


Instrument #: 2020-03714  
08/06/2020 02:34:11 PM Total Pages: 4  
MISC MISCELLANEOUS  
Recording Fee: \$ 0.00  
Lindsay S. Laufersweiler, Recorder, Webster County IA



75

**Type of Document: Ordinance 2020-04**

Doreen Pliner, Webster County Auditor, 701 Central Ave., Fort Dodge, IA 50501 515-573-7175

Preparer Information: (Individual's Name, Street Address, City, State, Zip, Phone)

Webster County Auditor, 701 Central Ave., Fort Dodge, IA 50501, 515-573-7175

Taxpayer Information: (Individual/Company Name, Street Address, City, State, Zip, Phone)

Webster County Auditor, 701 Central Ave., Fort Dodge, IA 50501, 515-573-7175

Return Document to: (individual/Company Name, Street Address, City, State, Zip)

**Grantors:** Webster County

**Grantees:** Public

**Legal Description:**

**Instrument Number/Book and Page Reference:**

ORDINANCE NO. 2020-04

AN ORDINANCE AMENDING THE COMPREHENSIVE DEVELOPMENT PLAN OF WEBSTER COUNTY, IOWA, 2008 BY AMENDING THE SECTION TITLE "FUTURE LAND USES".

WHEREAS, concurrently herewith, the Webster County Board of Supervisors plans to adopt a certain Ordinance amending the Webster County Zoning Ordinance (the "Zoning Amendment") to permit Solar Generation Stations (as the term is defined in the Zoning Amendment),

WHEREAS, the Webster County, Comprehensive Development Plan (the "Plan") does not contemplate the use or installation of Solar Generation Stations,

WHEREAS, Iowa Code section 335.5(4)(c) provides that, following its adoption, the Plan may be amended by the Webster County Board of Supervisors at any time,

WHEREAS, it is deemed advisable and recommended by the Webster County Board of Supervisors to amend the section titled "Future Land Uses" in the Plan to permit Solar Generation Stations in certain districts.

**NOW THEREFORE IT BE ORDAINED**, by the Webster County Board of Supervisors;

1. ADD NEW TEXT IN "FUTURE LAND USE", SECTION "AP: AGRICULTURE PRESERVATION", "COMPATIBLE USES". The Plan is hereby amended by adding the Compatible Use to AP: Agriculture Preservation Districts:

- Solar Generation Stations.

2. ADD NEW TEXT IN "FUTURE LAND USE", SECTION "AP: AGRICULTURE PRESERVATION", "SPECIAL POLICIES", "Corn Suitability Ratio = 65 or less". The Plan is hereby amended by adding the following language immediately following the word "less":

(not applicable to Wind Energy Conversion Systems and Solar Generation Stations compatible uses).

3. ADD NEW TEXT IN "FUTURE LAND USE", SECTION "TA: TRANSITIONAL AGRICULTURE", "COMPATIBLE USES". The Plan is hereby amended by adding the Compatible Use to TA: Transitional Agriculture Districts:

- Solar Generation Stations.

4. ADD NEW TEXT IN "FUTURE LAND USE", SECTION "TA: TRANSITIONAL AGRICULTURE", "SPECIAL POLICIES", "Corn Suitability Ratio = 65 or less". The Plan is hereby amended by adding the following language immediately following the word "less":

(not applicable to Wind Energy Conversion Systems and Solar Generation Stations compatible uses).

5. ADD NEW TEXT IN "FUTURE LAND USE", SECTION "ME: MINERAL EXTRACTION DISTRICT", "COMPATIBLE USES". The Plan is hereby amended by adding the Compatible Use to ME: Mineral Extraction Districts:

- Solar Generation Stations.

6. REPEALER. All ordinances or parts of the previously adopted Plan in conflict with the provisions of this amendment are hereby repealed.

7. SEVERABILITY CLAUSE. If any section, provision or any part of this amendment is determined to be invalid or unconstitutional, such adjudication shall not affect the validity of the previously adopted Plan as a whole.

8. EFFECTIVE DATE. This amendment shall be in full force and effect from after passage and publication in a newspaper of general circulation.

ADOPTION

Passed and approved the first consideration on June 23, 2020

Passed and approved the second consideration July 2, 2020

Passed and approved the third and final consideration August 4, 2020

Adopted on August 5, 2020

Published on June 13, 2020

Webster County Board of Supervisors

Mark Campbell  
Mark Campbell, Chairperson

Abstained  
Keith Dencklau, Supervisor

Bob Rhode  
Bob Rhode, Supervisor

Niki Conrad  
Niki Conrad, Supervisor

Nicholas Carlson  
Nicholas Carlson, Supervisor

Attest:

Doreen Pliner  
Webster County Auditor, Doreen Pliner

