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SHERYL J THUL, COUNTY RECORDER  
BOONE IOWA*ret. to - Co. Auditor***BOARD OF SUPERVISOR  
BOONE COUNTY, IOWA**

ORDINANCE No. 106

**ORDINANCE AMENDING THE OFFICIAL BOONE COUNTY ZONING MAP**

Carl Thorngren, property owner, petitioning to rezone 29.28 acres, more or less, from A-1 Agricultural Conservation District to A-2 Agriculture Business District to accommodate agricultural related businesses.

**LEGAL DESCRIPTION:**

SECTION 1, NE FRACTIONAL  $\frac{1}{4}$  (EXCEPT PARCEL A), TOWNSHIP 83 N (WORTH TOWNSHIP), RANGE 26 W, CONSISTING OF 29.79 ACRES, MORE OR LESS.

**PETITIONER:** *Carl Thorngren*, 808 Woodland, Boone, Iowa 50036

**PROPERTY OWNER:** *Carl Thorngren*, 808 Woodland, Boone, Iowa 50036

**WHEREAS**, at certain times it is necessary to amend the Boone County Official Zoning Map when addressing issues of growth, farmland preservation, conservation, and desires of the property owner and citizens.

**WHEREAS**, at certain times it is necessary for County of Boone to request that property(ies) or parcel(s) or lot(s) be rezoned in order to accommodate a different land use in accordance with the local zoning regulation.

**WHEREAS**, the rezoning itself gives rise to the need for the condition. Carl Thorngren, Petitioner and Property Owner, is requesting to re-zone 29.28 acres, more or less, from A-1 Agricultural Conservation District to A-2 Agriculture Business District to accommodate future agricultural related businesses.

**WHEREAS**, all conditions are in conformity with the comprehensive development plan. Carl Thorngren's 29.28 acres, more or less, is ideally located for future agriculture related businesses since his property abuts U.S. Highway 30 and Iowa Highway 17 and which makes the rezoning from A-1 Agricultural Conservation District to A-2 Agriculture Business District compliant with the Comprehensive Development Plan Future Land Use

Map.

**WHEREAS**, surrounding conditions have a reasonable relation to the rezoning. Carl Thorngren's 29.28 acres, more or less, is ideally suited for future agriculture related businesses since four (4) existing interrelated agricultural business are already established within one-half mile of the site.

**WHEREAS**, Carl Thorngren's (+/-) 29.28 acres is currently used for crop production and has an average Corn Suitability Rating or CSR 62 or greater which classifies it as prime agricultural land.

**WHEREAS**, the Director of Planning and Development forwarded to the Zoning Commission a recommendation for approval to allow for the re-zoning from A-1 Agricultural Conservation District to A-2 Agriculture Business District.

**WHEREAS**, The Zoning Commission held a public hearing on Monday, September 27, 2010 in accordance with Iowa Code. The Zoning Commission moved to "recommend approval" of the proposed amendment to the Boone County Official Zoning Map. The recommendation to the Boone County Board of Supervisors for the proposed map amendment to the Boone County Official Zoning Map has been certified by the Thomas Ross, Chair of the Boone County Zoning Commission.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BOONE COUNTY, IOWA AS FOLLOWS:

**SECTION ONE:**

That the Boone County Board of Supervisors shall, and it does hereby, approve an amendment to the Boone County Zoning Ordinance as summarized above (See Exhibit A); that said property(ies) be re-zoned from A-1 Agricultural Conservation District to A-2 Agriculture Business District.

**SECTION TWO:** Approval with the following conditions:

None.

**SECTION THREE:** That this amendment shall be in full force and effect from and after its passage and approval in the manner provided by law.

ACTION UPON FIRST READING

DATE: October 12, 2010

Moved by: Foster

Seconded

by: O'Brien

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Mike O'Brien

Bill Lusher

Tom Foster

ACTION UPON SECOND READING

Moved by: Foster

Seconded

by: O'Brien

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Mike O'Brien [A] Bill Lusher

DATE: October 19, 2010

[A] Tom Foster [A]

ACTION UPON FINAL READING

Moved by: Foster

Seconded

by: O'Brien

Discussion:

AYES (A), NAYES (N), ABSENT (X):

Mike O'Brien [A] Bill Lusher

DATE: October 26, 2010

[A] Tom Foster [A]

*William J. Lusher*  
Chairman  
Boone County Board of Supervisors

*Oct. 26, 2010*  
Date

*Philippe E. Meier*

*Oct. 26, 2010*  
Date

ATTEST:  
Philippe E. Meier, County Auditor

