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RECORDED: 02/19/2026 03:30:50 PM
RECORDING FEE: \$0.00
REVENUE TAX: \$
COMBINED FEE: \$0.00
ERIN CANFIELD, RECORDER
BOONE COUNTY, IOWA

**BOARD OF SUPERVISORS
BOONE COUNTY, IOWA**

ORDINANCE NO. 167

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 of Boone County for Gentry Homes Iowa, LLC, Inc. from A-1 to R-1 on a portion of the property totaling approximately 13.45 acres.

Legal Description: (Parcel E) PART OF PARCEL C OF THE SOUTHEAST QUARTER (SE1/4) OF THE SOUTHEAST QUARTER(SE1/4) OF SECTION 26, TOWNSHIP 82 NORTH, RANGE 26 WEST OF THE 5TH P.M. AS RECORDED IN BOOK 2024, PAGE 0129 AT THE BOONE COUNTY RECORDER, BOONE COUNTY, IOWA, DESCRIBED AS FOLLOWS;

BEGINNING AT THE SOUTHEAST CORNER OF SAID PARCEL C, THENCE NORTH 89°47'32" WEST, A DISTANCE OF 744.14 FEET TO THE SOUTHWEST CORNER OF SAID PARCEL C; THENCE NORTH 00°43'49" EAST ALONG THE WEST LINE OF SAID PARCEL C, A DISTANCE OF 804.27 FEET; THENCE SOUTH 89°16'30" EAST, A DISTANCE OF 274.89 FEET; THENCE SOUTH 34°03'32" EAST, A DISTANCE OF 67.20 FEET TO THE BEGINNING CURVE CONCAVE TO THE SOUTH, SAID CURVE HAVING A RADIUS OF 62.00 FEET, A ARC LENGTH OF 85.53 FEET, AND A CHORD DISTANCE OF 78.91 FEET WITH A BEARING OF SOUTH 84°32'23" EAST; THENCE NORTH 44°58'46" EAST RADIAL TO SAID CURVE, A DISTANCE OF 91.89 FEET; THENCE NORTH 89°47'50" EAST, A DISTANCE OF 274.97 FEET; THENCE SOUTH 00°12'26" EAST, A DISTANCE OF 806.23 FEET TO THE POINT OF BEGINNING. CONTAINING 13.45 ACRES INCLUDING 1.11 ACRES OF ROAD RIGHT-OF-WAY, MORE OR LESS, SUBJECT TO ALL EASEMENTS AND RESTRICTIONS OF RECORD

WHEREAS, in this case, Gentry Homes Iowa LLC, Anton Olson, petitioner, initiated a petition to rezone part of the property described hereinabove from A-1 (Agricultural Conservation) to R-1 (Rural Residential) to allow for the development of a housing subdivision of 10 lots and the remainder of the parcel to remain vacant.

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 area is currently agricultural cropland and surrounding properties are a mix of residential and agricultural uses. The Comprehensive plan designates the area as future Rural Residential zoning and use which is in conformance with this proposal.

WHEREAS, The Zoning Commission has held a public hearing in accordance with the Iowa Code. The Zoning Commission reviewed the proposal for this proposed use to be rezoned to Rural Residential and 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: PARCEL E DESCRIBED ABOVE, containing 10 proposed lots for a total of 13.45 acres, and that it be rezoned R-1 Rural Residential District.

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: 2/11/2026

Moved by: Longhorn

Seconded by: Bryant

Discussion:

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

Shawn Bryant A

Scott Longhorn A

Erich Kretzinger A

ACTION UPON SECOND READING

DATE: 2/18/2026

Moved by: Longhorn

Seconded by: Bryant

Discussion: Waived Third Reading

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

Shawn Bryant A

Scott Longhorn A

Erich Kretzinger A

ACTION UPON FINAL READING

DATE: _____

Moved by: _____

Seconded by: _____

Discussion: Waived

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

Shawn Bryant A

Scott Longhorn A

Erich Kretzinger A



Chairman
Boone County Board of Supervisors

2/18/26

Date



ATTEST:
Diane Patrick, County Auditor

2/19/26

Date

