

STATE OF IOWA
Woodbury County

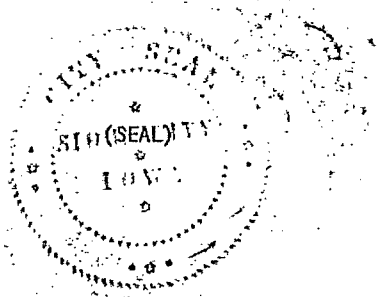
CITY OF SIOUX CITY
Office of the City Clerk

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. 88/T-6760, passed and adopted by the city Council of the City on the 12th day of September, 1988, upon the call of yeas and nays thereof duly had and recorded.

Doc No. **3960** Yes *1250*
WOODBURY COUNTY, IOWA - Fee for Record
11:30 AM on *Sept* Day *21* Yr. *1988*
MOSE YANNEY, RECORDER
By *P. Stevens* Deputy

Dated at Sioux City, Iowa, this 21st day of September, 1988.

G.W. Gross
G.W. GROSS, CITY CLERK



HEARING AND RESOLUTION APPROVING THE URBAN RENEWAL PLAN
FOR THE DONNER PARK 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 Donner Park Urban Renewal Project encompassing the area bounded and described as follows:

Beginning at the Northeast corner of the NW 1/4 NW 1/4 Section 17, Township 88, Range 47, West of the Fifth Principal Meridian; thence Southerly along the East line of the said quarter-quarter to the Northeast corner of the Southwest quarter of the Northwest quarter Section 17, Township 88, Range 47; thence Southerly along the East line of the said quarter-quarter a distance of 20.01 feet; thence Westerly a distance of 169.95 feet; thence Southerly a distance of 517.43 feet; thence Easterly a distance of 169.88 feet to the East line of the southwest quarter of the Northwest quarter Section 17, Township 88, Range 47; thence South along the said East line to the Northwest corner of the Northeast quarter of the Southwest quarter of the said Section 17; thence East along the North line thereof to the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 17; thence South along the East line of the Northeast quarter of the Southwest quarter of Section 17 a distance of 519.58 feet; thence West a distance of 135.94 feet; thence South a distance of 136.15 feet; thence East a distance of 135.22 feet; thence South along East line of said quarter quarter a distance of 642.14 feet to the Southeast corner of said quarter quarter; thence West along the South line of the North-half of the Southwest quarter of Section 17, Township 88, Range 47, to the Southeast corner of the Northeast quarter of the Southeast quarter Section 18, Township 88, Range 47; thence West along the South line thereof to the Southwest corner of the said NE 1/4 SE 1/4 Section 18; thence North along the West lines of the NE 1/4 SE 1/4 and the, SE 1/4 NE 1/4 in said Section 18 to the Southeast corner of the NW 1/4 NE 1/4 of Section 18; thence West along the South lines of the NW 1/4 NE 1/4 Section 18 and the NE 1/4 NW 1/4 Section 18 to the Northeast corner of the West half of the SE 1/4 NW 1/4 Section 18; thence South along the East line of the West half of the SE 1/4 NW 1/4 to the intersection with the East-West center section line of said Section 18; thence East along the East-West center section line of Section 18-88-47 to a point located 2,113.67 feet East of the Southwest corner of the Southwest quarter of the Northwest quarter Section 18, Township 88, Range 47; thence South 0°57'30" east 1,315.72 feet to a point on the South line of the North-half of the SW

1/4 of said Section 18; thence South $88^{\circ}17'30''$ West 1,879.71 feet along the said South line to a point on the Easterly right-of-way line of U. S. Highway 75; thence North $14^{\circ}03'30''$ West 753.6 feet along the said right-of-way line; thence North $75^{\circ}56'30''$ East 45.0 feet along the said right-of-way line; thence North $33^{\circ}40'1''$; East 148.7 feet along the said right-of-way line; thence North $14^{\circ}03'30''$ West 150.0 feet along the said right-of-way line; thence North $39^{\circ}00'00''$ West 165.7 feet along the said right-of-way line; thence North $14^{\circ}03'30''$ West 55.3 feet along the said right-of-way line; thence North $88^{\circ}32'$ East 113.05 feet; thence due North 125.0 feet to the East-West center section line of said Section 18; thence West along the said East-West center section line 150.0 feet to the Northwest corner of the Southwest quarter; thence South along the West line thereof to the Southwest corner of the said SW 1/4 Section 18; thence South along the West line of Section 19, Township 88, Range 47, to the point of intersection with the center line of Interstate Highway I-29; thence Northerly along the center line of Interstate Highway I-29 to the point of intersection with the South boundary line of Floyd Park extended West; thence East along the extension of the South boundary line of Floyd Park, the South boundary of Floyd Park, and the South boundary of Floyd Park extended East to the point of intersection with the East line of South Lewis Boulevard; thence Southerly along the East line of South Lewis Boulevard to the point of intersection with the Northwesterly corner of Ravine Park; thence South and Southeasterly along the West side of Ravine Park to the South boundary line of the park; thence East along the South line of Ravine Park to the point of intersection with the West line of Waldenheim 1st Filing to Sioux City, Woodbury County, Iowa; thence Southerly along the West line of Lots 17, 16, and 15, and Easterly along the South line of Lots 15, 14, 13, 12, 11, 10, 9, 8, and 7, Waldenheim 1st Filing, said lot lines being the boundary line of Waldenheim 1st Filing; thence East and Southeasterly along the South and Westerly line of Lots 29, 30, and 32, Waldenheim 3rd Filing to Sioux City, Woodbury County, Iowa, said lot lines being a part of the boundary line of Waldenheim 3rd Filing; thence Southeasterly along the Westerly line of Lots 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, and 14, Lincolnshire, 2nd Filing, an Addition to Sioux City, Woodbury County, Iowa; thence Northeasterly along the Southeasterly line of Lot 14, Lincolnshire, 2nd Filing; thence Northeasterly along the Southeasterly line of Lot 14, extended to the point of intersection with the Easterly line of Hickory Lane; thence Northerly along the Easterly line of Hickory Lane to the point of intersection with Southerly line of Lot 13, Lincolnshire, 2nd Filing; thence Northeasterly and Northerly along the Southeasterly and Easterly lines of Lots 13, 12, 11, 10, and 9, Lincolnshire, 2nd Filing, to the point of intersection with Waldenheim 3rd Filing, said lot lines being a part of the boundary line of Lincolnshire, 2nd Filing; thence Southeasterly along the Southwesterly line of Waldenheim 3rd Filing to the Southeasterly corner of Lot 25, Waldenheim 3rd Filing; thence Northeasterly along the Southeasterly line of Lot 25, Waldenheim 3rd Filing; thence Northeasterly along the Southeasterly line

of said Lot 25, extended across Sergeant Road to the Northerly line of Sergeant Road; thence Southeasterly along the Northerly line of Sergeant Road to the Southeast corner of Lot 99, Valley View Addition 5th Filing; thence Northerly along the East line of Lots 99, 98, 97, 96, 95, and 94, Valley View Addition 5th Filing, and the East line of Lot 49, Valley View Addition 2nd Filing, to the point of intersection with the South line of Kateri Way; thence Easterly along the South line of Kateri Way to the point of intersection with Natalia Way; thence Southeasterly along the Southerly line of Natalia Way to the point of intersection with the Westerly line of Geraint Street; thence Southwesterly along the Westerly line of Geraint Street to the point of intersection with the Southerly line of Lot 21, Lincolnshire, 1st Filing, an Addition to Sioux City, Woodbury County, Iowa, extended Northwesterly; thence Easterly along the extended Southerly line of Lot 21 and Southerly lines of Lots 21, 20, 19, 18, 17, and 16, Lincolnshire, 1st Filing, to the point of intersection with the West line lot 14, Lincolnshire, 1st Filing an Addition to Sioux City, Woodbury County, Iowa; thence South along the West line of Lots 14, 13, 12, 11, 10, and 9, Lincolnshire, 1st Filing, to the Southwest corner of said Lot 9; thence East along the South line of Lots 9 and 8, Lincolnshire, 1st Filing, to the point of intersection with the East line of Lincolnshire, 1st Filing; thence South along the West line of Lakeport Manor an addition to Sioux City, Woodbury County, Iowa; thence Southerly and Easterly along the Westerly and Southerly line of Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34, Lakeport Manor, 4th Filing, an Addition to Sioux City, Woodbury County, Iowa; thence Easterly along the Southerly line of Lots 14, 15, 16, 17, 18, and 19, Lakeport Manor, 5th Filing, an Addition to Sioux City, Woodbury County, Iowa, to the point of intersection with West line of South Lakeport Street; thence Easterly along the Southerly line of Lot 19, Lakeport Manor, 5th Filing, extended to the point of intersection with the center line of South Lakeport Street; thence Southerly along the center line of South Lakeport Street to the point of intersection with the South line of the North half of the Southwest quarter of Section 8; thence East along said line and the South line of the North half of the Southeast quarter of Section 8 to the Southeast corner of the Northwest quarter of the Southeast quarter of Section 8; thence North along the East line of the West half of the Southeast quarter and the East line of the West half of the Northeast quarter of Section 8 to the Southeast corner of the North half of the Northwest quarter of the Northeast quarter of Section 8; thence West along the South line of the North half of the Northwest quarter of the Northeast quarter of said Section 8, a distance of 325.4 feet; thence North to a point 25 feet South of the North line of said North half of the Northwest quarter of the Northeast quarter of said Section 8 and 332.4 feet West of the East line of said North half of the Northwest quarter of the Northeast quarter of said Section 8; thence continuing North along the extension of said line to the North line of the North half of the Northwest quarter of the Northeast quarter of said Section 8, said North line being the center line of Lorraine

Avenue; thence East along the center line of Lorraine Avenue to the Northwest corner of Section 9, Township 88, North, Range 47, West of the Fifth Principal Meridian; thence South along the West line of said Section 9 to the Northwest corner of the Southwest quarter of Section 9, Township 88 North, Range 47 West of the 5th Principal Meridian, Woodbury County, Iowa; thence East along the North line of said Southwest quarter of Section 9 to a point 1980.00 feet West of the Northeast corner of said Southwest quarter of Section 9; thence South parallel to the East line of said Southwest quarter of Section 9 a distance of 660.00 feet; thence Easterly parallel to the said North line of the Southwest quarter of Section 9 to a point 768.00 feet West of the East line of the Southwest quarter of Section 9; thence Southerly on a line parallel to said East line of the Southwest quarter of Section 9, to a point on the South line of the Southwest quarter of Section 9, said point being 768.00 feet Westerly of the Southeast corner of the Southwest quarter of Section 9; thence Westerly along the South line of Section 9 to a point on said line 667.78 feet East of the Northeast corner of Section 17; thence South for a distance of 1,320.55 feet; thence West for a distance of 1,976.57 feet; thence North for a distance of 1,323.55 feet to the South line of Section 8, the South line of said Section 8 being the North line of Section 17; thence Westerly along the North line of Section 17 to the point of beginning.

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

WHEREAS, the City Council on December 7, 1987, approved Resolution No. 87/T-6002, first establishing a Donner Park Urban Renewal Project Area and approving a Donner Park Urban Renewal Plan, said urban renewal plan is now being amended and establishing an expanded area for the project; 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.

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 Donner Park Urban Renewal Project Area, consisting of 13 pages and 4 maps 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 Donner Park 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 Donner Park 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 prepared and submitted 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, there has also been presented to the City Council information and data respecting the relocation program which has been prepared by the City of Sioux City as a result of studies, surveys, and inspections in the project area and the assembling and analysis of the data and information obtained from such studies, surveys, and inspections; 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

WHEREAS, the City Council did on the 7th day of December, 1987, hold a public hearing on the Donner Park Urban Renewal Project after publication of notice thereof as prescribed by law.

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 Donner Park 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 Donner Park 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 Donner Park 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 the program for the proper relocation of individuals and families displaced in carrying out the project in decent, safe, and sanitary dwellings in conformity with acceptable standards is feasible and can be reasonable and timely effected to permit the proper prosecution and completion of the Project; and that such dwelling or dwelling units available or to be made available to such displaced individuals and families are at least equal in number to the number of displaced individuals and families, are now generally less desirable in regard to public utilities and public and commercial facilities that the dwellings of the displaces individuals and families in the Project Area, are available at rents or prices within the financial means of the displaced individuals and families, and are reasonably accessible to their places of employment.
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: SEP 12 1988, 1988.

Lowell W. Callendar
MAYOR

ATTEST:

G.W. Grosse
CITY CLERK

AJW:REK:rk

The Plan is comprised of the following:

	Page No.
TABLE OF CONTENTS.....	1
INDEX OF MAPS.....	1
A. PROJECT DESCRIPTION.....	2
1. Boundaries.....	2
2. Statement of Development Objectives.....	5
3. Types of Proposed Renewal Actions.....	6
B. LAND USE PLAN.....	6
1. Proposed Land Use.....	6
2. Land Use Provisions.....	6
a. Statement of Permitted Uses.....	6
b. Regulations, Controls and Restrictions.....	7
C. PROGRAM ACTIVITIES.....	8
1. Conservation and Rehabilitation.....	8
a. Methods to be Employed in Achieving Rehabilitation or Conservation.....	8
b. Rehabilitation Goals.....	9
c. Rehabilitation Standards.....	9
2. Redevelopment/Development by the City.....	10
a. Acquisition of Real Property by Private Interests.....	10
b. Property May be Acquired in the Event:.....	10
c. Development Proposals.....	11
3. Relocation - Federally Assisted Activities.....	12
D. OTHER PROVISIONS.....	12
1. Zoning.....	12
2. Other Actions Necessary.....	12
3. Duration of Incremental Tax Division.....	12
4. Applicability of Plan Controls.....	13
5. Land Disposition Supplement.....	13
6. Procedure for Changes in Approved Plan.....	13

INDEX OF MAPS

Map No. 1 - Boundary-Parcel

Map No. 2 - Existing Zoning

Map No. 3 - Existing Land Use

Map No. 4 - Proposed Land Use

A. PROJECT DESCRIPTION - Donner Park1. Boundaries of the Donner Park Urban Renewal Project.

The boundaries of the Donner Park Urban Renewal Project area are shown on Map 1, Boundary and Parcel. A narrative description is as follows:

Beginning at the Northeast corner of the NW 1/4 NW 1/4 Section 17, Township 88, Range 47, West of the Fifth Principal Meridian; thence Southerly along the East line of the said quarter-quarter to the Northeast corner of the Southwest quarter of the Northwest quarter Section 17, Township 88, Range 47; thence Southerly along the East line of the said quarter-quarter a distance of 20.01 feet; thence Westerly a distance of 169.95 feet; thence Southerly a distance of 517.43 feet; thence Easterly a distance of 169.88 feet to the East line of the southwest quarter of the Northwest quarter Section 17, Township 88, Range 47; thence South along the said East line to the Northwest corner of the Northeast quarter of the Southwest quarter of the said Section 17; thence East along the North line thereof to the Northeast corner of the Northeast quarter of the Southwest quarter of said Section 17; thence South along the East line of the Northeast quarter of the Southwest quarter of Section 17 a distance of 519.58 feet; thence West a distance of 135.94 feet; thence South a distance of 136.15 feet; thence East a distance of 135.22 feet; thence South along East line of said quarter quarter a distance of 642.14 feet to the Southeast corner of said quarter quarter; thence West along the South line of the North-half of the Southwest quarter of Section 17, Township 88, Range 47, to the Southeast corner of the Northeast quarter of the Southeast quarter Section 18, Township 88, Range 47; thence West along the South line thereof to the Southwest corner of the said NE 1/4 SE 1/4 Section 18; thence North along the West lines of the NE 1/4 SE 1/4 and the, SE 1/4 NE 1/4 in said Section 18 to the Southeast corner of the NW 1/4 NE 1/4 of Section 18; thence West along the South lines of the NW 1/4 NE 1/4 Section 18 and the NE 1/4 NW 1/4 Section 18 to the Northeast corner of the West half of the SE 1/4 NW 1/4 Section 18; thence South along the East line of the West half of the SE 1/4 NW 1/4 to the intersection with the East-West center section line of said Section 18; thence East along the East-West center section line of Section 18-88-47 to a point located 2,113.67 feet East of the Southwest corner of the Southwest quarter of the Northwest quarter Section 18, Township 88, Range 47; thence South $0^{\circ}57'30''$ east 1,315.72 feet to a point on the South line of the North-half of the SW 1/4 of said Section 18; thence South $88^{\circ}17'30''$ West 1,879.71 feet along the said South line to a point on the Easterly right-of-way line of U. S. Highway 75; thence North $14^{\circ}03'30''$ West 753.6 feet along the said right-of-way line; thence North $75^{\circ}56'30''$ East 45.0 feet along the said right-of-way line; thence North $33^{\circ}40'$; East 148.7 feet along the said right-of-way line; thence North $14^{\circ}03'30''$ West 150.0 feet along

the said right-of-way line; thence North $39^{\circ}00'00''$ west 165.7 feet along the said right-of-way line; thence North $14^{\circ}03'30''$ West 55.3 feet along the said right-of-way line; thence North $88^{\circ}32'$ East 113.05 feet; thence due North 125.0 feet to the East-West center section line of said Section 18; thence West along the said East-West center section line 150.0 feet to the Northwest corner of the Southwest quarter; thence South along the West line thereof to the Southwest corner of the said SW 1/4 Section 18; thence South along the West line of Section 19, Township 88, Range 47, to the point of intersection with the center line of Interstate Highway I-29; thence Northerly along the center line of Interstate Highway I-29 to the point of intersection with the South boundary line of Floyd Park extended West; thence East along the extension of the South boundary line of Floyd Park, the South boundary of Floyd Park, and the South boundary of Floyd Park extended East to the point of intersection with the East line of South Lewis Boulevard; thence Southerly along the East line of South Lewis Boulevard to the point of intersection with the Northwesterly corner of Ravine Park; thence South and Southeasterly along the West side of Ravine Park to the South boundary line of the park; thence East along the South line of Ravine Park to the point of intersection with the West line of Waldenheim 1st Filing to Sioux City, Woodbury County, Iowa; thence Southerly along the West line of Lots 17, 16, and 15, and Easterly along the South line of Lots 15, 14, 13, 12, 11, 10, 9, 8, and 7, Waldenheim 1st Filing, said lot lines being the boundary line of Waldenheim 1st Filing; thence East and Southeasterly along the South and Westerly line of Lots 29, 30, and 32, Waldenheim 3rd Filing to Sioux City, Woodbury County, Iowa, said lot lines being a part of the boundary line of Waldenheim 3rd Filing; thence Southeasterly along the Westerly line of Lots 25, 24, 23, 22, 21, 20, 19, 18, 17, 16, 15, and 14, Lincolnshire, 2nd Filing, an Addition to Sioux City, Woodbury County, Iowa; thence Northeasterly along the Southeasterly line of Lot 14, Lincolnshire, 2nd Filing; thence Northeasterly along the Southeasterly line of Lot 14, extended to the point of intersection with the Easterly line of Hickory Lane; thence Northerly along the Easterly line of Hickory Lane to the point of intersection with Southerly line of Lot 13, Lincolnshire, 2nd Filing; thence Northeasterly and Northerly along the Southeasterly and Easterly lines of Lots 13, 12, 11, 10, and 9, Lincolnshire, 2nd Filing, to the point of intersection with Waldenheim 3rd Filing, said lot lines being a part of the boundary line of Lincolnshire, 2nd Filing; thence Southeasterly along the Southwesterly line of Waldenheim 3rd Filing to the Southeasterly corner of Lot 25, Waldenheim 3rd Filing; thence Northeasterly along the Southeasterly line of Lot 25, Waldenheim 3rd Filing; thence Northeasterly along the Southeasterly line of said Lot 25, extended across Sergeant Road to the Northerly line of Sergeant Road; thence Southeasterly along the Northerly line of Sergeant Road to the Southeast corner of Lot 99, Valley View Addition 5th Filing; thence Northerly along the East line of Lots 99, 98, 97, 96, 95, and 94, Valley View Addition 5th Filing, and the East line of Lot 49, Valley View Addition 2nd Filing, to the point of intersection with the South line of Kateri Way; thence Easterly along the South line of Kateri Way to the point of intersection with Natalia Way; thence Southeasterly along the Southerly line of Natalia Way to the point of intersection with the Westerly line of Geraint Street; thence Southwesterly along the Westerly

line of Geraint Street to the point of intersection with the Southerly line of Lot 21, Lincolnshire, 1st Filing, an Addition to Sioux City, Woodbury County, Iowa, extended Northwesterly; thence Easterly along the extended Southerly line of Lot 21 and Southerly lines of Lots 21, 20, 19, 18, 17, and 16, Lincolnshire, 1st Filing, to the point of intersection with the West line lot 14, Lincolnshire, 1st Filing an Addition to Sioux City, Woodbury County, Iowa; thence South along the West line of Lots 14, 13, 12, 11, 10, and 9, Lincolnshire, 1st Filing, to the Southwest corner of said Lot 9; thence East along the South line of Lots 9 and 8, Lincolnshire, 1st Filing, to the point of intersection with the East line of Lincolnshire, 1st Filing; thence South along the West line of Lakeport Manor an addition to Sioux City, Woodbury County, Iowa; thence Southerly and Easterly along the Westerly and Southerly line of Lots 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, and 34, Lakeport Manor, 4th Filing, an Addition to Sioux City, Woodbury County, Iowa; thence Easterly along the Southerly line of Lots 14, 15, 16, 17, 18, and 19, Lakeport Manor, 5th Filing, an Addition to Sioux City, Woodbury County, Iowa, to the point of intersection with West line of South Lakeport Street; thence Easterly along the Southerly line of Lot 19, Lakeport Manor, 5th Filing, extended to the point of intersection with the center line of South Lakeport Street; thence Southerly along the center line of South Lakeport Street to the point of intersection with the South line of the North half of the Southwest quarter of Section 8; thence East along said line and the South line of the North half of the Southeast quarter of Section 8 to the Southeast corner of the Northwest quarter of the Southeast quarter of Section 8; thence North along the East line of the West half of the Southeast quarter and the East line of the West half of the Northeast quarter of Section 8 to the Southeast corner of the North half of the Northwest quarter of the Northeast quarter of Section 8; thence West along the South line of the North half of the Northwest quarter of the Northeast quarter of said Section 8, a distance of 325.4 feet; thence North to a point 25 feet South of the North line of said North half of the Northwest quarter of the Northeast quarter of said Section 8 and 332.4 feet West of the East line of said North half of the Northwest quarter of the Northeast quarter of said Section 8; thence continuing North along the extension of said line to the North line of the North half of the Northwest quarter of the Northeast quarter of said Section 8, said North line being the center line of Lorraine Avenue; thence East along the center line of Lorraine Avenue to the Northwest corner of Section 9, Township 88, North, Range 47, West of the Fifth Principal Meridian; thence South along the West line of said Section 9 to the Northwest corner of the Southwest quarter of Section 9, Township 88 North, Range 47 West of the 5th Principal Meridian, Woodbury County, Iowa; thence East along the North line of said Southwest quarter of Section 9 to a point 1980.00 feet West of the Northeast corner of said Southwest quarter of Section 9; thence South parallel to the East line of said Southwest quarter of Section 9 a distance of 660.00 feet; thence Easterly parallel to the said North line of the Southwest quarter of Section 9 to a point 768.00 feet West of the East line of the Southwest quarter of Section 9; thence Southerly on a line parallel to said East line of the Southwest quarter of Section 9, to a point on the South line of the Southwest quarter of Section 9, said point being 768.00 feet Westerly of the South-

east corner of the Southwest quarter of Section 9; thence Westerly along the South line of Section 9 to a point on said line 667.78 feet East of the Northeast corner of Section 17; thence South for a distance of 1,320.55 feet; thence West for a distance of 1,976.57 feet; thence North for a distance of 1,323.55 feet to the South line of Section 8, the South line of said Section 8 being the North line of Section 17; thence Westerly along the North line of Section 17 to the point of beginning.

2. Statement of Development Objectives:

The plan is intended to strengthen the economy, alleviate and prevent conditions of unemployment, stimulate the development of Sioux City by the encouragement and assistance of industrial and commercial enterprises within the renewal area and to encourage development activities consistent with the needs of the project area and the City as a whole. Since residential development in the area is an integral part of the economic vitality of the City, the plan encourages utilization of this element of the economy to meet these objectives.

In accordance with the above primary purposes, the Plan is intended to accomplish the following objectives:

- a. Provide a comprehensive framework for the development of the Donner Park Urban Renewal Project area of Sioux City in a manner consistent with sound planning principles and the overall public good.
- b. Increase employment in the area.
- c. Foster economically sound development consistent with the needs of the city as a whole.
- d. Provide for the installation of an efficient street and utility system designed to serve the specific needs of the area.
- e. Provide for the modification of traffic patterns and the construction of public improvements necessary to support the proposed renewal program.
- f. Develop residential land uses on sites appropriate for home construction.
- g. Improve the livability of the residential environment through development and expansion of parks, open spaces, and shopping areas.
- h. Provide for the orderly expansion of public and semi-public uses that necessarily reinforce the viability of the residential neighborhood.
- i. Encourage the use of good architectural and landscape design in the project area.

3. Types of Proposed Renewal Actions.

Proposed renewal actions in the Donner Park Urban Renewal Project area may consist of a combination of the following activities:

- a. Acquisition.
- b. Demolition and related site clearance.
- c. Disposition and redevelopment/development of property.
- d. Relocation of families, individuals and businesses.
- f. Rehabilitation and conservation of existing industrial and commercial enterprises.
- g. Redevelopment and/or development of commercial and industrial facilities through the location or expansion of these enterprises within the project area.
- h. Vacation and dedication of public rights-of-way and easements.
- i. Construction or reconstruction of public improvements.

The above actions are necessary to implement the objectives of this Urban Renewal Plan.

B. LAND USE PLAN

1. Proposed Land Use.

The proposed land uses for the Donner Park Urban Renewal Project Area are residential, commercial, industrial, agricultural/open undeveloped, multi-family residential/office, public, and semi-public uses.

2. Land Use Provisions.

a. Statement of Permitted Uses.

The land use provisions of this Plan are established in order to:

- 1) Guide and regulate the orderly development of the Donner Park Urban Renewal Project Area in accordance with the objectives and standards deemed beneficial to the interest and welfare of the people;
- 2) Promote, in the public interest, the use of land for the purposes for which it is best adapted;
- 3) Regulate and limit the height, bulk and density of buildings; and

- 4) Regulate and limit the intensity of use of the land area.

To achieve these ends, the Sioux City Zoning Ordinance as it is amended from time to time, is adopted by this Plan as the full and complete compilation of land use provisions, parking

requirements and space limitations for the Donner Park Urban Renewal Project area. These land use provisions may be amended or varied as set out in the Zoning Ordinance.

b. Regulations, Controls and Restrictions.

The following regulations and controls pertaining to the utilization of the land and buildings within redevelopment areas are established as minimum requirements necessary to protect the intent of this Plan and the general welfare of the community. The regulations and controls are intended to form the framework by which high standards of design and development can be assured and are not present as limitations on the flexibility or imaginative use or architectural, landscaping or planning concepts.

- 1) Compliance with the applicable provisions of all prevailing codes and ordinances of the City of Sioux City and the State of Iowa, relating to the use and occupancy of property, as amended, include but are not limited to:

Zoning Ordinance, Title 25, as amended, Municipal Code of Sioux City.

Building Code, Chapter 20.04, as amended, Municipal Code of Sioux City.

Electrical Code, Chapter 20.08, as amended, Municipal Code of Sioux City.

Plumbing Code, Chapter 20.14, as amended, Municipal Code of Sioux City.

Minimum Housing Standards, Title 21, as amended, Municipal Code of Sioux City.

Subdivision Regulations, Title 24, as amended, Municipal Code of Sioux City.

Fire Prevention Code, Chapter 19.04, as amended, Municipal Code of Sioux City.

Sign Regulations, Chapter 4.36, as amended, Municipal Code of Sioux City.

2) General Controls

a) Automatic Fire Extinguishing Systems

i) All non-residential buildings or structures erected or moved within or into the Donner Park Urban Renewal Project area shall be equipped throughout with an automatic fire extinguishing system complying with current building codes and as approved by the City. The City may waive or modify these requirements when there shall be a separate building or structure not greater than 300 square feet in area and its use is an accessory use to a principal permitted use of the structure on that property or property immediately adjacent thereto.

ii) Types of Construction. - Non-residential buildings or structures to be erected, constructed, moved within or into the Donner Park Urban Renewal Project area shall be only of Type I, II, III-H.T., III-One-Hour or IV-One-Hour construction and shall meet the requirements of the current Building Code unless otherwise approved by the City.

b) Parking Lots:

i) Surface parking lots should be will maintained with all-weather paving surfaces such as bituminous or concrete paving. Use of dirt, gravel, cinder or other loose materials is prohibited.

ii) Parking lots and approaches shall be lighted at night to provide traffic safety, security, convenience and comfort to the user. Illumination shall be uniform over the parking area at a minimum of 0.5 footcandle for an elevation of 3 feet 6 inches above grade. Spill light and glare on adjacent properties shall not be permitted.

C. PROGRAM ACTIVITIES

1. Conservation and Rehabilitation.

a. Methods to be employed in achieving rehabilitation or conservation:

- 1) A continuing and vigilant enforcement within the Donner Park Urban Renewal Project Area of the applicable laws, codes, ordinances, and regulations of the City of Sioux City and the State of Iowa.
- 2) Properties not presently designated for clearance may be rehabilitated.

- 3) Owners will be required to maintain, improve, or demolish their properties in accordance with the applicable laws and regulations.

b. Rehabilitation Goals.

All non-acquired structures in the project area must:

- 1) Comply with the Minimum Housing Standards, Building Code, Zoning Ordinance and all other pertinent codes of the City of Sioux City and the State of Iowa relating to the use and occupancy of existing property and structures.
- 2) Upon completion of rehabilitation, each activity must be safe and sound in all physical respects and be refurbished and altered so as to bring the property to a desirable market condition. Although the precise rehabilitation specifications will be determined in each instance so as to meet these recited goals, the following factors will govern the scale and scope of the rehabilitation activity:
 - a) Characteristics of the arrangement, design, finish, equipment, and other building features.
 - b) Improving elements of the functional adequacy and occupancy of the individual properties.
 - c) The economic feasibility of rehabilitating the property.

c. Rehabilitation Standards.

- 1) Compliance with the applicable provisions of all prevailing codes and ordinances of the City of Sioux City and the State of Iowa, relating to the use and occupancy of property as amended, including but not limited to:

Zoning Ordinance, Title 25, as amended, Municipal Code of Sioux City.

Building Code, Chapter 20.04, as amended, Municipal Code of Sioux City.

Electrical Code, Chapter 20.08, as amended, Municipal Code of Sioux City.

Plumbing Code, Chapter 20.14, as amended, Municipal Code of Sioux City.

Minimum Housing Standards, Title 21, as amended, Municipal Code of Sioux City.

Subdivision Regulations, Title 24, as amended, Municipal Code of Sioux City.

Fire Prevention Code, Chapter 19.04, as amended, Municipal Code of Sioux City.

The following are additional standards or represent a clarification of items within the codes and ordinances indicated above:

2) Maintenance of Exterior of Premises.

The exterior of the premises and of all structures thereon shall be kept free of all nuisances, and any hazards to the safety of occupants, pedestrians and other persons utilizing the premises, and free of unsanitary conditions and any of the foregoing shall be promptly removed and abated by the owner or operator. The premises shall be kept free of all hazards.

2. Redevelopment/Development by the City

a. Acquisition of Real Property by Private Interests.

It is generally expected that real property is to be acquired by private interests for residential, multi-family residential/office, industrial and commercial enterprises within this area.

Although the City has the right to acquire any interest in real property, including fee simple title, deemed necessary for or in connection with an Urban Renewal Project, the City does not expect to do so unless the financial viability of a project within such Project Area would be threatened without such assistance.

b. Property may be acquired in the event:

- 1) The property is necessary to achieve the desired land use objectives of this Plan; or
- 2) The property is necessary to secure the financial viability of an economic development project; or
- 3) The private retention of such property does not meet the objectives of this Plan; or
- 4) The deterioration, damage, or lack of maintenance of the property makes such property a blighting influence; or
- 5) The use of property brings such property out of conformance with this Plan. Non-conforming uses acquired will be disposed of free of the non-conforming use and subject to existing zoning.

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c. Development Proposals.

1) Review of Proposals

In order to insure consistency among development plans the City has the right to review and approve or reject proposals as provided for in existing ordinances.

2) Developer's Obligations.

The following controls on development are hereby imposed and shall apply notwithstanding the provisions of any zoning or building ordinance or other regulation now, or hereinafter in force, and shall be implemented by appropriate covenants or other provisions in disposition instruments.

- a) The developer and his heirs, successors or assigns shall devote such land to the uses specified in this Plan for such area and shall not devote such land to any other uses.
- b) Developers shall begin and complete the development of such land for the uses required in this Plan within a reasonable time, to be specified in disposition documents.
- c) No covenant, agreement, lease, conveyance or other instrument shall be effected or executed by the City of Sioux City or by the purchasers or lessees from it (or by any successors in interest in such purchasers or lessees), by which land or improvements in the project area is restricted as to sale, lease, rental, or use or occupancy upon the basis of race, color, religion, sex or national origin. Neither the City of Sioux City nor any of its assigns nor any purchasers or lessees from it nor any successors in interest to such purchasers, or lessees shall discriminate on the basis of race, color, religion, sex, or national origin in the sale, lease, or rental or in any use and occupancy of land or improvements erected or to be created thereon or any part thereof, in the project area.
- d) Redevelopers shall be responsible for all finished grading, all on-site improvements and utilities service installations as necessary for proper site development as determined by the City of Sioux City.
- e) Disposition shall include prohibitions against land speculation and require compliance with all state and local laws in effect from time to time.

3. Relocation - Federally Assisted Activities.

- a. The City of Sioux City is required by the Uniform Relocation Assistance and Real Property Acquisition Policies Act of 1970, as amended, to make relocation payments to eligible persons and businesses.
- b. Persons or businesses displaced in accordance with the applicable rules and regulations by Federally assisted activities shall be eligible for relocation payments under this act.

D. OTHER PROVISIONS

1. Zoning

Zoning changes, if required, shall be timed and carried out to achieve the optimum support and protection of project development and rehabilitation consistent with City land use policies.

2. Other Actions Necessary

Street vacations and dedications shall be accomplished by separate actions in accordance with state law and local ordinances.

3. Duration of Incremental Tax Division

The division of incremental taxes authorized by Section 403.19, Code of Iowa, shall continue for such period as shall be required to permit the City of Sioux City to be reimbursed in full for the principal of and interest on all loans, monies advanced to, indebtedness, whether funded, refunded, assumed or otherwise, including bonds issued under the authority of Section 403.9 of the Code of Iowa and Section 403.12 of the Code of Iowa incurred by the City of Sioux City, Iowa, to finance or refinance in whole or in part the Donner Park Urban Renewal Plan. The Urban Renewal Plan shall be terminated only by action of the City Council upon public notice and hearing in the manner and form required for the adoption of an Urban Renewal Plan, and only at such time as no bonds or other obligation which, by their terms, are payable from incremental taxes with respect to the Urban Renewal Project, whether separately or combined, remain outstanding.

4. Applicability of Plan Controls

The regulations and controls of this plan shall be directly applicable to all property which is not acquired when the owner thereof acquires adjacent project land.

Properties within the conservation sections of the Donner Park Urban Renewal Area, which are not to be acquired, must comply with the applicable rehabilitation property requirements of the Plan. Such requirements shall be imposed by one or more, but not limited to, the following methods:

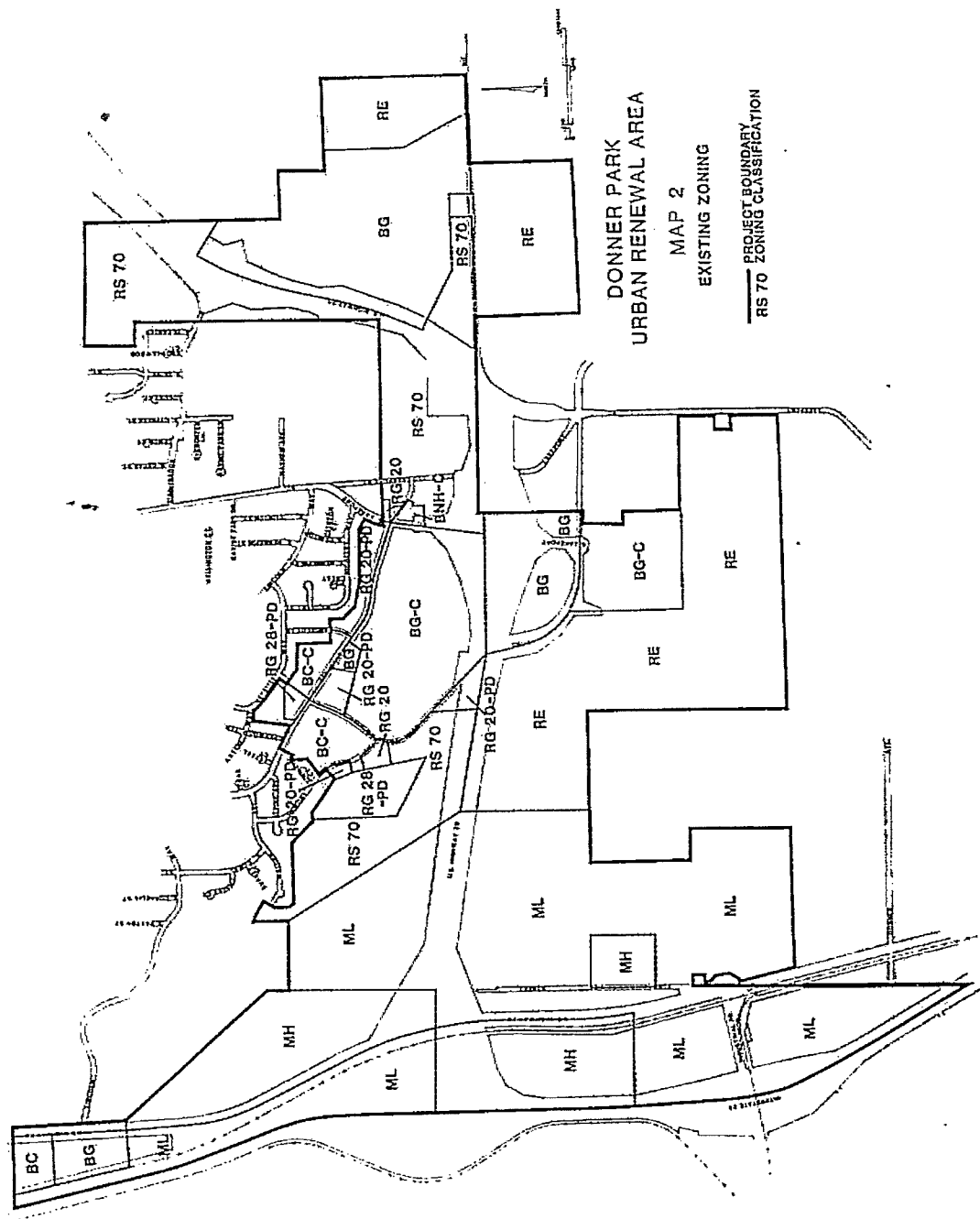
- a) Enforcement and application of the laws and regulations of the City of Sioux City and the State of Iowa.
- b) By separate written agreements.
- c) By the exercise of the power of Eminent Domain.

5. Land Disposition Supplement

Land Disposition Supplements will be added to the Plan by amendment in accordance with the Iowa Urban Renewal Law as parcels are scheduled to be available for sale.

6. Procedure for Changes in Approved Plan

Adjustments or modifications resulting from experience during project execution are authorized in the administration of this project, provided that the intent of this approved Urban Renewal Plan is not changed. Any modification or adjustment which substantially changes the approved Urban Renewal Plan will be subject to the same requirements and procedures by which this Plan was originally approved.

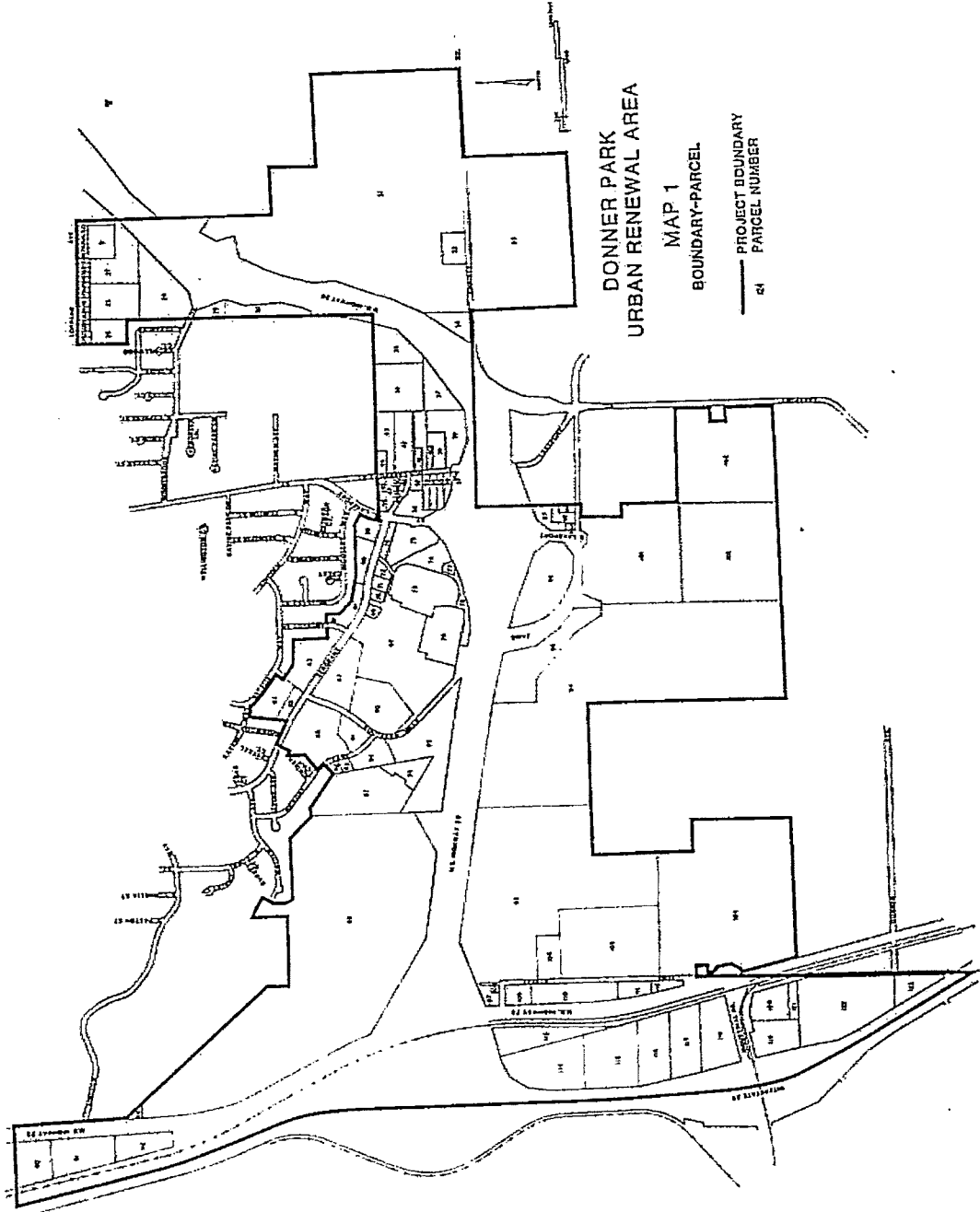


DONNER PARK
URBAN RENEWAL AREA

MAP 2

EXISTING ZONING

PROJECT BOUNDARY
RS 70 ZONING CLASSIFICATION

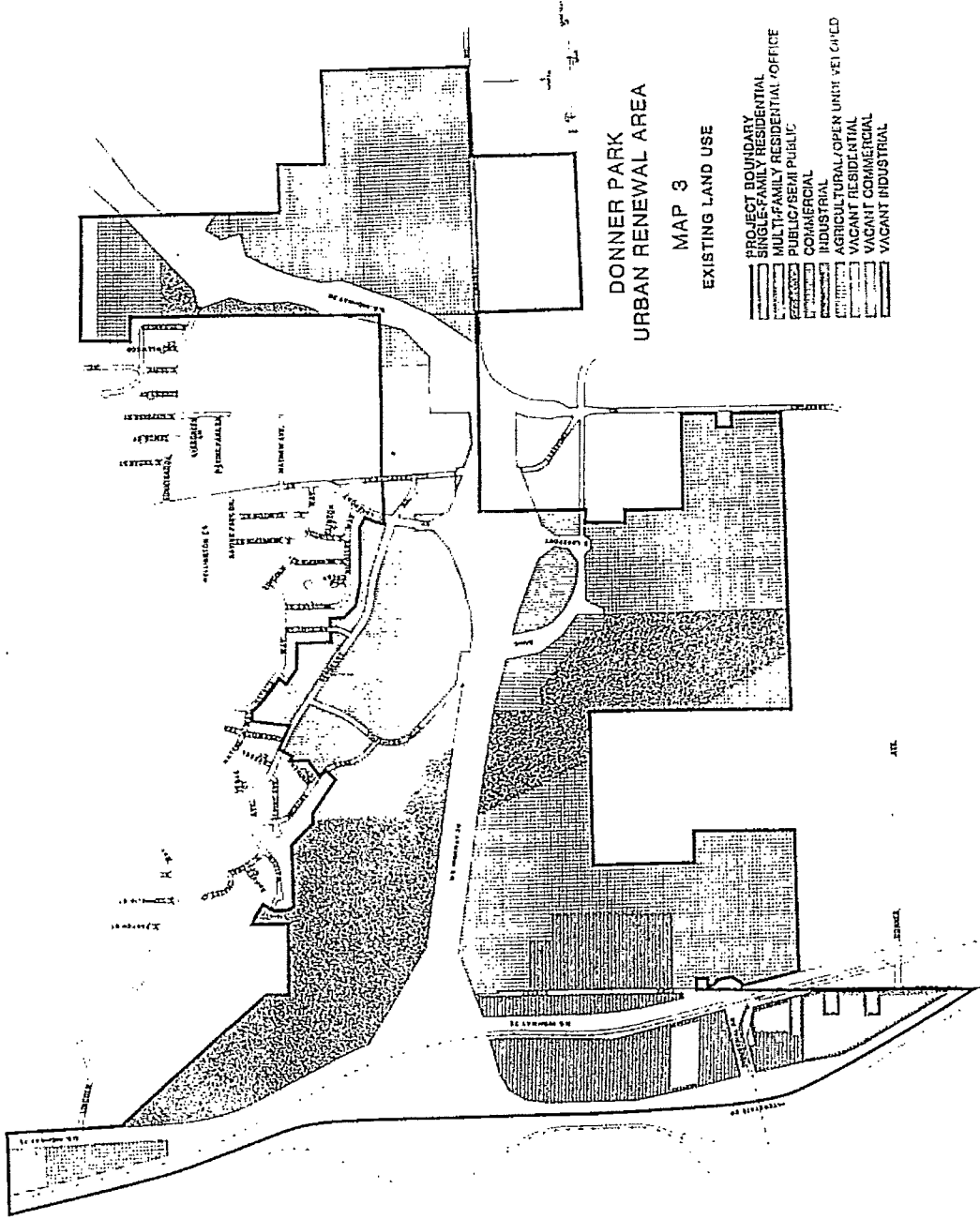


DONNER PARK
URBAN RENEWAL AREA

MAP 1

BOUNDARY-PARCEL

PROJECT BOUNDARY
PARCEL NUMBER

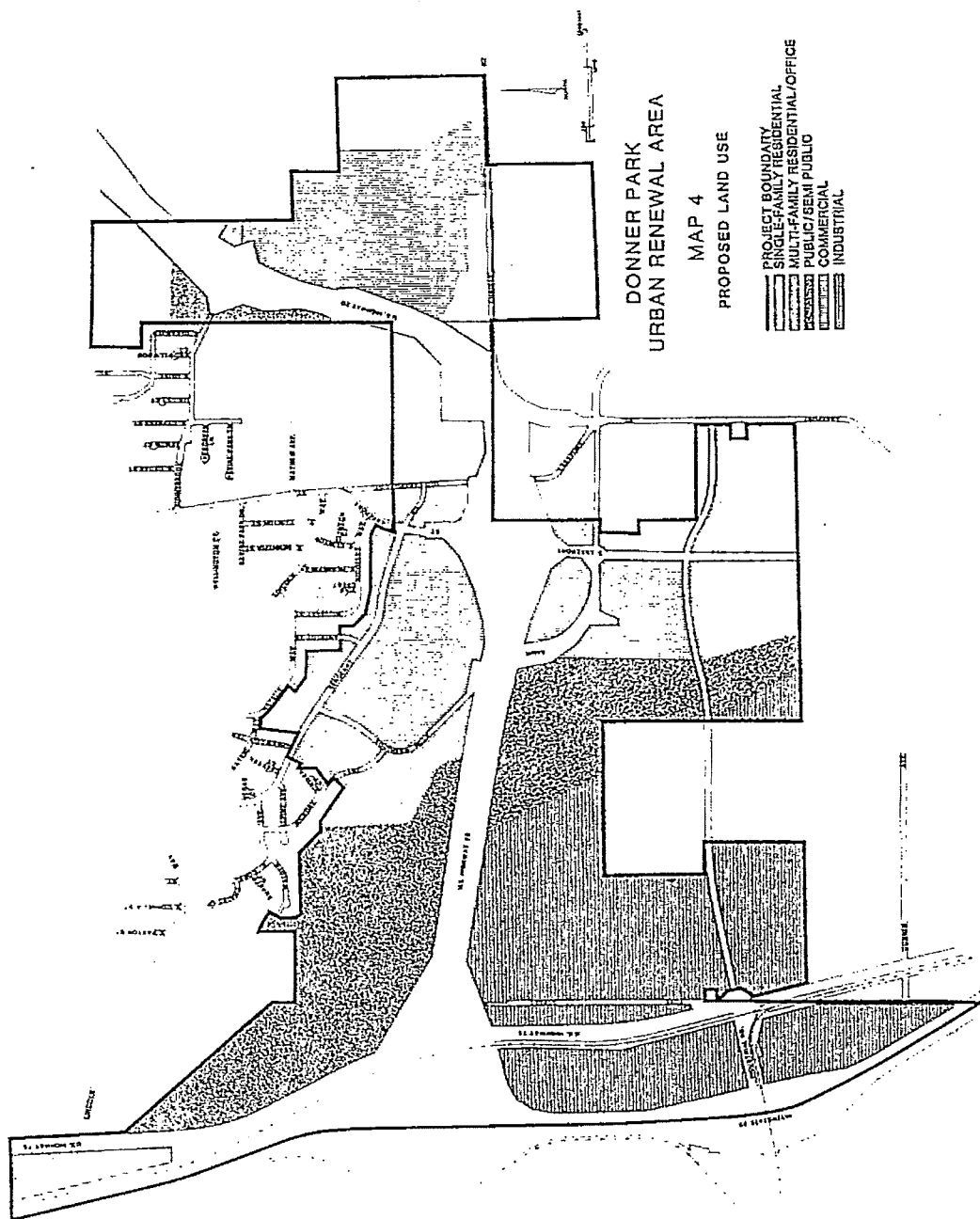


DONNER PARK
URBAN RENEWAL AREA

MAP 3

EXISTING LAND USE

- PROJECT BOUNDARY
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL / OFFICE
- PUBLIC / SEMI PUBLIC
- COMMERCIAL
- INDUSTRIAL
- AGRICULTURAL / OPEN UNIT / VET CHCD
- VACANT RESIDENTIAL
- VACANT COMMERCIAL
- VACANT INDUSTRIAL



DONNER PARK
URBAN RENEWAL AREA

MAP 4

PROPOSED LAND USE

- PROJECT BOUNDARY
- SINGLE-FAMILY RESIDENTIAL
- MULTI-FAMILY RESIDENTIAL/OFFICE
- PUBLIC/SEMI-PUBLIC
- COMMERCIAL
- INDUSTRIAL