.36 Tracy
- 9. Sec.25 Thone
- 10. Sec.27 Larry
- 11. Sec.4 Phillip

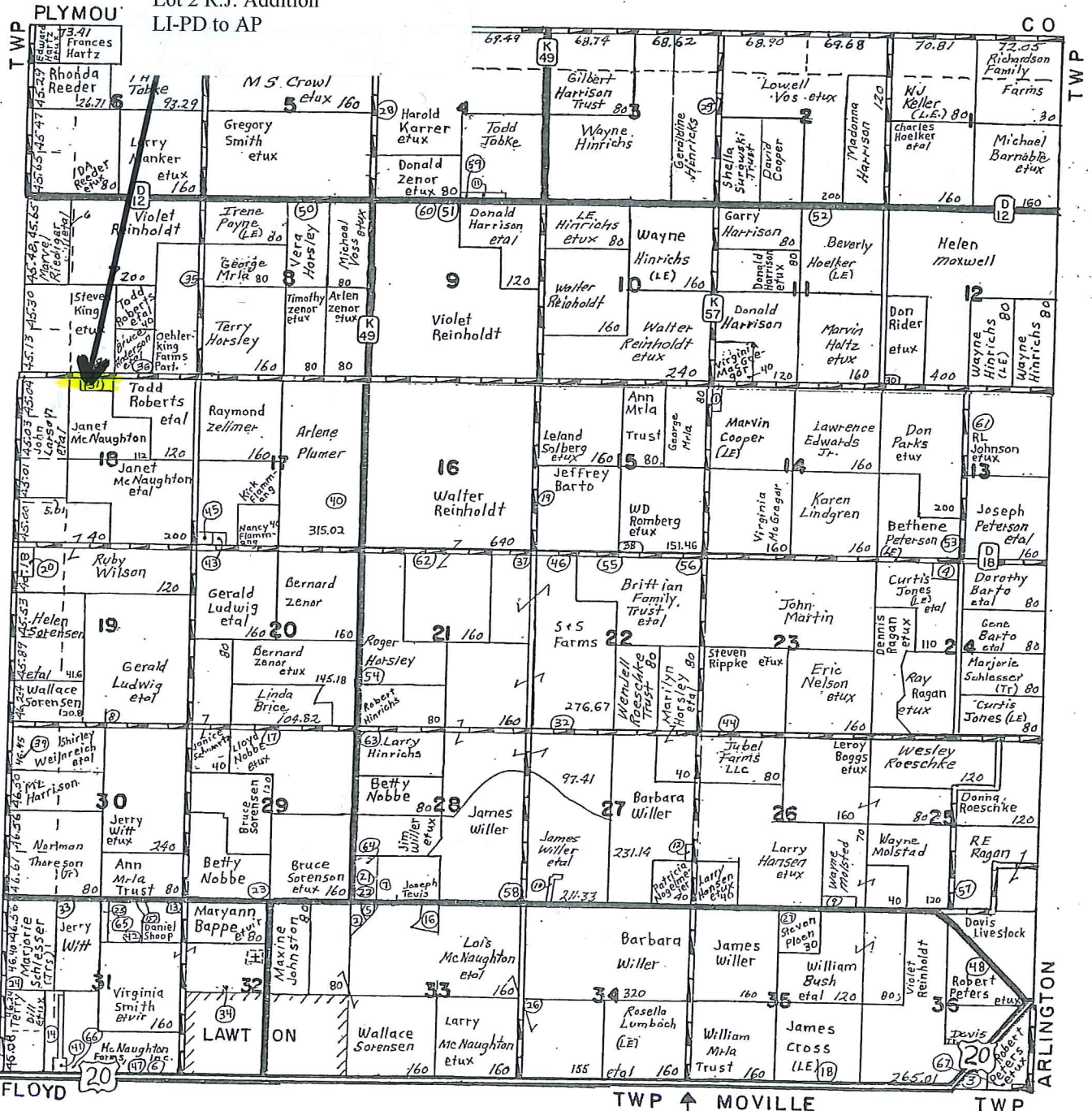
- 12. Sec.27 Fred Helmich,etux-3.93
- 13. Sec.27 Fred Helmich,etux-2.2
- 14. Sec.27 Fred Helmich,etux-5
- 15. Sec.27 Fred Helmich,etux-8.33

Rezoning For:

Luke J. and Karla R. Grigg
 Parent Parcel GIS #894518100008
 2024 120th St, Lawton, IA 51030
 Lot 2 R.J. Addition
 LI-PD to AP

- 23. Sec.29 Marlene Nitzschke
- 24. Sec.31 Mark Davies,etux-5.5
- 25. Sec.31 Scott Semple,etux-5
- 26. Sec.34 Lois McNaughton-5
- 27. Sec.35 Lee Lander,etux-10
- 28. Sec.4 Fred Davis,etux-2.58
- 29. Sec.3 M. J. Beavers,etux-10
- 30. Sec.12 Roger Forch-5.5
- 31. Sec.18 Rodney Lieber,etux-8
- 32. Sec.22 Arlan Kolker,etux-1.13
- 33. Sec.31 Marvin Roethler,etux
- 34. Sec.32 City of Lawton-7.26
- 35. Sec.7 B. A. Anderson,etux-5.0
- 36. Sec.7 R. M. Anderson,etux-5.0
- 37. Sec.21 Jon Zook,etux
- 38. Sec.15 Paul Roberts,etux-8.54
- 39. Sec.30 Charles Hammack-5
- 40. Sec.17 Dav. Swanger-4.98
- 41. Sec.31 Lawton Airport, Inc.-7.98
- 42. Sec.31 Marvin Harrison,etux
- 43. Sec.17 Kirk Flammang,etux
- 44. Sec.23 Steven Rippke,etux-2

- 45. Sec.17 David Law,etux
- 46. Sec.22 Kent Zimmerman,etux-2.2
- 47. Sec.31 Stanley Chartier,etux-11.57
- 48. Sec.36 Hans Nelson,etux-5.06
- 49. Sec.5 Sheila Gerke-13.16
- 50. Sec.8 Robert Weatherly,etux-3.0
- 51. Sec.9 Walter Reinholdt,etux-2.43
- 52. Sec.11 Charles Hoelker,etal-10.09
- 53. Sec.13 Kenneth Petersen,etux
- 54. Sec.21 Roger Horsley,etux
- 55. Sec.22 Marty Anfinson,etux
- 56. Sec.22 Stephen Riser
- 57. Sec.25 David Brosamie,etux
- 58. Sec.28 Curtis Blawkenburg,etux
- 59. Sec.4 Cindy Fink-2.0
- 60. Sec.9 Gary Heath-2.27
- 61. Sec.13 William Destigher,etux-9.28
- 62. Sec.21 Bradley Rohde,etux-2.54
- 63. Sec.28 Richard Scott,etux-5.0
- 64. Sec.28 Beverly Hoelker-5.33
- 65. Sec.31 Mark Lofton,etux-6.10
- 66. Sec.3 Curtis McNaughton,etux-5.0



D12

120TH

130TH

CONCORD

FLOYD

TWP ↑ MOVILLE

TWP

ARLINGTON



Rezoning Application & Zoning Ordinance Map Amendment

| | |
|--|--|
| Owner Information: Owner <u>Luke J. Grigg and Karla R. Grigg</u> Address <u>2024 120th Street</u> <u>Lawton, IA 51030</u> Phone <u>(712) 253-5662</u> | Applicant Information: Applicant <u>Luke J. Grigg and Karla R. Grigg</u> Address <u>2024 120th Street</u> <u>Lawton, IA 51030</u> Phone <u>(712) 253-5662</u> |
|--|--|

Engineer/Surveyor Alan Fagan Phone (712) 539-1471

Property Information: LOT 2 OF R.J. ADDITION, WOODBURY COUNTY, IOWA

Property Address or Address Range 2024 120th Street, Lawton, IA 51030

Quarter/Quarter NE 1/4 NW 1/4 Sec 18 Twnshp/Range 89/45

Parcel ID # _____ GIS # 894518100008 Total Acres 3.65

Current Use RESIDENTIAL Proposed Use RESIDENTIAL

Current Zoning LI-PD Proposed Zoning AP

Average Crop Suitability Rating (submit NRCS Statement) ADJACENT PARCELS HAVE ADJUSTED CSR2 RANGING FROM 44.91 TO 61.16

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).

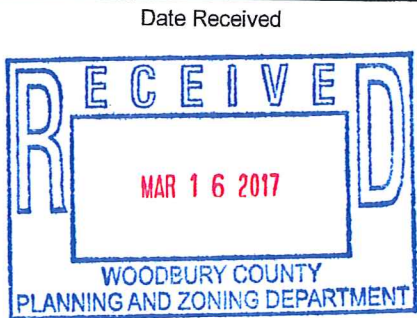
A formal pre-application meeting is recommended prior to submitting this application.
Pre-app mtg. date MARCH 2017 Staff present [Signature]

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.

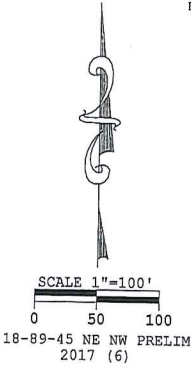
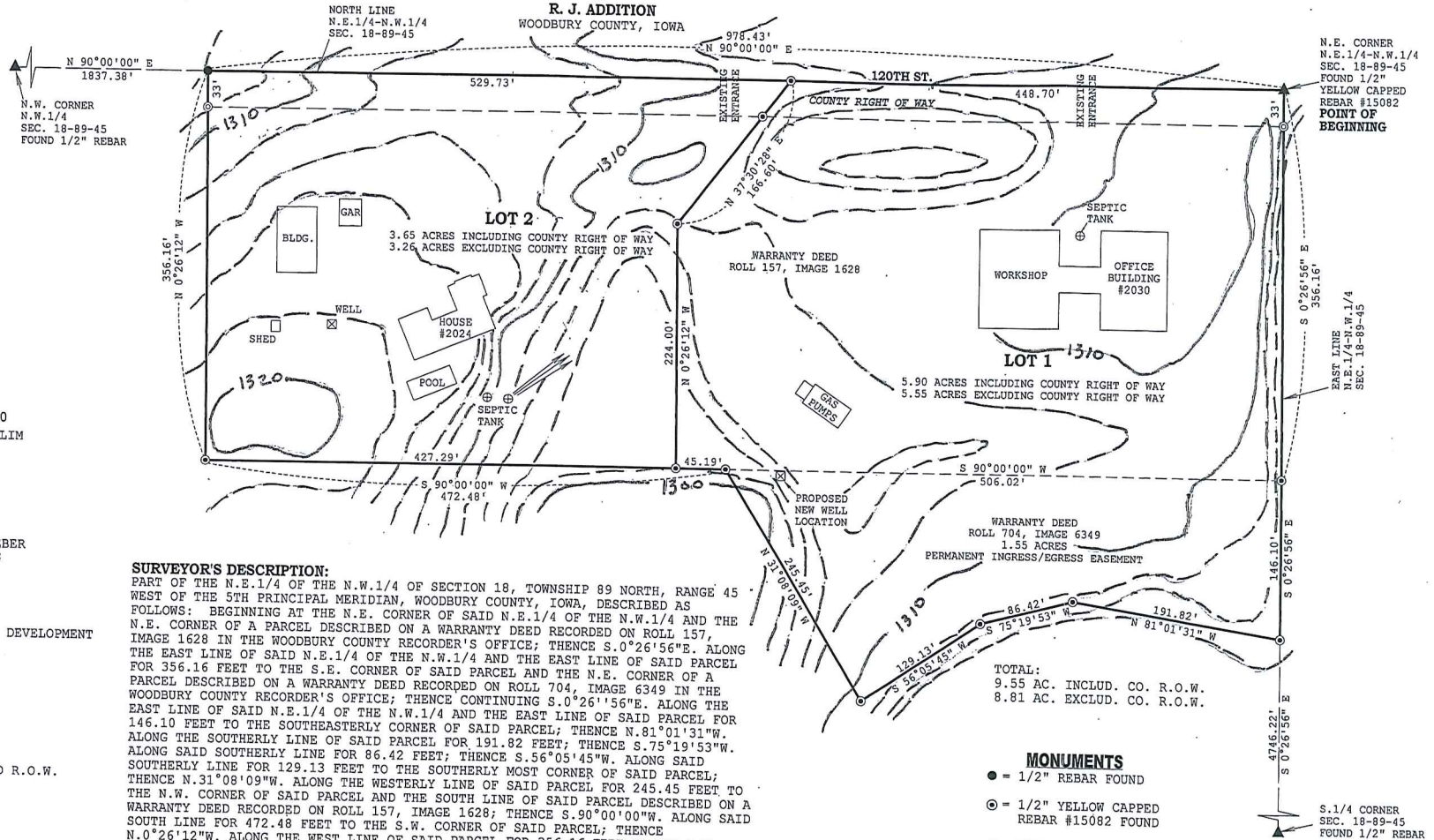
Owner [Signature] Karla Grigg Applicant [Signature] Karla Grigg
Date 3-15-17 Date 3-15-17

Fee: **\$400** Case #: _____
Check #: 1295
Receipt #: _____



COPY

PRELIMINARY SKETCH
A MINOR SUBDIVISION PLAT
OF
R. J. ADDITION
WOODBURY COUNTY, IOWA



OWNERS/SUBDIVIDERS:
RODNEY D. LIEBER & JODI P. LIEBER
LUKE J. GRIGG & KARLA R. GRIGG

SURVEYOR:
ALAN L. FAGAN

ZONING:
LI-PD LIGHT INDUSTRIAL PLANNED DEVELOPMENT
AP AG PRESERVATION

BUILDING SETBACKS:
LI PD
FRONT YARD - 50 FEET
REAR YARD - 50 FEET
SIDE YARD - 10 FEET

AP AG PRESERVATION
FRONT YARD - 100 FEET FROM ROAD R.O.W.
REAR YARD - 50 FEET
SIDE YARD - 20 FEET

SURVEYOR'S DESCRIPTION:

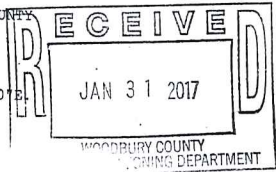
PART OF THE N.E.1/4 OF THE N.W.1/4 OF SECTION 18, TOWNSHIP 89 NORTH, RANGE 45 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.E. CORNER OF SAID N.E.1/4 OF THE N.W.1/4 AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 356.16 FEET TO THE S.E. CORNER OF SAID PARCEL AND THE N.E. CORNER OF A PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 704, IMAGE 6349 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE CONTINUING S.0°26'56"E. ALONG THE EAST LINE OF SAID N.E.1/4 OF THE N.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 146.10 FEET TO THE SOUTHEASTERLY CORNER OF SAID PARCEL; THENCE N.81°01'31"W. ALONG THE SOUTHERLY LINE OF SAID PARCEL FOR 191.82 FEET; THENCE S.75°19'53"W. ALONG SAID SOUTHERLY LINE FOR 86.42 FEET; THENCE S.56°05'45"W. ALONG SAID SOUTHERLY LINE FOR 129.13 FEET TO THE SOUTHERLY MOST CORNER OF SAID PARCEL; THENCE N.31°09'09"W. ALONG THE WESTERLY LINE OF SAID PARCEL FOR 245.45 FEET TO THE N.W. CORNER OF SAID PARCEL AND THE SOUTH LINE OF SAID PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 157, IMAGE 1628; THENCE S.90°00'00"W. ALONG SAID SOUTH LINE FOR 472.48 FEET TO THE S.W. CORNER OF SAID PARCEL; THENCE N.0°26'12"W. ALONG THE WEST LINE OF SAID PARCEL FOR 356.16 FEET TO THE N.W. CORNER OF SAID PARCEL AND THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4; THENCE N.90°00'00"E. ALONG SAID NORTH LINE AND THE NORTH LINE OF SAID PARCEL FOR 978.43 FEET TO THE POINT OF BEGINNING. CONTAINING 9.55 ACRES INCLUDING COUNTY RIGHT OF WAY AND 8.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:
THE NORTH LINE OF SAID N.E.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.90°00'00"E.

TOTAL:
9.55 AC. INCLUD. CO. R.O.W.
8.81 AC. EXCLUD. CO. R.O.W.

- MONUMENTS**
- = 1/2" REBAR FOUND
 - ⊙ = 1/2" YELLOW CAPPED REBAR #15082 FOUND
 - ⊙ = 12" SPIKE SET

- UTILITIES:**
- POWER - WOODBURY COUNTY R.E.C.
 - TELEPHONE - WIATEL
 - WATER - PRIVATE WELL
 - SEWER - PRIVATE SEPTIC SYSTEM



Beacon™ Woodbury County, IA / Sioux City

Summary

Parcel ID 894518100008
 Alternate ID 00000000867086
 Property Address 2024 120th St
 Lawton
 Sec/Twp/Rng 18-89-45
 Brief Legal Description BANNER TOWNSHIP IRREG TCT IN NE NW BEG AT NE COR OF NE NW THNC S 502.26 FT THNC NWLY 191.82 FT, THNC SWLY 86.42 FT, THNC SWLY 129.13 FT, THNC NWLY 245.45 FT, THNC W TO A PT THAT IS 356.16 FT S OF N LINE OF THE NE NW, THNC N 356.16 FT, THNC E 978.43 FT TO POB 18-89-45
 (Note: Not to be used on legal documents)
 Document(s) N/A
 Gross Acres 9.55
 Net Acres 8.81
 Exempt Acres 0.74
 CSR N/A
 Class R - Residential
 Tax District 024 BANNER LAWTON BRONSON COMM
 School District LAWTON BRONSON



Owner

| | | |
|---|------------------------|------------------------|
| Deed Holder | Contract Holder | Mailing Address |
| Lieber Rodney D & Jodi P Lieber 310 N Derby Ln Unit 380 North Sioux City SD 57049-7619 | | |

Land

Lot Area 8.81 Acres ; 383,764 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1985
 Condition Normal
 Grade what's this? 3+10
 Roof Asph / Hip
 Flooring L/C
 Foundation C Blk
 Exterior Material Stl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 2,310 SF
 Attic Type None;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type Full
 Basement Area 1,780
 Basement Finished Area 920 - Rec. Room (Single); 600 SF - Standard Finish
 Plumbing 2 Base Plumbing (Full ; 1 Three Quarter Bath;
 Appliances 1 Range Unit; 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 1S Frame Open (104 SF);
 Decks Wood Deck-Med (144 SF); ; Wood Deck-Med (462 SF); Concrete Patio-Med (807 SF);
 Additions 1 Story Frame (530 SF);
 Garages 440 SF (20F W x 22F L) - Det Frame (Built 1930);
 868 SF - Att Frame (Built 1985);

Agricultural Buildings

| Plot # | Type | Description | Width | Length | Year Built | Building Count |
|--------|------------------------|-------------|-------|--------|------------|----------------|
| 0 | Steel Utility Building | MACH SHED | 28 | 40 | 1967 | 1 |

Yard Extras

#1 - (1) Swimming Pool 648 SFWSA, Vinyl, Cover=No, Heat=None, Diving Brd=Average, Built 1985

Sales

| Date | Seller | Buyer | Recording | NUTC | Type | Multi Parcel | Amount |
|-----------|--------|-------|-----------|--------------------------------|----------|--------------|-------------|
| 5/23/1985 | | | 157/1628 | NORMAL ARMS-LENGTH TRANSACTION | Contract | | \$19,250.00 |

+

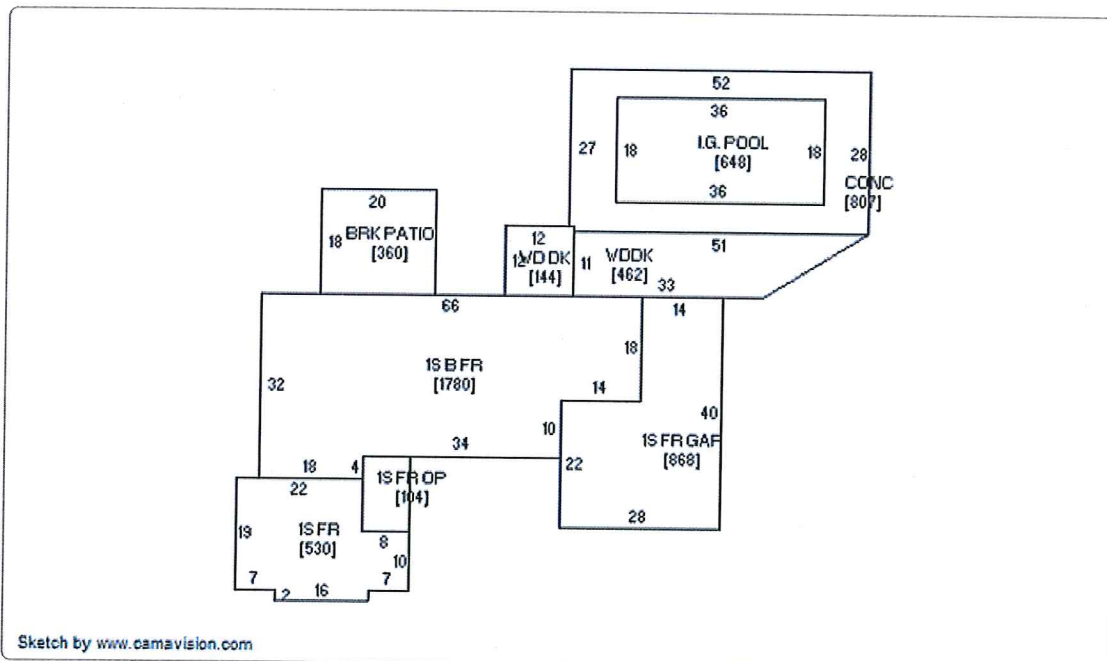
Valuation

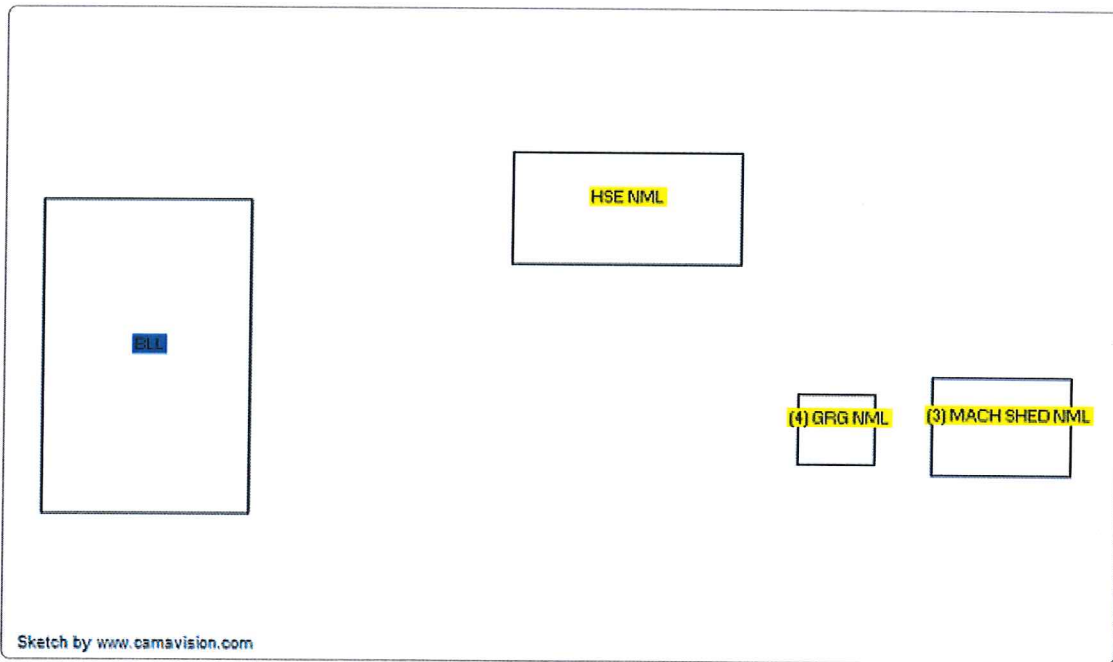
| Classification | 2017 | 2016 | 2015 | 2014 | 2013 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| | Residential | Residential | Residential | Residential | Residential |
| + Assessed Land Value | \$28,890 | \$28,890 | \$28,890 | \$27,000 | \$27,000 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$279,360 | \$265,390 | \$265,390 | \$248,030 | \$248,030 |
| + Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Gross Assessed Value | \$308,250 | \$294,280 | \$294,280 | \$275,030 | \$275,030 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$308,250 | \$294,280 | \$294,280 | \$275,030 | \$275,030 |

Photos



Sketches





No data available for the following modules: Commercial Buildings, Permits, 2017 Valuation (Sioux City), Valuation History (Sioux City), Iowa Land Records.

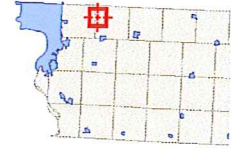
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Overview



Legend

- Roads
-  Corp Boundaries
-  Townships
- County Residential Sales
-  2014
-  2015
-  2016
-  Sioux City Residential Sales
-  Parcels

| | | | | | |
|-----------------------|--|--------------|--------|---------------|---|
| Parcel ID | 894518100008 | Alternate ID | 867086 | Owner Address | LIEBER RODNEY D & JODIP |
| Sec/Twp/Rng | 18-89-45 | Class | R | | LIEBER |
| Property Address | 2024 120TH ST LAWTON | Acreage | 8.81 | | 310 N DERBY LN UNIT 380 NORTH SIOUX CITY SD 57049-7619 |
| District | BNLB | | | | |
| Brief Tax Description | BANNER TOWNSHIP IRREG TCT IN NENW BEG AT NE COR OF NE 1/4 THNC S 502.26'THNC NWLY 191.82'THNC SWLY 86.42'THNC SWLY 129.13'THNC NWLY 245.45'THNC W TO A PT THAT IS 356.16'THNC E 978.43'TO POB 18-89-45 | | | | |
| | (Note: Not to be used on legal documents) | | | | |

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