

**CITY OF STORM LAKE
PLANNING AND ZONING
CITY HALL COUNCIL CHAMBERS
MAY 2, 2017
5:00 PM**



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

AGENDA

1. Agenda Items
2. **Approval Of Minutes From March 28, 2017 Meeting**
3. **Review And Action Regarding Council's Request To Reconsider Zoning Test Amendment Enabling Long Term RV Sites In The CC Zoning District**
4. **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
5. **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
6. **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
7. **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**
8. **Review And Recommend Approval Of Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.**
9. Adjourn



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Follow us on Twitter

@Storm_Lake



Find us on the Web at <http://www.stormlake.org>

Staff Summary

5/2/2017

Agenda Item # 2.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: Mayra Martinez, City Clerk

SUBJECT: **Approval Of Minutes From March 28, 2017 Meeting**

BACKGROUND: The Planning and Zoning Commission needs to review and approve the previous meeting minutes.

**COMPREHENSIVE
PLAN RELATIONSHIP:** None

FISCAL IMPACT: None

RECOMMENDATION: Approve the March 28, 2017 Planning and Zoning Minutes

ATTACHMENTS:

| Description | Type |
|----------------------------|---------|
| ☐ Minutes - March 28, 2017 | Minutes |

**PLANNING AND ZONING COMMISSION, MARCH 28, 2017, 5:00 P.M., CITY HALL
COUNCIL CHAMBERS, STORM LAKE, IOWA**

MEMBERS PRESENT: Tony Statz, Maria Ramos, David Walker, Andriette Wickstrom

ABSENT: Matt Ricklefs and Trevina Jefferson,

OTHERS PRESENT: Thayne Benz (121 Memorial Road), Scott Olesen (Building Official), Keri Navratil (Asst. City Manager), Jim Patrick (City Manager), and Mayra A. Martinez (City Clerk).

David Walker called the meeting to order at 5:03 pm.

Item 1: Hear the public- none

Item 2: Approval of Minutes from February 14, 2017 Meeting

Moved by Commissioner Wickstrom to approve the minutes from the February 14, 2017 meeting. Seconded by Commissioner Ramos. Vote: All Ayes with Commissioner Ricklefs and Jefferson absent. Motion carried.

Item 3. Public Hearing On a Proposed Text Amendment and Zoning Change to the Storm Lake Zoning Ordinance

Chairman Walker opened the public hearing on a the proposed text amendment and zoning change to the Storm Lake Zoning Ordinance stating this was the time and place for any comments.

Item 4. Proposed Text Amendment And Zoning Change To The Storm Lake Zoning Ordinance

The petition requests approval of a change in zoning from the GI, General Industrial Zoning District to the CC, Community Commercial Zoning District for the property located at 121 Memorial Road and more particularly described as 2-90-37, Storm Lake Corporation, 2nd Auditors Subdivision of the West ½, SE South & West of RR Lot 11, Except the North 114', and a change in the text of the Zoning Ordinance for an additional permitted use as of right in the CC, Community Commercial Zoning District to allow for Long Term RV Campgrounds.

The proposed text changes to permit such an additional use are as follows:

Pages 3-5 through 3-8: Re-letter paragraphs c through y of Article 3, Section 305, entitled, "Civic Use Types," as paragraphs d through z, and insert the following new paragraph c under such section immediately after paragraph b and before re-lettered paragraph d: "Campground-Long Term RV" "Privately or publicly owned facility providing sites for the long term utilization of recreational vehicles. The recreational vehicle sites may be utilized from April through October for camping purposes. Before and after such times, the recreational vehicles may be parked and stored on the site, but not utilized for camping purposes. The facilities are subject to additional use regulations outlined in Article 604a of this Ordinance."

Page 4-7: In Table 4-2 under "Civic Uses," between "Campground" and "Cemetery" in the

“Uses” column, add “Camping-Long Term RV,” and insert “P” in the “CC” column of that row and “604a” in the “Additional Regulations” column of that row.

Page 6-7: Add after 604(a)3: “4. Long Term RV Campgrounds must have a paved area sized to accommodate the RV unit. The parking area for the RV unit may be paved strips.

5. Long Term RV Campgrounds may not have any other vehicle, trailer, or accessory items stored on the site outside the period allowed for camping.

6. Long Term RV Campgrounds may only be utilized by recreational vehicles that are 15 years old or newer, and all units must be currently registered.

7. Covered garbage facilities must be provided in accordance with City Ordinances.

8. Long Term RV Campgrounds may only be utilized for camping purposes from April through October. ”

Thayne Benz explained that the buildings are used as storage and are to stay as storage. His intend is to only have 10 larges sites with wooden decks used from April to October. Property has been cleaned up, trees planted and would attract more tourism to the area.

Moved by Commissioner Ramos to recommend to the City Council for approval of the zoning change of the GI, General Industrial Zoning District to the CC, Community Commercial Zoning District for the property located at 121 Memorial Road. Seconded by Commissioner Wickstrom.

Roll Call Vote:

Matt Ricklefs – absent

Andriette Wickstrom – approve

David Walker – approve

Maria Ramos – approve

Trevina Jefferson - absent

Tony Statz – approve

Motion Carried

Moved by Commissioner Wickstrom to recommend to the City Council approval of the text amendment to the Storm Lake Ordinance to create long term RV usage. Seconded by Commissioner Ramos.

Roll Call Vote:

Matt Ricklefs – absent

Andriette Wickstrom – approve

David Walker – approve

Maria Ramos – approve

Trevina Jefferson - absent

Tony Statz – approve

Motion Carried

Item 5. Study Session On Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.

Jim Patrick presented to the Committee the updated Construction Erosion and Sediment Control proposed Ordinance. To be considered in compliance with the MS4 permit, the City must ensure that a program is in place to control erosion from small site construction and/or site soil disturbance. This applies for the land disturbing activity associated with small disturbances that would not fall into the City requirement

for Storm Water Management Best Management Practices. Request the Committee to review and make any recommendations at future Planning and Zoning meetings.

6. Adjourn

Moved by Commissioner Ramos to adjourn the meeting at 6:29 pm. Seconded by Commissioner Wickstrom. Vote: All ayes with Commissioner Ricklefs and Jefferson absent. Motion carried.

David Walker, Chairman

Secretary, Mayra A. Martinez

Staff Summary

5/2/2017

Agenda Item # 3.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: James H. Patrick, City Manager

SUBJECT: **Review And Action Regarding Council's Request To Reconsider Zoning Text Amendment Enabling Long Term RV Sites In The CC Zoning District**

BACKGROUND: Council considered the Planning and Zoning Commission's recommendation for a zoning text amendment that would allow long term RV sites in a CC District. Council voiced concern that this change would allow similar uses throughout the City in all of the CC Zoned Districts. Council requests that the Planning and Zoning Commission review this action and consider a the possibility of a new zoning district for recreational commercial use.

Mr. Benz has withdrawn his request to have a text amendment.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

FISCAL IMPACT: No Fiscal Impact

RECOMMENDATION: Reconsider the Zoning text amendment and determine if a new zone would be more appropriate.

ATTACHMENTS:

| Description | Type |
|----------------------|--------|
| □ Thayne Benz Letter | Letter |

From: benzomatic@iw.net [mailto:benzomatic@iw.net]

Sent: Monday, April 17, 2017 1:57 PM

To: Keri Navratil <Navratil@stormlake.org>

Subject: RV Sites/ Sunset Heights

This is in regard to our conversation today. I am temporarily withdrawing my request with the planning and zoning and the city of Storm Lake till I re-meet with the P&Z to revise the requirements of a build. After extensive research I found that the requirements are a double standard and do not apply to almost every public and private campgrounds researched with in the state of Iowa and in Storm Lake. I will be meeting with my attorney to review this also. Please contact me by phone and email reply once this message has been received.
Thayne Benz 1-712-299-1960 Thank You

Staff Summary

5/2/2017

Agenda Item # 4.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Tyson Fresh Meats owns the property located at Lots 9,10, and 11, Block 3, Storm Lake Corporation, Oates & Skewis 1st Addition (402 and 404 Russell Street). Currently, this property is Zoned R-3, Medium Density Residential.

Tyson Fresh Meats is requesting a change in the zoning of this property from the R-3 Medium Density Residential District to the GI, General Industrial Zoning District.

Tyson is proposing to construct a trailer parking area on this property, and the property must be re-zoned to accomplish this.

If the proposed development is allowed to proceed, Tyson will have to provide a buffer yard, screening, and comply with the City Post Construction Storm Water Ordinance.

Before a change to the Zoning Map may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

The Storm Lake Comprehensive Plan on page 4-22, lists "Community Development and Land Use Goals and Policies". Guiding Policy 1 is to "Provide an adequate supply of land to meet future growth needs. Ensure that land is available to meet 2030 community growth projections through redevelopment of underutilized and blighted property, infill development, and new development areas". Page 6-6, Goal 1 lists "Retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into other

endeavors" .

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Open the Public Hearing
Receive Public Input
Close the Public Hearing

ATTACHMENTS:

| Description | | Type |
|---|---------|-------------|
|  | Request | Application |

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

PROPERTY ADDRESS: 402 & 404 Russell St

PROPERTY OWNER: Tyson Fresh Meats

OWNER ADDRESS (if different than property owner):

1009 Richland St.

OWNER'S PHONE NUMBER: 712-732-7433

The City of Storm Lake Zoning Ordinance Article 12 Section 1204 establishes the amendment procedure for the Zoning Ordinance and requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the City Council.

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

The existing use of the property and the proposed use of the property.

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a rezoning request will be heard by the Planning and Zoning Commission and the City Council at separate meetings.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.

A non refundable application fee of **\$200.00** is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council.

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

Current Zoning Ordinance Section: N-A Zoning Change

Text
Amendment
Request:

Address of the Property: 402 and 404 Russell St.

Legal Description
of the Property:

09-03 Storm Lake Corp. Dates & Skewis 1st & Lots 10 & 11

Present Zoning District: R3

Requested Zoning District: GI

Why Present Zoning
Is No Longer Valid:

Housing has been removed and property
cleaned of vegetation

Existing Use of the Property: Single dwelling homes before they were removed

Proposed Use of the Property: Trailer Parking

X Paul Ruppert
Signature of Property Owner

4-10-17
Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

PIN 14-03-281-020
Address RUSSELL
Owner TYSON FRESH MEATS INC
Class INDUSTRIAL
Legal 09-03 STORM LAKE CORP. OATES & SKEWIS 1ST & LOTS 10 & 11





Parcel Number: 14-03-281-020
Deed Holder: TYSON FRESH MEATS INC
Property Address: RUSSELL
 STORM LAKE, IA 50588-0000
Class: INDUSTRIAL
Map Area: STORM LAKE-COM/IND
Legal Description: 09-03 STORM LAKE CORP. OATES & SKEWIS 1ST & LOTS 10 & 11
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



1 / 1



Current value as of January 01, 2017 - Taxes payable September 2018 and March 2019

| Land Value | Dwelling Value | Improvement Value | Total Value |
|------------|----------------|-------------------|-------------|
| \$18,570 | \$0 | \$0 | \$18,570 |

Prior Year Value Information

| Year | Land Value | Dwelling Value | Improvement Value | Total Value |
|------|------------|----------------|-------------------|-------------|
| 2017 | \$18,570 | \$0 | \$0 | \$18,570 |
| 2017 | \$18,570 | \$0 | \$0 | \$18,570 |

Land Information

| Lot Type | Square Feet | Acres |
|--------------|-------------|-------|
| Acres x Rate | 26,964 | 0.619 |

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents.

Building Permit Information

| Date | Number | Tag Descr | Tag Date | Amount | Reason |
|------------|---------|-----------|------------|--------|-----------|
| 12/07/2016 | 16-0286 | No | 01/01/2017 | 0 | Demo/Rmvl |

GIS Map Information



Pictometry Online



RUSSELL, STORM LAKE

Deed: TYSON FRESH MEATS INC

Map Area: STORM LAKE-COM/IND

Checks/Tags:

Contract:

Route: 419-003-020

Lister/Date: LF, 01/16/2008

CID#: 0584800

Tax Dist: STORM LAKE

Review/Date: TG, 08/19/2008

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: [NONE]

URBAN / INDUSTRIAL

Legal: 09-03 STORM LAKE CORP. OATES & SKEWIS 1ST & LOTS 10 & 11

| Land | | | | | | | | | | | | |
|-------------|-----------|------|------------------|-----------|---------|-----------|-----------|----------------|----------|----------------|--|--|
| Land Basis | Front | Rear | Side 1 | Side 2 | R. Lot | SF | Acres | Depth/Unit | EFF/Type | Qual./Land | | |
| Acre X Rate | | | | | | 26,963.64 | 0.619 | | | C-450 | | |
| Grand Total | | | | | | 26,963.64 | 0.619 | | | | | |
| Street | | | | Utilities | | | | Zoning | | Land Use | | |
| Acre X Rate | Paved | | | City | | | | Not Applicable | | Non Applicable | | |
| Sales | | | Building Permits | | | Values | | | | | | |
| Date | \$ Amount | NUTC | Recording | Date | Number | Tag | \$ Amount | Reason | Type | Appraised | | |
| | | | | 12/7/2016 | 16-0286 | N | \$0 | Demo/Rmvl | Land | | | |
| | | | | | | | | | LandC | \$18,570 | | |
| | | | | | | | | | Dwlg | | | |
| | | | | | | | | | Impr | | | |
| | | | | | | | | | Total | \$18,570 | | |



Photo c 1 0 3/03/20 7

Staff Summary

5/2/2017

Agenda Item # 5.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Tyson Fresh Meats owns the property located at Lots 9,10, and 11, Block 3, Storm Lake Corporation, Oates & Skewis 1st Addition (402 and 404 Russell Street). Currently, this property is Zoned R-3, Medium Density Residential.

Tyson Fresh Meats is requesting a change in the zoning of this property from the R-3 Medium Density Residential District to the GI, General Industrial Zoning District.

Tyson is proposing to construct a trailer parking area on this property, and the property must be re-zoned to accomplish this.

If the proposed development is allowed to proceed, Tyson will have to provide a buffer yard, screening, and comply with the City Post Construction Storm Water Ordinance.

Before a change to the Zoning Map may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

The Storm Lake Comprehensive Plan on page 4-22, lists "Community Development and Land Use Goals and Policies". Guiding Policy 1 is to "Provide an adequate supply of land to meet future growth needs. Ensure that land is available to meet 2030 community growth projections through redevelopment of underutilized and blighted property, infill development, and new development areas". Page 6-6, Goal 1 lists "Retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into other

endeavors" .

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Review the application for re-zoning submitted by Tyson Fresh Meats and recommend approval to the Storm Lake City Council.

Staff Summary

5/2/2017

Agenda Item # 6.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Public Hearing On A Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Tyson Fresh Meats owns the property located at Lot 8, Block 2, Storm Lake Corporation, Russell's Addition, Tri. PT. of I.C.R.R. Lying South of Lot 8 (401 Superior Street). Currently, this property is Zoned R-3, Medium Density Residential.

Tyson Fresh Meats is requesting a change in the zoning of this property from the R-3 Medium Density Residential District to the GI, General Industrial Zoning District.

Tyson is proposing to construct a trailer parking area on this property, and the property must be re-zoned to accomplish this.

If the proposed development is allowed to proceed, Tyson will have to provide a buffer yard, screening, and comply with the City Post Construction Storm Water Ordinance.

Before a change to the Zoning Map may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission.

COMPREHENSIVE PLAN RELATIONSHIP: The Storm Lake Comprehensive Plan on page 4-22, lists "Community Development and Land Use Goals and Policies". Guiding Policy 1 is to "Provide an adequate supply of land to meet future growth needs. Ensure that land is available to meet 2030 community growth projections through redevelopment of underutilized and blighted property, infill development, and new development areas". Page 6-6, Goal 1 lists "Retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into other

endeavors" .

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Open the Public Hearing
Receive Public Input
Close the Public Hearing

ATTACHMENTS:

| Description | | Type |
|---|---------------------|-------------|
|  | Request Application | Application |

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

PROPERTY ADDRESS: 401 Superior St.

PROPERTY OWNER: Tyson Fresh Meats

OWNER ADDRESS (if different than property owner):

1009 Rickland St.

OWNER'S PHONE NUMBER: 712-732-7433

The City of Storm Lake Zoning Ordinance Article 12 Section 1204 establishes the amendment procedure for the Zoning Ordinance and requires the property owner to submit the following information, which must accompany this application before it can be considered by the Planning and Zoning Commission and the City Council.

The legal description and local address of the property.

The present zoning classification and the requested zoning classification.

The existing use of the property and the proposed use of the property.

A statement of the reasons why the applicant feels the present zoning classification is no longer valid.

Attach a plat showing the locations, dimensions and use of the applicant's property and all property within three hundred (300') feet including streets, alleys, railroads, and other physical features.

The request for a rezoning request will be heard by the Planning and Zoning Commission and the City Council at separate meetings.

The City of Storm Lake will notify all property owners within three hundred (300') feet of the applicant's property notifying them of the upcoming hearing.

The City of Storm Lake will notify the applicant of the hearing date.

The City of Storm Lake will publish a public hearing notice in a locally circulated newspaper not less than 7 and no more than 20 days prior to the meeting.

A non refundable application fee of **\$200.00** is required at time of the application. The fee will not be refunded if the request is denied by the Planning and Zoning Commission or the City Council.

ZONING ORDINANCE AMENDMENT REQUEST

CITY OF STORM LAKE

PLANNING AND ZONING COMMISSION and CITY COUNCIL



☐ Text Amendment to the Zoning Ordinance

☒ Zoning Map Amendment to the Zoning Ordinance

City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

Current Zoning Ordinance Section: NA Zoning Change

Text
Amendment
Request:

Address of the Property: 401 Superior St.

Legal Description
of the Property: 08-02 Storm Lake Corp. Russells Add. TRPT of I.C.R.R LYing S of Lot 8

Present Zoning District: R-3 Medium Density Residential

Requested Zoning District: GI- General Industrial

Why Present Zoning
Is No Longer Valid: Present Homes have been removed. will
be installing cement for trailer parking.

Existing Use of the Property: Housing

Proposed Use of the Property: Trailer Parking

X Rich Ruff
Signature of Property Owner

4-10-17
Date

City of Storm Lake Use

Meeting Date:

Appeal No.:

Application Fee Paid:

Date Received:

BUENA VISTA COUNTY ASSESSOR

 powered by
 iowaassessors.com

Parcel Number: 14-03-281-008
Deed Holder: TYSON FRESH MEATS INC
Property Address: 401 SUPERIOR
 STORM LAKE, IA 50588-0000 [MAP THIS ADDRESS](#)
Class: INDUSTRIAL
Map Area: STORM LAKE-COM/IND
Legal Description: 08-02 STORM LAKE CORP. RUSSELLS ADD. TRI PT OF I.C.R.R. LYING S OF LOT 8
Property Report: [PROPERTY REPORT \(PDF FILE\)](#)



1 / 1



Current value as of January 01, 2017 - Taxes payable September 2018 and March 2019

| LandValue | Dwelling Value | Improvement Value | TotalValue |
|-----------|----------------|-------------------|------------|
| \$14,010 | \$0 | \$0 | \$14,010 |

Prior Year Value Information

| Year | Land Value | Dwelling Value | Improvement Value | Total Value |
|------|------------|----------------|-------------------|-------------|
| 2017 | \$14,010 | \$0 | \$0 | \$14,010 |
| 2016 | \$14,670 | \$62,210 | \$0 | \$76,880 |
| 2015 | \$14,670 | \$62,210 | \$0 | \$76,880 |

Land Information

| Lot Type | Square Feet | Acres |
|--------------|-------------|-------|
| Acres x Rate | 20,343 | 0.467 |

Assessor's lot sizes are for assessment purposes only and may NOT represent actual dimensions. For more accurate, complete data refer to GIS maps, plat maps, or legal documents

Sale Information

| Sale Date | Amount | Non-Useable Transaction Code | Recording |
|------------|-----------|-------------------------------|-----------|
| 09/08/2016 | \$175,000 | 15 - Change in Classification | 162431 |
| 10/19/1993 | \$35,250 | 24 - Auction sales | 047-890 |

Building Permit Information

| Date | Number | Tag Descr | Tag Date | Amount | Reason |
|------------|---------|-----------|------------|--------|-----------|
| 12/07/2016 | 16-0287 | No | 01/01/2017 | 0 | Demo/Rmvl |

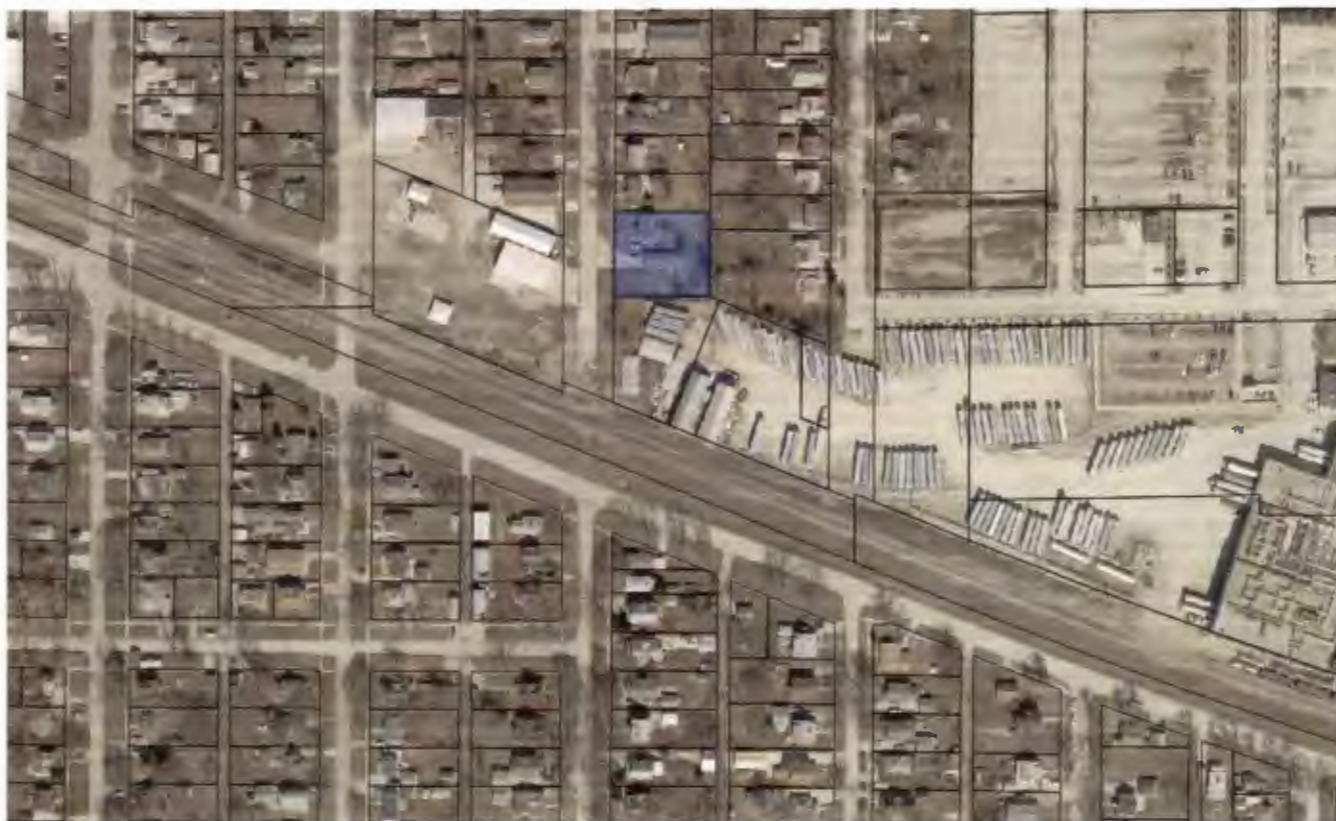
GIS Map Information



Pictometry Online



PIN 14-03-281-008
Address 401 SUPERIOR
Owner TYSON FRESH MEATS INC
Class INDUSTRIAL
Legal 08-02 STORM LAKE CORP. RUSSELLS ADD. TRI PT OF I.C.R.R. LYING S OF LOT 8



401 SUPERIOR, STORM LAKE

Deed: TYSON FRESH MEATS INC

Map Area: STORM LAKE-COM/IND

Checks/Tags:

Contract:

Route: 419-003-190

Lister/Date: LF, 01/18/2008

CID#: 0618700

Tax Dist: STORM LAKE

Review/Date: TG, 08/19/2008

DBA:

Plat Page:

Entry Status: Inspected

MLS:

Subdiv: [NONE]

URBAN / INDUSTRIAL

Legal: 08-02 STORM LAKE CORP. RUSSELLS ADD. TRI PT OF I.C.R.R. LYING S OF LOT 8

| Land | | | | | | | | | | | | |
|--------------|-----------|------|-----------|------------------|---------|----------------|-----------|------------|----------------|------------|--|--|
| Land Basis | Front | Rear | Side 1 | Side 2 | R. Lot | SF | Acres | Depth/Unit | EFF/Type | Qual./Land | | |
| Acre X Rate | | | | | | 20,342.52 | 0.467 | | | C-450 | | |
| Grand Total | | | | | | 20,342.52 | 0.467 | | | | | |
| Street | | | Utilities | | | Zoning | | | Land Use | | | |
| Acres X Rate | Paved | | City | | | Not Applicable | | | Non Applicable | | | |
| Sales | | | | Building Permits | | | | Values | | | | |
| Date | \$ Amount | NUTC | Recording | Date | Number | Tag | \$ Amount | Reason | Type | Appraised | | |
| 09/08/2016 | \$175,000 | D15 | 162431 | 12/7/2016 | 16-0287 | N | \$0 | Demo/Rmvl | Land | | | |
| 10/19/1993 | \$35,250 | D24 | 047-890 | | | | | | LandC | \$14,010 | | |
| | | | | | | | | | Dwlg | | | |
| | | | | | | | | | Impr | | | |
| | | | | | | | | | Total | \$14,010 | | |



Photo 1 of 1 02/08/2017

Staff Summary

5/2/2017

Agenda Item # 7.



City of Storm Lake
PO Box 1086
Storm Lake, IA 50588
p (712) 732-8000
f (712) 732-4114

REPORT TO: Planning & Zoning Commission

FROM: Scott Olesen, Building Official

SUBJECT: **Proposed Zoning Change To The Storm Lake Zoning Ordinance Official Zoning Map**

BACKGROUND: Tyson Fresh Meats owns the property located at Lot 8, Block 2, Storm Lake Corporation, Russell's Addition, Tri. PT. of I.C.R.R. Lying South of Lot 8 (401 Superior Street). Currently, this property is Zoned R-3, Medium Density Residential.

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Tyson is proposing to construct a trailer parking area on this property, and the property must be re-zoned to accomplish this.

If the proposed development is allowed to proceed, Tyson will have to provide a buffer yard, screening, and comply with the City Post Construction Storm Water Ordinance.

Before a change to the Zoning Map may be approved by the City Council, a written recommendation must be provided by the Planning and Zoning Commission.

**COMPREHENSIVE
PLAN RELATIONSHIP:**

The Storm Lake Comprehensive Plan on page 4-22, lists "Community Development and Land Use Goals and Policies". Guiding Policy 1 is to "Provide an adequate supply of land to meet future growth needs. Ensure that land is available to meet 2030 community growth projections through redevelopment of underutilized and blighted property, infill development, and new development areas". Page 6-6, Goal 1 lists "Retain current businesses and provide assistance (technical and financial) to existing businesses seeking to grow, expand, or branch into other

endeavors" .

FISCAL IMPACT: Cost of public notices and legal fees estimated at \$200.00.

RECOMMENDATION: Review the application for re-zoning submitted by Tyson Fresh Meats and recommend approval to the Storm Lake City Council.

Staff Summary

5/2/2017

Agenda Item # 8.



City of Storm Lake
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REPORT TO: Planning & Zoning Commission

FROM: James H. Patrick, City Manager

SUBJECT: **Review And Recommend Approval Of Storm Lake's Construction Erosion And Sediment Control Ordinance and Worksheet.**

BACKGROUND: During a recent Municipal Separate Storm Sewer Permit (MS4) permit assistance visit by the IDNR, it was noted that the City does not have a Construction Erosion and Sediment Control Ordinance and program. To be considered in compliance with the MS4 permit, the City must ensure that a program is in place to control erosion from small site construction and/or site soil disturbance. This applies for the land disturbing activity associated with small disturbances that would not fall into the City requirement for Storm Water Management Best Management Practices.

COMPREHENSIVE PLAN RELATIONSHIP: Jay Michels will make the presentation and answer questions. This is a requirement of the City's MS4 permit.

FISCAL IMPACT: Significant if a program is not implemented that meets the MS4 requirements.

RECOMMENDATION: Hear the presentation and ask questions, Make Recommendation to Council.