

Recorder Use Only



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VERONICA A RARDIN, COUNTY RECORDER  
BOONE IOWA

Ret-Boone Co Auditor

**BOARD OF SUPERVISOR  
BOONE COUNTY, IOWA**

ORDINANCE NO. 112

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

**PARCEL A:** THE EAST 791.62 FEET OF THE SOUTH 825.40 FEET OF THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 19, T84N, R25W OF THE 5<sup>TH</sup> P.M. IN BOONE COUNTY, IOWA CONTAINING 15 ACRES OF WHICH 3.41 ACRES ARE IN PUBLIC ROAD EASEMENTS.

THE TRACT DESCRIBED ABOVE IS HEREAFTER DESCRIBED AS PARCEL 'A' IN THE SOUTHEAST ONE-QUARTER (SE ¼) OF THE NORTHEAST ONE-QUARTER (NE ¼) OF SECTION 19, T84N, R25W OF THE 5<sup>TH</sup> P.M. IN BOONE COUNTY, IOWA.

AND

**PARCEL B:** A PART OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SECTION 19, TOWNSHIP 84 NORTH, RANGE 25 WEST OF THE 5<sup>TH</sup> P.M., BOONE COUNTY, IOWA BEING MORE PARTICULARLY DESCRIBED AS THE FOLLOWS: BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE 500° 21' 05" W, 495.19 FEET ALONG THE EAST LINE OF SAID SECTION 19 TO THE NORTHEAST CORNER OF PARCEL A IN SAID SOUTHEAST QUARTER OF THE NORTHEAST QUARTER AS SURVEYED BY LEON CORNELIS AND FILED IN THE OFFICE OF THE BOONE COUNTY RECORDER IN BOOK 21, PAGE 104; THENCE N89° 38' 20" W 791.68 FEET COINCIDENT WITH THE NORTH LINE OF SAID PARCEL A TO THE NORTHWEST CORNER THEREOF; THENCE N00° 20' 50" E, 494.59 FEET TO A POINT IN THE NORTH LINE OF THE SOUTHEAST QUARTER OF THE NORTHEAST QUARTER OF SAID SECTION 19; THENCE S89° 40' 57" E, 791 FEET ALONG SAID LINE TO THE POINT OF BEGINNING, CONTAINING 8.99 ACRES WHICH INCLUDES 2.20 ACRES OF EXISTING PUBLIC RIGHT OF WAY.

**WHEREAS,** Winfield Solutions has applied for re-zoning of Parcel A and Parcel B in the SE ¼ NE ¼ of Sec 19-84-25 from A-1 (Agricultural Conservation District) to A-2 (Agriculture Business) in order to accommodate land use zoning classification for an alfalfa research facility.

**WHEREAS,** at certain times it is necessary to amend the Boone County Official Zoning map and/or the text component which makes up the Boone County Zoning Ordinance. Map amendments become necessary to support and manage land use development as identified in the Boone County Comprehensive Development Plan Future Land Use Map.

**WHEREAS,** The Director of Planning and Development forwarded a recommendation for approval to the Boone County Zoning Commission. The Zoning Commission held a public hearing on **Monday, January 30, 2012** in accordance with Iowa Code and has forwarded a letter of recommendation of approval to the Boone County Board of Supervisors for the rezoning of the property noted hereinabove. The Zoning Commission, with a unanimous vote, recommends approval of the petition by the Board of Supervisors with no conditions.

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

**SECTION ONE:** That Boone County shall, and it does hereby, approve an amendment to the Official Zoning Map that the property\* (See Exhibit A) be rezoned from A-1 Agricultural Conservation District to A-2 Agriculture Business District

*\* As recorded in the Boone County Recorder's Office.*

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

- 1. 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:** February 22, 2012

Moved by: Lusher

Seconded by: Foster

Discussion:

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

Steve Duffy  A Bill Lusher  A Tom Foster  A

**ACTION UPON SECOND READING**

**DATE:** February 29, 2012

Moved by: Foster

Seconded by: Lusher

Discussion: The second reading was held and due to lack of opposition the Board approved the second reading and waived the third hearing and adopted Ordinance 112.

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

Steve Duffy  A Bill Lusher  A Tom Foster  A

Ordinance: 112

**ACTION UPON FINAL READING**

**DATE:** NOT HELD – Waived third reading. Adopted 2-29-2012

Moved by: \_\_\_\_\_

Seconded by: \_\_\_\_\_

Discussion:

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

Steve Duffy

Bill Lusher

Tom Foster

*[Handwritten Signature]*  
\_\_\_\_\_  
Chairman

**Boone County Board of Supervisors**

*3-7-2012*  
\_\_\_\_\_  
Date

*Philippe E. Meier*  
\_\_\_\_\_  
Philippe E. Meier, County Auditor

*2-29-2012*  
\_\_\_\_\_  
Date

**ATTEST:**

Philippe E. Meier, County Auditor

*By Heidi Kokemiller*  
*Deputy Auditor*

