

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

Date: 4/25/24

Weekly Agenda Date: 4/30/24

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel J. Priestley

**WORDING FOR AGENDA ITEM:**

A) Motion to receive the final report and the Zoning Commission's recommendation from their 4/22/24 meeting to approve the final plat of Yockey Farm Addition, a minor subdivision to Woodbury County, Iowa.  
B) Motion to accept and approve Yockey Farm Addition, a minor subdivision to Woodbury County, Iowa.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat.

**BACKGROUND:**

Peggy Ann Yockey has filed for a two (2) lot minor subdivision on the properties identified as Parcel #874305300001 and Parcel #874306400002 and referenced above. This subdivision is being completed to reconfigure the property lines and to establish two (2) lots. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on April 9, 2024. The neighbors within 1000 FT have been duly notified via a April 5, 2024 letter about the April 22, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Anthon waived their extraterritorial review authority with the approval of Resolution No. 2024-5.564. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. The Woodbury County Zoning Commission voted 3-0 to recommend the acceptance and approval of the Yockey Farm Addition final plat to the Woodbury County Board of Supervisors following their public hearing on April 22, 2024.

**PROPERTY DETAILS**

Parcel(s): 874305300001 & 874306400002

Township/Range: T87N R43W for both parcels.

Section: Section 5 – 874305300001

Section 6 - 874306400002

Quarter: NWSW – 874305300001

NESE – 874306400002

Zoning District: Agricultural Preservation (AP)

Floodplain: Not in Floodplain – Zone X

Property Address: 2269 Lenox Ave., Anthon, IA 51004

**FINANCIAL IMPACT:**

0

**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:**

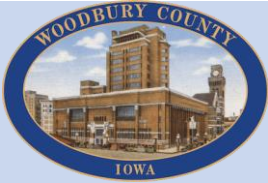
Receive the final report and P&Z Commission's recommendation from their 4/22/24 meeting.

Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

A) Motion to receive the final report and the Zoning Commission's recommendation from their 4/22/24 meeting to approve the final plat of Yockey Farm Addition, a minor subdivision to Woodbury County, Iowa.

B) Motion to accept and approve Yockey Farm Addition, a minor subdivision to Woodbury County, Iowa.



# WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101  
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator  
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## FINAL REPORT – APRIL 25, 2024

### YOCKEY FARM ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Peggy A. Yockey	Parcel(s):	874305300001 & 874306400002	Summary, Aerial Map, Plat Excerpt, Recommendation	
Application Type:	Minor Subdivision	Township/Range:	T87N R43W for both parcels.	Legal Notification	
Name of Subdivision:	Yockey Farm Addition	Section:	Section 5 – 874305300001 Section 6 - 874306400002	Neighbor(s) Notification	
Application Date:	March 22, 2024	Quarter:	NWSW – 874305300001 NESE – 874306400002	Stakeholder(s) Comments	
Number of Lots:	2	Zoning District:	Agricultural Preservation (AP)	Review Criteria / Applicant Responses	
Total Acres:	12.99	Floodplain:	Not in Floodplain – Zone X	Application	
Extraterritorial Review:	Waived – City of Anthon	Property Address:	2269 Lenox Ave., Anthon, IA 51004	Supporting Documentation	
Legal Notice Date:	April 9, 2024				
Neighbor(s) Notice Date:	April 5, 2024				
Stakeholder(s) Notice Date:	April 1, 2024				
Zoning Commission Public Hearing Date:	April 22, 2024				
Board of Supervisors Agenda Date:	April 30, 2024				
Attorney:	Ryan Ross, 712-224-7585				
Surveyor:	Terence Crawford, 712-263-8118				

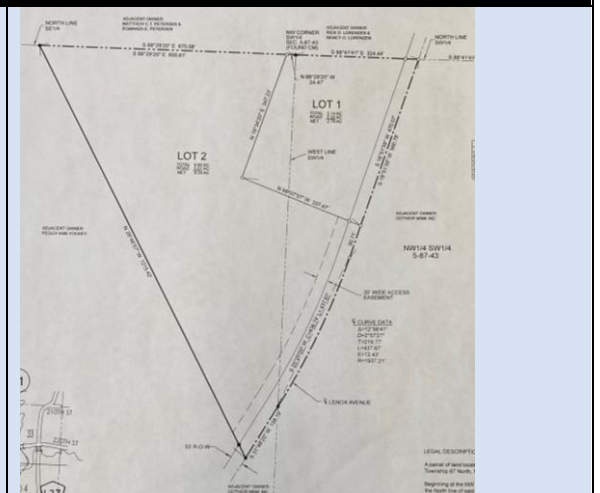
## SUMMARY

Peggy Ann Yockey has filed for a two (2) lot minor subdivision on the properties identified as Parcel #874305300001 and Parcel #874306400002 and referenced above. This subdivision is being completed to reconfigure the property lines and to establish two (2) lots. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on April 9, 2024. The neighbors within 1000 FT have been duly notified via a April 5, 2024 letter about the April 22, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Anthon waived their extraterritorial review authority with the approval of Resolution No. 2024-5.564. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. The Woodbury County Zoning Commission voted 3-0 to recommend the acceptance and approval of the Yockey Farm Addition final plat to the Woodbury County Board of Supervisors following their public hearing on April 22, 2024.

## AERIAL MAP



## PLAT EXCERPT





WOODBURY COUNTY  
ZONING COMMISSION  
WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors  
620 Douglas Street  
Sioux City, Iowa 51101

RE: Zoning Commission Recommendation to the Board of Supervisors

**Yockey Farm Addition, Minor Subdivision Proposal**

Parcel(s): 874305300001 & 874306400002  
Township/Range: T87N R43W for both parcels.  
Section: Section 5 – 874305300001 & Section 6 - 874306400002  
Quarter: NWSW – 874305300001& NESE – 874306400002  
Zoning District: Agricultural Preservation (AP)  
Floodplain: Not in Floodplain – Zone X  
Property Address: 2269 Lenox Ave., Anthon, IA 51004

Dear Members of the Woodbury County Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the *Yockey Farm Addition*, final plat minor subdivision proposal following the scheduled public hearing that occurred at the regularly scheduled public meeting of the Woodbury County Zoning Commission on 4-22-2024.

Following the public hearing, the Zoning Commission voted 3-0 to recommend acceptance and approval of the *Yockey Farm Addition*, minor subdivision final plat to the Board of Supervisors.

Dated this 22 day of 4<sup>th</sup>, 2024

  
Thomas A. Bride  
Woodbury County Zoning Commission

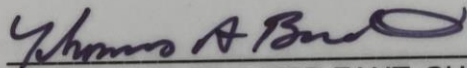
ATTEST:

  
Daniel Priestley, Zoning Coordinator  
Woodbury County Community & Economic Development

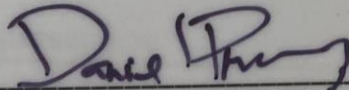
CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIR AND THE COORDINATOR OF THE PLANNING AND ZONING COMMISSION, WOODBURY COUNTY, IOWA, AND WE FURTHER CERTIFY THAT THE SAID ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID ZONING COMMISSION DID ON THE 22nd DAY OF April, 2024 RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS THE ACCEPTANCE AND APPROVAL OF SAID SUBDIVISION.

DATED: 4-22-2024



~~CHRISTINE ZELLMER ZANT, CHAIR~~ Thomas A. Bride, Vice Chair  
WOODBURY COUNTY ZONING COMMISSION



DANIEL J. PRIESTLEY  
PLANNING AND ZONING COORDINATOR  
WOODBURY COUNTY ZONING COMMISSION

**ZONING COMMISSION DRAFT MINUTES – EXCERPT INVOLVING YOCKEY FARM ADDITION AGENDA ITEM (SEE BELOW)**

**Minutes - Woodbury County Zoning Commission – April 22, 2024**

The Zoning Commission (ZC) meeting convened on the 22nd of April, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

**Meeting Audio:**

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=d3dnklmVm0U>

ZC Members Present:  
County Staff Present:  
Public Present:

Barb Parker, Jeff Hanson, Tom Bride  
Dan Priestley, Dawn Norton  
Peggy Yockey, Glenna Tevin, Dennis Boulden, Galen Modlin,  
Cheryl Tevis, Lynne Boulden, Robin Beem, Merriel Miller, Jesse  
Beem, Abe Sandquist, Ann Johnston, Kim Sulsberger, Tyler  
Sulsberger, Deborah Sulsberger, Zachary Greder, Tim Ericksen

**Call to Order**

Vice-Chair Tom Bride called the meeting to order at 5:00 p.m. Chris Zellmer Zant, Corey Meister absent.

**Public Comment on Matters Not on the Agenda**

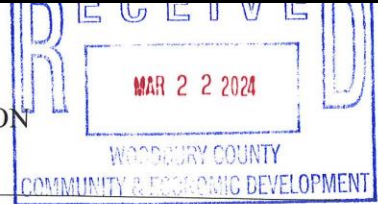
None

**Approval Of Minutes:** March 25, 2024 minutes – Motion by Parker. Second by Hanson. Approved 3-0.

**Public Hearing (Action Item) For Proposed Minor Subdivision – Yockey Farm Addition. Summary:**

Priestley read the report summary of the proposed Yockey Farm Addition subdivision into the record. Peggy Ann Yockey has filed for a two (2) lot minor subdivision on the properties identified as Parcel #874305300001 and Parcel #874306400002. The subdivision is being completed to reconfigure the property lines and to establish two (2) lots. This minor subdivision proposal has been properly noticed in the Sioux City Journal legal section on April 9, 2024. The neighbors within 1000 FT have been duly notified via a April 5, 2024 letter about the April 22, 2024 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer found the proposal in compliance with Iowa Code closure requirements and found that the lot(s) have adequate access. This property is located in the Agricultural Preservation (AP) Zoning District and is not located in the Special Flood Hazard Area (SFHA) – Zone X. The City of Anthon waived their extraterritorial review authority with the approval of Resolution No. 2024-5.564. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets appropriate criteria for approval. Parker motioned to close public hearing. Second by Hanson. Carried 3-0. Hanson motioned to approve and forward to Board of Supervisors. Second by Parker. Carried 3-0.

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION



Applicant: Peggy A. Yockey Name of Owner

Mailing Address: 930 28th Ave Council Bluffs, IA 51501  
 Street City or Town State and Zip + 4

Property Address: 2269 Lenox Ave - Anthon IA 51004  
 Street City or Town State and Zip + 4

Ph/Cell #: 402-590-3204 E-mail Address: peggyockey@gmail.com

To subdivide land located in the NE-SE & NW-SW Quarter of Section 5-6

Civil Township 8743 GIS Parcel # 874305300001 & 874306400002

Name of Subdivision: Yockey Farm Addition

Subdivision Area in Acres 12.99 Number of Lots 2

**Attachments:**

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A Certified abstractor's certificate to include:
  - a. Legal description of proposed subdivision.
  - b. Plat showing clearly the boundaries of the subdivision.
  - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: Terence Crawford Ph/Cell: 712-263-8118

Attorney: Ryan Ross Ph/Cell: 712-224-7585

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: Peggy A. Yockey

Zoning Director: [Signature]

**For Office Use Only:**

Zoning District AP Flood District X-3000 Date \_\_\_\_\_ No. 6963

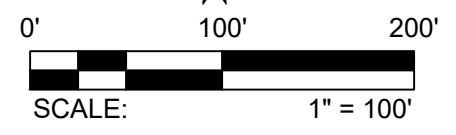
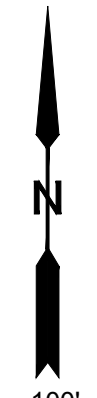
Application Fee 4 Lots or less (\$300)\* + Additional Fees CK# 1004 8.22.24

5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

\*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

# FINAL PLAT YOCKEY FARM ADDITION

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA



- PROPERTY PIN FOUND  
5/8" DIA. X 18" IRON PIN  
W/ORANGE CAP #14709
- R-O-W PIN FOUND  
5/8" DIA. X 18" IRON PIN  
W/ORANGE CAP #14709
- PROPERTY PIN SET  
5/8" DIA. X 18" IRON PIN  
W/YELLOW CAP #8893
- R-O-W PIN SET  
5/8" DIA. X 18" IRON PIN  
W/YELLOW CAP #8893

**OWNER & SUBDIVIDER:**  
PEGGY ANN YOCKEY  
930 28TH STREET  
COUNCIL BLUFFS, IA 51501

**LAND SURVEYOR:**  
TERENCE E. CRAWFORD, P.E. & P.L.S.  
SUNDQUIST ENGINEERING, P.C.  
120 SOUTH MAIN STREET  
DENISON, IA 51442

ACREAGE BREAKDOWN			
LOT	TOTAL	ROAD	NET
LOT 1			
NW1/4 SW1/4	2.51	0.35	2.16
NE1/4 SE1/4	0.63		0.63
LOT 2			
NW1/4 SW1/4	1.37	0.38	0.99
NE1/4 SE1/4	8.48	0.13	8.35

- NOTES:**
- ZONING DISTRICT:**  
AP - AGRICULTURAL PRESERVATION
- BULK REGULATIONS:**  
MINIMUM LOT WIDTH: 200'  
MINIMUM LOT SIZE: 2 ACRES  
MINIMUM FRONT YARD: 100'  
SIDE YARDS: 10', 20' OR 50'  
DEPENDENT ON USE\*\*  
MINIMUM REAR YARD: 50'  
DEPENDENT ON USE\*\*  
MAXIMUM HEIGHT: 45'  
MAXIMUM STORIES: NO LIMIT
- \*\*OTHER REGULATIONS APPLY. SEE  
SUBDIVISION ORDINANCES FOR DETAILS.
- LOTS TO BE SERVED BY PRIVATE WELLS AND  
SEPTIC SYSTEMS.
- ELECTRICAL: WOODBURY COUNTY REC  
1495 HUMBOLT AVE.  
MOVILLE, IOWA 51039
- TELEPHONE: LOTS PRESENTLY  
NOT SERVED BY LANDLINE PHONE SERVICE

**LEGAL DESCRIPTION:**

A parcel of land located in the NW1/4 SW1/4 of Section 5 and the NE1/4 SE1/4 of Section 6, all in Township 87 North, Range 43 West of the 5th P.M., Woodbury County, Iowa described as follows:

Beginning at the NW Corner of the SW1/4 of Section 5-87-43, thence S 88°41'41" E 324.44 feet along the North line of said SW1/4 to a point on the centerline of Lenox Avenue, thence S 18°51'39" W 560.78 feet along said centerline, thence Southwesterly 437.67 feet along said centerline along a 1937.21 foot radius curve concave Northwesterly with a long chord bearing S 25°20'00" W 436.74 feet, thence S 31°48'20" W 158.19 feet along said centerline, thence N 26°46'57" W 1215.42 feet to a point on the North line of the SE1/4 of Section 6-87-43, thence S 88°29'20" E 675.08 feet along said line to the point of beginning. Said parcel contains 12.99 acres including the presently established Lenox Avenue right-of-way.

**CERTIFICATION:**

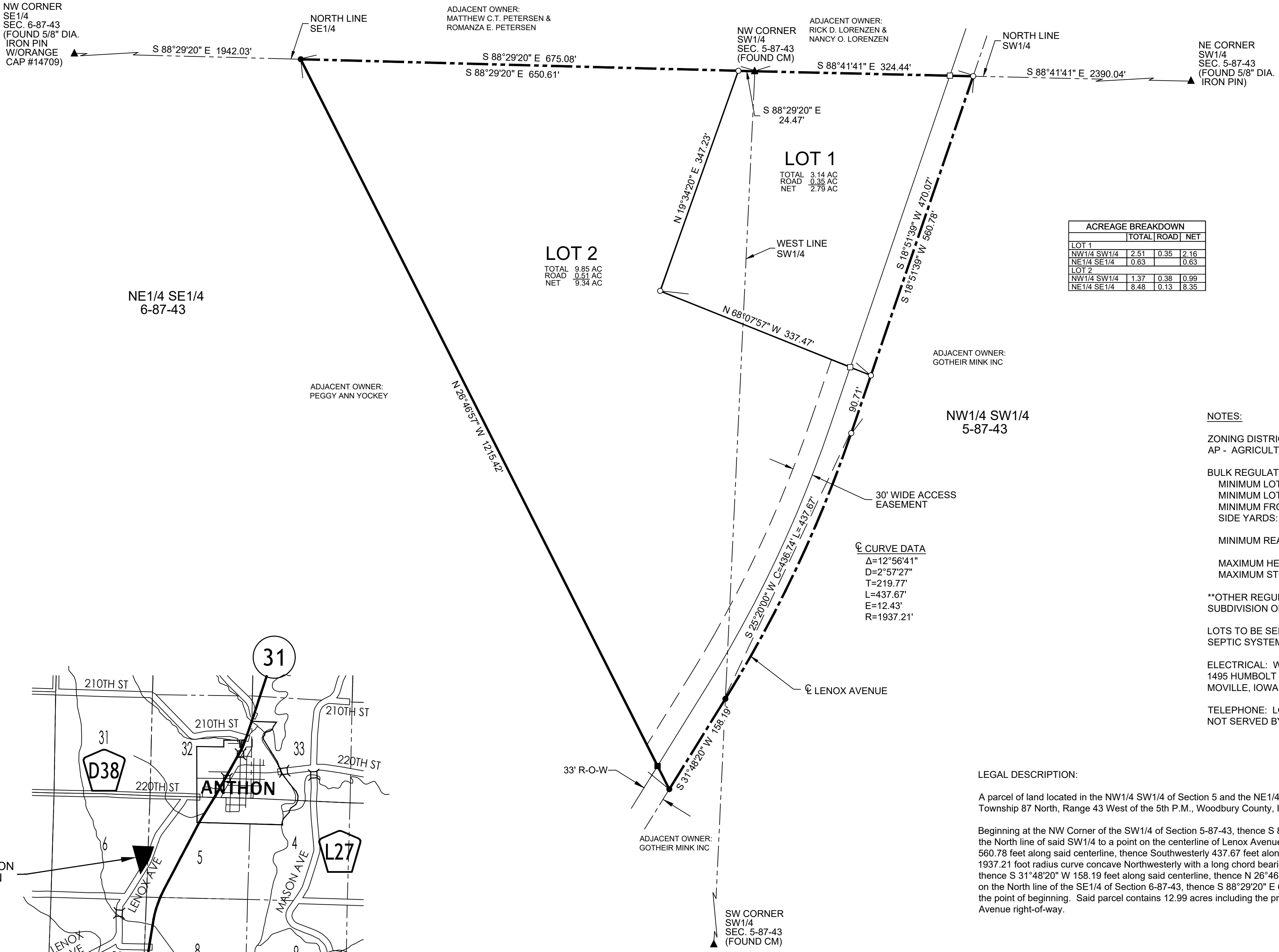
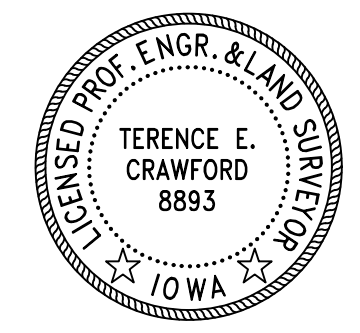
I, TERENCE E. CRAWFORD, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 8893, DO HEREBY CERTIFY THAT THE PLAT OF YOCKEY FARM ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, IS TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT EXCEPT AS NOTED ON SAID PLAT.

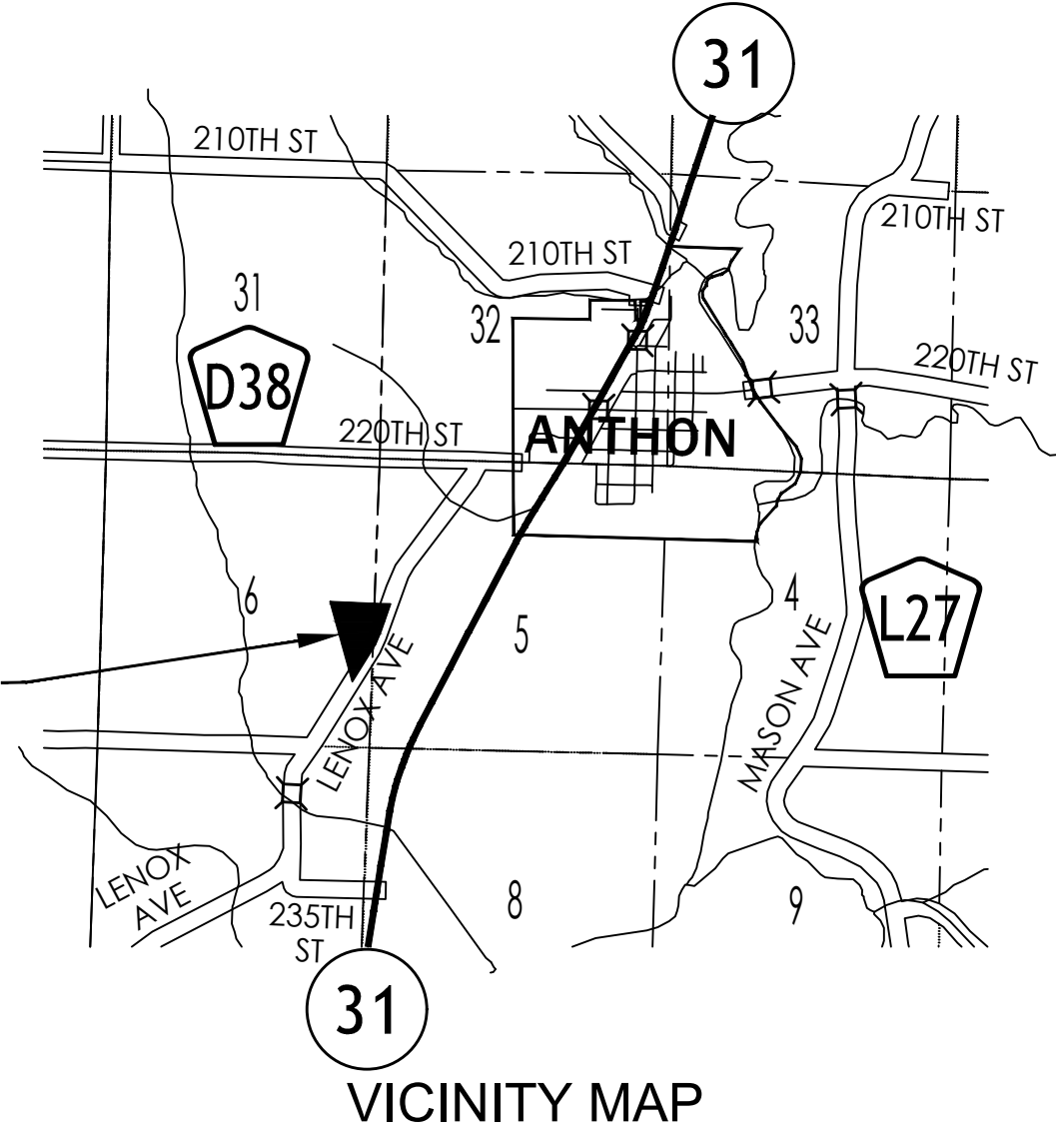
3-14-24  
DATE

*Terence E. Crawford*  
TERENCE E. CRAWFORD, P.E. & P.L.S.  
IOWA LICENSE NO. 8893  
EXP. DATE 12-31-25

SHEETS COVERED BY THIS SEAL: 2 SHEETS  
DATE OF SURVEY: 10-23-2023



**CURVE DATA**  
Δ=12°56'41"  
D=2°57'27"  
T=219.77'  
L=437.67'  
E=12.43'  
R=1937.21'



VICINITY MAP

INDEX LEGEND	
County:	Woodbury
Location:	NW1/4 SW1/4 Section 5, Township 87 North, Range 43 West NE1/4 SE1/4 Section 6, Township 87 North, Range 43 West
Subdivision:	Yockey Farm Addition
Requestor:	Peggy Yockey
Proprietor:	Peggy Ann Yockey
Surveyor:	Terence E. Crawford, P.E. & P.L.S.
Surveyor Company:	Sundquist Engineering, P.C.
Return To:	Sundquist Engineering, P.C. P.O. Box 220, Denison, IA 51442

**FINAL PLAT**  
**YOCKEY FARM ADDITION**  
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

PEGGY ANN YOCKEY, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, TOGETHER WITH AN INGRESS/EGRESS EASEMENT FOR THE BENEFIT OF ADJACENT PROPERTY, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF TERENCE E. CRAWFORD, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS YOCKEY FARM ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER AND PROPRIETOR THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
PEGGY ANN YOCKEY

STATE OF IOWA )  
 )SS  
WOODBURY COUNTY )

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR SAID STATE OF IOWA, PERSONALLY APPEARED PEGGY ANN YOCKEY, TO ME PERSONALLY KNOWN, WHO BEING BY ME DULY SWORN, DID SAY THAT THE PERSON IS THE OWNER AND ACKNOWLEDGED EXECUTION OF THE INSTRUMENT TO BE THE OWNER'S VOLUNTARY ACT AND DEED.

\_\_\_\_\_  
NOTARY PUBLIC IN AND FOR THE STATE OF IOWA

TITLE OPINON

COUNTY AUDITOR AND RECORDER OF WOODBURY COUNTY, IOWA

DEAR SIR/MADAM:

WE HAVE THIS DATE EXAMINED A COMPLETE ABSTRACT TO TITLE, PURSUANT TO IOWA CODE SECTION 354.11(1)(c) TO PROPERTY WHICH INCLUDES IN ITS ENTIRETY, PROPERTY DESCRIBED IN THE SURVEYOR'S CERTIFICATE ON THE PLAT OF: YOCKEY FARM ADDITION, A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA LAST CERTIFIED BY ENGLESON ABSTRACT CO., INC.,

DATED \_\_\_\_\_, 2024 AT 8:59 A.M. AND FROM SAID ABSTRACT FIND GOOD AND MERCHANTABLE TITLE TO SAID PREMISES VESTED IN PEGGY ANN YOCKEY, A SINGLE PERSON, SUBJECT TO THE FOLLOWING, LIENS, LIMITATIONS AND EXCEPTIONS.

- EASEMENT TO WOODBURY COUNTY, IOWA FOR PUBLIC HIGHWAY, FILED ON DECEMBER 6, 1924 AS MISCELLANEOUS RECORD, NO. 99.
- ALL CERTIFIED REAL ESTATE TAXES AND SPECIAL ASSESSMENTS DUE AND PAYABLE HAVE BEEN PAID. REAL ESTATE TAXES AND SPECIAL ASSESSMENTS NOT CERTIFIED ARE A LIEN IN AN UNDETERMINED AMOUNT.

DATED: \_\_\_\_\_, 2024

\_\_\_\_\_  
RYAN C. ROSS  
ATTORNEY AT LAW

CERTIFICATE OF CITY OF ANTHON, IOWA

THE CITY COUNCIL OF ANTHON, IOWA, PURSUANT TO AUTHORITY GRANTED IN IOWA CODE SECTION 354.9, WAIVED THE CITY'S REVIEW AND APPROVAL OF THE FINAL PLAT OF YOCKEY FARM ADDITION, AS WOULD OTHERWISE BE REQUIRED BY THE CITY'S CODE OF ORDINANCES, WITH THE ADOPTION OF

RESOLUTION NO. \_\_\_\_\_ ON THIS DAY OF \_\_\_\_\_, 2024

PASSED: \_\_\_\_\_  
LISA PETERSON, MAYOR

APPROVED: \_\_\_\_\_  
ATTEST: ANITA BRANDT

AUDITOR'S APPROVAL OF SUBDIVISION NAME

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OR TITLE OF THE ATTACHED SUBDIVISION PLAT AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATE \_\_\_\_\_, 2024

\_\_\_\_\_  
PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

COUNTY ENGINEERS CERTIFICATE

I, MARK NAHRA, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA

DATED: \_\_\_\_\_

\_\_\_\_\_  
MARK NAHRA, P.E.  
WOODBURY COUNTY ENGINEER

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION NUMBER: \_\_\_\_\_  
RESOLUTION ACCEPTING AND APPROVING YOCKEY FARM ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNER AND PROPRIETOR DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS YOCKEY FARM ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, YOCKEY FARM ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRPERSON AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNER AND PROPRIETOR A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024

\_\_\_\_\_  
MATTHEW UNG  
CHAIRPERSON OF BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: \_\_\_\_\_  
PATRICK F. GILL, SECRETARY  
BY: MICHELLE K. SKAFF, DEPUTY

CERTIFICATE OF WOODBURY COUNTY ZONING COMMISSION

WE DO HEREBY CERTIFY THAT WE ARE THE CHAIR AND THE COORDINATOR OF THE PLANNING AND ZONING COMMISSION, WOODBURY COUNTY, IOWA, AND WE FURTHER CERTIFY THAT THE SAID ZONING COMMISSION DID TAKE UNDER ADVISEMENT THE ATTACHED PLAT AND THAT SAID ZONING COMMISSION DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024 RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS THE ACCEPTANCE AND APPROVAL OF SAID SUBDIVISION.

DATED: \_\_\_\_\_

\_\_\_\_\_  
CHRISTINE ZELLMER ZANT, CHAIR  
WOODBURY COUNTY ZONING COMMISSION

\_\_\_\_\_  
DANIEL J. PRIESTLEY  
PLANNING AND ZONING COORDINATOR  
WOODBURY COUNTY ZONING COMMISSION

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, THE UNDERSIGNED, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED: \_\_\_\_\_

\_\_\_\_\_  
TINA M. BERTRAND, TREASURER  
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, JULIE CONOLLY, HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2024, A COPY OF THIS PLAT WAS FILED IN THE COUNTY ASSESSOR'S OFFICE.

DATED: \_\_\_\_\_

\_\_\_\_\_  
JULIE CONOLLY  
COUNTY ASSESSOR

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA )  
 )SS  
WOODBURY COUNTY )

DOCKET NO. \_\_\_\_\_ FILED FOR

RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024 AT \_\_\_\_ O'CLOCK \_\_\_\_ M.

RECORDED IN PLAT ENVELOPE \_\_\_\_\_ INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED: \_\_\_\_\_

\_\_\_\_\_  
PATRICK F. GILL, AUDITOR AND RECORDER, WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY



**PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County’s Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

	<p><b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b></p>
	<p>Staff reviewed the subdivision application, deemed it complete, and verified the final plat’s conformance to the County’s Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.</p>
	<p><b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b></p>
	<p>Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.</p>
	<p><b>shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and</b></p>
	<p>Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.</p>
	<p><b>shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and</b></p>
	<p>Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.</p>
	<p><b>shall assure conformance with the goals and objectives of the County’s General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.</b></p>
	<p>Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.</p>

**ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)**

The County’s Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	<p><b>shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and</b></p>
	<p>Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.</p>
	<p><b>shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and</b></p>
	<p>Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a “Staff Report” format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.</p>
	<p><b>may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and</b></p>
	<p>Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.</p>
	<p><b>shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.</b></p>
	<p>During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission’s recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.</p>

RESOLUTION NO. 2024-5-564

**A RESOLUTION APPROVING FINAL PLAT OF YOCKEY FARM ADDITION**

WHEREAS, the City Council of Anthon, Iowa, has been presented with the final plat of Yockey Farm Addition, a Minor Subdivision; a two lot rural subdivision located within the two mile jurisdictional limits of the City of Anthon.

NOW, THEREFORE, BE IT RESOLVED that the City Council of Anthon, Iowa, pursuant to authority granted in Iowa code section 354.9 agree to waive the City's review and approval of the Final Plat of Yockey Farm Addition, as would otherwise be required by the City's Code of Ordinances.

\*\*\*\*

Councilperson McFarland caused to be read and moved the adoption of the foregoing resolution.

Councilperson Burdwin seconded the motion to adopt. Upon due consideration by the Council, the Mayor put the question; and, upon the roll being called, the vote was:

Ayes: Buck, Kuhlmann, Lawink, McFarland, Burdwin

Nays: none

WHEREUPON, the Mayor declared the foregoing resolution duly adopted on 2-26-24, 2024.

Lisa Peterson  
Lisa Peterson, Mayor

ATTEST:

Anita Brandt  
Anita Brandt, City Clerk IACMC/MMC





CERTIFICATE OF CITY OF ANTHON, IOWA

THE CITY COUNCIL OF ANTHON, IOWA, PURSUANT TO AUTHORITY GRANTED IN IOWA CODE SECTION 354.9, WAIVED THE CITY'S REVIEW AND APPROVAL OF THE FINAL PLAT OF YOCKEY FARM ADDITION, AS WOULD OTHERWISE BE REQUIRED BY THE CITY'S CODE OF ORDINANCES, WITH THE ADOPTION OF

RESOLUTION NO. 2024-5-564 ON THIS DAY OF 26<sup>th</sup> February, 2024

PASSED: 5-0 Lisa Peterson  
LISA PETERSON, MAYOR

APPROVED: 5-0 Anita Brandt  
ATTEST: ANITA BRANDT

**Sioux City Journal**

**AFFIDAVIT OF PUBLICATION**

Sioux City Journal  
2802 Castles Gate Drive  
Sioux City 51106  
(712) 293-4250

State of New Jersey, County of Hudson, ss:

Nichole Seitz, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**  
Apr. 9, 2024

**NOTICE ID:** 25BKH604ZpaH86D5cr1I  
**PUBLISHER ID:** COL-IA-500140  
**NOTICE NAME:** ZC-Yockey-Subdivision-Public-Hearing-4-22-24  
**Publication Fee:** \$38.10

*Nichole Seitz*

(Signed) \_\_\_\_\_

**SHANNEA H HOLMES**  
NOTARY PUBLIC  
STATE OF NEW JERSEY  
My Commission Expires August 1, 2026

**VERIFICATION**

State of New Jersey  
County of Hudson

Subscribed in my presence and sworn to before me on this: 04/09/2024

*Shannea H. Holmes*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING  
REGARDING A PROPOSED MINOR  
SUBDIVISION BEFORE THE  
WOODBURY COUNTY ZONING  
COMMISSION**

The Woodbury County Zoning Commission will have a meeting and will hold a public hearing on the following item hereafter described in detail on April 22, 2024 at 5:00 PM or as soon thereafter as the matter may be considered.

Said public hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item 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 public hearing in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Mon., April 22, 2024.

Item One (1)  
**PROPOSED MINOR SUBDIVISION:** To be known as *Yockey Farm Addition, A Minor Subdivision to Woodbury County, Iowa*, a two-lot minor subdivision in a 12.99 acre portion of T87N R43W (Miller Township) in Section 5 in the Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) on Parcel #874305300001 and Section 6 in the Northeast Quarter (NE 1/4) of the Southeast Quarter (SE 1/4) on Parcel #874306400002. The property is approximately one-half mile southwest of the City of Anthon. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s)/Applicant(s): Peggy A. Yockey. Mailing Address: 930 28th Ave., Council Bluffs, IA 51501. Property Address: 2269 Lenox Ave., Anthon, IA 51004.  
COL-IA-500140

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	6
Notification Letter Date:	April 5, 2024
Public Hearing Board:	Zoning Commission
Public Hearing Date:	April 22, 2024, 5:00 PM
Phone Inquiries:	0
Written Inquiries:	0
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)	MAILING ADDRESS				COMMENTS
Peggy A. Yockey	930 28th Ave.	Council Bluffs	IA	51501	No comments.
Gothier Mink, Inc.	601 W. Main St.	Anthon	IA	51004-8239	No comments.
Matthew Lee Berning	2287 Lennox Ave.	Anthon	IA	51004	No comments.
Rick D. Lorenzen & Nancy O. Lorenzen	2255 Lennox Ave.	Anthon	IA	51004-8121	No comments.
Matthew C.T. Petersen & Romanza E. Petersen	2227 Lennox Ave.	Anthon	IA	51004	No comments.
St. Joseph Roman Catholic Church	PO Box 285	Anthon	IA	51004-0285	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF ANTHON:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MILLER TOWNSHIP:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the following proposed minor subdivision for MEC electric. We have no conflicts. The developer should be made aware that any requested relocation or extension of distribution facilities is subject to a customer contribution. Thanks Dan, Have a great week! – Casey Meinen, 4/1/24
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC "Gas". – Tyler Ahlquist, 4/1/24
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 4/5/24.
NUSTAR PIPELINE:	No concerns from NuStar. – Matt McGee, 4/1/24
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	<b>SEE REVIEW MEMO BELOW</b>
WOODBURY COUNTY RECORDER:	Looks good to me. – Diane Swoboda Peterson, 4/1/24
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD does not have any comments regarding this proposal. – Neil Stockfleth, 4/3/24.
WOODBURY COUNTY TREASURER:	Taxes are paid in full. No other comments. – Tina Bertrand, 4/1/24



## Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

**COUNTY ENGINEER**

Mark J. Nahra, P.E.

mnahra@woodburycountyiowa.gov

**ASSISTANT TO THE COUNTY ENGINEER**

Benjamin T. Kusler, E.I.T.

bkusler@woodburycountyiowa.gov

**SECRETARY**

Tish Brice

tbrice@woodburycountyiowa.gov

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Mark J. Nahra, County Engineer

Date: April 4, 2024

Subject: Yockey Farm Addition – a minor subdivision application

The Secondary Road Department has reviewed the information provided for the above referenced subdivision forwarded with your memo dated April 1, 2024.

I am offering the following comments for your consideration.

- We checked the closure on the plat and found it in compliance with the requirements for the full subdivision of 1 in 10,000 and 1 in 5,000 for lot 2 as required by Section 355.8 of the Code of Iowa. The error closure calculated for lot 1 was 0.422' which exceeds the allowable error of closure for the lot. The surveyor should review the measurements on the line and resubmit the plat for checking.
- I reviewed the parcel for access last fall. The existing driveways meet current standards and may be used to access lots 1 and 2.
- I have no other concerns or issues with this minor subdivision application.

If there are any more questions or issues that arise later, please contact this office.

Cc: File

**See subsequent emails that confirm the closure error has been corrected.**



## Daniel Priestley

---

**From:** Mark Nahra  
**Sent:** Thursday, April 4, 2024 2:35 PM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Yockey Farm Addition Minor Subdivision Proposal

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

Dan,

The change corrected the error of closure. The plat now meets criteria.

Mark J. Nahra, P.E.  
Woodbury County Engineer  
759 E. Frontage Road  
Merville, IA 51039  
Phone: 712-873-3215 or 712-279-6484  
Fax: 712-873-3235  
Email: [mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)

---

**From:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Sent:** Thursday, April 4, 2024 10:31 AM  
**To:** Mark Nahra <[mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)>  
**Subject:** RE: Comments Requested Yockey Farm Addition Minor Subdivision Proposal

Mark,

Can you confirm that the changes made by the surveyor correct the closure issue with Lot 1 of the Yockey Farm Addition? See attachments.

Thanks,

-----  
Daniel J. Priestley, MPA  
Woodbury County Zoning Coordinator  
620 Douglas Street #609  
Sioux City, IA 51101

Phone: 712-279-6609  
Fax: 712-279-6530  
Website: [WoodburyCountyIowa.gov](http://WoodburyCountyIowa.gov)

---

**From:** Mark Nahra <[mnahra@woodburycountyiowa.gov](mailto:mnahra@woodburycountyiowa.gov)>  
**Sent:** Thursday, April 4, 2024 8:41 AM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** RE: Comments Requested Yockey Farm Addition Minor Subdivision Proposal

Dan,



TITLE OPINION

\_\_\_\_\_, 20\_\_

County Auditor and Recorder  
Woodbury County, Iowa

Dear Sir/Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Yockey Farm Addition, a minor subdivision, Woodbury County, Iowa last certified by Engleson Abstract Co., Inc., dated \_\_\_\_\_, 20\_\_ at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Peggy Ann Yockey, a single person, subject to the following, liens, limitations and exceptions:

1. Easement to Woodbury County, Iowa for public highway, filed on December 6, 1924 as Miscellaneous Record, No. 99.
2. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Ryan C. Ross  
ATTORNEY AT LAW

## Woodbury County, IA / Sioux City

### Summary

**Parcel ID** 874305300001  
**Alternate ID** 720090  
**Property Address** 2269 LENOX AVE  
 ANTHON IA 51004  
**Sec/Twp/Rng** 5-87-43  
**Brief Tax Description** 2.9 A NW COR OF NWSW 5-87-43  
 (Note: Not to be used on legal documents)  
**Deed Book/Page** [471-358 \(10/13/2000\)](#)  
**Gross Acres** 2.00  
**Net Acres** 2.00  
**Adjusted CSR Pts** 80.74  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0004 MILLER/MAPLE VALLEY ANTHON OTO SCH  
**School District** MAPLE VALLEY ANTHON OTO  
**Neighborhood** N/A



### Owner

**Deed Holder**  
[YOCKEY PEGGY ANN](#)  
[930 28TH AVE](#)  
 COUNCIL BLUFFS IA 51501  
**Contract Holder**  
**Mailing Address**  
 YOCKEY PEGGY ANN  
 930 28TH AVE  
 COUNCIL BLUFFS IA 51501

### Land

**Lot Area** 2.00 Acres ; 87,120 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/13/2000	LULF DEBRA YOCKEY	YOCKEY PEGGY ANN	471/358	SALE BETWEEN FAMILY MEMBERS	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

### Valuation

	2024	2023	2022	2021	2020
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$2,630	\$2,630	\$2,040	\$2,040	\$1,930
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= <b>Gross Assessed Value</b>	<b>\$2,630</b>	<b>\$2,630</b>	<b>\$2,040</b>	<b>\$2,040</b>	<b>\$1,930</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$2,630</b>	<b>\$2,630</b>	<b>\$2,040</b>	<b>\$2,040</b>	<b>\$1,930</b>

### Sioux City Special Assessments and Fees

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

### Woodbury County Tax Credit Applications

Apply for Homestead, Military or Business Property Tax Credits

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Sketches.

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Contact Us



# Woodbury County, IA / Sioux City

## Summary

**Parcel ID** 874306400002  
**Alternate ID** 720360  
**Property Address** N/A  
**Sec/Twp/Rng** 6-87-43  
**Brief Tax Description** EX 1 A E OF RD NESE 6-87-43  
(Note: Not to be used on legal documents)  
**Deed Book/Page** [471-358 \(10/13/2000\)](#)  
**Gross Acres** 38.61  
**Net Acres** 38.61  
**Adjusted CSR Pts** 1673.45  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0004 MILLER/MAPLE VALLEY ANTHON OTO SCH  
**School District** MAPLE VALLEY ANTHON OTO  
**Neighborhood** N/A

## Owner

**Deed Holder**  
[YOCKEY PEGGY ANN](#)  
[930 28TH AVE](#)  
 COUNCIL BLUFFS IA 51501  
**Contract Holder**  
**Mailing Address**  
 YOCKEY PEGGY ANN  
 930 28TH AVE  
 COUNCIL BLUFFS IA 51501

## Land

**Lot Area** 38.61 Acres;1,681,852 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
10/13/2000	LULF DEBRA YOCKEY	YOCKEY PEGGY ANN	471/358	SALE BETWEEN FAMILY MEMBERS	Deed		\$0.00

Show There are other parcels involved in one or more of the above sales:

## Valuation

	2024	2023	2022	2021	2020
Classi cation	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$54,500	\$54,500	\$42,340	\$42,340	\$40,030
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= <b>Gross Assessed Value</b>	<b>\$54,500</b>	<b>\$54,500</b>	<b>\$42,340</b>	<b>\$42,340</b>	<b>\$40,030</b>
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= <b>Net Assessed Value</b>	<b>\$54,500</b>	<b>\$54,500</b>	<b>\$42,340</b>	<b>\$42,340</b>	<b>\$40,030</b>

## Sioux City Special Assessments and Fees

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

## Woodbury County Tax Credit Applications

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

No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

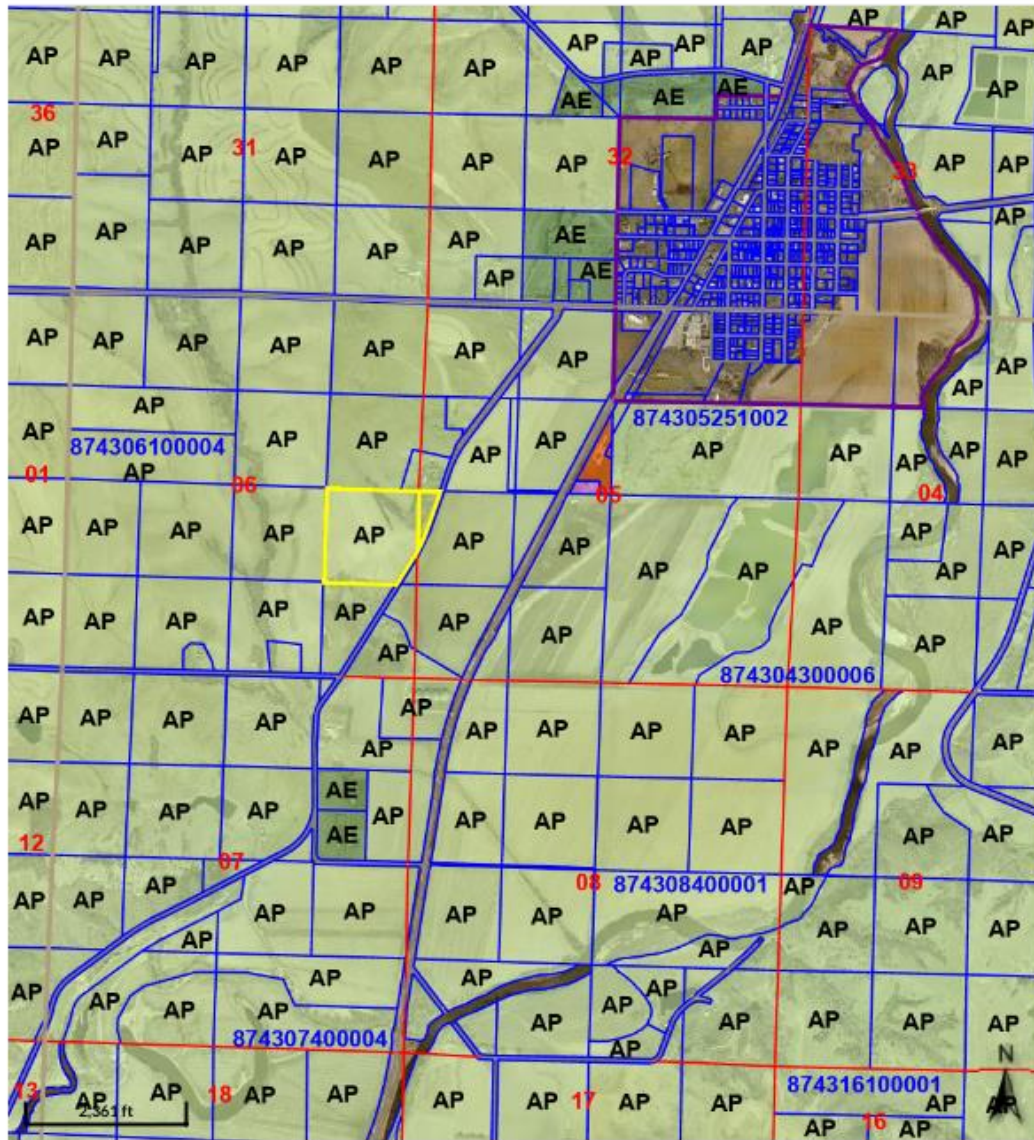
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Developed by  

**Schneider**  
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 **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



Overview



Legend

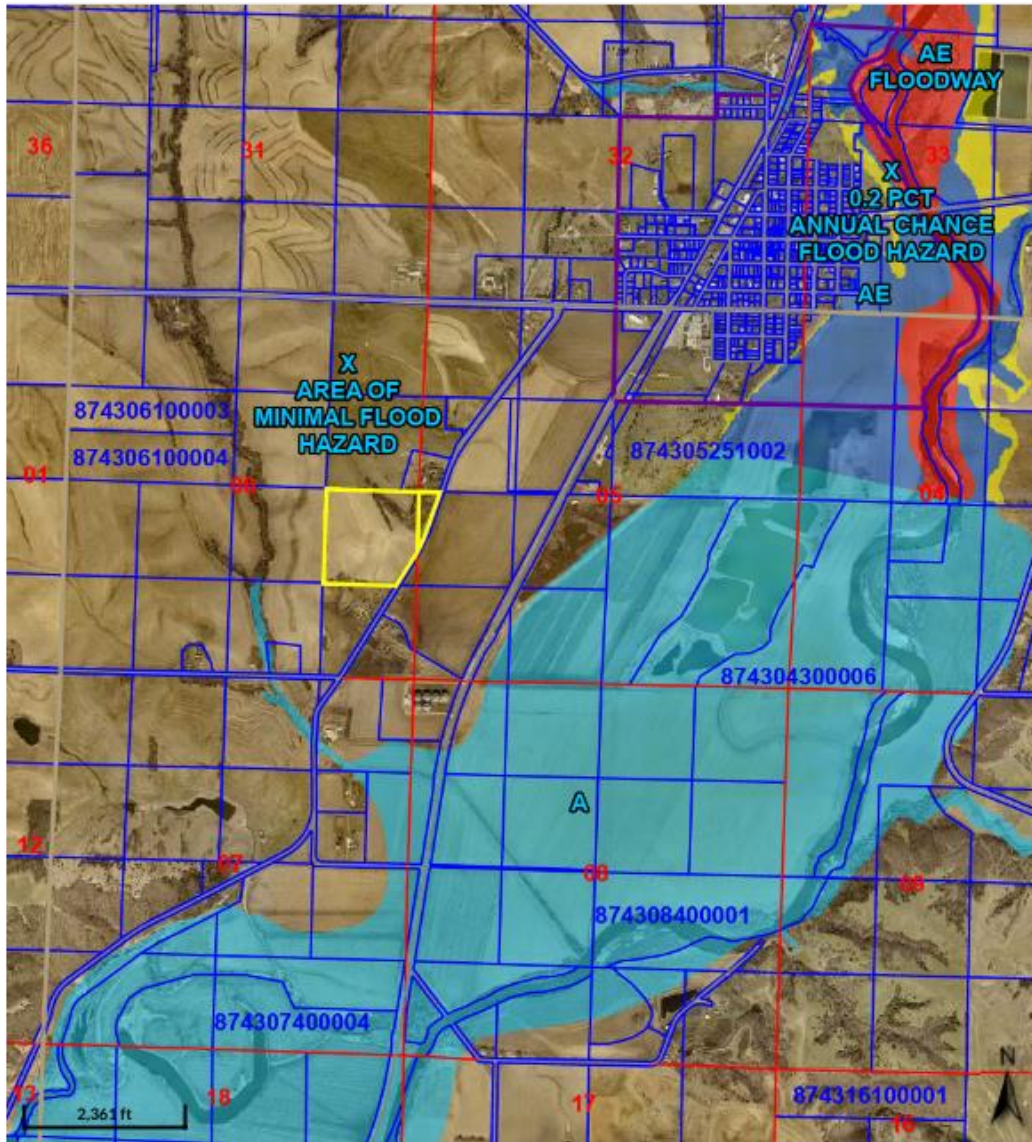
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- County Zoning
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

Date created: 3/30/2024  
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Developed by  **Schneider**  
GEOSPATIAL

SPECIAL FLOOD HAZARD AREA (SFHA) MAP

 **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



Overview



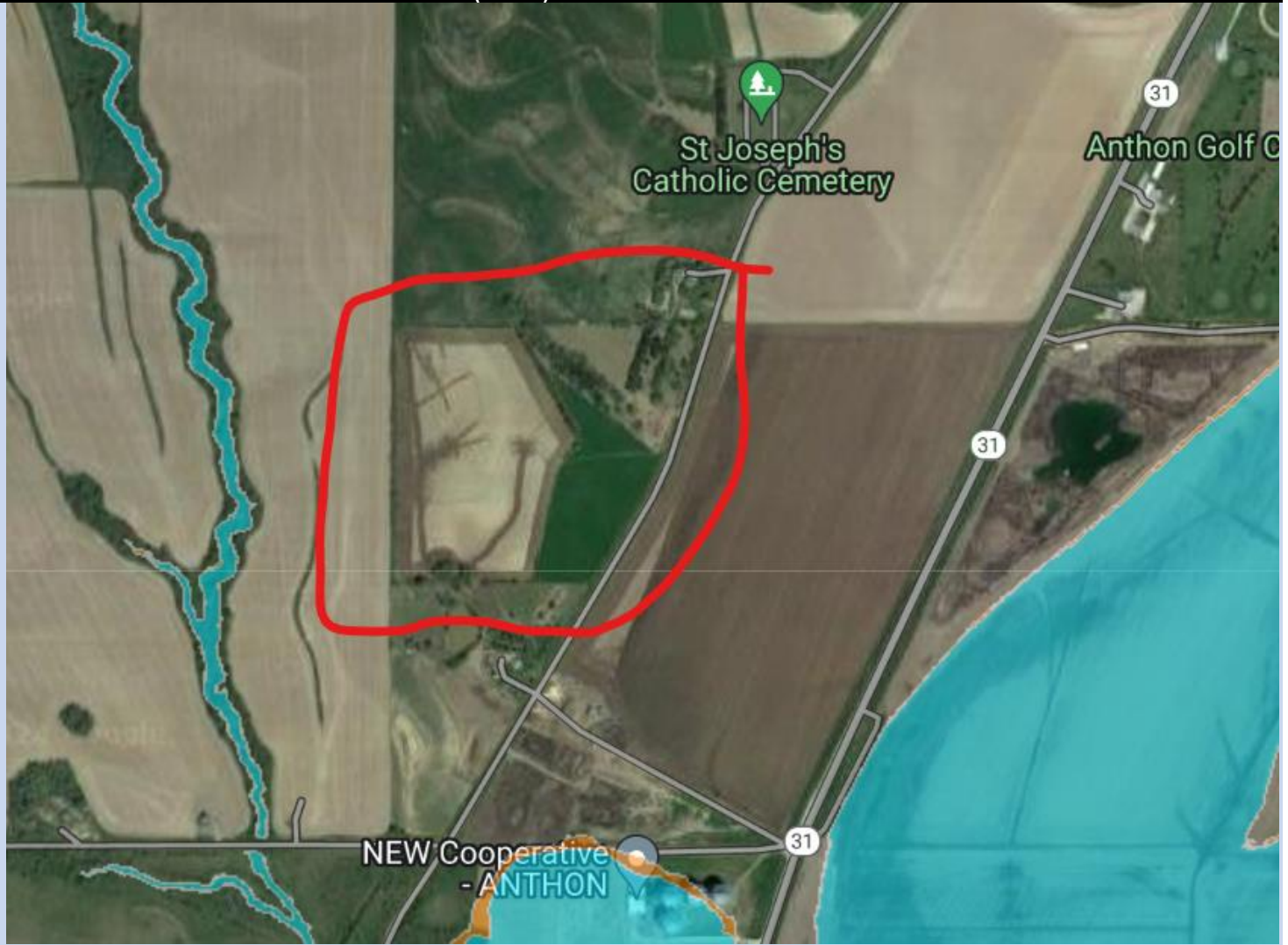
Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- FEMA Flood Map**
  - A, (light blue)
  - AE, (medium blue)
  - AE, FLOODWAY (red)
  - AH, (light purple)
  - AO, (light blue)
  - X, 0.2 PCT ANNUAL CHANCE FLOOD HAZARD (yellow)
  - X, AREA WITH REDUCED FLOOD RISK DUE TO LEVEE (green)

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**DRAFT - SPECIAL FLOOD HAZARD AREA (SFHA) MAP**

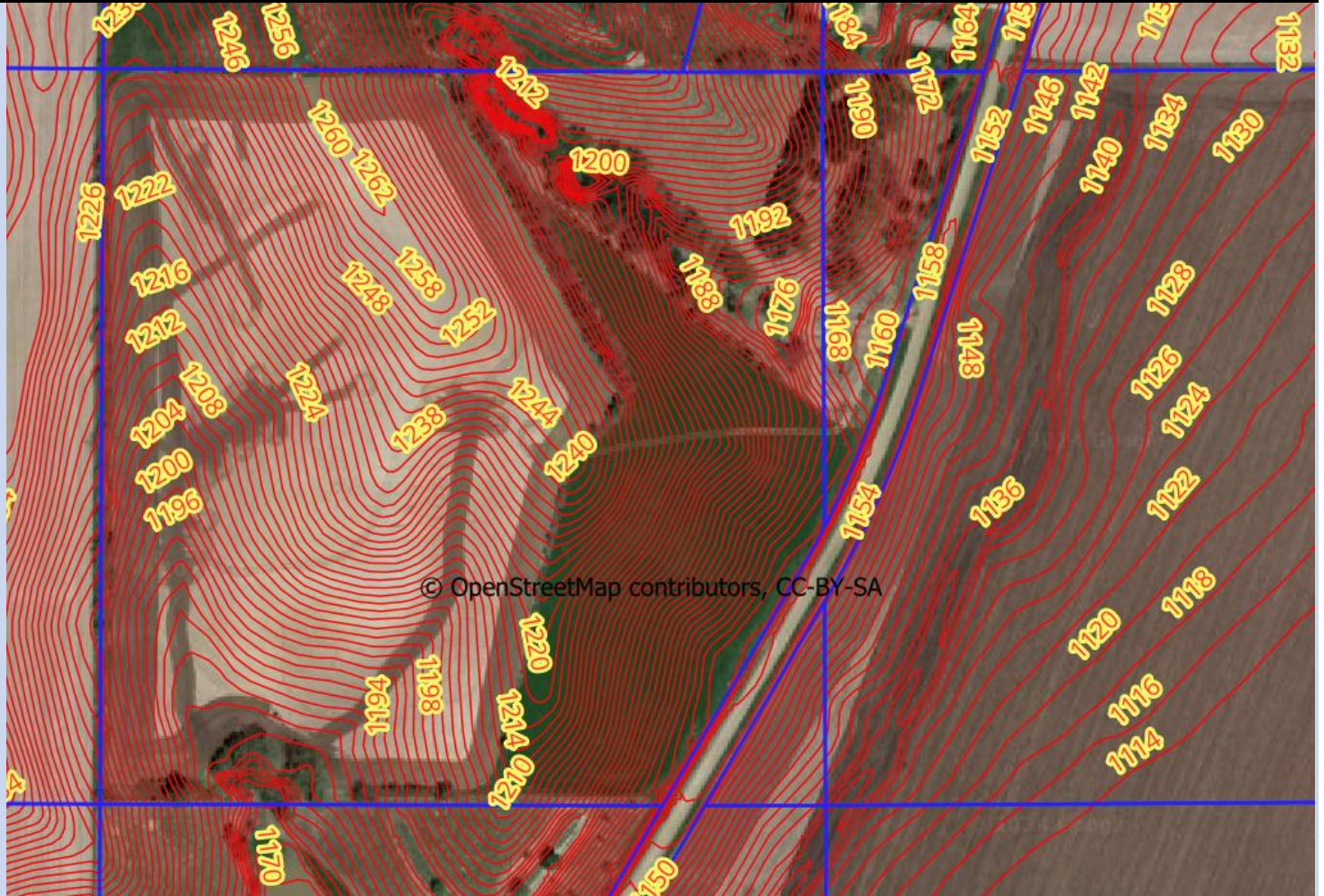



**BASE FLOOD ELEVATION DATA**

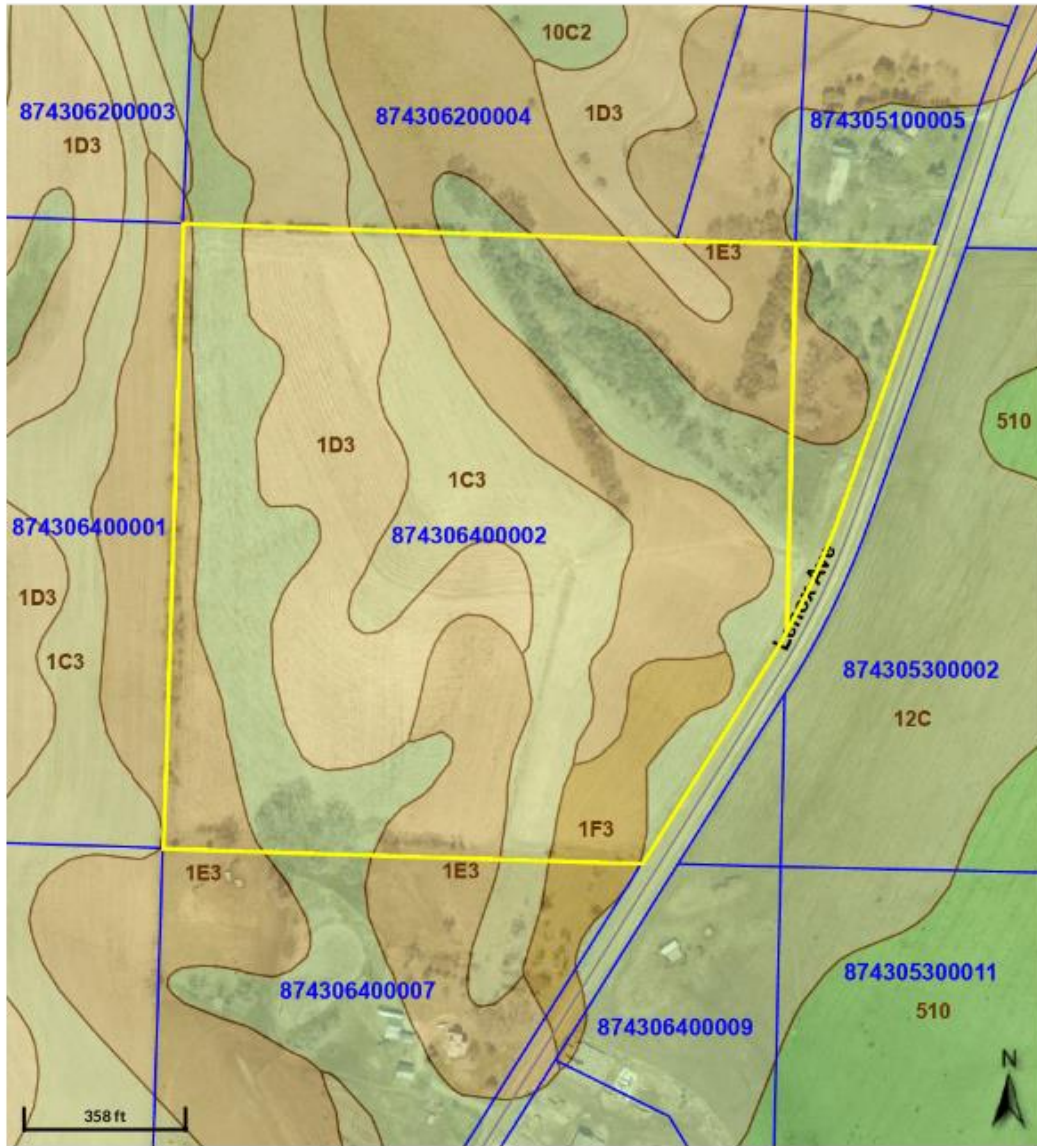
Base Flood Elevation Data (BFE) is not required as the area requested to be subdivided is not within the Special Flood Hazard Area.



ELEVATION MAP



 **Beacon**<sup>TM</sup> Woodbury County, IA / Sioux City



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

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## Woodbury County, IA / Sioux City

### Summary

Parcel ID	874305300001	
Gross Acres	2.00	
ROW Acres	0.00	
Gross Taxable Acres	2.00	
Exempt Acres	0.00	
Net Taxable Acres	2.00	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	68.06	(136.11 CSR2 Points / 2 Gross Taxable Acres)

Agland Active Con g 2017 CSR2

### Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	0.12	89.00	10.68	10.68
Non-Crop	1.88	66.72	125.43	70.06
<b>Total</b>	<b>2.00</b>		<b>136.11</b>	<b>80.74</b>

### Soil Summary

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	0.12	10.68	10.68
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	1.29	114.81	59.44
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	0.59	10.62	10.62
<b>Total</b>				<b>2.00</b>	<b>136.11</b>	<b>80.74</b>

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# Woodbury County, IA / Sioux City

## Summary

Parcel ID	874306400002	
Gross Acres	38.61	
ROW Acres	0.00	
Gross Taxable Acres	38.61	
Exempt Acres	0.00	
Net Taxable Acres	38.61	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	46.73	(1804.13 CSR2 Points / 38.61 Gross Taxable Acres)

Agland Active Con g 2017 CSR2

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	34.21	44.10	1,508.69	1,508.69
Non-Crop	4.40	67.15	295.44	164.76
<b>Total</b>	<b>38.61</b>		<b>1,804.13</b>	<b>1,673.45</b>

## Soil Summary

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	7.63	679.07	679.07
100% Value	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	6.46	374.68	374.68
100% Value	1D3	IDA SILT LOAM, 9 TO 14 PERCENT SLOPES, SEVERELY ERODED	32.00	7.87	251.84	251.84
100% Value	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	10.51	189.18	189.18
100% Value	1F3	IDA SILT LOAM, 20 TO 30 PERCENT SLOPES, SEVERELY ERODED	8.00	1.74	13.92	13.92
Non-Crop	12C	NAPIER SILT LOAM, 5 TO 9 PERCENT SLOPES	89.00	3.04	270.56	140.08
Non-Crop	1C3	IDA SILT LOAM, 5 TO 9 PERCENT SLOPES, SEVERELY ERODED	58.00	0.01	0.58	0.38
Non-Crop	1E3	IDA SILT LOAM, 14 TO 20 PERCENT SLOPES, SEVERELY ERODED	18.00	1.35	24.30	24.30
<b>Total</b>				<b>38.61</b>	<b>1,804.13</b>	<b>1,673.45</b>

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