

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

Date: 7/29/21

Weekly Agenda Date: 8/3/21

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

**WORDING FOR AGENDA ITEM:**

Ordinance for Zoning District Map Amendment to Rezone GIS Parcel 884724300005, owned by Lieber Properties LLC, to Agricultural Estates

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 Ordinance Map Amendment to rezone GIS Parcel 884724300005 from Agricultural Presentation (AP) to Agricultural Estates (AE).

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt 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:**

Lieber Properties, LLC, owner of Parcel 884724300005 has filed a Zoning Ordinance Map Amendment to rezone this parcel from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to facilitate a concurrent minor subdivision application for the purpose of establishing the Davis Estates Addition, a seven residential lot minor subdivision.

The rezone is required as the Zoning Ordinance does not allow more than two single-family dwellings per quarter-quarter section in the AP Zoning District. The proposed subdivision also involves the adjacent parcel (884724300004) which is already zoned AE. Parcel 884724300005 is located in Section 24, E ½, SW ¼, T88N R47W (Woodbury Township). Portions of the NE and SE area of the parcel are located in the Zone A floodplain. Base Flood Elevations have been obtained by the IDNR and are reflected on the final plat. This area will continue to be farmed and will be available for future development.

The property is located in an area recognized as the Loess Hills. The 2005 Future Land Use Map shows this area as Rural Residential which is equivalent to today's Suburban Residential (SR) Zoning District, which allows a much higher population density than the AE Zoning District. AE is the predominant residential zoning district in that neighborhood. This parcel has a CSR2 rating of 53.32. 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 of 53.32, this is a suitable location for non-agriculture development. The request also conforms with the goals and objectives of the Development Plan as it relates to Land Use Goals 1.3 (Encourage development near cities by discouraging leap-frog development outside municipalities), and 1.4 (Recognize the Loess Hills from the "front range" to the steeply rolling hills tapering off toward the east as a unique natural resource that should be conserved by good stewardship by the owners of the land involved). The proposal is compatible with adjacent land uses as there are six existing AE lots that include four dwellings northwest of the property and there is another dwelling south of the property across Old Hwy 141. The area northeast of the property is farm ground.

Legal notifications were made in the Sioux City Journal for all required public hearings. Relevant stakeholders were contacted regarding the proposal and 13 property owners within 1,000 ft. were notified by letter about the Zoning Commission public hearing on 07/26/21. As of 7/29/21, two written statements opposing the proposal and one inquiry regarding erosion from an adjacent neighbor have been received. On 07/26/21 the Zoning Commission held a public hearing on the application. Gary Walters, county resident and Farm Manager for Wendel Real Estate, property owners southwest of the Lieber parcel spoke in opposition to the project. Upon closing the public hearing, the Zoning Commission voted in favor of recommending approval to the Board of Supervisors. In addition to today, the following dates have been 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, 08/10/21 at 4:50 PM, and Tuesday, 08/17/21 at 4:50 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 884724300005 to Agricultural Estates.

Conduct the first reading of the ordinance.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 08/10/21 at 4:50 PM, and Tuesday, 08/17/21 at 4:50 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

Open and close the public hearing.

Motion to approve the zoning district map amendment for GIS Parcel 884724300005 to Agricultural Estates.

Motion to conduct the first reading of the ordinance.

**Legend**

- Roads
- Corp Boundaries
- Townships
- Parcels

**FEMA Flood Map**

- A
- AE
- AE. FLOODWAY
- AH
- AO
- X. 0.2 PCT ANNUAL CHANCE FLOOD HAZARD
- X. AREA WITH REDUCED FLOOD RISK DUE TO LEVEE

**County Zoning**

- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- UD

**FINAL PLAT OF DAVIS ESTATES**  
 A MINOR SUBDIVISION  
 LOCATED IN THE SW 1/4  
 SECTION 24, TOWNSHIP 88 NORTH, RANGE 47  
 WEST, 5TH P.M. WOODBURY COUNTY, IOWA

**LEGAL DESCRIPTION**

**VICINITY MAP**

**AREA OF MINIMAL FLOOD HAZARD**

**OLD HIGHWAY #141**

**590 ft**

**N**

## ZONING COMMISSION – DRAFT MINUTES FROM JULY 26, 2021

### Minutes - Woodbury County Zoning Commission Meeting – July 26, 2021

The Zoning Commission (ZC) meeting convened on the 26th of July 2021 at 6:00 PM in the first-floor board room of the Woodbury County Courthouse. The meeting was also made available via teleconference.

#### ZC Members Present:

Chris Zellmer Zant, Tom Bride, Barb Parker, Corey Meister, Jeffrey O'Tool

#### County Staff Present:

David Gleiser, Dan Priestley

#### Public Present:

Gary Walters, Jordan Rozeboom, Dustin Lieber, Ron Lieber, Rick Swanson

#### Call to Order

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

#### Public Comment on Matters Not on the Agenda

None.

#### Approval of Minutes

The 6/28/21 minutes were approved. Motion to approve: Bride. Second: Parker. Motion approved 5-0.

**Public Hearing: Zoning Ordinance Map Amendment (Rezone) to General Commercial (GC) – Jab Holding Company LLC**  
Priestley read the preliminary report and staff recommendation into the record. JAB Holding Co. LLC owner of the Elk Creek Animal Hospital has submitted a Zoning Ordinance Map Amendment application to rezone Parcels 884704302005 and 884704302006 to the General Commercial (GC) Zoning District to facilitate the construction of a new veterinarian hospital to replace their current facility. Parcel 884704302005 is located in the Agricultural Preservation (AP) Zoning District and Parcel 884704302006 is located in the Suburban Residential (SR) Zoning District. Both parcels are located in the N ½ of the SW ¼ of Sec. 4, T88N R47W (Woodbury Township) and neither are not located in the floodplain. Once rezoned, the two parcels will be combined in to one unified parcel. Both properties are adjacent to the City of Sioux City's corporate lines and are not located in the floodplain. Rick Swanson, contractor for JAB Holding, offered a summary of the project. Bride inquired about an adjacent property owner's comment about possible erosion. Swanson offered information about a retention pond and reseeding. Motion to close public hearing: Meister. Second: Bride. Vote 5-0. A motion was made to recommend approval to the Board of Supervisors for the request as proposed: O'Tool. Second: Meister. Motion approved 5-0.

**Public Hearing: Zoning Ordinance Map Amendment (Rezone) to Agricultural Estates (AE) – Lieber Properties**  
Priestley read the preliminary report and staff recommendation into the record. Lieber Properties, LLC, owner of Parcel 884724300005 has filed a Zoning Ordinance Map Amendment to rezone this parcel from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to facilitate a concurrent minor subdivision application for the purpose of establishing the Davis Estates Addition, a seven residential lot minor subdivision. The rezone is required as the Zoning Ordinance does not allow more than two single-family dwellings per quarter-quarter section in the AP Zoning District. The proposed subdivision also involves the adjacent parcel (884724300004) which is already zoned AE. Parcel 884724300005 is located in Section 24, E ½, SW ¼, T88N R47W (Woodbury Township). Portions of the NE and SE area of the parcel are located in the Zone A floodplain. Jordan Rozeboom and Dustin Lieber offered testimony in support of the rezone and subdivision applications. Gary Walters stated his opposition to the project and shared his concerns regarding the safety of having additional driveways along Old Highway 141 and the impact it would have on the Loess Hills Scenic Byway viewscape. Walters encouraged the commissioners to oppose the development and create a plan for land use and future development. Walters was made aware of the County's 2005 General Development Plan which provides the current structure for orderly development as codified in existing policy. He was informed that the future land use map for this area is rural residential which allows a much higher population density than the proposed 2 acre lots. Walters inquired about the plan for the driveways and whether any criteria exists. Lieber and Bride both confirmed there is criteria the County Engineer adheres to for siting driveways, and Gleiser acknowledged the same for speed limits. Walters opposed a speed limit reduction in addition to ongoing residential developments along this section of Old Highway 141. Motion to close public hearing: Parker. Second: O'Tool. Vote 5-0. A motion was made to recommend approval to the Board of Supervisors for the request as proposed to Agricultural Estates: Bride. Second: O'Tool. Motion approved 5-0.

#### Public Hearing: Davis Estates Minor Subdivision Proposal – Lieber Properties, LLC

Priestley read the preliminary report and staff recommendation into the record. Lieber Properties, LLC, owner of Parcels 884724300004 and 884724300005 has filed a minor subdivision application to establish seven lots for residential purposes in a 28.539-acre area. Parcel #884724300004 is located in the Agricultural Estates (AE) Zoning District while Parcel #884724300005 is located in the Agricultural Preservation (AP) Zoning District. Parcel #884724300004 is located in Section 24, E ½, T88N R47W (Woodbury Township). Parcel #884724300005 is located in Section 24, W ½ SW ¼, T88N R47W (Woodbury Township). Both parcels include areas in the Zone A floodplain. Walters inquired if the Base Flood Elevation (BFE) for this property is different than the Walnut View Addition proposal. Director Gleiser indicated that the BFE changes based on location. The area of the Walnut View was not in the floodplain but is in the proposed draft floodplain maps. Bride indicated that the current floodplain map at that location does not accurately reflect the area. Zellmer Zant stated that was an attempt by the commission to make sure that people purchasing those properties knew about the floodplain. Bride addressed the concerns

from the Loess Hills Nature Conservancy including erosion control measures. Zellmer Zant inquired about the culvert and runoff from Lot 5. Rozeboom indicated that they worked with county engineer Nahra and there would be no issue. Parker addressed comments/opposition from the Woodbury County Soil and Water Conservation District. Walters who serves on the district, mentioned his own concerns of silt runoff. Rozeboom assured the Commission that proper measures would be put in place regarding dust and dirt during the course of construction, as well as seeding post-construction. Motion to close public hearing: O'Tool. Second: Parker. Vote 5-0. A motion was made to recommend approval of the Davis Estates Addition as proposed: O'Tool. Second: Bride. Motion approved 5-0.

#### Review: Conditional Use Permit Telecommunications Tower Proposal – Verizon Wireless

Verizon Wireless (Donovan McCain) proposes to construct a 199 FT telecommunications tower with ancillary ground equipment on property owned by Randall C. Dau in the SE ¼ of the SW ¼ of Section 1, T88N R42W (Rock Township) on Parcel #884201300008 south of Cushing and east of Union Avenue. The property is located in the Agricultural Preservation (AP) Zoning District. The property is not located in the floodplain. O'Tool inquired if there will be a light on the tower. McCain stated that being below 200 FT, a light is not required as per the FAA regulations. A motion was made to recommend approval to construct and operate a telecommunications tower at the proposed location to the Board of Adjustment: O'Tool. Second: Meister. Motion approved 5-0.

#### Public Comment on Matters Not on the Agenda

None.

#### Staff Update

Director Gleiser offered updates about the status of the floodplain development ordinance, the IDOT SIMPCO annexation into Sioux City, the Comprehensive Plan for 2040 survey, possible future policies of teleconference access at commission meetings, and future agenda items.

#### Commissioner Comment or Inquiry

None.

#### Adjourn

Motion to adjourn: O'Tool. Second: Meister. Motion passed: 5-0. Meeting adjourned at 7:25 PM.

## LEGAL NOTIFICATION

Notification of the public hearing before the Woodbury County Zoning Commission on Monday, July 26, 2021 at 6:00 PM was published in the Sioux City Journal's Legals Section as per Section 2.02.1(B) Administrative Procedures of the Woodbury County Zoning Ordinance.

#### Attorneys & Legals

##### NOTICE REGARDING THREE PUBLIC HEARINGS

##### WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will hold three public hearings on the following item(s) hereafter described in detail on July 26, 2021 at 5:00 PM (if not soon thereafter) as the matter may be considered. Said hearings will be held in the Board of Supervisors Meeting Room, Number 104, County Courthouse, 600 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call 712.454.1133 and enter the Conference ID: 51872311336 during the meeting to listen or comment.

##### Item One (1)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (known to the Woodbury County Zoning Ordinance and Map to the Unincorporated Area of Woodbury County Iowa) by Luber Properties, LLC. The proposal is to remove from the Agricultural Preservation (AP) zoning District to the Agricultural Estates (AE) Zoning District for 28.539 acres located in the SW ¼ of Section 24, T88N R42W (Woodbury Township) in the County of Woodbury and State of Iowa. Both properties are known as GIS Parcels #884724300005 and #884724300004 and the areas are described as:

ALL THAT PART OF THE SOUTHWEST ¼ OF SAID SECTION 24 LYING NORTH AND EAST OF OLD HIGHWAY NO. 141 IN TOWNSHIP 88 NORTH, RANGE 42 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTH ¼ CORNER OF SAID SECTION 24, THENCE NORTH 89°25'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST ¼ FOR 80.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°25'03" WEST ALONG SAID SOUTH LINE FOR 21.74 FEET TO THE CORNER OF SAID OLD HIGHWAY NO. 141; THENCE NORTH 07°07'00" WEST ALONG SAID CENTER LINE FOR 1672.31 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE FOR 353.13 FEET ON A 1407.60

FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 320.38 FEET BEARING NORTH 54°18'00" WEST; THENCE NORTH 69°26'00" WEST ALONG SAID CENTER LINE FOR 422.95 FEET; THENCE NORTHWESTERLY ALONG SAID CENTER LINE FOR 84.14 FEET ON A 1422.51 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 34.15 FEET BEARING NORTH 61°57'49" WEST TO THE EASTERLY LINE OF DAVIS ADDITION TO WOODBURY COUNTY, IOWA; THENCE NORTH 71°15'21" EAST ALONG SAID EASTERLY LINE FOR 1082.11 FEET; THENCE SOUTH 52°51'40" EAST FOR 183.00 FEET; THENCE SOUTH 19°37'45" EAST FOR 459.00 FEET; THENCE SOUTH 41°38'25" EAST FOR 211.01 FEET; THENCE SOUTH 38°45'19" EAST FOR 258.00 FEET; THENCE SOUTH 24°15'33" EAST FOR 191.00 FEET; THENCE SOUTH 07°07'00" EAST FOR 330.00 FEET; THENCE SOUTH 37°00'27" EAST FOR 860.00 FEET; THENCE SOUTH 26°54'04" EAST FOR 280.77 FEET; THENCE NORTH 85°08'37" EAST FOR 116.88 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 12.084 ACRES, MORE OR LESS. OWNER: Applicant Luber Properties, LLC, 1138 S. Darcy Lane, North Sioux City, SD 57049 (Item Two (2))

PROPOSED MINOR SUBDIVISION: To be known as Davis Estates Addition – a minor subdivision in a 28.539 acre portion of Parcel #884724300004, located in T88N R42W (Woodbury Township), Section 24, E. 1/4 SW ¼, Agricultural Estates (AE) Zoning District and Parcel #884724300005 located in T88N R42W (Woodbury Township), Section 24, E. 1/4 SW ¼, Agricultural Estates (AE) Zoning District, abutting the north side of Old Highway 141. The parcel is located approximately 2.1 miles east of Sioux City and 2.5 miles west of Erosion. A portion of Parcel #884724300005 is located in the Zone A floodplain. This area to be subdivided in Parcel #884724300004 is not located in the floodplain. Owner/Applicant: Luber Properties, LLC, 1138 S. Darcy Lane, North Sioux City, SD 57049

Notification of the three public hearings before the Woodbury County Board of Supervisors on August 3 at 4:50 PM, August 10 at 4:50 PM, and August 17 at 4:50 PM was published in the Sioux City Journal's Legals Section on Friday, July 30, 2021 as per Section 2.02.1(B) Administrative Procedures of the Woodbury County Zoning Ordinance.

## PROPERTY OWNERS' NOTIFICATION – 1000 FT

The 13 property owners within 1,000'; and listed on the certified abstractor's affidavit; were notified by a July 12, 2021 letter about the Zoning Commission public hearing on July 26, 2021 as per Section 2.02.1(B) of the Woodbury County Zoning Ordinance.

As of July 23, 2021, the Community & Economic Development office has received two written statements and one inquiry. Those communications are listed below.

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



PROPERTY OWNER	ADDRESS	CITY	STATE	ZIP	COMMENTS
Lieber Properties, LLC	1062 Pebble Beach Drive	North Sioux City	SD	57049	No comments.
Charles F. Widman & Charlene M. Widman	2360 220th Street	Bronson	IA	51007	No comments.
Bryan Waddell	1732 Old Hwy 141	Sgt. Bluff	IA	51054	No comments.
Francis E. Waddell Trust	4000 S. Westport Avenue, Apt. 344	Sioux Falls	SD	57106	No comments.
Douglas D. Rush & Dennis M. Rush & Dale L. Rush	1629 10th Street	Onawa	IA	51040	No comments.
Trustees of Joint Revocable Trust of Marlan J. Hill and Mavis L. Hill	1360 Maple Street	Sioux City	IA	51106	No comments.
Lee Brennan	1713 Old Hwy 141	Sergeant Bluff	IA	51054	Phone inquiry about if the development was to cause erosion that would impact his adjacent property.
Trustees of Joint Revocable Living Trust of Edward J. Beacom and Coleen J. Beacom	1709 Old Hwy 141	Sergeant Bluff	IA	51054	No comments.
Cheryl Watterson	1705 Old Hwy 141	Sergeant Bluff	IA	51054	No comments.
Casey J. Vandekop & Rachel L. Vandekop	1701 Old Hwy 141	Sergeant Bluff	IA	51054	No comments.
Abu Bekr Shrine White Horse Patrol	1689 Old Hwy 141	Sergeant Bluff	IA	51054	No comments.
Lynette Mennen	2519 E 2nd Street	Long Beach	CA	90803	No comments.
Wendell Real Estate	26638 Wirt Plaza	Waterloo	IA	68069	See letter below.

July 16, 2021

Dan Priestley, Zoning Coordinator  
Woodbury County Community & Economic Development  
Woodbury County Courthouse  
620 Douglas St., 6<sup>th</sup> Floor  
Sioux City, IA 51101

RE: Woodbury County Zoning Commission public hearing July 26, Lieber Properties request to  
rezone Davis Estates Addition

To the Zoning Commission:

We are the property owners of Wendel Real Estate, LLC, located on Old Highway 141 in  
proximity to the property under discussion. With this letter, we wish to register our concern over  
the rezoning of the Davis Estates Addition into seven residential lots.

With the advisement of our Farm Manager, Gary Walters, who will be in attendance at the  
meeting on July 26, we oppose the currently proposed residential use for that property for the  
following reasons:

- Seven ingress and egress **driveways** to be established off Old Highway 141 would create  
even further hazard to the traveling public on a highway with a speed limit of 50 (where  
everyone goes at least that and more) on a curving part of the highway with limited  
visibility for slowing and turning vehicles with no wide shoulders. One access drive, as  
exists now, would be preferable into a housing development with the same tax revenue or  
more. Don't be swayed by a developer who doesn't want to spend the money to put in a  
road.
- If the US Postal Service allows streetside **mailboxes**, that's another seven stops for a mail  
carrier creating even further hazard for the carrier and the vehicles on that roadway. In  
particular, additional mailboxes near the street are difficult to avoid when large and wide  
farm equipment is moving on Highway 141.
- **Public safety** must be your number one priority (over tax revenue), and we are  
wondering if the county roads and engineering staff have made an assessment and can  
report their findings for the additional traffic during construction over the next several  
years and then ongoing traffic to the area.
- Damage to the **Loess Hills** themselves. We hope the Loess Hills preservation groups will  
weigh in here, but once the integrity of this natural wonder is changed, we would suggest  
there would be problems with silt and erosion with this type of soil. Have you consulted  
experts on these land forms?
- Other parts of the Old Highway 141 area are being developed for residential use. Is there  
even a **need or demand** for these types of properties, or will the lots remain eyesores for  
decades without development? Shouldn't the developers be asked to show they have





confirmed buyers and even contracts before the zoning is changed as opposed to creating lots on a whim without market demand? Case in point, our property was for sale for two years with no takers for residential building. Lots remain unsold on newly rezoned property at the intersection of Old Highway 141 and the airport road. We don't need more unsold, half-baked housing developments.

In addition, by way of background, I refer you to the Woodbury County Zoning meeting a few years ago on our farm property in which a zoning change was requested for 125 acres of Loess Hills for a borrow pit for dirt for the same applicant (Lieber). Minutes of that meeting will record how at least forty **neighbors** of that property showed up to express their concern over the additional traffic the occasional trucks would post for the highway. They pleaded and cried and told stories of traffic accidents, deaths, and the potential for more danger. We hope these same neighbors will record their dissatisfaction with this current proposal for the same reasons.

**Bird** enthusiasts showed up to plead the case for the preservation of the Loess Hills as a landmark and bird nesting and flyway area.

**Bicyclists** were worried that truck traffic would pose even more danger for them on their country rides.

Neighbors were fearful that the **landscape** would be harmed and the view obliterated.

We sincerely hope these same neighbors will come to this meeting and present their cases again. Because in the matter of our property, the zoning change was not affirmed, and the neighbors' wishes were heard (despite the fact that we lost a property sale, we bear no ill will), and the deal never materialized.

Also by way of history, the FAA wished to place a radar tower at the top of Carroll Avenue as part of a national radar system serving the airport grid. We fought for five years to get the FAA to rethink the location of that tower, mustered neighbors in that battle, received legal counsel, and presented surveys by entomologists, ecologists, and bird tower experts to show that the site was unsuitable for the environment (on the central flyway, Loess Hills, proposed design was going to plant the pesky red cedar, disrupt the ecosystem on 18 acres of virgin prairie, among other issues). That tower was eventually located some distance away.

Therefore, we ask that you consider **not favoring tax revenue over public safety and environmental considerations** and vote NOT TO ALLOW a change in zoning for residential property under review at this hearing.

With all due respect,

  
Scott and Sandra Wendel  
Managing Partners  
Wendel Real Estate, LLC

26638 Wirt Plaza

## Gary Walters – July 17, 2021

**From:** Gary Walters <garywalters5504@gmail.com>  
**Sent:** Saturday, July 17, 2021 4:10 PM  
**To:** Daniel Priestley  
**Subject:** Davis Estates  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. If you are asked for your username and password, please call WKCC and DO NOT ENTER any data.

Dan,

I am opposed to the proposed rezone and subdivision by Lieber Properties of the parcels of land on Hwy 141 in Woodbury Twp for several reasons and would like to attend the meeting on July 26th. Can you give me the meeting details?

Gary Walters  
text/cell: 712-251-1489  
email: [garywalters5504@gmail.com](mailto:garywalters5504@gmail.com)

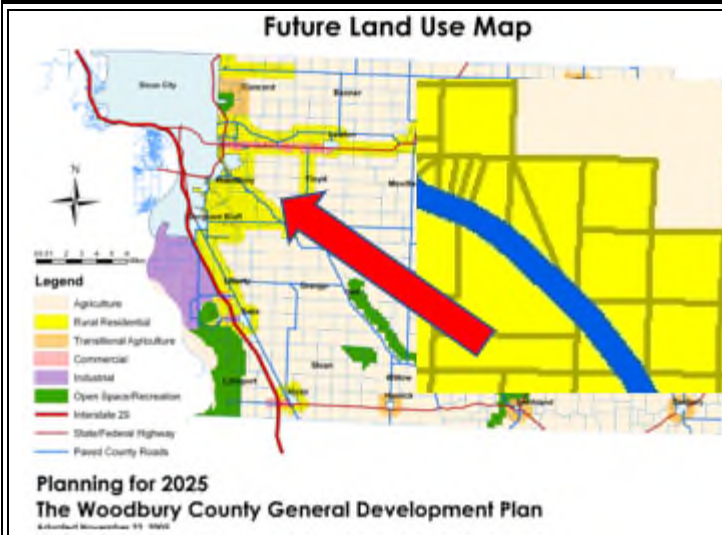


STAKEHOLDER REVIEW	
911 COMMUNICATIONS CENTER	I have no issues with this. - Glenn Sedivy, 7/13/21
CENTURYLINK:	No comments.
CITY OF SIOUX CITY:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	<p>As I stated in my 3/22/2021 email regarding this property, it does not appear from the information provided that the access road for this proposed subdivision will be located in the special flood hazard area (SFHA) as identified by either the effective or preliminary Flood Insurance Rate Map (FIRM). So, it does not appear that the 100-year flood would affect wheeled access to/from the subdivision. It also does not appear that any fill or structures are being proposed for those portions of the property that are located within the SFHA. However, if any fill or structures are proposed within the SFHA, a request should be submitted to the DNR to determine the Base Flood Elevation (BFE) and floodway offset from the channel. Let me know if you have any questions. – Bill Cappuccio, 7/11/21</p> <p>I appreciate your comments about the Lieber Minor Subdivision proposal. I just wanted to let you know that the developer elected to not include an access road. Instead, each lot will be accessed directly from Old Highway 141. Because of this, it appears that the lot at the south west of the subdivision will be the one impacted by the floodplain. I have attached a copy of the final plat if you have any comments based on this revised plat. Thank you! We appreciate your help. – Dan Priestley to Bill Cappuccio on 7/16/21</p> <p>Are you talking about Lot 7? If so, the SFHA is delineated on the plat. And assuming it's mapped correctly, if someone wants to construct a building or perform filling/grading in the SFHA shown on that parcel, they'll likely need the DNR to determine the BFE and floodway offset. Because the County's ordinance requires subdivisions in the SFHA that are "greater than five (5) acres or fifty (50) lots (whichever is less)" to include the BFE for those areas shown in the SFHA, it might make sense for the developer to request that information now. As for wheeled access during a flood, I'd suggest the driveway to the property be constructed outside the SFHA. But even if its not, the stream only drains ~10 sq. miles. So, any flood event that occurs probably won't last very long. Let me know if you have additional questions. – Bill Cappuccio, 7/18/21</p> <p>The Base Flood Elevation has been subsequently received and is provided in the packet below. – 7/22/21</p>
LOESS HILLS PROGRAM:	<p><u>Preplat Comments:</u> First off, thanks for the opportunity to provide comments. The Nature Conservancy has been committed to conservation in the Loess Hills for decades due to the landform's unique geology and high quality tallgrass prairie habitat. The Loess Hills provide essential habitat for the region's wildlife, migratory birds, and countless insect species, and are home to vegetation not found elsewhere in the state.. The Nature Conservancy has identified the Loess Hills as being one of the few areas in the state of Iowa with the topographical variation and habitat connectivity to provide resiliency for wildlife in a changing climate. For these reasons I would encourage the County to examine the proposed subdivision and consider ways to mitigate potential impacts to high quality habitat. I would be happy to be involved in such discussions. It is also important to note that portions of Highway 141 are part of the Loess Hills National Scenic Byway, which attracts thousands of visitors and residents annually. Similarly, I would encourage the County and developer to consider efforts to mitigate negative impacts to the viewsapes provided by the land identified below. I am currently scheduled to be in the field next Tuesday during the meeting, but the forecast shows rain. If my field work is rescheduled I will plan to attend in person. If not, I will join by phone for the first 30 minutes. Thanks again for the opportunity to share our thoughts. – Graham McGaffin, 3/19/21</p> <p><u>Postplat Comments:</u> No comments received.</p>
LOGLINES:	No comments.
MAGELLAN PIPELINE:	This also will not impact Magellan. Have a good one! – Bryan Ferguson, 7/12/21
MIDAMERICAN ENERGY COMPANY:	<p>There are no MEC gas facilities in the proposed subdivision. – Tyler Alquist, 7/12/21</p> <p>I have reviewed the proposed rezone for MEC electric – The developer should be made aware that they are responsible for any costs associated with extending power to the proposed subdivision. – Casey Meinen, 7/10/21</p>
NATURAL RESOURCES CONSERVATION SERVICES (NRCS)	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	No comments.
NUSTAR PIPELINE:	As far as Nustar Pipeline is concern, work is west of this property. All clear with Nustar. – Domingo Torres, 7/12/21
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	Woodbury Co REC has not comments or concerns. – Kent Amundson, 7/9/21
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT (WCSWCD):	The WCSWCD recommends against allowing this subdivision to proceed. The Loess Hills are an unique landform in Iowa in which development and buildings detract from the natural attractiveness of the area. In this case the proposed subdivision is just outside of Sioux City and along the scenic byway which many people travel to enjoy an undeveloped landscape. The terrain is quite steep and developing the lots will likely result in significant soil erosion during construction. In general, additional development should be curtailed all along the front range of the Loess Hills landform to preserve the unique characteristics of the area. - Neil Stockfleth, 7/11/21
WOODBURY COUNTY TREASURER:	Taxes for both parcels are paid in full. – Kim Koepke, 7/9/21

## 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 2005 Future Land Use Map shows this area as Rural Residential which is equivalent to today's Suburban Residential (SR) Zoning District. The parcel is currently zoned Agricultural Preservation (AP), and the request is to change to Agricultural Estates (AE), which is the predominant zoning district within that neighborhood. The request conforms with the goals and objectives of the development plan as it relates to land use goals 1.3 and 1.4:

- Encourage development near cities by discouraging leap-frog development outside municipalities.
- Recognize the Loess Hills from the "front range" to the steeply rolling hills tapering off toward the east as a unique natural resource that should be conserved by good stewardship by the owners of the land involved.

### COMPATIBILITY AND CONFORMANCE WITH THE POLICIES AND PLANS OF OTHER AGENCIES WITH RESPECT TO THE SUBJECT PROPERTY.

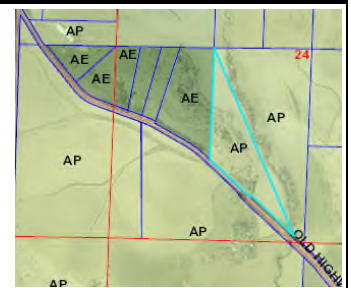
The subject property is located in the area recognized as the Loess Hills. The Woodbury County Soil and Water Conservation District offered their opposition to the proposal due to the effects of erosion and the impact to the natural view. The Loess Hills Conservancy offered initial concerns during the preplat process about the importance of mitigating the impacts to habitat and the negative impact to the viewscapes.

### CONSIDERATION OF THE CORN SUITABILITY (CSR) OF THE PROPERTY.

This property has a CSR2 rating of 53.32. See attached soil report. The agricultural goal of the Woodbury County General 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 location for non-agriculture.

### COMPATIBILITY WITH ADJACENT LAND USES.

This proposal is compatible with adjacent land uses. Just northwest of the property, there are already six existing AE lots that include four dwellings. There is also a dwelling south of the property across Old Hwy 141. The area northeast of the property includes farm ground.



### COMPATIBILITY WITH OTHER PHYSICAL AND ECONOMIC FACTORS AFFECTING OR AFFECTED BY THE PROPOSED REZONING.

The proposal is compatible with other physical and economic factors in the project area as there are no major infrastructure improvements required. The physical factors affected by this proposed rezone relate to the subject property being located in the Loess Hills.

### ANY OTHER RELEVANT FACTORS.

The southeast portion of the parcel is located within the special flood hazard area. The base flood elevation level as reported by the Iowa Department of Natural Resources is 1,114.9' NAVD88. This area will continue to be farmed but will be available for future development.

**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**

\_\_\_\_\_  
**Mathew A. Ung, Vice Chairman**

\_\_\_\_\_  
**Mark Monson**

\_\_\_\_\_  
**Keith Radig**

\_\_\_\_\_  
**Justin Wright**

**Adoption Timeline:**

Public Hearing and 1<sup>st</sup> Reading:

Public Hearing and 2<sup>nd</sup> Reading:

Public Hearing and 3<sup>rd</sup> Reading:

Effective:

## ITEM ONE (1)

Property Owner: Lieber Properties, LLC, 1138 S. Derby Lane, North Sioux City, SD 57049

Petitioner Applicant: Lieber Properties, LLC, 1138 S. Derby Lane, North Sioux City, SD 57049

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, July 26, 2021, to review and make a recommendation for amendments 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 28.539 acres located in the SW ¼ of Section 24, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa and for 12.094 acres located in the SW ¼ of Section 24, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. Both properties are known as GIS Parcels #884724300005 and #884724300004.

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24 LYING NORTH AND EAST OF OLD HIGHWAY NO. 141 IN TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 89°35'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR 99.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 89°35'03" WEST ALONG SAID SOUTH LINE FOR 21.75 FEET TO THE CENTERLINE OF SAID OLD HIGHWAY NO. 141; THENCE NORTH 47°37'36" WEST ALONG SAID CENTERLINE FOR 1672.31 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE FOR 330.13 FEET ON A 1427.60 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 329.39 FEET, BEARING NORTH 54°15'05" WEST; THENCE NORTH 60°52'34" WEST ALONG SAID CENTERLINE FOR 422.95 FEET; THENCE NORTHWESTERLY ALONG SAID CENTERLINE FOR 54.14 FEET ON A 1427.51 FOOT RADIUS CURVE, CONCAVE SOUTHWESTERLY, HAVING A LONG CHORD OF 54.13 FEET, BEARING NORTH 61°57'45" WEST TO THE EASTERLY LINE OF DAVIS ADDITION TO WOODBURY COUNTY, IOWA; THENCE NORTH 17°15'20" EAST ALONG SAID EASTERLY LINE FOR 1082.11 FEET; THENCE SOUTH 53°31'40" EAST FOR 198.00 FEET; THENCE SOUTH 13°57'45" EAST FOR 469.00 FEET; THENCE SOUTH 41°35'25" EAST FOR 211.20 FEET; THENCE SOUTH 59°43'15" EAST FOR 258.00 FEET; THENCE SOUTH 24°35'33" EAST FOR 191.00 FEET; THENCE SOUTH 27°07'23" EAST FOR 330.00 FEET; THENCE SOUTH 37°50'27" EAST FOR 260.00 FEET; THENCE SOUTH 26°54'04" EAST FOR 280.77 FEET; THENCE NORTH 65°28'57" EAST FOR 105.85 FEET TO THE EASTERLY BOUNDARY LINE OF A SPECIAL WARRANTY DEED RECORDED IN ROLL 747, IMAGE 9349 IN THE RECORDER'S OFFICE AT THE WOODBURY COUNTY COURTHOUSE; THENCE SOUTH 23°48'50" EAST ALONG SAID EASTERLY BOUNDARY LINE FOR 922.89 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 28.539 ACRES, MORE OR LESS, WHICH INCLUDES 3.932 ACRES IN ROADWAY EASEMENT; AND

ALL THAT PART OF THE SOUTHWEST 1/4 OF SECTION 24 IN TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE FIFTH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTH 1/4 CORNER OF SAID SECTION 24; THENCE NORTH 89°35'03" WEST ALONG THE SOUTH LINE OF SAID SOUTHWEST 1/4 FOR 99.00 FEET TO THE EASTERLY



BOUNDARY LINE OF A SPECIAL WARRANTY DEED RECORDED IN ROLL 747, IMAGE 9349 IN THE RECORDER'S OFFICE AT THE WOODBURY COUNTY COURTHOUSE; THENCE NORTH 23°48'50" WEST ALONG SAID EASTERLY BOUNDARY LINE FOR 922.89 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 23°48'50" WEST ALONG SAID EASTERLY BOUNDARY LINE FOR 1939.90 FEET TO THE NORTH LINE OF SAID SOUTHWEST 1/4; THENCE SOUTH 89°55'54" WEST ALONG SAID NORTH LINE FOR 454.29 FEET TO THE NORTHEAST CORNER OF DAVIS ADDITION TO WOODBURY COUNTY, IOWA; THENCE SOUTH 17°15'20" WEST ALONG THE EASTERLY LINE OF SAID DAVIS ADDITION FOR 35.74 FEET; THENCE SOUTH 53°31'40" EAST FOR 198.00 FEET; THENCE SOUTH 13°57'45" EAST FOR 469.00 FEET; THENCE SOUTH 41°35'25" EAST FOR 211.20 FEET; THENCE SOUTH 59°43'15" EAST FOR 258.00 FEET; THENCE SOUTH 24°35'33" EAST FOR 191.00 FEET; THENCE SOUTH 27°07'23" EAST FOR 330.00 FEET; THENCE SOUTH 37°50'27" EAST FOR 260.00 FEET; THENCE SOUTH 26°54'04" EAST FOR 280.77 FEET; THENCE NORTH 65°28'57" EAST FOR 105.85 FEET TO THE POINT OF BEGINNING.

SAID DESCRIBED PARCEL CONTAINS 12.094 ACRES, MORE OR LESS.

#### ELEVATION



## BASE FLOOD ELEVATION (BFE) LETTER



IOWA DEPARTMENT OF NATURAL RESOURCES

GOVERNOR KIM REYNOLDS  
LT. GOVERNOR ADAM GREGG  
DIRECTOR KAYLA LYON

7/22/2021

JORDAN ROZEBOOM  
LIEBER PROPERTIES LLC  
1138 SOUTH DERBY LANE  
NORTH SIOUX CITY, SD 57049

Project Description: BFE Determination – For a property located at 1719 Old Hwy 141, Sergeant Bluff, IA 51054; (Little Whisky Creek)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.4184/-96.2643; Woodbury County

Iowa DNR Project ID Number: 2021-1362

Dear Jordan Rozeboom,

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we estimate the current existing condition 100-year flood elevation to be 1,114.9', NAVD88 at the location referenced above. You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please contact me by phone at 515-725-8368 or by email at [graham.young@dnr.iowa.gov](mailto:graham.young@dnr.iowa.gov) with any questions.

Sincerely,

A handwritten signature in blue ink, appearing to read "Graham Young".

Graham Young  
Flood Plain Management and Dam Safety Section

WALLACE BUILDING, 502 E 9<sup>TH</sup> ST, DES MOINES IA 50319

Phone: 515-725-8200

[www.iowadnr.gov](http://www.iowadnr.gov)

Fax: 515-725-8202



# PARCEL REPORT EXCERPTS - Parcel #884724300004 and Parcel #884724300005

<b>Summary</b> Parcel ID 884724300004 Alternate ID 826620 Property Address SERGEANT BLUFF IA 51054 Sec/Twp/Rng SW1/4-24-88-47 Tax Description ALL BETWEEN HWY & A LINE FROM NW COR TO PT UNDS N OF SE COR E1/2 Note: Not to be used on legal documents 747-9349 (6/24/2016)		Parcel ID 884724300004 Alternate ID 826620 Property Address 1062 Pebble Beach Dr Sec/Twp/Rng N/A Tax Description 24-88-47 Note: Not to be used on legal documents 747-9349 (6/24/2016)		<b>Summary</b> Parcel ID 884724300004 Alternate ID 826620 Property Address 1062 Pebble Beach Dr Sec/Twp/Rng N/A Tax Description 24-88-47 Note: Not to be used on legal documents 747-9349 (6/24/2016)	
<b>Deed Book/Page</b> 20.62 <b>Gross Acres</b> 20.62 <b>Adjusted CSR Pts</b> 0.00 <b>County</b> JACKSON <b>School District</b> 00319 WOODBURY/SBL <b>Neighborhood</b> SGT BLUFF LUTON <b>Main Area Square Feet</b> N/A		<b>Deed Book/Page</b> 20.10 <b>Gross Acres</b> 20.10 <b>Adjusted CSR Pts</b> 0.00 <b>County</b> JACKSON <b>School District</b> 00319 WOODBURY/SBL <b>Neighborhood</b> SGT BLUFF LUTON <b>Main Area Square Feet</b> N/A		<b>Deed Book/Page</b> 20.10 <b>Gross Acres</b> 20.10 <b>Adjusted CSR Pts</b> 0.00 <b>County</b> JACKSON <b>School District</b> 00319 WOODBURY/SBL <b>Neighborhood</b> SGT BLUFF LUTON <b>Main Area Square Feet</b> N/A	
<b>Owner</b> Deed Holder Liber Properties LLC 1062 Pebble Beach Dr North Sioux City SD 57049		<b>Owner</b> Deed Holder Liber Properties LLC 1062 Pebble Beach Dr North Sioux City SD 57049		<b>Owner</b> Deed Holder Liber Properties LLC 1062 Pebble Beach Dr North Sioux City SD 57049	
<b>Land</b> Let Area 20.62 Acres: 898,207 SF		<b>Land</b> Let Area 20.10 Acres: 875,556 SF		<b>Land</b> Let Area 20.10 Acres: 875,556 SF	
<b>Residential Dwellings</b> Single Family / Owner Occupied Style 1 1/2 Story Frame Architectural Style N/A Year Built 1900 Condition Normal Roof Asphalt / Gable Flooring Concrete Foundation Wood Interior Material Plaster Brick or Stone Veneer Total Gross Living Area 1,714 SF Main Area Square Feet 1,008 Attic Type None Number of Rooms 7 Number of Bedrooms 2 Basement Area Type 7 above, 1 below Basement Finished Area 1,008 Plumbing 252 - Standard Finish Appliances 1 Base Plumbing (Full) Central Air 1 Range Unit, 1 Oven - Single Heat Yes Fireplaces 15 Frame Enclosed (64 SF), 15 Frame Enclosed (60 SF) Porches Yes Additions Yes Garages 400 SF - Det Frame (Built 1900);		<b>Residential Dwellings</b> Single Family / Owner Occupied Style 1 1/2 Story Frame Architectural Style N/A Year Built 1900 Condition Normal Roof Asphalt / Gable Flooring Concrete Foundation Wood Interior Material Plaster Brick or Stone Veneer Total Gross Living Area 1,714 SF Main Area Square Feet 1,008 Attic Type None Number of Rooms 7 Number of Bedrooms 2 Basement Area Type 7 above, 1 below Basement Finished Area 1,008 Plumbing 252 - Standard Finish Appliances 1 Base Plumbing (Full) Central Air 1 Range Unit, 1 Oven - Single Heat Yes Fireplaces 15 Frame Enclosed (64 SF), 15 Frame Enclosed (60 SF) Porches Yes Additions Yes Garages 400 SF - Det Frame (Built 1900);		<b>Residential Dwellings</b> Single Family / Owner Occupied Style 1 1/2 Story Frame Architectural Style N/A Year Built 1900 Condition Normal Roof Asphalt / Gable Flooring Concrete Foundation Wood Interior Material Plaster Brick or Stone Veneer Total Gross Living Area 1,714 SF Main Area Square Feet 1,008 Attic Type None Number of Rooms 7 Number of Bedrooms 2 Basement Area Type 7 above, 1 below Basement Finished Area 1,008 Plumbing 252 - Standard Finish Appliances 1 Base Plumbing (Full) Central Air 1 Range Unit, 1 Oven - Single Heat Yes Fireplaces 15 Frame Enclosed (64 SF), 15 Frame Enclosed (60 SF) Porches Yes Additions Yes Garages 400 SF - Det Frame (Built 1900);	
<b>Agricultural Buildings</b> Plot # 0 Type Barn - Flat Description GP Barn Width 28 Length 38 Year Built 1950 Building Count 1		<b>Agricultural Buildings</b> Plot # 0 Type Barn - Flat Description GP Barn Width 28 Length 38 Year Built 1950 Building Count 1		<b>Agricultural Buildings</b> Plot # 0 Type Barn - Flat Description GP Barn Width 28 Length 38 Year Built 1950 Building Count 1	
<b>Sales</b> Date 4/23/2012 Seller HURD TOMMY LEE & HURD MARY A Buyer LIEBER DUSTIN D & MELISSA A Recording 722/6444 Sale Condition - NJTC Sale between family members or related parties		<b>Sales</b> Date 4/23/2012 Seller HURD TOMMY LEE & HURD MARY A Buyer LIEBER DUSTIN D & MELISSA A Recording 722/6444 Sale Condition - NJTC Sale between family members or related parties		<b>Sales</b> Date 4/23/2012 Seller HURD TOMMY LEE & HURD MARY A Buyer LIEBER DUSTIN D & MELISSA A Recording 722/6444 Sale Condition - NJTC Sale between family members or related parties	
<b>Valuation</b> Classification Agriculture Assessed Land Value \$18,300 Assessed Building Value \$0 Assessed Dwelling Value \$0 Gross Assessed Value \$18,300 Exempt Value \$0 Net Assessed Value \$18,300		<b>Valuation</b> Classification Agriculture Assessed Land Value \$18,300 Assessed Building Value \$0 Assessed Dwelling Value \$0 Gross Assessed Value \$18,300 Exempt Value \$0 Net Assessed Value \$18,300		<b>Valuation</b> Classification Agriculture Assessed Land Value \$18,300 Assessed Building Value \$0 Assessed Dwelling Value \$0 Gross Assessed Value \$18,300 Exempt Value \$0 Net Assessed Value \$18,300	
<b>Valuation</b> Classification Agriculture Assessed Land Value \$18,300 Assessed Building Value \$0 Assessed Dwelling Value \$0 Gross Assessed Value \$18,300 Exempt Value \$0 Net Assessed Value \$18,300		<b>Valuation</b> Classification Agriculture Assessed Land Value \$18,300 Assessed Building Value \$0 Assessed Dwelling Value \$0 Gross Assessed Value \$18,300 Exempt Value \$0 Net Assessed Value \$18,300		<b>Valuation</b> Classification Agriculture Assessed Land Value \$18,300 Assessed Building Value \$0 Assessed Dwelling Value \$0 Gross Assessed Value \$18,300 Exempt Value \$0 Net Assessed Value \$18,300	

## SOIL REPORT - Parcel #884724300004 and Parcel #884724300005

### Summary

Parcel ID	884724300004
Gross Acres	20.10
ROW Acres	0.00
Gross Taxable Acres	20.10
Exempt Acres	0.00
Net Taxable Acres	20.10
Average Unadjusted CSR2	38.84
	(Gross Taxable Acres - Exempt Land)
	(780.77 CSR2 Points / 20.1 Gross Taxable Acres)

Agland Active Config 2017 CSR2

### Sub Parcel Summary

Columns				
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.47	43.29	496.55	496.55
Non-Crop	8.63	32.93	284.22	225.99
Total	20.10		780.77	722.54

### Soil Summary

Columns						
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.21	18.69	18.69
100% Value	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	3.20	262.40	262.40
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	1.49	86.42	86.42
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	0.77	24.64	24.64
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	5.80	104.40	104.40
Non-Crop	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	0.02	1.64	0.89
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	2.84	164.72	107.98
Non-Crop	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	1.00	32.00	31.26
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	4.77	85.86	85.86
Total				20.10	780.77	722.54

### Summary

Parcel ID	884724300005
Gross Acres	20.62
ROW Acres	0.00
Gross Taxable Acres	20.62
Exempt Acres	0.00
Net Taxable Acres	20.62
Average Unadjusted CSR2	53.32
	(Gross Taxable Acres - Exempt Land)
	(1099.54 CSR2 Points / 20.62 Gross Taxable Acres)

Agland Active Config 2017 CSR2

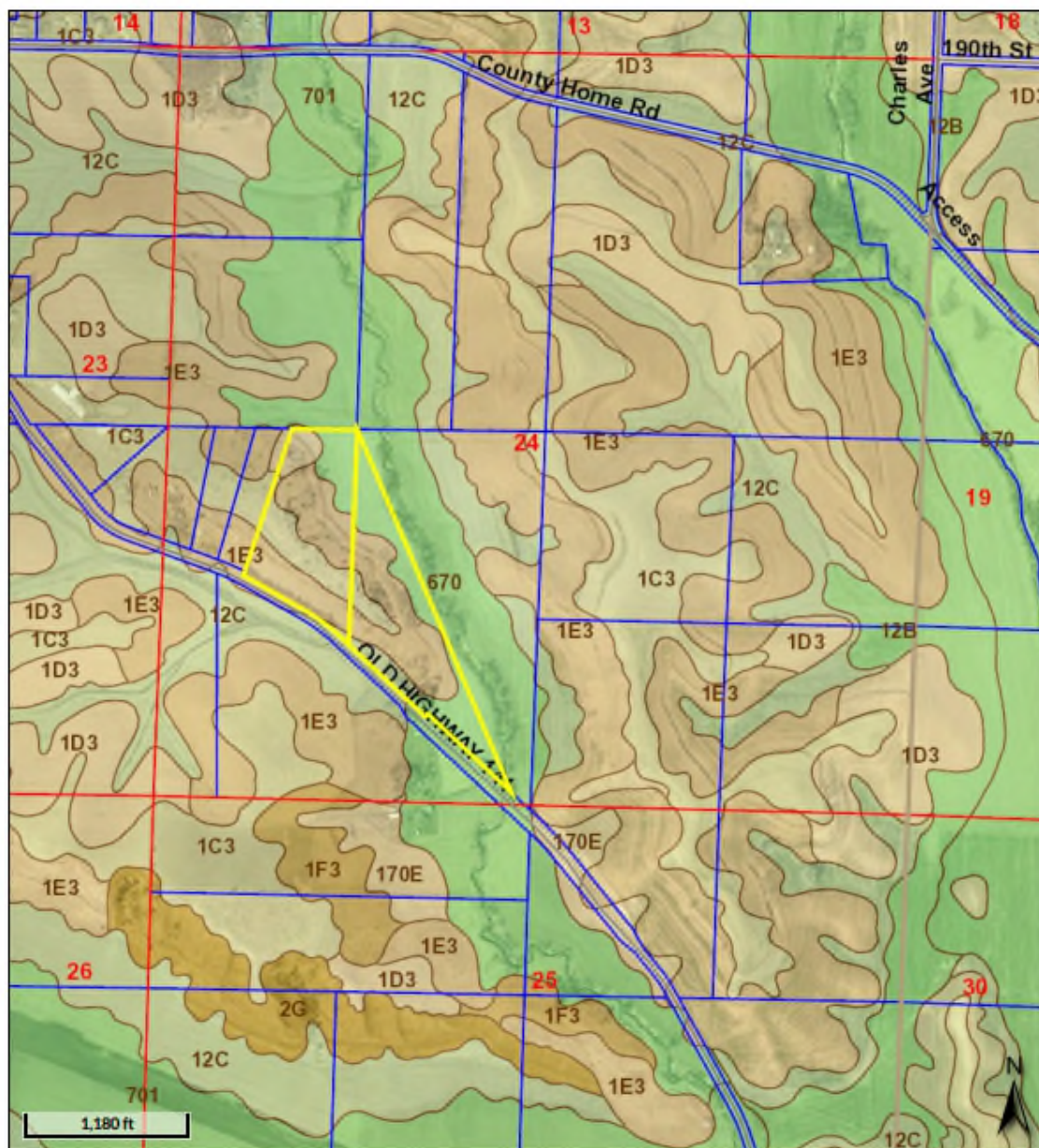
### Sub Parcel Summary

Columns				
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	13.18	59.58	785.29	785.29
Non-Crop	7.44	42.24	314.25	211.21
Total	20.62		1,099.54	996.50

### Soil Summary

Columns						
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	0.43	38.27	38.27
100% Value	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	8.03	658.46	658.46
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.09	5.22	5.22
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	4.63	83.34	83.34
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	1.19	105.91	54.84
Non-Crop	670	RAWLES SILT LOAM, 0 TO 2 PERCENT SLOPES, OCCASIONALLY FLOODE	82.00	0.71	58.22	31.42
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	1.26	73.08	47.91
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	4.28	77.04	77.04
Total				20.62	1,099.54	996.50





## Overview



## Legend

- Roads
- Soils
  - 0.000000 - 5.000000
  - 5.000001 - 20.000000
  - 20.000001 - 30.000000
  - 30.000001 - 40.000000
  - 40.000001 - 50.000000
  - 50.000001 - 60.000000
  - 60.000001 - 70.000000
  - 70.000001 - 80.000000
  - 80.000001 - 90.000000
  - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels



## OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

 Zoning Ordinance  
 Section 2.02(4)  
 Page 1 of 8

**Rezoning Application &  
 Zoning Ordinance Map Amendment**

<b>Owner Information:</b>		<b>Applicant Information:</b>	
Owner	<u>Lieber Properties LLC</u>	Applicant	<u>Lieber Properties LLC</u>
Address	<u>1138 S Derby Lane</u> <u>N Sioux City, SD 57049</u>	Address	<u>1138 S Derby Lane</u> <u>N Sioux City, SD 57049</u>
Phone	<u>712-898-1024</u>	Phone	<u>712-898-1024</u>

 Engineer/Surveyor Tim Lamprecht Phone 712-253-5085
**Property Information:**
 Property Address or Address Range 1719 Old Hwy 141, Sergeant Bluff, IA 51054  
 Quarter/Quarter SW 1/4 Sec 24 Twnshp/Range 88-47  
 Parcel ID # \_\_\_\_\_ or GIS # 884724300005/004 Total Acres 20.62(005)/20.10(004)  
 Current Use Agriculture/Residential Proposed Use Agriculture/Residential  
 Current Zoning AP(005)/AE(004) Proposed Zoning AE (both 005+004)  
 Average Crop Suitability Rating (submit NRCS Statement) 62.2

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 3/23/21 Staff present Don Probst, David Glover, Mark Nelson

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 <u>[Signature]</u> Agent of Lieber Properties LLC	Applicant <u>[Signature]</u> Agent of Lieber Properties LLC
Date <u>6/30/2021</u>	Date <u>6/30/2021</u>

 Fee: \$400 Case #: 16683  
 Check #: 2610  
 Receipt #: \_\_\_\_\_
