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CHRIS R DUNCAN, COUNTY RECORDER
BOONE IOWA

**BOARD OF SUPERVISOR
BOONE COUNTY, IOWA**

ORDINANCE NO. 149

Prepared by: Boone Co. Planning & Development, 201 State St, Boone, IA 50036 515-433-0550

Return to: Boone Co. Auditor's Office, 201 State St, Boone, IA 50036 515-433-0502

Ordinance amending the official Zoning Map and Comprehensive Plan of Boone County for Francis and Tracy Nation from C-1 to A-1 on approximately 1.86 acres.

Legal Description: COMMENCING AT THE EAST QUARTER (1/4) CORNER OF SECTION THIRTY-FOUR (34), TOWNSHIP EIGHTY-FOUR (84) NORTH, RANGE TWENTY-EIGHT (28), WEST OF THE 5TH P.M., BOONE COUNTY, IOWA, THENCE NORTH 00° 00' EAST 844.90 FEET TO THE POINT OF BEGINNING, THENCE NORTH 89° 48' WEST 95.00 FEET, THENCE NORTH 68° 35' WEST 144.80 FEET, THENCE NORTH 89° 48' WEST 66 FEET, THENCE NORTH 00° 00' EAST 281.85 FEET, THENCE SOUTH 89° 48' EAST 296.55 FEET, THENCE SOUTH 00° 00' WEST 334.24 FEET TO THE POINT OF BEGINNING, CONTAINING 2.11 ACRES INCLUDING 0.25 ACRES OF EXISTING LOCAL ROAD.

WHEREAS, in this case, Jessica Russell on behalf of Francis and Tracy Nation initiated a petition to rezone the property described hereinabove from C-1 (Commercial) to A-1 (Agricultural) to accommodate the use of their existing dwelling as a legal conforming use.

WHEREAS, The Director of Planning and Development has forwarded a recommendation for approval from the Boone County Zoning Commission with no conditions.

WHEREAS, findings of facts show that the property is currently residential in use and surrounding properties are zoned Agricultural, with the exception of two adjoining commercial properties. This property has an existing residence that was built in 1946 and they wish to continue this residential use as a legal conforming use.

WHEREAS, The Zoning Commission has held a public hearing in accordance with the Iowa Code. The Zoning Commission, with a unanimous vote, recommended 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 for the property known as 1131 E Avenue, Boone County, Iowa.

And that it be rezoned from C-1 Commercial to A-1 Residential.

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

Moved by: Zinnel

Seconded by: Kretzinger

Discussion:

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

DATE: 7/13/2022

Steve Duffy

Bill Zinnel

Erich Kretzinger

ACTION UPON SECOND READING

DATE:

7-20-22

Moved by: Zinnel

Seconded by: Kretzinger

Discussion:

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

Steve Duffy

Bill Zinnel

Erich Kretzinger

ACTION UPON FINAL READING

DATE:

7-20-22

Moved by: _____

Seconded by: _____


Discussion:

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

Steve Duffy

Bill Zinnel

Erich Kretzinger


Chairman

Boone County Board of Supervisors

Date

7-20-22



Date

7/20/22

ATTEST:

Diane Patrick, County Auditor