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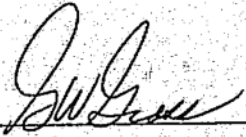
Doc. No. 336 Fee \$ 10.00 Pd.
WOODBURY COUNTY, IOWA Filed for Record
At 10:30 AM July Day 12 Yr. 1989
By ROSE YANNEY, RECORDER
S. J. Jencks Deputy

STATE OF IOWA
Woodbury County

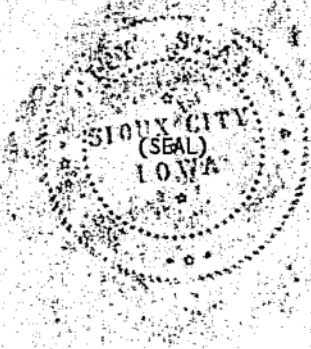
CITY OF SIOUX CITY
Office of the City Clerk

I, G.W. Gross, City Clerk of the City of Sioux City and Clerk of the City Council, thereof, and, as such, having charge of and in my possession all the records and documents pertaining to said office now remaining therein, do hereby certify that it appears from such records that the foregoing is a true and correct copy of Resolution No. 89/T-7571, passed and adopted by the City Council of the City on the 10th day of July, 1989, upon the call of yeas and nays thereof duly had and recorded.

Dated at Sioux City, Iowa, this 10th day of July, 1989.



G.W. GROSS, CITY CLERK



AN ORDINANCE AMENDING THE ZONING ORDINANCE BY ADOPTING A MODIFIED SITE PLAN FOR A 57,300 SQUARE FOOT TRACT OF LAND LOCATED IN THE SOUTHWEST QUADRANT OF THE INTERSECTION OF HAMILTON BOULEVARD AND WEST 25TH STREET. (AREA ZONED BC-C (COMMUNITY BUSINESS-COMMERCIAL PLANNED DEVELOPMENT)).

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

Section 1: That Ordinance No. S-30424, as amended, also known and identified as the Sioux City Zoning Ordinance, is hereby amended by adding thereto the following to be known as Section 25.24.030.471 of said Ordinance No. S-30424 as amended:

25.24.030.471: The Site Plan dated June 27, 1989 for property presently zoned BC-C (Community Business-Commercial Planned Development) and legally described as follows:

Lots 1, 2, 3, and 4, and the west 161 feet of the vacated East/West alley abutting said Lots 1, 2, 3, and 4 all in Block 6, Booge's Addition to Sioux City, Iowa; and all of Lot 1 and Lot 2 except the south 45 feet thereof, Block 2 "Evans Addition", and one-half of all abutting rights-of-way.

is hereby adopted and approved.

Section 2: That a detailed site plan dated June 27, 1989 including, but not limited to, a site development map, text and photographs to be used for the development of the above described property is on file in the office of the City Clerk of the City of Sioux City, Iowa, and is hereby approved and adopted and is by this reference made a part hereof.

Section 3: That the boundaries of zones as shown on the official zoning map on file in the office of the City Clerk of the City of Sioux City, Iowa, and the County Recorder of Woodbury County, Iowa, is hereby modified and corrected in accordance herewith, and said map and all information shown thereon shall be as much a part of this Ordinance as though all the matters and information set forth in said map were fully set forth herein.

Section 4: That all Ordinances, or parts of Ordinances, in conflict herewith are to the extent of such conflict hereby repealed.

Section 5: That this Ordinance shall be and become effective upon its passage, approval and publication as by law provided.

First Consideration: JUL 10 1989

Rule Suspended

Second Consideration: JUL 10 1989

Rule Suspended

Third Consideration: JUL 10 1989

PASSED & APPROVED: JUL 10 1989

ATTEST: G. W. GROSS
G. W. GROSS, CITY CLERK

Loren D. Callendar
LOREN D. CALLENDAR, MAYOR

PZ 4493/LEGAL/LEGAL
L/DKR

Published, Daily Reporter July 14, 1989

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MOSE YANNEY, RECORDER
By *L.D. Jumb* Deputy

STATE OF IOWA
Woodbury County

CITY OF SIOUX CITY
Office of the City Clerk

I, G.W. Gross, City Clerk of the City of Sioux City and Clerk of the City Council, thereof, and, as such, having charge of and in my possession all the records and documents pertaining to said office now remaining therein, do hereby certify that it appears from such records that the foregoing is a true and correct copy of Resolution No. 89/T-7574, passed and adopted by the City Council of the City on the 10th day of July, 1989, upon the call of yeas and nays thereof duly had and recorded.

Dated at Sioux City, Iowa, this 10th day of July, 1989.

G.W. Gross

G.W. GROSS, CITY CLERK



RESOLUTION NO. 89/T- 007574

HEARING AND RESOLUTION APPROVING THE URBAN RENEWAL PLAN
FOR THE GILMAN TERRACE URBAN RENEWAL PROJECT AREA.

WHEREAS, under the provisions of Chapter 403 of the Code of Iowa, municipalities are empowered to designate urban renewal areas, approve urban renewal plans, and undertake urban renewal projects; and

WHEREAS, the City Council is of the opinion that it is desirable and in the public interest that the City of Sioux City undertake and carry out the urban renewal project identified as Gilman Terrace Urban Renewal Project encompassing the area bounded and described as follows:

Beginning at the point of intersection of the West right-of-way line of Hamilton Boulevard and the North right-of-way line of West 19th Street, thence East and Southeasterly along the North and Northerly right-of-way line of West 19th Street and 18th Street to the point of intersection with the East right-of-way line of Summit Street; thence South along the East right-of-way line of Summit Street to the point of intersection with the South right-of-way line of 16th Street; thence West along the South right-of-way line of 16th Street and West 16th Street to the point of intersection with the East line of the North South alley in Block 10, Clarks Addition; thence South along the East line of said North South alley to the point of intersection with the South line of Lot 10, Block 10 Clarks Addition, extended East; thence West along the extension of the South line of said Lot 10 and the South line of Lot 10, Block 10, Clarks Addition, to the point of intersection with the West right-of-way line of Cook Street; thence North along the West right-of-way line of Cook Street to the point of intersection with the South lot line of Lot 1, extended East, Block 5, Clarks Addition; thence West along said South lot line of said Lot 1, extended, to the Southwest corner of said Lot 1; thence South along the East line of the vacated North South alley lying between Lots 2 and 11 in said Block 5, Clarks Addition, to a point 72 feet South of the South line of West 17th Street; thence West and parallel to the South line of West 17th Street to a point on the West line of said North South alley, said point being 72 feet South of the South line of West 17th Street; thence North 72 feet along said West line of the North South alley to the South line of West 17th Street, said point being the Northeast corner of Lot 12, Block 5, Clarks Addition; thence West along the North line of said Lot 12, and the Westerly extension of said Lot 12, to a point on the West line of Omaha Street, said point being 100 feet South of the North line of Lot 2, Block 3, Franklins Addition; thence continuing West to the Southeast corner of Lot 2, Block 28, North Sioux City Addition; thence

continuing West along the South line of said Lot 2, and the South line of Lot 11, in said Block 28, and the South line of said Lot 11, extended West to the point of intersection with the West right-of-way line of Hamilton Boulevard; thence North along the West right-of-way line of Hamilton Boulevard to the point of beginning, all in Sioux City, Woodbury County, Iowa.

In the City of Sioux City, State of Iowa; and

WHEREAS, the City has found and determined that there exists within the City of Sioux City areas needing programs to alleviate and prevent conditions of unemployment; to assist and retain local industries and commercial enterprises to strengthen and revitalize the local economy; to provide means and methods for the encouragement and assistance of industrial and commercial enterprises in locating, purchasing, constructing, reconstructing, modernizing, improving, maintaining, repairing, furnishing, equipping, and expanding in the city; to encourage the location and expansion of commercial enterprises to more conveniently provide needed services and facilities to the commercial enterprises to the city and the residents of the city; and

WHEREAS, the City Council of the City of Sioux City finds and declares that there exist in the City areas of slum and blight which constitute a serious and growing menace, injurious to the public health, safety, morals and welfare of the residents of the City; that the existence of such areas contributes substantially and increasingly to the spread of disease and crime, constitutes an economic and social liability imposing onerous municipal burdens which decrease the tax base and reduce tax revenues, substantially impairs or arrests the sound growth of the City, retards the provision of housing accommodations, aggravates traffic problems and substantially impairs or arrests the elimination of traffic hazards and the improvement of traffic facilities; and that the prevention and elimination of slums and blighted areas is a matter of City policy and concern in order that the City shall not continue to be endangered by areas which are focal centers of disease, promote juvenile delinquency and consume an excessive proportion of City revenues because of the extra services required for police, fire, accident, hospitalization and other forms of public protection, services and facilities; and

WHEREAS, there has been prepared and referred to the Plan and Zoning Commission of the City of Sioux City for review and approval an urban renewal plan for the Gilman Terrace Urban Renewal Project Area, consisting of 12 pages, 5 maps, and Land Disposition Supplement Appendix A identified as "Exhibit A" and by this reference made a part hereof; and

WHEREAS, the Project Area, which is predominantly nonresidential in character, is to be redeveloped for predominantly nonresidential uses under the Gilman Terrace Urban Renewal Plan; and

WHEREAS, a general plan has been prepared and is recognized and used as a guide for the general development of the City as a whole; and

WHEREAS, the City's Plan and Zoning Commission, which is the duly designated and acting official planning body for the City, has submitted to the City Council its report and recommendation respecting the Gilman Terrace Urban Renewal Plan for the Project area and has certified that the urban renewal plan conforms to the general plan for the City as a whole, and the City Council has duly considered the report, recommendation, and certification of the planning body; and

WHEREAS, the Urban Renewal Plan for the Project Area prescribes certain land uses for the project area and will require among other things, changes in the zoning, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public actions; and

WHEREAS, the City of Sioux City has a program for the relocation of individuals and families that may be displaced as a result of carrying out the Project in accordance with the Urban Renewal Plan; and

WHEREAS, a feasible method exists for the location of families who will be displaced from the urban renewal area into decent, safe and sanitary dwelling accommodations with their means and without undue hardship to such families; and

WHEREAS, the members of the City Council have general knowledge of the conditions prevailing in the Project Area and of the availability of proper housing in the City for the relocation of individuals and families that may be displaced from the Project Area and, in the light of such knowledge of local housing conditions, have carefully considered and reviewed such proposal for relocation; and

NOT, THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA:

1. That it is hereby found and determined that the Project is a slum, blighted and economic development area and qualifies as an eligible Project Area under Chapter 403 of the Code of Iowa.
2. That the Gilman Terrace Urban Renewal Plan, a copy of which is attached hereto and by this reference incorporated herein, having been duly reviewed and considered, is hereby approved, and the City Clerk be and is hereby directed to file said copy of the Gilman Terrace Urban Renewal Plan with the minutes of this meeting.
3. That it is hereby found and determined that the objectives of the Urban Renewal Plan cannot be achieved through more extensive rehabilitation of the Project Area.

4. That it is hereby found and determined that the Gilman Terrace Urban Renewal Plan conforms to the general plan of the City of Sioux City.
5. That it is hereby found and determined that, in addition to the elimination of slums and blight from the Urban Renewal Area, the undertaking of the Project in such area will further promote the public welfare and the proper development of the community by utilizing programs which alleviate and prevent conditions of unemployment; assist and retain local industries and commercial enterprises to strengthen and revitalize the local economy; provide means and methods for the encouragement and assistance of industrial and commercial enterprises in locating, purchasing, constructing, reconstructing, modernizing, improving, maintaining, repairing, furnishing, equipping, and expanding in the city; encourage the location and expansion of commercial enterprises to more conveniently provide needed services and facilities to the commercial enterprises to the city and the residents of the city; and
6. That the redevelopment of the Urban Renewal Area for predominately nonresidential uses is necessary for the proper development of the community.
7. That it is hereby found and determined that the Urban Renewal Plan for the Urban Renewal Area will afford maximum opportunity, consistent with the sound needs of the City as a whole, for the urban renewal of the area by private enterprise.
8. That such nonresidential uses are necessary and appropriate to facilitate the proper growth and development of the community in accordance with sound planning standards and local community objectives.
9. That it is hereby found and determined that a feasible method exists for the relocation of families who will be displaced from the Gilman Terrace Urban Renewal Area into decent, safe and sanitary dwelling accommodations within their means and without undue hardship to such families.

10. That, in order to implement and facilitate the effectuation of the Urban Renewal Plan hereby approved, it is found and determined that certain official action must be taken by this body with reference, among other things, to changes in zoning, the vacating and removal of streets, alleys, and other public ways, the establishment of new street patterns, the location and relocation of sewer and water mains and other public facilities, and other public action, and, accordingly, this City Council hereby (a) pledges its cooperation in helping to carry out the Urban Renewal Plan; (b) requests the various officials, departments, boards, and agencies of the City of Sioux City having administrative responsibilities in the premises likewise to cooperate to such end and to exercise their respective functions and powers in a manner consistent with the Urban Renewal Plan; and (c) stands ready to consider and take appropriate action upon proposals and measures designed to effectuate the Urban Renewal Plan.

PASSED & APPROVED: JUL 10 1989, 1989.

Lois He Callender
MAYOR

ATTEST:

G.W. Guss
CITY CLERK

AJW:REK:rk