

Bond Case Briefs

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LAND USE & ZONING - IOWA

Residential and Agricultural Advisory Committee, LLC v. Dyersville City Council

Supreme Court of Iowa - December 9, 2016 - N.W.2d - 2016 WL 7175256

Community members filed petition for writ of certiorari challenging city council's decision that rezoned agricultural land to commercial land in order to facilitate the development of baseball and softball complex.

The District Court denied the petition and denied members' motion to modify the order. Members appealed, which was transferred. The Court of Appeals reversed and remanded. Members filed second writ of certiorari in response to city council's vote approving ordinance correcting description of rezoned land. Members' motion to consolidate the two writs was granted. Following trial, the District Court annulled the writs. Members filed appeal, which was retained.

The Supreme Court of Iowa held that:

- City council's rezoning decision was not arbitrary, capricious, or unreasonable;
- City council's rezoning decision was made in accordance with city's comprehensive plan;
- City council's rezoning decision did not constitute illegal spot zoning;
- City council proceedings concerning ordinance, which sought to correct legal description contained in rezoning ordinance, substantially complied with statutory zoning requirements, and thus, ordinance was valid;
- City council's rezoning decision met rational basis test, and thus did not violate equal protection; and
- Community members were afforded procedural due process.