

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) RE**

**#10**

Date: June 22, 2016

Weekly Agenda Date: June 28,

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: John Pylelo, Planning & Zoning

**WORDING FOR AGENDA ITEM:**

Public Hearing; Approval of 3rd reading; and Adoption of Zoning Ordinance Map Amendment No. 41 for Affordable Self Storage, LLC. Re: Re-zoning to AE (Agricultural Estates) of GIS Parcel #884728400005.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Give Direction

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The re-zoning petitioner and property owner is Affordable Self Storage, LLC (Mr. Kelly Pry). The location is a 3.0 acre parcel in the SE ¼ of the SE ¼ of Section 28, T88N, R47W of the 5th P.M. (Woodbury Township). The parcel is located on the north side of 210th Street; is addressed 1489 210th St. and known as GIS Parcel # 884728400005.

The parcel is currently zoned AP (Agricultural Preservation) and the petitioner has applied to have the parcel rezoned to AE (Agricultural Estates). The proposed use is for construction of one (1) single family dwelling on the parcel to be occupied by a family member. The rezoning is requested to allow for a level of residential density of more than two residences per quarter-quarter. Without the zoning change a building permit for the new dwelling's construction can not be approved.

Site location and parcel information specifics are provided by attachment.

**BACKGROUND:**

At the Supervisors meeting of May 17, 2016 the Supervisors accepted the re-zoning petition and forwarded to the Zoning Commission for public hearing and recommendation.

At the Zoning Commission meeting of May 23, 2016 the Commission held the public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested.

On June 14, 2016 your Board held a public hearing and approved the 1st reading of the ordinance.

On June 21, 2016 your Board held a public hearing and approved the 2nd reading of the ordinance.

**FINANCIAL IMPACT:**

Financial impact will be insignificant as the \$400.00 application fee will cover publication, office and meeting expenses.

**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:**

At the Zoning Commission meeting of May 23, 2016 the Commission held a public hearing voting to recommend Supervisor approval of the AE (Agricultural Estates) zoning requested. Staff concurs with the Zoning Commission's recommendation.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1.) Hold Public Hearing
- 2.) By Motion and Vote Close Public Hearing
- 3.) By Motion and Vote Approve Third Reading of the Zoning Ordinance Map Amendment
- 4.) By Motion and Vote Adopt the Zoning Ordinance Mapping Amendment

**WOODBURY COUNTY, IOWA**

**ORDINANCE NO. 41**

**Whereas** The Board of Supervisors of Woodbury County, Iowa, has enacted a Zoning Ordinance on August 01, 2008, by resolution No. 10,456, 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 said Ordinance from the Woodbury County Zoning Commission which held hearing(s) on said amendment(s), all as by law provided; and which amendment(s) is/are attached hereto marked item(s) 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 hearing(s) on said amendment(s), all as by law provided; and

**Whereas** the Woodbury County Board of Supervisors has concluded that the said this ordinance shall amend the aforesaid Zoning Ordinance;

**Now therefore, be it hereby resolved** by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning Ordinance is amended as shown on said attached Item(s) One (1); and

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

**Dated this 28th day of June, 2016**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:**

**BY:** \_\_\_\_\_  
**Larry Clausen**

**BY:** \_\_\_\_\_  
**Mark Monson**

**BY:** \_\_\_\_\_  
**Jaclyn Smith**

**BY:** \_\_\_\_\_  
**Jeremy Taylor**

**BY:** \_\_\_\_\_  
**Matthew A. Ung**

Public Hearing and 1<sup>st</sup> Reading 06/14/2016

Public Hearing and 2<sup>nd</sup> Reading 06/21/2016

Public Hearing and 3<sup>rd</sup> Reading with Ordinance Approval 06/28/2016

ITEM ONE (1)

Property Owner : Affordable Self Storage, LLC, 806 Glenwood Court, Sergeant Bluff, IA 51054

Petitioner: Kelly Pry of Affordable Self Storage, LLC, 806 Glenwood Court, Sergeant Bluff, IA 51054

Pursuant to Section 335 of the Code of Iowa, 2016, the Woodbury County Board of Supervisors held a public hearing on June 14, 2016 to amend the Woodbury County Zoning Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa, as follows:

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

A parcel of land located in the East One-half (E ½) of the Southeast Quarter (SE ¼) of Section Twenty-eight (28), Township Eighty-eight (88) North, Range forty-seven (47) West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa, and more particularly described as follows:

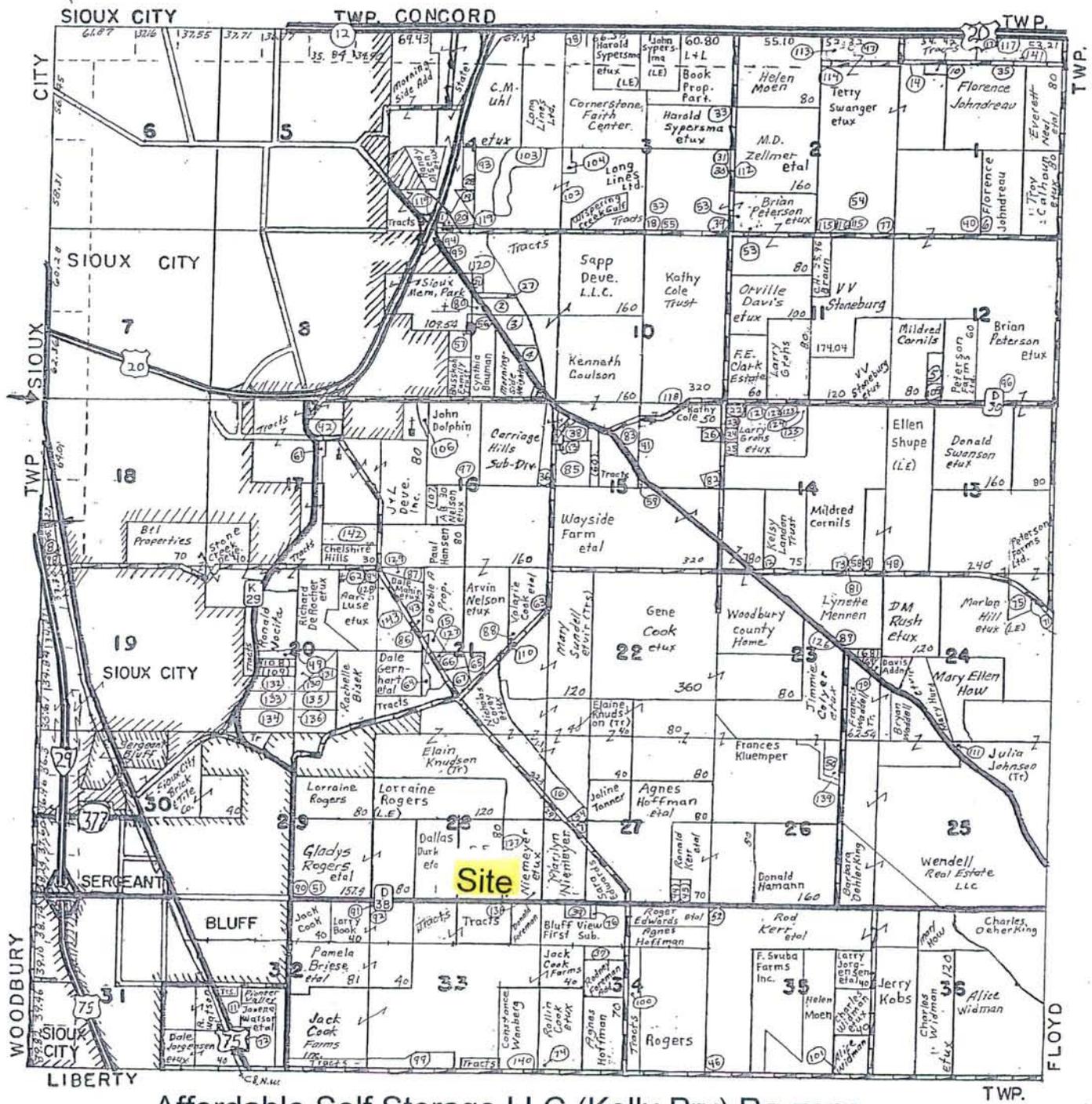
Commencing at the Southeast (SE) Corner of Section Twenty-eight (28), Township Eighty-eight (88) North, Range Forty-seven (47) West of the 5<sup>th</sup> P.M.; thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") West (an assumed bearing) along the South line of said Section Twenty-eight (28) for Three Hundred Twenty-one and Sixteen-Hundredths Feet (321.16') to the point of beginning; thence continuing along the South line of said Section Twenty-eight (28) for a distance of Two Hundred and Seventy Feet (270.00'); thence North Zero Degrees One Minute Eighteen Seconds (N 00°01'18") East for a distance of Four Hundred Eighty Four Feet (484.00'); thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") East for a distance of Two Hundred Seventy Feet (270.00'); thence South Zero Degrees One Minute Eighteen Seconds (S 00°01'18") West for a distance of Four Hundred Eighty-four Feet (484.00') to the point of beginning.

Said parcel of land contains 3.00 acres, more or less, including 0.20 acres of right-of-way.

Parcel currently known as GIS Parcel #884728400005 and addressed 1489 210<sup>th</sup> St., Sergeant Bluff, Iowa.

# WOODBURY (E.Pt.) SIOUX CITY (S.E.Pt)

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



Affordable Self Storage LLC (Kelly Pry) Re-zone -

AP to AE Section 28 Woodbury



# Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>KELLY PRY (AFFORDABLE SELF STORAGE LLC)</u>	Applicant <u>SAME</u>
Address <u>806 GLENWOOD COURT</u> <u>SERGEANT BLUFF, IA</u>	Address _____
Phone <u>251-2458</u>	Phone _____

Engineer/Surveyor CRAIG BEEDLE, L.S. Phone 943-5055

**Property Information:**

Property Address or Address Range 1489 210TH ST. Woodbury

Quarter/Quarter SE SE Sec 28 Twship/Range 88-47 Woodbury

Parcel ID # 884728400005 GIS # 884728400005 Total Acres 3.00

Current Use STORAGE BUILDING Proposed Use SINGLE FAMILY RESIDENCE

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) 50.6

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 APRIL 21<sup>ST</sup> Staff present JOHN PYLELO

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Kelly Pry Applicant Kelly Pry

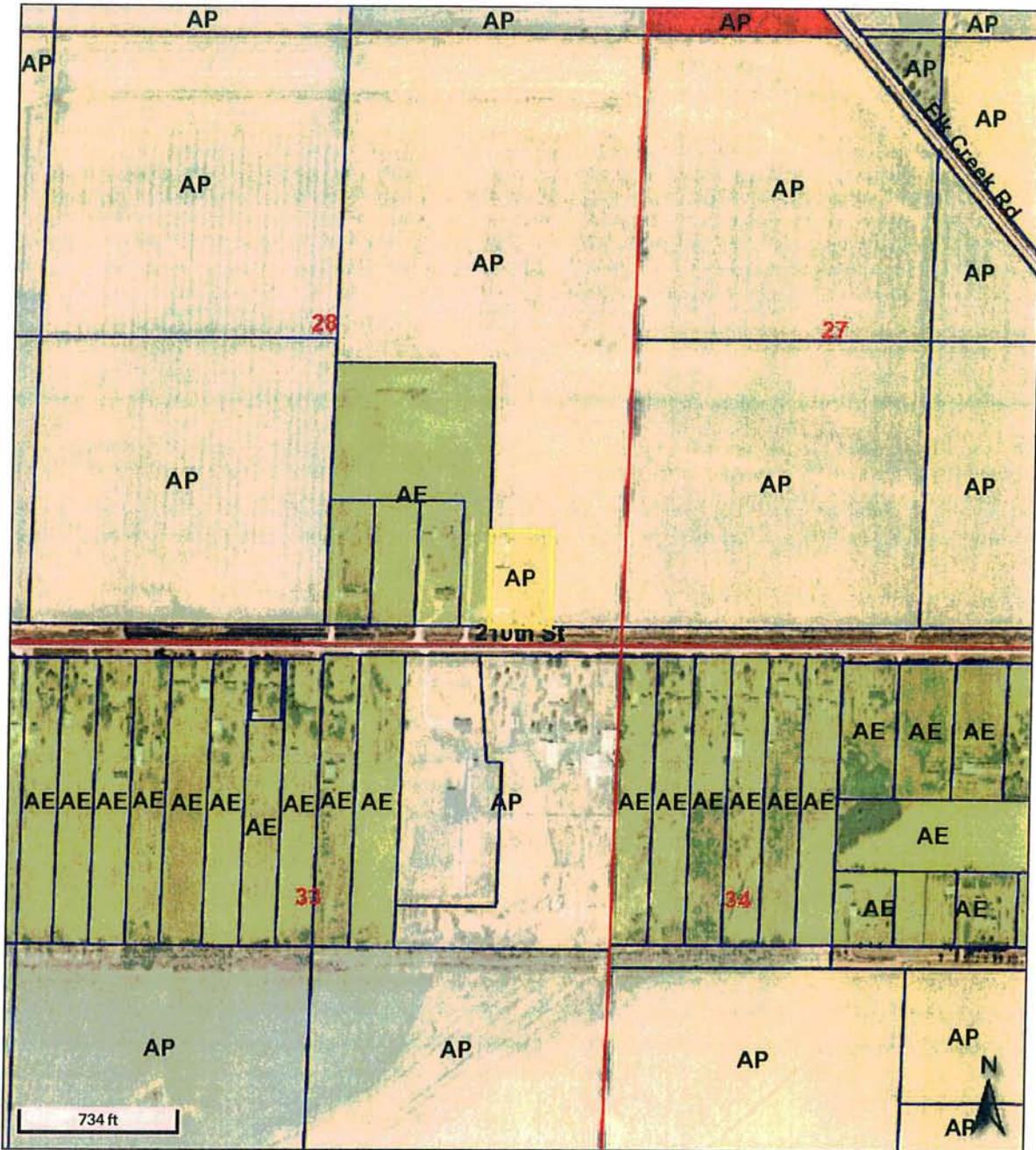
Date 4-29-16 Date 4-29-16

Fee: \$400 Case #: \_\_\_\_\_

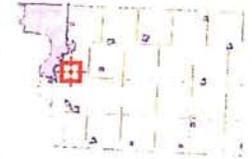
Check #: 8735

Receipt #: 586643





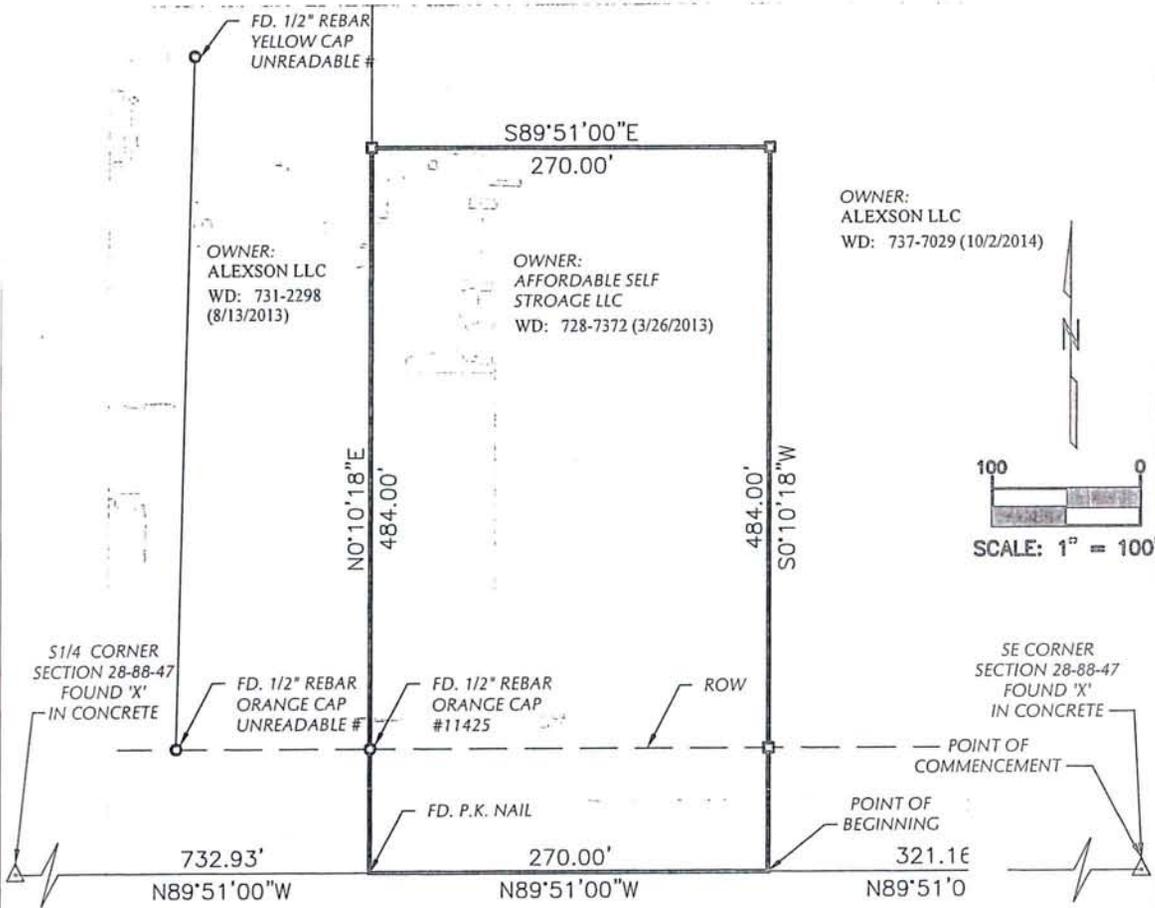
Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Sections
- Residential Sales
  - 2013
  - 2014
  - 2015
- Parcels
- County Zoning
  - AE
  - AE-PD
  - AP
  - AP-PD
  - GC
  - GC-PD
  - GI
  - GI-PD
  - HC
  - HC-PD
  - LI-PD
  - LI
  - NR-PD
  - SR
  - SR-PD
  - WR

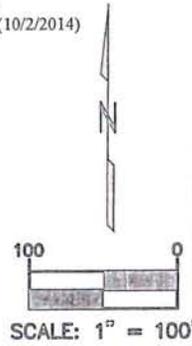
Date created: 4/25/2016



OWNER:  
ALEXSON LLC  
WD: 737-7029 (10/2/2014)

OWNER:  
ALEXSON LLC  
WD: 731-2298  
(8/13/2013)

OWNER:  
AFFORDABLE SELF  
STROAGE LLC  
WD: 728-7372 (3/26/2013)



**LEGAL DESCRIPTION:**

A PARCEL OF LAND LOCATED IN THE SE 1/4, SE 1/4 SECTION 28 T-88-N, R-47-W OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA. SAID PARCEL BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE 1/4 321.16 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING N89°51'00"W 270.00 FEET; THENCE N0°10'18"E 484.00 FEET; THENCE S89°51'00"E 270.00 FEET; THENCE S0°10'18"W 484.00 FEET TO THE POINT OF BEGINNING.

SAID PARCEL SUBJECT TO ALL EASEMENTS OF RECORD.  
SAID DESCRIPTION CONTAINS 3.00 ACRES MORE OR LESS.

**VICINITY MAP**



SECTION 28-88-47

**LEGEND**

- △ SECTION CORNER FOUND (AS NOTED)
- △ SECTION CORNER SET (5/8" IRON PIN W/ YELLOW CAP #17913)
- FOUND MONUMENT (5/8" IRON PIN OR AS NOTED)
- SET MONUMENT (5/8" IRON PIN W/ YELLOW CAP #17913)

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



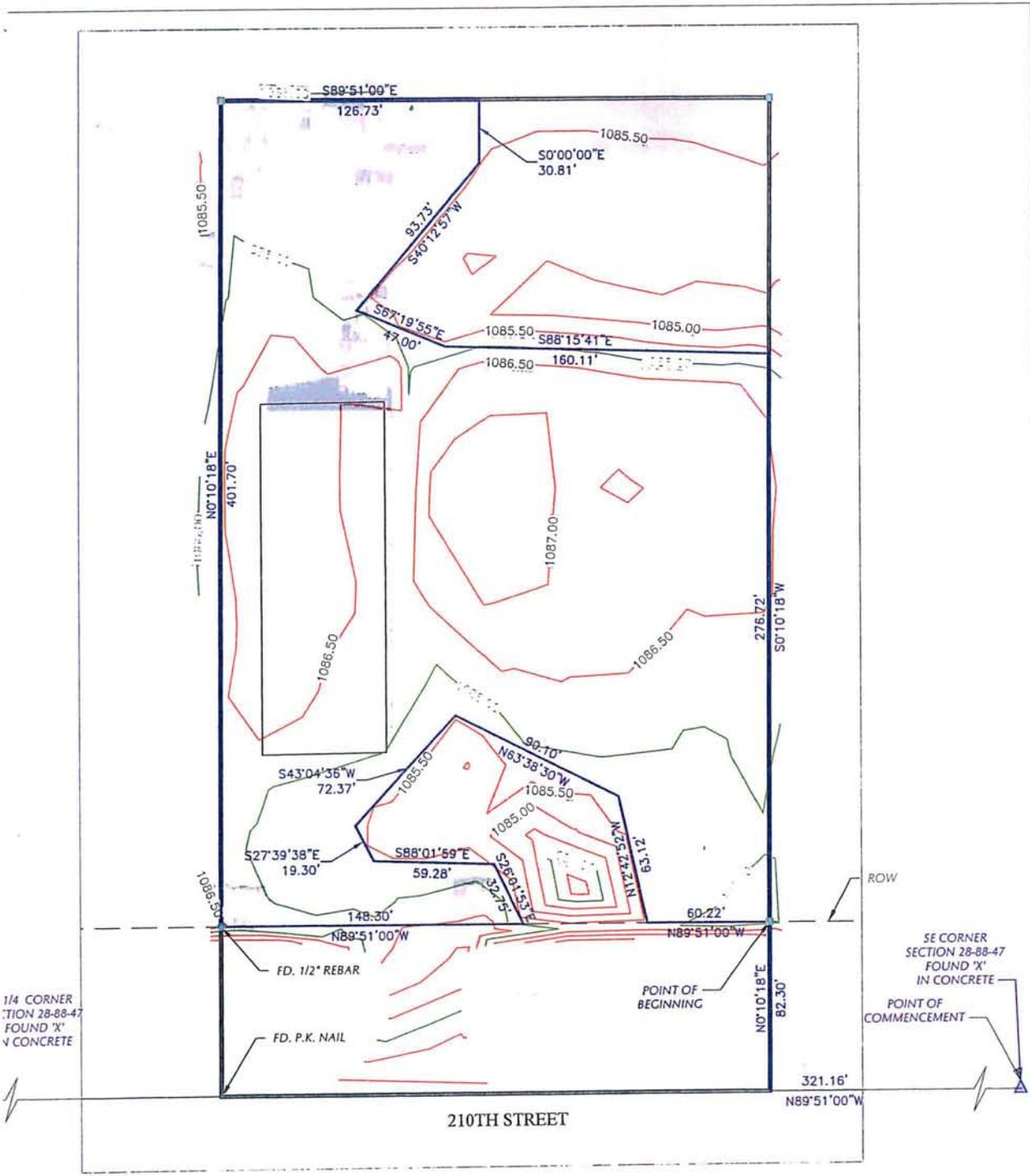
CRAIG W. BEEDLE, L.S. #17913 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2015  
PAGES COVERED BY SEAL 1



**PLAT OF SURVEY  
FOR THE KELLY PRY  
WOODBURY, IOWA**

203 Sergeant Square Drive, Suite B Sergeant Bluff, Iowa 51054  
712-943-5055 712-943-5088 (FAX) 877-241-8009 (WATS)

NOTES:	SCALE 1" = 100'	DWG. NO.
SURVEY PERFORMED	DRAWN CWB	1
DECEMBER 2014	CHECKED AMG	
	APPROVED CWB	
	DATE 02/13/15	
	A.C.	
	DATE	PROJECT 385327



BASE FLOOD  
ELEVATION 1085.4

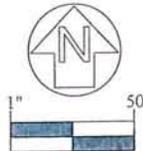
LOMA DESCRIPTION:

COMMENCING AT THE SE CORNER OF SECTION 28 THENCE N89°51'00"W (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SE¼ 321.16 FEET; THENCE N0°10'18"E 82.30 FEET TO THE POINT OF BEGINNING; THENCE N89°51'00"W 60.22 FEET; THENCE N12°42'52"W 63.12 FEET; THENCE N63°38'30"W 90.10; THENCE S43°04'36"W 72.37 FEET; THENCE S27°39'38"E 19.3 FEET; THENCE S88°01'59"E 59.28 FEET; THENCE S26°01'53"E 32.75 FEET; THENCE N89°51'00"W 148.30 FEET; THENCE N0°10'18"E 401.70 FEET; THENCE S89°51'00"E 126.73 FEET; THENCE S0°00'00"E 30.81 FEET; THENCE S40°12'57"W 93.73 FEET; THENCE S67°19'55"E 47.00 FEET; THENCE S88°15'41"E 160.11 FEET; THENCE S0°10'18"W 276.72 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 1.83 ACRES.

LEGEND

- ▲ SECTION CORNER FOUND (AS NOTED)
- FOUND ½" REBAR WITH ORANGE CAP #11425
- FOUND ¾" REBAR WITH YELLOW CAP #17913



I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

CRAIG W. BEEDLE, L.S. #17913 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2017  
PAGES COVERED BY SEAL 1

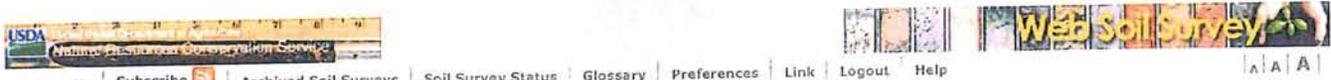


DOCUMENT WAS PREPARED FOR A LOMA APPLICATION AND NOT INTENDED FOR USE AS A PLAT OF SURVEY.



KELLY PRY  
1489 210TH ST  
WOODBURY COUNTY, IOWA

NOTES:	SCALE	1" = 50'	DRAWING #
SURVEYED: MARCH 2016	DRAWN	CWB	1
	CHECKED	AMG	
	APPROVED	CWB	
	DATE	3-29-2016	



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  - [Forest Productivity \(Cubic Feet per Acre per Year\)](#)
  - [Forest Productivity \(Tree Site Index\)](#)

**Iowa Corn Suitability Rating CSR2 (IA)**

[View Description](#) | [View Rating](#)

**View Options**

Map

Table

Description of Rating

Rating Options   Detailed Description

**Advanced Options**

[View Description](#) | [View Rating](#)

- [Range Production \(Favorable Year\)](#)
- [Range Production \(Normal Year\)](#)
- [Range Production \(Unfavorable Year\)](#)
- [Yields of Irrigated Crops \(Component\)](#)
- [Yields of Irrigated Crops \(Map Unit\)](#)
- [Yields of Non-Irrigated Crops \(Component\)](#)
- [Yields of Non-Irrigated Crops \(Map Unit\)](#)

[Waste Management](#)

[Water Management](#)

Map – Iowa Corn Suitability Rating CSR2 (IA)



Tables – Iowa Corn Suitability Rating CSR2 (IA) – Summary By Map Unit

**Summary by Map Unit – Woodbury County, Iowa (IA193)**

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.9%
515	Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2.0	57.1%
<b>Totals for Area of Interest</b>			<b>3.5</b>	<b>100.0%</b>

Description – Iowa Corn Suitability Rating CSR2 (IA)

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options – Iowa Corn Suitability Rating CSR2 (IA)

**Aggregation Method:** No Aggregation Necessary  
**Tie-break Rule:** Higher

## Calculating a Weighted Average Corn Suitability Rating 2

### Ag Decision Maker -- Iowa State University Extension and Outreach

Use this spreadsheet to calculate the weighted average CSR2 for a tract of land using data from the [NRCS Web Soil Survey](#). To learn more about this spreadsheet see Information File C2-87, [Computing the Corn Suitability Rating for Your Farm](#), or, view the [video](#) walking through Web Soil Survey.

Place the cursor over cells with red triangles to read comments.

Enter your input values in shaded cells.

Owner's Name	Kelly Pry		
Farm Name	Affordable Self Storage		
Location	1489 210th St Sergeant Bluff, Iowa		
Legal Description	Parcel 484'x270' in the SE SE Section 28-88-47		
Total Acres			3
Cropland Acres			0

Map Unit Symbol *	Soil Type	Corn Suitability Rating 2	Acres in AOI **	Percent of AOI ***	Total Rating by Soil Type
	156 Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	1.5	42.90%	87
	515 Percival silty clay, 0 to 2 percent slopes, rarely flooded	45	2	57	90
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
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		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
		0	0	0.00%	0
			3.5	5742.9%	177

<b>Weighted Average Corn Suitability Rating (CSR2) (per acre)</b>	<b>50.6</b>
---	-------------

\* Soil type number    \*\* Acres of each soil type in the Area of Interest (AOI)    \*\*\* Percent of each soil type in the AOI

Version 1.1  
 Author: [Ann Johanns](#)  
 Date Printed: 4/27/2016

**IOWA STATE UNIVERSITY**  
 Extension and Outreach

... and justice for all  
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 Issued in furtherance of Cooperative Extension work, Acts of May 8 and July 30, 1914, in cooperation with the U.S. Department of Agriculture. Cathann A. Kress, director, Cooperative Extension Service, Iowa State University of Science and Technology, Ames, Iowa.

Statement of explanation for the zoning change:

The current residential density for the ¼ ¼ in an AP zone will exceed the maximum allowable for single family dwellings. Changing to an AE zone will allow additional dwellings in this area.