

NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(APRIL 23) (WEEK 17 OF 2024)

Live streaming at:
https://www.youtube.com/user/woodburycountyiowa

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II
389-4405
dbittinger@woodburycountyiowa.gov

Mark Nelson
540-1259
mnelson@woodburycountyiowa.gov

Keith W. Radig
560-6542
kradig@woodburycountyiowa.gov

Jeremy Taylor
259-7910
jtaylor@woodburycountyiowa.gov

Matthew A. Ung
490-7852
matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held April 23, 2024, at 4:30 p.m. in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

- 1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

3:00 p.m. Joint Closed Session with LEC Authority {Iowa Code Section (21.5 (1) (c))} First Floor Boardroom

4:30 p.m. Call Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

- 1. Approval of the agenda Action

Consent Agenda

Items 2 through 8 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

- 2. Approval of the minutes of the April 16, 2024, meeting
3. Approval of claims
4. Human Resources – Melissa Thomas
a. Approval of Memorandum of Personnel Transactions
b. Authorization to Initiate Hiring Process

5. Building Services – Kenny Schmitz  
Approval of items to be auctioned per Personal Property Disposition Policy
6. Board Administration – Heather VanSickle  
Approval of Notice of Property Sale Resolution for Parcel #894726138004 (aka 3220 11<sup>th</sup> Street) for Tuesday, May 7<sup>th</sup> at 4:35 p.m.
7. Secondary Roads – Mark Nahra  
Approve the permit to work in the right of way for the City of Sioux City and to direct the chair to sign the permit
8. Board Administration – Dennis Butler  
Set the public hearing for the FY 25 proposed budget for May 7, 2024 at 5:00 p.m.

### End Consent Agenda

- |                                |   |             |
|--------------------------------|---|-------------|
|                                | 9. Board of Supervisors – Keith Radig<br>Discussion of staff replacement to coordinate United Way Fundraising activities  | Information |
|                                | 10. Planning/Zoning – Daniel Priestley  |             |
|                                | a. Receive Zoning Commission recommendation for Zoning Ordinance Text Amendments to the Floodplain Management Ordinance section from their 3/25/24 meeting  | Action      |
| <b>4:40 p.m.</b><br>(Set time) | b. Public hearing to consider text amendments to the Floodplain Management Ordinance Section 5.03   | Action      |
|                                | c. Approve the first reading of the Ordinance   | Action      |
|                                | d. Receive the Zoning Commission’s final report and recommendation of the Woodbury County Comprehensive Plan 2040 from their 3/25/24 meeting  | Action      |
| <b>4:42 p.m.</b><br>(Set time) | e. Conduct the first public hearing for the consideration of the proposed Woodbury County Comprehensive Plan 2040   | Action      |
|                                | f. Approve the first reading of the Comprehensive Plan  | Action      |
|                                | g. Receive Zoning Commission report and recommendation for Zoning Ordinance Text Amendments for Utility-Scale Solar Energy Systems (US-SES) Conditional Use from their 3/25/24 meeting  | Action      |
| <b>4:45 p.m.</b><br>(Set time) | h. Public hearing to consider Zoning Ordinance Text Amendments for Utility-Scale Energy Systems (US-SES) Conditional Use in the General Industrial (GI) Zoning District, including to add a new Section 5.08, amend the table of contents, and renumber the ordinance page numbers to accommodate the addition of the new section | Action      |
|                                | i. Approve the first reading of the Ordinance   | Action      |
|                                | 11. Secondary Roads – Mark Nahra  |             |
|                                | a. Receive bids for Pavement Markings – 2024 and return them to the county engineer for review and recommendation   | Action      |
|                                | b. Award bid if low quote is clearly determined by bid results  | Action      |
|                                | c. Approval of the final voucher for project BROS-SWAP-C097(135)—FE-97 with Dixon Construction  | Action      |
|                                | d. Approval of the final voucher for project BROS-SWAP-6012(601)—FF-97 with Dixon Construction  | Action      |

- |   |             |
|---|-------------|
| e. Approval to accept the pickup truck quotes and return them to the county engineer for an award recommendation  | Action      |
| f. Approval to accept the dump truck quotes and return them to the county engineer for an award recommendation  | Action      |
| g. Approve the contract for project number CP-2024, CMP Culvert Supply for 2024 with Metal Culverts Inc. for \$105,657.80   | Action      |
| 12. Board of Supervisors – Jeremy Taylor<br>Approval to reallocate funding on cost of insurance from the new LEC maintenance and repair budget and/or schedule a closed session to consider the county’s provision on longstanding and necessary lease provision issues | Information |
| 13. Reports on Committee Meetings   | Information |
| 14. Citizen Concerns  | Information |
| 15. Board Concerns  | Information |

## **ADJOURNMENT**

*Subject to Additions/Deletions*

## CALENDAR OF EVENTS

- MON., APR. 22 6:00 p.m.** Zoning Commission Meeting, Courthouse Basement Boardroom
- TUE., APR. 23 12:00 p.m.** Sioux City Conference Board Meeting, City Hall 5<sup>th</sup> Floor Council Chambers
- WED., APR. 24 1:00 p.m.** Hazardous Materials Response Commission Annual Meeting, The Security Institute
- 2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., APR. 25 1:30 p.m.** SIMPCO – Community and Economic Development Meeting, Hybrid
- WED., MAY 1 11:00 a.m.** Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
- 1:00 p.m.** Loess Hills Alliance Executive Meeting
- 4:45 p.m.** Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
- THU., MAY 2 12:00 p.m.** SIMPCO Regional Policy & Legislative Affairs Committee Meeting, 6401 Gordon Drive
- MON., MAY 6 6:00 p.m.** Board of Adjustment meeting, First Floor Boardroom
- WED., MAY 8 7:30 a.m.** SIMPCO Executive-Finance Committee Meeting, 6401 Gordon Drive
- 8:05 a.m.** Woodbury County Information Communication Commission, First Floor Boardroom
- 12:00 p.m.** District Board of Health Meeting, 1014 Nebraska St.
- 6:30 p.m.** 911 Service Board Meeting, Public Safety Center, Climbing Hill
- THU., MAY 9 12:00 p.m.** SIMPCO Board of Directors, 6401 Gordon Drive.
- 4:00 p.m.** Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
- WED., MAY 15 12:00 p.m.** Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
- THU., MAY 16 4:30 p.m.** Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
- FRI., MAY 17 12:00 p.m.** Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
- MON., MAY 27 6:00 p.m.** Zoning Commission Meeting, First Floor Boardroom
- WED., MAY 22 2:30 p.m.** Rolling Hills Community Services Region Governance Board Meeting
- THU., MAY 23 10:00 a.m.** Siouxland Regional Transit Systems (SRTS) Board Meeting, SIMPCO Office, 6401 Gordon Dr
- 11:15 a.m.** Western Iowa Community Improvement Regional Housing Trust Fund, Hybrid

**Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.**

*Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.*



**APRIL 16, 2024, SIXTEENTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, April 16, 2024, at 3:30 p.m. Board members present were Nelson, Ung, Bittinger II, and Radig; Taylor was absent. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, Human Resources Director, Dennis Butler, Budget and Finance Director, Joshua Widman, Assistant County Attorney, and Michelle Skaff, Deputy Auditor/Clerk to the Board.

Motion by Ung second by Radig to go into closed session per Iowa Code Section 21.5(1)(i). Carried 4-0 on roll-call vote.

Motion by Ung second by Nelson to go out of closed session per Iowa Code Section 21.5(1)(i). Carried 4-0 on roll-call vote.

Motion by Ung second by Nelson to go into closed session per Iowa Code Section 21.5(1)(a). Carried 4-0 on roll-call vote.

Motion by Ung second by Radig to go out of closed session per Iowa Code Section 21.5(1)(a). Carried 4-0 on roll-call vote.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Motion by Ung second by Radig to approve the agenda for April 16, 2024. Carried 4-0. Copy filed.

Motion by Ung second by Radig to approve the following items by consent:

2. To approve minutes of the April 9, 2024 meeting. Copy filed.

3. To approve the claims totaling \$767,852.89. Copy filed.

4. To receive the County Recorder's Report of Fees Collected for the period January 1, 2024 through March 31, 2024. Copy filed.

5. To approve the property tax refund for Heather Barringer, parcel #89471611005, in the amount of \$822.00. Copy filed.

6a. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894735276004, 4103 Gordon Dr.

**RESOLUTION #13,713  
NOTICE OF PROPERTY SALE**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**All that part of former Chicago, Milwaukee, St. Paul and Pacific Railroad Company's property, being a part of the SE ¼ NE ¼ and the NE ¼ SE ¼ of Section 35, Township 89 North, Range 47 West of the 5<sup>th</sup> P.M. in Woodbury County, Iowa described as follows: Commencing at a point on the east line of the SW ¼ NE ¼ said Section 35, distant 326.12 feet southerly of the NE corner said SW ¼ NE ¼; thence S0°50'08" W along said line 57.32 feet to a point 10.00 feet northeasterly of as measured at right angles to the centerline of the Railroad Company's former main track; thence S43°25'10" E, 396.84 feet; thence southeasterly 153.76 feet on a curve to the northwesterly line of Spalding Street as established by the City of Sioux City, said curve being concave southwesterly, having a radius of 2,437.42 feet and a chord of 153.76 feet bearing S41°36'43" E and said curve being 10.00 feet radially distant from the centerline of the former railroad track; thence N50°11'44" E along said northwesterly line of Spalding Street 40.00 feet to the northeasterly boundary line of the Railroad's property; thence northwesterly along said northeasterly boundary line 597', more or less, to the point of beginning (4103 Gordon Dr.)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on

The **30<sup>th</sup> Day of April, 2024 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.

- 2. That said Board proposes to sell the said parcel of real estate on the **30<sup>th</sup> Day of April, 2024**, immediately following the closing of the public hearing to the **City of Sioux City only per Code of Iowa 331.361(2)**.
- 3. That said Board proposes to sell the said real estate to the **City of Sioux City only for consideration of \$398.00 plus recording fees**.

Dated this 16<sup>th</sup> Day of April, 2024  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 6b. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894729440013, 204 ½ Kansas St.

**RESOLUTION #13,714  
NOTICE OF PROPERTY SALE**

**WHEREAS** Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Except West One Hundred feet (W 100') South One-half (S ½) Lot Five (5) Block Forty-three (43) Sioux City Addition, City of Sioux City, Woodbury County, Iowa (204 ½ Kansas Street)**

**NOW THEREFORE,**

**BE IT RESOLVED** by the Board of Supervisors of Woodbury County, Iowa as follows:

- 1. That a public hearing on the aforesaid proposal shall be held on the **30<sup>th</sup> Day of April, 2024 at 4:36 o'clock p.m.** in the basement of the Woodbury County Courthouse.
- 2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **30<sup>th</sup> Day of April, 2024**, immediately following the closing of the public hearing.
- 3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$100.00** plus recording fees.

Dated this 16<sup>th</sup> Day of April, 2024.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 7a. To approve the appointment of David Almendarez, Civilian Jailer, County Sheriff Dept., effective 04-22-24, \$23.97/hour. Job Vacancy Posted 12-20-23. Entry Level Salary: \$23.97.; the separation of Geneses Alvarado, PT Youth Worker, Juvenile Detention Dept., effective 04-05-24. Separation.; the transfer of Blake Hinrickson, Motor Grader Operator, Secondary Rods Dept., effective 04-17-24, \$27.76/hour, 1%=\$.30/hr. Position Transfer from Equipment Operator to Motor Grader Operator.; and the separation of Lewis Munhofen, Civilian Jailer, County Sheriff Dept., effective 04-10-24. Separation. Copy filed.
- 7b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Youth Worker (PT), Juvenile Detention Dept. AFSCME Juvenile Detention: \$21.41/hour.; and Civilian Jailer, County Sheriff Dept. CWA: \$23.97/hour. Copy filed.

Carried 4-0.

- 8.. Tina Bertrand, County Treasurer, informed the Board of the Treasurer's office closing April 25, 2024 for an all-staff training meeting. Copy filed.
9. Motion by Radig second by Nelson to award the quote for a sectional steel bridge to replace county bridge K-19 to North Star Steel. Carried 4-0. Copy filed.
10. Reports on committee meetings were heard.
11. There were no citizen concerns.
12. Board concerns were heard.

The Board adjourned the regular meeting until April 23, 2024.

Meeting sign in sheet. Copy filed.

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** April 23, 2024

**\* PERSONNEL ACTION CODE:**

A - Appointment	R - Reclassification
T - Transfer	E - End of Probation
P - Promotion	S - Separation
D - Demotion	O - Other

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Rodriguez, Temothy	Sheriff's Office	6-3-2024	Civilian Jailer			S	Resignation
Williams, Sandra	Sheriff's Office	4-23-2024	Courthouse Security			S	Separation
De Witt, Rocky	Sheriff's Office	4-23-2024	Courthouse Security			S	Separation
Marin-Romero, Sandy	Sheriff's Office	5-13-2024	Civilian Jailer	\$23.97/hour		A	Job Vacancy Posted on 12-20-2023 Entry Level Salary: \$23.97
Lindgren, Benjamin	Sheriff's Office	5-13-2024	Civilian Jailer	\$23.97/hour		A	Job Vacancy Posted on 12-20-2023 Entry Level Salary: \$23.97
Green, Sean	Sheriff's Office	5-20-2024	Civilian Jailer	\$23.97/hour		A	Job Vacancy Posted on 12-20-2023 Entry Level Salary: \$23.97

**APPROVED BY BOARD DATE:** \_\_\_\_\_

**MELISSA THOMAS, HR DIRECTOR:** \_\_\_\_\_

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: April 23, 2024**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>ENTRY LEVEL</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
Sheriff's Office	Civilian Jailer	CWA: \$23.97		

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**Chairman, Board of Supervisors**

# Woodbury County Personal Property Disposition Form



**DATE:**



NAME:



DEPARTMENT:

AUTHORIZED REPRESENTATIVE:



PHONE:

Fill in the fields below (\* REQUIRED):

Item Description*	
Estimated Value*	
Current Location*	
County Asset Number	
Serial/VIN Number	
Year	
Make/Model	
Auction Reserve	
Notes	



For Office Use Only:

GovDeals ID #	
Sale Price	
Date	

# Woodbury County Personal Property Disposition Form



**DATE:**



NAME:



DEPARTMENT:

AUTHORIZED REPRESENTATIVE:



PHONE:

Fill in the fields below (\* REQUIRED):

Item Description*	
Estimated Value*	
Current Location*	
County Asset Number	
Serial/VIN Number	
Year	
Make/Model	
Auction Reserve	
Notes	



For Office Use Only:

GovDeals ID #	
Sale Price	
Date	

# RESOLUTION #

## NOTICE OF PROPERTY SALE

Parcels #894726138004

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

**Lots Four (4) Five (5) and Six (6) Block Twenty-Nine (29) Booges and Taylor Addition, City of Sioux City, Woodbury County, Iowa (3220 11<sup>th</sup> Street)**

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on the **7<sup>th</sup> Day of May, 2024 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **7<sup>th</sup> Day of May, 2024**, immediately following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of \$120.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 23<sup>rd</sup> Day of April, 2024.

ATTEST:

WOODBURY COUNTY BOARD OF SUPERVISORS

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Patrick F. Gill  
Woodbury County Auditor  
and Recorder

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Matthew A. Ung, Chairman



REQUEST FOR MINIMUM BID

Name: Duane Hughes Date: 4/12/24

Address: ~~0000~~ 2424 W 3<sup>rd</sup> St. Phone: 712-535-8286

Address or approximate address/location of property interested in:  
3220 11<sup>th</sup> St.

GIS PIN # 894726138004

*\*This portion to be completed by Board Administration \**

Legal Description:

Lots Four, Five and Six  
Block Twenty Nine Boggs and  
Taylor Addition, City of Sioux City,  
Woodbury County, Iowa

Tax Sale #/Date: #38 6/20/83 Parcel # 74715

Tax Deeded to Woodbury County on: 11/7/84

Current Assessed Value: Land \$8,400<sup>-</sup> Building ∅ Total \$8,400<sup>-</sup>

Approximate Delinquent Real Estate Taxes: 0/A

Approximate Delinquent Special Assessment Taxes: N/A

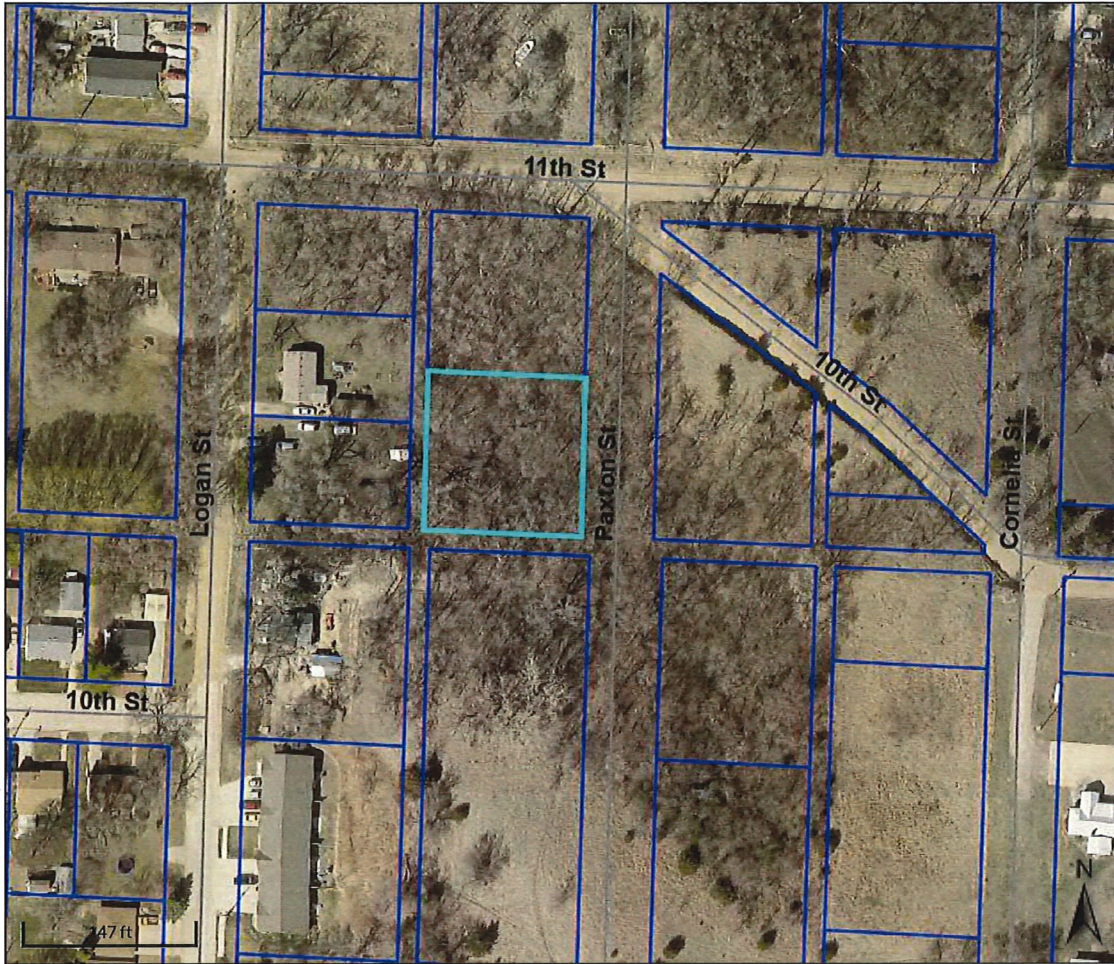
\*Cost of Services: \$20<sup>-</sup>

Inspection to: Matthew Ong Date: 4/12/24

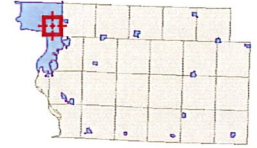
Minimum Bid Set by Supervisor: \$100

Date and Time Set for Auction: \_\_\_\_\_

\* Includes: Abstractors costs; Sheriff's costs; publishing costs; and mailing costs.



Overview



Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894726138004	Alternate ID	74715	Owner Address	WOODBURY COUNTY
Sec/Twp/Rng	n/a	Class	R		620 DOUGLAS ST
Property Address	3220 11TH ST	Acreage	n/a		SIOUX CITY, IA 51101
	SIOUX CITY				
District	0087				
Brief Tax Description	BOOGES & TAYLOR LOTS 4-6 INCL BLK 29				
	<b>(Note: Not to be used on legal documents)</b>				

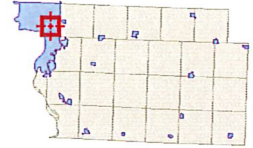
Date created: 4/12/2024  
 Last Data Uploaded: 4/12/2024 1:13:41 AM

Developed by  Schneider  
 GEOSPATIAL





Overview



Legend

-  Roads
-  Corp Boundaries
-  Townships
-  Parcels

Parcel ID 894726138004  
 Sec/Twp/Rng n/a  
 Property Address 3220 11TH ST  
 SIOUX CITY

Alternate ID 74715  
 Class R  
 Acreage n/a

Owner Address WOODBURY COUNTY  
 620 DOUGLAS ST  
 SIOUX CITY, IA 51101

District 0087  
 Brief Tax Description BOOGES & TAYLOR LOTS 4-6 INCL BLK 29

(Note: Not to be used on legal documents)

Date created: 4/12/2024  
 Last Data Uploaded: 4/12/2024 1:13:41 AM

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/18/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consideration of permit to work in the county right of way for the City of Sioux City

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The city of Sioux City seeks to do work along Old Lakeport Road for the construction of a multi-use/bicycle trail.

**BACKGROUND:**

Work in county ROW requires permit by Board of Supervisors per section 318.8 of the Code of Iowa.

**FINANCIAL IMPACT:**

No impact at this time.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

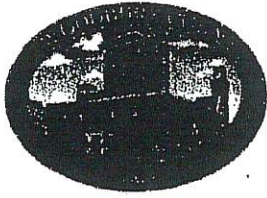
Yes  No

**RECOMMENDATION:**

Approve the permit to work in the right of way

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the permit to work in the right of way for the City of Sioux City and to direct the chair to sign the permit.



# Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039  
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

COUNTY ENGINEER  
Mark J. Nahra, P.E.  
mnahra@woodburycountylowa.gov

ASSISTANT TO THE COUNTY ENGINEER  
Benjamin T. Kusler, E.I.T.  
bkusler@woodburycountylowa.gov

SECRETARY  
Tish Brice  
tbrice@woodburycountylowa.gov

## WOODBURY COUNTY SECONDARY ROAD DEPARTMENT

### PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: City of Sioux City Parks & Recreation Phone No.: 712-224-5126

Mailing Address: 550 Expo Center Drive, Sioux City, IA 51106

Township: T88N R47W Section: 20, 29

Woodbury County, State of Iowa, and City of Sioux City (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

On Old Lakeport Road from South Ridge Road to City of Sioux City corporate limits, shoulder grading, culvert extensions, trail paving, driveway reconstruction, and site restoration/seedling.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.



F. Woodbury County will not assume any of the cost of the construction of the said improvement or structure nor will Woodbury County assume any future costs for maintenance or replacement of said improvement or structure. If in the best interest of Woodbury County, the said improvement or structure may be removed by the County, or may be caused to be removed, without any obligation by Woodbury County to pay damages or cost of replacement.

G. Property owner, organization or authorized representative will reseed and mulch the disturbed areas. Property owner, organization or authorized representative will be responsible for seed, mulch, and labor unless otherwise provided in section L.

H. **The property owner, organization, or authorized representative hereby agrees to hold Woodbury County and the Woodbury County Secondary Road Department, its employees and agents harmless against any and all claims for damages and personal injury arising out of work performed or actions taken by the applicant related to the construction or maintenance of the facility. The applicant further agrees to reimburse the County or the Department for any expenditures that the County or Department may have to make on said highway rights of way on account of said applicant's construction or maintenance activity or other activities or lack thereof. The applicant shall also save Woodbury County and the Woodbury County Secondary Road Department harmless of any damage or losses that may be sustained by the traveling public on account of such construction, repair or maintenance operations, or other activities.**

I. **FAILURE TO CONFORM TO OR TO ACQUIRE A PERMIT IS A VIOLATION OF SECTION 318.8, 2009 CODE OF IOWA.** This permit is subject to any laws now in effect or any laws that may be hereafter enacted and all applicable rules and regulations of local, state and federal agencies. This permit is subject to all the rules and regulations of Woodbury County and the Woodbury County Secondary Road Department.

J. This permit is subject to revocation by the Department at any time and at no cost to the Department, when in the judgment of the Department it is necessary in the improvement or maintenance of the highway or for other reasonable cause.

K. All proposed work covered by this permit shall be at the applicant's expense. The applicant shall reimburse the Woodbury County Secondary Road Department for any materials removed from the highway right of way described as follows:

N/A

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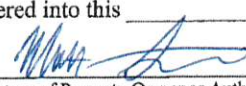
L. Woodbury County agrees to provide the following contribution toward completion of this project:  
N/A

---

---

M. All work done by property owner, organization or authorized representative pursuant to this agreement shall be completed prior to the 30th day of June, ~~2023~~, 2025

Entered into this \_\_\_\_\_ day of \_\_\_\_\_, 2023.

  
\_\_\_\_\_  
Signature of Property Owner or Authorized Representative

\_\_\_\_\_  
Woodbury County Engineer

\_\_\_\_\_  
Chair, Woodbury County Board of Supervisors

**NOTICE OF PUBLIC HEARING – PROPOSED BUDGET**  
 Fiscal Year July 1, 2024 - June 30, 2025  
 County Name: **WOODBURY COUNTY** County Number: **97**

The County Board of Supervisors will conduct a public hearing on the proposed Fiscal Year County budget as follows:  
 Meeting Date: 5/7/2024 Meeting Time: 05:00 PM Meeting Location: Woodbury County Courthouse, Supervisor's Meeting Room, Lower Level.  
 At the public hearing any resident or taxpayer may present objections to, or arguments in favor of, any part of the proposed budget. This notice represents a summary of the supporting detail of revenues and expenditures on file with the County Auditor. A copy of the supporting detail will be furnished upon request. County budgets are subject to protest. If protest petition requirements are met, the State Appeal Board will hold a local hearing. For more information, consult [dom.iowa.gov/local-budget-appeals](http://dom.iowa.gov/local-budget-appeals)

Average annual percentage changes between "Actual" and "Budget" amounts for "Taxes Levied on Property", "Other County Taxes/ TIF Tax Revenues", and for each of the ten "Expenditure Classes" must be published. Expenditure classes proposing "Budget" amounts, but having no "Actual" amounts, are designated "NEW".

County Website (if available)  
[Woodburycountyiowa.gov](http://Woodburycountyiowa.gov)

County Telephone Number  
 (712) 234-2910

	Budget 2024/2025	Re-Est 2023/2024	Actual 2022/2023	AVG Annual % CHG
<b>REVENUES &amp; OTHER FINANCING SOURCES</b>				
Taxes Levied on Property	1	40,746,607	38,769,995	37,764,354 3.87
Less: Uncollected Delinquent Taxes - Levy Year	2	0	0	0
Less: Credits to Taxpayers	3	1,010,000	1,439,124	1,492,416
Net Current Property Taxes	4	39,736,607	37,330,871	36,271,938
Delinquent Property Tax Revenue	5	12,200	16,000	5,145
Penalties, Interest & Costs on Taxes	6	203,000	203,000	376,113
Other County Taxes/TIF Tax Revenues	7	7,323,638	7,353,555	8,081,312 -4.80
Intergovernmental	8	13,606,399	11,786,326	25,757,489
Licenses & Permits	9	55,050	369,230	74,990
Charges for Service	10	2,125,310	2,169,000	2,964,547
Use of Money & Property	11	1,083,300	1,483,000	1,369,799
Miscellaneous	12	551,000	756,250	1,530,369
<b>Subtotal Revenues</b>	13	64,696,504	61,467,232	76,431,702
<b>Other Financing Sources:</b>				
General Long-Term Debt Proceeds	14	0	2,194,000	1,900,000
Operating Transfers In	15	13,543,347	12,956,380	16,139,720
Proceeds of Fixed Asset Sales	16	0	0	0
<b>Total Revenues &amp; Other Sources</b>	17	78,239,851	76,617,612	94,471,422
<b>EXPENDITURES &amp; OTHER FINANCING USES</b>				
<b>Operating:</b>				
Public Safety and Legal Services	18	29,672,174	24,596,043	20,416,561 20.55
Physical Health and Social Services	19	3,642,250	5,104,585	4,026,418 -4.89
County Environment and Education	21	3,647,723	3,588,626	3,032,644 9.67
Roads & Transportation	22	11,153,344	10,942,855	10,456,334 3.28
Government Services to Residents	23	2,951,383	3,004,699	2,534,535 7.91
Administration	24	9,121,618	8,385,627	9,097,308 0.13
Nonprogram Current	25	1,290,392	1,130,000	1,502,294 -7.32
Debt Service	26	7,301,764	7,320,950	7,154,791 1.02
Capital Projects	27	7,625,000	11,219,000	35,163,120 -53.43
<b>Subtotal Expenditures</b>	28	76,405,648	75,292,385	93,384,005
<b>Other Financing Uses:</b>				
Operating Transfers Out	29	13,543,347	12,956,380	16,139,720
Refunded Debt/Payments to Escrow	30	0	0	0
<b>Total Expenditures &amp; Other Uses</b>	31	89,948,995	88,248,765	109,523,725
<b>Excess of Revenues &amp; Other Sources</b>				
<b>over (under) Expenditures &amp; Other Uses</b>	32	-11,709,144	-11,631,153	-15,052,303
Beginning Fund Balance - July 1,	33	26,403,118	38,034,271	53,086,574
Increase (Decrease) in Reserves (GAAP Budgeting)	34	0	0	0
Fund Balance - Nonspendable	35	0	0	0
Fund Balance - Restricted	36	4,632,712	5,394,684	25,033,110
Fund Balance - Committed	37	0	0	0
Fund Balance - Assigned	38	0	6,176,612	3,312,946
Fund Balance - Unassigned	39	10,061,262	14,831,822	9,688,215
<b>Total Ending Fund Balance - June 30,</b>	40	14,693,974	26,403,118	38,034,271
<b>Proposed property taxation by type:</b>				
Countywide Levies*:	37,565,929	Proposed tax rates per \$1,000 taxable valuation:		
Rural Only Levies*:	3,180,678	Urban Areas:	7.11119	
Special District Levies*:	0	Rural Areas:	9.52409	
TIF Tax Revenues:	829,850	Any special district tax rates not included.		
Utility Replacement Excise Tax:	3,078,788			

Explanation of any significant items in the budget or additional virtual meeting information:  
 Increases in expenses for new LEC, increase property insurance, increase in county wages and benefits, increase in attorney fees and inflation factor on all expenses.

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/18/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisor Radig

**WORDING FOR AGENDA ITEM:**

Discussion of staff replacement to coordinate United Way fundraising activities.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Recruit within the county employees someone who is willing to take on the role of coordinating the fundraising done for the United Way.

**BACKGROUND:**

For the past few years Dawn Norton with assistance from the Economic Development Planning and Zoning staff has worked to coordinate the fundraising activities for the United Way of Siouxland. Dawn would prefer to step down from this role.

**FINANCIAL IMPACT:**

No impact to find a new person, but the County has always contributed to prizes in the process of putting the fun in fundraising.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

I recommend someone who is really into organizing and planning fun things to step forward and meet with Dawn to see if it is right for you

**ACTION REQUIRED / PROPOSED MOTION:**

No action required



**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 4/18/24

Weekly Agenda Date: 4/23/24 4:40

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley

**WORDING FOR AGENDA ITEM:**

A) Receive Zoning Commission final report and recommendation for Zoning Ordinance Text Amendments to the Floodplain Management Ordinance section from their 3/25/24 meeting. B) Public hearing to consider text amendments to the Floodplain Management Ordinance in the Zoning Ordinance Section 5.03. C) Approve the 1st Reading of the Ordinance.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE WITH REVISED LANGUAGE TO MEET THE MINIMUM REQUIREMENTS FOR ACCEPTANCE IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COUNTIES WHICH HAVE A DETAILED FLOOD INSURANCE STUDY (FIS) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

**BACKGROUND:**

On March 25, 2024, the Woodbury County Zoning Commission voted to recommend an ordinance amending the text of the Woodbury County Zoning Ordinance to amend portions of Section 5.03 Floodplain Management Ordinance. The purpose of the proposed amendments are to bring the county's floodplain regulations into compliance with federal and state regulations in anticipation of the new floodplain maps that will go into effect in Woodbury County on July 17, 2024. This action is required so the county may continue its good standing in the National Flood Insurance Program (NFIP).

**FINANCIAL IMPACT:**

0

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Receive the Zoning Commission's recommendation from their March 25, 2024 meeting.

Open and close the public hearing (Set Time - 4:40 PM)

Conduct and approve the first reading of the Ordinance.

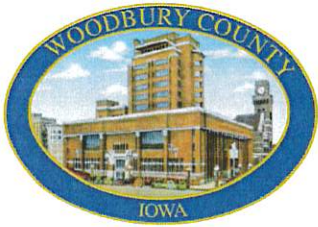
The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, April 30, 2024 at 4:40 PM and Tuesday, May 7, 2024 at 4:40 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

A) Receive Zoning Commission recommendation for Zoning Ordinance Text Amendments to the Floodplain Management Ordinance section from their 3/25/24 meeting.

B) Public hearing to consider text amendments to the Floodplain Management Ordinance in the Zoning Ordinance Section 5.03.

C) Approve the 1st Reading of the Ordinance.



WOODBURY COUNTY  
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors  
620 Douglas Street  
Sioux City, Iowa 51101

RE: Zoning Commission Section 5.03 - Floodplain Management Ordinance Zoning Ordinance Text Amendment Recommendation


Dear Board of Supervisors:

The Woodbury County Zoning Commission voted 5-0 to recommend approval of the proposed Zoning Ordinance Text Amendment to Section 5.03 - Floodplain Management Ordinance in the Woodbury County Zoning Ordinance following the public hearing on March 25, 2024.

The proposed amendments are required for the county's continued good standing in the National Flood Insurance Program (NFIP) as regulated by Federal Emergency Management Agency (FEMA). The Iowa Department of Natural Resources has provided the county with these requested changes and have subsequently approved the Zoning Ordinance Text Amendment as being suitable for compliance with FEMA's regulations within the draft ordinance as included with this letter. These changes are required in anticipation of the new Federal Flood Insurance Rate Maps (FIRMs) that will go in effect on July 17, 2024.

Please refer to the draft copy of the Zoning Commission minutes from March 25, 2024 for further details about the Commission's recommendation.

Dated this 8 day of April, 2024

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

WOODBURY COUNTY, IOWA

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE WITH REVISED LANGUAGE TO MEET THE MINIMUM REQUIREMENTS FOR ACCEPTANCE IN THE NATIONAL FLOOD INSURANCE PROGRAM FOR COUNTIES WHICH HAVE A DETAILED FLOOD INSURANCE STUDY (FIS) ISSUED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY (FEMA).

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment #1 – Section 5.03.1 AA**

On page 59, to repeal the following language from Section 5.03.1 AA:

**AA. New Factory-Built Home Park Or Subdivision** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

On page 59, to replace Section 5.03.1 AA with the following:

**AA. New Factory-Built Home Park Or Subdivision** - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

**Amendment #2 – Section 5.03.3 B**

On page 62, to repeal the following language from Section 5.03.3 B:

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated March 2, 2015, which were prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

On page 62, to replace Section 5.03.3 B with the following:

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

**Amendment #3 – Section 5.03.10 B(4)**

On page 72, to repeal the following language from Section 5.03.10 B(4):

(4) In cases where the variance involves a lower level of flood protection for buildings than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

On page 72, to replace Section 5.03.10 B(4) with the following:

(4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

**Amendment #4 – Section 5.03.10 C(2)**

On page 73, to repeal the following language from Section 5.03.10 C(2):

(2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in subsection (b) below.

On page 73, to replace Section 5.03.10 C(2) with the following:

(2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall

make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b).

**Effective Date**

This Ordinance shall be in effect on July 17, 2024.

ADOPTED AND PASSED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA

Dated this \_\_\_\_ day of \_\_\_\_\_, 2024.

**THE WOODBURY COUNTY BOARD OF SUPERVISORS**

\_\_\_\_\_  
Matthew Ung, Chairman

\_\_\_\_\_  
Daniel Bittinger II, Vice-Chairman

\_\_\_\_\_  
Mark Nelson

\_\_\_\_\_  
Keith Radig

\_\_\_\_\_  
Jeremy Taylor

ATTEST:

\_\_\_\_\_  
Patrick F. Gill, Woodbury County Auditor

**Adoption Timeline:**

Public Hearing and 1<sup>st</sup> Reading: \_\_\_\_\_

Public Hearing and 2<sup>nd</sup> Reading: \_\_\_\_\_

Public Hearing and 3<sup>rd</sup> Reading: \_\_\_\_\_

Adopted: \_\_\_\_\_

Published: \_\_\_\_\_

Effective: \_\_\_\_\_

## Daniel Priestley

---

**From:** Ricehill, Adrienne <adrienne.ricehill@dnr.iowa.gov>  
**Sent:** Friday, March 1, 2024 9:06 AM  
**To:** Daniel Priestley  
**Subject:** Re: Woodbury County - Flood Plain Ordinance Needing Updated

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Hi Daniel,

Thank you for making it so easy to conduct my review! Everything looks good and your Ordinance amendments are ready to be brought before the Board of Supervisors for adoption.

Thanks,

Adrienne

On Wed, Feb 28, 2024 at 1:32 PM Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)> wrote:

Adrienne,

Thank you for the follow up. Attached is a draft copy of the ordinance change that we plan to run next month (3/25) via the Zoning Commission (1<sup>st</sup> Attachment). Also attached is a copy of how it would look in the Zoning Ordinance (See Section 5.03).

Please let us know if everything appears in order before we run the amendments. We would like to begin the legal noticing process as early as next week.

Thanks,

-----  
Daniel J. Priestley, MPA

Woodbury County Zoning Coordinator

620 Douglas Street #609

Sioux City, IA 51101

Phone: 712-279-6609

Fax: 712-279-6530

Website: WoodburyCountyIowa.gov

---

**From:** Ricehill, Adrienne <[adrienne.ricehill@dnr.iowa.gov](mailto:adrienne.ricehill@dnr.iowa.gov)>  
**Sent:** Wednesday, February 28, 2024 12:15 PM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** Fwd: Woodbury County - Flood Plain Ordinance Needing Updated

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Hi Dan,

Just wanted to reach out to you and see if you have had a chance to review the draft Floodplain Ordinance. If you have, can you email me the completed document so that I may conduct my review.

Thank you so much!

Adrienne

----- Forwarded message -----

**From:** Ricehill, Adrienne <[adrienne.ricehill@dnr.iowa.gov](mailto:adrienne.ricehill@dnr.iowa.gov)>  
**Date:** Fri, Jan 26, 2024 at 4:39 PM  
**Subject:** Re: Woodbury County - Flood Plain Ordinance Needing Updated  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>

Hi Dan,



Sounds great! Have a great weekend!

Adrienne

On Fri, Jan 26, 2024 at 3:25 PM Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)> wrote:

Adrienne,

The requested changes to the floodplain development ordinance have been received. We will review those changes and let you know if we have any questions or concerns. I will let you know when we are ready to bring the requested changes to our Zoning Commission and Board of Supervisors.

Thank you for your assistance with this important matter.

Respectfully,

-----  
**Daniel J. Priestley, MPA - Zoning Coordinator**

**Woodbury County Community & Economic Development**

620 Douglas Street, 6<sup>th</sup> Floor

Sioux City, IA 51101

Office: (712) 279-6609

Fax: (712) 279-6530

Email: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)

Web: [www.WoodburyCountyCED.com](http://www.WoodburyCountyCED.com)

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---

**From:** Ricehill, Adrienne <[adrienne.ricehill@dnr.iowa.gov](mailto:adrienne.ricehill@dnr.iowa.gov)>  
**Sent:** Friday, January 26, 2024 2:57 PM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Cc:** Matthew A. Ung <[matthewung@woodburycountyiowa.gov](mailto:matthewung@woodburycountyiowa.gov)>; Conn, Jason <[jason.conn@dnr.iowa.gov](mailto:jason.conn@dnr.iowa.gov)>  
**Subject:** Re: Woodbury County - Flood Plain Ordinance Needing Updated

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Hi Dan,

Below I have attached your original Floodplain Ordinance where I have highlighted the areas that are needing to be amended. I have also included a document that lists the amendments with the corrected language. Please let me know if you have any questions or concerns. I am here to help!

Thanks,

Adrienne

On Tue, Jan 23, 2024 at 9:59 AM Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)> wrote:

NFIP Specialist Ricehill:

Thank you for the notification about the floodplain management ordinance as required by the attached FEMA notice that Woodbury County received on January 23, 2024.

Over the last several years, Woodbury County has been expecting for FEMA to adopt the proposed draft Flood Insurance Rate Maps (FIRM) for this jurisdiction. At this time, it is my understanding that the Iowa DNR will review

the county's existing regulations and advise about which language must be adjusted in order to maintain good standing in the National Flood Insurance Program (NFIP). As part of your review process, I would like to point out that Woodbury County proactively worked with your office, including with Jason Conn, to work toward adopting the latest floodplain management ordinance which became effective on April 13, 2022.

Based on Woodbury County's actions, it is my understanding that the required change may be as basic as modifying the FIRM map reference information. Attached, please find a copy of the FEMA notice along with a copy of Ordinance No. 62 which encompasses the effective floodplain management ordinance. Please advise on the specific language that we must address. Once received, we will take appropriate actions.

Thank you for your assistance with this matter.

Respectfully,

-----  
**Daniel J. Priestley, MPA** - Zoning Coordinator

**Woodbury County Community & Economic Development**

620 Douglas Street, 6<sup>th</sup> Floor

Sioux City, IA 51101

Office: (712) 279-6609

Fax: (712) 279-6530

Email: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)

Web: [www.WoodburyCountyCED.com](http://www.WoodburyCountyCED.com)

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---

**From:** Ricehill, Adrienne <[adrienne.ricehill@dnr.iowa.gov](mailto:adrienne.ricehill@dnr.iowa.gov)>

**Sent:** Monday, January 22, 2024 3:55 PM

To: [mung@woodburycountyiowa.gov](mailto:mung@woodburycountyiowa.gov); Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>; Pat Gill <[pgill@woodburycountyiowa.gov](mailto:pgill@woodburycountyiowa.gov)>

Subject: Woodbury County - Flood Plain Ordinance Needing Updated

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Chairman Ung,

I am reaching out to you regarding the need to update your local floodplain ordinance in light of the new Woodbury County Flood Insurance Rate Maps (FIRMs). Recently, FEMA mailed a letter to your County stating the new County FIRMs have been finalized and will become effective on July 17, 2024. Among other things, the letter instructs the County to update its floodplain ordinance to ensure it is fully compliant with the regulations of the National Flood Insurance Program (NFIP) and to reference the new effective date of the maps.

Woodbury County has participated in the NFIP since 1974. In order to remain in good standing with the program, **FEMA is requiring the County to update its floodplain management ordinance prior to July 17, 2024**, to ensure full compliance with the NFIP's regulations. Failure to do so will result in suspension from the NFIP.

I will be reviewing your Floodplain Ordinance to determine the updates that will be required to meet the floodplain management criteria of the State of Iowa and FEMA. I will keep you apprised of my progress.

Please don't hesitate to contact us if you have any questions or concerns.

Thank you,

Adrienne

--

**Adrienne Ricehill,**  
**NFIP Specialist**  
Land Quality Bureau, Floodplain Management Section  
Iowa Department of Natural Resources  
502 E. 9th Street, Des Moines, Iowa 50319

515-829-2925 mobile

[adrienne.ricehill@dnr.iowa.gov](mailto:adrienne.ricehill@dnr.iowa.gov)

<https://www.iowadnr.gov/environmental-protection/land-quality/flood-plain-management/national-flood-ins-program>



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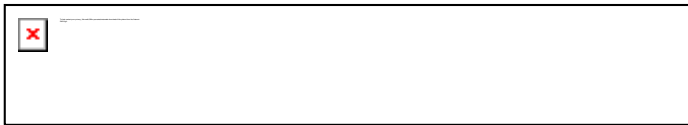
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## 1. Definitions

AA. NEW FACTORY-BUILT HOME PARK OR SUBDIVISION - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.

## 3. General Provisions

B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.

### B. Variance

(4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.

### A. Hearings and Decisions of the Board of Adjustment

(2) In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b)



# Federal Emergency Management Agency

Washington, D.C. 20472

January 17, 2024

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

IN REPLY REFER TO:  
19P

The Honorable Matthew Ung  
Chairperson, Woodbury County Board  
of Supervisors  
620 Douglas Street, Room 104  
Sioux City, Iowa 51101

Community Name: Woodbury County,  
Iowa  
(Unincorporated Areas)  
Community No.: 190536  
Map Panels Affected: See FIRM Index

Dear Chairperson Ung:

This is to notify you of the final flood hazard determination for Woodbury County, Iowa and Incorporated Areas, in compliance with Title 44, Chapter I, Part 67, Section 67.11, Code of Federal Regulations (CFR). This section requires that notice of final flood hazards shall be sent to the Chief Executive Officer of the community, all individual appellants, and the State Coordinating Agency, and shall be published in the *Federal Register*.

The statutory 90-day appeal periods that were initiated for your community when the Department of Homeland Security's Federal Emergency Management Agency (FEMA) published a notice of proposed flood hazard determinations for your community in the local newspaper have elapsed. FEMA did not receive any appeals of the proposed flood hazard determinations or submittals regarding the Revised Preliminary Flood Insurance Study (FIS) report and Flood Insurance Rate Map (FIRM) during that time.

Accordingly, the flood hazard determinations for your community are considered final. The final notice for flood hazard determinations will be published in the *Federal Register* as soon as possible. The FIS report and FIRM for your community will become effective on July 17, 2024. Before the effective date, we will send your community final printed copies of the FIS report and FIRM. For insurance purposes, the community number and new suffix code for the panels being revised are indicated on the FIRM and must be used for all new policies and renewals.

Because the FIS report for your community has been completed, certain additional requirements must be met under Section 1361 of the National Flood Insurance Act of 1968, as amended, within 6 months from the date of this letter.

It must be emphasized that all the standards specified in 44 CFR Part 60.3(d) of the National Flood Insurance Program (NFIP) regulations must be enacted in a legally enforceable document. This includes adoption of the current effective FIS report and FIRM to which the regulations apply and other modifications made by this map revision. Some of the standards should already



have been enacted by your community in order to establish initial eligibility in the NFIP. Your community can meet any additional requirements by taking one of the following actions in this Paragraph of the NFIP regulations:

1. Amending existing regulations to incorporate any additional requirements of 44 CFR Part 60.3(d);
2. Adopting all the standards of 44 CFR Part 60.3(d) into one new, comprehensive set of regulations; or
3. Showing evidence that regulations have previously been adopted that meet or exceed the minimum requirements of 44 CFR Part 60.3(d).

Also, prior to the effective date, your community is required, as a condition of continued eligibility in the NFIP, to adopt or show evidence of adoption of the floodplain management regulations that meet the standards of 44 CFR Part 60.3(d) of the NFIP regulations by the effective date of the FIRM. These standards are the minimum requirements and do not supersede any State or local requirements of a more stringent nature.

Many states and communities have adopted building codes based on the International Codes (I-Codes); the model I-Codes (2009 and more recent editions) contain flood provisions that either meet or exceed the minimum requirements of the NFIP for buildings and structures. The model codes also contain provisions, currently found in an appendix to the International Building Code, that apply to other types of development and NFIP requirements. In these cases, communities should request review by the NFIP State Coordinator to ensure that local floodplain management regulations are coordinated (not duplicative or inconsistent) with the State or Local building code. FEMA's resource, *Reducing Flood Losses through the International Code: Coordinating Building Codes and Floodplain Management Regulations, 5th Edition (2019)*, provides some guidance on this subject and is available at <https://www.fema.gov/emergency-managers/risk-management/building-science/building-codes/flood>.

Communities that fail to enact the necessary floodplain management regulations will be suspended from participation in the NFIP and subject to the prohibitions contained in Section 202(a) of the Flood Disaster Protection Act of 1973 (Public Law 93-234) as amended, and 44 CFR Part 59.24.

To assist your community in maintaining the FIRM, we have enclosed a Summary of Map Actions (SOMA) to document previous Letters of Map Change (LOMC) actions (i.e., Letters of Map Amendment, Letters of Map Revision) that will be affected when the revised FIRM panels referenced above become effective. If no LOMCs were issued previously for your community, you are receiving a SOMA for informational purposes only.

Once the FIS report and FIRM are printed and distributed, the digital files containing the flood hazard data for the entire county can be provided for use in a computer mapping system. These files can be used in conjunction with other thematic data for floodplain management purposes,

insurance requirements, and many other planning applications. Copies of the digital files of the FIRM panels may be obtained by calling our FEMA Mapping and Insurance eXchange (FMIX), toll free, at (877) 336-2627 (877-FEMA MAP) or by visiting the Map Service Center at <https://www.msc.fema.gov>. In addition, your community may be eligible for additional credits under our Community Rating System if you implement your activities using digital mapping files.

For assistance with your floodplain management ordinance or enacting the floodplain management regulations, please contact Jason Conn, NFIP State Coordinator for Iowa by telephone at (515) 725-8333. If you should require any additional information, we suggest that you contact the Director, Mitigation Division of FEMA, Region 7 at (816) 808-3664 for assistance. If you have any questions concerning mapping issues in general or the enclosed SOMA, please call our FMIX at the telephone number shown above. Additional information and resources you may find helpful regarding the NFIP and floodplain management can be found on our website at <https://www.fema.gov/flood-maps>. Copies of these documents may also be obtained by calling our FMIX.

Sincerely,



Luis V. Rodriguez, P.E.  
Director, Engineering and Modeling Division  
Risk Management Directorate | Resilience

Enclosure:  
Final SOMA

cc: Community Map Repository  
Dan Priestley, Zoning Coordinator, Woodbury County

**FINAL SUMMARY OF MAP ACTIONS**

Community: WOODBURY COUNTY

Community No: 190536

To assist your community in maintaining the Flood Insurance Rate Map (FIRM), we have summarized below the effects of the enclosed revised FIRM panels(s) on previously issued Letter of Map Change (LOMC) actions (i.e., Letters of Map Revision (LOMRs), Letter of Map Revision based on Fill (LOMR-Fs), and Letters of Map Amendment (LOMAs)) that will be affected when the revised FIRM becomes effective on July 17, 2024.

**1. LOMCs Incorporated**

The modifications effected by the LOMCs listed below will be reflected on the revised FIRM. In addition, these LOMCs will remain in effect until the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		

**2. LOMCs Not Incorporated**

The modifications effected by the LOMCs listed below will not be reflected on the revised FIRM panels or will not be reflected on the revised FIRM panels because of scale limitations or because the LOMC issued had determined that the lot(s) or structure(s) involved were outside the Special Flood Hazard Area, as shown on the FIRM. These LOMCs will remain in effect until the revised FIRM becomes effective. These LOMCs will be revalidated free of charge 1 day after the revised FIRM becomes effective through a single revalidation letter that reaffirms the validity of the previous LOMCs.

## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	12-07-0937A	12/29/2011	LOT 4, GALLAND'S LAKEVIEW -- 4 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	12-07-0944A	02/07/2012	1691 250TH STREET	19193C0400D	19193C0385E
LOMA	12-07-1403A	02/09/2012	2816 DELAWARE AVENUE	19193C0425D	19193C0425E
LOMA	12-07-0946A	02/28/2012	PART OF W1/2 SW1/4 SECTION 26-87-47----- 1629 270TH STREET	19193C0400D	19193C0385E
LOMA	12-07-1374A	02/28/2012	SEC. 23, T87N, R47W, OF THE 5TH P.M. -- 2586 CARROLL AVENUE	19193C0400D	19193C0385E
LOMA	12-07-1615A	03/06/2012	1419 230TH STREET	19193C0400D	19193C0380E
LOMA	12-07-1376A	04/17/2012	SEC. 33, T87N, R47W, WEST OF THE 5TH P.M. -- 120 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	12-07-2297A	05/24/2012	SECTION 33, T88N, R47W -- 1420 210TH STREET	19193C0214D	19193C0214E
LOMA	12-07-2059A	06/05/2012	LOT 2, SHADELAND COUNTRY ESTATES -- 7384 OLD LAKEPORT ROAD	19193C0214D	19193C0214E
LOMA	12-07-2367A	06/05/2012	SECTION 14, T87N, R47W -- 1712 240TH STREET	19193C0400D	19193C0385E
LOMA	12-07-2711A	07/24/2012	SECTION 13, T87N, R47W, 5TH PM -- 2435 CHARLES AVENUE	19193C0400D	19193C0385E
LOMA	12-07-3097A	09/04/2012	SECTION 21, T87N, R47W, 5TH PM -- 2570 BARNETT AVENUE	19193C0400D	19193C0380E
LOMA	13-07-0207A	12/21/2012	SECTION 29, T87N, R46W -- 2630, 2634, 2678 DALLAS AVENUE	19193C0425D	19193C0425E
LOMA	13-07-0642A	01/10/2013	LOT 4, SECTION 33, T88N, R47W -- 1436 210TH STREET	19193C0214D	19193C0214E
LOMA	13-07-0337A	02/12/2013	SHADELAND COUNTRY ESTATES, LOT 9 -- 1383 220TH STREET	19193C0214D	19193C0214E
LOMA	13-07-1445A	05/30/2013	SECTION 4, T88N, R47W -- 6012 GARRETSON AVENUE	19193C0202D	19193C0202E
LOMA	13-07-1510A	05/30/2013	SECTION 26-87-47----- 1629 270TH STREET	19193C0400D	19193C0385E

## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	13-07-2015A	07/30/2013	RUSTIN ADDITION SUBDIVISION, LOT 7 -- 1613 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMR-F	13-07-2017A	08/01/2013	SECTION 32, T86N, R46W-- 3349 DELAWARE AVENUE	19193C0575D	19193C0575E
LOMA	13-07-2070A	08/01/2013	HINKEL ADDITION, LOT 1 -- 1459 210TH STREET	19193C0214D	19193C0214E
LOMA	14-07-0044A	10/08/2013	HINKEL ADDITION, LOT 3 -- 1483 210th Court	19193C0214D	19193C0214E
LOMA	14-07-0747A	02/25/2014	FOX VIEW 1ST ADDITION, LOT 6 -- 2168 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	14-07-1401A	05/13/2014	SECTION 33, T89N, R46W-- 7462 CORRECTION VILLE ROAD	19193C0225D	19193C0225E
LOMA	14-07-1681A	06/05/2014	BLOCK 29-87-46 - 2634 Dallas Avenue	19193C0425D	19193C0425E
LOMA	14-07-1726A	06/19/2014	SECTION 4, T88N, R46E -- 1609 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMA	14-07-1728A	07/10/2014	SECTION 33, T88N, R47W-- 1444 210TH STREET	19193C0214D	19193C0214E
LOMA	14-07-2074A	08/14/2014	SECTION 8, T86N, R45W -- 2979 GRUNDY AVENUE	19193C0450D	19193C0450E
LOMA	14-07-2521A	09/16/2014	FOX VIEW 1ST ADDITION, LOT 2 -- 2150 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	14-07-2666A	09/30/2014	BLUFF VIEW FIRST SUBDIVISION, BLOCK 1, LOT 4 -- 2131 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-0154A	12/01/2014	SECTION 35, T89N, R46W-- 1821 HIGHWAY 20	19193C0230D	19193C0230E
LOMA	15-07-0112A	01/20/2015	LOT 3, SHADELAND COUNTRY ESTATES -- 7390 OLD LAKEPORT ROAD	19193C0214D	19193C0214E
LOMA	15-07-0550A	01/29/2015	FOX VIEW FIRST ADDITION, LOT 4 -- 2160 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-0851A	03/19/2015	PORTION OF SECTION 3, T86N & T87N, R46W -- 2836 EASTLAND AVENUE	19193C0425D	19193C0425E
LOMA	15-07-0531A	04/02/2015	A PORTION OF SECTION 33, T88N, R47W, 5TH P.M. -- 1482 210TH STREET	19193C0214D	19193C0214E

## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	15-07-1129A	04/24/2015	PAYNE & SARGISSONS ADDITION, LOTS 18, 19 & 20 ± 17 LUTON TRAIL	19193C0425D	19193C0425E
LOMA	15-07-1347A	05/29/2015	SECTION 5, T86N, R47W, 5TH P.M. -- 1637 270TH STREET	19193C0400D	19193C0390E
LOMR-F	15-07-1298A	06/15/2015	SECTION 26, T86N, R46W, 5TH P.M. -- 3281 FAYETTE AVENUE	19193C0575D	19193C0575E
LOMA	15-07-1745A	07/24/2015	SECTION 34, T88N, R47W, 5TH PM -- 2174 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-1748A	07/24/2015	SECTION 17, T86N, R46W, 5TH P.M. -- 1991 310TH STREET	19193C0425D	19193C0425E
LOMA	15-07-2263A	10/16/2015	FOREMAN ADDITION TO WOODBURY COUNTY, LOT TWO -- 2163 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	15-07-2262A	11/04/2015	HALL'S BEACH SUBDIVISION, LOTS 11-14 & DRIVEWAY LOT -- 101 HALLS BEACH PATH	19193C0400D	19193C0390E
LOMA	16-07-0160A	11/25/2015	FOX VIEW 1ST ADDITION, LOT 5 -- 2164 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	16-07-0004A	12/02/2015	GALLAND'S LAKEVIEW SUBDIVISION, LOT 5 -- 5 LAKEVIEW LANE	19193C0400D	19193C0390E
LOMA	16-07-0594A	01/26/2016	Lot 1-29, Block 44, Morningside Addition, Second Filing Subdivision - 6500 6th Avenue	19193C0204D	19193C0204E
LOMA	16-07-0552A	02/03/2016	SECTION 27, T89N, R42W -- 1490 MICHIGAN AVENUE	19193C0306D	19193C0306E
LOMA	16-07-0324A	03/02/2016	HALL'S BEACH, LOTS 9 & 10 -- 105 HALLS BEACH PATH	19193C0400D	19193C0390E
LOMA	16-07-0707A	03/03/2016	SECTION 28, T86, R45W -- 3225 HUMBOLT AVENUE	19193C0577D	19193C0577E
LOMA	16-07-1239A	06/03/2016	SECTION 20, T87N, R47W -- 2593 BARKER AVENUE	19193C0400D	19193C0380E
LOMA	16-07-1248A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 4 -- 1359 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1249A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 8 -- 1379 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1250A	06/03/2016	SHADELAND COUNTRY ESTATES, LOT 5 -- 1361 220TH STREET	19193C0214D	19193C0214E

## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	16-07-1247A	07/06/2016	SHADELAND COUNTRY ESTATES, LOT 7 -- 1371 220TH STREET	19193C0214D	19193C0214E
LOMA	16-07-1828A	08/18/2016	SECTION 9, T87N, R47W-- 1456 230TH STREET	19193C0400D	19193C0380E
LOMA	16-07-2002A	10/06/2016	SECTION 23, T87N, R47W, 5TH PM--260TH STREET	19193C0400D	19193C0385E
LOMA	17-07-0112A	11/15/2016	HINKEL ADDITION, LOT 2 -- 210TH STREET	19193C0214D	19193C0214E
LOMA	17-07-0798A	02/02/2017	SECTION 28, T86N, R46W-- 2009 325TH STREET	19193C0575D	19193C0575E
LOMA	17-07-1427A	05/17/2017	SECTION 33, T87, R47 -- 207 SKID ROW	19193C0400D	19193C0390E
LOMR-F	17-07-1323A	06/16/2017	SECTION 6, T87N, R46W-- 1862 220TH STREET	19193C0240D	19193C0240E
LOMA	17-07-1568A	06/15/2017	SECTION 27, T86N, R46W-- 3228 EASTLAND AVENUE	19193C0575D	19193C0575E
LOMA	17-07-0807A <sup>2</sup>	07/20/2017	3008 Dallas Avenue	19193C0425D	19193C0425E
LOMA	17-07-2067A <sup>2</sup>	08/01/2017	3008 Dallas Avenue (Machine Shed)	19193C0425D	19193C0425E
LOMA	17-07-1895A	08/17/2017	BLUFF VIEW FIRST SUBDIVISION, PORTION OF LOT 5 -- 1526 210TH STREET	19193C0225D	19193C0225E
LOMR-F	18-07-0981A	04/27/2018	SECTION 28, T88N, R47W-- 1489 210TH STREET	19193C0214D	19193C0214E
LOMA	18-07-2002A	09/17/2018	RUSTIN'S ADDITION, LOT 6 -- 1617 EASTLAND AVENUE	19193C0227D	19193C0227E
LOMA	19-07-0414A	12/12/2018	3161 295th Street	19193C0475D	19193C0425E
LOMA	19-07-0445A	01/14/2019	GLEN ELLEN ADDITION, LOTS 2-3 -- 2017 GLEN ELLEN ROAD	19193C0212D	19193C0212E
LOMA	19-07-1695A	09/04/2019	ERLANDSON'S ADDITION, LOT 5 -- 2258 CARROLL AVENUE	19193C0225D	19193C0225E
LOMA	20-07-0364A	03/06/2020	BLUFF VIEW FIRST SUB-DIVISION, PORTION OF LOTS 5 & 6 -- 1520 210TH STREET	19193C0225D	19193C0225E
LOMA	20-07-0894A	07/21/2020	SHADELAND COUNTRY ESTATES, LOT 10 -- 1389 220TH STREET	19193C0214D	19193C0214E
LOMA	20-07-1311A	08/20/2020	Lot 1, Fox View 1st Addition Subdivision - 2142 Buchanan Avenue	19193C0225D	19193C0225E

## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
LOMA	20-07-1332A	09/04/2020	SECTION 35, T89N, R42W -- 1549 HIGHWAY 31 (HOUSE, STEEL BUILDING, BARN, GARAGE & SHED)	19193C0307D	19193C0307E
LOMA	20-07-1312A	09/11/2020	Lot 1, Woodbury Farms Subdivision - 1538 210th Street	19193C0225D	19193C0225E
LOMA	21-07-0247A	12/11/2020	Lot 7, - 1428 210th Street	19193C0214D	19193C0214E
LOMA	21-07-0157A	12/15/2020	ERLANDSON'S ADDITION, LOT 4 -- 2252 CARROLL AVENUE	19193C0225D	19193C0225E
LOMA	21-07-0727A	05/25/2021	1225 HIGHWAY 31	19193C0165D	19193C0165E
LOMA	22-07-0021A	10/27/2021	BLUFF VIEW FIRST SUBDIVISION, BLOCK 1, LOTS 2 & 3 -- 2117 BUCHANAN AVENUE	19193C0225D	19193C0225E
LOMA	22-07-0408A	02/16/2022	SHADELAND ESTATES, LOT 11 -- 1391 220TH STREET	19193C0214D	19193C0214E
LOMA	23-07-0243A	01/17/2023	3081 Humbolt Avenue	19193C0450D	19193C0450E
LOMA	23-07-0299A	02/23/2023	SECTION 20, T87 N, R47W -- 2575 BARKER AVENUE	19193C0400D	19193C0380E
LOMA	23-07-0500A	05/01/2023	LOT 5 -- 1434 210TH STREET	19193C0214D	19193C0214E
LOMA	23-07-0409A	05/25/2023	Lot 1, Fox View 2nd Addition Subdivision - 2182 Buchanan Avenue	19193C0225D	19193C0225E
LOMA	23-07-0699A	07/31/2023	SECTION 1, T88N, R42W -- 1516 WAYSIDE AVENUE	19193C0350D	19193C0335E
LOMA	23-07-0923A	11/06/2023	HINKEL ADDITION, LOT 2 -- 1479 210TH STREET	19193C0214D	19193C0214E
LOMA	24-07-0150A	01/09/2024	HALL'S BEACH, LOT 2 -- 121 HALLS BEACH PATH	19193C0400D	19193C0390E

<sup>1</sup> This case was previously identified in Woodbury County Unincorporated Areas but falls in the jurisdiction of Winnebago Tribe of Nebraska

<sup>2</sup> This case was previously identified in the City of Sloan but falls in the jurisdiction of Woodbury County Unincorporated Areas

## 2B. LOMCs on Unrevised Panels

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		



## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

**3. LOMCs Superseded**

The modifications effected by the LOMCs listed below have not been reflected on the Final revised FIRM panels because they are being superseded by new or revised flood hazard information or the information available was not sufficient to make a determination. The reason each is being superseded is noted below. These LOMCs will no longer be in effect when the revised FIRM becomes effective.

LOMC	Case No.	Date Issued	Project Identifier	Reason Determination Will be Superseded
LOMA	12-07-2468A	06/14/2012	SECTION 13, T87N, R47W, 5TH PM -- 2435 CHARLES AVENUE	3
LOMA	12-07-2602A	06/26/2012	SECTION 32, T86N, R46W -- 3349 DELAWARE AVENUE	6
LOMA	12-07-3182A	09/06/2012	SECTION 13, T87N, R47W -- 2435 CHARLES AVENUE (GARAGE)	2
LOMR-F	15-07-0151A	11/20/2014	LOT 4, HINKEL ADDITION -- 1485 210TH STREET	3
LOMA	15-07-0384A	12/23/2014	SECTION 3, T86N, R46W -- 2836 EASTLAND AVENUE	6
LOMA	15-07-2199A	10/16/2015	HALL'S BEACH, LOTS 9 & 10 -- 105 HALLS BEACH PATH	6
LOMA	16-07-1140A	07/08/2016	SECTION 28, T88N, R47W -- 1489 210TH STREET	6
LOMA	17-07-0616A	01/23/2017	SECTION 28, T86N, R46W -- 2009 325TH STREET	6
LOMR	16-07-1823P	04/07/2017	SUNNYBROOK VILLAGE DEVELOPMENT, SIOUX CITY, IA	4
LOMA	18-07-2051A	09/21/2018	SECTION 16, T87N, R46W -- 2041 250TH STREET	3

1. Insufficient information available to make a determination.
2. Lowest Adjacent Grade and Lowest Finished Floor are below the proposed Base Flood Elevation.
3. Lowest Ground Elevation is below the proposed Base Flood Elevation.
4. Revised hydrologic and hydraulic analyses.
5. Revised topographic information.
6. Superseded by another LOMC.

## FINAL SUMMARY OF MAP ACTIONS

Community: WOODBURY COUNTY

Community No: 190536

**4. LOMCs To Be Redetermined**

The LOMCs in Category 2 above will be revalidated through a single revalidation letter that reaffirms the validity of the determination in the previously issued LOMC. For LOMCs issued for multiple lots or structures where the determination for one or more of the lots or structures is no longer valid, the LOMC cannot be revalidated through this administrative process. Therefore, we will review the data previously submitted for the LOMC requests listed below and if appropriate issue a new determination for the affected properties after the effective date of the revised FIRM.

LOMC	Case No.	Date Issued	Project Identifier	Original Panel	Current Panel
			NO CASES RECORDED		



**FEMA**

April 8, 2024

CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

Matthew Ung  
Chairperson, Board of Supervisors  
Woodbury County  
620 Douglas Street, Room 104  
Sioux City, Iowa 51101

Dear Chairperson Ung:

I commend you for the efforts that have been put forth in implementing the floodplain management measures for Woodbury County, Iowa, to participate in the National Flood Insurance Program (NFIP). As you implement these measures, I want to emphasize the following:

- a Flood Insurance Study (FIS) and Flood Insurance Rate Map (FIRM) have been completed for your community;
- the FIS and FIRM will become effective on July 17, 2024; and
- by the FIS and FIRM effective date, the Department of Homeland Security's Federal Emergency Management Agency (FEMA) Regional Office is required to approve the legally enforceable floodplain management measures your community adopts in accordance with Title 44 Code of Federal Regulations (CFR) Section 60.3(d).

As noted in FEMA's letter dated January 17, 2024, no significant changes have been made to the flood hazard data on the Preliminary and/or revised Preliminary copies of the FIRM for Woodbury County. Therefore, Woodbury County should use the Preliminary and/or revised Preliminary copies of the FIRM as the basis for adopting the required floodplain management measures. Final printed copies of the FIRM for Woodbury County will be sent to you within the next few months.

If you encounter difficulties in enacting the measures, I recommend you contact the Iowa Department of Natural Resources. You may contact Jason Conn, CFM, the NFIP State Coordinator, by telephone at (515) 725-8333, in writing at 502 East Ninth Street, Des Moines, Iowa 50319, or by electronic mail at [jason.conn@dnr.iowa.gov](mailto:jason.conn@dnr.iowa.gov).

The FEMA Regional staff in Kansas City, Missouri, is also available to provide technical assistance and guidance in the development of floodplain management measures. The adoption of compliant floodplain management measures will provide protection for Woodbury County and will ensure its participation in the NFIP. The Regional Office may be contacted by telephone at (816) 283-7061 or

Matthew Ung  
April 8, 2024  
Page 2

in writing. Please send your written inquiries to the Director, Mitigation Division, FEMA Region 7, at 11224 Holmes Road, Kansas City, Missouri 64131-3626.

You may have already contacted the NFIP State Coordinator and/or the FEMA Regional Office, and may be in the final adoption process or recently adopted the appropriate measures. However, in the event your community has not adopted the appropriate measures, this letter is FEMA's official notification that you only have until July 17, 2024, to adopt and/or submit a floodplain management ordinance that meets or exceeds the minimum NFIP requirements, and request approval from the FEMA Regional Office by the effective date. Your community's adopted measures will be reviewed upon receipt and the FEMA Regional Office will notify you when the measures are approved.

I appreciate your cooperation to ensure that your community's floodplain management measures are approved by the FEMA Regional Office by July 17, 2024. Your compliance with these mandatory program requirements will enable your community to avoid suspension from the NFIP.

Additional information on community suspensions as proposed, other notices of current NFIP community status information, and details regarding updated publication requirements of community eligibility status information under the NFIP can be found on the Community Status Book section of our website at [www.fema.gov/flood-insurance/work-with-nfip/community-status-book](http://www.fema.gov/flood-insurance/work-with-nfip/community-status-book). Notices for scheduled suspension will be available on the National Flood Insurance Community Status and Public Notification section of our website at [www.fema.gov/flood-insurance/work-with-nfip/community-status-book/public-notification](http://www.fema.gov/flood-insurance/work-with-nfip/community-status-book/public-notification). Individuals without internet access will be able to contact their local floodplain management official and/or NFIP State Coordinating Office directly for assistance.

Sincerely,



Rachel Sears, Director  
Floodplain Management Division  
Mitigation Directorate | FEMA

cc: Andrea Spillars, Regional Administrator, FEMA Region 7  
Jason Conn, CFM, NFIP State Coordinator, Iowa Department of Natural Resources  
Daniel Priestley, MPA, Zoning Coordinator, Woodbury County

## Minutes - Woodbury County Zoning Commission – March 25, 2024

The Zoning Commission (ZC) meeting convened on the 25th of March, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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### Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=rpIVdwtKgFM>

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ZC Members Present:	Chris Zant, Barb Parker, Jeff Hanson, Corey Meister, Tom Bride
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Dan Bittinger, Daniel Hair, Peter Widman, Rand Fisher, Corinne Erickson, Christopher Widman, Rebekah Moerer
Telephone:	Tom Treharne

### Call to Order:

Chair Chris Zellmer Zant formally called the meeting to order at 5:00 p.m. All members present.

### Public Comment on Matters Not on the Agenda:

None

### Approval Of Minutes: 2/26/24

Motion by Meister to approve the minutes from February 26, 2024. Second by Parker. Bride abstained. Approved 4-0.

### Public Hearing (Action Item) for Proposed Woodbury County Comprehensive Plan 2040:

Priestley read summary of the draft comprehensive plan into the record. The purpose of the comprehensive plan is to establish a recommendation to the Board of Supervisors pursuant to Iowa Code Chapter 335.5. The plan is intended to serve as an advisory document that outlines the county's vision. The purpose of the comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency. In December of 2020, the Board of Supervisors entered into an agreement with SIMPCO for development of the plan. The project was funded partially by Cares Act money.

Corinne Erickson spoke on behalf of SIMPCO's work on the project by providing an overview including a historical account of the process. SIMPCO solicited public and stakeholder comments through open house events and surveys, with continuous opportunity for public comment. There have been approximately 450 responses to the survey. In 2021, a steering committee was developed, including several county officials, and overall met five times to establish rules and objectives for the plan.

Daniel Hair stated he was disappointed with the Land Use and Natural Resources section of the plan. He has communicated with residents through the Woodbury County Fair and Facebook regarding landowner rights. He believes the statement regarding Land Use and Natural Resources – Plan for Creation and Use of Alternative and Renewable Energy Sources in Woodbury County, especially the bullet point that includes - Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazard and to minimize disruption to surround land uses – is too vague. Daniel presented a document for Commissioner review. Motion by Bride to receive. Second by Hanson. Carried: 5-0. Hair stated that throughout the public meetings residents voiced their desire for utility solar to only be acceptable in industrial areas, not agricultural areas. He suggested the following changes – Utility scale alternative and renewable energy sources should be placed in industrial zoned areas in order to minimize adverse impacts to agricultural and residential living. 1. Preserve

agricultural land for agriculture purposes. 2. Recognize alternative and renewable projects should remain in industrial zoned lands. 3. Respect the beauty of Loess Hills and natural landscapes and the great value of our rural resident's quality of life. 4. Utility Scale alternative and renewable projects should be viewed as industrial activities. 5. Preserve our agriculture land for future generations and protect our conservation areas for hunting, hiking, camping, fishing, and recreation use. He suggested wording supporting landowners individual choice to implement personal or private use of renewable energy infrastructure.

Bride asked Hair to clarify statement. Hair wants to emphasize industrial activity and private use be more defined and separated.

Corrine Ericksen from SIMOC verified the request to be separation between industrial scale and smaller, private scale use. The language could be fine tuned to reference the difference and leave room for future development.

Meister referenced the difference between the general summary of the plan versus the details as presented in the full plan and ordinances for further specifics.

Peter Widman stated there needs to be protection for the future from green energy.

Hanson motioned to close public hearing. Second by Meister. Carried: 5-0.

Hanson made a motion to amend the comprehensive plan as presented to include a statement under the renewable energy infrastructure that states support landowners individual choices to implement renewable energy infrastructure for personal and private use and to recommend the comprehensive plan to the Board of Supervisors. Second by Bride. Carried 5-0.

**Public Hearing (Action Item) for Proposed Zoning Ordinance Text Amendments To The Floodplain Management Ordinance Section 5.03 Of The Woodbury County Zoning Ordinance:**

Priestley read the summary into record. A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections. **Amendment #1** - On page 59, to repeal and replace **Section 5.03.1 AA** with the following: AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; **Amendment #2** - On page 62, to repeal and replace **Section 5.03.3 B** with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; **Amendment #3** - On page 72, to repeal and replace **Section 5.03.10 B(4)** with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; **Amendment #4** - On page 73, to repeal and replace **Section 5.03.10 C(2)** with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b). Priestly explained that the amendments are to prepare for the new floodplain maps that will take effect on July 17, 2024, as directed by FEMA and IDNR. No public comment was received. Motion to close public hearing: Bride. Second by Parker. Carried: 5-0. A motion by Hanson to recommend approval to the Board of Supervisors of the amendments to Section 5.03 of the Woodbury County Zoning Ordinance. Second by Parker. Carried: 5-0.

**Public Hearing (Action Item) for Proposed Utility-Scale Solar Energy Systems Zoning Ordinance Amendment(s):**

Priestley summarized the zoning ordinance text amendment including amendments to the table of contents; to add a new section entitled Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use; and to include the renumbering of page numbers. The draft ordinance was brought back to the Zoning Commission as a result of the direction from the Commission at the January 22<sup>nd</sup> meeting after review by the County Attorney's office and staff. The US-SES ordinance amendment is meant to regulate the permitting and use of such systems in the General Industrial (GI) Zoning District. The Zoning Commission would be responsible for the review of US-SES conditional use permit (CUP) requests. The Board of Adjustment would be responsible for the consideration of approval of the US-SES CUP requests, and the Board of Supervisors would oversee the building permit process. After the review, the notable changes were to the decommissioning plan and the definition section.

Priestley stated that the office received comments from the public. Priestley asked for the consideration of a motion to receive an email received after packet was complete from Robert Wilson, Range Land Energy Management. Motion to receive: Meister. Second: Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Priestley asked for the consideration of a motion to receive a letter received after the packet was complete from Mayor Robert Scott, City of Sioux City. Motion to receive by Meister. Second by Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Rand Fisher, Center for Infrastructure and Economic Development, spoke on the benefits of renewable energy and the current restriction of allowing industrial solar only in General Industrial Zoning Districts. Fisher indicated that valuable existing infrastructure in that area would not be needed for industrial solar. Industrial solar in agricultural areas, if limited to certain areas, would be a more feasible approach. Fisher provided informational handouts to be received by the Commissioners. Motion to receive by Bride. Second by Hanson. Carried: 5-0. *Received Materials Available in the Appendix.*

Chris Madsen, City of Sioux City offered concerns with placement of utility solar within the corporate boundaries of the City and allowing utility solar in the Southbridge Industrial Park, which would not utilize the installed infrastructure that could be used for future development.

Daniel Hair stated industrial solar should only be allowed in industrial areas. Other areas of the state do not compare to Woodbury County.

Peter Widman stated we should not allow the mayor of the City of Sioux City to dictate what we do with land inside the County.

Tom Treiner, Nexstar Energy, spoke by telephone stating there should be another look at utility solar in agricultural areas with a conditional use permit process. Projects are voluntary to landowners, screening and buffering would address some issues. He thinks there are many landowners that support utility solar in agricultural areas, as seen by comments to the comprehensive plan, but some are hesitant to speak in support because it's a contentious issue.

Christopher Widman states no other location than industrial should be considered, pointed out only businesses, not residents, have spoken out in support tonight.

Parker motioned to close public hearing. Second by Bride. Carried: 5-0.

Priestley emphasized this ordinance is similar to what has been in place since 2008 but adds additional features and specifications. He cited MidAmerican's solar project that went through the conditional use permit process in the General Industrial (GI) Zoning District. Priestley pointed out that the Zoning Commission is responsible for reviewing the application and the Board of Adjustment is responsible for the consideration of the CUP application for approval. Additionally, the Board of Supervisors would be responsible for the consideration of the building permits.

Bride asked Priestley if there was any activity that would trigger extraterritorial review from the City of Sioux City. Priestley indicated that the city would be notified as a landowner under the typical process if they fall within the notification territory. However, the county will notify the city as a stakeholder and ask for comment regardless in the future. The certified abstractor listing notification area is one (1) mile under this proposal. The only extraterritorial review authority the city has is through the subdivision process.

Bride asked if there was anything in ordinance pertaining to setbacks that would prevent a solar project in an industrial area being placed near to conservation area. Priestley indicated that he is not aware of any provision in the zoning ordinance that would place a restriction or buffer between conservation areas and projects such as solar. The conservation board would be a stakeholder that would be asked to make comments on future projects.

Bride indicated that the zoning district setbacks along with the conditional use permit process could handle separation issues.

Hanson stated he would be against utility solar in industrial areas because there are only a small number of areas, and infrastructure has been placed and wouldn't be utilized with solar. Hansen stated under regulated standards he would support an overlay district which would allow placement in other zoning districts and landowners would have the opportunity of use property rights to place Utility Solar in agricultural areas.

Zellmer Zant stated there hasn't been a setback requirement on conditional use permits in industrial areas since 2008. She is concerned about setback that restricts useable General Industrial areas; public comment should be heard.

Meister agrees that the GI areas are restricted with setbacks.

Parker asked if the setbacks should be taken out of the requirements.

Bride agrees setbacks could prevent areas from developing and conditional use application allows each area to be looked at. Don't want to limit industrial areas.

Priestley stated setback zoning dimensional standards are in place for structures relative to property lines. The conditional use process would allow for stakeholder and public comment regarding placement. This draft is a process for Zoning Commission, Board of Adjustment and Board of Supervisors.

Zellmer Zant commented this language has been seen throughout other meetings, other counties and our County Attorney's Office.

Bride offered to include language that setbacks currently in zoning districts apply and not expanding other, such as conservation area setbacks, and others.

Motion by Bride to recommend the ordinance to the Board of Supervisors excluding the setbacks that are within it and just reverting to the General Industrial setbacks and to strike the definitions for the public conservation area and to remove Section J and definition R, and all definitions pertaining to the chart (occupied residences, cemeteries, public right-of-way, public drainage district right-of-way, and airports). Second by Parker. Carried 4-1.

**No public comment on matters not on the agenda:**

**Staff Update:**

Priestley mentioned upcoming CoZO conference to be hosted by Woodbury County in May.

**No Commissioner Comment of Inquiry:**



**Daniel Priestley**

---

**From:** Daniel Priestley  
**Sent:** Monday, March 25, 2024 11:27 AM  
**To:** Robert Wilson  
**Subject:** RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I will ask the Zoning Commission to consider receiving your email and attachment into the record at tonight's Zoning Commission meeting.

Respectfully,

-----  
Daniel J. Priestley, MPA  
Woodbury County Zoning Coordinator  
620 Douglas Street #609  
Sioux City, IA 51101

Phone: 712-279-6609  
Fax: 712-279-6530  
Website: WoodburyCountyIowa.gov

**RECEIVED FROM ROBERT WILSON, 3-25-24**

**From:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Sent:** Saturday, March 23, 2024 9:51 AM  
**To:** Daniel Priestley <dpriestley@woodburycountyia.gov>  
**Subject:** RE: Email from the Woodbury County Website

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hey Dan, is there any way to request that the attached is included to Monday's packet for the record?

Unfortunately, due to flight schedules from where we're located, nothing quite works for us to make the meeting in person on Monday, but we'll be calling in. We have some major concerns that we'd like to discuss with the Commission, and I'm not sure the best venue to do that.

Robert Wilson – Managing Member  
E: [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)  
C: 435-901-9236



**From:** Daniel Priestley <dpriestley@woodburycountyiowa.gov>  
**Sent:** Thursday, February 1, 2024 3:27 PM  
**To:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Subject:** RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I am available to answer questions you might have about the Woodbury County Zoning Commission's recent recommendation. As referenced in your message, the comprehensive plan adoption process will likely commence this spring at dates to be announced. The comp plan requires a Zoning Commission recommendation and the approval of the Board of Supervisors. Information regarding the activities of the Commission can be obtained on the Woodbury County website at: [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/). I am available to speak with you tomorrow if you have questions. The phone number is 712-279-6609.

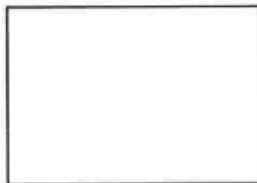
Respectfully,

-----  
**Daniel J. Priestley, MPA - Zoning Coordinator**  
**Woodbury County Community & Economic Development**  
620 Douglas Street, 6<sup>th</sup> Floor  
Sioux City, IA 51101  
Office: (712) 279-6609  
Fax: (712) 279-6530  
Email: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)  
Web: [www.WoodburyCountyCED.com](http://www.WoodburyCountyCED.com)

\*\*\*\*\*IMPORTANT NOTICE\*\*\*\*\*  
This e-mail, and any attachments thereto, is intended only for use by the addressee(s) named therein and may contain legally privileged and/or confidential information. If you are not the intended recipient of this e-mail, you are hereby notified that any dissemination, distribution or copying of this e-mail, and any attachments thereto, is strictly prohibited. If you have received this e-mail in error, please notify me immediately at: (712) 279-6609 and permanently delete the original and any copy of any e-mail and any printout thereof.

**From:** Woodbury County Website <[no-reply@woodburycountyiowa.gov](mailto:no-reply@woodburycountyiowa.gov)>  
**Sent:** Wednesday, January 31, 2024 2:37 PM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** Email from the Woodbury County Website

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**



**Email from the Woodbury County Website**

**Name:** Robert Wilson

**Email:** [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)

**Comments:**

Hey Dan,<br />

<br />

I'd like to introduce myself and our company. We're the developer that is working with Leo Jochum and his family as well as other individuals that chose to participate in our solar project. I attended last weeks meeting and think it'd be good for us to discuss our project, the process, and what facilities like ours typically look like during operations. I'd also like to answer any questions you or the commission has for us, to better inform you as discussions around the 2040 comprehensive plan progress.

**RECEIVED FROM ROBERT WILSON, 3-25-24**

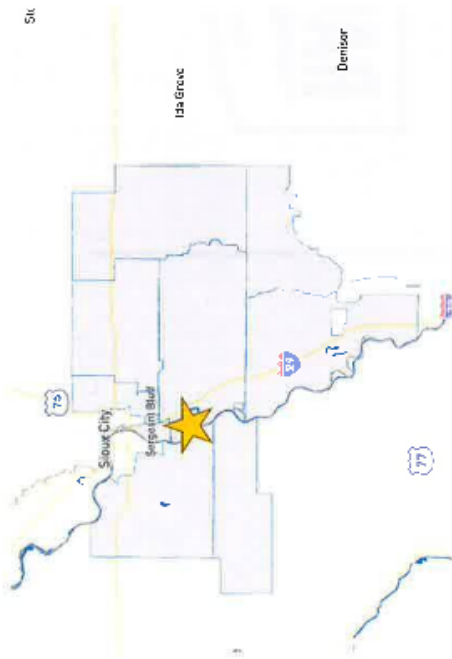


RECEIVED FROM ROBERT WILSON, 3-25-24

MADE AND PRINTED IN CHINA

RECEIVED FROM ROBERT WILSON, 3-25-24

## U.S. Treasury Department's Coal Closure Energy Community Designation



Woodbury County Census Tracts designated as Energy Communities:

- 19193003302 – State Tract 33.02
- 19193003200 – State Tract 32
- 19193003100 – State Tract 31
- 19193003500 – State Tract 35

Retired Thermal Units – George Neal

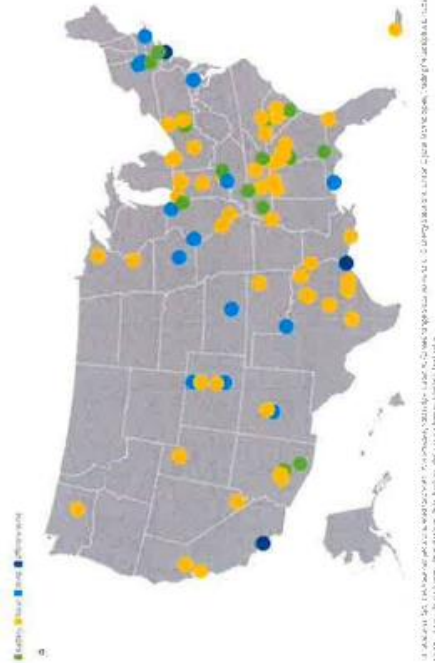
Energy Communities were designated in 2023 to encourage economic growth, tax revenue and job creation in areas impacted by retired thermal generators, coal mining operations, and high fossil fuel employment.

With extensive experience in large-scale development, BANGELAND expertly sources greenfield opportunities across the country. **We believe that by establishing a CUP process to allow for utility-scale solar development in AP districts, Woodbury County can utilize existing federal incentives and local energy infrastructure to create long-term tax revenue and source private capital from the renewable energy industry. A CUP Process with common-sense and informed guidelines approved on a case-by-case basis can allow for future development of renewable energy projects while mitigating any adverse affects to landowners that choose not to participate.**

RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act Domestic Content Tax Credit

**New Manufacturing Facility Announcements**  
Explore the 17 new manufacturing facility announcements in the US below.



Under the Inflation Reduction Act, projects receive an additional 10% investment tax credit when the following attributes are met:

- Prevailing Wage & Apprenticeship Requirements - **high paying jobs, career growth and creation for rural communities with apprenticeship programs**
- Steel and Iron Requirements: products that are primarily steel and iron must be **100% produced in the United States**
- Manufactured Product Requirements: all components that are "manufactured products" are produced in the United States. This includes components **such as solar panels, transformers, trackers, etc.**

**By utilizing components that are produced in the United States, utility-scale solar farms are more economically competitive after achieving the Domestic Content Investment Tax Credit.** Further, utilizing steel, modules, and transformers produced in the United States mitigates supply chain risk while creating jobs and domestic innovation.



RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act

Domestic Content Tax Credit

**First Solar to Build \$1.1 Billion US Manufacturing Facility** First Solar Inc. is investing up to \$1.1 billion to construct its fifth manufacturing facility in the USA, further expanding America's capacity to produce its own photovoltaic (PV) solar modules.



**Qcells will manufacture every part of a silicon solar panel in the United States**

Qcells has announced it plans to invest more than \$2.5 billion to establish a complete solar supply chain in the United States. In addition to its existing two solar module assembly facilities in Dalton, Georgia, the company will build a new factory in the state that will manufacture 3.3 GW of silicon ingots, wafers, cells and more finished panels.



**PVH to open 6 GW U.S. solar tracker manufacturing site**

PV Hardware expects the plant to be operational in 2023. This is the first in a wave of solar supply chain onshoring in the wake of the Inflation Reduction Act.



**Not only are projects more competitive after utilizing domestic content and meeting prevailing wage and apprenticeship requirements, but utilizing steel and components that are manufactured in the United States has become an industry "best practice" because of the value added with job creation and domestic supply chain reliability.**

**System height and attributes:**



Modern solar energy systems are between 8'-12' max height depending on the angle of modules. **No concrete** is poured to secure our I-beams upon which modules and trackers are mounted. Minimal gravel roads would be used for typical maintenance and vegetation control.



Source: Nexttracker: <https://nexttracker.com/horizon-xtr/>



RECEIVED FROM ROBERT WILSON, 3-25-24



RECEIVED FROM ROBERT WILSON, 3-25-24

**Other common facilities in AP districts:**

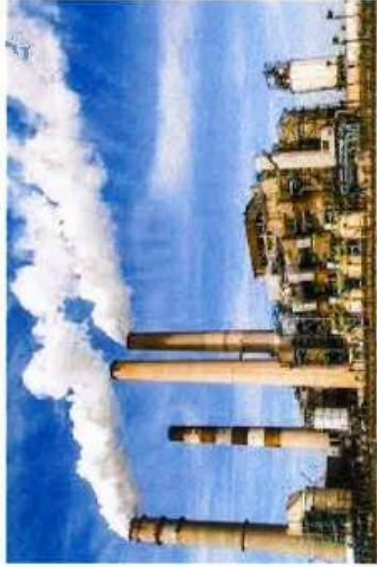
Modern solar energy systems are similar in height to center-pivot irrigation systems common in AP districts...



HANGLAND ENERGY MANAGEMENT

... and shorter than most modern crop sprayers.

**What is "industrial"?**



**Woodbury County Ordinance:**

**7. LI Limited Industrial Zoning District**

A. Purpose and Intent. The purpose of the Limited Industrial Zoning District is to provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites for the LI Zoning District should have excellent infrastructure especially transportation access via highways.

**8. GI General Industrial Zoning District**

A. Purpose and Intent. The purpose of the GI, General Industrial Zoning District is to provide for the orderly development of heavy commercial and industrial uses. Appropriate sites for the GI Zoning District should have excellent infrastructure including transportation access via highways, railroad, airports, or barge, sanitary sewerage, water service, and power supply.



RANGEL AND ENERGY MANAGEMENT

RECEIVED FROM ROBERT WILSON, 3-25-24



**What is "industrial"?**

Other "Conditional" uses permitted in Woodbury County AP Districts: Racetracks, RV Parks, Laboratories, Crackers, Landfills...

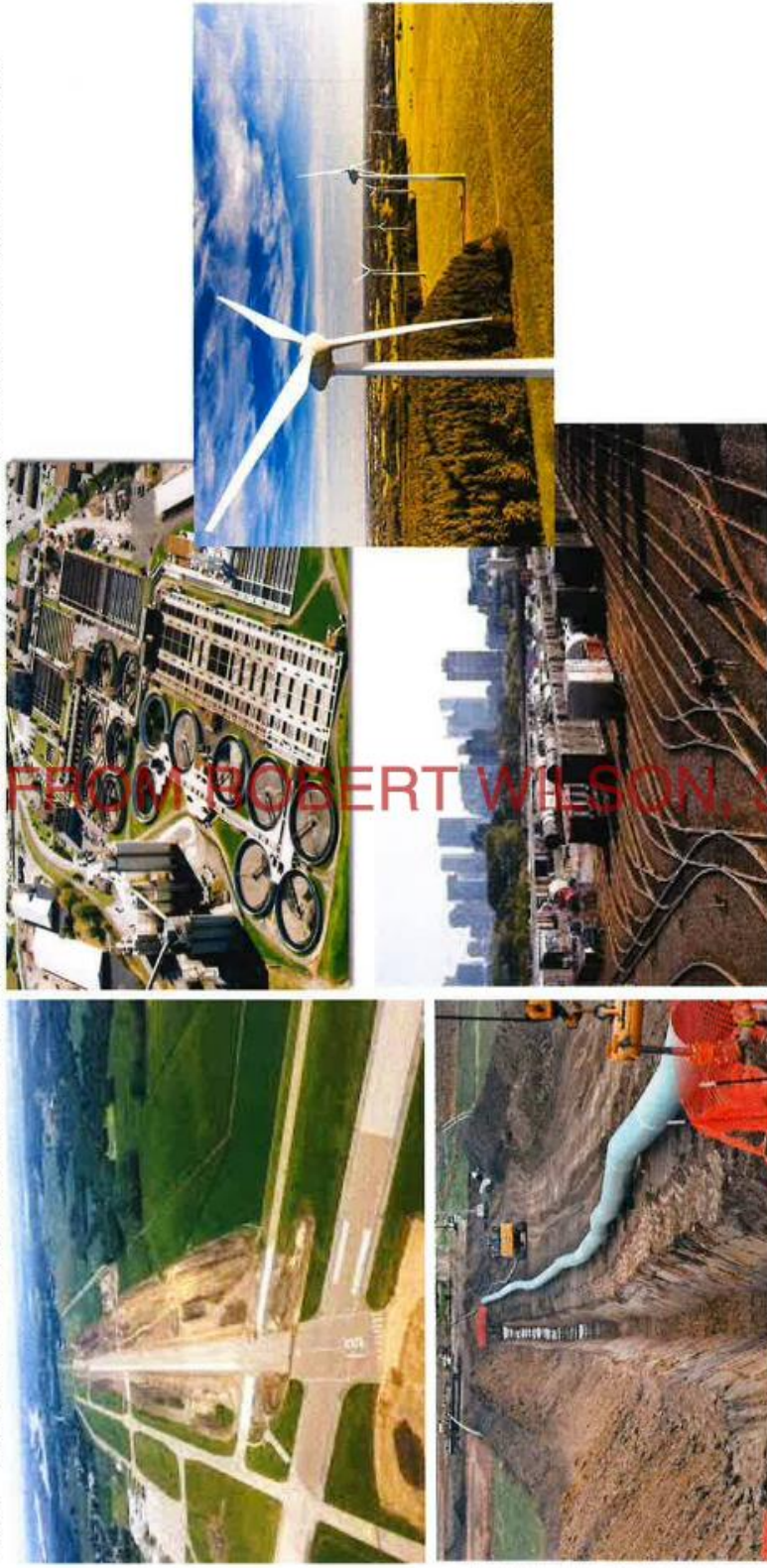


KANSASLAND ENERGY MANAGEMENT

RECEIVED FROM ROBERT WILSON, 3-25-24

**What is "industrial"?**

Other "Conditional" uses permitted in Woodbury County AP Districts: Airports, sanitation facilities, railyards, wind turbines, wind turbines....



RANGELAND ENERGY MANAGEMENT

RECEIVED FROM ROBERT WILSON, 3-25-24



### Utility-scale Solar Parks:

- No expansion of municipal water, sewer or electrical services required
- No installation of new paved roads required
- No emissions, waste, or noise during operations



Due to the low impact that our projects have on air quality, noise, and viewshed in areas suitable for PV development, we feel that they are better qualified for a conditional use permit in AP districts than many of the other conditional uses currently allowed in AP districts.

No Emissions

No Noise

No Traffic

During Operations



RECEIVED FROM ROBERT WILSON, 3-25-24

# LAND USE & NATURAL RESOURCES

## Goals

### Support sustainable agricultural practices.

- Ensure compliance with Iowa state code provisions for agriculturally zoned property.
- Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
- Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
- Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
- Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
- Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
- Create a roundtable of farmers and local agriculture businesses to voice concerns and needed resources to maintain sustainable business operations.
- Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.

### Preserve environmentally sensitive lands.

- Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open spaces for recreation.
- Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
- Strengthen existing control policies and grade and excavation limitations for development in the Lucas Hills.
- Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
- Communicate with the county's network of parks, trails, and campgrounds.
- Coordinate across jurisdictions to address litter and the dumping of waste.

### Limit urban sprawl and maintain the rural character of Woodbury County.

- Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land.
- Consider the lifetime costs of new infrastructure development.
- Limit interstate development to interchanges or to within city jurisdictions to preserve agricultural land and maintain scenic views of the Lucas Hills.
- Discourage leap-frog development outside of incorporated areas and limit density in unincorporated areas.
- Guide future development of non-agricultural uses to a compact pattern by erosion and economic expansion of public infrastructure.

### Empower landowners to be a partner in combating ecologically and economically harmful invasive and noxious species.

- Educate the public about invasive identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

### Reduce contaminants in surface water runoff.



Image source: iowaagriculture.com

- Provide resources for farmers to adopt best management practices.
- Provide resources for farmers to accept BMPs such as no-till methods and cover crops, to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy and programs of the USDA's National Resources Conservation Service for farmers in need of assistance.

- Continue sensible zoning policies.
- Educate residents and business owners of proper lawn fertilizer and chemical use.
- Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.

### Safeguard groundwater by identifying and limiting sources of pollution.

- Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells and planting nitrate-remediating plants near active well heads.

### Identify potential sources of air quality hazards in Woodbury County.

- Maintain a network of low-cost air quality monitors throughout the rural county.

### Maintain safe distances between industrial land use activities and residential, commercial, and institutional land uses.

- Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railway air hazards.

### Plan for the creation and use of alternative and renewable energy sources in Woodbury County.

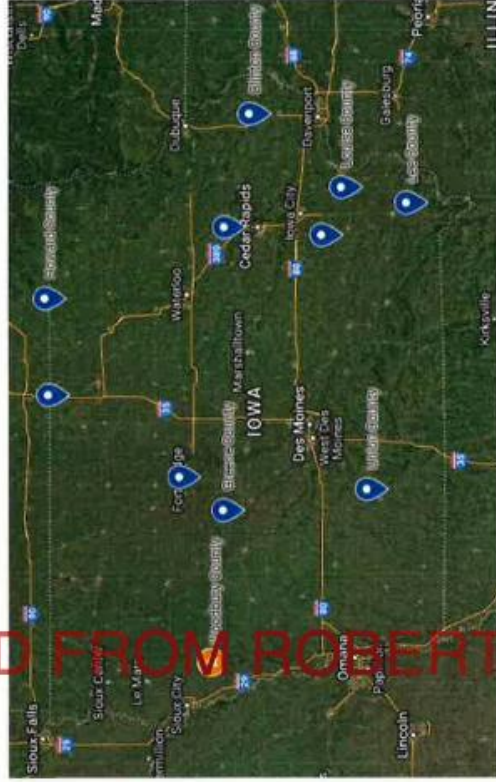
- Support landowners' individual choices to implement renewable energy infrastructure.
- Continually update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding for the expansion of electric vehicle charging infrastructure.



RECEIVED FROM ROBERT WILSON 3-25-24

### Economic Benefit of Comparable Projects

Project	County	Technology & MWac	Docket #
Big Dave Solar	Howard/Mitchell	PV 200 MWac	SCU-2019-0003
Coggon	Linn	PV 100 MWac	SCU-2021-0001
Creston	Union	PV-storage 75 MWac	SCU-2022-0005
Duane Arnold Solar	Linn	PV 50 MWac	SCU-2021-0002
Duane Arnold Solar II	Linn	PV 150 MWac	SCU-2021-0005
Soldfried	Washington	PV 200 MWac	60U-2022-0002
Grand Junction	Greene	PV-storage 150 MWac	60U-2022-0001
Hatchling	Clinton	PV 50 MWac	60U-2021-0006
Hawkeye	Clinton	PV 200 MWac	60U-2021-0005
Holiday Crest Solar	WeaVer-	PV 100 MWac	60U-2020-0001
Mapello Solar	Louis	PV 100 MWac	60U-2019-0001
Neveer	Lee	PV 150 MWac	60U-2022-0003
Worthme Solar Farm East	Worth	PV 149 MWac	27U-2319-0004
Worthme Solar Farm West	Worth	PV 500 MWac	60U-2019-0002

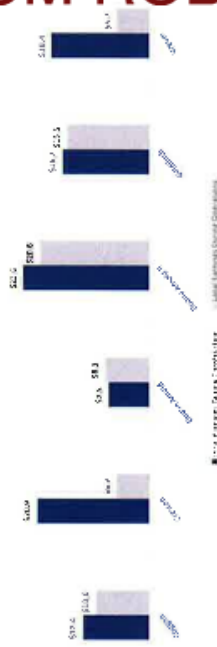


Restricting the CUP process to solely General Industrial zoning districts limits the ability of county officials to assess the potential positive impacts of utility-scale solar development that would otherwise be proposed under a broader CUP application. **By allowing for a CUP process for utility-scale solar development in AP districts, Woodbury County can assess long-term tax revenue and job creation on a case-by-case basis. A CUP Process** would also allow county officials to designate setback requirements and viewshed buffers, negotiate road-use agreements, and establish requirements for projects that alleviate the concerns of non-participating landowners. All while allowing participating landowners to see long-term lease revenue that doesn't fluctuate with commodity prices or adverse weather events – a stated component of the Land Use Goals in SIMPCO's 2040 Comprehensive Plan.

RECEIVED FROM ROBERT WILSON, 3-25-24

### Economic Benefit of Comparable Projects

Local Earnings Impact (\$mm)



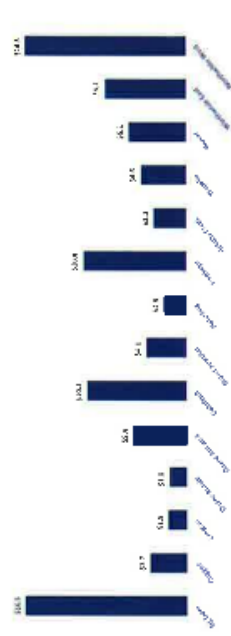
- 6 projects analyzed showing net local earnings impact and they showed an average of \$26.5mm in local earnings during construction and an average \$13.1 mm over the projects' lifetime operations
- Generally speaking, larger projects show greater local earnings impact

The ability for projects to propose job-creation, tax revenue projections, and community benefits packages to Woodbury County is preconditioned by a CUP process being permitting on lands in addition to GI districts. If projects can't demonstrate a net-benefit to the county in the CUP process, they can always be denied.

Parcels utilized in utility-scale PV projects contribute nearly 10x real and personal property tax revenue after the facility is in operation when compared to assessed taxes on agriculture parcels.

General Industrial parcels could contribute greater tax revenue to the county when developed by mixed-use or industrial developers by way of sales tax, fuel tax, etc. In addition, GI parcels are generally priced much greater, making PV development cost-prohibitive.

Property Tax Revenue (\$mm)



- This chart projects an average of \$6.7mm in property tax revenue total per stated over their lifetime (35-40 years) to all the local entities involved
- This average is approximately \$26K per year in property tax revenue
- There is significant variance in the amount of property tax estimated, most of which is likely due to the "best" project size and project probability as well as local property tax rates



RECEIVED FROM ROBERT WILSON, 3-25-24

Appendix

ROBERT WILSON, 3-25-24



Dear Dan Priestley,

I am writing on behalf of the City of Sioux City. The City of Sioux City opposes the proposed utility-scale solar energy system Zoning Ordinance Amendment dated March 21, 2024.

The City of Sioux City's concern is the lack of a required setback from City corporate boundaries. The City of Sioux City would support the creation of a protected area of two (2) miles from a City's corporate boundary. These protected areas would be similar to the recently approved requirements for wind turbines located in Woodbury County. The City of Sioux City also supports solar energy systems as an accessory use to industrial development.

The City of Sioux City has reviewed the draft Woodbury County Comprehensive Plan 2024, and agree with a number of the findings in the plan. Goal T5.7 states:

*Support efficient development of commercial and industrial operations in the Southbridge Interchange region.*

The City of Sioux City and Woodbury County have been working extensively to promote the Southbridge Industrial Park. The City and County have partnered to construct a new interchange that would increase access and marketability of the Southbridge area. The City is concerned that large Utility-Scale Solar Energy Systems would hamper these efforts and create an obstacle to further industrial development in the area.

The City of Sioux City supports the efforts of Woodbury County to provide renewable energy sources. However, the proposal would have a substantial negative impact on the potential growth of the City of Sioux City's industrial areas. Therefore, I urge you to consider a revised version of the proposal that includes the protected area from a City's corporate boundary. If City Staff can be of any assistance as you work on the proposal, please feel free to contact us.

Sincerely,

A handwritten signature in blue ink that reads "R. Scott".

Robert E. Scott  
Mayor

RECEIVED FROM RAND FISHER, 3-25-24



# CENTER

for Infrastructure & Economic  
Development

RECEIVED FROM RAND FISHER, 3-25-24

**Renewable Energy Policy  
Resource for Local Leaders**

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

**Remarks and Input from Jonjon Infrastructure and Economic Development (*The Center*) at the  
Woodbury County Planning and Zoning Solar Ordinance Hearing March 25, 2024**

Good evening! Rand Fisher, 15237 Woodcrest Drive, Clive, Iowa. I'm speaking this evening in my role as Director of The Center for Infrastructure and Economic Development. I will leave behind additional information and contact data that will more fully introduce the mission of our organization and its focus on local preparation, planning, and policies for facilitating renewable energy. When done thoughtfully, we believe renewable energy provides financial and quality of life improvements; creates good jobs; provides farmers and landowners income diversification and security; attracts new businesses and industries; and returns millions of dollars to local government and the regional economy.

At *The Center*, we have been following your work and deliberations. Like you, we know *good policy* is essential to *good projects*. Balancing individual choices, land owner rights, and necessary community protections isn't easy. Your commitment to citizen input, as well as policy research and discovery has been truly commendable.

## RECEIVED FROM RAND FISHER, 3-25-24

That said, this evening we're here to clearly express our concern over the current status of your ordinance restricting conditional use application and authority for utility scale solar, singularly to industrial zoned property. Industrial property typically provides for sewer, water, natural gas, multi-modal transportation, and other, often expensive infrastructure demanding services. In stark contrast, utility scale renewable energy sites do not require the investment, readiness, and marketing that accompany industrial sites and parks. We would urge you, and the Board of Supervisors to further confer with all the parties and organizations involved in county and regional economic development before restricting utility solar to this one zoning category.

By prudently allowing conditional use permits in the agricultural zoned area of the county you can avoid many issues while knowing the land will still be preserved to agriculture. Such would not be the case if land gets permanently moved to industrial. Other process inefficiencies and problems seem likely in only allowing industrial property for solar investment.

For these policy reasons, we strongly urge you to take a second look at how a limited use of agricultural property for utility scale solar energy could maintain and strengthen your agricultural heritage, quality of life, and individual freedom.

Respectfully submitted,

Rand Fisher

Center for Infrastructure and Economic Development

[rfisher@centerforpolicy.org](mailto:rfisher@centerforpolicy.org)

515 577 5900

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24





**CENTER**  
for Infrastructure & Economic  
Development

## Our Mission

The Center for Infrastructure and Economic Development works with local leaders seeking to transition their communities to adapt to and realize benefits from emerging infrastructure and energy technologies. Our goal is to help counties and municipalities stay centered on their core community identities while enabling sustainable, long-term economic growth that benefits local residents and businesses.

## Our Approach

At The Center, we believe the best policies are those that balance citizen concerns, energy needs and economic benefits. These policies will help local communities grow and prosper in an era of energy diversification and help lower energy costs during economic uncertainty.

## Issues



### Supporting Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that sponsor them. Many major manufacturers consider access to renewable energy as a key factor in locating new facilities, providing beneficial local economic ripple effects.



### Wind Energy

We value the safe installation and operation of wind energy developments. We work with local governments and communities to develop the best policies to meet that goal while achieving emission reduction targets and delivering reliable and cost-effective energy.



### Solar Energy

We understand community concerns of large-scale solar projects and we strive to highlight policies that address them while supporting reliable solar energy to meet customer demand.

RECEIVED FROM RAND FISHER, 3-25-24

## How Renewables Can Benefit Your Community?



### New Property Tax Revenue

Money that can be used to improve local services or infrastructure

### New Jobs

Well-paid jobs in a rapidly growing industry

### New Business

Businesses are increasingly looking to locate in places with access to renewable energy

### Reduce Carbon Emissions

Meet local emission reduction targets with clean renewable energy



## Our Services



### Ordinance Database

Our ordinance database provides you with quality examples from around the country of ordinances adopted by other local governments that both protect their communities and spur economic growth. Learn from your peers and see what's best for your county, city, or town.



### Case Studies

Go beyond numbers and data; hear from real results and real people.

The Center provides case studies and real world examples of how renewable energy projects, guided by sound policy, produce benefits for constituents and the greater community local officials are responsible for.



### Access to Experts & Research

The Center aims to be the one-stop shop for all of your policy needs. We provide your staff with access to world class experts in policy, energy, environment, and economic development. Get in the know with research from industry leading institutions about the ordinance for you.



RECEIVED FROM RAND FISHER, 3-25-24

Governors Terry Branstad and Mike Johanns serve as National Co-Chairs of the Center and State Chairs of their respective states.

**Former Iowa Governor Terry Branstad** is the nation's longest serving Governor and served as America's Ambassador to China. Governor Branstad has a strong history of working with leaders at the local, state and federal levels to advocate the benefits of renewable energy development. While Governor he signed the first renewable energy portfolio standard.

**Former Nebraska Governor Mike Johanns** has 30 years of service at every level of government, including serving as Secretary of the U.S. Department of Agriculture. Through decades of work with farmers and ranchers, Governor Johanns learned firsthand that harvesting wind and solar energy works in tandem with current agricultural methods while providing new sources of income for landowners.

## Get in Touch

Visit our website at:  
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Call us by phone:  
202-708-4963

Or send us an email:  
[randfisher@centerforlocalpolicy.org](mailto:randfisher@centerforlocalpolicy.org)

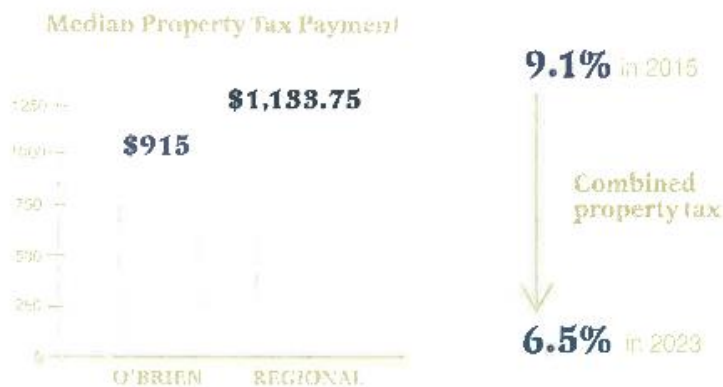




## Reducing Taxes while Funding Additional County Services – How O’Brien County Iowa Thrives with Wind Energy

Other Iowa Counties had to raise taxes. Wind Energy  
Meant O’Brien County Could Lower Them.

RECEIVED FROM RAND FISHER, 3-25-24



**With Lower Taxes, Revenue from Wind Fills County Coffers**



**Revenue from Wind Farms Fund Essential County Services and Infrastructure**



**RECEIVED FROM RAND FISHER, 3-25-24**

**The Wind Farms Strengthened the County Budget during COVID**



Between the added valuation and increased taxes, we were able to actually reduce tax rates when many counties in Iowa were having to raise taxes immensely to cover increased costs.



**Nancy McDowell**  
O'Brien County Supervisor



**O'Brien Has The 3rd Lowest Median Property Tax Payment Of Surrounding Counties**

## The Center Services -- Providing Fact-Based Expertise:



### Ordinance Database

Our ordinance database provides you with quality examples for the number of ordinances adopted by state local government's in the market. Their construction and economic growth.



### Case Studies

The Center provides case studies showing real world examples of how renewable energy projects can produce benefits to constituents.



### Access to Experts & Research

We provide your staff with access to world class experts in policy, energy, environment, economic development, and research from industry leading institutions.



**Governor Terry Branstad**  
National Co-Chairman and  
Iowa State Chairman



**Governor Mike Johanns**  
National Co-Chairman and  
Nebraska State Chairman

### Get in Touch

Phone: 202-709-4008 | [Web: www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Email: [info@centerforlocalpolicy.org](mailto:info@centerforlocalpolicy.org)

CenterILL Center of Local Policy

Center of Infrastructure and Economic Development

RECEIVED FROM RAND FISHER, 3-25-24



**CENTER**  
for Infrastructure & Economic  
Development

## The Renewable Energy Resource for Local Leaders

### Issues We Support

#### Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that seek for them.

#### Solar Energy

We strive to provide up-to-date information to address any concerns regarding large-scale solar projects.

#### Wind Energy

We value the safe installation and operation of wind energy to achieve emission reduction goals and deliver reliable and cost-effective energy.

### How Renewables Can Benefit Your Community?

#### New Property Tax Revenue

Money that can be used to improve local services or infrastructure.

#### Reduce Carbon Emissions

Reduce emissions to meet local reduction targets with clean renewable energy.

#### New Jobs

Well-paid jobs in a steadily growing industry.

#### New Business

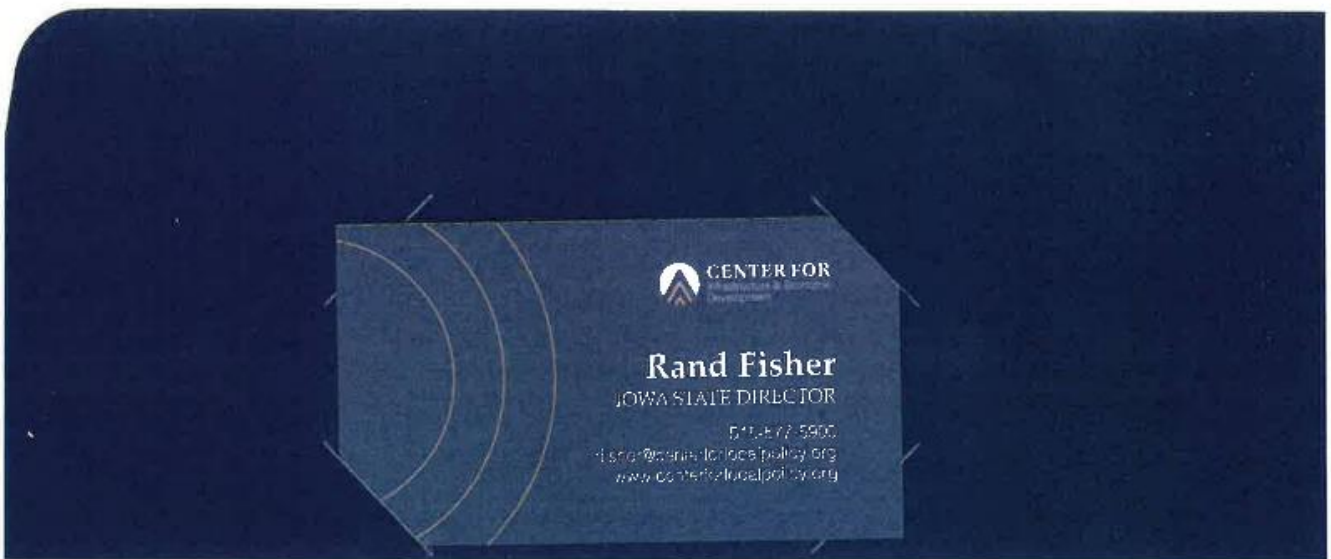
Attract businesses looking to locate in places with access to renewable energy.

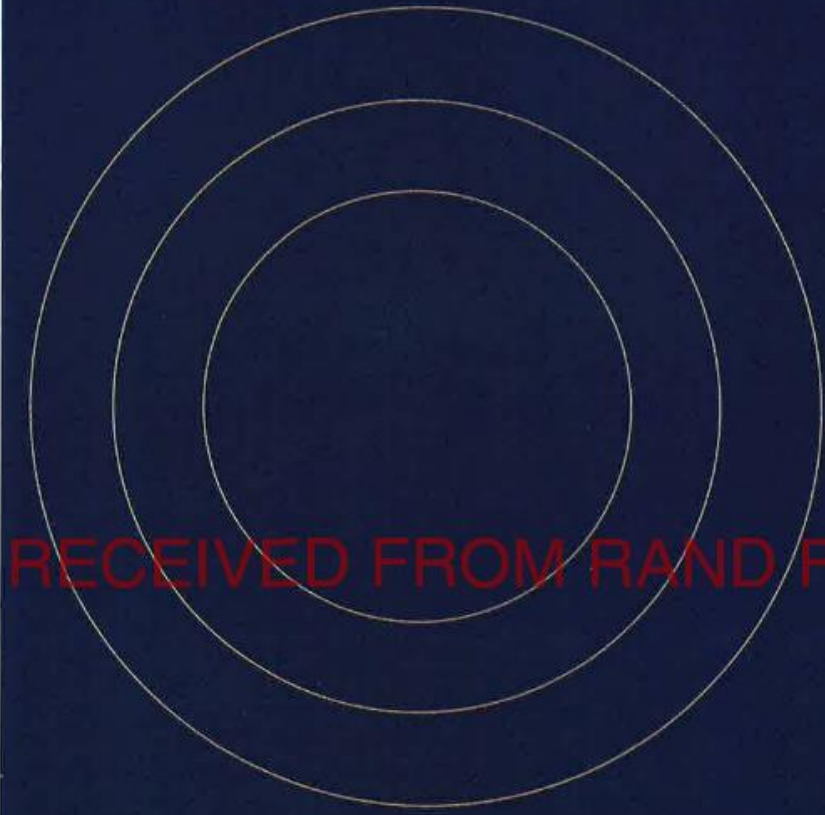
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24



RECEIVED FROM RAND FISHER, 3-25-24





RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24

You can help protect Woodbury County from future alternative energy abuses such as industrial wind turbines being zoned in agricultural lands, which in our case, would allow them to be placed near our homes.

Woodbury County is in the drafting phase of our new Comprehensive Plan, which gives the *Board of Supervisors, Planning and Zoning*, and the *Board of Adjustment*, direction when considering new ordinances and projects. A company called SIMPCO is in charge of taking public comments during this drafting phase. It is **very important** that they hear from you!

**Please call Erin Berzina (the planning director) and dictate to her the following changes we want to see in the Land Use & Natural Resources portion of the new Development Plan.**

RECEIVED FROM DANIEL HAIR, 3-25-24

**simpco**  
Erin Berzina, AICP  
Regional Planning Director

SIouxLAND INTERSTATE METROPOLITAN PLANNING COUNCIL

P: 712.224.8906  
C: 712.223.8687  
F: 712.279.6920  
1122 Pierce Street, Sioux City, IA 51105  
erinb@simpco.org  
www.simpco.org  
f /simpcocog @simpcocog

**Ask Erin to remove:** *Plan for the creation and use of alternative and renewable energy sources in Woodbury County. Support landowners' individual choices to implement renewable energy infrastructure.*



**Ask Erin to implement the following:** *Utility scale alternative and renewable energy sources should be zoned and placed in Industrial Districts in order to minimize adverse impacts to agricultural and residential living.*

- 1. Preserve agricultural land for agricultural purposes.*
- 2. Recognize that alternative and renewable energy projects should remain on industrial zoned land.*
- 3. Respect the intrinsic beauty of our Loess Hills, natural landscapes, and the great value of rural resident's quality of life.*
- 4. Utility scale alternative and renewable energy projects should be viewed as industrial activities.*
- 5. Preserve our agricultural land for future generations and protect our conservation areas for hunting, hiking, camping, and recreational use.*

RECEIVED FROM DANIEL HAIR, 3-25-24



Daniel Priestly  
Woodbury Co. Community & Economic Development  
620 Douglas St. 6th Floor  
Sioux City, IA 51101  
dpriestley@woodburycountyiowa.gov

**THIS IS NOT AN INVOICE**

## AFFIDAVIT OF PUBLICATION

#363135- Public Hearing - Floodplain Management

The undersigned, being first duly sworn on oath, states that Iowa Information Media Group, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Sheldon, Iowa, the publisher of newspapers of general circulation as identified below, and printed and published in the city of Merville, Woodbury, Iowa, and that a legal notice, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in the publication(s) and editions dated as follows:

363135	The Record	4/18/24	\$79.61
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A handwritten signature in black ink, appearing to read 'Myrna Wagner', with a large, sweeping flourish at the end.

Myrna Wagner  
Management, The Record

Subscribed and sworn to before me by said  
Myrna Wagner this 18th day of April, 2024

A handwritten signature in black ink, appearing to read 'Lori Wiersma', written in a cursive style.

Lori Wiersma  
Notary Public in and for State of Iowa



# Notice Regarding Public Hearings

## NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO "SECTION 5.03 FLOODPLAIN MANAGEMENT ORDINANCE" IN THE WOODBURY COUNTY ZONING ORDINANCE

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, April 23, 2024 at 4:40 PM, Tuesday, April 30, 2024 at 4:40 PM and Tuesday, May 7, 2024 at 4:40 PM or as soon as possible thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the second and third public hearings may be waived by the Board of Supervisors.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Tue., Apr. 23, 2024.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing.

### Item One (1)

**SUMMARY OF ZONING ORDINANCE TEXT AMENDMENT TO SECTION 5.03: FLOODPLAIN MANAGEMENT ORDINANCE IN THE WOODBURY COUNTY ZONING ORDINANCE.** SUMMARY: A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections with updated content. Amendment #1 - On page 59, to repeal and replace the text in Section 5.03.1 AA with the following: AA. New Factory-Built Home Park Or Subdivision - A

factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; Amendment #2 - On page 62, to repeal and replace the text in Section 5.03.3 B with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; Amendment #3 - On page 72, to repeal and replace the text in Section 5.03.10 B(4) with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature

of the Administrator. (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; Amendment #4 - On page 73, to repeal and replace the text in Section 5.03.10 C(2) with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b).

**EFFECTIVE DATE:** This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Published in The Record  
Thursday, April 18, 2024  
(#363135)

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 4/18/24

Weekly Agenda Date: 4/23/24 4:42

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley

**WORDING FOR AGENDA ITEM:**

A) Receive the Zoning Commission's final report and recommendation of the Woodbury County Comprehensive Plan 2040 from their 3/25/24 meeting. B) Conduct the first public hearing for the consideration of the proposed Woodbury County Comprehensive Plan 2040. C) Approve the first reading of the Comprehensive Plan.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

**BACKGROUND:**

On November 24, 2020, the Woodbury County Board of Supervisors voted to approve a contract with the Siouxland Interstate Metropolitan Planning Council (SIMPCO) to facilitate a new Comprehensive Plan to update/replace the 2005 plan. By nature, a comprehensive plan informs future directions, decisions, and policies through the analysis of current and past conditions. This insight contributes to future economic strength, as well as improvements to quality of life, housing, transportation, and all other aspects that support residents daily lives. In addition, this comprehensive plan devotes a chapter to disaster response, recovery, and resiliency to ensure that Woodbury County uses foresight in planning and preparation for future pandemics and other natural disasters. This project was funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020. Some of the goals of the CARES Act are to invest in future stability, growth, and opportunity and to develop a strong and resilient recovery. This update coincided with the COVID-19 pandemic, which inevitably influenced the plan's contents and direction. Each chapter addresses resiliency in county infrastructure, services, and land development. A new chapter is devoted specifically to Disaster Response, Recovery, and Resiliency, addressing public safety, public health, and how they are both applicable to disasters of all kinds. A Steering Committee was formed from County departments and provided background information and input needed to undertake the public input efforts.

On March 25, 2024, the Woodbury County Zoning Commission voted to recommend the draft Woodbury County Comprehensive Plan 2040 to the Board of Supervisors.

**FINANCIAL IMPACT:**

0

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

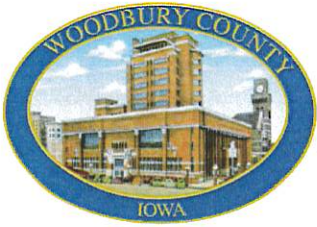
Receive the Zoning Commission's recommendation from their March 25, 2024 meeting.

Open and close the public hearing (Set Time - 4:42 PM)

The 2nd and 3rd public hearings have been scheduled for Tuesday, April 30, 2024 at 4:42 PM and Tuesday, May 7, 2024 at 4:42 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

- A) Receive the Zoning Commission's final report and recommendation of the Woodbury County Comprehensive Plan 2040 from their 3/25/24 meeting.
- B) Conduct the first public hearing for the consideration of the proposed Woodbury County Comprehensive Plan 2040.
- C) Approve the first reading of the Comprehensive Plan.



WOODBURY COUNTY  
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors  
620 Douglas Street  
Sioux City, Iowa 51101

RE: Zoning Commission Comprehensive Plan for 2040 Recommendation

Dear Board of Supervisors:

The Woodbury County Zoning Commission voted 5-0 to recommend approval of the proposed Comprehensive Plan 2040 (Comp Plan) as prepared for Woodbury County by SIMPCO.

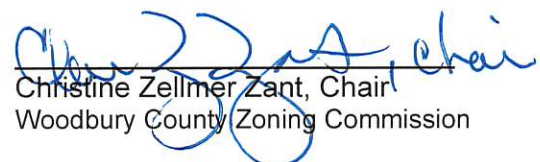
The Comp Plan has been before the Zoning Commission on numerous occasions including on May 22, 2023 as an informational item, January 22, 2024 as a public hearing, and March 25, 2024 as a public hearing. Woodbury County and SIMPCO originally entered into an agreement for SIMPCO to prepare the plan in December of 2020. Since that time, SIMPCO staff has engaged the public through various means and has developed a plan that can be used as a basis for future decision-making on a number of issues including housing, economic development, transportation, public infrastructure and utilities, community facilities and services, land use and natural resources, disaster response, recovery, and resiliency, etc.

During the public hearing on March 25, 2024, the Zoning Commission voted unanimously to recommend approval of the Comp Plan with a modification to the draft presented to include a statement under the renewable energy infrastructure that states support of landowners' individual choices to implement renewable energy infrastructure for personal and private use.

For further context regarding our proceedings, access to our meeting information including agendas, backup materials, minutes, and audio are available through the Woodbury County website at: [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/). Again, the Comp Plan was brought to the Zoning Commission on May 22, 2023, January 22, 2024, and March 25, 2024.

Please refer to the draft copy of the Zoning Commission minutes from March 25, 2024 for further details about the Commission's recommendation.

Dated this 8 day of April, 2024

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**RESOLUTION NUMBER \_\_\_\_\_**

**RESOLUTION TO APPROVE THE WOODBURY COUNTY COMPREHENSIVE PLAN 2040**

**WHEREAS**, Woodbury County residents and community members have provided detailed feedback on matters related to the future growth and prosperity of the Woodbury County community through a public input process; **AND**

**WHEREAS**, the Zoning Commission held a public hearing to discuss the plan and recommended approval of the Woodbury County Comprehensive Plan for 2040 by the Board of Supervisors; **AND**

**WHEREAS**, the Board of Supervisors has held three (3) public hearings to discuss the Comprehensive Plan; **AND**

**WHEREAS**, the Board of Supervisors has determined that the Comprehensive Plan meets the goals of providing a legal basis for land use regulation by analyzing existing conditions and developing growth goals and presenting a unified and compelling vision for the community which includes specific actions necessary to fulfill that vision.

**NOW, THEREFORE, BE IT RESOLVED**, by the Board of Supervisors of Woodbury County, Iowa, that the Woodbury County Comprehensive Plan for 2040 is hereby adopted.

SUPERVISOR \_\_\_\_\_ seconded the motion to adopt the resolution, and upon the question being put and roll being called, the following supervisors voted:

AYES:

NAYS:

ABSENT:

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2024.

\_\_\_\_\_  
Matthew Ung, Chairperson, Board of Supervisors

ATTEST: \_\_\_\_\_

Patrick F. Gill, Woodbury County Auditor



**Woodbury County  
Comprehensive Plan  
2040**



**Woodbury County Comprehensive Plan  
for 2040**



# ***Acknowledgements & Contributors***

## ***Steering Committee***

Gary Brown, Former Director, Woodbury County Emergency Services  
David Gleiser, Former Director, Woodbury County Community and Economic Development  
Kevin Greime, Director, Siouxland District Health Department  
Dan Heissel, Director, Woodbury County Conservation Board  
Mark Nahra, County Engineer, Woodbury County Secondary Roads  
Scott Mitchell, Director, Woodbury County Emergency Services  
Michael Montino, Coordinator, Woodbury County Emergency Management  
Dan Priestley, Zoning Coordinator, Woodbury County Community and Economic Development  
Keith Radig, Woodbury County Board of Supervisors  
Chad Sheehan, County Sheriff, Woodbury County Sheriff's Office  
Tom Theisen, Chair, Woodbury County Board of Adjustment  
Christine Zellmer-Zant, Chair, Woodbury County Zoning Commission

## ***Woodbury County Board of Supervisors***

Matthew Ung, Chairperson – 4<sup>th</sup> District  
Jeremy Taylor, Vice Chairperson – 5<sup>th</sup> District  
Daniel Bittinger II, Supervisor – 2<sup>nd</sup> District  
Mark Nelson – 3<sup>rd</sup> District  
Keith Radig – 1<sup>st</sup> District

## ***Woodbury County Zoning Commission***

Christine Zellmer-Zant, Chairperson  
Thomas Bride, Vice Chairperson  
Corey Meister  
Jeffrey O'Tool  
Barb Parker  
Dan Bittinger, Board Liaison  
Keith Radig, Board Liaison

## ***Woodbury County Board of Adjustment***

Daniel Hair, Chairperson  
Pam Clark, Vice Chairperson  
Ashley Christensen  
Tom Thiesen  
Doyle Turner  
Dan Bittinger, Board Liaison

## ***SIMPCO Staff***

Corinne Erickson, Regional Planner  
Erin Berzina, Regional Planning Director

*This project is funded in part by a U.S. Economic Development Administration CARES Act funds received and distributed by SIMPCO*

# Table of Contents

<i>Introduction</i> .....	6
Comprehensive Plan Purpose	
Iowa Smart Planning	
Plan Process	
Plan Adoption, Distribution and Amendments	
Public Participation	
Vision Statement	
<i>Community Profile</i> .....	14
Location and History	
Government Structure	
Population and Demographic Trends	
Age Structure	
Diversity	
<i>Chapter 1: Housing</i> .....	23
Iowa Smart Planning Principles	
Housing Trends	
Housing Stock	
Housing Costs	
Home Values	
Owner-occupied Housing	
Homelessness	
Survey Results Synopsis	
Goals & Objectives	
<i>Chapter 2: Economic Development</i> .....	38
Iowa Smart Planning Principles	
Commercial & Industrial Areas	
Industry Clusters	
Laborshed	
Employment & Income	
Education	
Workforce Development	
Workforce Housing	
Quality of Life	
Broadband & Cellular Service	
Economic Development Programs	
Survey Results Synopsis	
Goals & Objectives	
<i>Chapter 3: Transportation</i> .....	56
Iowa Smart Planning Principles	
Streets	
Public Transit	
Commuting to Work	
Trail Network	
Railroad	
Air	

Water	
SRTPA Long Range Transportation Plan	
Survey Results Synopsis	
Goals & Objectives	
<b>Chapter 4: Public Infrastructure &amp; Utilities.....</b>	<b>71</b>
Iowa Smart Planning Principles	
Energy	
Drinking Water	
Telecommunications	
Waste Management	
Pipelines	
Survey Results Synopsis	
Goals & Objectives	
<b>Chapter 5: Community Facilities &amp; Services.....</b>	<b>85</b>
Iowa Smart Planning Principles	
Government Buildings	
Parks & Recreation	
Educational Services	
Public Safety	
Health & Social Services	
Events & Culture	
Survey Results Synopsis	
Goals & Objectives	
<b>Chapter 6: Land Use &amp; Natural Resources .....</b>	<b>102</b>
Iowa Smart Planning Principles	
Current Zoning Map	
Zoning Ordinance Summary	
Land Use Designations	
Current Land Use	
Future Land Use	
Agriculture	
Natural Resources	
Water Resources	
Soils	
Air Quality	
Renewable Energy Infrastructure	
Survey Results Synopsis	
Goals & Objectives	
<b>Chapter 7: Disaster Response, Recovery, &amp; Resiliency .....</b>	<b>129</b>
Iowa Smart Planning Principles	
Natural & Public Health Risks	
County & Regional Plans to Address Disasters	
Response, Recovery, & Resiliency	
Survey Results Synopsis	
Goals & Objectives	

*Chapter 8: Implementation & Administration* ..... 144  
    Implementation Action Plan  
    Funding Sources  
    Implementation Tool  
*Appendices*..... 172

*Cover images credit: SIMPCO (upper left and lower right photos), Woodbury County Conservation Board (upper right and lower left photos)*

# Introduction

## Comprehensive Plan Purpose

The Woodbury County Comprehensive Plan 2020 is intended to serve as an advisory document that outlines the county’s vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community’s vision and goals for the future. This comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

The plan can inform grant applications and leverage funding for community projects. Funding agencies look to the plan to learn about the community resources and needs. County Staff can utilize the comprehensive plan as a guide in their work on behalf of the community. The comprehensive plan document provides legal justification for community decisions and ensures that local policies are in step with those of state, regional, and federal planning best practices. The plan process incorporated public participation and facilitated intergovernmental collaboration through review and consideration of neighboring jurisdictions policy and plans.



## Iowa Smart Planning

In 2010, Iowa's legislation passed the Iowa Smart Planning Act that encourages communities to incorporate ten smart planning principles when drafting a comprehensive plan. The following ten (10) smart planning principles are intended to produce greater economic opportunity, enhance environmental integrity, improve public health outcomes, and safeguard a community's quality of life. All the Iowa Smart Planning topics are discussed or referenced in this comprehensive plan document. The Woodbury County Comprehensive Plan 2040 considers the Smart Planning Principles outlined in the Iowa Smart Planning Act.

### IA Smart Planning Principles

- 1) *Collaboration*
- 2) *Efficiency, Transparency, and Consistency*
- 3) *Clean, Renewable, and Efficient Energy*
- 4) *Occupational Diversity*
- 5) *Revitalization*
- 6) *Housing Diversity*
- 7) *Community Character*
- 8) *Natural Resources and Agricultural Protection*
- 9) *Sustainable Design*
- 10) *Transportation Diversity*

The ten smart planning principles are described in Iowa Code Section 18B.1. The Code also states guidelines for the plan contents including the following thirteen elements that are described in the Iowa Smart Planning Guide and restated in the corresponding chapters of this comprehensive plan. Thirteen smart planning elements include: 1) Public Participation, 2) Issues and Opportunities, 3) Land Use, 4) Housing, 5) Public Infrastructure and Utilities, 6) Transportation, 7) Economic Development,

8) Agricultural and Natural Resources, 9) Community Facilities, 10) Community Character, 11) Hazards, 12) Intergovernmental Collaboration, 13) Implementation.

## Plan Process

Woodbury County contracted services with Siouxland Interstate Metropolitan Planning Council (SIMPCO) to facilitate the Comprehensive Plan update process. By nature, a comprehensive plan informs future directions, decisions, and policies through the analysis of current and past conditions. This insight contributes to future economic strength, as well as improvements to quality of life, housing, transportation, and all other aspects that support residents' daily lives. In addition, this comprehensive plan devotes a chapter to disaster response, recovery, and resiliency to ensure that Woodbury County uses foresight in planning and preparation for future pandemics and other natural disasters. This project was funded by the Coronavirus Aid, Relief, and Economic Security (CARES) Act of 2020. Some of the goals of the CARES Act are to invest in future stability, growth, and opportunity and to develop a strong and resilient recovery. This update coincided with the COVID-19 pandemic, which inevitably influenced the plan's contents and direction. Each chapter addresses resiliency in county infrastructure, services, and land development. A new chapter is devoted specifically to Disaster Response, Recovery, and Resiliency, addressing public safety, public health, and how they are both applicable to disasters of all kinds.

A Steering Committee was formed from County departments and provided background information and input needed to undertake the public input efforts. The following timeline was followed to review and adopt this Comprehensive Plan.

<b>Meeting or Task</b>	<b>Date</b>
<b>Introduction Meeting – Steering Committee</b> Introduction, Background, SWOT, Schedule	<b>February 11, 2021</b> SIMPCO – Virtual Format
<b>Steering Committee Meeting #2</b> SWOT, Data Analysis and County Trends	<b>April 15, 2021</b> SIMPCO - In-person/Virtual Hybrid Format
<b>Public Input Survey</b>	<b>July 5-August 31, 2021</b> Online and Paper Survey
<b>Steering Committee Meeting #3</b>	<b>October 21, 2021</b> SIMPCO - In-person/Virtual Hybrid Format
<b>Public Open Houses (4)</b>	<b>September, 2022</b> Hornick, Merville, Sergeant Bluff, Anthon
<b>Steering Committee Meeting #4</b>	<b>October 26, 2022</b>
<b>Steering Committee Meeting #5</b>	<b>November 30, 2022</b>
<b>Steering Committee Meeting #6</b>	<b>February 13, 2023</b>
<b>Final Public Open House</b>	<b>April 26, 2023</b> Woodbury County Courthouse in Sioux City
<b>Public Comment Period</b> <b>PZ Meeting (4<sup>th</sup> Monday every month)</b> <b>Board of Supervisors 3 readings (meet weekly)</b>	

## Plan Adoption, Distribution and Amendments

Woodbury County is encouraged to review and amend the plan as needed through the County Zoning Commission and County Board of Supervisors. **The Woodbury County Comprehensive Plan 2040 was updated and adopted by Resolution #2023-\_\_\_\_\_ on \_\_\_\_\_.** Following its adoption, copies of the comprehensive plan or amended plan shall be sent or made available to neighboring counties, cities within the county, the council of governments or regional planning commission where the county is located, and public libraries within the county. Section 335.5 Iowa Code states the following regarding notice, adoption, and distribution of the plan.

***Iowa Code 2021 335.5 Regulations and Comprehensive Plan – considerations and objectives - notice, adoption, distribution.***

*4. a. A comprehensive plan recommended for adoption or amendment by the zoning commission established under section 335.8 may be adopted by the board of supervisors. The board of supervisors shall not hold a public hearing or take action on the recommendation until it has received the zoning commission's final report containing the recommendation.*

*b. Before taking action on the recommendation, the board of supervisors shall hold a public hearing at which parties in interest and citizens shall have an opportunity to be heard. Notice of the time and place of the hearing shall be published as provided in section 331.305.*

*c. The board of supervisors may amend a proposed comprehensive plan or amendment prior to adoption. The board of supervisors shall publish notice of the meeting at which the comprehensive plan or amendment will be considered for adoption. The notice shall be published as provided in section 331.305.*

## Public Participation

Iowa Smart Planning Guide states the following regarding the public participation element of the comprehensive plan: Information relating to public participation during the creation of the comprehensive plan or land development regulations, including documentation of the public participation process, information identified in the public comment received, and identification of any work groups created to assist in the process.

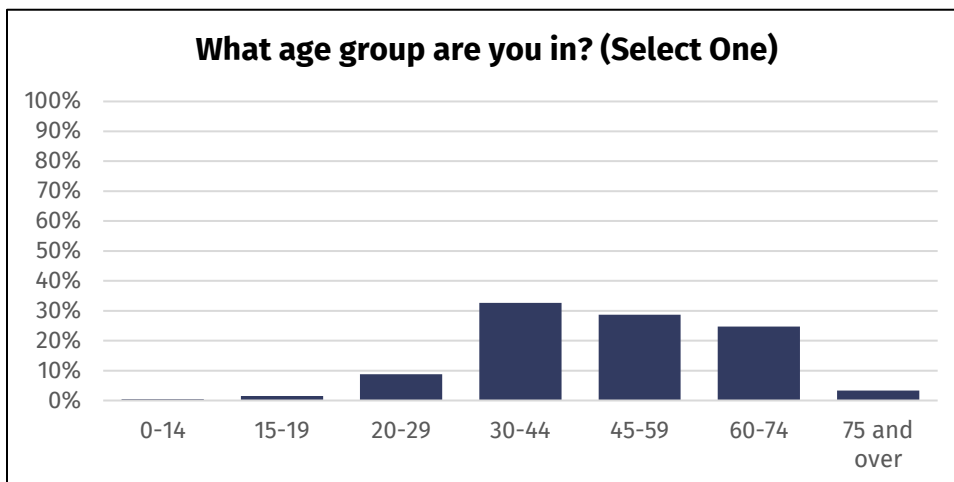
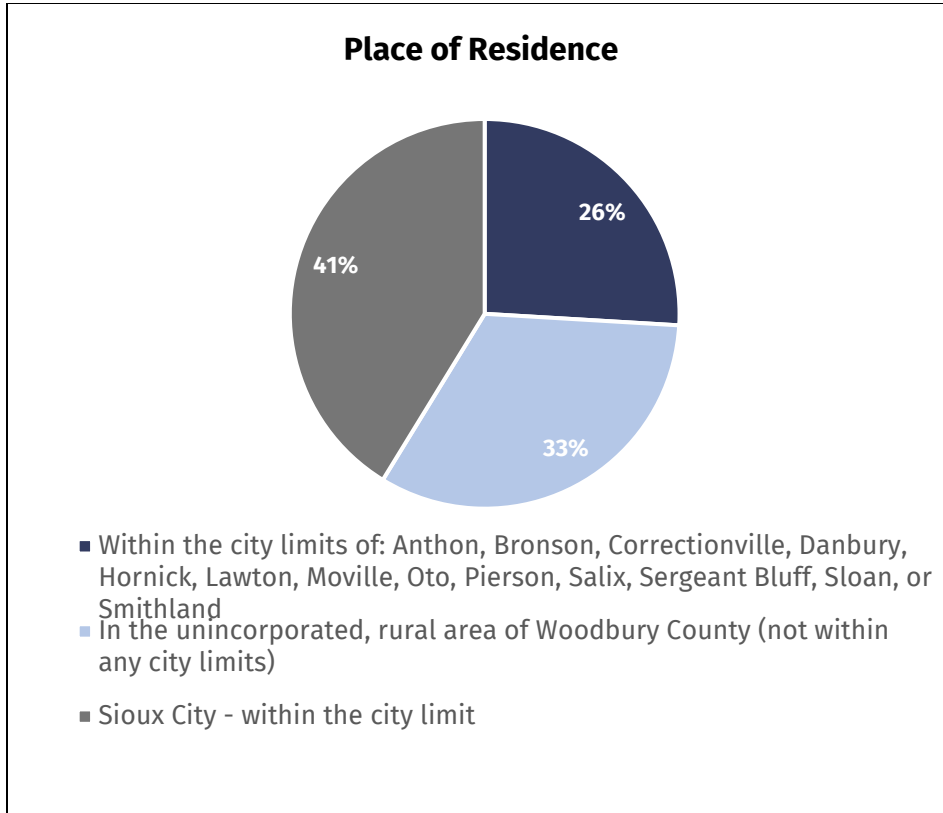
### Woodbury County Comprehensive Plan 2040 Public Input Survey

SIMPCO staff developed and administered a public input survey in summer 2021 to gather public opinions to help advise Comprehensive Plan goals. Members of the public were invited to share their opinions about plan topics including Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency. The survey included 15 questions covering the aforementioned topics. Paper copies of the survey were hand-delivered or mailed to City Halls, and completed paper copies of surveys were hand-collected from City Halls. An online survey was distributed and marketed during the period of July 5 – August 31, 2021. Paid Facebook marketing was utilized as an online marketing tool to increase responses, and a booth at the Woodbury County Fair was secured to increase awareness. As part of the Woodbury County fair booth, a cooler was raffled to increase participation. Four hundred fifty-eight (458) County residents participated in the 2021 survey. Full results of the survey can be found in Appendix 9 and results are summarized by topic within each chapter.

### Summer 2021 Public Input Survey Participant Demographics



The following graphs show the survey participant age and location. Survey results relevant to each topic will be presented in each chapter, to highlight the results most pertinent to the chapter’s subject matter. The survey produced rich feedback from residents that was instrumental in the creation of the County’s goals and objectives for 2040.



### **Open Houses**

SIMPCO staff held four (4) public input meetings throughout the month of September 2022 in Hornick, Merville, Sergeant Bluff, and Anthon. Draft goals and objectives for each chapter and the current land use map of the county were printed on large posters and displayed on easels. Attendees were encouraged to read the posters at their own pace and fill out comment cards on topics of interest. SIMPCO and county staff were available to



answer questions, field verbal comments, and discuss community concerns.

Eleven residents attended in-person open houses and six contributed comments online. All comments received both in person and online during the Fall 2022 comment period are presented in the Appendix.

After a draft of the plan was completed in April 2023, SIMPCO staff hosted a final public open house in partnership with County staff at the Woodbury County Courthouse in Sioux City. This followed the same format as prior open houses, with information from each topic area in the plan summarized and displayed on posters. Comment cards were provided to attendees, and staff members from SIMPCO and the County were available to answer questions and collect input.

The event was advertised in local newspapers throughout the County, on the Facebook page for the project, and on the project website. On event flyers and Facebook posts, the planning team provided a link where anyone who was unable to attend the event could contribute comments.

About 15 residents attended this final public open house and one person contributed input online. All comments received both in person and online during the Spring/Summer 2023 comment period are presented in the Appendix.

During the public comment period (4/13/2023 – 6/15/2023), the full draft plan was sent via email to a diverse contact list of relevant interests in the county. These interests included agencies and organizations related to social services, natural resources, economic development, housing, public health, transportation, and telecommunications. The draft was also distributed to all county staff and each city located in the county.

### **Website and Social Media**

A website was created to hold plan documents and information, steering committee meeting agendas, minutes, and presentations. A Facebook page was created to promote plan updates,

direct residents and business owners to the plan website, and increase participation in public input.

SIMPCO staff created a video presentation about the draft goals and objectives that were presented at town halls, which was posted to the project website and advertised on Facebook. Comments on the draft goals and objectives were collected in November 2022. Participants who contributed at least three comments about the goals were entered into a drawing to win one of two gift cards. The comments about the draft goals and objectives gathered from online and in person events are compiled in the Appendix. Links to the Facebook page and project website are listed below.

Facebook page: [facebook.com/WoodburyCoCompPlan2040](https://facebook.com/WoodburyCoCompPlan2040)

Project website: [simpco.org/woodbury-county-comprehensive-plan](https://simpco.org/woodbury-county-comprehensive-plan)

## *Vision Statement*

A vision statement is an aspirational statement about the community and its direction for the future. The Woodbury County Comprehensive Plan Vision Statement was drafted from steering committee input and from public comments gathered through the community survey. The major themes from each source were used to form the following vision statement.

*Woodbury County is a place where:*

- ***rural character and a strong sense of community are shared;***
- ***land development is managed in a way that complements and enhances the County's character and upholds residents' ideals;***
- ***economic development is rooted in a diverse, agriculture-based economy, focused on opportunities to grow and enhance existing businesses and industry, provide a supportive environment for new enterprises, and develop a robust workforce;***
- ***conservation and stewardship of natural resources is a matter of pride and shared ownership;***
- ***demand for a quality and affordable standard of living is met;***
- ***government exists to serve people and to protect the public health, safety, and welfare to ensure a prosperous and resilient future.***

# Community Profile

## Location and History

Woodbury County is located in Northwestern Iowa, bordered by Plymouth County, Iowa on the north, Union County, South Dakota to the northwest, and the Nebraska counties of Dakota and Thurston to the west. Northwest Woodbury County is comprised of the Sioux City Metropolitan area, which serves as the economic hub of the tri-state region.

The Missouri River forms the western county and state border and has shaped the landscape of western Iowa for thousands of years. Woodbury County is located within the unique Loess Hills landform, created from wind deposits of riverbed soils from the Missouri River valley that were crushed into a fine powder by glaciers during the last ice age. These geological forces shaped the landscape into rolling hills and gave the soil its characteristic “sugar clay” texture.

Prior to European settlement in the 19th century, the land that Woodbury County now occupies was a mixture of loess prairie, deciduous forests, wetlands, and alluvial ecosystems. Several Native American communities, such as the Great Oasis, Mill Creek, and Oneota cultures occupied this region hundreds of years prior to European settlement. Around the time of European settlement, the Dakota Sioux were living in the region. As European settlers pushed westward, many Native American tribes such as the Ho-Chunk (Winnebago) people were forced to move from the Great Lakes area to this region.

Once European explorers, such as Lewis and Clark, mapped and recorded western land, these areas were gradually opened up to European settlers. As this region grew in European population, the county received official recognition by the Iowa legislature in 1853. Originally called Wahkaw, it was renamed Woodbury County in honor of a United States Congressman and Supreme Court justice, Levi Woodbury, from New Hampshire. The young settlement of Sioux City, platted just two years prior, was declared the county seat in 1856, replacing the original county seat of Floyd’s Bluff. The county’s location along the Missouri River, as well as the rich loess soils, made this region ideal for agriculture. Proximity to the Missouri River also contributed to the growth and success of the region’s agricultural and meatpacking industries by providing access to western markets via steamboat trade. The development of the railway network solidified Sioux City’s economic role as a gateway for the shipment of goods via train from major eastern cities such as Chicago, to western markets in the Dakotas and Montana Territories via steamboat.



Sioux City Public Library Virtual Collections. *Proceedings of the Academy of Science and Letters.*

## Government Structure

The County Board of Supervisors consists of five elected officials serving four-year terms and the administrative offices of the Finance/Operation Controller, Board Administrative Coordinator, and an Executive Secretary/Public Bidder. The board has many responsibilities which exhibit characteristics of both executive and legislative powers in their many varied duties. For example, this body functions as the county's financial management office, makes decisions about taxation, is responsible for construction and maintenance of the county road system, and determines the disposition of claims against the county. The Board of Adjustment is a quasi-judicial committee made up of five appointed citizens who live in unincorporated Woodbury County. They make decisions about zoning interpretations, conditional uses, and variances in the case of unusual circumstances that would result in unnecessary hardship for a resident's land if the code were enforced verbatim.

In addition to the Board of Adjustment, there are eight other committees that are mandated by State of Iowa code, 16 committees based on various Chapter 28E, or cross-jurisdictional agreements, five based on general agreements, and five special purpose committees. The county's administrative offices handle a wide range of duties, such as public health, social services, and tax collection. A list of these committees and administrative offices is included for reference below.

### Administrative Offices:

- Sioux City Assessor
- Woodbury County Assessor
- Attorney
- Auditor
- 911 Communication Center
- Community and Economic Development
- Conservation Board
- Elections Office
- Emergency Services
- Human Resources
- Motor Vehicle
- Recorder
- Secondary Roads
- Sheriff
- Siouxland District Health
- Social Services
- Treasurer
- Veteran Affairs
- Weed Commissioner

### Mandated Committees:

- 911 Service Board
- Board of Adjustment
- Conservation Board
- DECAT Board
- Emergency Management Commission

### General Agreement Committees:

- Community Action Agency of Siouxland Board of Directors
- Highway 20 Association
- Law Enforcement Authority
- Siouxland Economic Development Corporation
- STARCOMM

### Chapter 28E Agreement Committees:

- Area Solid Waste Board (Landfill)
- Hungry Canyons

- Loess Hills Alliance
- Loess Hills Development and Conservation Authority
- Loess Hills Economic Development
- Loess Hills Scenic Byway
- National Resources Conservation Service
- Region IV Hazardous Materials Commission
- Western Iowa Tourism

- Regional Workforce Investment Board
- Rolling Hills Community Services Region
- Security Institute Commission
- SIMPCO
- Siouxland District Board of Health
- Siouxland Human Investment Partnership
- WCICC

**Special Purpose Committees:**

- Commission to Assess Damages
- Health and Wellness Committee
- Policy Review Committee
- Safety and Security Committee

- Woodbury County Courthouse Advisory
- Committee for Historical Preservation



## Population and Demographic Trends

Since the year 2000, Woodbury County's population has stayed relatively steady, increasing by just two percent. The unincorporated area of the county has seen a loss of about four percent of the population between 2000 and 2020, while the county's 15 incorporated towns have seen variable gains and losses (summarized in Table 1.1). The fastest growing communities in Woodbury County were Lawton (35% increase) and Sergeant Bluff (51% increase). Despite the various changes in population amongst the county's communities, the proportion of residents in rural versus urban areas has remained relatively consistent with just a few gradual changes over the past 20 years, as detailed in Table 1.2. The rural population, including both small rural towns and unincorporated areas has decreased slightly since 2000. At the same time, the proportion of county residents living in the urban areas of Sioux City and Sergeant Bluff increased.

Population Change 2000-2020				
	2000	2010	2020	Percent Change 2000-2020
<b>Woodbury County</b>	103,877	102,172	105,941	2%
<b>Unincorporated</b>	8,465	8,200	8,162	-4%
<b>  Anthon</b>	649	565	545	-16%
<b>  Bronson</b>	269	322	294	9%
<b>  Correctionville</b>	851	821	766	-10%
<b>  Cushing</b>	253	220	230	-9%
<b>  Danbury</b>	384	348	320	-17%
<b>  Hornick</b>	253	225	255	1%
<b>  Lawton</b>	697	908	943	35%
<b>  Merville</b>	1,583	1,618	1,687	7%
<b>  Oto</b>	145	108	72	-50%
<b>  Pierson</b>	371	366	337	-9%
<b>  Salix</b>	370	363	295	-20%
<b>  Sergeant Bluff</b>	3,321	4,227	5,015	51%
<b>  Sioux City</b>	85,013	82,684	85,797	1%
<b>  Sloan</b>	1,032	973	1,042	1%
<b>  Smithland</b>	221	224	181	-18%
<b>State of Iowa</b>	2,926,324	3,046,355	3,190,369	9%

Table 1.1 U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

From Woodbury County's past population changes, we can make a guess as to what the population will be in the future. However, it is important to note that projecting future population based on past trends is a simplified way of looking ahead. When using this method, we are working under the assumption that any economic, cultural, or demographic factors that have driven past population levels will remain the same in the future, which is unlikely. Figure 1.1 includes three different projections based on the rate of change from 2000 to 2010, the rate of change from 2010 to 2020, and the rate of change from 2000 to 2020. Taken together, these three scenarios project Woodbury County's population to range between 105,259 and 107,449 by 2060, representing a rate of population change between -2% and 4%.

Urban vs. Rural Population, Woodbury County 2000-2020							
	2000		2010		2020		Percent Change 2000-2020
	Count	Percent	Count	Percent	Count	Percent	
<b>Woodbury County Total</b>	<b>103,877</b>	--	<b>102,172</b>	--	<b>105,941</b>	--	2%
All Incorporated Cities	95,412	91.9%	93,972	92.0%	97,779	92.3%	2%
Incorporated Urban ( <i>Sioux City &amp; Sergeant Bluff</i> )	88,334	85.0%	86,911	85.1%	90,812	85.7%	3%
Incorporated Rural ( <i>without Sioux City &amp; Sergeant Bluff</i> )	7,078	6.8%	7,061	6.9%	6,967	6.6%	-2%
Unincorporated Rural	8,465	8.1%	8,200	8.0%	8,162	7.7%	-4%
Total Rural Population	15,543	15.0%	15,261	14.9%	15,129	14.3%	-3%

Table 1.2. U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

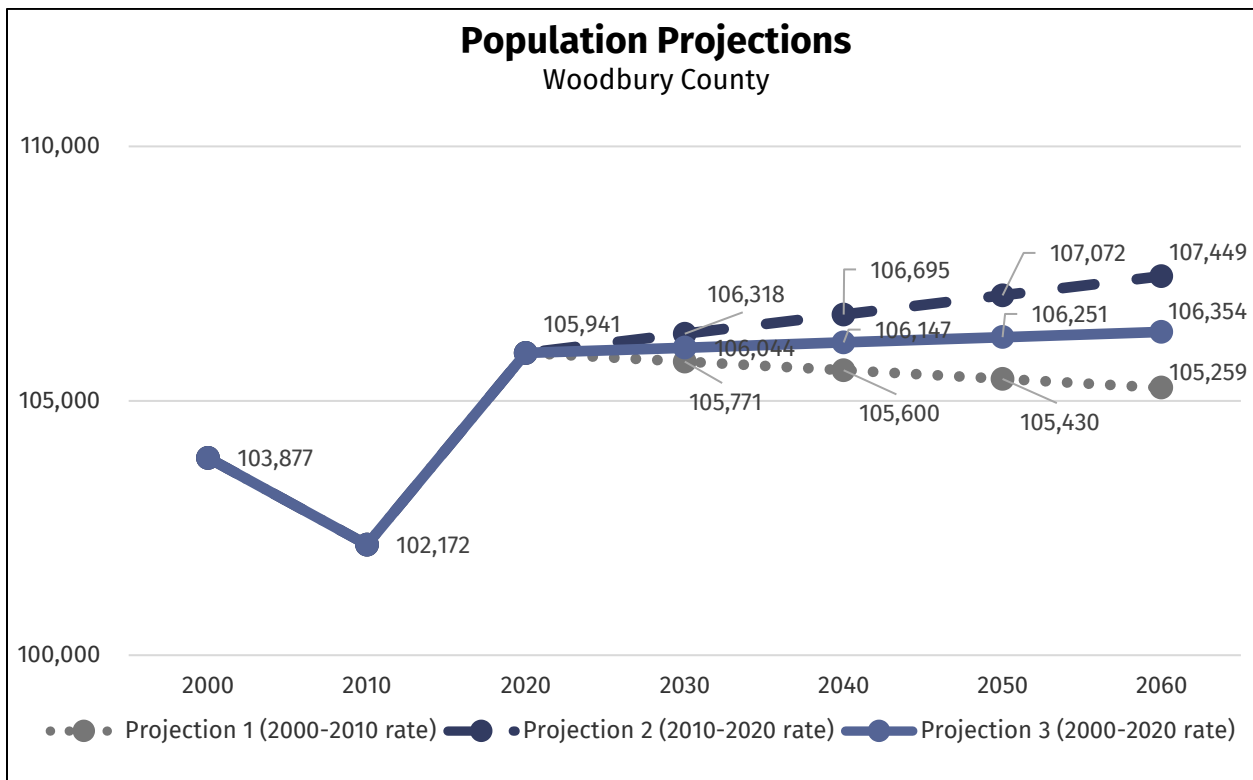


Figure 1.1

## Age Structure

Compared to the State of Iowa as a whole, Woodbury County has a similar age structure. One subtle difference is Woodbury County's population has a slightly higher percentage of residents under 18 years of age, and a corresponding lower proportion of adults (about a three percent difference compared to the state population). The median age of Woodbury residents is 35.8, also slightly lower than the state's median age of 38.2.

The population pyramids illustrate significant shifts in the county population's age composition over the past twenty years. Since 2000, the proportion of residents in their 50's and 60's increased by about 170 percent, while the proportion of those in their 70's or older increased by 50 percent. This shift corresponds with the aging of the Baby Boomer generation, born between 1946 and 1964, which is known for being a larger sized cohort. Also, during this time the proportion of children under the age of 18 decreased by about six percent.

<b>Select Age Categories Compared to State of Iowa, 2020 Estimates</b>				
<b>Age Category</b>	<b>Iowa 2020</b>	<b>Percent of Total</b>	<b>Woodbury 2020</b>	<b>Percent of Total</b>
<b>5 to 14</b>	410,171	13%	15,029	15%
<b>15 to 17</b>	122,854	4%	4,439	4%
<b>Under 18</b>	728,487	23%	26,767	26%
<b>18 to 24</b>	316,660	10%	9,922	10%
<b>15 to 44</b>	1,217,575	39%	40,302	39%
<b>16 and over</b>	2,504,540	80%	78,697	77%
<b>18 and over</b>	2,421,524	77%	75,920	74%
<b>21 and over</b>	2,282,254	72%	71,268	69%
<b>60 and over</b>	741,508	24%	21,431	21%
<b>62 and over</b>	657,440	21%	19,102	19%
<b>65 and over</b>	537,401	17%	15,452	15%
<b>75 and over</b>	236,791	8%	6,394	6%
<b>Total Population</b>	3,150,011	--	102,687	--
<b>Median age</b>	38.3		35.8	

Table 1.3. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

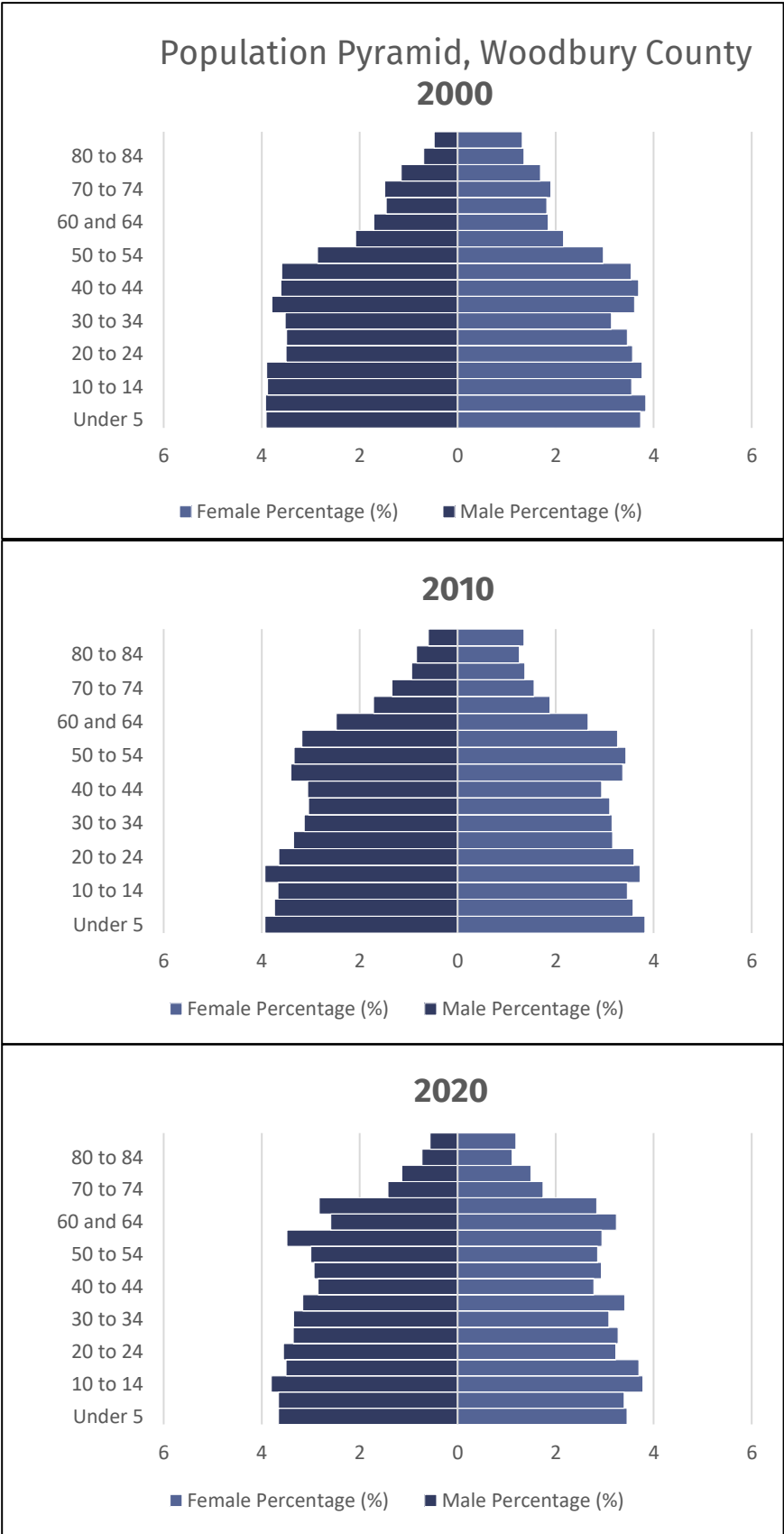


Figure 1.2. U.S. Census Bureau, Decennial Census Data of 2000, 2010, and 2020.

<b>Median Age &amp; Dependency Ratios, 2020 Estimates</b>				
	<b>Median Age</b>	<b>Age dependency ratio</b>	<b>Old-age dependency ratio</b>	<b>Child dependency ratio</b>
<b>Woodbury County</b>	35.8	69.8	25.6	44.3
<b>Anthon</b>	45.5	68.7	42.2	26.5
<b>Bronson</b>	35.7	57.0	18.8	38.2
<b>Correctionville</b>	42.2	101.6	43.3	58.3
<b>Cushing</b>	33.3	79.7	38.3	41.4
<b>Danbury</b>	41.0	88.7	45.5	43.2
<b>Hornick</b>	32.9	64.4	21.3	43.1
<b>Lawton</b>	40.4	80.7	35.8	44.9
<b>Moville</b>	33.7	73.4	24.9	48.5
<b>Oto</b>	56.4	118.9	86.5	32.4
<b>Pierson</b>	32.5	75.3	20.7	54.5
<b>Salix</b>	37.6	64.0	24.0	40.1
<b>Sergeant Bluff</b>	36.6	72.0	19.4	52.7
<b>Sioux City</b>	34.1	67.8	22.6	45.1
<b>Sloan</b>	41.0	67.5	31.7	35.8
<b>Smithland</b>	48.3	80.6	43.0	37.6
<b>State of Iowa</b>	38.3	67.2	28.5	38.7
<b>United States</b>	38.2	62.5	26.1	36.5

Table 1.4. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

\*Light blue cells are at least 5% greater than the state level.

\*Dark blue cells are at least 20% greater than the state level.

The dependency ratio describes the ratio of dependents – residents below age 18 and age 65 and above - to the working population, defined as those aged 18 through 64. The breakdown of this ratio between seniors and children is one way of understanding the balance between different age groups in a community. Having a large age dependency ratio describes a population with a relatively small workforce in comparison to the number of retirees and children too young to work. This has implications for social and economic costs, such as those associated with childcare, healthcare, and caretaker duties. These figures can help indicate the needs of communities that have growing numbers of seniors versus the needs of communities with many young families and a growing school-aged population.

As indicated in Table 1.4, the age dependency ratio in Woodbury County overall was high compared to the United States and the State of Iowa, with the bulk of dependents coming from a higher proportion of children. There was a slightly lower proportion of seniors compared to the state and national ratios. However, these figures vary considerably amongst the county's cities and towns, indicating the diverse needs of Woodbury's individual communities. For example, Anthon has a relatively older population, with a high proportion of retired residents and seniors, while Sergeant Bluff has a younger population with greater childcare needs.

## Diversity

Over the past 20 years, the racial diversity of Woodbury County has increased substantially; more so than in the state of Iowa as a whole. In the year 2000, non-white residents comprised less than ten percent of the population. This figure had increased to more than a quarter of the county's population by the year 2020. The population of residents identifying as Hispanic or Latino has followed a similar pattern of increasing faster than in the state overall. Twenty years ago, the percentage of Hispanic or Latino residents in Woodbury County was under ten percent. This population has nearly doubled in the past two decades, comprising just under 20% of the population by the year 2020. The increasing diversity of Woodbury County's population is a strength of the region that will help to encourage more people of diverse backgrounds, as well as those who value diversity, to locate here in the future.

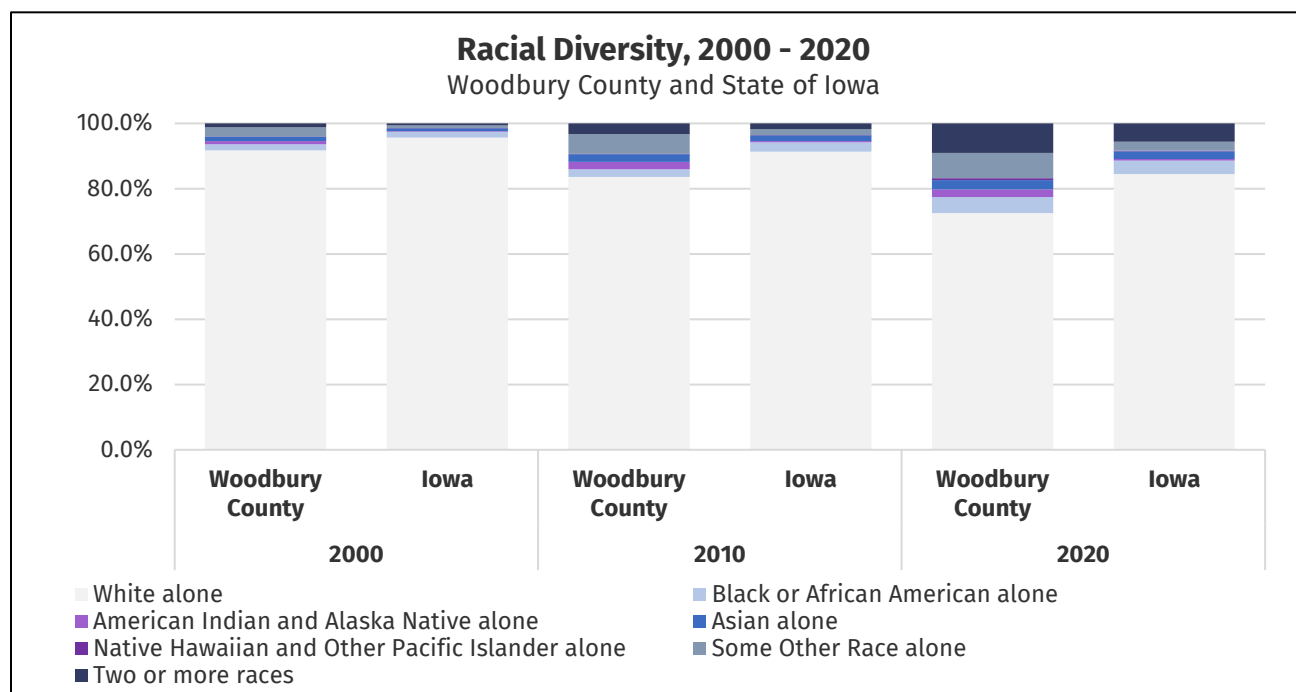


Figure 1.3. U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

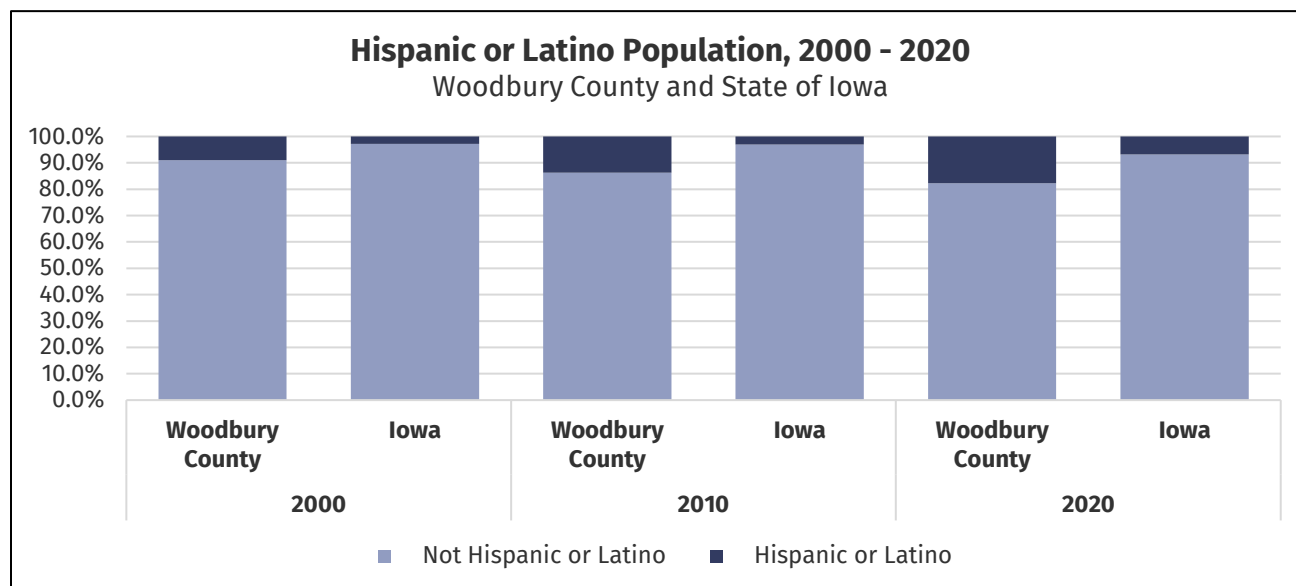


Figure 1.4. U.S. Census Bureau, Decennial Census of 2000, 2010, and 2020.

## Chapter 1: Housing

Section	Contents
Iowa Smart Planning	Housing Element
Housing Trends	Occupancy, average household size, total households, etc.
Housing Stock	Types and age of housing
Costs	Costs of housing over time
Home Values	Home values over time
Owner-occupied Housing	Homeowner demographics
Homelessness	Data about homelessness
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

### *Iowa Smart Planning Principles*

The 2010 Iowa Smart Planning Guide states the following about Housing:

**Housing Element:** Objectives, policies, and programs to further the vitality and character of established residential neighborhoods and new residential neighborhoods and plans to ensure an adequate housing supply that meets both the existing and forecasted housing demand. The comprehensive plan or land development regulations may include an inventory and analysis of the local housing stock and may include specific information such as age, condition, type, market value, occupancy, and historical characteristics of all the housing within the municipality. The comprehensive plan or land development regulations may identify specific policies and programs that promote the development of new housing and maintenance or rehabilitation of existing housing and that provide a range of housing choices that meet the needs of the residents of the municipality.

**Housing Diversity Principle:** Planning, zoning, development, and resource management should encourage diversity in the types of available housing, support the rehabilitation of existing housing, and promote the location of housing near public transportation and employment centers.

### *Housing Trends*

The number of households and occupied housing units have remained relatively stable throughout the past two decades. This is to be expected considering that the population of Woodbury County has increased by just two percent since the year 2000.

The rental vacancy rate and the owner-occupied vacancy rate have both decreased over the past two decades. This trend reflects the national and statewide trend of decreasing vacancy rates due to a shortage of new housing units compared to increasing demand. The shortage of suitable housing units for sale could also explain the increase in the percentage of residents renting over time. Would-be buyers have been priced out of the housing market due to price hikes driven by short supply.



<b>Housing Trends Woodbury County, 2000-2020</b>				
	<b>2000</b>	<b>2010</b>	<b>2020</b>	<b>Percent change 2000-2020</b>
<b>Total Households</b>	39256	38739	39523	0.7%
<b>Average household size</b>	2.58	2.52	2.53	-1.9%
<b>Households with one or more people under 18 years</b>	37%	33.3%	34.8%	-5.9%
<b>Householder living alone, 65 and older</b>	11.5%	11.3%	11.8%	2.6%
<b>Total housing units</b>	41394	41616	42701	3.2%
Occupied housing units	39151	38739	39523	1.0%
Owner-occupied units	26859	26576	26638	-0.8%
Renter-occupied units	12292	12163	12885	4.8%
<b>Total vacant housing units</b>	2243	2877	2932	30.7%
% of total housing units that are vacant	5.4%	6.9%	6.9%	26.7%
# of rental units that are vacant/for rent	1023	871	877	-14.3%
% of rental units that are vacant/for rent	7.7%	6.7%	6.3%	-18.0%
# of vacant units for sale	411	435	293	-28.7%
% of owner-occupied units that are vacant/for sale	1.5%	1.6%	1.1%	-27.0%

Table 2.1. Data from U.S. Census Bureau ACS 5-year estimates for 2010 & 2020

## Housing Stock

The predominant housing type in Woodbury County is single family detached homes, which make up about 75% of all units. The remaining quarter of units are attached single family units, multifamily apartment buildings and condos, and mobile homes.

The age of Woodbury County's housing stock presents both a challenge and a unique strength. More than 53% of housing units were built prior to 1960, and roughly 76% of housing units were built prior to 1980, or at least 42 years ago. These older homes are a unique asset to the community, adding character and beauty to neighborhoods.

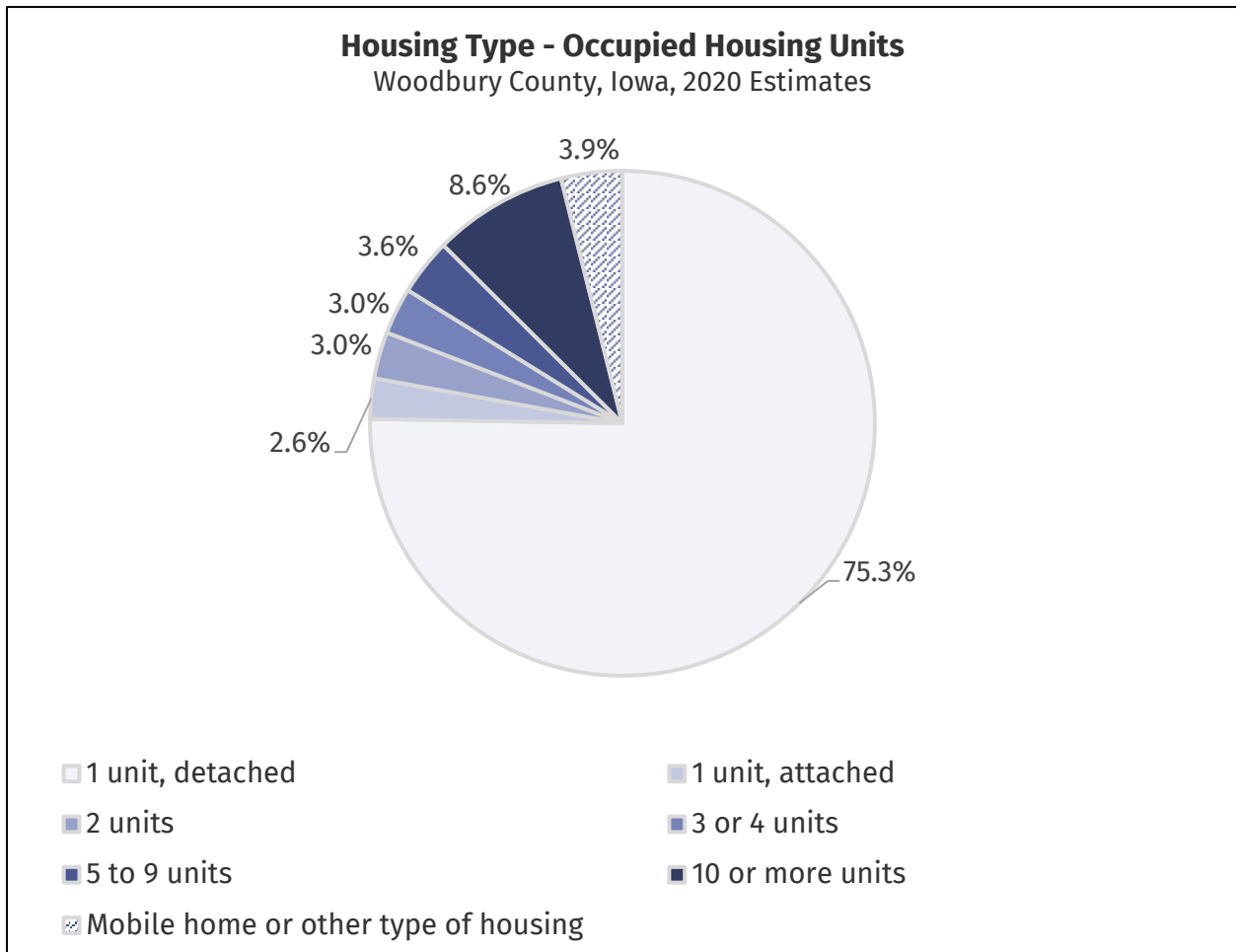


Figure 2.1. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

At the same time, older homes require maintenance and eventual replacement of aging materials and infrastructure. There is a need for housing rehabilitation assistance to maintain and restore older housing stock. Not only does this benefit homeowners, but this benefits the community by preventing properties from falling into dilapidated condition, increasing surrounding home values, and reducing the need for new construction. In distributing information about housing rehabilitation programs, outreach should be targeted to homeowners that may be impacted by flooding, in need of septic system updates, lead or radon mitigation, or other immediate safety concerns. Low-income, minority, disabled, and senior residents should also be a priority in outreach efforts for such programs.

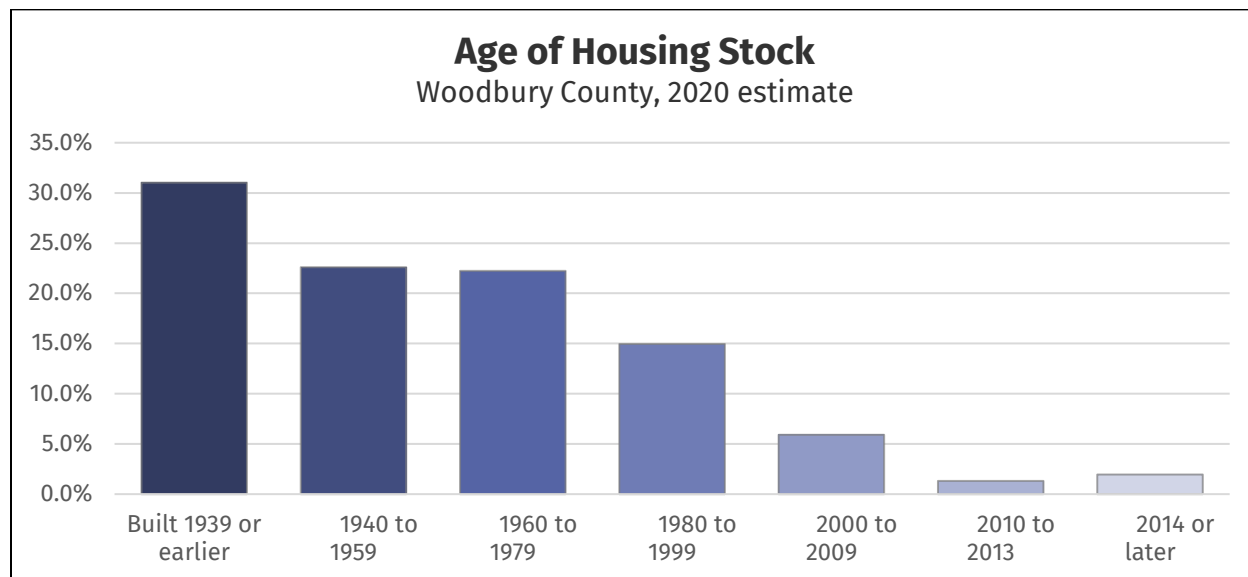


Figure 2.2. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

### Housing Costs

When comparing housing costs as a percentage of household income across different income ranges, we can distinguish which households are burdened by housing costs. Housing costs are considered affordable when they comprise less than 30% of household income. As demonstrated by the series of diagrams in Figure 2.3, a majority of households with incomes less than \$20,000 are burdened by housing, paying more than 30% of their income toward housing costs. About half of households earning between \$20,000 and \$34,999, and about a quarter of households earning between \$35,000 and \$49,999 are burdened by housing costs. High housing costs above the 30% threshold leave few funds for food, healthcare, and basic household supplies in an increasingly expensive economy. About 23% of Woodbury County households across all income ranges were paying over 30% of household income toward housing costs in 2020.

## Percent of Household Income Spent on Housing

Woodbury County, IA  
2020 Estimates

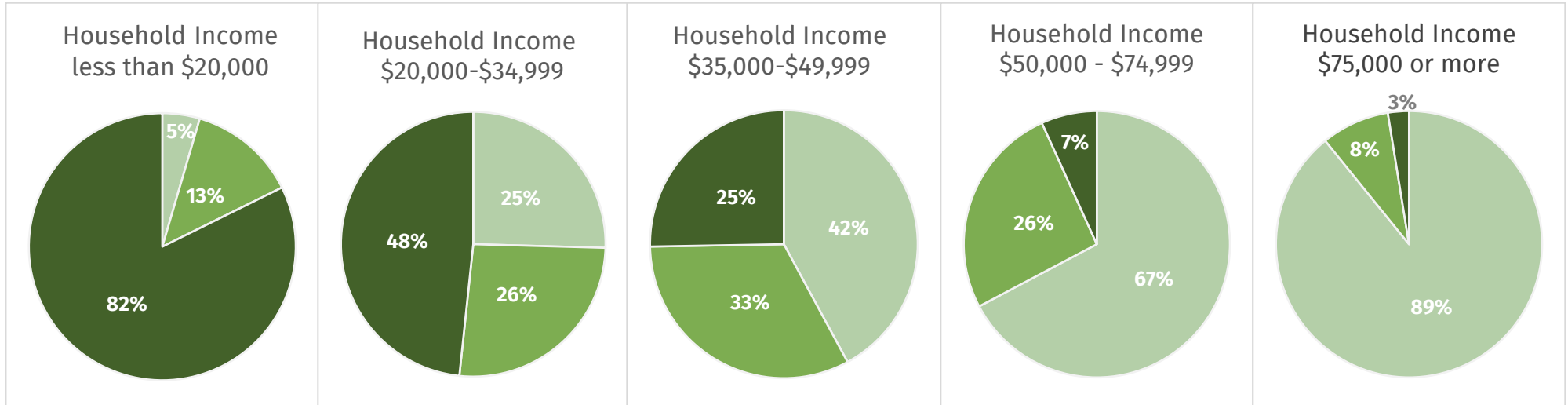


Figure 2.3. U.S. Census Bureau, American Community Survey, 2020 5-year estimates.

■ Less than 20 percent    ■ 20 to 29 percent    ■ 30 percent or more

When it comes to housing cost burdens, renters are much more likely to pay disproportionately high costs compared to their income than homeowners. In contrast, homeowners are more likely to pay less than 30% of household income toward housing costs. The chart in Figure 2.4 demonstrates this pattern.

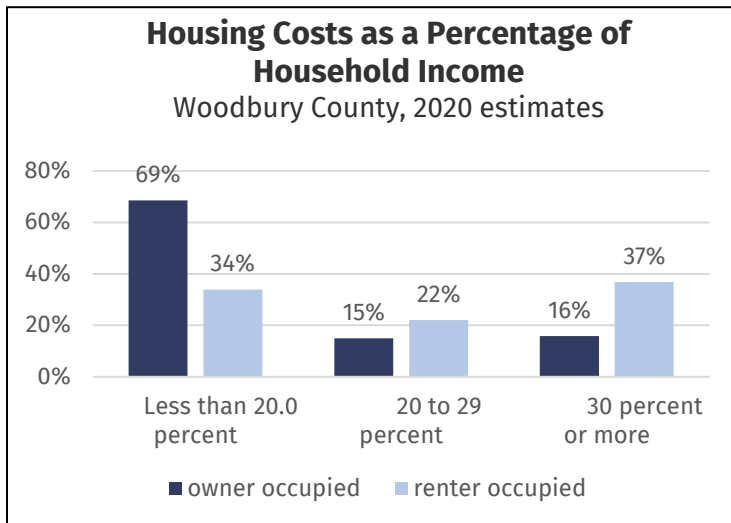


Figure 2.4: In 2020, 37% of renters were burdened by housing costs, compared to 16% of homeowners.

Between 2000 and 2020, the percentage of rent-burdened households in Woodbury County increased by roughly 7%, which suggests that rent prices have been increasing at a faster rate than household income. County residents would benefit from more affordable, diverse, and creative housing solutions before this trend becomes more pronounced locally. Increasing the overall supply of rental units, both affordable and market rate, will help to slow the rate of rent cost increases. Encouraging the development of upper story units above downtown store fronts would

help to introduce additional housing variety in small towns and increase the supply of housing units. In addition, supporting flexibility in residential zoning to allow for innovative housing solutions, such as the construction of accessory dwelling units, can also lay the groundwork for additional housing variety that could potentially serve as a source of supplemental income for homeowners. Lastly, encouraging the use of energy- and water-efficient appliances for new construction and retrofitted buildings can offset costs for residents while reducing the environmental impact of housing.

### Home Values

In the state of Iowa as well as at the county level, home values have shifted higher over the past two decades. Median home values had nearly doubled in Iowa with an increase of 90% between 2000 and 2020. They increased by about 71% in Woodbury County over the same period. Compared to the state of Iowa overall, Woodbury home values are increasing more slowly, but the same trend can be observed.

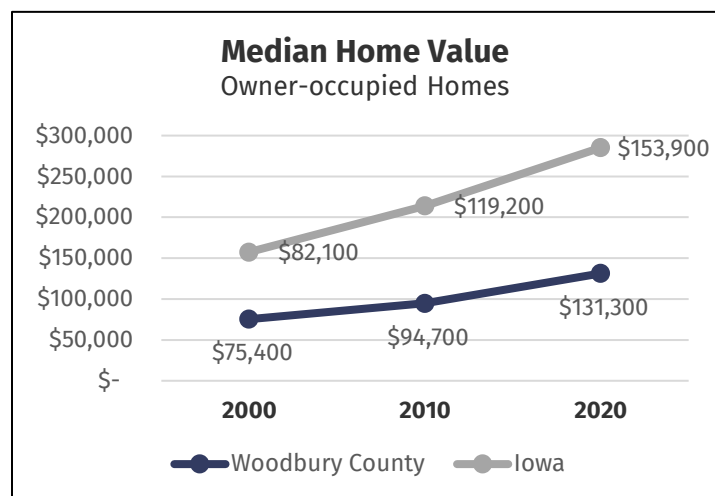


Figure 2.5. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020.

In 2020, it was estimated that less than one third of homes in Woodbury County were valued below \$100,000.

Increasing home values in Woodbury are generally positive for homeowners, however this sets the bar higher for lower-income residents to purchase homes. In addition, due to the abundance of homes built prior to the 1940's, many of Woodbury County's homes require extensive updates and renovations. However, the value of these older homes is increasing as well, effectively placing them out of reach for many buyers when considering the costly renovations necessary to update the homes in addition to the purchase price.

Residents would benefit from informational materials about homebuyer assistance and financial counseling resources to aid first-time homebuyers purchase homes, especially while prices are increasing. Home rehabilitation assistance programs would benefit low-income homeowners by offsetting the cost of updates to older homes.

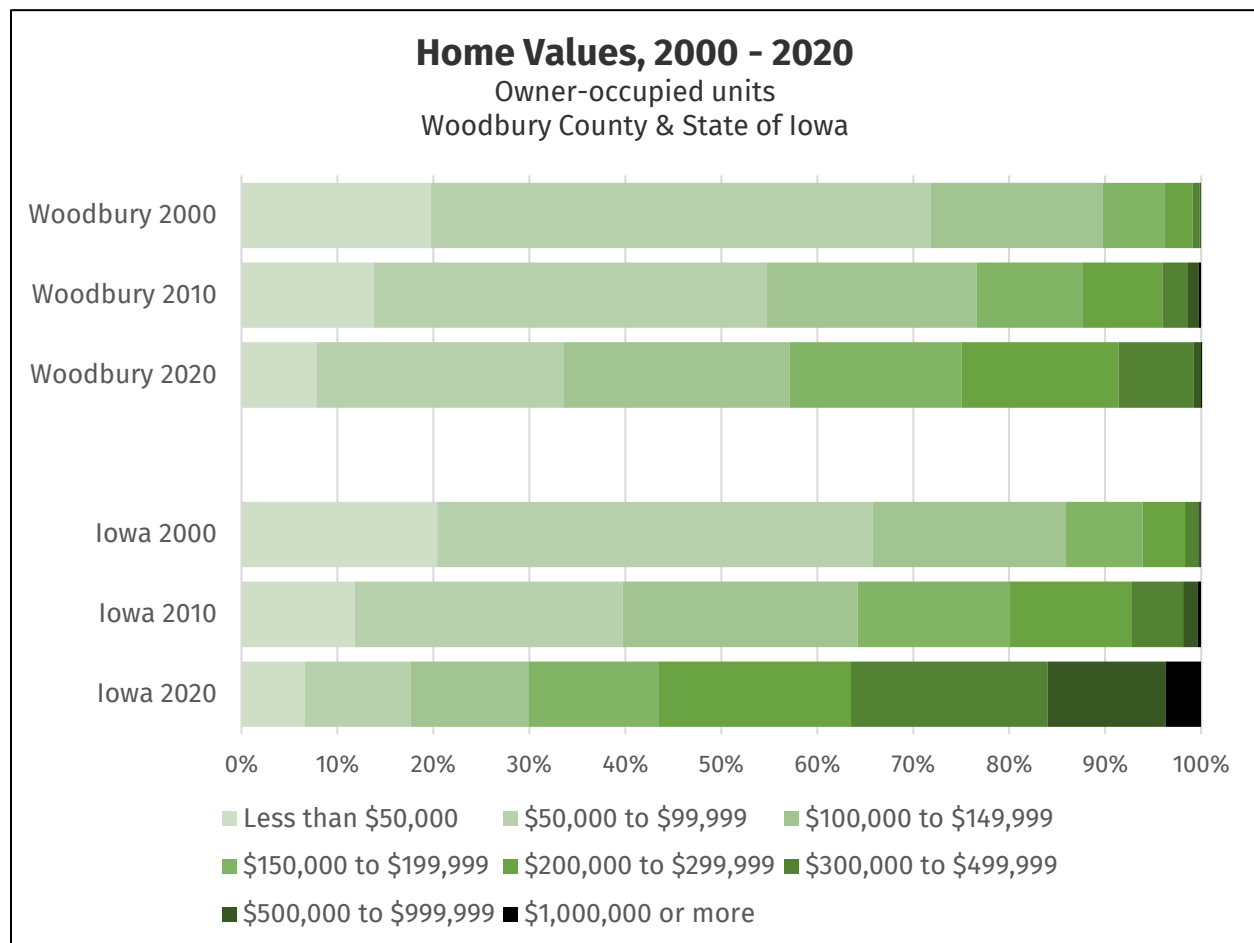


Figure 2.6. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020.

## Owner-occupied housing

In the past twenty years, an increasing number of non-white residents have become homeowners in Woodbury County and in Iowa overall. However, in 2020 only about seven percent of homes were owned by householders of color, immensely disproportionate to the population of people of color that make up about 28% of the total population in Woodbury County. This trend has also been very slow to develop, with minority-owned homes increasing by less than 2% since the year 2000. Figure 2.7 illustrates the disparity between the percentage of renters and homeowners of color, with people of color substantially overrepresented as renters and making very slow gains in the rate of homeownership over the past two decades. To help close this gap, it is important that information about first-time homebuying and financial resources are distributed in minority neighborhoods and made accessible in residents' first language.

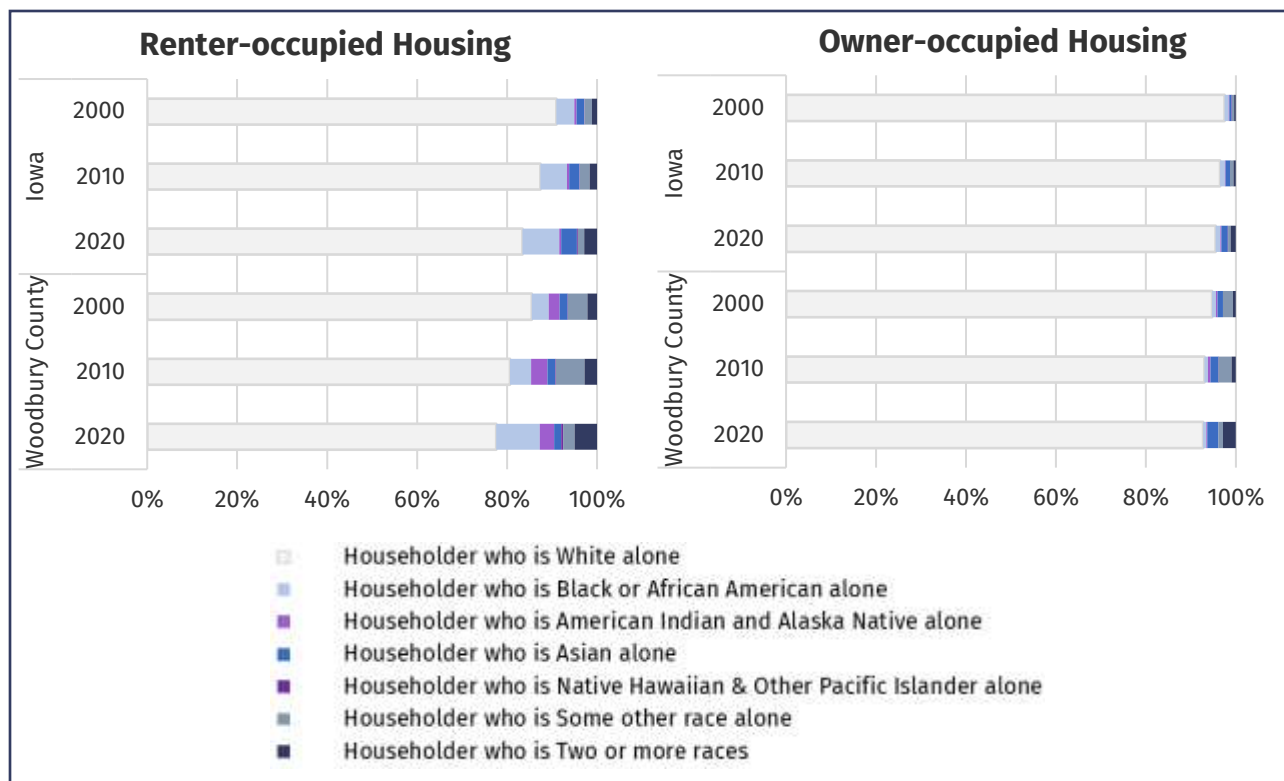


Figure 2.7. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020.



## Homelessness

At the beginning of 2020, the total number of homeless individuals in the region had increased by 20% from the previous year. The largest increases of the above populations were those of chronically homeless individuals and the unsheltered population. The effects of the pandemic have most likely exacerbated this trend. During a point-in-time count in January of 2019, there were beds available for just 61% of homeless individuals in the region, while there was an excess capacity of 12 beds for homeless families. Efforts toward decreasing the number of homeless individuals and breaking the cycle of homelessness should continue by directing funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.

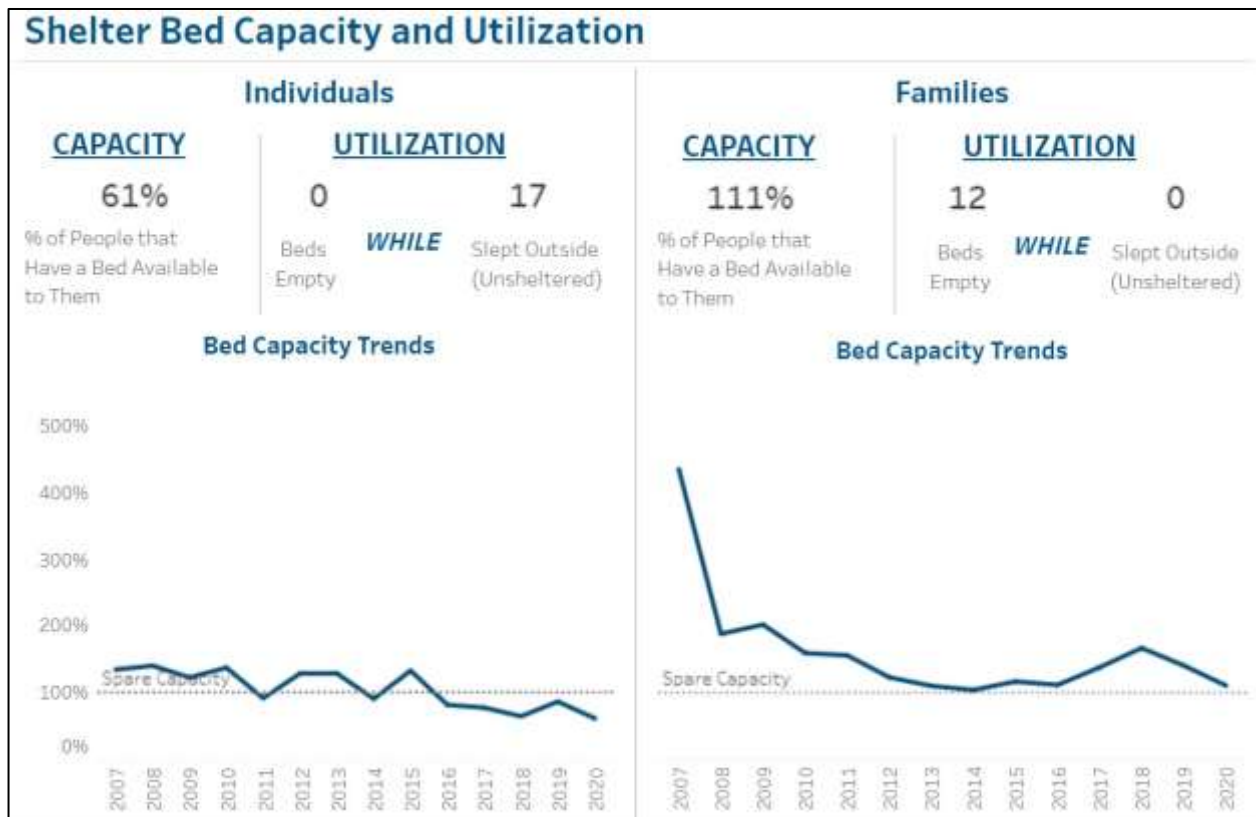


Figure 2.8. From National Alliance to End Homelessness, *State of Homelessness, 2022*. Data for the Sioux City/Dakota, Woodbury Counties Continuum of Care (COC).

## Bed Inventory

Temporary Housing (Total Beds | ES Beds | TH Beds | Safehaven Beds)



Permanent Housing (Total Beds | PSH Beds | RRH Beds | Other Permanent Housing Beds)

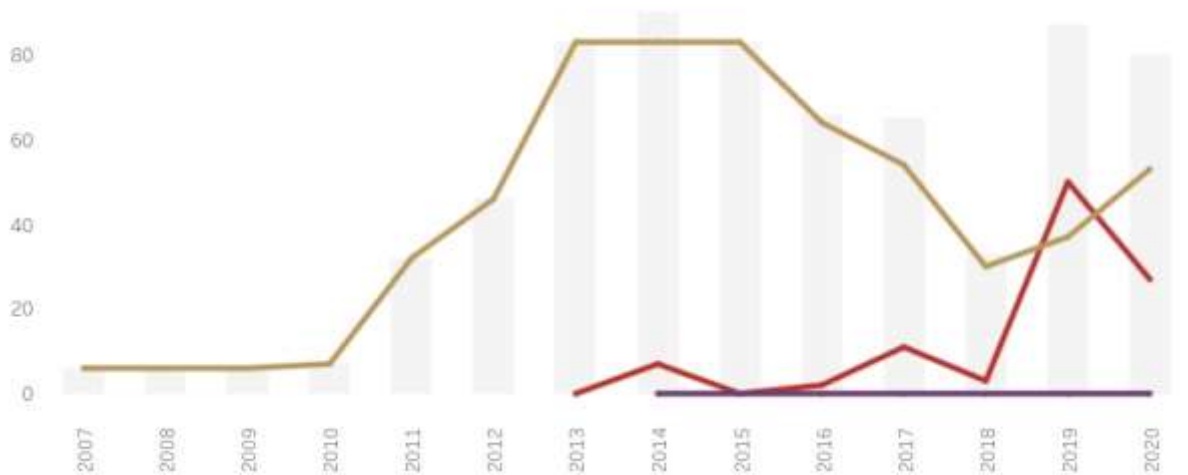


Figure 2.9. From National Alliance to End Homelessness, State of Homelessness, 2022. Data for the Sioux City/Dakota, Woodbury Counties Continuum of Care (COC).

Temporary Housing: ES (Emergency Shelter), TH (Temporary Housing)

Permanent Housing: PSH (Permanent Supportive Housing), RRH (Rapid Re-Housing)

## Survey Results Synopsis

### Housing Characteristics

In a survey distributed during the development of this plan, residents were asked to rank their satisfaction in terms of housing inventory availability, variety of housing types, housing costs, and the condition of housing. Overall, residents were the least satisfied when it came to housing affordability, followed by availability, variety, and condition respectively. Residents of unincorporated areas had all-around higher satisfaction with all four housing aspects. The small rural towns and Sioux City shared similar levels of concern when it came to housing condition and affordability. Variety of housing types and availability of housing were more significant issues for small rural towns, but still of concern for the other areas of the county.

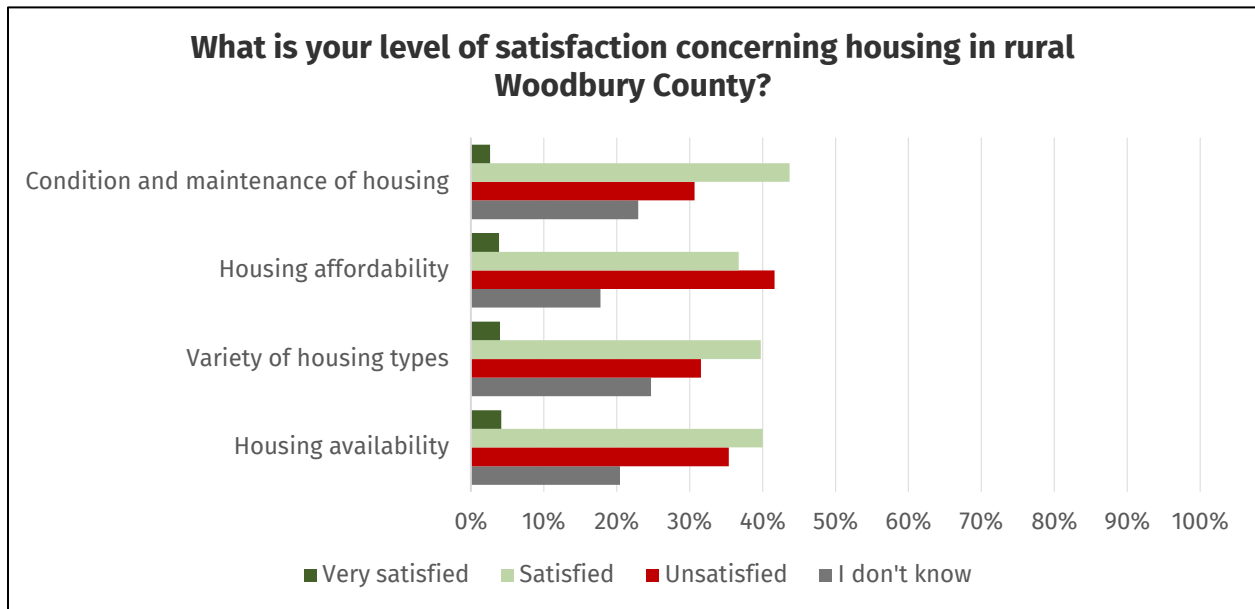


Figure 2.10.

**Unincorporated areas:** Overall, respondents who lived in unincorporated areas rated all four housing aspects as more satisfactory than residents living in cities. About 29% were unsatisfied with housing affordability, 21% unsatisfied with the variety of housing, 17% unsatisfied with the condition of housing, and 23% unsatisfied with housing availability.

**Small rural towns:** Residents of small rural towns were the least satisfied with housing availability (51% unsatisfied) and affordability (51% unsatisfied). Amongst these respondents, 42% were unsatisfied with the variety of housing types, and 40% unsatisfied with the condition of housing.

**Sioux City:** Urban residents living in Sioux City were more likely to express dissatisfaction with housing affordability compared to rural residents, with 54% of respondents unsatisfied with housing costs and several comments reflecting the lack of affordability as well. About 36% were unsatisfied with housing availability, 36% unsatisfied with housing conditions, and 35% unsatisfied with variety.

### Housing-related Assets and Weaknesses

When asked to choose amongst a list of potential positive qualities to identify the county’s top three assets, over one third of survey respondents chose the “rural character,” while just under one third cited the “cost of living” as a top positive quality.

However, when asked about the county’s greatest weaknesses, a sizeable number of respondents (16 percent) felt that “cost of living” was actually a weakness of the county. In several open-ended questions, affordability of housing was specifically mentioned by about five respondents as a need or weakness. About 30 percent rated “limited housing availability” amongst the top three weaknesses.

Housing issues overall (affordability, inventory, and availability) were among the top five priorities that respondents thought would be the most important in the next 20 years, with 13 percent of respondents voting for this topic.

While residents expressed an appreciation for the rural character of the county; affordability, limited housing stock, condition of housing, and the variety of housing options were concerning to many survey respondents.

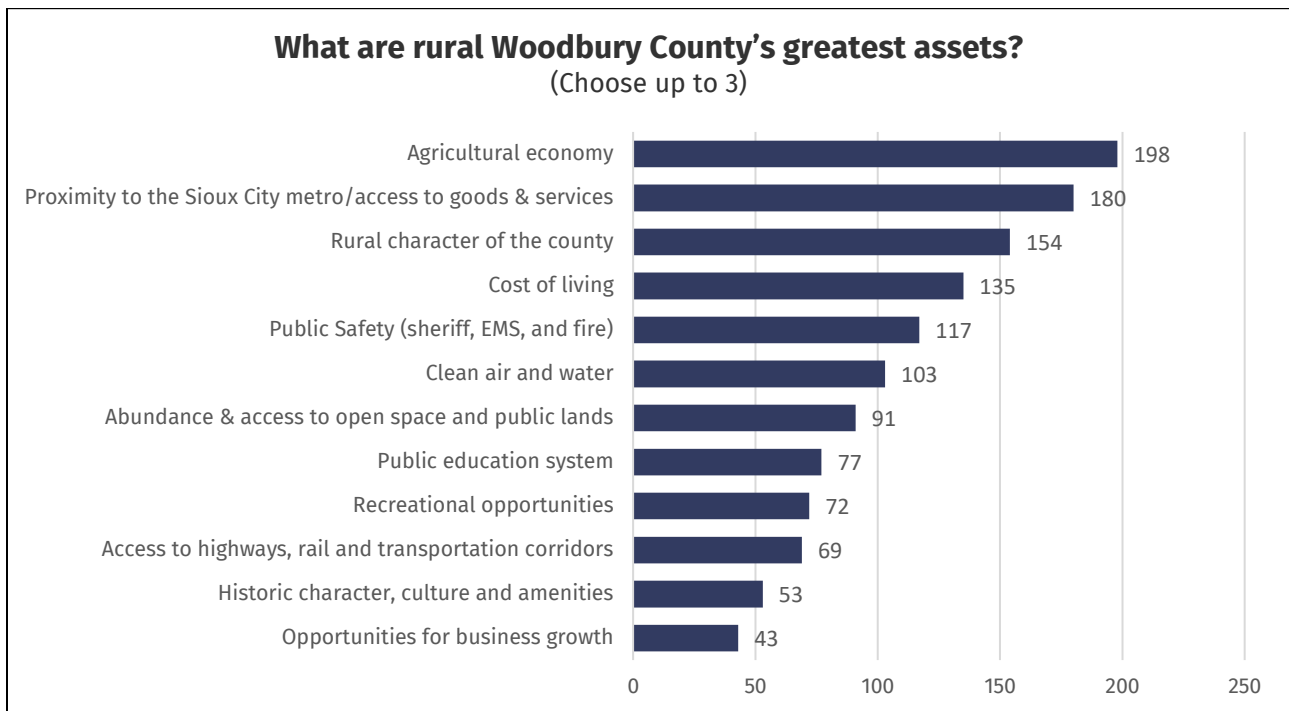


Figure 2.11.

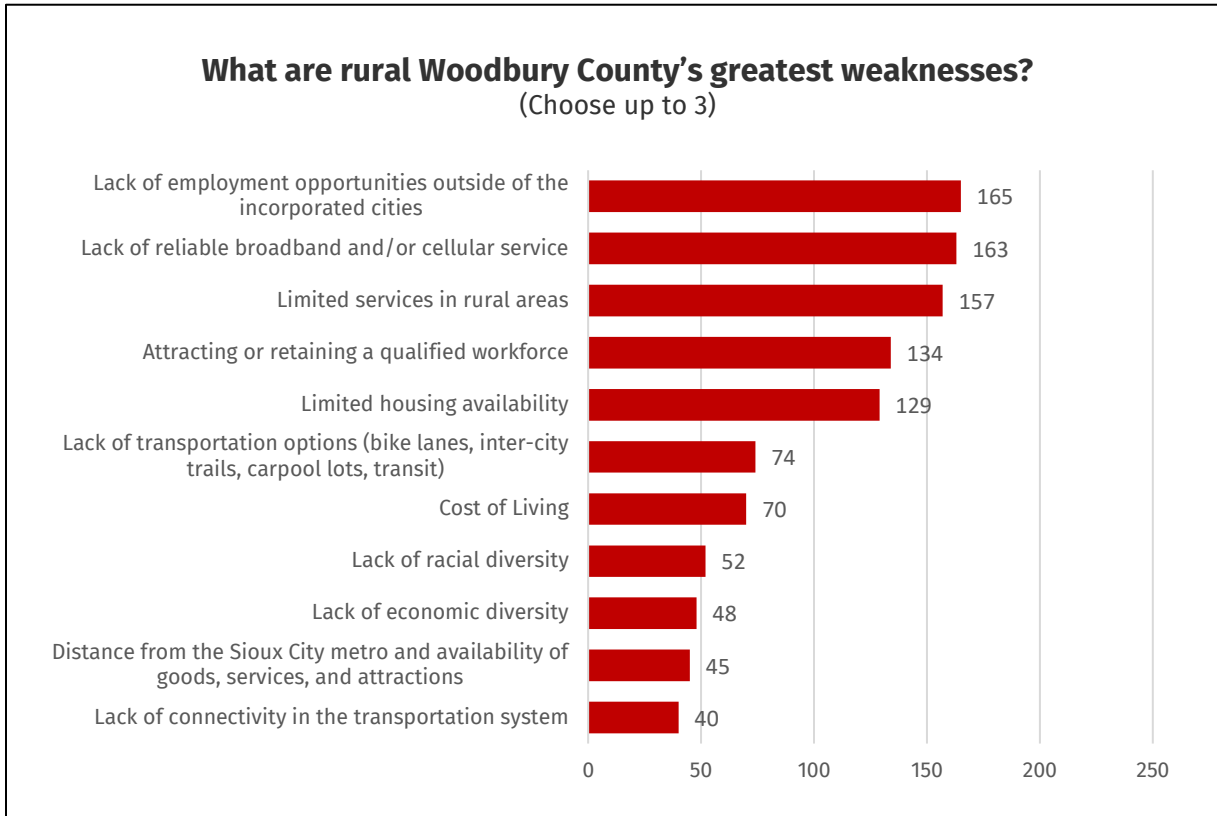


Figure 2.12. Other weakness identified in comments: “High housing costs” (2 comments)

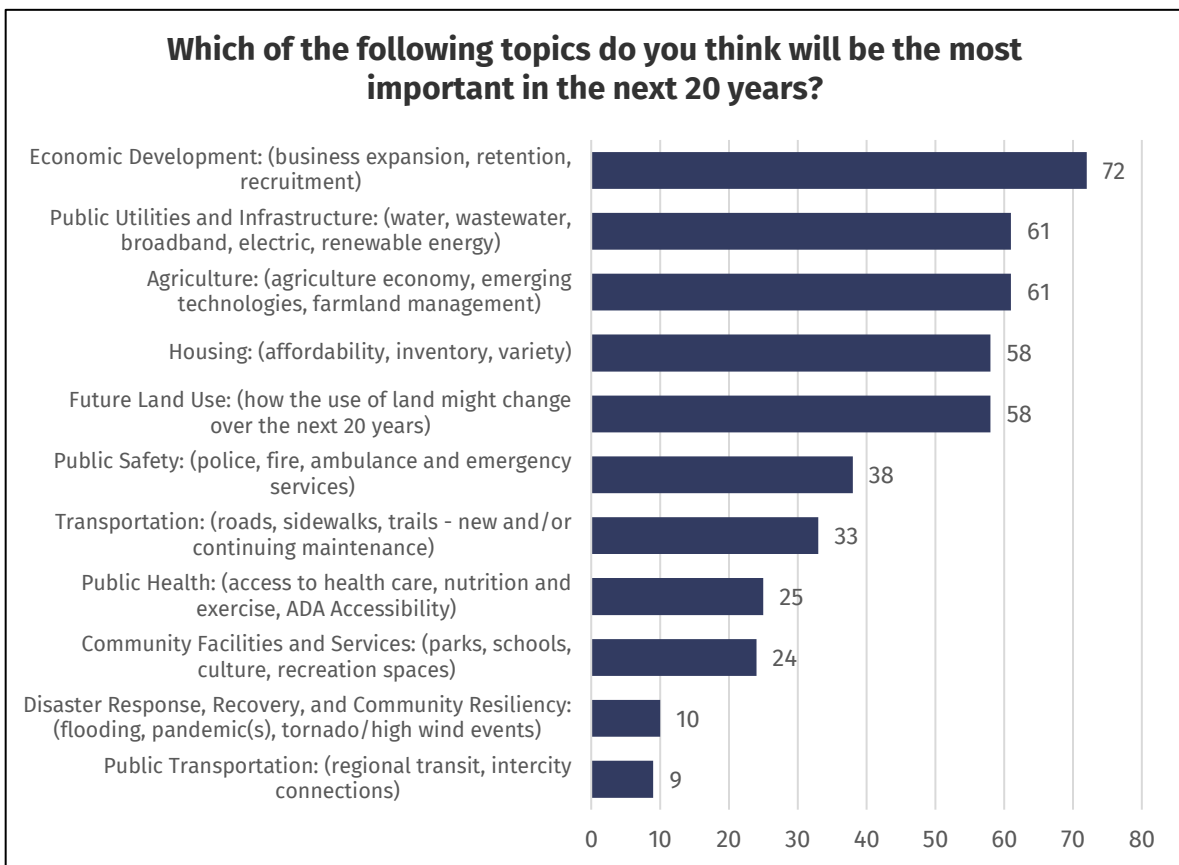


Figure 2.13. Need identified in survey comments: “More affordable housing” (4 comments).

## Goals & Objectives

### Quality

- **Goal: Improve the condition of existing housing stock to ensure homes are safe, efficient, and resilient.**
  - o *Objective:* Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.
  - o *Objective:* Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.
  - o *Objective:* Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.

### Affordability

- **Goal: Increase the variety of housing options to maximize affordability and availability for residents of all income levels.**
  - o *Objective:* Encourage flexibility in residential zoning to allow residents to meet housing needs with the construction of accessory dwelling units or home additions that can provide additional rental units and supplemental income, housing for extended family, or homecare arrangements for caretakers.
  - o *Objective:* Increase the quantity of high quality, affordable rental units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.
  - o *Objective:* Increase the number of affordable housing units in Woodbury County.
  - o *Objective:* Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.

### Rural character

- **Goal: Preserve the rural character of the county.**
  - o *Objective:* Limit density in rural areas outside of incorporated cities.
  - o *Objective:* Protect agricultural land, wildlife habitat, and outdoor recreational land.
  - o *Objective:* Prioritize new development to locate adjacent to existing town limits, and prioritize the rehabilitation of existing structures, infill development, and brownfield redevelopment.

### Access to housing

- **Goal: Expand access to safe, high-quality housing for all residents in Woodbury County.**
  - o *Objective:* Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.
  - o *Objective:* Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.
  - o *Objective:* Connect residents with funding opportunities that provide financial assistance for housing rehab.

## Homeownership

- **Goal: Assist residents in the path from renting to becoming homeowners.**
  - o *Objective:* Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities; providing resources, information, and support in residents' native language when applicable.



## Chapter 2: Economic Development

Section	Contents
Iowa Smart Planning	Economic Development Element
Commercial and Industrial Areas	Commercial and industrial areas of the county
Industry Clusters	Strong industries in the county
Laborshed	Woodbury County's economic center
Employment & Income	Employment rates, poverty, and income
Education	Education levels
Workforce Development	Workforce development needs and opportunities
Workforce Housing	Workforce housing needs and opportunities
Quality of Life	Quality of life improvements
Broadband & Cellular Service	Broadband and cellular service coverage
Economic Development Programs	Economic development programs
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

The term economic development varies in definition but can be defined as long-term public investments to increase the prosperity of the community. Economic development can include investments in business retention, expansion, and recruitment, workforce development, agriculture, recreation, and natural resource conservation. Traditional indicators of a strong economy include analysis of the community's unemployment rate, income levels, wages, and diversity of industry or occupation categories. This Economic Development chapter consists of the following: census income and industry data, unemployment data, major employers, education data, health considerations, broadband access, economic development programs, economic development results from the community survey, and goals for the future.

### *Iowa Smart Planning Principles*

The 2010 Iowa Smart Planning Guide states the following in regard to Economic Development:

**Economic Development Element:** Objectives, policies, and programs to promote the stabilization, retention, or expansion of economic development and employment opportunities. The comprehensive plan or land development regulations may include an analysis of current industries and economic activity and identify economic growth goals for the municipality. The comprehensive plan or land development regulations may also identify locations for future brownfield or grayfield development.

**Occupational Diversity Principle:** Planning, zoning, development, and resource management should promote increased diversity of employment and business opportunities, promote access to education and training, expand entrepreneurial opportunities, and promote the establishment of businesses in locations near existing housing, infrastructure, and transportation.

## Commercial and Industrial Areas

A majority of the commercial and industrial activity in Woodbury County is located within or in the vicinity of the City of Sioux City as the region's economic hub. The map in Figure 2.1 illustrates the primary areas of concentrated commercial and industrial activity and growth in the county. The small towns of Woodbury County also support local commercial areas, farm operations, and industrial activities as well. These smaller businesses are located throughout the rural areas and are also vital to the economic health of the county.

## Industry Clusters<sup>1</sup>

### Location quotient

Compared with the nation as a whole, Woodbury County has a high concentration of employment in many industries related to food production. The industries of highest employment concentration relative to the nation are animal slaughtering and processing, refrigerated warehousing and storage, food manufacturing, meat and meat product wholesalers, animal food manufacturing, grain and field bean wholesalers, farm product raw material wholesalers, and cattle feedlots. Other industries that are concentrated in Woodbury County include refrigeration equipment wholesalers, construction equipment wholesalers, motor vehicle wholesalers, and structural metals manufacturing.

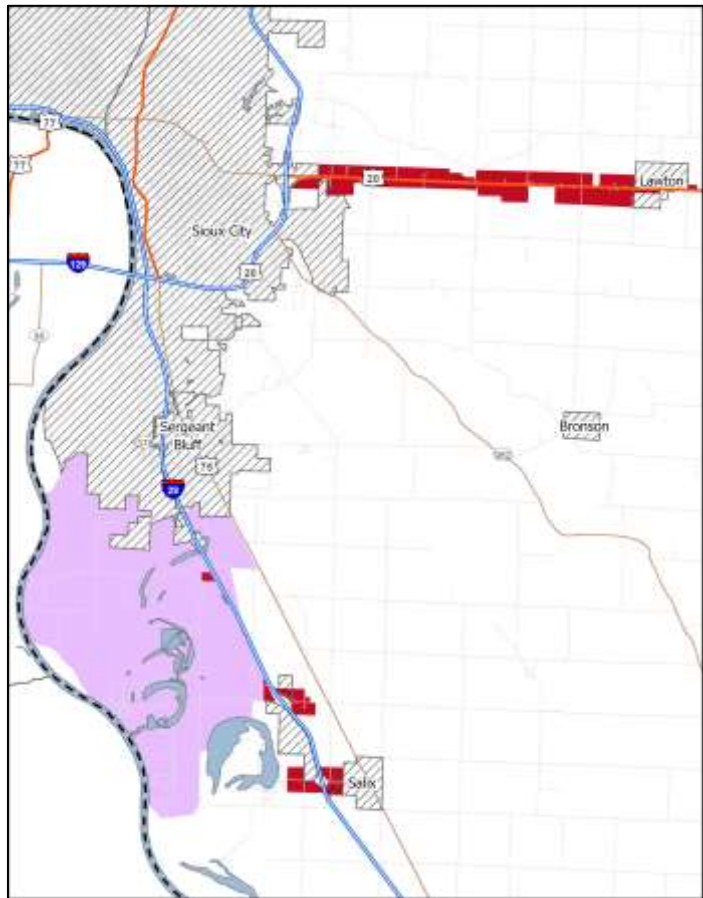


Figure 3.1 Primary industrial (purple) and commercial (red) activity centers in unincorporated Woodbury County.

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<sup>1</sup> US Economic Development Administration defines clusters as geographic concentrations of firms, workers and industries that do business with each other and have common needs for talent, technology, and infrastructure. Clusters are essentially networks of similar, synergistic, or complementary entities that are engaged in or with a particular industry sector; have active channels for business transactions and communication; share specialized infrastructure, labor markets, and services; and leverage the region's unique competitive strengths to stimulate innovation and create jobs. Clusters may cross municipal, county, and other jurisdictional boundaries.

### Traded Clusters

The Iowa Economic Development Authority’s cluster mapping tool identifies six strong traded clusters in Woodbury County. Traded clusters are groups of related industries that are uniquely specialized and concentrated in the county. These industries serve markets outside of the region and fuel the local economy. Woodbury’s strongest clusters were identified in 2016 to be: Distribution and Electronic Commerce, Education and Knowledge Creation, Livestock Processing, Food Processing and Manufacturing, Downstream Metal Products, and Downstream Chemical Products.

## TRADED CLUSTERS

**THE ENGINES OF REGIONAL ECONOMIES**

- Serve markets in other regions or nations
- Concentrated in regions that afford specific competitive advantages
- Example industries: aircraft manufacturing, management consulting, iron ore mining

*Iowa Economic Development Cluster Mapping*

### Industries of employment

One of Woodbury County’s unique economic strengths is the prevalence of manufacturing job opportunities. The county exceeds state and national employment percentages by a sizeable margin in the manufacturing industry employment. To a lesser degree, the county also employs a greater percentage of residents in the industries of retail trade, construction, and wholesale trade, compared to the state of Iowa and the nation.

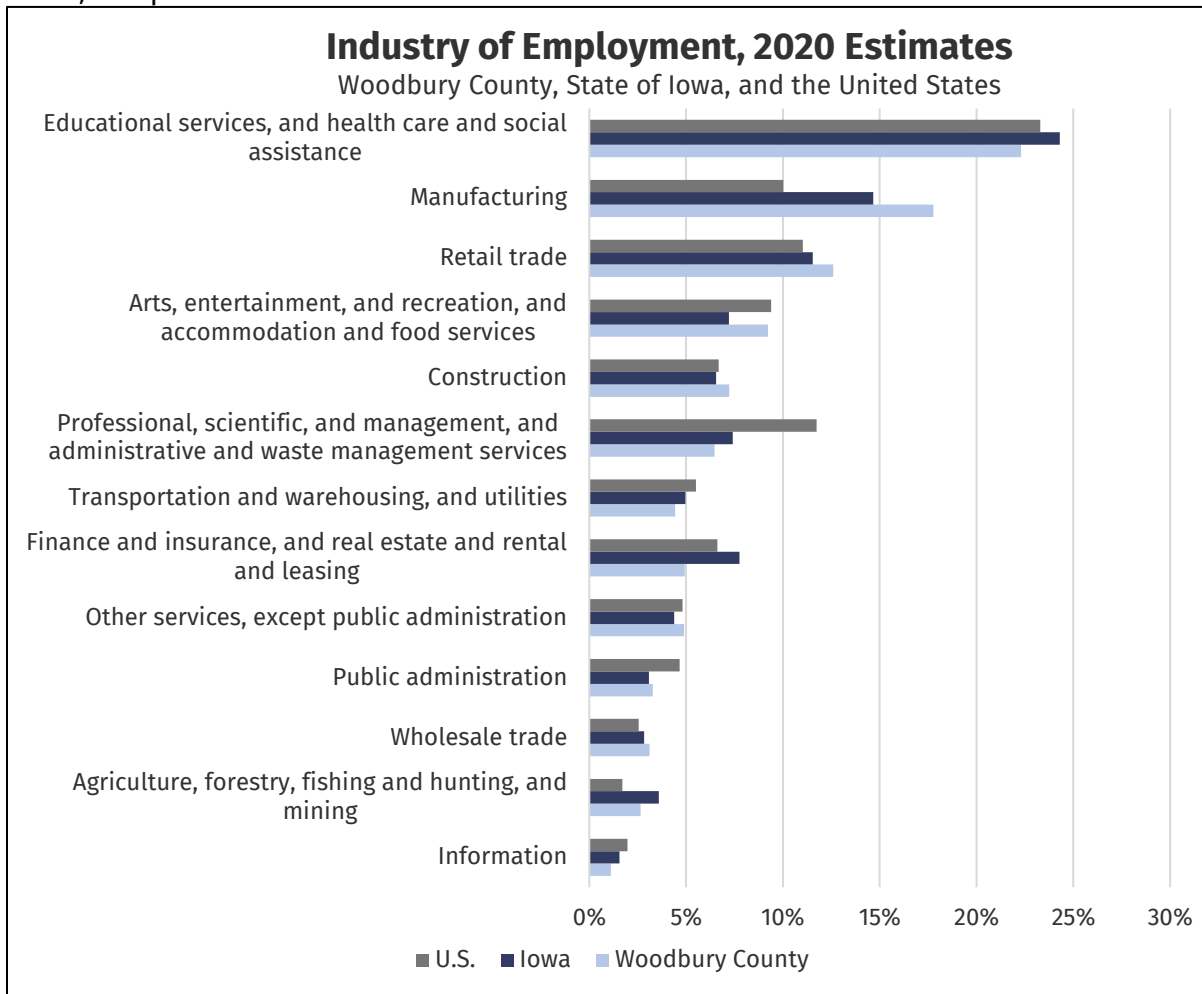


Figure 3.2. U.S. Census Bureau, American Community Survey, 5-year estimates for 2020.

### **Woodbury County's Top Employers**

The top employers in the Siouxland metro area employing more than 1,000 people are MercyOne Health System, Seaboard Triumph Foods, Sioux City Community Schools, Tyson Fresh Meats, Unity Point Health, and Wells Enterprises. A full list of the region's top employers in 2021 from the Siouxland Chamber of Commerce is included for reference in Appendix 2.



*CF Industries plant facility. Image source: MessengerNews.net*

### **Laborshed**

Sioux City is the primary employment center for the Siouxland MSA, which includes the greater tri-state metropolitan area in Iowa, Nebraska, and South Dakota. In an analysis of the Siouxland MSA laborshed by Iowa Workforce Development, it was found that the Woodbury County communities that had the highest number of workers commuting into Sioux City for employment were Sergeant Bluff, Merville, Lawton, Salix, and Sloan. While some residents of all the communities in the county commute into and out of Sioux City for work, these closer towns have more residents making this commute.

Several surveyed residents expressed concerns with how few quality, high-paying jobs are available in rural communities, making it necessary to commute long distances into Sioux City and other employment centers. Many residents would like to see a growth of local businesses in rural communities to provide more job opportunities, and to support a high quality of life in rural Woodbury County. The most commonly desired type of business was a grocery store, followed by a variety of local retail shops such as antique stores, secondhand stores, boutiques, and bookstores, as well as restaurants and breweries.

## Employment & Income

### Income

The county's median household income tends to be about two to ten percent lower than the median household income for the state of Iowa. The gap between state and local income in 2020 was the smallest it has been in the past two decades, with Woodbury households earning 98% of the state's median household income.

### Poverty

The percentage of individuals in Woodbury County with income below the federal poverty level was estimated to be 12.4% in 2020. This was higher than the proportion of residents earning below the poverty level for the State of Iowa (11.1%), but slightly less than the nation as a whole (12.8%).

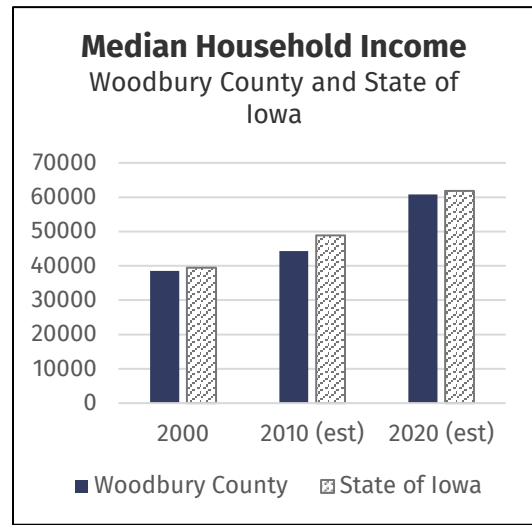


Figure 3.3. U.S. Census Bureau. Decennial Census of 2000. American Community Survey, 5-year estimates for 2010 and 2020

While the percentage of residents living in poverty is in line with state and nationwide figures, there are several areas of concentrated poverty within Sioux City, where more than 20% of residents have income below the poverty level (Siouxland District Health, Health Needs Assessment, 2022-2024). Of these areas there are two census tracts in downtown Sioux City where nearly 50% of residents are earning below the poverty level. A majority of the residents in these areas are people of color from historically underrepresented groups.

While not as high of a percentage or as concentrated as in Sioux City, poverty is not unique to the urban areas of the county. More than 1,000 rural Woodbury County residents were estimated in 2020 to be living in poverty as well. This demonstrates the varying needs of residents between different communities of Woodbury County and amongst different neighborhoods within the same community. The county should continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.

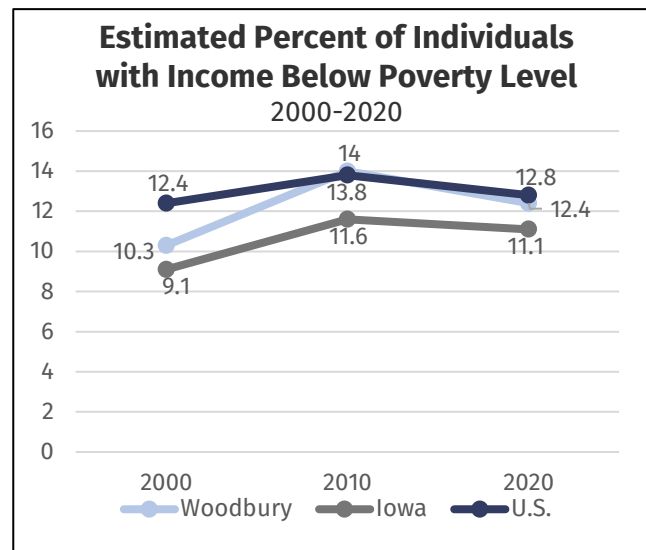


Figure 3.4. U.S. Census Bureau, American Community Survey, 5-year estimates for 2000, 2010, and 2020

### Unemployment

Historically, the unemployment rate of Woodbury County has tracked closely with that of the State of Iowa, and is typically lower than that of the nation as a whole. Due to the economic disruptions of the COVID-19 pandemic, Woodbury County suffered its highest unemployment rates in recent history in the year 2020. The national unemployment rate has since returned to a level consistent with pre-pandemic figures, however, the state and county unemployment rates were still higher than pre-pandemic levels in 2021.

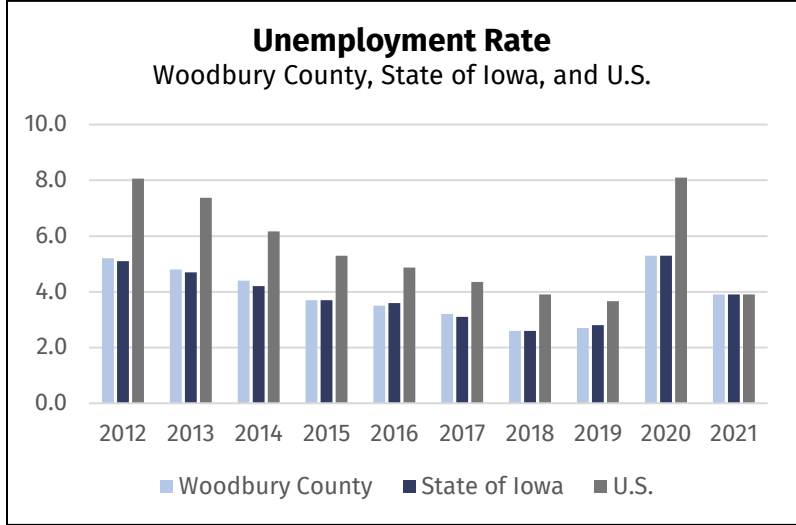


Figure 3.5. Bureau of Labor Statistics, Local Area Unemployment, 2012-2021.



## Education

The 2020 estimated percentage of residents who are high school graduates or higher in Woodbury County, 87.7%, is on par with the national average of 88.5%. When compared to the state of Iowa at 92.5%, the county has a lower proportion of high school graduates. The county was also estimated to have a lower percentage of residents attaining a bachelor's degree or higher when compared to the state and country.

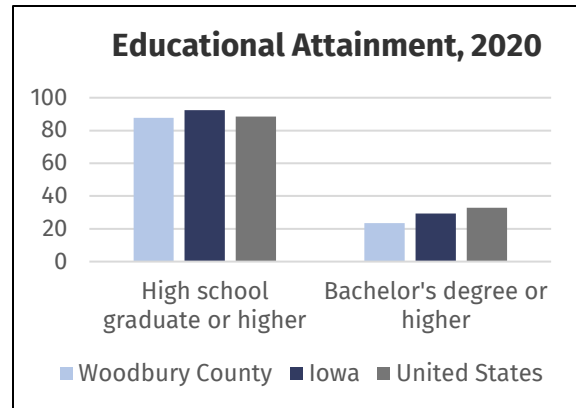


Figure 3.6. U.S. Census Bureau, American Community Survey, 5-year estimates for 2020.

### Educational disparities

When analyzing education attainment levels by race within Woodbury County, disparities in education levels become apparent. While the percentage of Woodbury residents who have graduated high school is comparable across racial groups, non-white residents were more likely to have less than a high school diploma and less likely to have attained a bachelor's degree or higher according to 2020 estimates. The county should work across jurisdictions and with communities of color to identify barriers to educational access and to provide appropriate services and support.

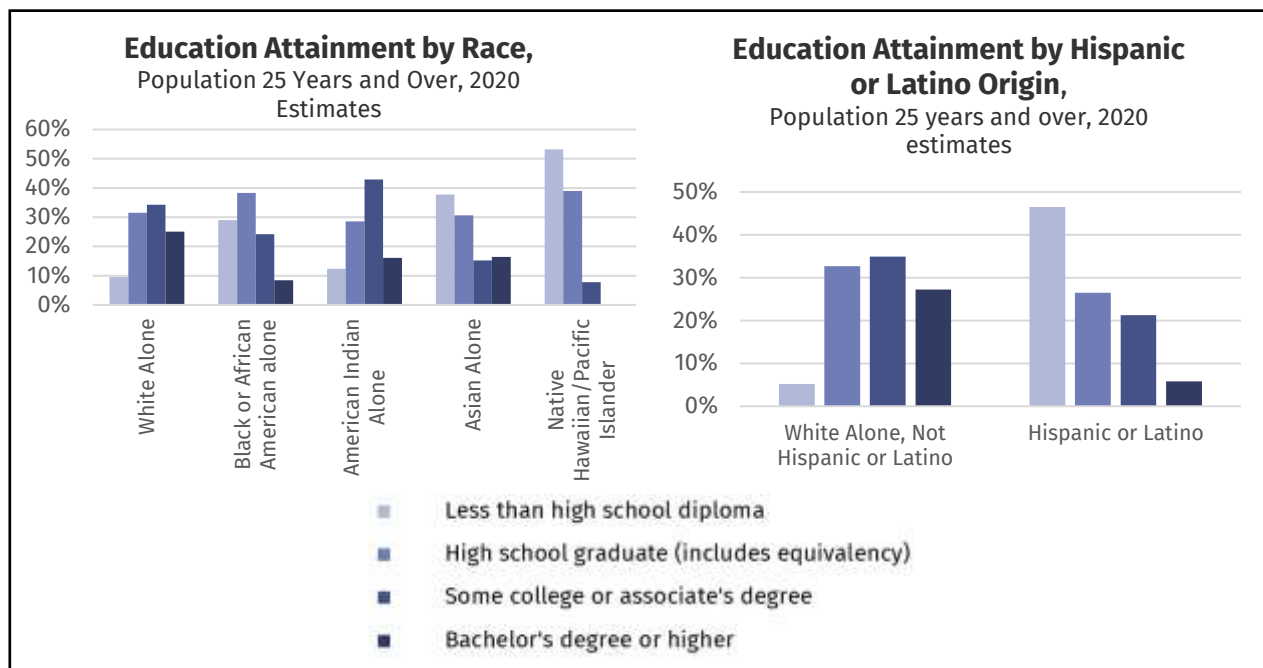


Figure 3.7. U.S. Census Bureau, American Community Survey, 5-year estimates for 2020.

## Workforce Development

As described in the preceding sections of this chapter, there are several challenges that must be addressed to cultivate economic opportunity for the county's workforce. A majority of job opportunities in the county are located in the Sioux City metro area, while rural residents living in small towns and unincorporated areas of the county must commute a long distance. Survey



feedback has indicated the lack of high-quality jobs and few small businesses operating in rural communities. Many county residents of both rural and urban areas live on incomes below the federal poverty line, while access to education and associated educational attainment levels in the county are below those of the state overall, especially amongst students of color. The county can take steps to address these challenges with the development of a strong workforce that meets the needs of growing industries.

To prepare the emerging workforce for growing industries, partnerships and ongoing communication between high schools, community colleges, businesses, and community organizations are vital. Industry leaders can keep educational professionals informed of in-demand skills and competencies and offer related internships or apprenticeships, while education institutions can align their curriculum with these needs and match students with these hands-on learning opportunities. One example of alignment between training opportunities and local industries is Western Iowa Technical Community College's apprenticeship program for Electromechanical and Industrial Maintenance, Electrician, Plumbing, and HVAC. These programs combine classroom learning with on the job training to ensure that participants come away with up-to-date knowledge and skills that can immediately fill employment needs for local industries. This alignment between industry demands and workforce development will not only prepare students for skilled, in-demand positions, but the specialized skills of the region's workforce can also be marketed toward relevant industries and businesses that may be seeking a community in which to locate.

In order to draw industries to the region, the county can collaborate with regional chambers of commerce and economic development entities to market and promote training or education opportunities in the region. In particular, unique training opportunities, such as the new flight school at Sioux Gateway Airport, can be marketed to related industries with the aim of filling a regional economic niche.



*Rendering of the Oracle Aviation Center; anticipated construction in 2023. Image source: RS&H, Inc. and City of Sioux City.*

To encourage the development of small businesses in Woodbury County's rural areas, the county can support residents by sharing resources about opportunities to learn basic business competencies. Partnering with community colleges to provide basic business workshops and seminars would help residents gain needed information while providing a recruitment opportunity for local academic business programs. Particular care should be given to marketing educational opportunities to low-income residents, immigrant communities, people of color, and other underserved groups, providing financial assistance information and translation to commonly spoken languages.

## Workforce housing

The provision of workforce housing, or homes that serve middle-income workers is important for residents and local employers alike. The cost of housing has been continually increasing for both owners and renters, with an increase of about 71% between 2000 and 2020 for Woodbury County. Finding affordable homes within a reasonable commuting distance to job opportunities can determine whether potential employees are able to accept a job offer and move to the region. The availability of workforce housing strengthens the regional economy by drawing in employees that support local businesses- a vital role in today's competitive hiring landscape.

Iowa's Economic Development Authority administers the Workforce Housing Tax Incentive program to offset costs to developers for building a variety of new units that are affordable for middle income households. There is a per unit cost cap on these projects, and typically they are required to be located on brownfield or infill sites to ensure they are within a reasonable distance to job opportunities. In Woodbury County, this program has stimulated the development of 57 multi-family rental units and 16 owner occupied, single family townhome units for completion in 2023. To continue filling the gaps in diverse housing options and in turn support a strong workforce in Woodbury County, the county can coordinate with local economic development organizations to ensure information about this program is shared with developers and the business community.

## Quality of Life

The quality of life of a community is a broad term that takes into account many factors that impact residents' standard of living, such as safety, access to health care, education opportunities, comfort, stress level, and cultural enrichment. While every topic covered in this comprehensive plan influences residents' quality of life, there are certain aspects of quality of life that relate directly to economic development. For example, providing a diverse array of opportunities for recreation and entertainment throughout the year contributes to residents' mental well-being, social connections, and physical activity levels. Building cultural attractions based on unique assets of the county, such as natural and historical features, provides residents opportunities for education and cultural enrichment. Encouraging healthy lifestyles, proactive medical check-ups, and the creation of exercise facilities throughout rural areas are actions that support the improvement of residents' physical health.



*Dorothy Pecaut Nature Center; Woodbury County Parks*

All three of these examples demonstrate how investments in residents' quality of life contribute to a robust economy. The physical and mental health, safety, financial security, and all-around well-being of the workforce are the basis for a strong economy.

In survey feedback, county residents expressed a desire for expanded medical services throughout rural communities, as well as the need for additional recreational, cultural, and family-friendly entertainment amenities. Quality of life improvements such as parks, trails, fishing, nature centers, and festivals were mentioned as desired changes.

### *Broadband and Cellular Service*

According to Connected Nation Iowa's Broadband Map (2022), about 97.3% of Woodbury County households have access to the minimum speed that meets the Federal Communications Commission's definition of broadband, 25 mbps for download/3 mbps for upload, by means of any technology (fiber, cable, DSL, etc.). This map is displayed in Figure 3.7. Over 1,000 Woodbury County households do not have reliable access to broadband.

According to the U.S. Census Bureau's American Community Survey of 2020, nearly one fifth of Woodbury County's households did not have an internet subscription, compared to 9.7 percent of households nationwide. Households earning less than \$20,000 annually were far less likely to have internet access of any kind, with 40 percent of these households falling into this category.

From survey input about residents' experience living in rural Woodbury County, one of the most frequently identified weaknesses of the county was the poor broadband and cellular service in rural areas. Nearly 40 percent of survey respondents identified this as a top weakness of the county, while 14 percent believed investment in public utilities and infrastructure, such as broadband and improved cellular service, would be one of the most important issues to address in the next 20 years. Internet connectivity and/or cell phone service issues were also mentioned by about 19 residents in open-ended comments throughout the survey.

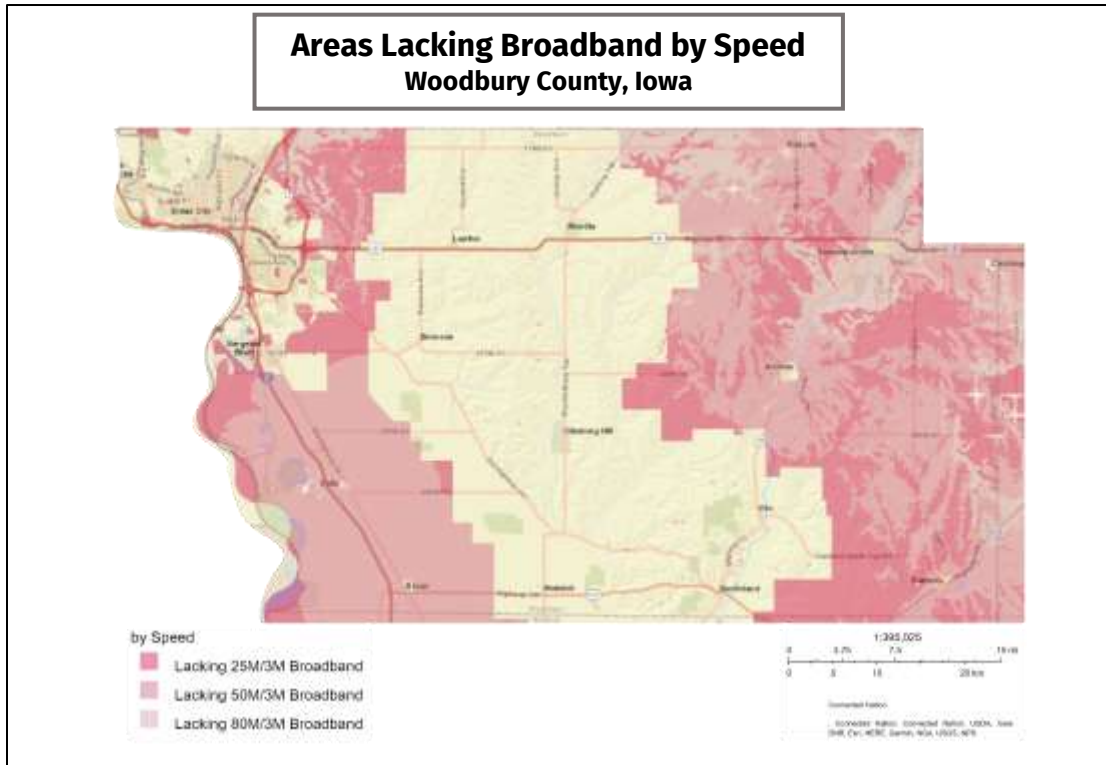


Figure 3.8. Connected Nation, USDA, 2022.

While the Connected Nation Iowa’s Broadband Map suggests that a vast majority of residents have access to broadband, a far greater percentage of Woodbury County residents are foregoing internet subscriptions than would be expected based on national data. While household income is certainly a factor, other residents may be avoiding an internet subscription due to insufficient or unreliable connection.

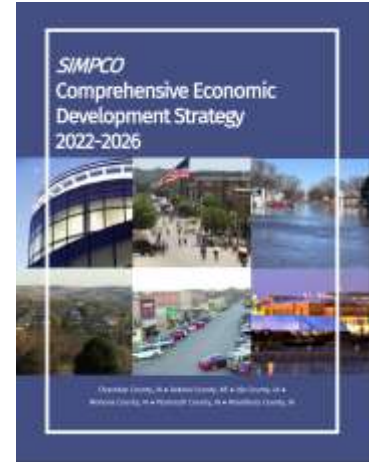
An increasing number of goods and services are being offered online, including crucial public services such as healthcare, telehealth, emergency response, social services and benefits, job boards, and secondary and post-secondary educational opportunities. Remote or hybrid employment opportunities have also become common. Reliable connection to the internet regardless of proximity to an urban center is vital for residents’ health, safety, and full participation in the economy.



## Economic Development Programs

### SIMPCO Economic Development

Siouxland Interstate Metropolitan Planning Council (SIMPCO) hosts a Comprehensive Economic Development Strategy (CEDs) Committee. The CEDs Committee develops and administers the 5-year economic development plan that is required for the region's Economic Development District (EDD) designation through the US Economic Development Administration (EDA). The vision of the plan is that the SIMPCO region will be a preferred location for innovative businesses and entrepreneurs who desire a skilled workforce, quality infrastructure, high quality of life for residents, and a positive business environment in order to contribute to continual regional economic success. This document can be accessed from SIMPCO's website, [simpco.org](http://simpco.org), under the Economic Development division.



### Certified Sites

The Iowa Economic Development Authority's (IEDA) Certified Sites program provides a credential for development-ready locations that are available for industrial operations. These locations are presented in a searchable database maintained on the IEDA's website, displaying relevant data and documentation of each site's amenities. Woodbury County is home to two such locations, both situated south of Sioux City and Sergeant Bluff near the Sioux Gateway Airport. The 117-acre Southbridge 27 Flags Industrial Site is suitable for heavy industry, while the Sergeant Bluff Industrial Park of roughly the same size is appropriate for "light industrial

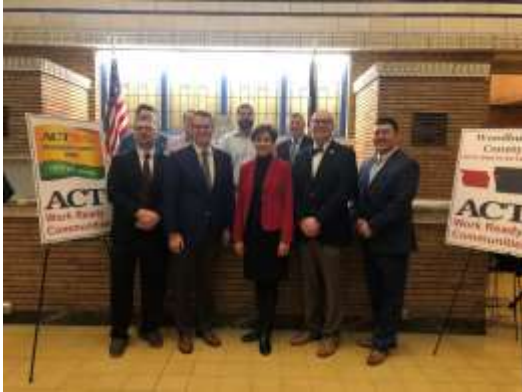


manufacturing, logistics and warehouse distribution, food production and biotech industries" (IEDA). Both sites are immediately accessible by Interstate 29, U.S. Highways 20, 60, and 75, and railway operated by the Union Pacific Railroad Company provides access to markets in Omaha and Minneapolis. Both are also just minutes away from air service via the Sioux Gateway Airport and Missouri River barge service via the Big Soo Terminal.

The Southbridge Interchange is a new Interstate 29 interchange that is planned for development in 2027. This new access will be located south of the Sergeant Bluff rest stop, near 235<sup>th</sup> Street. The addition of this interchange will enhance the efficiency of operations located at both the Southbridge 27 Flags and the Sergeant Bluff Certified Sites, reducing travel

times for the distribution of goods, and enhancing fuel efficiency. With this convenient access to the interstate, Woodbury County can also anticipate future commercial and industrial developments adjacent to the interstate corridor and within the industrial area between Sergeant Bluff and 260<sup>th</sup> Street, roughly bordered on the west and east by the Missouri River and Interstate 29 respectively.

### **Work Ready Community**



*Woodbury County ACT Work Ready Communities designation in January 2019.*

In 2019, Woodbury County was the first in Iowa to become certified as a Work Ready Community by ACT. This program strives to close the skills gap by aligning the needs of industries and the skills of job seekers. Individuals about to enter the workforce can earn the ACT WorkKeys National Career Readiness Certificate, which is an industry-recognized credential proving competency in commonly-required workplace skills. This helps individuals entering the workforce find suitable positions without relocating to another community. This certification is a draw for industry leaders, ensuring that Woodbury County has a workforce equipped to support their company.

## **Survey Results Synopsis**

### **Assets and Weaknesses Relevant to Economic Development**

Woodbury County's primary assets that were identified by survey participants included first and foremost the agricultural economy, which was selected by the largest number of residents (44 percent). The rural county's proximity to the goods, services, and attractions of the Sioux City metro was the secondmost popular answer (40 percent), followed by the rural character of the county (34 percent), and the cost of living (30 percent). Other relatively popular selections were related to quality of life assets of rural Woodbury County such as clean air and water (23 percent), and abundance and access to open space and public lands (21 percent). In open-ended comments, several residents cited qualities such as shared community values, the character of fellow residents, or the quiet atmosphere living in rural Woodbury County.

Less-frequently selected assets included the public education system (17 percent), recreational opportunities (16 percent), historic character, culture and amenities (12 percent), and opportunities for business growth (10 percent).

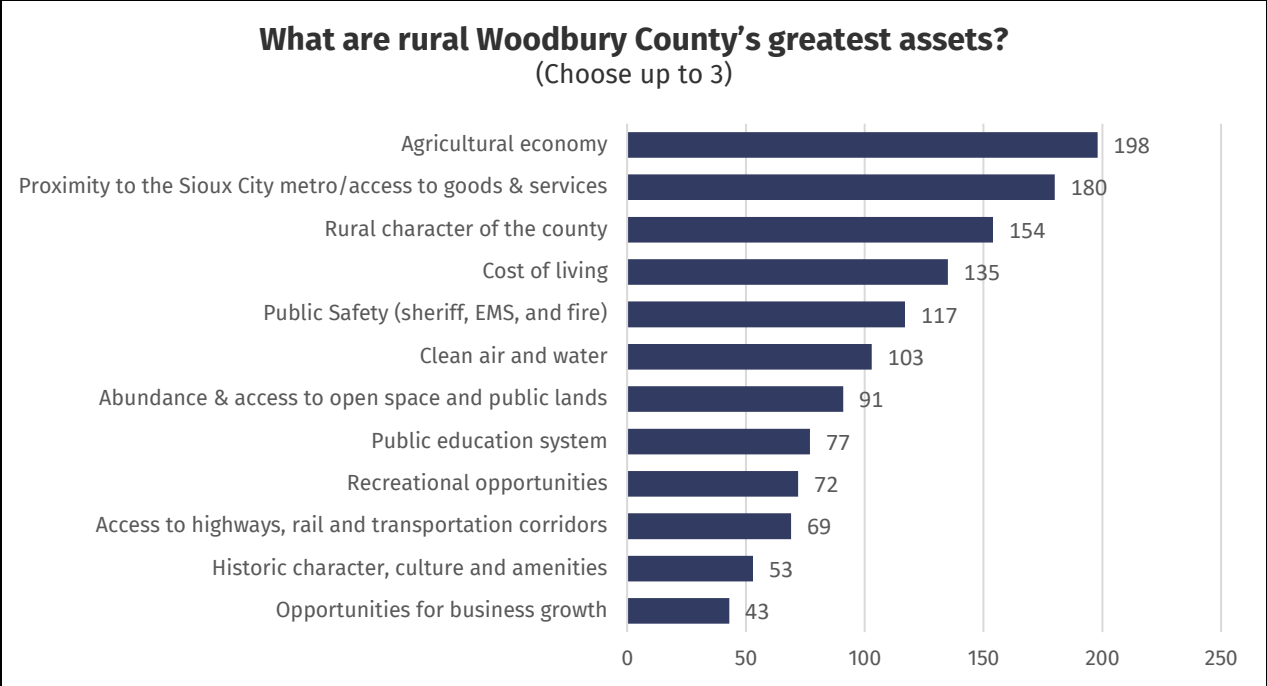


Figure 3.9. Other assets from open-ended questions: shared community values, high character of residents, and quiet atmosphere.

Of the weaknesses identified by survey participants, the most frequently selected were few employment opportunities in rural areas (39 percent), lack of reliable broadband and/or cellular service (38 percent), limited services in rural areas (37 percent), and difficulty attracting or retaining a qualified workforce (32 percent). In open-ended comments, survey respondents also mentioned high taxes, the lack of recreational opportunities, and few amenities such as senior centers and other services.



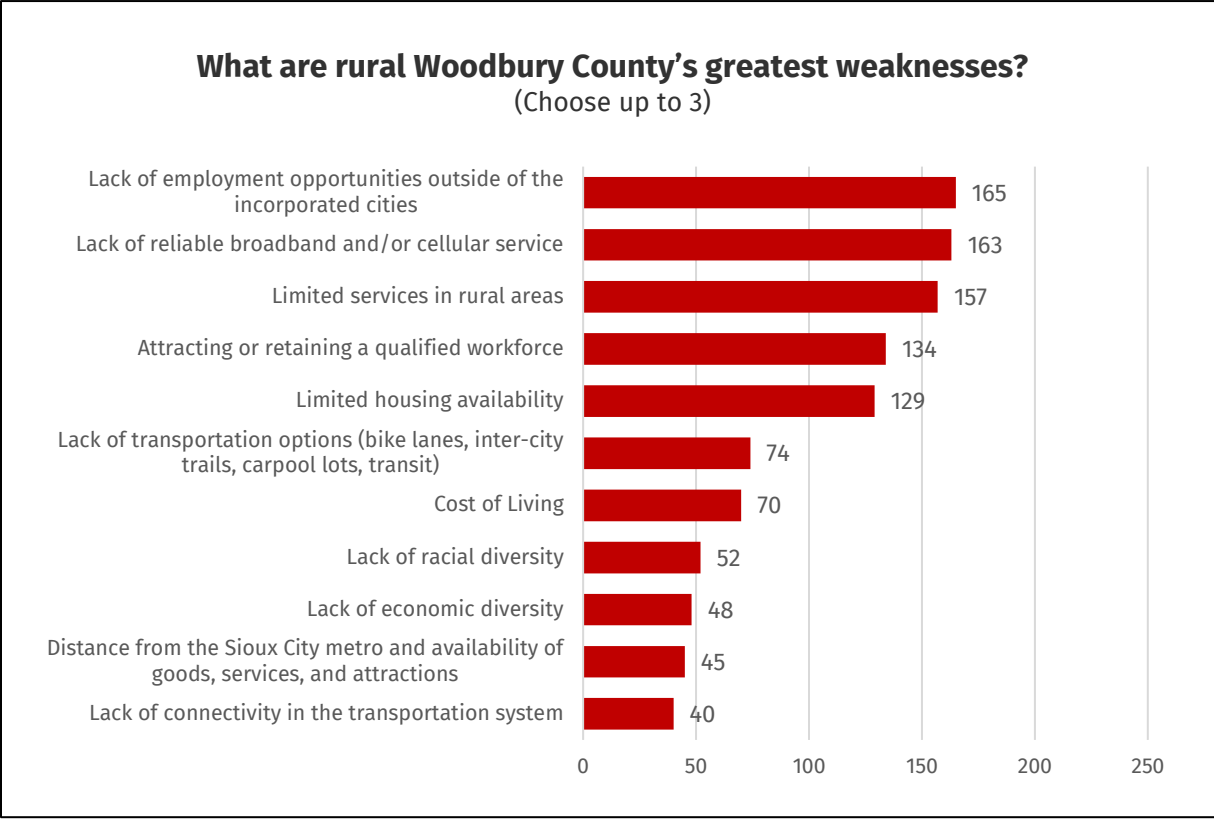


Figure 3.10. Other weaknesses from open-ended comments: high taxes, lack of recreational opportunities, few amenities, lack of jobs paying a high wage, unreliable cell phone service and broadband.

**Desired Changes**

Economic development was ranked as the most important topic to address in the next 20 years. One of the most frequently mentioned issues amongst survey respondents was broadband and cell service connectivity and reliability. In addition, residents expressed the desire for more grocery stores in rural areas; small local shops such as secondhand stores, antique shops, bookstores, boutiques, and general stores; as well as food establishments such as breweries and restaurants. Respondents repeatedly brought attention to the need for access to emergency health and medical services. Recreational, cultural, and family-friendly entertainment amenities such as parks, bike trails, pools, fishing, nature centers, amusement parks, and festivals were all desired quality of life improvements for rural residents. Lastly, some respondents cited the need to provide better support for young entrepreneurs, strengthen the agricultural economy and increase protections for farmland and the Loess Hills throughout the county. While residents desire the addition of small businesses and services to rural communities and enjoy the amenities of the nearby Sioux City metro, they express appreciation for the rural character, the agricultural economy, the natural features, and the community values that make rural Woodbury County unique.

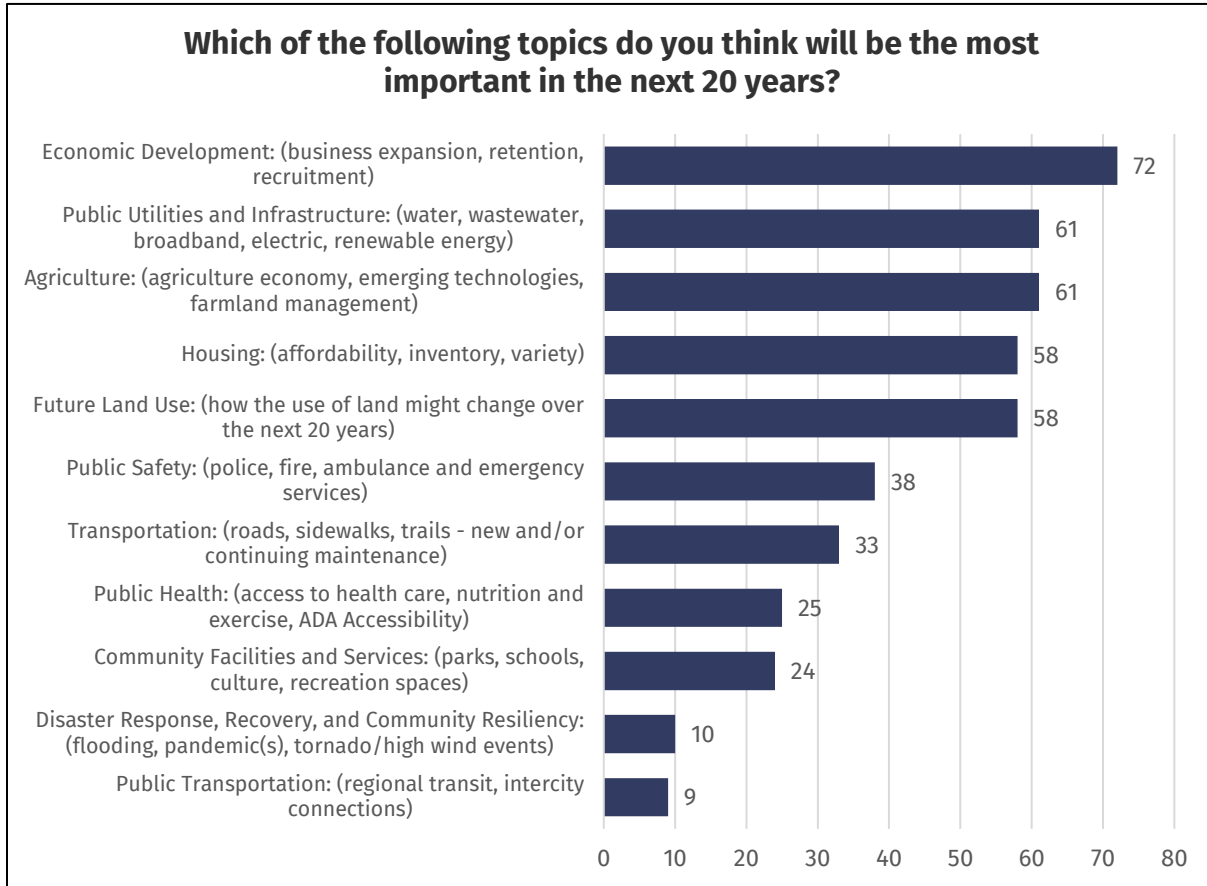


Figure 3.11. Other needs identified in comments: recreation besides bars and casinos, fewer dollar stores and more local businesses, better job opportunities, enable young entrepreneurs to get started, encourage agricultural ventures, strengthen the agricultural economy.

What types of businesses do you patronize in rural Woodbury County?	
<b>Common responses:</b>	
Restaurants	122
Gas or service stations	105
Grocery or convenience store	75
Salon or barber	21
Home goods & clothing	19
Bars	22
Banks	17
Local small businesses	17
Agricultural (feed stores, farm supply)	12
Doctor or pharmacy	15
Farmers market or local farms	7

Table 3.1. See Appendix for a full list of answers.

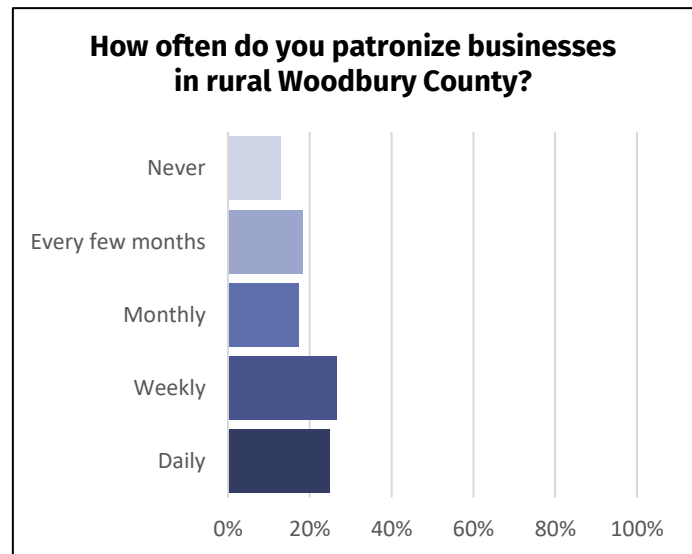


Figure 3.12.

## What types of businesses or services would you like to have in Woodbury County?

Grocery stores (32)
More local shops (24): antiques, secondhand stores, brewery, bookstore, general stores, boutiques, storefronts, and restaurants (9)
More public services: transportation (6), emergency health & medical care (19), police
Recreation opportunities (8): parks (5), kid and family-friendly recreation (12), bike trails (3), hiking trails, nature center, fishing, shooting range, water park, pools (2), amusement park, festivals
Improve internet (11) & cell service (3)
More affordable housing (4)
Auto repair/service centers (4)

Table 3.2. See Appendix for a full list of answers.

## Goals & Objectives

### Regional Alignment

- **Goal: Coordinate economic development initiatives with regional priorities.**
  - o Coordinate economic development initiatives with the Comprehensive Economic Development Strategy (CEDS) Committee and refer to the CEDS document to ensure alignment with the goals and strategies therein.

### Industry & Workforce

- **Goal: Maintain core industries that are the backbone of Woodbury County's economy by marketing Siouxland as a regional center for food production and related agricultural industries.**
  - o Maintain Woodbury County's ACT® Work Ready Community status.
  - o Continually communicate with industry leaders to identify emerging in-demand skills and qualifications.
  - o Work with local colleges and high schools to continually improve training opportunities for students to learn in-demand skills necessary to support the region's industry clusters.
  - o Coordinate across jurisdictions to assist in the marketing and promotion of the county's Certified Sites.
- **Goal: Encourage the diversification of Woodbury County's economy, in support of small businesses which generate nearly half of all economic activity nationwide, as well as larger enterprises.**
  - o Coordinate with city jurisdictions of Woodbury County to offer access to supportive resources, networking opportunities, and financial information for residents interested in starting a small business.
  - o Maintain partnership with Iowa's West Coast Initiative to develop economic opportunities in the Siouxland region.
  - o Consider the development of alternative energy industry partnerships.
  - o Provide language supports for non-English speaking business owners, prospective business owners, and employees where necessary.

### Quality of Life

- **Goal: Work to enhance Woodbury County's quality of life to draw and retain families, employees, and residents of all ages in the region.**

- Continue to invest in innovative improvements such as recreation and entertainment opportunities.
- Build upon unique assets of the county, such as natural features and historical resources to create enriching cultural experiences for residents.
- Improve access to internet connectivity by investing in broadband infrastructure.
- **Goal: Encourage healthy lifestyles to maximize residents' quality of life.**
  - Support the expansion of health services such as clinics and exercise facilities in rural areas.
  - Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.
  - Support education for regular wellness exams to increase early detection of serious illness.

### Equity

- **Goal: Ensure that educational and economic opportunities are accessible to all residents, regardless of race, age, sex, religion, or ability.**
  - Continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.
  - Work across jurisdictions and with underrepresented populations, such as people of color, low-income residents, and those with disabilities, to identify barriers to educational access and provide appropriate services and support.
  - Actively market educational and job opportunities to underrepresented communities.

## Chapter 3: Transportation

This chapter includes information about existing transportation infrastructure and services in Woodbury County and a list of transportation goals and objectives for the future.

Section	Contents
Iowa Smart Planning	Transportation Element
Streets	Street network
Public Transit	Demand response and fixed route systems
Commuting to Work	Commuting patterns
Trail Network	Regional trails
Railroad	Rail traffic
Air	Commercial air service
Water	Barge facilities
SRTPA Long Range Transportation Plan	SRTPA Long Range Transportation Plan
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

### *Iowa Smart Planning Principles*

The Iowa Smart Planning document states the following in regards to transportation:

**Transportation Element:** Objectives, policies, and programs to guide the future development of a safe, convenient, efficient, and economical transportation system. Plans for such a transportation system may be coordinated with state and regional transportation plans and take into consideration the need for diverse modes of transportation, accessibility, improved air quality, and interconnectivity of the various modes of transportation.

**Transportation Diversity Principle:** Planning, zoning, development, and resource management should promote expanded transportation options for residents of the community. Consideration should be given to transportation options that maximize mobility, reduce congestion, conserve fuel, and improve air quality.

### *Streets*

Major routes of Woodbury County's street network include Interstate 29 running along the western border, the principal arterial of U.S. Highway 20 running west/east across the county, and U.S. Highway 75, running north/south through the Sioux City metro area. The other principal arterials in the county, Iowa State Highway 12 and Hamilton Boulevard, are also located in Sioux City. Minor arterials in rural Woodbury County include Iowa State Highways 141, 175, 31, and 140, with numerous minor arterial routes in the Sioux City metropolitan area. In addition to these roadways, the county also has a network of major and minor collectors, as well as local roads. The full street network is illustrated in the map in Figure 4.1, according to the Federal Functional Classification and the Iowa Department of Transportation.





U.S. Interstate 29, U.S. Highway 20, and U.S. Highway 75 are important routes for commercial vehicles, carrying thousands of trucks each day throughout Siouxland and across state lines. State Highways 141, 31, 140, 175, 376, and 12 also contribute, to a lesser extent, to the flow of commercial traffic across the region. Iowa Department of Transportation road volume data is included for reference in the appendix for the interstate as well as U.S. and state highways in Woodbury County. A summary of vehicle miles traveled (VMT) on Woodbury County's rural and municipal road networks is included in Table 4.1. This metric factors in both the average annual daily traffic on the road network as well as the length of roadways. For example, while there are many more miles of the rural primary network than in the municipal primary network, the VMT is not markedly different due to the greater volume of traffic on municipal routes.

<b>Vehicle Miles Traveled, Woodbury County, 2020 (1,000's)</b>								
<b>Rural interstate</b>	<b>Rural primary</b>	<b>Secondary</b>	<b>Rural Total</b>	<b>Municipal Interstate</b>	<b>Municipal Primary</b>	<b>Municipal</b>	<b>Municipal Total</b>	<b>Total</b>
82,571	130,802	75,153	288,526	106,291	122,194	273,897	502,382	790,908

Table 4.1. Source: Iowa Department of Transportation, 2020

Woodbury County's Secondary Roads Department provides construction, road maintenance, engineering, and snow/ice removal for all roads outside of city jurisdictions that are not part of the state or federal highway systems. Farm to Market routes and Area Service class "A" roadways are prioritized in terms of construction, reconstruction, maintenance, and snow/ice removal, while Area Service class "B" and "C" roadways are built and maintained to the minimums outlined in state and county codes.

<b>Woodbury County Secondary Roads Summary, 2020</b>	
Secondary Miles	1,350.48
Secondary Open Miles	1,338.48
Secondary Legal Not Open Miles	12.01
Secondary Open Surfaced Miles	1,276.62
Secondary Open Not Surfaced Miles	61.75
Percentage Surfaced Secondary Roads	94.52%
Rural Open Roads All Systems	1,436.57
Rural Primary Miles	102.45
Rural Open Surfaced Miles	1,374.27
Total Open New/Resurfaced Rural Miles 2020	0.00
Total Open Rural Miles Unknown Surface Type	0.11
Percentage County Miles Farm-to-market	31.34%

Table 4.2. Iowa DOT Secondary Road Report, 2020



Construction priorities in recent years have been pavement resurfacing projects and the replacement or repair of street bridges, as many of these structures are aging and in need of attention to maintain their safe use. Residents surveyed about transportation infrastructure in Woodbury County have expressed concern with the state of rural roadways, especially unpaved roads that tend to accumulate potholes with the changing seasons. When asked how they would rate the condition of unpaved rural roads, 28% determined the condition to be “poor”. Surveyed residents responded more favorably when asked about the condition of paved rural roadways (47% “good” or “excellent”), the safety of railroad crossings (50% “good” or “excellent”), snow removal (47% “good” or “excellent”), and the amount, condition, and reflectivity of signs along roadways (62% “good” or “excellent”).

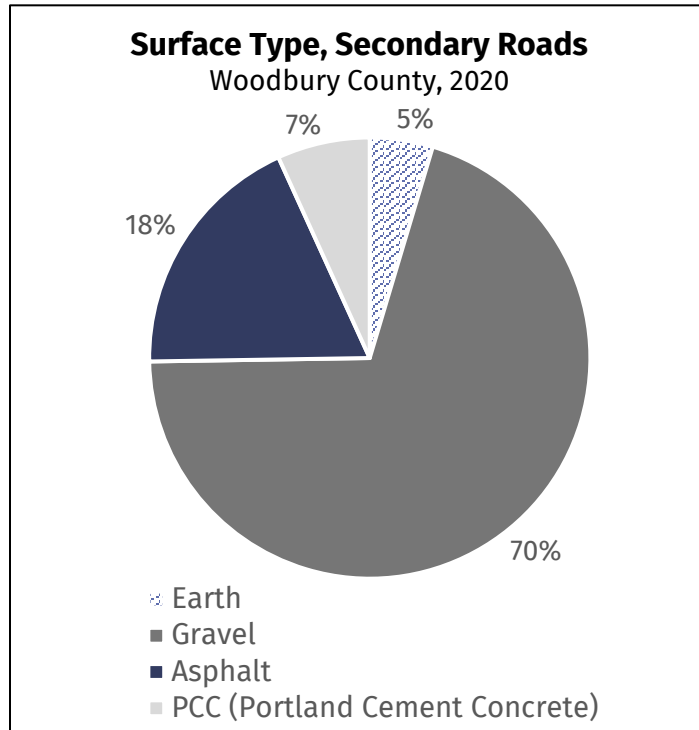


Figure 4.2. Source: Iowa DOT, 2020.

Woodbury County Bridge Conditions, 2021							
Structural Deficiency (SD)		Bridge Condition			Weight Restrictions		
Total SD	No SD	Good	Fair	Poor	Restricted	Unrestricted	Out of Service
82	368	192	176	82	74	370	6

Table 4.3. Source: Iowa Department of Transportation, Iowa Bridges Story Map, 2021.

### Interstate-29 Southbridge Interchange

With the continued development of industrial activities south of Sioux City and Sergeant Bluff near the Missouri River, the addition of an interchange on Interstate 29 near Port Neal Road has recently been approved by the Iowa DOT. This project will be moving forward over the next several years. Having direct interstate access in this area will greatly improve the efficiency of current industrial operations nearby, reducing the number of miles between manufacturing sites and the interstate. It will also support further development of commercial and industrial sites in the vicinity. The improved interstate access will be another draw for potential firms to locate in the Siouxland area, in addition to other regional amenities such as the IEDA’s Certified Sites, proximity to the Missouri River, air service, human capital, and strong agricultural economy.

### Loess Hills National Scenic Byway

The Loess Hills National Scenic Byway is a driving route that highlights the beautiful natural landscapes of northwest Iowa, from gently rolling hills to steep ridges and bluffs containing prairie and woodland ecosystems. Starting from the north in Plymouth County, the route enters Woodbury County through Stone State Park, carries briefly along I-29 before continuing southeast between Bronson and Smithland. There are several opportunities for hiking and wildlife observation along the route in Stone State Park, the Oak Ridge Conservation Area, Southwood Conservation Area, and the Fowler Forest Preserve. The Smokey Hollow Loop between Oto and Smithland and the Stagecoach Loop South of Smithland offer additional scenic views of the Loess Hills. The towns of Sioux City, Sergeant Bluff, Bronson, Lawton, Oto, and Smithland offer services and various attractions to visitors along the way.



Photo source: iowaculture.medium.com

### Crash Data

Woodbury County Annual Crash Data							
Year	Total Crashes	Total Occupants	Total Vehicles	Fatalities	Serious Injuries	Minor Injuries	Possible Injuries
2022	2,247	5,398	4,202	5	24	282	476
2021	2,262	5,319	4,193	8	34	233	486
2020	2,174	5,201	4,025	10	46	238	429
2019	2,479	5,997	4,557	12	39	244	533
2018	2,387	5,879	4,469	5	34	232	521
2017	2,346	5,775	4,382	8	43	250	501
2016	2,364	5,732	4,385	10	37	273	629

Table 4.4. Source: Iowa DOT, Iowa Crash Analysis Tool (ICAT)

Over the past seven years, Woodbury County has had an annual average of about eight fatal automobile crashes and about 37 crashes resulting in serious injury to at least one person involved. Several hundred crashes resulting in minor or possible injuries also take place each year in Woodbury County. While human error is inevitable and it is unrealistic to eliminate crashes entirely, roadway design can be improved to incorporate safety features, such as shoulders on two-lane highways, roundabouts at appropriate intersections, road diets, and improved sign reflectivity. The U.S. Department of Transportation’s Federal Highway Administration promotes the Safe System Approach to holistically enhance user safety and reduce the likelihood of fatalities and serious injuries from crashes. This approach proactively identifies and mitigates risks, recognizes the vulnerability of road users, assumes that people will make mistakes, and embeds redundant safety measures in anticipation of user error. These strategies can be incorporated into roadway design to improve safety for Woodbury County residents.

### Electric Vehicles

While the Sioux City metro area has about one dozen locations for electric vehicle drivers to recharge their batteries, there are currently no recharging stations in rural Woodbury County. Electric vehicle infrastructure will be a growing need over the next several decades and presents an opportunity to improve the quality of life for rural residents. According to the U.S. Department of Energy and the Bureau of Labor Statistics, rural drivers tend to drive on average ten more miles daily and spend an average of 44% more on gasoline and motor oil compared to residents living in an urban area. As affordable electric vehicles are developed, this technology will offer rural residents considerable cost savings from a reduction in fuel and maintenance throughout the life of the vehicle.

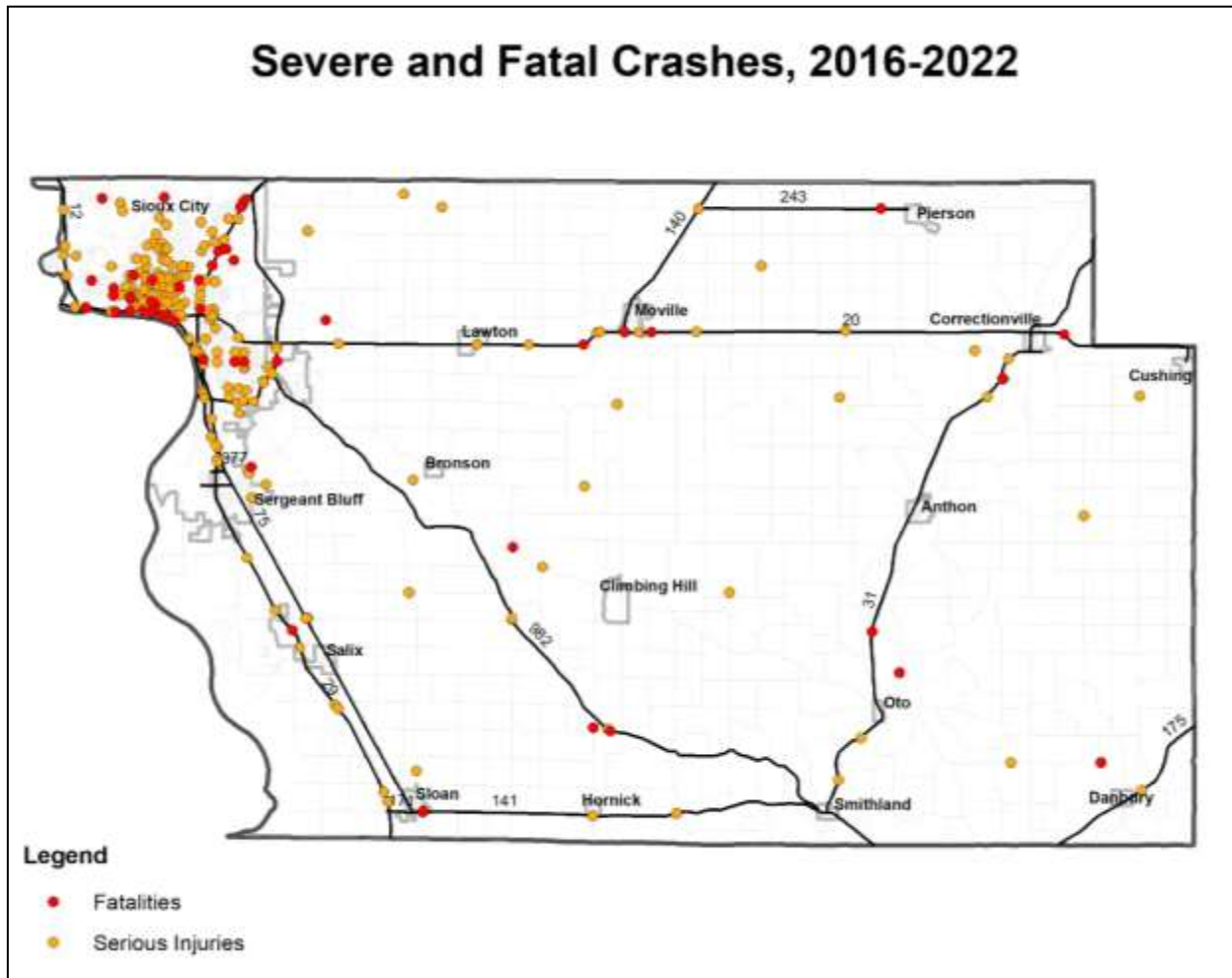


Figure 4.3. Severe and Fatal Crashes in Woodbury County, 2016-2022. Iowa DOT Crash Analysis Tool (ICAT).

The Federal Highway Administration has designated a network of alternative fuel corridors where the required maximum distance between public charging stations is 50 miles to ensure that electric vehicle owners have reliable access to stations across the country. In Iowa, portions of Interstate 80 are designated “ready corridors” and other sections of this interstate are in development to achieve the required charging station density. Interstate 29 in Woodbury County has been identified as a “pending corridor” that will be developed as a designated alternative fuel corridor soon. With the federal government’s push to expand electric vehicle

infrastructure, there will be funding opportunities in the near future to help localities, business owners, and individuals adapt to the growing need for recharging stations and electric equipment. MidAmerican Energy Company also offers incentives for businesses to provide charging stations and for Iowa residents to purchase electric vehicles.

### Public Transit

Woodbury County is served by the Jefferson Lines bus service company, which provides a route connecting Sioux City to two transfer points: Sioux Falls, South Dakota to the north, and Omaha, Nebraska to the south. From these transfer points, connections to many other destinations throughout the midwest region are available.

The Siouxland Regional Transit System (SRTS) provides public transportation and paratransit service throughout Woodbury County as well as Cherokee, Ida, Monona, and Plymouth counties in Iowa, Dakota County in Nebraska, and southern Union County in South Dakota. This service is available to all residents, including those who may require specialized transportation, such as those with disabilities or in need of transportation to medical appointments. Service is on demand with direct pick-up and individualized destinations scheduled with 24-hour advanced notice. The SRTS fleet of vehicles is ADA accessible, equipped with mobility device lifts, seatbelts, and car seats upon request. Contract transportation is also available for businesses to assist in transporting employees to work.

Prices for SRTS services are detailed in the table below. Reduced fares are available for riders age 60 and over. In 2021, SRTS provided 81,402 rides with a total of 554, 665 operating miles.

Service	Rate
Curb-to-curb	\$4.00 plus \$0.50 per mile
Door-to-door	\$7.00 plus \$0.50 per mile
Dakota Dunes	\$5.00 one way
Jefferson or Elk Point	\$15.00 one way
Sergeant Bluff	Free within city limits and \$2.00 per one way within Sioux City metro including Dakota Dunes

Table 4.5. Siouxland Regional Transit System, 2022.

The Sioux City Transit System provides bus service throughout the tri-state metropolitan area, including Sioux City, North Sioux City, and South Sioux City.

While these public transportation options are available, less than one percent of residents used transit to meet the needs of their daily commute according to 2019 estimates. In 2021, the Sioux City Transit System studied and sought public input for route and scheduling improvements to meet residents’ changing needs and preferences. They launched a trip planner tool in 2022 that allows users to find detailed directions and route information from their mobile device. As these agencies continue to find additional ways to enhance the convenience of the transit system, ridership could increase and reduce the number of single-occupancy vehicle trips taken each day.

## Commuting to Work

For Woodbury County residents, the predominant form of transportation for commuting to work was by driving alone in a car, truck, or van, with 83% of residents using this mode according to 2020 estimates. Carpooling was the second most common form of transportation (9.5%), followed by walking (2%), public transportation (1.1%) and other means (.4%). About 4% of residents reported working from home, eliminating their commute. Encouraging the use of alternative means of transportation and reducing the number of single occupancy vehicle trips would help to improve traffic safety, reduce roadway congestion, and improve air quality in the region.

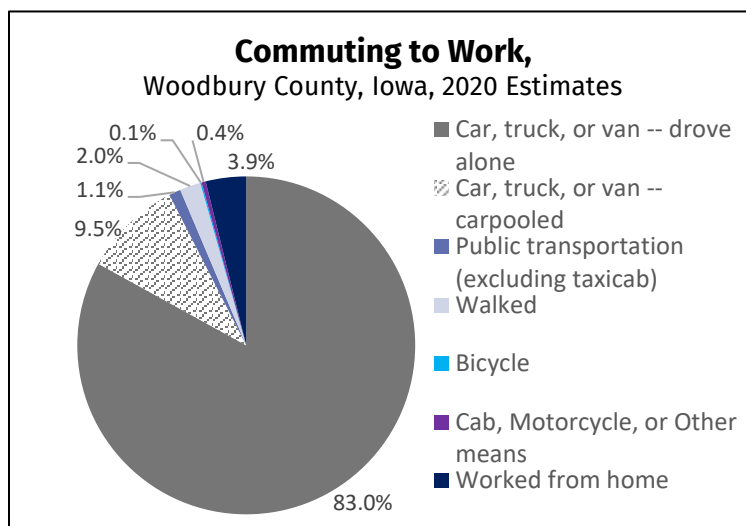


Figure 4.4. U.S. Census Bureau, American Community Survey, 5-year Estimates of 2020.

The Siouxland Regional Transit System partners with commercial businesses and industries in the region to offer employees a vanpooling service. SRTS lends a van to a group of employees of the same company to share as a means of transportation to work. The employees operate the vanpool based on a set pick-up and drop-off schedule each day. This arrangement saves employees the costs of driving their own vehicles to work each day, while employers save space in the parking lot, reduce congestion, and offer a unique benefit to their staff members.

## Trail Network

Many of Woodbury County's rural communities maintain multi-use trails within their respective jurisdictions. In addition, three parks within Woodbury County's Conservation Board network- Brown's Lake Bigelow, Little Sioux, and Snyder Bend parks- contain bicycle paths. Several county parks offer hiking trails as well, including Fowler Forest Preserve, Little Sioux Park, Snyder Bend Park, and Southwood Conservation Area. The Union Bridge Trail, a two mile route connecting Little Sioux Park and the City of Correctionville, was completed in 2007. The trail network within the metropolitan area of Sioux City and Sergeant Bluff is growing increasingly connected, with further expansions planned in the next several years. For example, the Plywood Trail, currently in initial phases of development, will eventually connect the City of Sioux City to the Plymouth County cities of Hinton, Merrill, and Le Mars.

Despite these developments, there is still great demand for expanding and further connecting the county's trail network, especially in rural areas of the county. When asked about the county's weaknesses, 74 of the respondents (17%) identified a lack of transportation options (bike lanes, inter-city trails, carpool lots, transit) to be among the county's top three weaknesses. About 18 survey respondents of Woodbury County identified the addition of biking and hiking trails and other outdoor recreation opportunities as desired improvements in open-ended comments.

Improving infrastructure for alternative transportation and expanding the trail system network is an ongoing effort at the state level, as detailed in the Iowa DOT's Active Transportation Plan. Similar efforts are also taking place within many of the county's communities and has been stated as a priority in many of the towns' comprehensive plans. For example, the City of Anthon's comprehensive plan envisions the extension of the Union Bridge Trail that could connect Anthon, Correctionville, and Oto on the west side of the county. Projects such as these have the potential to increase the percentage of residents using alternative forms of transportation and to improve the quality of life for rural residents where there is an identified lack of recreational opportunities.

## *Railroad*

Many tons of products make their way to, from, and through Woodbury County by way of a network of railroad lines converging in Sioux City. Commodities shipped on Iowa's rail network include farm products, food, chemicals, and coal. Rail operations are vital to the success of the agricultural economy, connecting the products and commodities produced in Woodbury County to regional and national markets. Railroads are essential, however they can sometimes present safety hazards for drivers and other road users. While collisions between trains and roadway users are infrequent in Woodbury County, with only three train-involved crashes between 2017 and 2021, the addition of rail crossing signals, signs, rumble strips, and crossing gates can improve the safety of at-grade railroad intersections.

Dakota and Iowa Railroad (DAIR): operates between Dell Rapids, South Dakota and Sioux City, via a connection with BNSF rail at Elk Point, South Dakota. Annual gross tons per mile: 3.0-4.99 million.

Burlington Northern Santa Fe Railway Co. (BNSF): Operates one route travelling northwest of Sioux City through South Dakota, a route southwest of Sioux City heading south through Nebraska, and a route north of Sioux City through Minnesota. Annual gross tons per mile: 20.0-39.99 million.

Chicago Central and Pacific Railroad (CC): Owned by the Canadian National Railway (CN). Operates a route between Sioux City and Chicago. This route heads north of Sioux City before traveling east across the state. Annual gross tons per mile: 3.0-4.99 million.

Union Pacific Railroad (UP): Routes heading north and south connect Sioux City with Minneapolis and Omaha. Annual gross tons per mile: 10.0-19.99 million.

## *Air*

The Sioux Gateway, or Brigadier General Bud Day Field Airport is located about seven miles southwest of Sioux City and east of Sergeant Bluff. This airport is a commercial service facility offering direct daily service to Denver, Colorado and Chicago, Illinois. United Express is currently the sole commercial airline at this facility. Connections to other destinations both domestic and international are available through the United network. Typically, about 45,000 passengers fly from this airport annually on average. However, service was greatly reduced due to COVID-19 disruption in 2020 and 2021, as was the case across the country.

In addition to commercial flights, the Sioux Gateway Airport is also used for roughly 10,000 general aviation operation flights, and between 3,000 and 5,000 military flights annually. The



185<sup>th</sup> Air Refueling Wing, an Air National Guard unit based at the Sioux Gateway Airport, consists of nearly 900 members. Members range from traditional guardsmen to full-time military personnel, air technicians, and state contract employees. This unit is ready for deployment during national emergencies, providing aid during such disasters as Iowa flooding events and the aftermath of Hurricane Katrina. They also provide vital support to international missions of the U.S. Air Force by refueling aircraft with their fleet of KC-135 refueling tankers.

A new flight school will be established at the Sioux Gateway Airport site in 2023. Oracle Aviation LLC and Morningside University will partner to offer flight training and aviation management training while Western Iowa Technical Community College will partner with Oracle Aviation to offer an associates of applied science in aviation engineering. New facilities for training, instruction, and administrative offices as well as hangar space and site improvements are planned developments for this project.

### *Water*

Marine Highway M-29 was designated in 2013 as a U.S. Maritime Administration Marine Highway Route between Sioux City and Marine Highway M-70 beginning in Kansas City, Missouri. This route is intended to connect shippers in the Sioux City region to larger eastern routes and markets via the downstream confluence with the Mississippi River. The purpose of the marine highway system is to reduce the volume of surface freight and rail transportation, to relieve subsequent congestion and reduce the wear and tear on highway infrastructure. It is also thought that marine transportation provides an opportunity to increase the fuel efficiency of freight transportation while strengthening supply chains. Despite this designation, Sioux City does not contain a major marine port, and unfavorable river conditions between low water levels and flooding have preempted the majority of waterway freight traffic in recent years. Although barge freight has been hindered by river conditions in the recent past, the marine highway designation does make facilities along the route eligible for federal funds to improve or expand port infrastructure. The further development of barge freight is a future possibility for the region. Information from the Iowa DOT about several private barge facilities on the Missouri River is provided below.

#### **Ag Processing, Inc.:**

- Rail Car Storage Capacity: 250 cars
- Barges Worked Capacity: 1
- Barges Stored Capacity: 3
- Dry Storage Facilities: 3.5 million bushels
- Liquid Storage Facilities: 36 million pounds
- Major Commodities Handled: soybeans, soybean products, biodiesel

#### **Big Soo Terminal: Tegra Corporation**

- Rail Car Storage Capacity: 75 cars
- Barges Worked Capacity: 2 Barges
- Stored Capacity: 12
- Dry Storage Facilities: 120,000 tons
- Liquid Storage Facilities: 22,000 tons
- Major Commodities Handled: Dry bulk fertilizer, grain, soybean meal and oil, steel, lumber, road salt, molasses, feed stuffs, and wind energy components with heavy lifts



**Jebro, Inc.:** Asphalt and petroleum products

**Koch Nitrogen Co. LLC:**

Rail Car Storage Capacity: 55 cars

Barges Worked Capacity: 1

Barges Stored Capacity: 3

Dry Storage Facilities: 20,000 tons

Liquid Storage Facilities: 20,000 tons

20 acre lay down yard

Major Commodities Handled: Anhydrous ammonia, urea, urea ammonium, and nitrate solution

### *SRTPA Long Range Transportation Plan*

The Long Range Transportation Plan for the Siouxland Regional Transportation Planning Association (SRTPA) synthesizes demographic, economic, passenger, and freight forecasts and analyzes how these trends will interact with expected land use to impact demands on the transportation system. This document, updated every five years with a 20 year planning horizon, can serve as a reference for Woodbury County in transportation decisions, to ensure alignment between regional- and county- level goals, projects, and policies.

This document is also developed with the input of constituent cities and counties. Providing this input to the SRTPA during the development of the LRTP will help to advance Woodbury County's goals and objectives in coordination with regional priorities.

### *Survey Results Synopsis*

Unpaved county roads were rated as “poor” by 129 survey respondents (28%), and the upkeep of rural roads was also identified as an area of concern in open-ended comments by about 21 survey participants. Bicycle and pedestrian infrastructure was rated “poor” by about 154 respondents (34%). When asked about the county's weaknesses, 74 of the respondents (17%) identified a lack of transportation options (bike lanes, inter-city trails, carpool lots, transit) as one of the top three weaknesses, while 40 of the respondents (9%) identified a lack of connectivity in the transportation system as one of the top three weaknesses.

When asked about which issues would be the most important in the next 20 years, transportation (roads, sidewalks, trails- new and/or continuing maintenance) was identified by 33 respondents (7%) as an area that should be prioritized.

Aspects of the transportation system that were more often rated as “good” or “excellent” were paved county roads (47% “good” or “excellent”), snow removal (47% “good” or “excellent”), roadway signage (62% “good” or “excellent”), and railroad crossings (50% “good” or “excellent”).

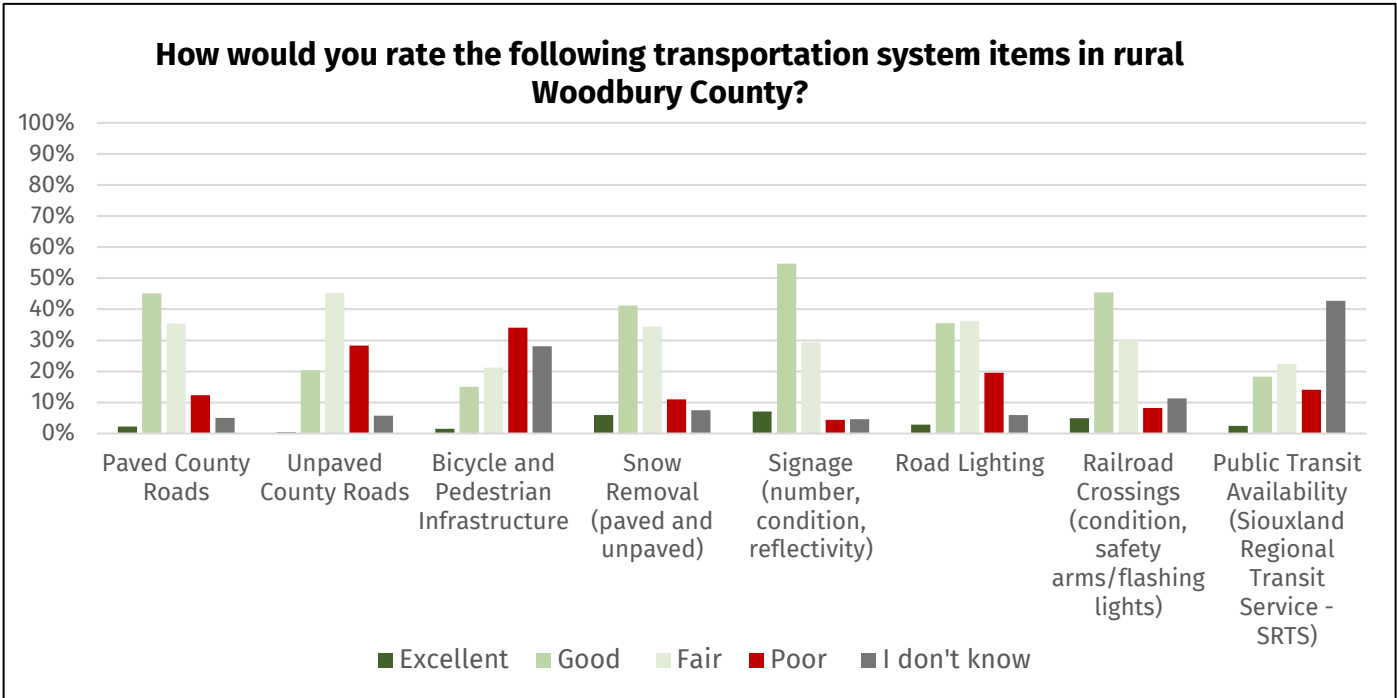


Figure 4.5.

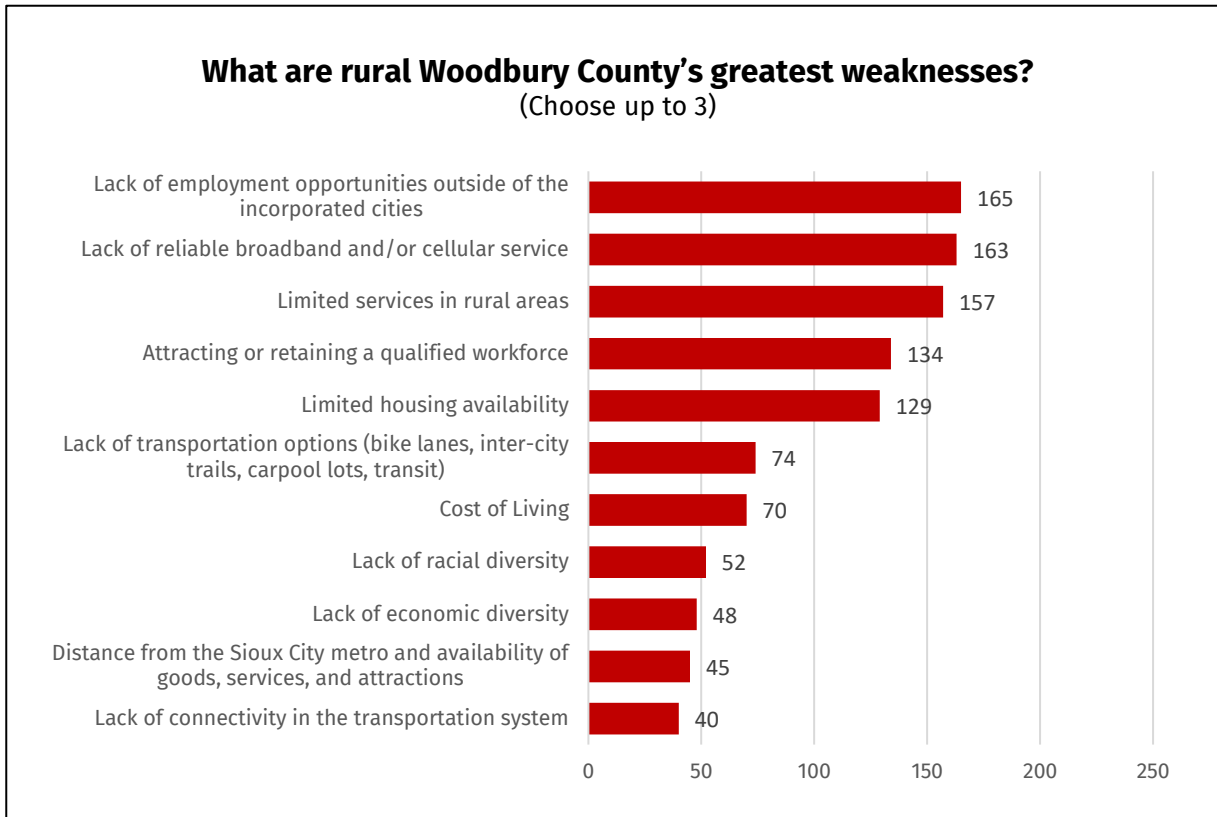


Figure 4.6. Other weaknesses from open-ended comments: Poor upkeep of rural roads (9) and infrastructure (3), Lack of recreational options (1) and walking/biking lanes (1). Roads are rough and dangerous.

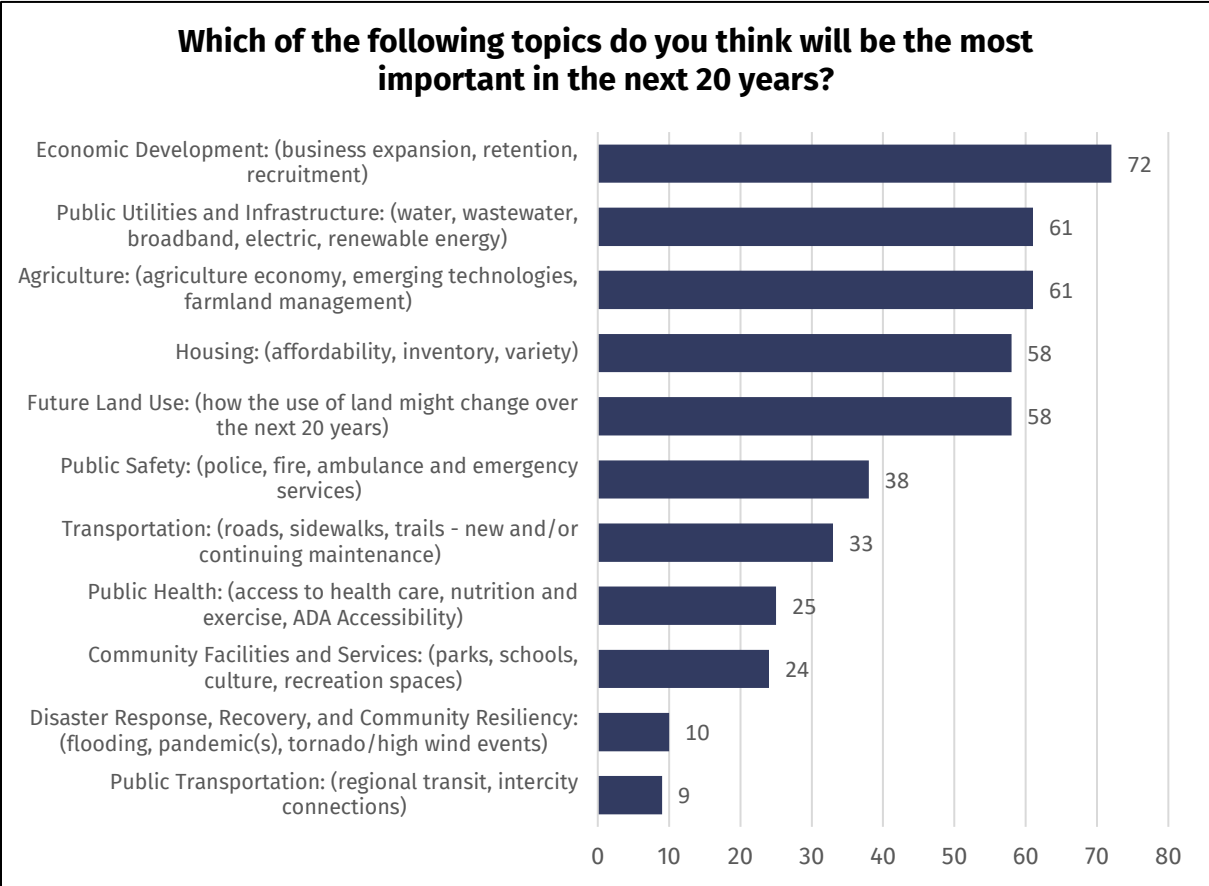


Figure 4.7. Open-ended comments related to transportation: Desired assets: More public services (Transportation (6), Recreation opportunities (8), Bike trails (3), Hiking trails.) Identified needs: Unpaved road improvements (11), Need for more bike trails (2), Keep bikes off busy roads (2).

## Goals & Objectives

### Safety

- **Goal: Prioritize user safety across all transportation modes in Woodbury County.**
  - o Continually seek to improve safety for all transportation users.
  - o Continue to rehabilitate or replace poorly-rated bridges.
  - o Continue to work with Iowa DOT and the public to identify areas of the state and county highway system in need of maintenance or resurfacing.
  - o Work with municipal and state jurisdictions to address sources of frequent traffic incidents.
  - o Provide safety-enhancing infrastructure dedicated to bicyclists and pedestrians to reduce conflicts between these users and vehicles.
  - o Seek funding for railroad crossing safety improvements.
  - o Incorporate principles of the Federal Highway Administration's Safe System Approach into roadway design to reduce crash frequency and severity.
  - o Support safety improvements to Sioux Gateway Airport facilities to maintain adequate, essential air services to the region.

### Accessibility

- **Goal: Ensure equitable access to Woodbury County's transportation system for all residents.**
  - o Promote the Siouxland Regional Transit System throughout the county, making information available in Spanish and other frequently-spoken languages.
  - o Consider the needs of all transportation users, especially those who have mobility limitations due to physical, intellectual, or developmental disability; age; income; or language barriers.
  - o Support the use of alternative modes of transportation with the installation of infrastructure such as bicycle facilities, sidewalks, trails, and greenways.

### Environment

- **Goal: Mitigate the environmental impacts of transportation projects while proactively seeking opportunities for long-term transportation sustainability investments.**
  - o Take advantage of federal and state funding to expand infrastructure for electric vehicles throughout the county, including rural areas.
  - o Preserve scenic views, open space, and historic or cultural features along the Loess Hills National Scenic Byway.
  - o Refer to the Environmental Mitigation Activities of the SRTPA Long Range Transportation Plan before and throughout all transportation planning and development activities.
  - o Collaborate with the Woodbury County Conservation Board, Iowa Department of Natural Resources, Iowa Environmental Protection Agency, and other environmental stewardship organizations to determine the potential consequences of transportation projects to water, air, habitat, land use, cultural and historical resources, other natural resources, and residents' health. Care should be taken to avoid or minimize negative impacts.
  - o Work with the Siouxland Regional Transit System to promote public and shared transit opportunities to employers, such as vanpooling.
  - o Partner with municipalities to develop carpooling lots where residents can leave vehicles during work hours.

- **Goal: Expand the network of multi-use trails in Woodbury County.**
  - o Collaborate with the Woodbury County Conservation Board to maintain and expand the County trail system.
  - o Strive to make regional trail connections between the trail systems of County and municipal parks.
  - o Align County trail plans with the vision, goals, strategies, and recommendations of the Iowa Department of Transportation’s Bicycle and Pedestrian Long Range Plan.

## Economy

- **Goal: Maintain the quality and efficiency of high priority roadways, railways, water, and air services that are essential to the regional economy.**
  - o Prioritize higher-volume roadways and those that are used to transport goods, such as farm to market routes, roadways along industrial and commercial corridors, and roadways connecting to intermodal facilities for rehabilitation and repair.
  - o Encourage projects that increase efficiency, minimize congestion, and reduce energy expenditure.
  - o Consider life cycle costs in decision-making, taking into account the cost of maintaining new infrastructure in the long-term.
  - o Where possible, prioritize improvement of existing systems over expansion of new infrastructure.
  - o Support the maintenance and expansion of commercial airline service in Sioux Gateway Airport.
  - o Support the establishment of additional barge terminals on the Missouri River where river conditions allow.
  - o Support efficient development of commercial and industrial operations in the Southbridge Interchange region.

## Chapter 4: Public Infrastructure and Utilities

Section	Contents
Iowa Smart Planning	Public Infrastructure and Utilities Element
Energy	Electricity, natural gas, and renewable energy
Drinking Water	Public water systems and wells
Wastewater	Wastewater management
Telecommunications	Cellphone and broadband service
Waste Management	Solid waste management and recycling
Pipelines	Planning considerations for pipelines
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

### *Iowa Smart Planning Principles*

The Iowa Smart Planning document states the following in regard to public infrastructure and utilities:

**Public Infrastructure and Utilities Element:** Objectives, policies, and programs to guide future development of sanitary sewer service, storm water management, water supply, solid waste disposal, wastewater treatment technologies, recycling facilities, and telecommunications facilities. The comprehensive plan or land development regulations may include estimates regarding future demand for such utility services.

**Clean, Renewable, and Efficient Energy principle:** Planning, zoning, development, and resource management should be undertaken to promote clean and renewable energy use and increased energy efficiency.

### *Energy*

#### **Electricity and Natural Gas**

MidAmerican Energy is Woodbury County's centralized supplier of electricity and natural gas. This utility company generates the electrical power delivered to residents from a mixture of coal, natural gas, wind, and nuclear or other sources. The company operates two major coal-powered generating plants, the George Neal North and South facilities, located south of Sergeant Bluff and west of Salix.

Woodbury County Rural Electric Cooperative (REC), headquartered in Merville, is the other major supplier of electricity in the county, providing service to 3500 farms, homes, and

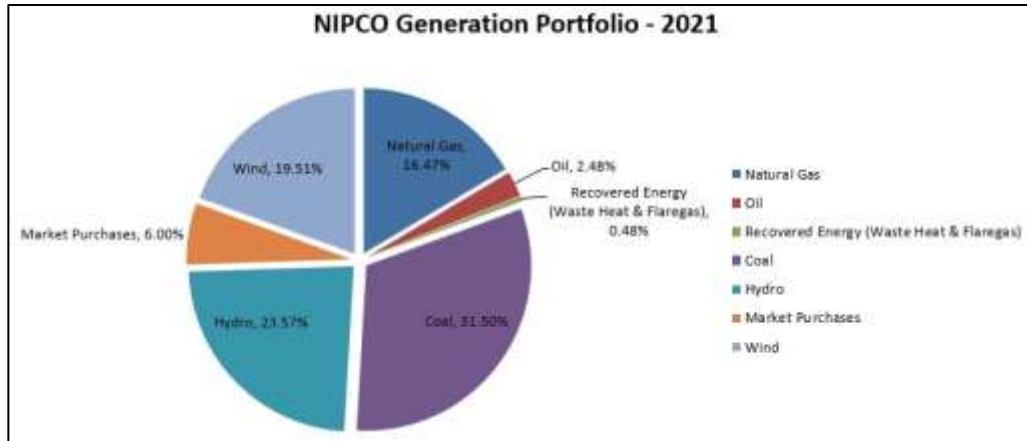


Figure 5.1 Energy generation profile of Woodbury County Rural Electric Cooperative via NIPCO.

businesses. Woodbury County REC sources power through the Northwest Iowa Power Cooperative (NIPCO) which obtains power from a mix of generating facilities operated by the Western Area Power Administration and Basin Electric Power Cooperative. The Cooperative’s electric generation portfolio consists mostly of hydroelectric, wind, natural gas and coal with facilities located across a six-state region.

Both energy suppliers offer a variety of resources to enhance energy savings for residential and commercial customers. MidAmerican Energy offers rebates for appliance recycling, the installation of new high-efficiency heating and cooling units, programmable thermostats, and has several available tools for energy auditing and efficiency assessment. Woodbury County REC also offers a variety of rebates for the installation of new efficient appliances, as well as free residential and commercial on-site energy assessments. During these assessments, customers are given advice about how to increase energy efficiency using weatherization and insulating materials.

### Renewable Energy

There are currently no wind facilities located in Woodbury County, and many residents have been vocally opposed to these developments due to the impact wind facilities would have on the county’s rural landscape.

At the same time, there is a great deal of federal support for shifting the energy source of the electric grid away from carbon-based fuels in favor of renewable options such as wind and solar. Due to a variety of federal and state financing programs, tax incentives, and funding opportunities, the network of wind turbines is growing throughout the country, state, and region. Tax credits are also incentivizing the installation of solar voltaic energy systems on private property. With these considerations, it is likely that the county could see demand from landowners for renewable energy developments in the future, as these facilities could present an economic opportunity for farmers and other landowners.

While wind turbines are largely unpopular in Woodbury County, renewable energy technologies are changing rapidly. The method of energy production and aesthetic form of wind and solar technologies are likely to continue developing over the next 20 years. With further development such technologies could become more appealing and less intrusive to residents. Supporting the development of diverse energy sources and planning ahead for



regulations around these facilities will put the county in a position to embrace those that are appealing to residents and beneficial to the economy.

### **Electric Vehicle Infrastructure**

Currently, there are no public electric vehicle charging stations located in rural Woodbury County, however there are five in Sioux City and one in Sergeant Bluff. The Federal Highway Administration has designated a network of alternative fuel corridors where the required maximum distance between public charging stations is 50 miles to ensure that electric vehicle owners have reliable access to stations across the country. In Iowa, portions of Interstate 80 are designated “ready corridors” and other sections of this interstate are in development to achieve the required charging station density. Interstate 29 in Woodbury County has been identified as a “pending corridor” that will be developed as a designated alternative fuel corridor soon.

Due to the length of time it takes to charge an electric vehicle versus refueling with gasoline, electric vehicle charging stations represent an economic development opportunity for small towns and rural areas that are a significant distance from designated alternative fuel corridors. Having these stations will allow electric vehicle owners access to areas off the designated network, and vehicle owners that must wait for their vehicle to charge are likely to tour the town they stopped in and patronize local restaurants and businesses. Lastly, electric vehicles, while prohibitively expensive for most residents at current costs, are projected to become less expensive over time as competition amongst manufacturing companies increases and production scales. According to the International Council on Clean Transportation, it is expected that electric and crossover vehicles will achieve cost parity with conventional vehicles before 2030 (ICCT.org). With this in mind, it would be prudent to anticipate the adoption of this technology and proactively expand the rural network of electric vehicle charging stations.

### *Drinking Water*

In incorporated towns within the county, municipal facilities provide treated drinking water, while a variety of establishments such as industrial campuses and golf courses treat drinking water on site. There are 30 public water systems in Woodbury County which are detailed in Chapter 4 of the Appendix.

Drinking water for residents of Woodbury County is sourced from groundwater aquifers. While cities supply treated water to residents in their jurisdiction, residents and businesses not served by one of these public water supplies rely on private well systems for drinking water and are responsible for monitoring their well systems to ensure the water quality meets standards for drinking. The level of susceptibility to contamination varies depending on the underlying geology, hydrology, and depth of the source aquifer. Common contaminants range from naturally occurring heavy metals and pathogens, to agriculture-related pesticides, fertilizer run-off, and human or animal waste. The presence of coliform bacteria can indicate contamination from a septic tank, lagoon, or animal feedlot.

The Siouxland District Health Department provides permits for new well construction, reconstruction, and well plugging for those no longer in use. They also direct residents to the Iowa Department of Natural Resources (IDNR) for information about well construction requirements, maintenance, and how often well water should be tested to ensure the source

is free from harmful contaminants. The Grants to Counties Water Well Program directs funding from the Iowa Department of Public Health's Bureau of Environmental Health Services to the Siouxland District Health Department, allowing them to provide free well water sampling and analysis for residents. The IDNR provides a database of Certified Well Contractors for well owners in need of water system reconstruction, rehabilitation, renovation, and repair. This certification is required by law to ensure that all well work is performed by a qualified professional.

## *Wastewater*

In Woodbury County, there are six impaired rivers: the Missouri, Perry Creek, Floyd River, West Fork of the Little Sioux River, Little Sioux River, and the Maple River. In addition, Snyder Bend Lake and Browns Lake are listed as impaired water bodies by the IDNR. The protection of surface water quality is not only important for the health of aquatic ecosystems, but also ensures that the county's rivers and streams continue to provide opportunities for outdoor recreation such as boating, fishing, hunting, and wildlife watching. Human health is an important consideration in supporting clean rivers and streams as well. In some areas, ground water drinking sources are quickly recharged by surface waters, so contamination introduced into the river system heavily influences drinking water quality.

## **Sanitary Systems**

Treating wastewater properly before it enters waterways can help to safeguard the ecological health of Woodbury County's rivers and streams. Like rural drinking water provision, sanitary sewer services are provided by municipalities for residents living in the incorporated cities of the county. Sanitary sewers collect household, commercial, and industrial waste that is then treated to standards established by the EPA before releasing this water into the river system.

In unincorporated, rural areas of the county, residents maintain their own onsite wastewater systems, such as septic tanks or lagoons. The Siouxland District Health Department is responsible for permitting the construction of new septic systems and conducting inspections that ensure the system meets state requirements. All new septic systems and those getting rebuilt or modified must undergo a pre-installation site inspection, as well as a post-construction inspection. Upon sale of a property served by a private septic system, the system must undergo a Time of Transfer inspection to ensure the presence of a functioning secondary treatment method.

## **Stormwater Management**

Improving water quality also requires the mitigation of contaminants and sediments that can be picked up by rainwater and carried into waterways via natural pathways, called nonpoint source pollution, and via storm sewer discharge. Nonpoint source pollution can be mitigated with the use of a constellation of strategies such as eliminating excessive use of road salt, building buffers between waterways and agricultural operations, using cover crops to prevent soil erosion, construction site management, and green infrastructure installations.

Each municipality is responsible for storm sewers that drain water from roads and other impermeable surfaces within the city limits. In unincorporated Woodbury County, the Secondary Roads department manages storm water outside of city jurisdictions by engineering elements such as roadside ditches and culverts into road and bridge design that prevent roadway flooding. While these flood prevention elements are crucial components of

stormwater management, limiting nonpoint source pollution from stormwater requires collaboration between many departments to implement interdisciplinary mitigation strategies.

## *Telecommunications*

### **Broadband Service**

Reliable access to the internet has become a necessity for full participation in the economy, to further one's education, access public services, find information, and for basic health and safety considerations. According to Connected Nation Iowa's Broadband Map (2022), about 97.3% of Woodbury County households have access to the minimum speed that meets the Federal Communications Commission's definition of broadband, 25 mbps for download/3 mbps for upload, by means of any technology (fiber, cable, DSL, etc.). Over 1,000 Woodbury County households do not have reliable access to broadband. With many such residents living in remote areas without rapid access to medical facilities and other basic services, broadband availability and reliability is all the more vital for these households. Broadband services bridge physical distance, allowing these households to contact care in the case of emergencies, to access telehealth services, or to order household supplies.

Western Iowa Telecom (Wiatel) provides access to phone, internet, and cable services for most of central and eastern Woodbury County, while Long Lines and Sparklight are the primary providers of these services for western parts of the county in the vicinity of Sioux City. While several internet service providers operate in rural Woodbury County, slow internet speed was one of the recurring complaints raised by county residents when surveyed about the county's weaknesses, important topics to address in the next 20 years, additional service needs, and when asked for open-ended comments. Despite internet service providers operating in the county, nearly 20% of Woodbury County residents did not have an internet subscription according to the Census Bureau's 2020 American Community Survey. While this is likely due in part to the cost of the service, it could be that households are foregoing a subscription due to insufficient or unreliable service.

With the approval of the Infrastructure Investment and Jobs Act of 2021 that allocates at least \$100 million for Iowa broadband improvement, residents can expect to see greater investment in the rural broadband network over the next few years. Broadband expansion will be prioritized based on communities without connection, those lacking a stable or sufficient connection, institutions such as schools and hospitals without service, as well as high-poverty areas. Funding will be invested in assistance programs to offset the cost of internet service for low-income households and multi-family buildings, and broadband data collection, mapping, and planning. This law also increases funding for the USDA’s Rural Broadband Program that provides loans to increase internet connectivity specifically in rural areas that are underserved by the current infrastructure.

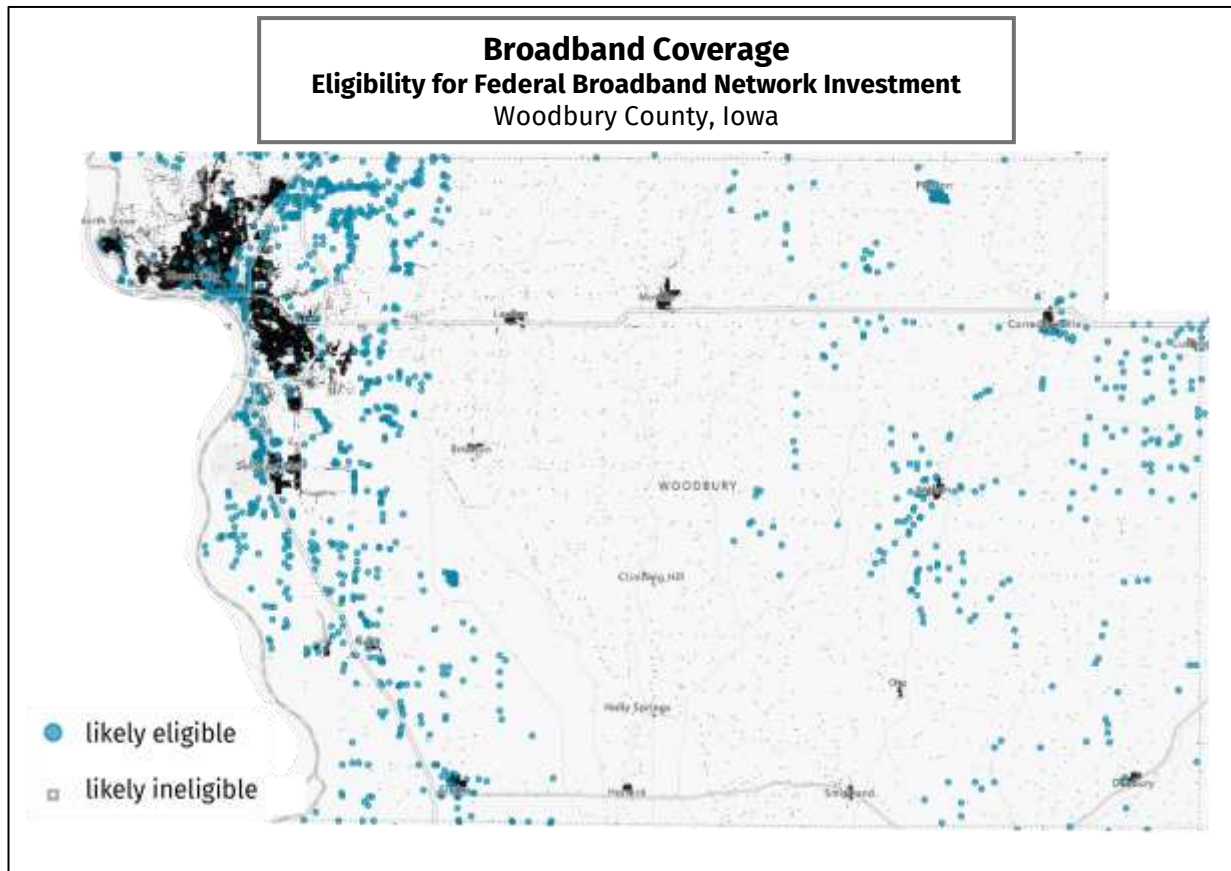


Figure 5.2. Source: State of Iowa’s Office of the Chief Information Officer. “Likely eligible” : areas reported to have “broadband service below 100 mbps down/20 mbps up. Gray points and clusters of gray appearing black are areas that are “likely ineligible” for broadband improvement funding due to sufficient service.

The map in Figure 5.1, developed by the State of Iowa’s Office of the Chief Information Officer, displays broadband coverage across the county. This data will be used to facilitate decisions regarding what communities will be eligible for federal investment toward improvement of the broadband network across the state. The areas with blue points deemed “likely eligible” are areas reported to have “broadband service below 100 mbps down/20 mbps up (including satellite, mobile wireless, and fixed wireless) with no disqualifying prior state or federal incentive”. Gray points and clusters of gray points appearing black are areas that are “likely ineligible” for broadband improvement funding due to sufficient service.

### **Cell Phone Service**

Another frequently raised issue from public input was the lack of quality cellphone service in rural Woodbury County. While many major cellphone service providers, such as Verizon, AT&T, and T-Mobile, serve areas of the county, cell towers tend to be located in cities or along major roadways. Some unincorporated areas are close enough to cities to be within service range of one or more towers, however other areas are too distant to benefit from a reliable phone signal. There is a need for more reliable coverage between rural towns in Woodbury County for the safety of residents.

### *Waste Management*

Each incorporated town contracts with private waste hauling companies to serve residents and businesses, while residents of unincorporated areas outside of municipal service areas coordinate waste hauling independently.

Woodbury County's Area Solid Waste Agency is responsible for operating the Woodbury County Transfer Station located at 2210 Ida Avenue in Merville. The County currently contracts with Gill Hauling for the operation of this site, serving the communities of Anthon, Bronson, Correctionville, Cushing, Danbury, Lawton, Merville, Oto, Pierson, Salix, Sergeant Bluff, Sloan, and Unincorporated Woodbury County. Solid waste from the Woodbury County Solid Waste Planning Area is consolidated and processed at this transfer station facility before getting distributed to landfill sites for final disposal. In addition to solid waste, this site accepts recyclable materials including household appliances, electronic waste, cardboard, metal, glass, paper, plastic, and scrap metal. The recyclable items are processed further by four individual companies that specialize in specific materials. Information on these recycling companies, as well as annual tonnage data from the Woodbury County Transfer Station can be found in Chapter 4 of the Appendix.

The City of Sioux City operates a recycling facility called the Citizen's Convenience Center where residents can properly dispose of materials that would not fit or would not be accepted in their curbside bin. For example, this site accepts yard waste, construction debris, scrap metal, furniture and other bulky items, appliances, and tires for a small fee to help offset recycling costs. Residents can dispose of household hazardous wastes such as paint, lawn chemicals, oil, cleaners, and solvents. The facility also operates the Swap Shop where residents can pick-up or drop-off reusable household materials free of charge.

Each county is required to create a comprehensive solid waste reduction plan in coordination with the waste management district serving the area. The Woodbury County Area Solid Waste Agency’s plan reports on annual tonnage, public survey results, and outlines goals and objectives for the future. There are three main goal areas for the county: development of funding for recycling, increasing the availability of public education regarding waste management, and working to coordinate resources to improve recycling access in rural areas. While this document is useful for understanding the general goals of the agency, the inclusion of additional information, such as state-mandated waste reduction targets and historical trends in recycling volumes would give the public a more complete snapshot of specific waste management goal. Describing potential challenges facing the achievement of waste reduction goals in this plan would also help the public understand what resources and actions are needed to overcome them.

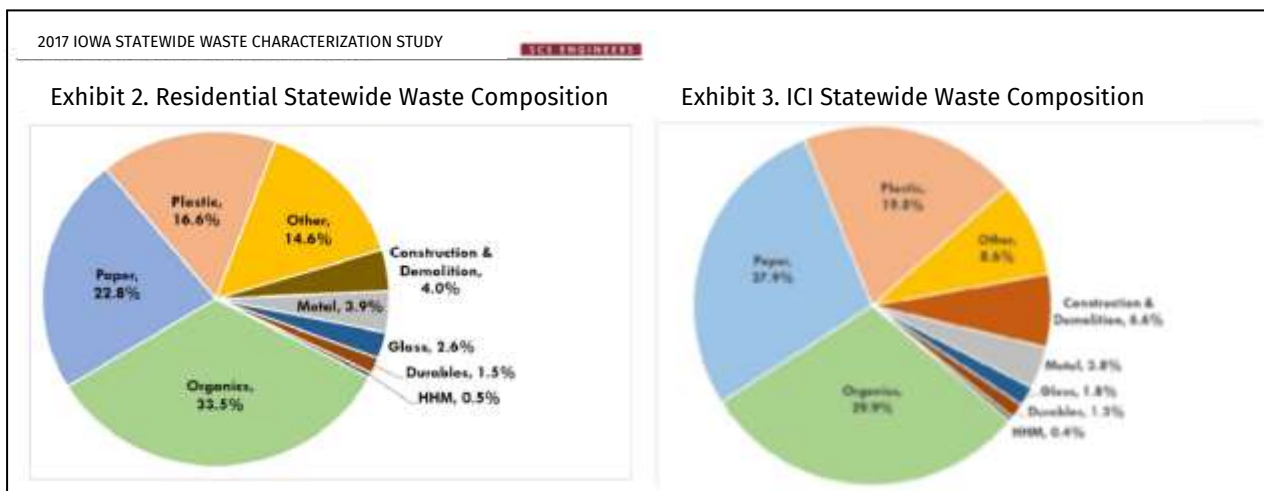


Figure 5.3. Charts describing statewide waste composition from Iowa DNR’s 2017 Waste Characterization Study.

The Iowa Department of Natural Resources releases a waste characterization study every five years, analyzing the composition of solid waste heading to landfills from residences and commercial, institutional, and industrial operations throughout the state. Figures from the most recent complete report are included below, illustrating this composition. This information could be factored into goal setting and when considering the creation or expansion of services and programs. The state of Iowa also administers an alternative voluntary waste management program called the Iowa Solid Waste Environmental Management System (EMS), which emphasizes environmental best practices and continuous improvement. If a waste agency’s application is accepted, the agency is designated as an EMS and staff receive specialized training and consultation with the DNR.

Although it is difficult to engage the public on waste management, it would be valuable to increase the amount of publicly-available information and data on the county’s website. This could also be a platform for expanded public communication and to share the importance of waste management services and reduction strategies. Partnership with employers, institutions, and organizations to gather more input from rural residents about gaps in waste management services would supply the planning process with a more robust dataset.



## Pipelines

Throughout the United States, pipelines carry a wide variety of materials, fuels, and byproducts in an underground network beneath the landscape. Most of these pipelines are owned by private entities and all are regulated by federal requirements. The map below shows the 207 miles of gas transmission and hazardous liquid pipelines in Woodbury County under the jurisdiction of the U.S. Department of Transportation's Pipeline and Hazardous Materials Safety Administration (PHMSA). In addition, the map shows the location of past pipeline accidents (for liquid pipelines) or incidents (for gas pipelines) that have occurred.

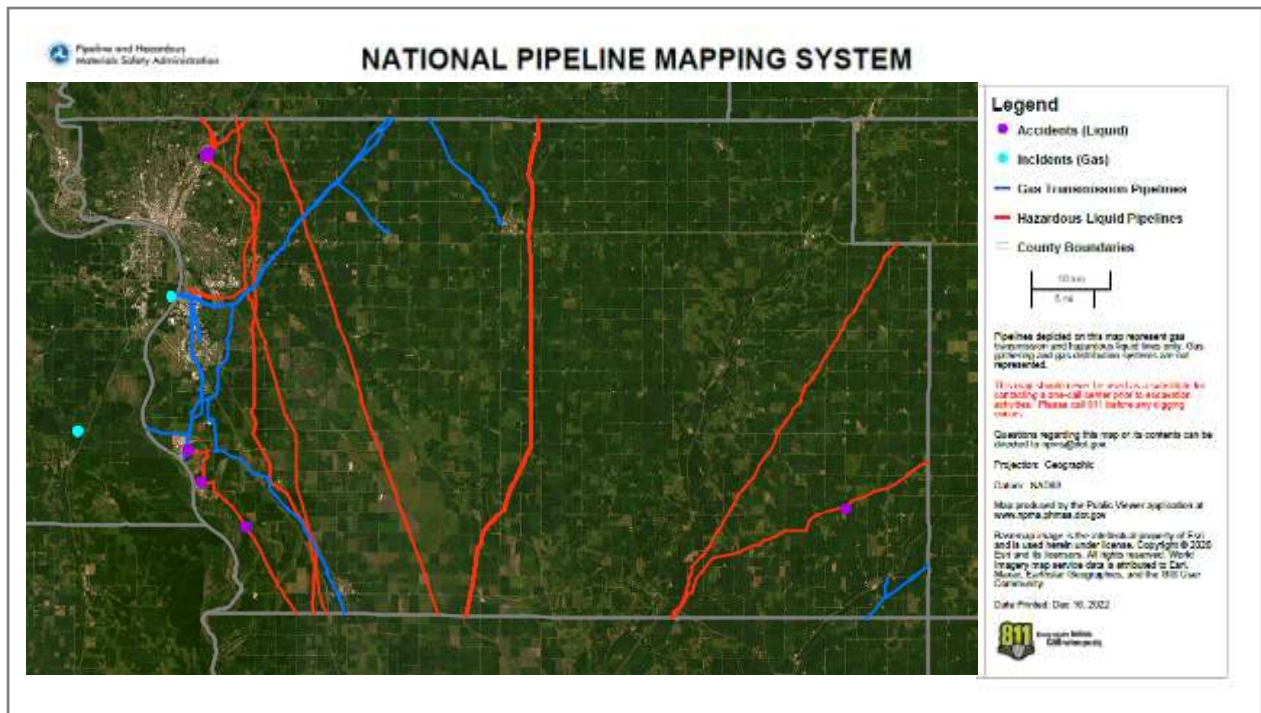


Figure 5.4. Pipeline and Hazardous Materials Safety Administration, 2022.

While underground pipelines are numerous across the country and not unique to Woodbury County, it is important for residents to have ample opportunity to learn about pipeline projects and provide their input and potential concerns about these facilities. Furthermore, when considering new pipeline projects, county officials should take into account and advocate for the health and safety of residents and protection of natural resources essential for health. The location of pipelines should be carefully planned to maximize safety and minimize health impacts in the event that an accident or spill occurs. Additional caution should be practiced when considering hazardous or toxic substances.



## Survey Results Synopsis

When asked to rate various utilities and public infrastructure components, residents responding to the public input survey rated electricity, garbage collection, phone (land line), sanitary sewer system, storm water system, and water system the most positively. Residents frequently responded “I don’t know” in regards to the sanitary and stormwater systems and water system, most likely due to these functions taking place out of sight, especially when utilizing a municipal system. The utilities that were most consistently rated as “poor” or “fair” were broadband/internet (63% poor or fair), cellular phone service (55% poor or fair), and recycling (39% poor or fair).

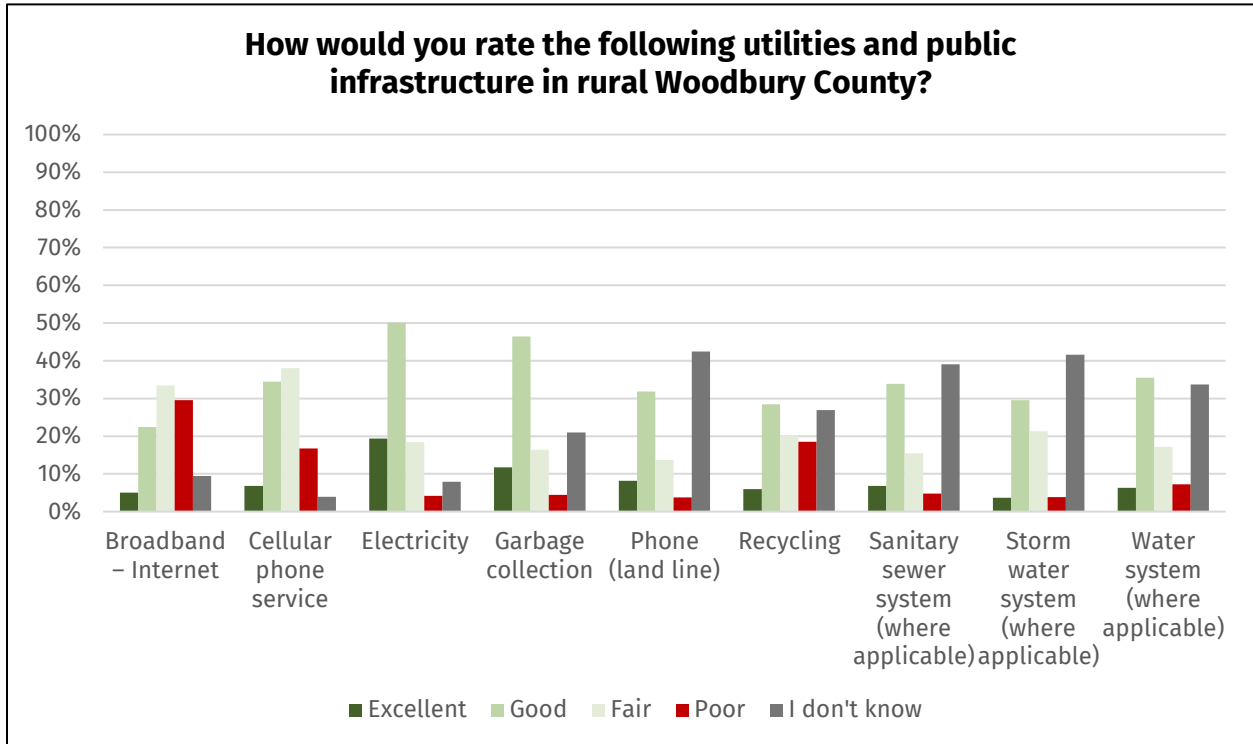


Figure 5.5.

When asked to choose Woodbury County’s top weaknesses, “lack of reliable broadband and/or cellular service” was the second-most frequently chosen issue. This issue was also frequently reflected in several open-ended comments throughout the survey, most notably in response to the question “What types of businesses or services would you like to have in Woodbury County?”.

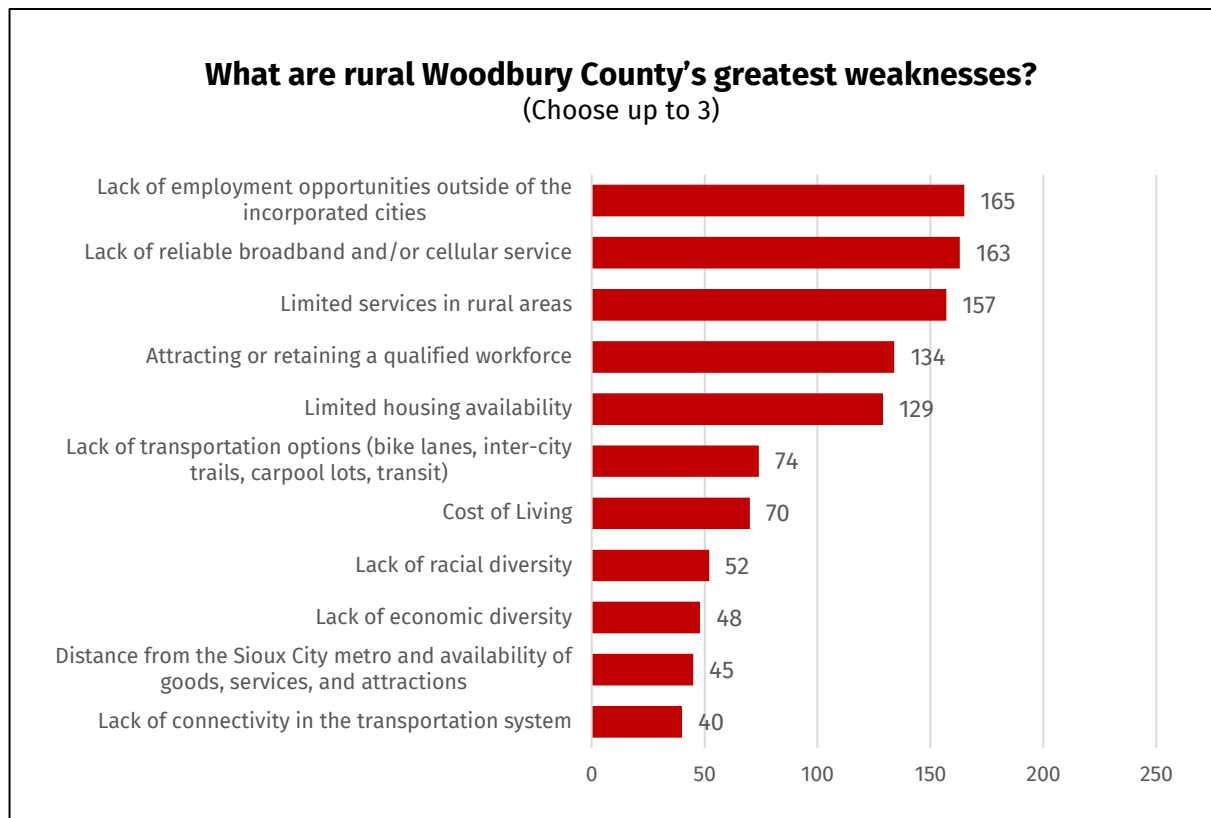


Figure 5.6. Weaknesses identified in open-ended comments: Lack of reliable cell service (2) and broadband, Lack of rural water.

A great deal of interest in the county’s utilities and infrastructure was expressed by residents overall. When asked what general topics will be the most important in the next 20 years, residents ranked “Public Utilities and Infrastructure: (water, wastewater, broadband, electric, renewable energy)” in second place, tied with agricultural considerations. In addition to the broadband issues, concerns about water service and water quality were expressed in several comments; in particular, pollution from agricultural and animal operations.

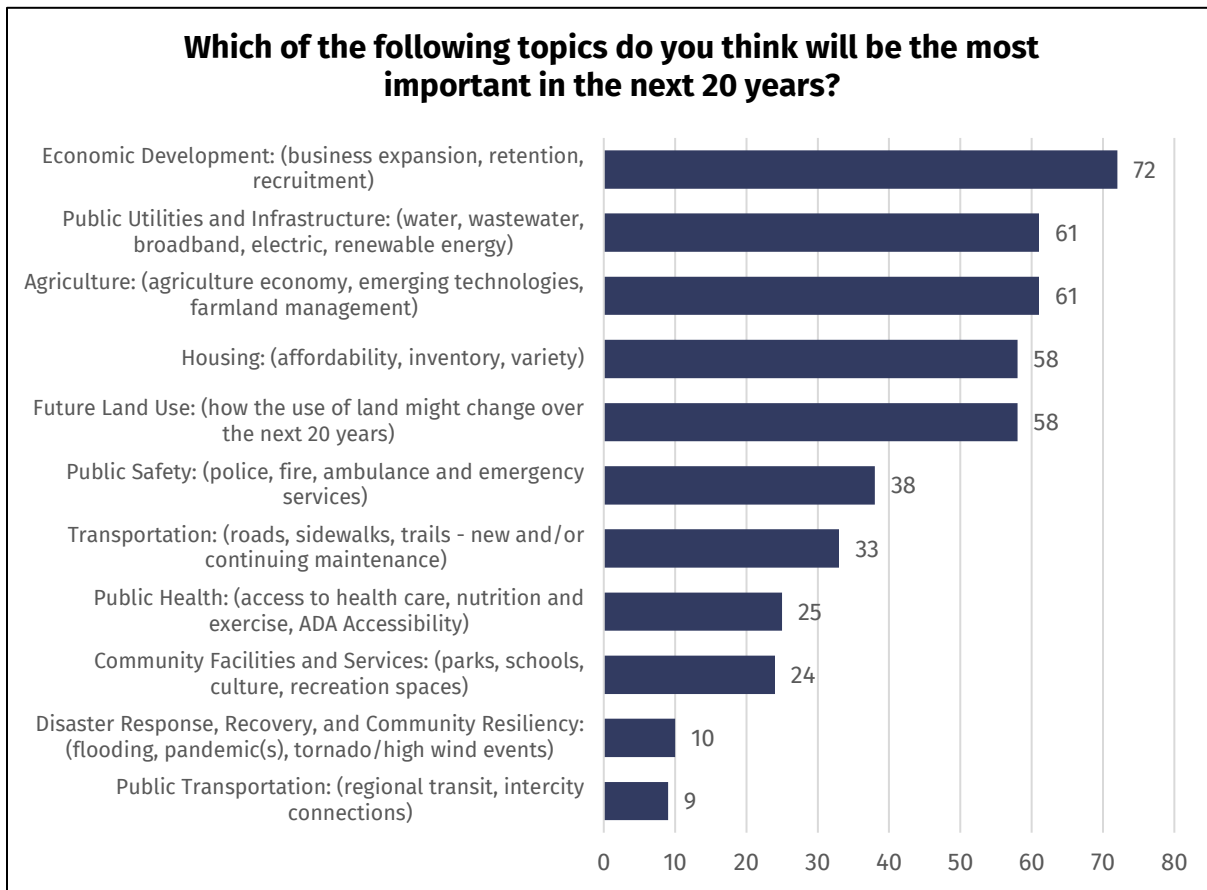


Figure 5.7. Desires identified in open-ended comments: Improved internet (11) and cell service (3), Protection of water & air quality from hog, poultry, and dairy operations, Address litter.

## Goals & Objectives

### Communication

- **Goal: Expand upon publicly available information on the Woodbury County website.**
  - o Electronically publish up-to-date planning documents, meeting information, and maps for all county departments.
  - o Share County data in a downloadable, practical format.

### Energy

- **Goal: Encourage energy efficiency for residential, commercial, and industrial consumers in Woodbury County.**
  - o Bring awareness to energy efficiency incentive and assessment programs available through MidAmerican Energy and Woodbury County REC.
- **Goal: Support technological advances in energy production.**
  - o Work with energy providers to diversify and expand energy sources.

### Water and Sewer

- **Goal: Ensure safe drinking water for all rural Woodbury County residents.**

- Provide educational materials about the importance of regular well inspections and bring awareness to free well inspections offered by the County.
- Maintain compliance with state and federal standards for community water systems.
- **Goal: Protect ground and surface water from contamination.**
  - Seal and regularly inspect wellheads that are no longer in use.
  - Provide resources and information to rural residents about septic system maintenance.
  - Provide information to realtors about the time of transfer process for septic system inspection when selling properties.
  - Connect farmers and ranchers with technical assistance and resources for preventing fertilizer and animal waste runoff.
  - Encourage the use of green infrastructure for stormwater management where water carrying concentrated contaminants is likely to be intercepted.
  - Align County Conservation Board actions with the goals and strategies outlined in Iowa's Nonpoint Source Management Plan and collaborate with the Iowa Department of Natural Resources to mitigate nonpoint source water pollution.
- **Goal: Encourage practices that increase water efficiency amongst County residents, commercial establishments, institutions, and municipal utilities.**
  - Encourage the use of strategies and best practices outlined in the Iowa Association of Municipal Utilities' efficiency planning and conservation workbook, WaterWise.
  - Adopt water saving practices in County buildings.

#### **Broadband and Cellular Service**

- **Goal: Improve internet access for rural Woodbury County residents.**
  - Take advantage of federal and state sources of funding to improve broadband infrastructure in rural areas.
- **Goal: Expand cellular service in rural Woodbury County.**
  - Coordinate with telecommunications companies to address areas of the County where cellular service is poor.

#### **Waste Management**

- **Goal: Promote waste reduction and recycling practices.**
  - Encourage and educate on innovative initiatives such as community composting, yard waste disposal, institution-level waste reduction plans (government, schools, festivals, event spaces), and repurposing/repairing/borrowing/trading used items.
  - Reduce and enforce illegal dumping in rural Woodbury County.
  - Provide education on handling and disposal of trees and brush.
  - Coordinate across jurisdictions to address waste management gaps identified in the 2020 Municipal Solid Waste (MSW) Satisfaction Survey that was distributed

- in development of the Woodbury County Area Solid Waste Agency's Comprehensive Plan.
- Participate in the State of Iowa's Solid Waste Environmental Management Systems (EMS) program.
  - Coordinate across regional jurisdictions to improve access to recycling services in rural areas.
  - Implement and encourage the utilization of programs and best practices provided by the Iowa Department of Natural Resources' Financial and Business Assistance (FABA) department.
  - Consider results of the Iowa Statewide Waste Characterization Study in goal setting and when planning the creation or expansion of waste management services and programs.

### **Electric Vehicles**

- **Goal: Expand the network of public electric vehicle charging stations to rural Woodbury County.**
  - Continue to work with other local, regional, and state leaders to develop an electric vehicle infrastructure plan.
  - Apply for federal and state funding sources set aside for rural electric vehicle infrastructure.

## Chapter 5: Community Facilities and Services

Section	Contents
Iowa Smart Planning	Community Facilities Element
Government Buildings	City Hall/Community Center, Post Office
Parks and Recreation	Parks and Recreation
Educational Services	Library, K-12 Schools, Higher Education
Public Safety	Police, Fire Rescue, Ambulance
Health and Social Services	Social Services, Hospitals and Clinics, Wellness
Events and Culture	Events and Culture
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

The focus of this chapter is to identify the existing community facilities, public safety, social services, parks, and recreational amenities available to residents of Woodbury County and within the fourteen rural Woodbury County communities. After providing an inventory of these services, this chapter will detail the goals and objectives for future planning as it relates to Woodbury County's community facilities. These goals and objectives were created with input from County residents who expressed their thoughts on what they cherish about their community, as well as their concerns, unmet needs, and ideas for future development.

### *Iowa Smart Planning Principles*

The Iowa Smart Planning document states the following about community facilities and services:

**Community Facilities Element:** Objectives, policies, and programs to assist future development of educational facilities, cemeteries, health care facilities, childcare facilities, law enforcement and fire protection facilities, libraries, and other governmental facilities that are necessary or desirable to meet the projected needs of the municipality.

**Community Character Element:** Objectives, policies, and programs to identify characteristics and qualities that make the municipality unique and that are important to the municipality's heritage and quality of life.

### *Government Buildings*

#### **Woodbury County Courthouse**

The Woodbury County Courthouse is the headquarters for the county's governing body, the Board of Supervisors. The Board of Supervisors is comprised of five elected officials, with an administrative staff consisting of a Finance/Operation Controller, Board Administrative Coordinator and an Executive Secretary/Public Bidder. Public board meetings are held each Tuesday in the basement of the Sioux City Courthouse at 4:30 PM. The courthouse is also home to many of the County's administrative offices and countywide service departments. The courthouse building itself is a unique historical asset for the County.

Added to the National Register of Historic Places in 1973, the Woodbury County Courthouse was designed by local architect William Steele in partnership with George Elmslie and William Purcell. Each of them had worked with Frank Lloyd Wright in the past and designed the courthouse to exemplify his famous Prairie School style of architecture. The design focused on the functionality and practicality of the interior spaces, considering how employees and members of the public would interact with each office and facility within the building, rather than prioritizing a stately exterior. This break from the mold of a classic exterior that reads to the public as a place of government was controversial at the time, drawing criticism for being “unusual,” “extreme,” and “radical”. However, the design was approved by the board of supervisors, and the building completed in 1918. Today, the Woodbury County Courthouse is an architectural treasure that the public can enjoy, through self-guided visits or scheduled tours. The building was added to the National Register of Historic Places in 1973 and is the largest publicly owned building designed in the prairie school style of architecture in the world.

Each of the fourteen rural, incorporated municipalities in Woodbury County operate local government and community facilities unique to their residents’ needs, as outlined in Table 6.1.

	Anthon	Bronson	Correctionville	Cushing	Danbury	Hornick	Lawton	Moville	Oto	Pierson	Salix	Sergeant Bluff	Sloan	Smithland
Government Facility														
City Hall	+	+	+	+	+	+	+	+	+	+	+	+	+	+
Community Center	+		+			+	+	+			+	+	+	
Post Office	+	+	+	+	+	+	+	+	+	+	+	+	+	+
City Maintenance Facility	+		+				+							
Court house	+													
Police Station												+		
Fire Department			+									+		

Table 6.1.

## Parks and Recreation

### Woodbury County Conservation Board

The Woodbury Conservation Board’s Dorothy Pecaut Nature Center, located in Stone State Park, delivers professional environmental education and outdoor recreation programming to the public. Facilities at the nature center include an amphitheater, playground, natural history and ecological exhibits, gardens, and hiking trails. Admission to the center is free, with fees for special events and recreation programs.



In addition to offering education and recreation opportunities via the nature center, the Woodbury County Conservation Board’s purpose is to manage the county’s “natural resources in an ecologically sound manner; and to conserve and interpret our natural, historic, and cultural resources”. To this end, the Conservation Board maintains “four large, developed parks, over 5,000 acres of undeveloped wildlife areas, several day use areas and river accesses”. These park areas are distributed throughout the County, most within a short drive of Woodbury’s rural towns. Each park offers a unique landscape and recreational opportunities such as biking, boating, swimming, and hiking. Available facilities vary by site, but many provide amenities such as restrooms, picnic areas, and shelters for rent.

Woodbury County Conservation Board Parks																									
	Size (acres)	Restrooms	Drinking water	Parking	Handicap Access	Foot Traffic Only	Shower House	Dump Station	Picnic Area	Boat ramp	Playground	Shelter	Shower House	Wireless Internet	Camping	Cabins	Bicycling	Fishing	Hunting	Shooting Range	Swimming	Paddle Sports	Wildlife Viewing	Hiking Trails	Equestrian Trails
Brown’s Lake Bigelow Park	36	+	+	+	+		+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+			
Copeland Park Access	0.36			+														+				+			
Curtin Timber	210			+		+													+				+		
Dixon Access				+														+				+	+		
Flemming Area	90			+		+													+				+		
Fowler Forest Preserve	160	+	+	+		+			+		+	+											+	+	
Inkpaduta Access	2																	+				+	+		
Little Sioux Park	609	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	+	
Meyer Access				+														+				+	+		
Midway Park	20	+		+					+	+								+				+	+		
M.L. “Stub” Gray Shooting Range	629	+		+	+															+					
Oak Ridge Conservation Area	2,082			+		+													+				+		
Oswego Wetland Complex	1,330			+		+													+				+		
Riverside Bluffs	135					+																	+		
Shagbark Hills	379			+		+													+				+		
Snyder Bend Park	35	+	+	+	+		+	+	+	+	+	+		+	+	+	+	+				+	+	+	
Southwood Conservation Area	623	+	+	+	+		+	+	+	+	+		+	+	+	+		+	+			+	+	+	+
Walling Access Area	13			+						+								+	+			+	+		

Table 6.2. Blue plus symbol indicates facilities are accessible for people with disabilities.

## Iowa Department of Natural Resources

The Iowa Department of Natural Resources (IDNR) also manages many ecologically important areas throughout Woodbury County. Stone State Park preserves 1,000 acres of bur oak forest and loess prairie, a distinctive habitat that supports dozens of native plant and animal species unique to the Loess Hills. Visitors can explore the park through 15 miles of hiking trails, including six

IDNR Wildlife Management Areas	
Brown's Lake	Omadi Bend
Dakota Bend	Sioux Bend
Glover's Point	Snyder Bend
IPS Property	Table Marsh
Lakeport	Weedland Access
Luton	Winnebago Bend
Mile Long Island	

Table 6.3.

miles of multi-use trails available for mountain biking and horseback riding. Included within Stone State Park is the Mount Talbot State Preserve, a 90-acre area of high-quality prairie with a rich diversity of native species. This preserve is restricted to use by hikers.

In addition to Stone State Park, the IDNR also maintains several Wildlife Management Areas throughout the county, listed in Table 6.3. These areas are funded by the sale of hunting and fishing licenses, as well as an excise tax on the sale of hunting and fishing equipment. Therefore, the management goal for these areas is to restore wildlife habitat that provides food and shelter for wildlife species, allowing them to perpetuate their population. Hunting of approved species is seasonally permitted in these areas.

### The Loess Hills National Scenic Byway

The Loess Hills National Scenic Byway passes through Woodbury County from the Northwest near Stone State Park, travelling southeast through Smithland, before continuing into Monona County. The loess hills landform is a geological treasure of western Iowa. This formation of rolling hills developed from thousands of years of windblown glacial deposits along the Missouri River at the end of the last ice age. The 60-foot-deep loess soils support a rich diversity of prairies plants and unique wildlife. This route offers views of the Missouri River valley, rolling grass hills, and several scenic excursion loops past sites of historical or cultural significance. Along the route, travelers can also explore outdoor recreation areas and the local attractions of Woodbury County's rural towns.

### Inkpaduta Canoe Trail

Beginning in southwestern Minnesota, the Inkpaduta Canoe Trail meanders through Woodbury County from north of Correctionville, down through Smithland, and continuing into Monona County. With consistent access points along the way, this route allows kayakers and canoers to take in the natural beauty of Woodbury County from a unique perspective. Route maps are available from the Iowa Department of Natural Resources.

### The Nature Conservancy of Iowa

The Nature Conservancy of Iowa manages a 150-acre tallgrass prairie preserve in Sioux City near Briar Cliff University. As one of the nation's largest prairie preserves located in an urban setting, the Sioux City Prairie provides students from across the region with a hands-on learning opportunity.

### City Parks

In addition to these parks and recreation amenities throughout the county, each of the fourteen rural towns in Woodbury County contains parks and recreation opportunities within their respective jurisdictions. These are summarized in Table 6.4 below.

<b>City Parks</b>	
<b>Anthon</b>	<b>Moville</b>
<ul style="list-style-type: none"> <li>• O'Neill Park</li> <li>• Stahl Park</li> <li>• Forsling</li> <li>• Lee Schroeder</li> </ul>	<ul style="list-style-type: none"> <li>• The Moville City Park &amp; Main Street Pavilion</li> <li>• Memorial Park and the Memorial</li> <li>• Jack Haskell Swimming Pool</li> <li>• Veterans Park</li> <li>• Midway Park</li> <li>• Ridge Housing Development Park</li> <li>• The Moville Walk &amp; Bike Trail</li> <li>• The Meadows Country Club &amp; Golf Course</li> </ul>
<b>Bronson</b>	<b>Pierson</b>
<ul style="list-style-type: none"> <li>• Bronson City Park</li> </ul>	<ul style="list-style-type: none"> <li>• Pierson City Park &amp; Native Plant Area</li> <li>• Jenni Battern Memorial Park</li> </ul>
<b>Correctionville</b>	<b>Salix</b>
<ul style="list-style-type: none"> <li>• Copeland Park</li> <li>• Community swimming pool</li> <li>• Trail connection to Little Sioux Park</li> <li>• Downtown pocket park</li> <li>• South side military park</li> <li>• Roadside park on HWY 20</li> <li>• Correctionville Golf Club</li> <li>• Tennis, pickleball, and basketball courts</li> </ul>	<ul style="list-style-type: none"> <li>• Salix Community Park</li> </ul>
<b>Cushing</b>	<b>Sergeant Bluff</b>
<ul style="list-style-type: none"> <li>• Cushing City Park</li> </ul>	<ul style="list-style-type: none"> <li>• Jefferson Park</li> <li>• Jewel Park</li> <li>• Baker Park</li> <li>• Recreation Complex</li> <li>• Kiwanis Park</li> <li>• Indoor Batting Facility</li> <li>• Sergeant Bluff Pool</li> <li>• Splash Pad</li> </ul>
<b>Danbury</b>	<b>Sloan</b>
<ul style="list-style-type: none"> <li>• Danbury City Park</li> <li>• Danbury Health &amp; Recreation Center</li> </ul>	<ul style="list-style-type: none"> <li>• City Park</li> <li>• Ray Nordstrom Sports Complex</li> <li>• Splash Pad (future construction)</li> </ul>
<b>Hornick</b>	<b>Smithland</b>
<ul style="list-style-type: none"> <li>• Hornick Centennial Park</li> </ul>	<ul style="list-style-type: none"> <li>• Smithland City Park</li> </ul>
<b>Lawton</b>	
<ul style="list-style-type: none"> <li>• Fitness Center</li> <li>• Football Field &amp; Track</li> <li>• Veterans Park</li> <li>• Tara Way Park &amp; Picnic Shelter</li> </ul>	

Table 6.4.

## *Educational Services*

### **Woodbury Public Library**

Both formal and informal educational opportunities are available to residents of Woodbury County. The Woodbury Public Library, headquartered in Merville, also operates three branches in Pierson, Hornick, and Danbury. Together these branches serve residents of the Towns of Merville, Hornick, Danbury, Pierson, Climbing Hill, Bronson, Lawton, and Rural Woodbury County. The Woodbury County library system operates several bookmobiles that bring books to schools, day care centers, senior centers, and rural residents for checkout. In addition to books and learning materials, the library provides a source of information to locate community resources, such as senior care facilities, scholarships for students, and drivers' education. Storytime events and summer reading programs are also offered for children.

### **Woodbury County Conservation Board**

The Woodbury County Conservation Board provides professional outdoor & environmental education to residents of all age groups. For school groups, staff at the Dorothy Pecaut Nature Center are available to visit classrooms and to host field trips to the nature center or a county park. They also provide programs for youth groups such as scouts, 4-H, and others to earn badges and complete service projects. In addition, educational and recreational programs that encourage outdoor exploration are available to the public.

### **Colleges and Universities**

In terms of formal education opportunities, there are several colleges and universities that offer degrees and certifications in a wide array of career fields. The following higher education institutions are located in Woodbury County:

- Briar Cliff University, Sioux City
- Iowa State University (ISU) Extension, Sioux City
- Morningside College, Sioux City
- St. Luke's College, Sioux City
- Western Iowa Tech Community College, Sioux City

### **School Districts**

Woodbury County is covered by nine school districts that educate students in grades pre-K through 12. Students in the City of Sioux City are part of the Sioux City Community School District, while those who live in an unincorporated portion on the east side of the county attend the Battle Creek-Ida Grove Community School District. The schools and public libraries are listed below for each of Woodbury County's fourteen rural towns.

# Woodbury County School Districts

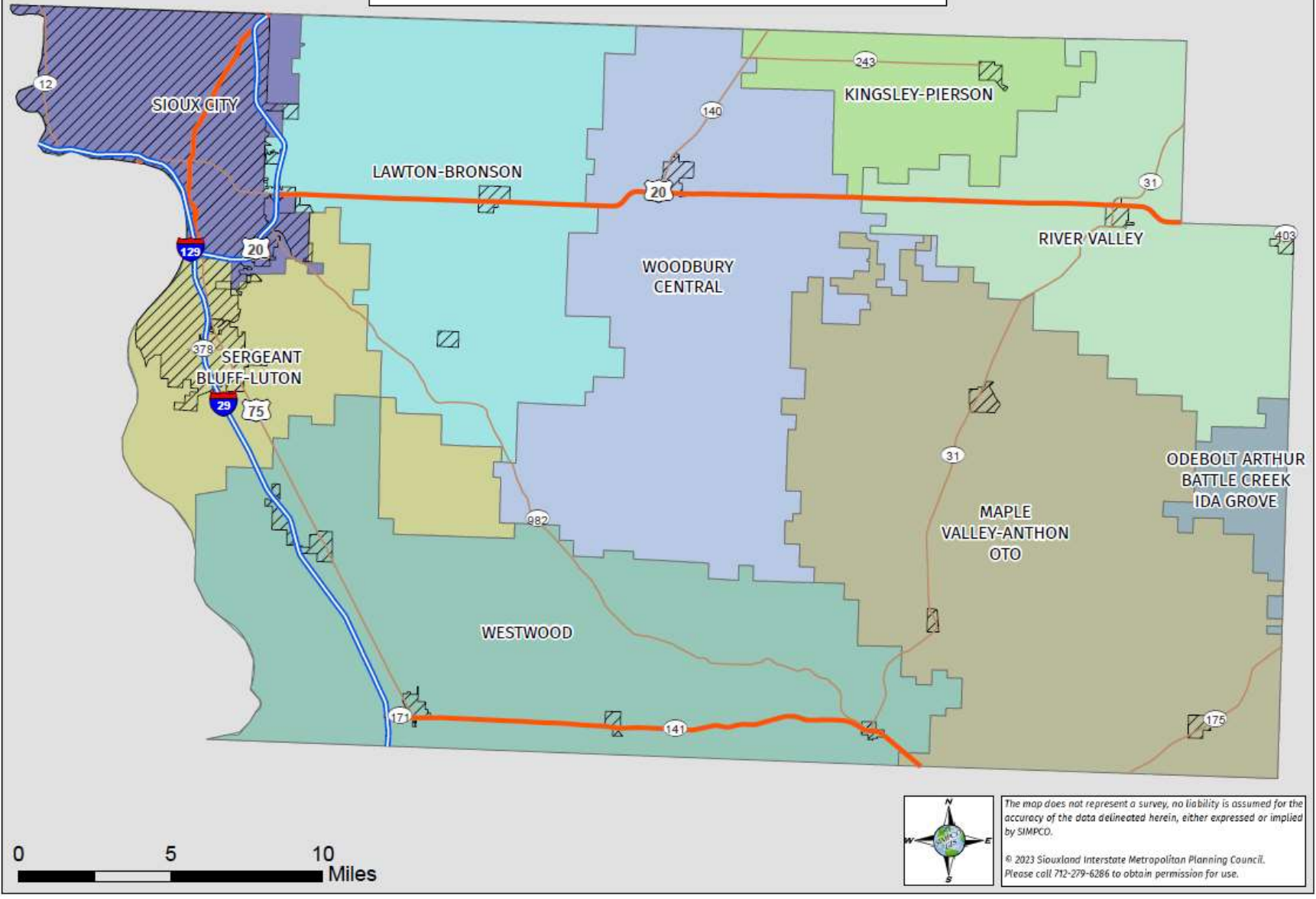


Figure 6.1

## Woodbury County's Educational Facilities

Anthon	Bronson	Correctionville
<p>Maple Valley Anthon Oto Community School District</p> <ul style="list-style-type: none"> <li>○ MVAO Elementary School- Anthon Building (pre-K -5)</li> <li>○ MVAO Elementary School- Mapleton Building (pre-K -5)</li> <li>○ MVAO Middle School (grades 6-8) – located in Mapleton</li> <li>○ MVAO High School (grades 9-12) – located in Mapleton</li> </ul> <p>Hamann Memorial Library</p>	<p>Lawton–Bronson Community School District</p> <ul style="list-style-type: none"> <li>○ Lawton-Bronson Elementary (grades pre-K-6) – located in Bronson</li> <li>○ Lawton-Bronson Jr./Sr. High (grades 7-12) – located in Lawton</li> </ul>	<p>River Valley Community School District</p> <ul style="list-style-type: none"> <li>○ River Valley Elementary (grades pre-K-5) – located in Washta</li> <li>○ River Valley Junior High/High School (grades 6-12) – located in Correctionville</li> </ul> <p>Correctionville City Library</p>
Cushing	Danbury	Hornick
<p>River Valley Community School District</p> <ul style="list-style-type: none"> <li>○ River Valley Elementary (grades pre-K-5) – located in Washta</li> <li>○ River Valley Junior High/High School (grades 6-12) – located in Correctionville</li> </ul> <p>Cushing Community Library</p>	<p>Maple Valley Anthon Oto Community School District</p> <ul style="list-style-type: none"> <li>○ MVAO Elementary School- Anthon Building (pre-K -5)</li> <li>○ MVAO Elementary School- Mapleton Building (pre-K -5)</li> <li>○ MVAO Middle School (grades 6-8) – located in Mapleton</li> <li>○ MVAO High School (grades 9-12) – located in Mapleton</li> </ul> <p>Danbury Catholic School Cord Memorial Branch of the Woodbury County Public Library</p>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p> <p>Hornick Branch of the Woodbury County Public Library</p>
Hornick	Lawton	Moville
<p>Westwood Community School District (pre-K – 12) – located in Sloan</p> <p>Hornick Branch of the Woodbury County Public Library</p>	<p>Lawton–Bronson Community School District</p> <ul style="list-style-type: none"> <li>○ Lawton-Bronson Elementary (grades pre-K-6) – located in Bronson</li> </ul> <p>Lawton-Bronson Jr./Sr. High (grades 7-12) – located in Lawton</p>	<p>Woodbury Central Community School (pre-K – 12) – located in Moville</p> <p>Woodbury County Library Headquarters</p>

Oto	Pierson	Salix
<p>Maple Valley Anthon Oto Community School District</p> <ul style="list-style-type: none"> <li>○ MVAO Elementary School- Anthon Building (pre-K -5)</li> <li>○ MVAO Elementary School- Mapleton Building (pre-K -5)</li> <li>○ MVAO Middle School (grades 6-8) – located in Mapleton</li> <li>○ MVAO High School (grades 9-12) – located in Mapleton</li> </ul>	<p>Kingsley-Pierson Community School District</p> <ul style="list-style-type: none"> <li>○ K-P Elementary (grades K-4) – located in Kingsley</li> <li>○ K-P Middle School (grades 5-8) – located in Pierson</li> <li>○ K-P High School (grades 9-12) – located in Kingsley</li> </ul> <p>Pierson Branch of the Woodbury County Public Library</p>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p>
Sergeant Bluff	Sloan	Smithland
<p>Sergeant Bluff-Luton Community School District</p> <ul style="list-style-type: none"> <li>○ Sergeant Bluff-Luton Primary School (grades pre-K – 2) – located in Sergeant Bluff</li> <li>○ Sergeant Bluff-Luton Elementary School (grades 3 – 5) – located in Sergeant Bluff</li> <li>○ Sergeant Bluff-Luton Middle School (grades 6 – 8) – located in Sergeant Bluff</li> <li>○ Sergeant Bluff-Luton High School (grades 9 – 12) – located in Sergeant Bluff</li> <li>○ Sergeant Bluff Public Library</li> </ul>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p> <p>Sloan Public Library</p>	<p>Westwood Community School District (pre-K – 12) – located in Sloan</p>

Table 6.5.



## Public Safety

Woodbury County Emergency Services responds to both medical and fire emergencies in all fourteen rural Woodbury County communities when needed. The mission of Woodbury County Emergency Services is, “to protect lives and protect property” and “strive to maintain a strong bond with the emergency responder community and citizens by involving them in education, prevention and protection.”

Woodbury County’s Emergency Management Department works closely with Emergency Services, as well as the governments, law enforcement, organizations, and private entities of Woodbury County to coordinate disaster preparation, response, and recovery planning. This department uses protocols established by the National Incident Management System to standardize operations and response.

The county Sheriff’s Department’s mission is to partner with county residents “to secure and promote safety in our community.” Transparency is deeply valued by this department to maintain the trust of residents. Officers respond to any public emergency, including fires, medical, and public disturbances. They also patrol to enforce traffic and controlled substance laws and investigate vehicle accidents.

<b>Public Safety Services</b>	
<b>Anthon</b>	<b>Bronson</b>
Anthon Community Ambulance Service Anthon Fire Department 712-373-5227	Bronson Fire Department 712-948-3535
<b>Correctionville</b>	<b>Cushing</b>
Correctionville Fire Department 712-372-4791	Cushing Fire Department 712-384-2781
<b>Danbury</b>	<b>Hornick</b>
Danbury Fire Department 712-893-5000 Danbury Ambulance Service 712-893-0031	Hornick Volunteer Fire Department 712-874-3500
<b>Lawton</b>	<b>Moville</b>
Lawton Ambulance Lawton Fire & Rescue 712-944-5214	Moville Ambulance Department Moville Fire Department 712-873-3201 Moville Police Department 712-870-1250
<b>Oto</b>	<b>Pierson</b>
Oto Community Ambulance Service 712-827-4400 Oto Volunteer Fire & Rescue 712-880-0024	Pierson Fire Department (712) 375-5015
<b>Salix</b>	<b>Sergeant Bluff</b>
Salix Fire Department (712) 946-5000	Sergeant Bluff Fire Department 712-943-5000 Sergeant Bluff Police Department 712-943-9603
<b>Sloan</b>	<b>Smithland</b>
Sloan Fire and Rescue 712-428-3333	Smithland Volunteer Fire & Rescue 712-889-2275 Little Sioux Grant Township Fire Department
<b>Woodbury County</b>	
Law Enforcement Center 712-279-6049 Woodbury County Sheriff’s Office 712-279-6010 Woodbury County Emergency Services: fire & EMS operations 712-876-2212	

Table 6.6.

## Health & Social Services

### Siouxland District Health Department (SDHD)

Siouxland District Health is the public health department for Woodbury County, with the mission to lead “a collaborative effort to build a healthier community through improved access to health services, education and disease prevention.” SDHD serves residents with programs

that promote family and community health, environmental health, acute disease epidemiology and preparedness, and chronic disease prevention. The SDHD social service programs accessible to county residents are listed below.

- **HOPES program:** Healthy Opportunities for Parents to Experience Success. A researched-based home visiting program for families that begins during pregnancy or at the birth of a child and can continue for up to 4 years of the child's age.
- **Personal Care Homemaker Program:** Provides assistance with household work and errands, to allow people to remain independent in their homes.
- **Immunization services**
- **Hawk-I health care:** An insurance program for Iowa children in families with limited incomes.
- **The Child Health CARE for KIDS Program:** Services to support children and families eligible for Medicaid in accessing preventive health services.
- **Maternal Health Program:** Support services for pre- and post-natal care.
- **Care for Yourself Breast and Cervical Cancer Early Detection Program (IA BCCEDP):** Program staff can help schedule clinical breast exams, mammograms, pelvic exams, and Pap tests, and help connect patients with treatment if needed.
- **Health Maintenance Program:** Home health services for eligible patients with a stable chronic condition.
- **I-Smile™ Oral Health Program:** To increase the number of children and pregnant women in Iowa with a dental home, this program provides oral screenings, oral hygiene and dental nutritional counseling, and care coordination.
- **Siouxland WIC:** Serves pregnant, postpartum, and breastfeeding women, infants, and children up to the age of 5. Participants receive an eWiC card for buying healthy foods, access to nurses and dietitians, and referrals for other services as needed.
- **Laboratory services:** The SDHD laboratory provides water analysis; sexually transmitted disease (STD) examination, treatment, and education; HIV testing and counseling; drug of abuse testing; DNA/paternity test collection; blood lead testing; and pollen counting.

In addition to providing these social services, as part of the Community Health Needs Assessment, the Siouxland District Health Department compiles extensive data on residents' access to preventative healthcare, social determinants of health, quality of life factors contributing to health, and health outcomes. This assessment culminates in the Health Improvement Plan, which outlines a strategic approach to addressing public health issues identified in the community that fall into four categories: mental health care, preventative care, substance misuse, and physical health care. These four factors are important for the general health and wellness of community members. The county should refer to the Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.

### **Woodbury County Commission of Veteran Affairs**

The Woodbury County Commission of Veteran Affairs helps veterans and their legal dependents access veteran's benefits and provides temporary assistance with basic living needs.

### **Iowa Department of Human Services (IDHS)**

Woodbury County's IDHS department is in Sioux City and provides services for all county residents. Services include assistance with cash, childcare, food, and job training; refugee

services; child welfare services; abuse safety and protection services; medical insurance programs; state supplementary assistance; and mental health and disability services.

**Rolling Hills Community Services Region**

Iowa’s Mental Health and Disability Service (MHDS) regional system allows adults across the state access to quality care no matter where they live. Woodbury County is a part of the Rolling Hills Community Services Region, which provides access to outpatient counseling, psychiatry, and psychology; transitional housing and support programs; outreach programs; and substance abuse, crisis, and integrated health services.

**Siouxland Mental Health Center**

The Siouxland Mental Health Center is a nonprofit community health center serving all residents of Woodbury County. They operate four facilities throughout Sioux City, and one office in Merville. Services include therapy, psychiatry, emergency services, community support programs, case management, and intensive psychiatric rehabilitation.

Health and social services are available in some of Woodbury’s rural towns as well. These are listed in Table 6.7 below.

<b>Health and Social Services in Woodbury County’s Incorporated Towns</b>	
<b>Anthon</b>	<b>Correctionville</b>
<ul style="list-style-type: none"> <li>• MercyOne Anthon Family Medicine</li> <li>• Mills Pharmacy</li> </ul>	<ul style="list-style-type: none"> <li>• MercyOne Correctionville Family Medicine</li> <li>• Correctionville Specialty Care Nursing Home</li> </ul>
<b>Lawton</b>	<b>Sloan</b>
<ul style="list-style-type: none"> <li>• Lawton Senior Living</li> </ul>	<ul style="list-style-type: none"> <li>• Burgess Family Clinic</li> </ul>
<b>Moville</b>	<b>Sergeant Bluff</b>
<ul style="list-style-type: none"> <li>• Community Basket Food Pantry</li> <li>• Medical providers:               <ul style="list-style-type: none"> <li>○ MercyOne Moville Family Medicine</li> <li>○ Moville Family Dentistry</li> <li>○ Vision Care Clinic</li> <li>○ CNOS Physical Therapy Office</li> <li>○ Senior Center / American Legion</li> <li>○ Lewis Drug</li> <li>○ Linden Chiropractic Office</li> </ul> </li> <li>• Moville Senior Center</li> </ul>	<ul style="list-style-type: none"> <li>• The Sergeant Bluff Helping Hands Food Pantry</li> <li>• City of Sergeant Bluff Senior Center</li> <li>• Medical Services:               <ul style="list-style-type: none"> <li>○ Sergeant Bluff Family Medicine</li> <li>○ UnityPoint Clinic</li> <li>○ WEL-Home Health Sergeant Bluff</li> </ul> </li> <li>• Assisted Living Facilities:               <ul style="list-style-type: none"> <li>○ Floyd Place Assisted/Senior Living</li> <li>○ Embassy Health Care Community</li> </ul> </li> <li>• Skilled Care:               <ul style="list-style-type: none"> <li>○ Pioneer Valley Living &amp; Rehab</li> </ul> </li> <li>• Senior Housing:               <ul style="list-style-type: none"> <li>○ Maupin Pines</li> </ul> </li> </ul>

Table 6.7.

**Events and Culture**

**Woodbury County Fair**

The Woodbury County Fair takes place each summer at the County Fairgrounds in Moville to celebrate the region’s agriculture and bring neighbors together. The family friendly events and activities include fairground rides, rodeos, demolition derbies, food vendors, and 4-H events.

Each of the county’s rural towns are unique in their cultural institutions, events, and community character. Below, in Table 6.8, is a list of each town’s community spaces, organizations, and events.

<b>Events &amp; Cultural Organizations in Woodbury County’s Incorporated Towns</b>	
<b>Anthon</b>	<b>Moville</b>
<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Big Band Dances at the Community Center</li> <li>• Hamman Memorial Library</li> <li>• The Woodbury County Freedom Rock</li> <li>• Veteran’s Memorial Wall</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ Church of Christ</li> <li>○ Anthon United Methodist Church</li> <li>○ St. Joseph’s Catholic Church</li> <li>○ Trinity Lutheran Church</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Moville Chamber of Commerce Events (eg Easter Egg Hunt, Moville Days, The Chamber Golf Tournament, Halloween Trick-or-Treat Night, A Christmas Celebration)</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ New Hope Church</li> <li>○ Moville United Methodist Church</li> <li>○ Trinity Lutheran Church</li> <li>○ Immaculate Conception Church</li> </ul> </li> </ul>
<b>Bronson</b>	<b>Oto</b>
<ul style="list-style-type: none"> <li>• Bronson City Park, Ball Fields &amp; Shelter House</li> <li>• 4<sup>th</sup> of July Celebration</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ Elliott Creek Presbyterian Church</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• American Legion</li> <li>• City Festivals &amp; Events (eg Oto Days pie-baking contest, City Carnival)</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ United Church of Christ</li> </ul> </li> </ul>
<b>Correctionville</b>	<b>Pierson</b>
<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Veterans of Foreign Wars</li> <li>• The Correctionville Public Library</li> <li>• Correctionville Museum in the historic Merchants State Bank building</li> <li>• The George A Bailey and Mary Tinkel House (AKA The Bailey Mansion), a building on the National Historic Register</li> <li>• Correctionville Chamber of Commerce (numerous activities for business growth &amp; promotion)</li> <li>• Correctionville Betterment Group: events and local celebrations including 4th of July fireworks, Easter Egg Hunt, and Christmas events</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ Church of Christ</li> <li>○ Grace Lutheran</li> <li>○ Grace United Methodist</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Old School Bell Memorial</li> <li>• Veterans War Memorial</li> <li>• 4 Angels Memorial</li> <li>• Pierson Golf Association</li> <li>• Pierson Annual Community Events (eg Easter Egg Hunt, Santa Days, Veterans Day Program, Memorial Day Program, Golf Tournaments, Little League Ball Games, Golfstock Music Festival, annual John Mahoney Car Show)</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ Pierson United Methodist Church</li> </ul> </li> </ul>
<b>Cushing</b>	<b>Salix</b>
<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Churches:               <ul style="list-style-type: none"> <li>○ First United Methodist Church</li> <li>○ Saint John’s Lutheran Church</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Churches:               <ul style="list-style-type: none"> <li>○ Salix Community United Methodist Church</li> <li>○ St. Joseph Catholic Church</li> </ul> </li> </ul>
<b>Danbury</b>	<b>Sergeant Bluff</b>
<ul style="list-style-type: none"> <li>• American Legion/Senior Center</li> <li>• Danbury Library</li> </ul>	<ul style="list-style-type: none"> <li>• American Legion</li> <li>• American Legion Memorial</li> </ul>

<ul style="list-style-type: none"> <li>• Danbury Health &amp; Rec Center</li> <li>• Churches: <ul style="list-style-type: none"> <li>○ St. Mary's Catholic Church</li> <li>○ United Methodist Church</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• Sergeant Bluff Community Development Corporation</li> <li>• Sergeant Bluff Community Action Team events &amp; public safety initiatives</li> <li>• Annual Pioneer Valley Days Festival</li> <li>• Annual Winter Festival</li> <li>• Sergeant Bluff Historical Society &amp; Museum</li> <li>• Churches: <ul style="list-style-type: none"> <li>○ Community United Methodist Church</li> <li>○ Friendship Community Church</li> <li>○ New Life Lutheran Church</li> <li>○ Shepherd of Peace Lutheran Church</li> </ul> </li> </ul>
<b>Hornick</b>	<b>Sloan</b>
<ul style="list-style-type: none"> <li>• Hindman-Steele American Legion Post</li> <li>• Hornick Depot Museum</li> <li>• Event venues: Hornick Town Hall and Legion Hall</li> <li>• Churches: <ul style="list-style-type: none"> <li>○ United Methodist Church</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Sloan Golf Course</li> <li>• Sloan Museum</li> <li>• Churches: <ul style="list-style-type: none"> <li>○ Evangelical Covenant Church</li> <li>○ Skien Lutheran Church</li> <li>○ Community Church of Christ</li> </ul> </li> </ul>
<b>Lawton</b>	<b>Smithland</b>
<ul style="list-style-type: none"> <li>• American Legion</li> <li>• FAMILY Group (Fathers And Mothers Interested in LB Youth)</li> <li>• Churches: <ul style="list-style-type: none"> <li>○ Community Presbyterian Church</li> <li>○ Bethel Lutheran Church</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• American Legion</li> <li>• Smithland Museum and Log Cabin</li> <li>• Churches: <ul style="list-style-type: none"> <li>○ United Methodist Church</li> </ul> </li> </ul>

Table 6.8.

## Survey Results Synopsis

In terms of community facilities and services, about a quarter of survey participants identified the county’s public safety services (police, fire, and emergency medical services) as one of its greatest assets. Other responses that survey participants chose as the county’s greatest assets were the abundance and access to open space and public lands (21%), the public education system (17%), recreational opportunities (16%), and historic character, culture, and amenities (12%).

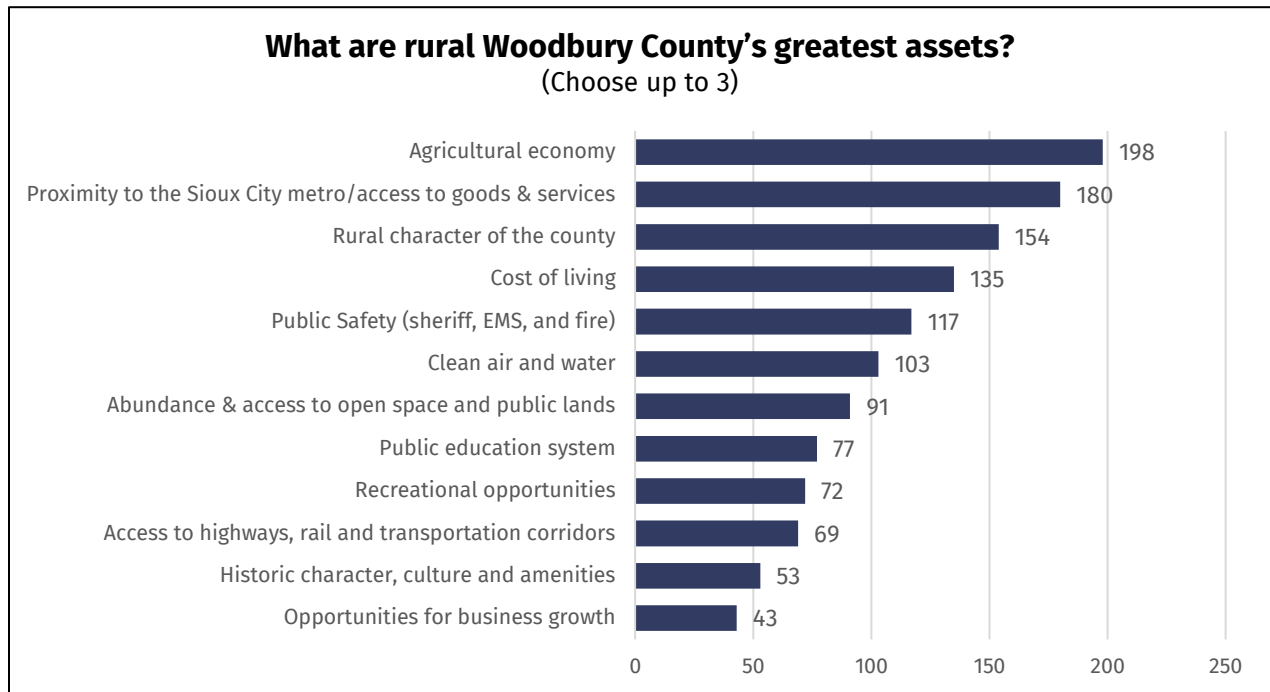


Figure 6.2.

Over one third of survey respondents chose “limited services in rural areas” as one of Woodbury County’s top weaknesses (Figure 6.3). As shown in Figure 6.4, when asked to rank various county facilities and services qualitatively on a scale from excellent to poor, the most highly ranked were the county fairgrounds (73% excellent or good), conservation areas and parks (71%), fire and sheriff’s departments (70%), educational facilities (67%), city parks (62%), county campgrounds (60%), public libraries (59%), and EMS services (57%). Those ranked the least favorably were museums and cultural resources (36% excellent or good), public health services (46% excellent or good), county campgrounds and shelters (48% excellent or good), county trails (48% excellent or good), and county fishing and other outdoor sport offerings (51% excellent or good).

About 35 open-ended comments described a desire for more recreational opportunities in the County that are suitable for kids and the whole family. Suggestions included more parks, biking and hiking trails, fishing areas, pools, water parks, a nature center, a shooting range, and more festivals. In addition, many respondents expressed a need for emergency health and medical care facilities in rural areas to provide quick access to urgent care services.

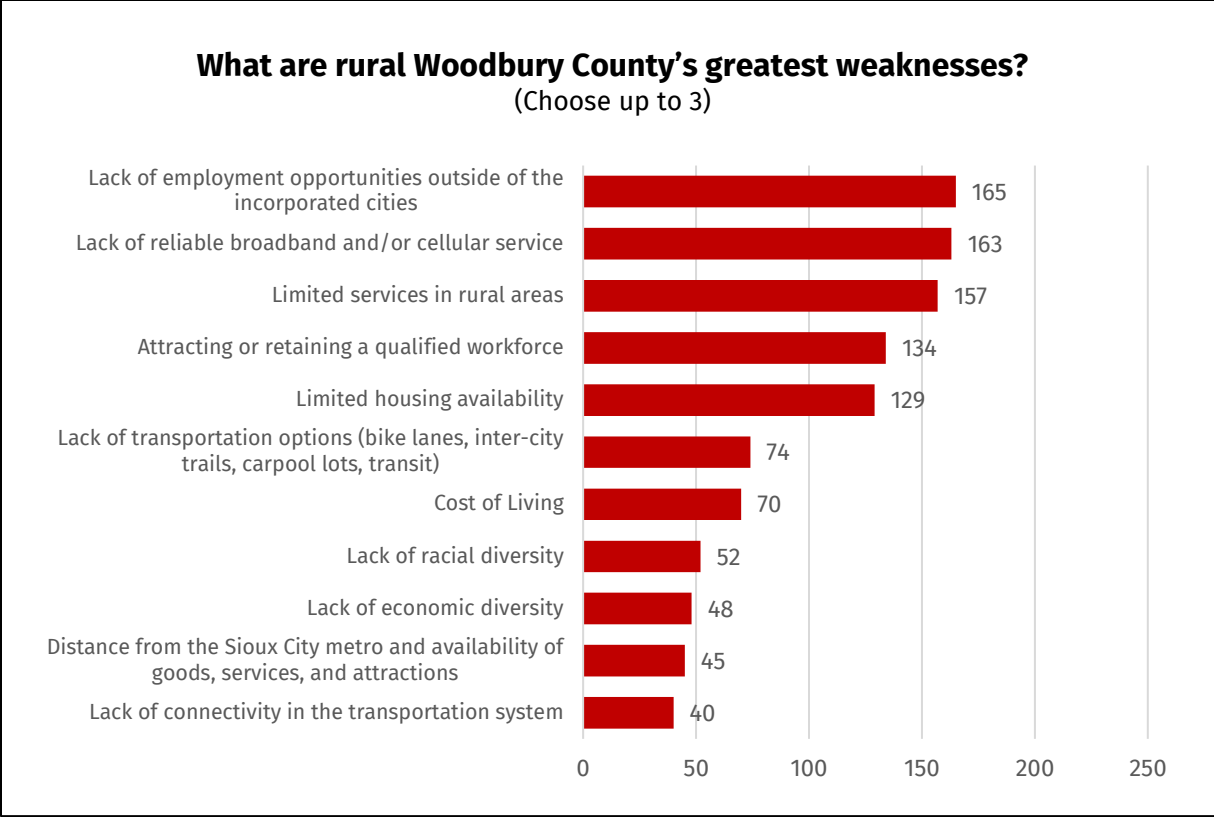


Figure 6.3.

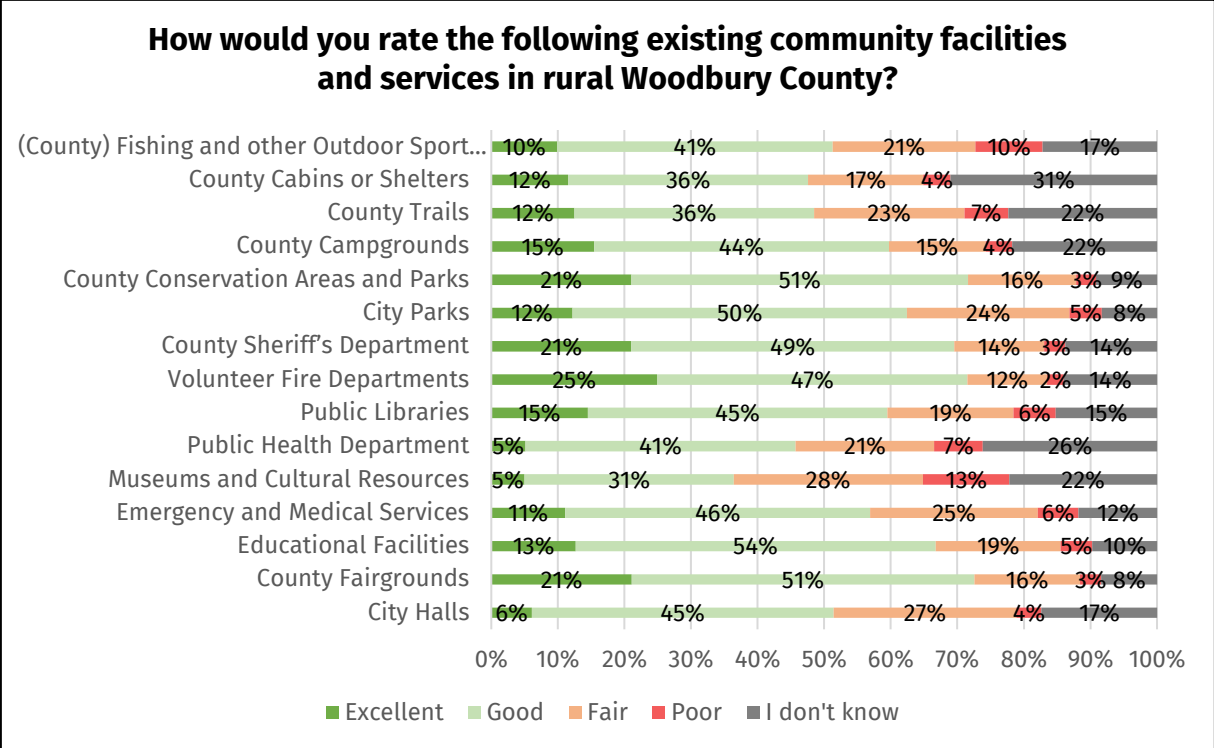


Figure 6.4.



## Goals & Objectives

### Health Services

- **Goal: Expand access to health services throughout rural Woodbury County.**
  - o Work with the Siouxland District Health Department to expand access to preventative health care services in rural communities.
  - o Continue to market the services of the Siouxland District Health Department widely across rural Woodbury County.
  - o Evaluate emergency medical response times and outcomes for rural residents to identify how these services can be improved.
  - o Continue partnering with the Rolling Hills Community Services Region for mental health, disabilities, and crisis care services.
  - o Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance.

### Parks & Recreation | Events & Culture

- **Goal: Provide more opportunities for outdoor recreation activities.**
  - o Maintain the current activities of the Woodbury County Conservation Board and support the expansion of their programming and scope of work.
  - o Improve the functionality and visibility of county-owned river access points.
  - o Prioritize water quality and river restoration initiatives.
  - o Pursue opportunities to develop water trails throughout the County.
  - o Develop a countywide trail program connecting communities with one another and the County parks network.
  - o Evaluate the condition and availability of county-owned cabins and park shelters.
  
- **Goal: Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.**
  - o Encourage cooperation and resource sharing between nearby towns to create and expand upon parks and recreation opportunities for rural residents.
  - o Expand community education opportunities for residents of rural Woodbury County that celebrate the region's historical, cultural, and natural resources.

### Service Quality

- **Goal: Strive to offer the most efficient, cost-effective, and user-friendly community services as possible.**
  - o Improve digital operations to maximize accessibility, and the availability of public information and data.
  - o Streamline service delivery and operations.
  
- **Goal: Provide adequate police, fire, and emergency management services for all Woodbury County residents.**
  - o Maintain cooperative agreements (28E) for emergency and public safety services.
  - o Encourage frequent training opportunities for all emergency service providers.
  - o Ensure adequate funding for emergency response activities.

## Chapter 6: Land Use & Natural Resources

The Land Use and Natural Resources chapter provides an inventory of land use regulations and natural resources in Woodbury County. This chapter was developed with consideration of the information referenced in this plan, the 2005 Woodbury County Comprehensive Development Plan, and existing zoning and land use resources provided by Woodbury County.

<b>Section</b>	<b>Contents</b>
Iowa Smart Planning	Land Use; Agricultural and Natural Resources Elements
Zoning	Current zoning map & zoning ordinance summary
Land Use	Current and future land use maps
Agriculture	Sustainable agriculture
Natural Resources	Smart growth and invasive species
Water Resources	Groundwater and surface water quality
Soils	Soil classification
Air Quality	Air quality and monitoring
Renewable Energy Infrastructure	Renewable energy infrastructure planning
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

### *Iowa Smart Planning Principles*

The Iowa Smart Planning document states the following about land use and natural resources:

**Land Use Element:** Objectives, information, and programs that identify current land uses within the municipality and that guide the future development and redevelopment of property, consistent with the municipality's characteristics identified under the Issues and Opportunities Element. The comprehensive plan or land development regulations may include information on the amount, type, intensity, and density of existing land use, trends in the market price of land used for specific purposes, and plans for future land use throughout the municipality. The comprehensive plan or land development regulations may identify and include information on property that has the possibility for redevelopment, a map of existing and potential land use and land use conflicts, information and maps relating to the current and future provision of utilities within the municipality, information and maps that identify the current and future boundaries for areas reserved for soil conservation, water supply conservation, flood control, and surface water drainage and removal. Information provided under this paragraph may also include an analysis of the current and potential impacts on local watersheds and air quality.

**Agricultural and Natural Resources Element:** Objectives, policies, and programs addressing preservation and protection of agricultural and natural resources.

**Natural Resources and Agricultural Protection Principle:**

Planning, zoning, development, and resource management should emphasize protection, preservation, and restoration of natural resources, agricultural land, and cultural and historic landscapes, and should increase the availability of open spaces and recreational facilities.

**Revitalization Principle:** Planning, zoning, development, and resource management should facilitate the revitalization of established town centers and neighborhoods by promoting development that conserves land, protects historic resources, promotes pedestrian accessibility, and integrates different uses of property. Remediation and reuse of existing sites, structures, and infrastructure is preferred over new construction in undeveloped areas.

**Sustainable Design Principle:** Planning, zoning, development, and resource management should promote developments, buildings, and infrastructure that utilize sustainable design and construction standards and conserve natural resources by reducing waste and pollution through efficient use of land, energy, water, air, and materials.

# Zoning Map of Woodbury County, Iowa

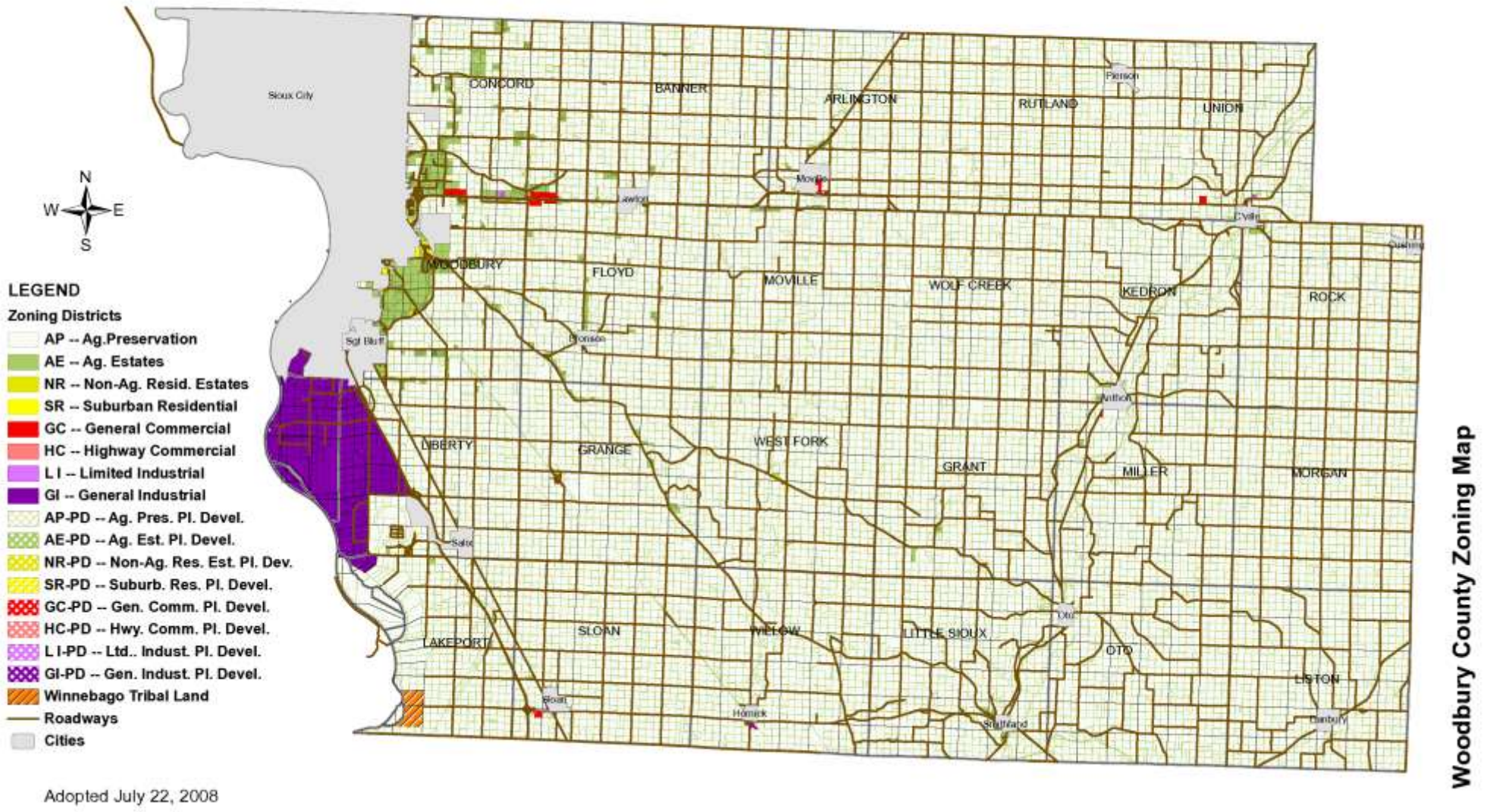


Figure 7.1. Woodbury County Zoning Map.



## *Zoning Ordinance Summary*

Below is a summary of the allowed uses in each zoning district category. For a full list of allowable and conditional uses, please see the zoning information provided on the Community and Economic Development Department's page of Woodbury County's website.

### **AP – Agricultural Preservation Zoning District**

The purpose of the AP is to encourage agricultural uses, preserving the County's rural character and primary economic sector. Soil and water conservation practices are encouraged.

- Allowed uses:
  - Agricultural and agri-business.
  - Limited single-family residences.
  - Trade, Entertainment, Hospitality, Recreation, etc.: animal grooming, bed and breakfast lodging.
  - Institutional: religious establishments, community centers, day camp and recreation, parks and public open space.
  - Transportation, Communication and Public Services: antennas on existing structures, utility substations.

### **AE – Agricultural Estates Zoning District**

The purpose of the AE district is to provide for controlled expansion of small acreage developments that are compatible with agricultural uses. Single-family residential, agricultural, and related public uses are allowable.

- Allowed uses:
  - Agricultural and agri-business.
  - Residential dwellings (single-family).
  - Trade, Entertainment, Hospitality, Recreation, etc.: bed and breakfast lodging.
  - Institutional: cemeteries, mausoleums, columbaria; religious establishments; community centers; day camp and recreation; nursery, elementary & secondary schools; parks and public open space.
  - Transportation, Communication and Public Services: antennas on existing structures, utility substations.

### **SR – Suburban Residential Zoning District**

The SR district provides for the orderly development of suburban density, single-family residential subdivisions where agricultural use is prohibited. Allowed uses include single-family and two-family residential and related public uses.

- Allowed uses:
  - Residential dwellings (single-family, two-family, and family homes).
  - Trade, Entertainment, Hospitality, Recreation, etc.: bed and breakfast lodging.
  - Institutional: religious establishments, community centers, nursery, elementary and secondary schools, parks and public open space.
  - Transportation, Communication and Public Services: antennas on existing structures.

### **GC – General Commercial**

The purpose of the GC district is to provide for commercial uses that are compatible with and serve the agricultural sector.

- Allowed uses:

- Office Uses: finance, insurance, real estate; governmental; medical and dental clinics; general office uses; professional offices.
- Trade, Entertainment, Hospitality, Recreation, etc.: antiques, convenience stores, dry cleaning, furniture and home furnishings, groceries, laundry, locksmiths, and many others.
- Industrial: furniture stripping and refinishing; janitorial and building maintenance; machine and welding shops; printing and publishing; personal storage facilities.
- Institutional: community centers; blood bank; boarding schools; religious establishments; colleges, business, and trade schools; emergency care center; food banks; homeless shelters; hospice services; hospitals; libraries and museums; plasma centers; soup kitchens; substance abuse treatment.
- Transportation, Communication and Public Services: ambulance stations, bus garages, fire stations, police stations, utility substations.

### **LI – Limited Industrial Zoning District**

The LI district provides for the orderly development of heavy commercial, warehousing, and limited industrial uses. Sites should have excellent infrastructure, especially transportation access via highways.

- Allowed uses:
  - Trade, Entertainment, Hospitality, Recreation, etc.: mail order houses, motor vehicle fuels, vehicle repair, wholesale businesses.
  - Industrial: air freight terminals, cold storage plants, construction contractor yard, grain terminals and elevators, mail processing center, sand and gravel storage, and many others.
  - Transportation, Communication and Public Services: antennas on existing structures, bus garage, public service garage.

### **GI – General Industrial Zoning District**

The GI district provides for heavy commercial, warehousing, and limited industrial uses. Sites should have excellent infrastructure, especially transportation access via highways.

- Allowed uses:
  - Trade, Entertainment, Hospitality, Recreation, etc.: adult entertainment, adult products, motor vehicle fuels.
  - Industrial: air freight terminals, cold storage plants, construction contractor yard, grain terminals and elevators, mail processing centers, sand and gravel storage, and many others.
  - Transportation, Communication, and Public Services: antennas on existing structures, utility substations.

## *Land Use Designations*

The maps and information on the following pages summarize Woodbury County's current land use patterns and changes in land cover in recent years. This is followed by a future land use map which is used to establish ideal land use patterns for the next 20 years and to facilitate the orderly development and preservation of land in the county. The designations below describe land use categories found in the key of the current and future land use maps.

### Agriculture

Land designated as Agriculture is primarily used for farming, ranching, other agricultural businesses, and related operations. Residential density is typically limited to preserve large, continuous areas of workable land, uninterrupted by development.

### Commercial

The Commercial land use designation describes corridors appropriate for commercial development, such as adjacent to similar or compatible developments within city limits and along state or county highways.

### Industrial

The industrial land use designation is for county land that is primarily used for heavy and light industrial activities, such as warehousing, transportation, manufacturing, and the storage of construction materials. The activities taking place in these areas are typically not compatible with other uses due to potential air and noise pollution, use of hazardous materials, heavy machinery and traffic, and other nuisances.

### Winnebago Reservation:

Land held and governed by the Winnebago, or Ho-Chunk, Tribe of Nebraska.

### Open Space/Recreational

These areas include parks and natural areas maintained by the county or Iowa Department of Natural Resources. The purpose of inclusion of these areas in the future land use map is to ensure their protection into the future. Inclusion of these areas on the map also helps to visualize connections between parks and recreation areas when considering expansions to the county's green space network.

### Rural Residential

The Rural Residential land use designation describes areas primarily devoted to residential uses outside of incorporated city limits. This includes rural housing developments where agricultural uses are not permitted, as well as larger lot residential estates and acreages where agricultural activities may take place.

### Transitional Agriculture

Land in the Transitional Agriculture designation typically borders between traditional agricultural use and residential uses. This designation offers flexibility for the development of a variety of compatible uses based on the surrounding context and needs of the community.

### Incorporated Areas:

Land under the jurisdiction of incorporated cities, not belonging to the county.



Current Land Use

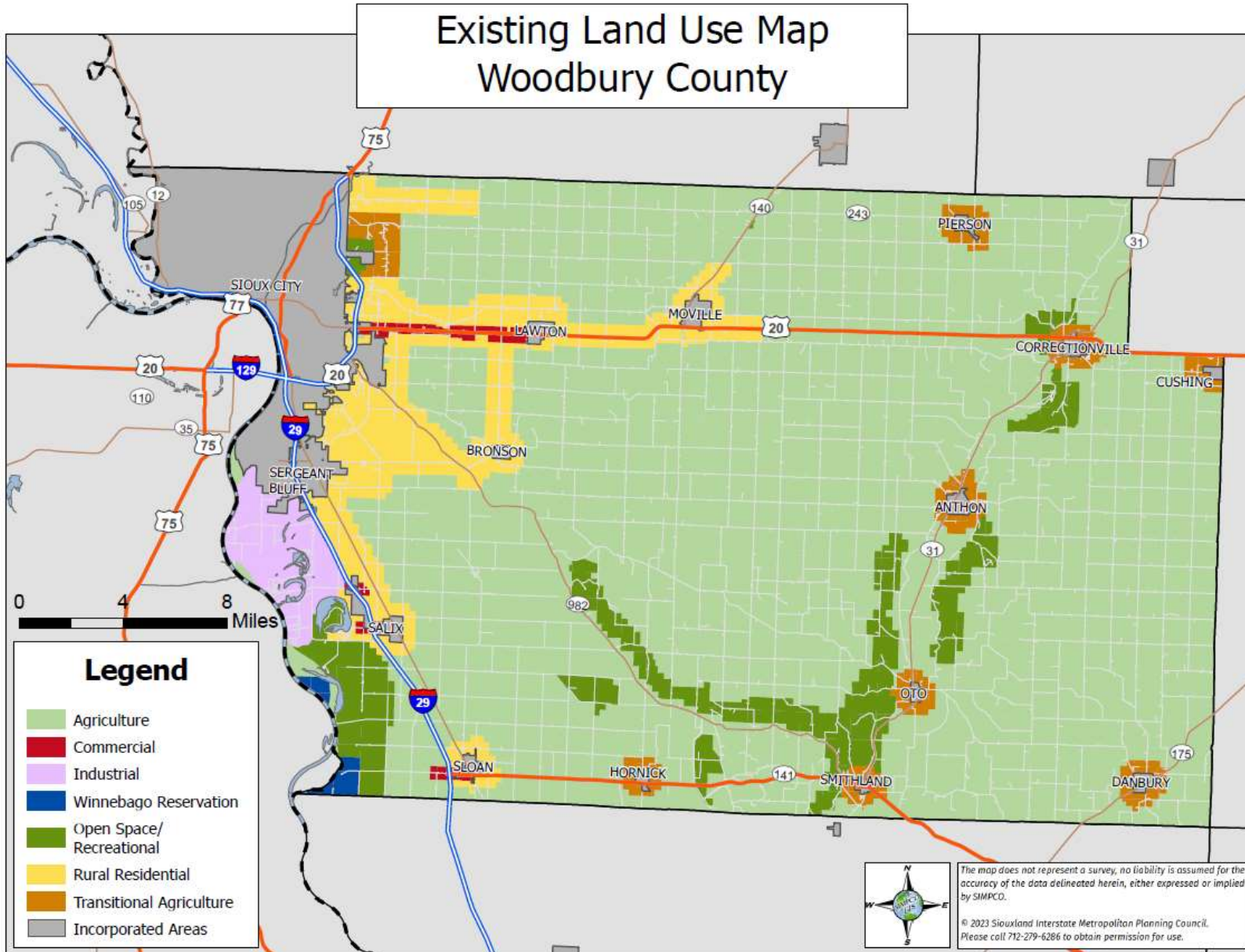


Figure 7.2. Existing Land Use Map, 2023.

Woodbury County Land Cover Summary 2001-2019						
Land Cover	2001 sq.mi	Lost sq.mi	Gained sq.mi	2019 sq.mi	Net Change sq.mi	Change %
High Intensity Development	4.49	0	2.01	6.5	<b>2</b>	44.6
Medium Intensity Development	9.73	-0.05	4.56	14.24	<b>4.51</b>	46.33
Low Intensity Development	22.52	-0.94	1.54	23.12	<b>0.6</b>	2.65
Developed, Open Space	35.89	-4.4	1	32.49	-3.4	-9.48
Cultivated Crops	623.03	-4	26.62	645.66	<b>22.63</b>	3.63
Pasture	52.52	-3.85	1	49.66	-2.86	-5.44
Grassland	79.86	-25.02	0.98	55.81	<b>-24.04</b>	-30.11
Deciduous Forest	31.47	-0.71	0.33	31.09	-0.38	-1.2
Evergreen Forest	0.37	-0.02	0.04	0.38	0.01	3.66
Mixed Forest	0.78	-0.02	0.02	0.78	0	-0.22
Shrub/scrub	0.22	-0.01	0.33	0.54	0.32	147.52
Woody Wetland	4.22	-0.21	0.18	4.19	-0.03	-0.65
Emergent Herbaceous Wetland	5.37	-0.68	1.06	5.75	0.38	7.11
Barren	0.42	-0.16	0.64	0.9	0.48	115.52
Water	6.85	-0.83	0.6	6.62	-0.23	-3.35

Table 7.1. Source: Multi-Resolution Land Characteristics (MRLC) Consortium, National Land Cover Dataset, 2001 and 2019.

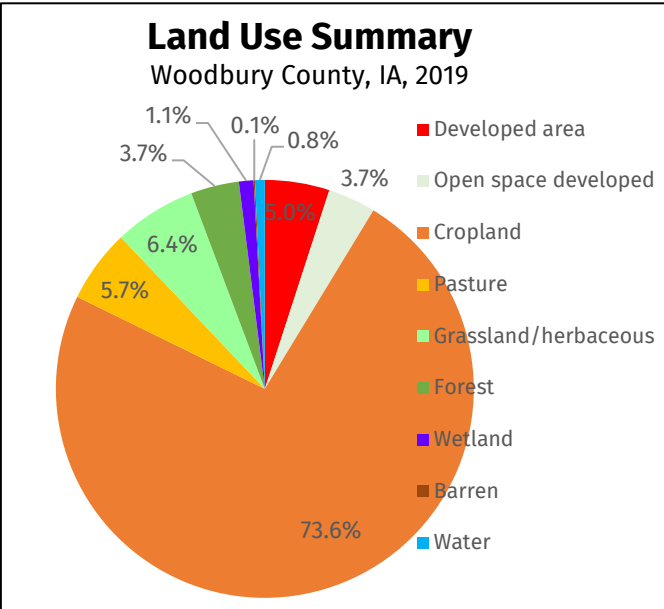


Figure 7.3. Source: MRLC Consortium, National Land Cover Dataset, 2019. 877.7 square miles in Woodbury County total.

In 2019, nearly 80% of Woodbury County’s land cover was devoted to agriculture, with about 74% cropland and nearly 6% pasture. About 12% of the county’s land area consisted of natural areas including grassland/herbaceous cover, forest, wetland, or water. Developed areas including developed open space occupied nearly 9% of the county’s land. “Developed open space” describes areas within developed areas that are largely covered by lawns, including golf courses, large single-family lots, and recreational uses such as soccer fields and parks.

Between 2001 and 2019, the amount of medium and high intensity development in Woodbury County have increased slightly. Low intensity development also increased to a lesser degree. The most substantial shifts during this period were the increase

in cultivated crop land by roughly 23 square miles and the decrease in grassland by about 24 square miles. This data, combined with maps from the Multi-Resolution Land Characteristics Consortium, suggest that grassland has gradually been converted into land used for cultivated crops during this period.

Future Land Use

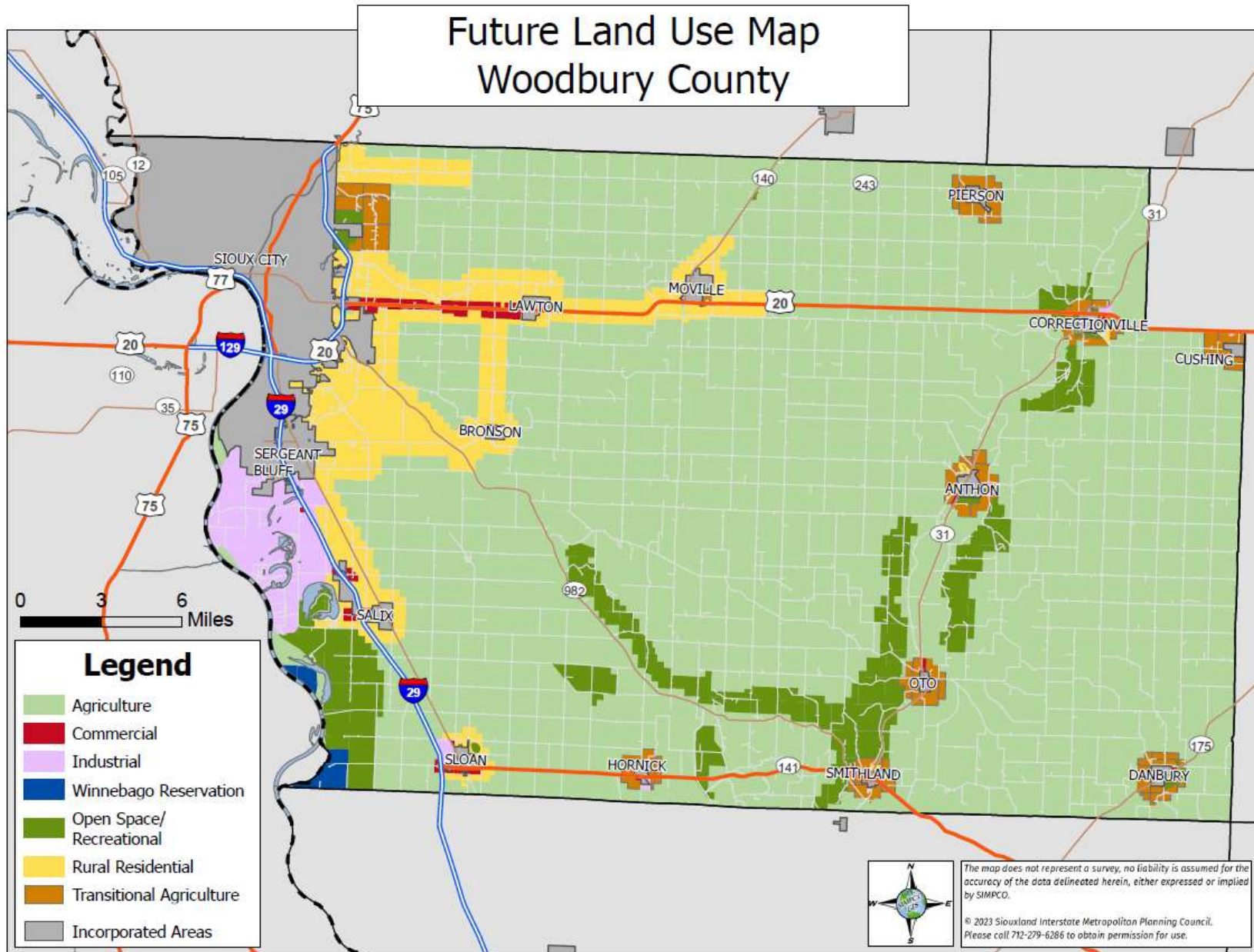


Figure 7.4 Future land use map





## Agriculture

Agriculture is the heart of rural Woodbury County's culture and way of life, as the principal economic sector and comprising 79.2% of the county's land use (National Land Cover Database, 2019). Maintaining the rural character of the county, preventing the conversion of agricultural land, and strengthening the agricultural economy are important to Woodbury's residents, as expressed in the public input survey. To sustain Woodbury's agricultural economy and culture, it is necessary to strengthen protections of farmland, especially around the edges of urban areas where gradual expansion tends to encroach on agricultural uses. While Woodbury County has not seen a net loss of agricultural land, there has been conversion from development on the fringe of urban areas, which is a pattern that has the potential to accelerate with economic development in Sioux City, Sergeant Bluff, and surrounding urban areas.

The American Farmland Trust has projected the following farmland conversion scenarios for the year 2040 in Woodbury County, based on different land use decisions and the resulting development patterns. The current map of land use in Woodbury County is below, for comparison to the subsequent scenario maps.

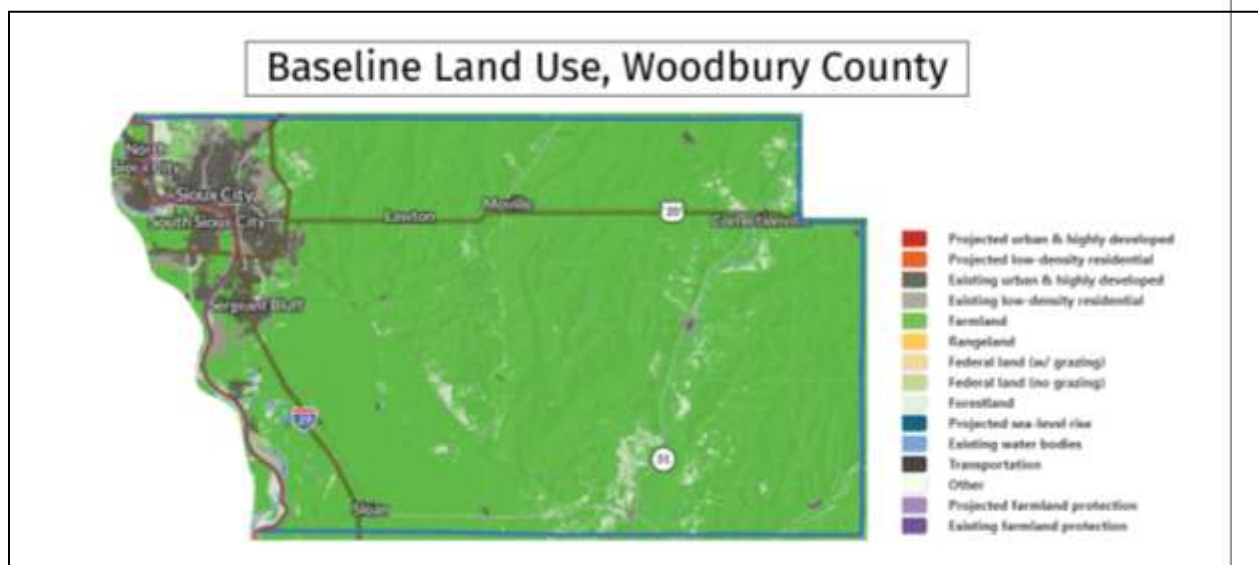


Figure 7.5. Source: American Farmland Trust, 2022

### 2040 Business as Usual

The map below represents where in the county farmland would likely be converted to urban development by 2040 if current patterns of land use continue. In this projection, 3,800 acres would be converted from cropland to “urban and highly developed” and “low-density residential” uses.

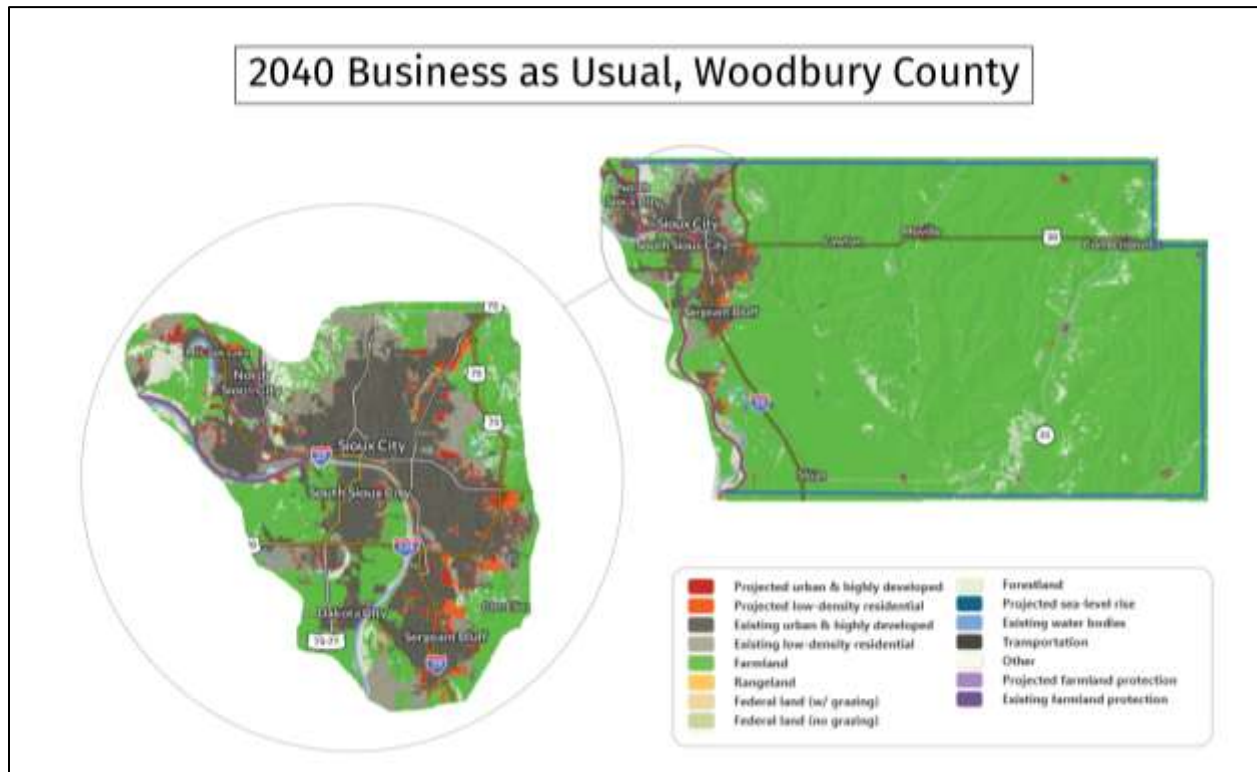


Figure 7.6. Source: American Farmland Trust.

### 2040 Better Built Cities

Figure 6.7 shows how farmland conversion could be curbed by 2040 with the implementation of various policies aimed at protecting agricultural land from conversion to other uses. In this scenario, the American Farmland Trust projects a marked reduction in converted acres compared to the “business as usual” sprawl: 2,500 acres of farmland converted to “urban and highly developed” and “low-density residential” uses.

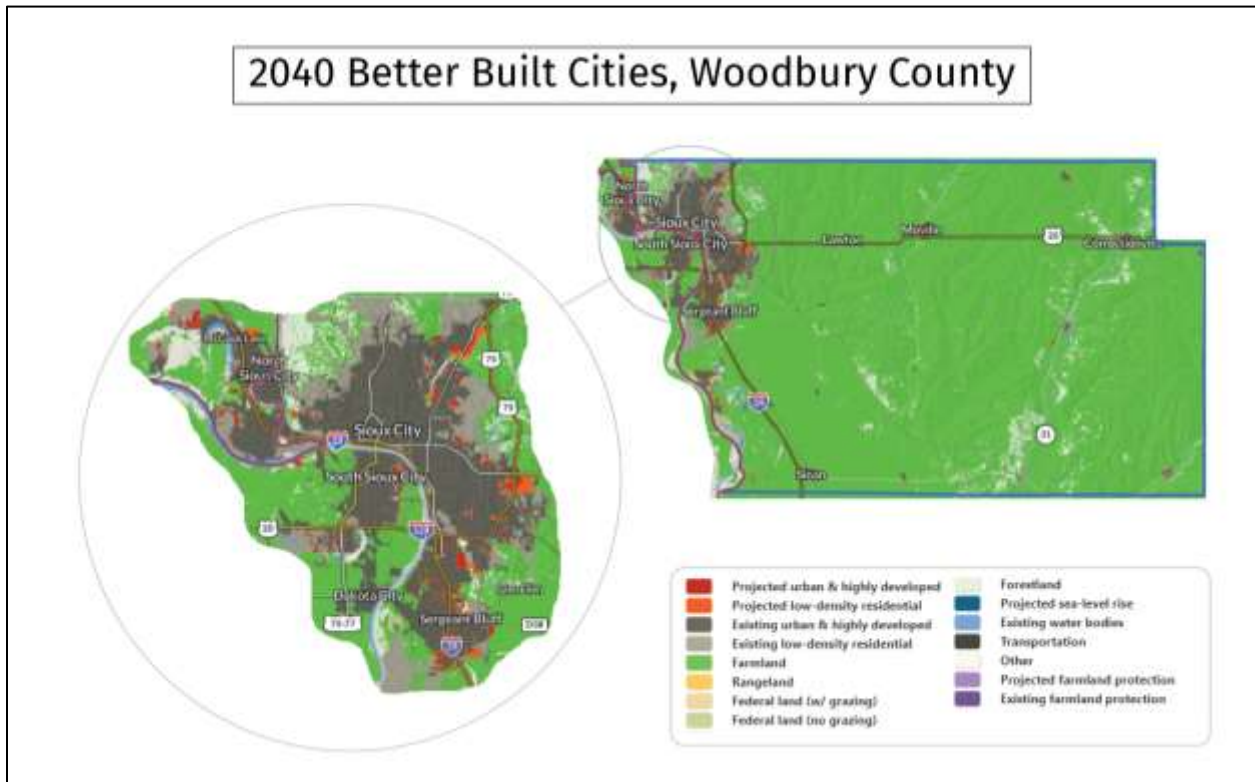


Figure 7.7. Source: American Farmland Trust.

Figure 7.8 summarizes these projections as well as a “runaway sprawl” scenario in which low-density development on the fringes of urban areas increase by 50%. This would result in even more conversion than “business as usual”. These projection scenarios demonstrate the need to combine various land use policies to protect agricultural land. Such policies include using conservation easements to permanently protect farmland, encouraging the use of existing urban infrastructure, prioritizing infill development and adaptive reuse, and limiting new low density residential developments on the fringe of urban areas that fragment and lead to the conversion of agricultural lands.



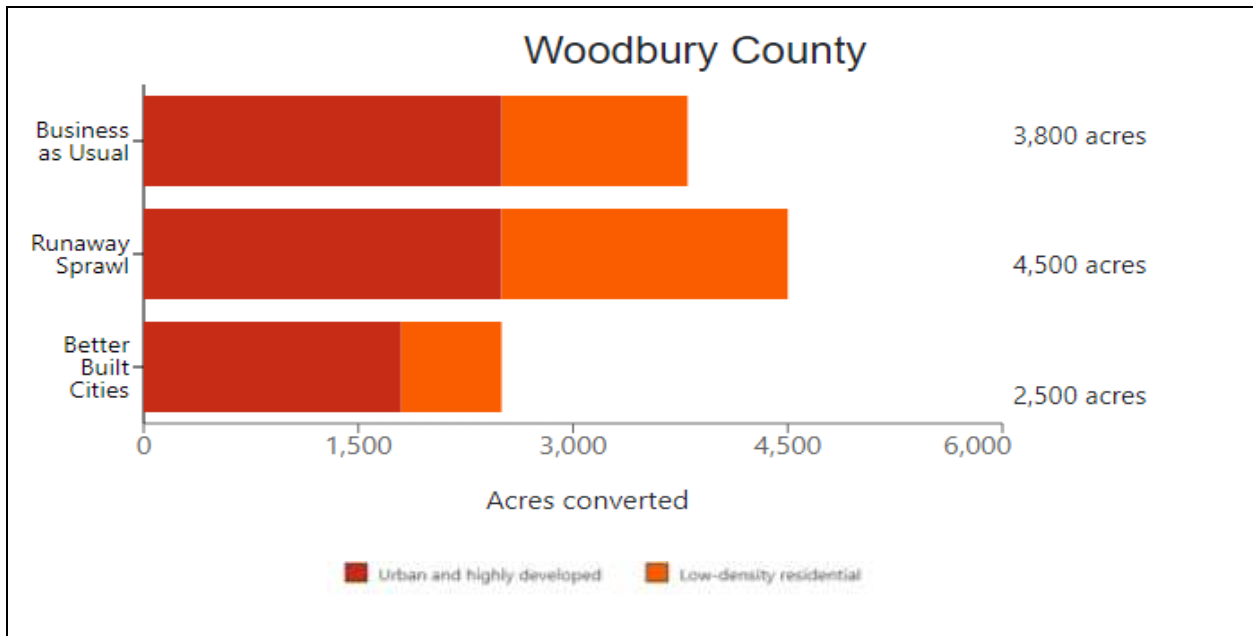


Figure 7.8. Urban and highly developed (UHD) land use includes commercial, industrial, and moderate-to-high density residential areas. Low-density residential (LDR) land use includes scattered subdivisions and large-lot housing, which fragment the agricultural land base and limit production. Source: American Farmland Trust, *Farms Under Threat 2040*.

**Providing for acreages and non-commercial agricultural activities**

While low density residential development can lead to urban sprawl and eventual farmland conversion, there is a need to maintain limited amounts of large lot residential areas where residents can use the land for small-scale farming, animal husbandry, and homesteading activities. Non-commercial agricultural activities and hobby farming are important aspects of Woodbury County’s rural culture. Residents have expressed a desire in the past for flexibility when it comes to determining what qualifies as a farm for the purposes of zoning. This flexibility is achieved by considering the farming activities taking place on the lot and not relying solely on lot size to determine this classification. This provision provides flexibility for hobbyists, community gardening, and other culturally enriching activities in areas where agriculture is not the primary use. Such flexibility should be balanced with preserving large tracts of agricultural land to prevent fragmentation and urban sprawl.

### Preserving small and mid-sized farms

Woodbury County has not been immune to the national trend of farm consolidation. The number of small and mid-sized farms between ten and 999 acres decreased by 19% from 2002 to 2017, while farms with 1,000 acres or more increased by 14% in the same time frame. This trend demonstrates the need for additional protections and resources for smaller and mid-sized family farm businesses, such as succession planning assistance and technical assistance to adapt to changing trends or break into new markets. Local institutions such as schools, government buildings, and hospitals, as well as intermediate markets such as grocery stores, represent opportunities for procurement from small and mid-sized farms. Policies to encourage the purchase of food from smaller local farms could help combat this harmful trend and strengthen the local agricultural economy.

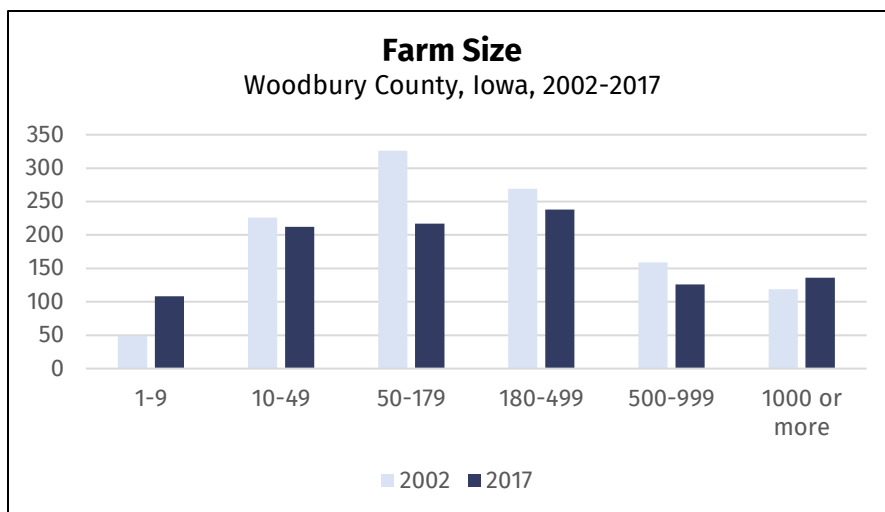


Figure 7.9. Source: USDA Census of Agriculture 2002, 2017

While these policies are a starting point, it is imperative for the county to learn directly from farmers to understand their most pressing needs and concerns for the future of their operations. The creation of a roundtable of farmers and other agricultural industry stakeholders would provide a platform for discussion of these concerns so that appropriate resources and assistance can be identified.

While these policies are a starting point, it is imperative for the county to learn directly from farmers to understand their most pressing needs and concerns for the future of their operations. The creation of a roundtable of farmers and other agricultural industry stakeholders would provide a platform for discussion of these concerns so that appropriate resources and assistance can be identified.

### Natural Resources

In terms of natural habitat, Woodbury County contains a unique combination of rolling prairie grasses along the Loess Hills; riparian ecosystems and wetlands along the banks of the Missouri, Big Sioux, Little Sioux, Floyd, and Maple Rivers; and eastern deciduous forests. Supported by these ecosystems are dozens of native species, including 20 animal species and 24 plant species that are either endangered, threatened, or species of concern (*IDNR's Iowa Natural Areas Inventory*). About 3% of the county's land area, or 25.2 square miles, is comprised of park land, open space, and natural preserves.

### Smart growth

Protecting these natural resources through the thoughtful location of new development has been identified by Woodbury residents as a priority when considering the future of their county. From 2001 to 2019, while the population of the county has remained relatively steady, the amount of developed land area has increased by about 19.4%, with growth primarily on the east side of the City of Sioux City and the City of Sergeant Bluff (NLCD). With this change in mind, care should be taken to make use of urban areas where infrastructure has already been constructed when building new housing and commercial developments. Policies to discourage

sprawl and leapfrog development outside of incorporated towns, discourage the development of environmentally sensitive lands, and incentivize the preservation of natural habitat should be adopted.

Between 2001 and 2019, Woodbury County has seen a net gain of agricultural land of about 22.6 square miles. This gain in agricultural land represents the conversion of primarily grasslands, with a net loss of grasslands totaling 24 square miles. While agriculture is essential to Woodbury County's economy and culture, it is important to maintain a balance of this primary land use with natural habitat areas that support pollinators, wildlife, and other ecosystem services. To promote this balance, resources to help landowners benefit financially from protecting native landscapes can be shared through public outreach by the county and other relevant organizations.

Residents have also voiced the need for additional outdoor recreational opportunities in rural communities, such as parks and hiking/biking trails. These assets can serve the dual purpose of providing much-needed recreational opportunities while helping to safeguard the County's natural resources.

#### **Controlling noxious weeds and invasive species**

Woodbury County's Weed Commissioner, appointed by the Board of Supervisors, is responsible for the control of noxious weeds and invasive species throughout the county, including in city limits. Noxious and invasive species can harm the ecological health of the environment, present dangers to humans or animals, or present a threat to agricultural operations or land value. This department works to improve the integrity of habitat and protect agricultural and other privately owned land from becoming compromised by these harmful species. This ensures that land can continue operating under its intended use without ecological or public health disturbance.

Due to the diffuse nature of invasive species and noxious weeds, it is important to continue educating the public about effective identification, control, and disposal of these species. This way, residents and other private landowners can take action on their own property to curb the spread to nearby properties. This department could also distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer. Such information would empower landowners to be a partner in combatting ecologically and economically harmful invasive species.

## *Water Resources*

Woodbury County is located entirely within the Missouri River Watershed, with many smaller sub-watersheds that ultimately connect to the Missouri River via tributaries and streams. The map in Figure 7.10 illustrates the locations of the county's various sub-watersheds and dams. Woodbury County sources water for drinking, household and commercial use, and irrigation from groundwater sources. Incorporated cities within the county provide public water supplies, while many residents outside of these boundaries are served by private wells. Woodbury residents source groundwater from several types of aquifers, with varying levels of susceptibility to contamination. The Dakota sandstone or Cretaceous aquifer underlies the northwest region of the state. This is the deep, bedrock water source underlying several shallower aquifers closer to the surface.

The bedrock aquifer in Woodbury County is protected from contamination due to large overlying deposits of loess and glacial drift that slow water penetration and provide protection from surface contamination. However, residents of the county also rely heavily on shallower aquifers that recharge much more quickly than the bedrock aquifer. Alluvial aquifers extending along the Missouri, Floyd, Big Sioux, and Little Sioux rivers are prevalent water sources in Woodbury County. These alluvial aquifers are highly susceptible to contamination from surface runoff, which impacts both the ecological health of surface waters such as rivers and streams, as well as the quality of drinking water sourced from the underlying aquifer. Sources of contamination include nitrate found in fertilizers and animal and human wastes; road salts; petroleum products; and underground seepage from landfills and storage tanks. Actions to limit this contamination should be prioritized through partnerships with overlapping jurisdictions and private landowners.

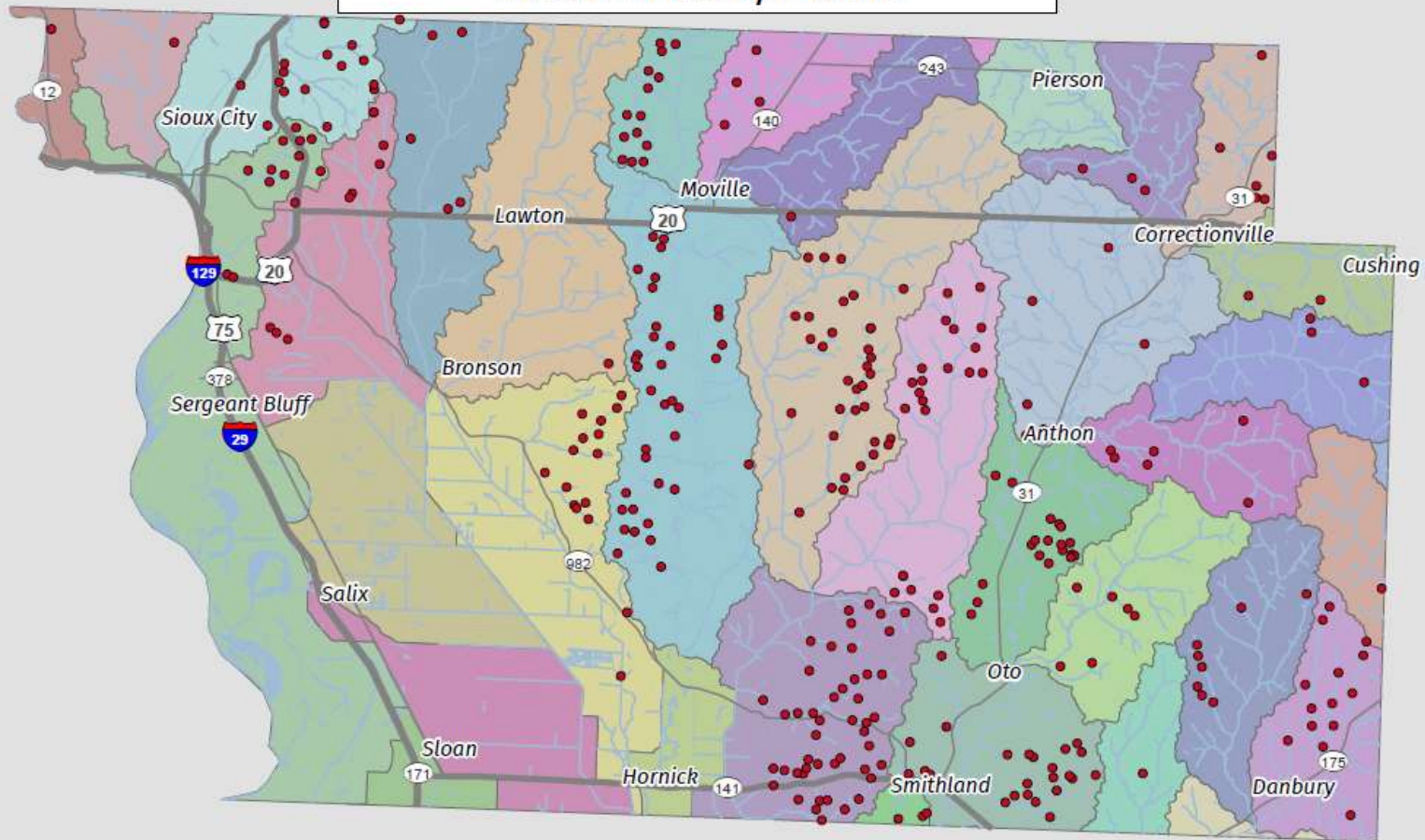
One potential threat to groundwater resources in Woodbury County are animal wastes from concentrated animal feeding operations. Due to the high volume of wastes accumulated in one location, these facilities are closely regulated by the Iowa Department of Natural Resources through EPA's National Pollutant Discharge Elimination System. To further safeguard water resources in Woodbury County, particular care should be taken to carefully locate these facilities away from residences, floodplains, surface waters, wetlands, and vulnerable aquifers.

### **Wetlands**

Wetlands are important features of the natural landscape. They provide numerous beneficial functions, such as controlling storm waters to prevent floods, filtering contaminants and nutrients from runoff before it enters surface and ground water, storing carbon, and providing essential habitat for fish, birds and other wildlife. The map in Figure 7.11 shows the location and classification of wetlands in Woodbury County. Detailed information can be found from the Fish and Wildlife Service's National Wetlands Inventory. This includes data about historical wetlands that are no longer in existence, but may have the potential for restoration depending on current hydrological conditions.

Additional detailed wetlands information can be found in the 2006 USDA Soil Survey of Woodbury County, available online on the USDA Natural Resources Conservation Service's website. Information in this document includes the runoff potential of various soil groups and the duration and frequency of flooding. Such soil qualities are important considerations when determining the development potential of land or whether frequently inundated areas would be better suited to parkland or wildlife refuges.

# Woodbury County Watersheds/Dams



Beacon Creek	Dutch Creek-Maple River	Garrison Ditch	Little Sioux River-Perrin Creek	Lower Farmers Garrison Outlet Ditch	Maple River-Hoker Creek	Mud Creek-West Mud Creek	Upper Clayborn Ditch	West Fork Little Sioux River-Mud Creek
Big Creek-Little Sioux River	East Park Wolf Creek	Haltz Ditch	Little Sioux River-Parnell Creek	Lower Perry Creek	McElhenny Creek	Pierson Creek	Upper Farmers Garrison Outlet Ditch	Wolf Creek-Haltz Ditch
Big Sioux River	Elliot Creek	Little Sioux River-Barber Creek	Little Sioux River-Thomson Creek	Maple River-Aldrich Creek	Miller Creek-Little Sioux River	Reynolds Creek	West Fork Ditch	
Big Whiskey Creek	Farmers Ditch	Little Sioux River-Sitter Creek		Maple River-Hosler Creek	Missouri River	Unnamed Creek-Pierson Creek	West Fork Little Sioux River-McElhenny Creek	
Coon Creek-Big Creek	Floyd River-Missouri River				Moosehead Creek			



The map does not represent a survey, no liability is assumed for the accuracy of the data delineated herein, either expressed or implied by SIMPCO.

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Figure 7.10



# Woodbury County Wetlands

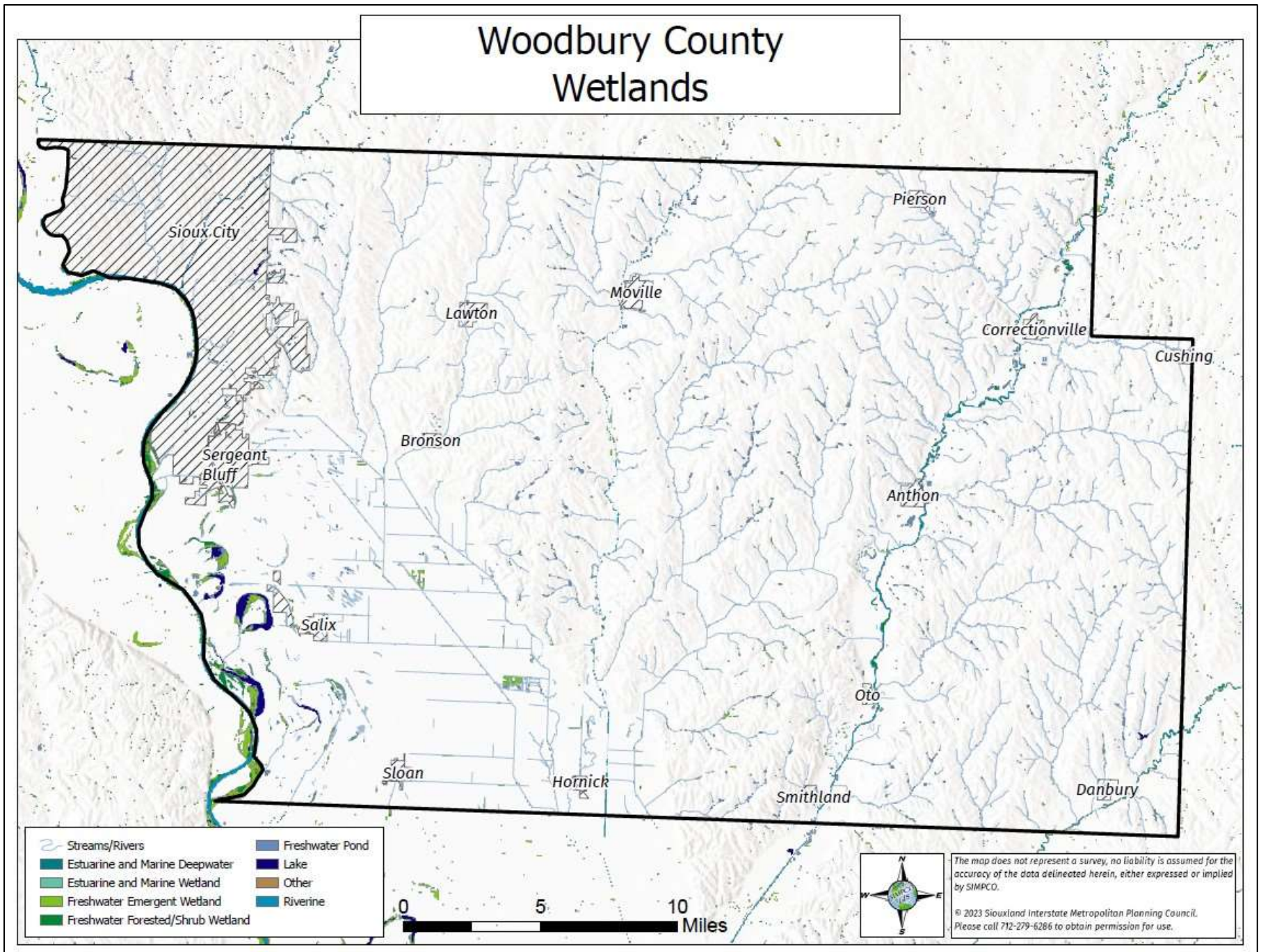


Figure 7.11. Data source: U.S. Fish and Wildlife Service, National Wetlands Inventory.



# Woodbury County Soil Orders

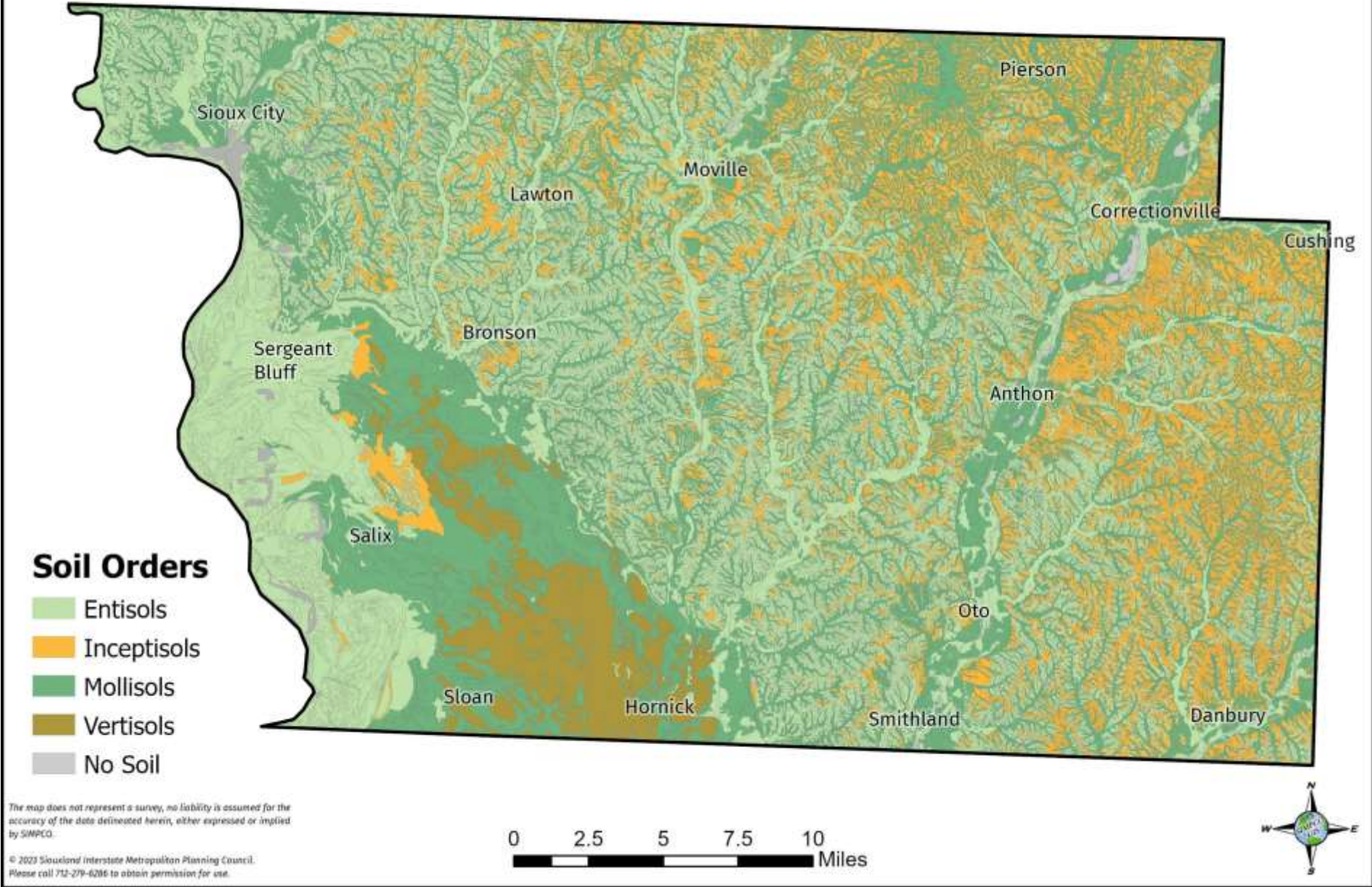


Figure 7.12. Data Source: Natural Resources Conservation Service of the U.S. Department of Agriculture, Soil Survey Geographic Database (SSURGO)



## *Soils*

The soil map in Figure 7.12 illustrates the broad soil taxonomic classifications of Woodbury County. Complete data containing all soil hierarchies can be accessed from the USDA's Natural Resources Conservation Service Soil Survey Geographic Database. Additional local details about characteristics, suitability for various uses, and related ecological qualities can be found in the 2006 USDA Soil Survey of Woodbury County. This complete document is available from the USDA Natural Resources Conservation Service's archived soil surveys online.

## *Air Quality*

Woodbury County is fortunate to have relatively few air quality concerns. According to the Iowa Department of Natural Resources (DNR), there are currently 8 major stationary sources of air pollution located in Woodbury County. These facilities are situated closer to the County's urban areas in Sioux City and Sergeant Bluff, as well as along the southwestern industrial corridors and airport complexes. Each of these facilities is regulated by the Iowa DNR and has been issued a Title V Operating Permit pursuant to Title V of the Federal Clean Air Act. All facilities with a final Title V Operating Permit must submit Semi-Annual Monitoring Reports and an Annual Compliance Certification each year. These reports allow industry, citizens, and regulatory agencies to be informed when a facility fails to meet Title V permit conditions and what action is being taken to correct these problems.

Furthermore, Woodbury County's weighted annual mean concentration of fine particulate matter (PM<sub>2.5</sub>) was below the national ambient air quality standard in 2020. The DNR has a regulatory PM<sub>2.5</sub> monitor in the City of Sioux City operated by the University of Iowa. However, because the Sioux City Metropolitan Statistical Area's population, which includes Woodbury County, is less than 1,000,000, the EPA does not require a high quality fine particulate matter (PM<sub>2.5</sub>) regulatory monitor within the County to monitor ambient air quality. Rural residents could benefit from a small network of low-cost air quality sensors distributed around rural areas of the County to ensure a safe environment.

## *Renewable Energy Infrastructure*

With the rapid progression of renewable energy technologies and the Department of Energy's prioritization of alternative energy sources, many localities across the country are beginning to think about how this infrastructure would fit into their community. Wind resources in particular are abundant in Iowa, providing the potential for the development of a new employment industry in the region. At the same time, residents in Woodbury County have been vocal about their opposition to this infrastructure due to the aesthetic impacts on the landscape, potential effects on wildlife, and disturbance to neighboring properties.

In anticipation of the potential location of wind turbines in the county, Woodbury County recently passed a commercial wind farm ordinance that provides restrictions for these developments to protect residents, private property, public conservation areas, and the Loess Hills. To continue balancing the protection of rural residents and the growth of this industry the ordinance language should continually be reviewed and updated to ensure it provides adequate safety protections and remains applicable to current technologies.

## *Survey Results Synopsis*

Residents expressed their opinions about several land use- and natural resources-related topics through the public input survey distributed during the planning process. Input about the county's assets, weaknesses, and residents' values guided the creation of goals and objectives.

When asked about Woodbury County's greatest assets, "agricultural economy" (45%) and "rural character of the county" (35%) were among the most frequently chosen options. Nearly a quarter of survey respondents chose "clean air and water" (23%) and about one fifth selected "abundance and access to open space and public lands" (21%). Residents' value for protecting agriculture was expressed by 87% of respondents responding "yes" to the question, "Do you agree that preserving existing agricultural land should be a priority for Woodbury County?" Furthermore, when asked which topics would be the most important to consider in the next 20 years, "agriculture" and "future land use" were amongst the most frequently chosen topics.

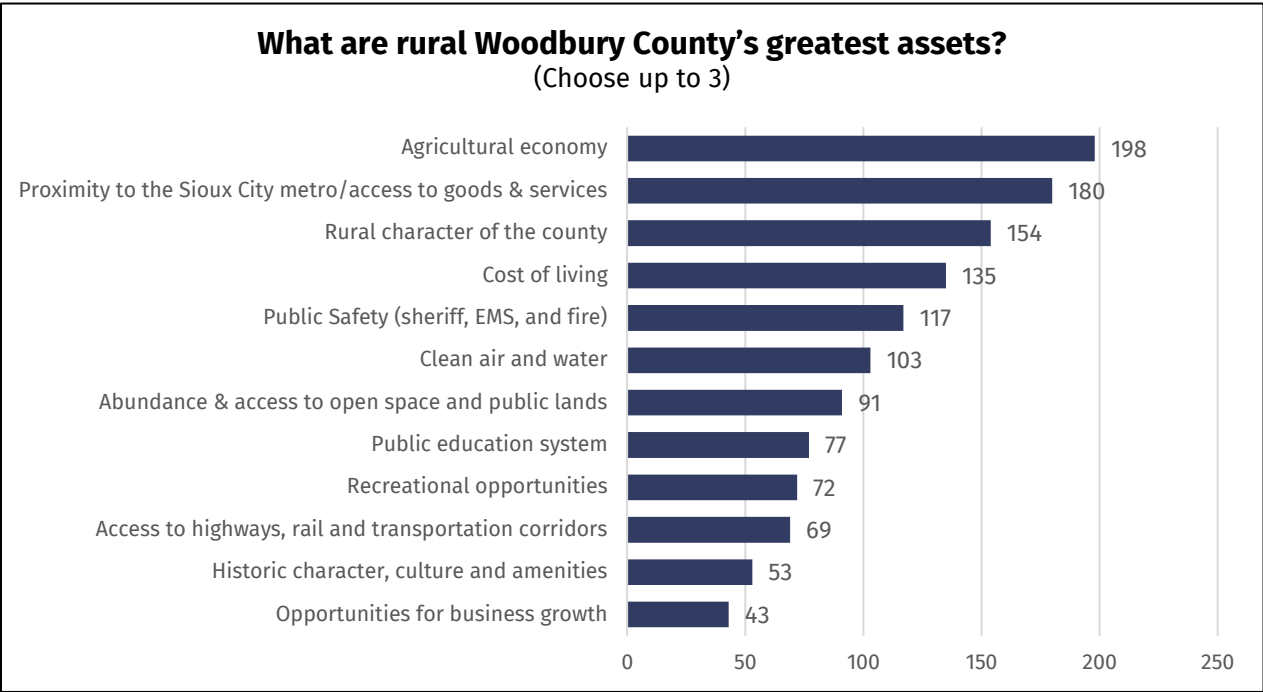


Figure 7.13.

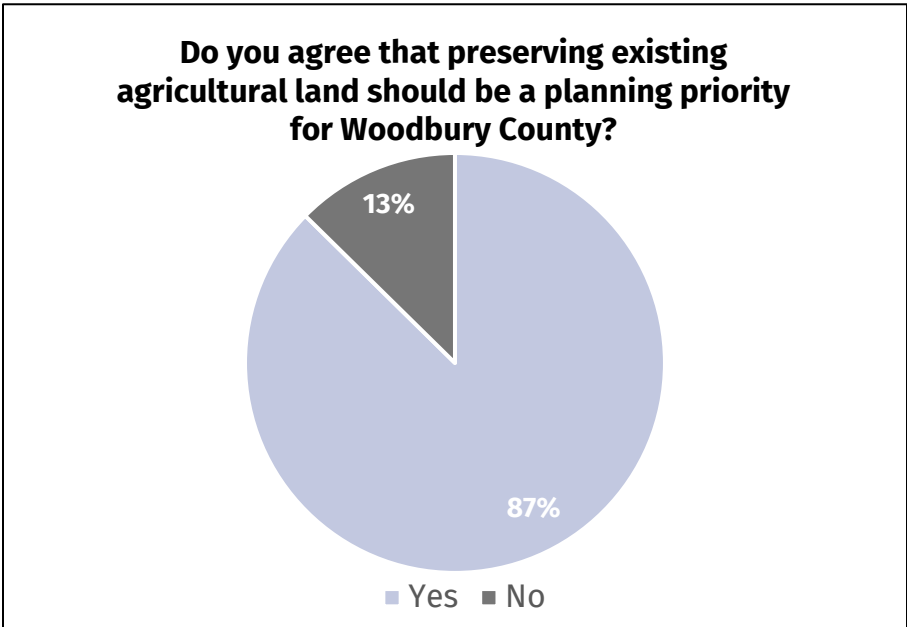


Figure 7.14.

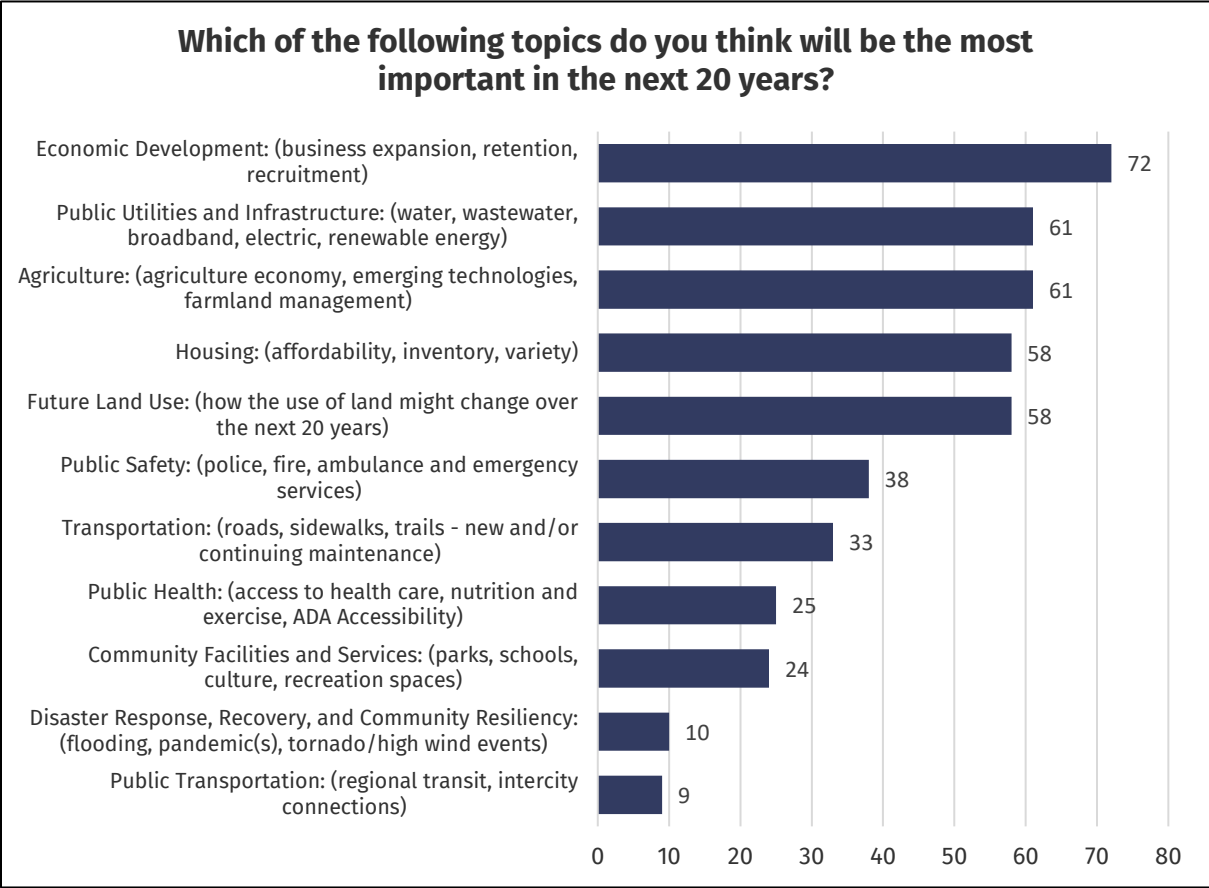
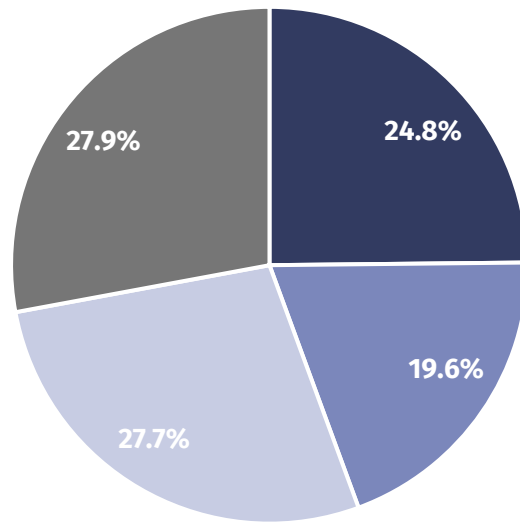


Figure 7.15.

Respondents were divided about the amount of land use and zoning regulation that they felt should be appropriate for Woodbury County, as illustrated in Figure 7.16. About one quarter of residents (25%) thought that land use and zoning policies and regulations should be more restrictive, nearly 20% thought they should not change, and about 28% thought they should be less restrictive. The rest of the respondents did not have an opinion on the matter. This sharp division in opinion demonstrates the need for officials to carefully balance land use policies that protect residents’ safety and public interests with flexible policies regarding allowable uses of private property.

### Land use and zoning policies and regulations:



- Should be MORE restrictive. More attention should be paid to where and how land develops.
- Should not change. Current policies and regulations are sufficient.
- Should be LESS restrictive. Allow more flexibility for where and how land may be used and developed.
- I don't know

Figure 7.16.

## Goals & Objectives

### Sustainable Agriculture

- **Goal: Support sustainable agricultural practices.**
  - Ensure compliance with Iowa state code provisions for agriculturally zoned property.
  - Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
  - Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
  - Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
  - Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
  - Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
  - Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.
  - Create a roundtable of farmers and local agricultural businesses to voice concerns and needed resources to maintain sustainable business operations.

### Habitat Conservation

- **Goal: Preserve environmentally sensitive lands.**
  - Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open space for recreation.
  - Encourage communication and cooperation between environmental advocates and landowners related to the development of sensitive lands.
  - Strengthen erosion control policies and grade and excavation limitations for development in the Loess Hills.
  - Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
  - Continue adding to the county's network of parks, trails, and campgrounds.
  - Coordinate across jurisdictions to address litter and the dumping of waste.
- **Goal: Limit urban sprawl and maintain the rural character of Woodbury County.**
  - Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land. Consider the lifetime costs of new infrastructure development.
  - Limit interstate development to interchanges or within city limits to preserve agricultural land and maintain scenic views of the Loess Hills.
  - Discourage leap-frog development outside of incorporated cities and limit density in unincorporated areas.
  - Guide future development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.
- **Goal: Empower landowners to be a partner in combatting ecologically and economically harmful invasive and noxious species.**



- Educate the public about effective identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

### **Water Resource Protection**

- **Goal: Reduce contaminants in surface water runoff.**
  - Provide resources for farmers to adopt BMPs such as no-till methods, cover crops, crop rotation, vegetated buffers, and constructed wetlands to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy, and programs of the USDA’s National Resources Conservation Service for farmers in need of assistance.
  - Continue sensible salting policies.
  - Educate residents and business owners of proper lawn fertilizer and chemical use.
  - Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.
- **Goal: Safeguard groundwater by identifying and limiting sources of pollution.**
  - Encourage landowners to take advantage of the Iowa DNR’s wellhead protection program that provides cost-sharing and assistance for sealing unused wells, and planting nitrate-remediating plants near active wellheads.

### **Air Quality**

- **Goal: Identify potential sources of air quality hazards in Woodbury County.**
  - Maintain a network of low-cost air quality monitors throughout rural Woodbury County.
- **Goal: Maintain safe distances between industrial land use activities and residential, commercial, recreational, and institutional land uses.**
  - Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railyard air hazards.

### **Renewable Energy Infrastructure**

- **Goal: Plan for the creation and use of alternative and renewable energy sources in Woodbury County.**
  - Support landowners’ individual choices to implement renewable energy infrastructure for personal and private use.
  - Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
  - Seek federal and state funding for the expansion of electric vehicle charging infrastructure.

## Chapter 7: Disaster Response, Recovery, & Resiliency

Section	Contents
Iowa Smart Planning	Hazards Element
Natural and Public Health Risks in Woodbury County	History of past disasters and trends over time
County and Regional Plans to Address Disasters	Regional Hazard Mitigation Plan, Woodbury County Joint Emergency Operations Plan, and Siouxland District Health Department activities
Response, Recovery, and Resiliency to Disasters	Lessons learned from the COVID-10 pandemic, Elements of resilience, and Tools/Resources for preparedness
Survey Results Synopsis	Public Comment
Goals and Objectives	Goals and objectives

### *Iowa Smart Planning Principles*

The Iowa Smart Planning document states the following in regard to disaster response, recovery, and resiliency:

**Hazards Element:** Objectives, policies, and programs that identify the natural and other hazards that have the greatest likelihood of impacting the municipality or that pose a risk of catastrophic damage as such hazards relate to land use and development decisions, as well as the steps necessary to mitigate risk after considering the local hazard mitigation plan approved by the Federal Emergency Management Agency.

### *Natural and Public Health Risks in Woodbury County*

#### **Natural Disasters in Woodbury County**

Woodbury County has always had to contend with extreme weather conditions, from tornadoes and flooding to heat waves and frigid winter temperatures. Climate change is expected to make some weather events more frequent, others more extreme, and seasonal patterns less predictable overall.

#### Tornadoes and Severe Thunderstorms

According to the 2017 Climate Science Special Report from the Fourth National Climate Assessment, the frequency of tornado and severe thunderstorm events has increased the most significantly since the 1980's compared to other extreme weather. While climatologists are still learning about how climate change will impact the frequency of tornadoes and severe storms in the coming decades, many have concluded that an increase in the conditions necessary for tornadoes to form (warm air, humidity, and atmospheric instability) will lead to more frequent tornadoes and severe storms.

These storm events can cause significant damage to property, crop, livestock, and public infrastructure, and in severe cases threaten human lives. The Midwest is one of the regions that has been impacted the most by these changes, and this pattern of increasingly frequent severe storms is expected to continue throughout the century.

#### Temperature Trends

Iowa is expected to experience increasingly hotter and more humid summers throughout the rest of the century. The combination of heat and humidity can cause dangerous heat waves and public health threats from heat-related injuries. According to the Iowa DNR's Climate Impacts Report of 2010, extreme heat events are responsible for more deaths in the US than any other type of weather event. Extreme heat is particularly dangerous for the elderly, and those with asthma and other chronic illnesses. As is the trend across the country, Woodbury County has an increasing senior population as the Baby Boomer generation ages. For this reason, it is particularly important for the County to plan for more frequent heat emergencies.

According to the Environmental Protection Agency, in the Midwest region, the increase in winter temperatures has accelerated faster than temperatures for any other season. This change will likely lead to warmer and wetter winters, with more precipitation falling as rain and less snow accumulation. The Iowa DNR notes that without sustained frigid winter temperatures, it is more likely that conditions will be favorable for the survival and spread of agricultural pests and pathogens.

NCA Region	Change in Annual Average Temperature	Change in Annual Average Maximum Temperature	Change in Annual Average Minimum Temperature
Contiguous U.S.	1.23°F	1.06°F	1.41°F
Northeast	1.43°F	1.16°F	1.70°F
Southeast	0.46°F	0.16°F	0.76°F
Midwest	1.26°F	0.77°F	1.75°F
Great Plains North	1.69°F	1.66°F	1.72°F
Great Plains South	0.76°F	0.56°F	0.96°F
Southwest	1.61°F	1.61°F	1.61°F
Northwest	1.54°F	1.52°F	1.56°F
Alaska	1.67°F	1.43°F	1.91°F
Hawaii	1.26°F	1.01°F	1.49°F
Caribbean	1.35°F	1.08°F	1.60°F

Table 8.1. Observed changes in annual average temperature (° F) for each National Climate Assessment region. Changes are the difference between the average for present-day (1986-2016) and the average for the first half of the last century (1901-1960). Source: USGCRP, 2017: Climate Science Special Report: Fourth National Climate Assessment, Volume I.

### Precipitation and Flooding

Projections for precipitation patterns in the Midwest indicate that the number of dry days will increase, while the number of days with the heaviest rainfall will increase greatly. This inconsistent pattern of rainfall is likely to lead to challenges for the agricultural industry, combatting dual issues of dry soils for much of the growing season punctuated by potentially damaging heavy rains. It is anticipated that higher temperatures will lead to more frequent agricultural droughts, characterized by soil dryness, throughout the United States due to faster rates of evapotranspiration, or moisture uptake by plants. This pattern of increasing frequency and intensity of drought is expected to occur despite overall increases in rainfall, due to higher temperatures and inconsistent or “flashy” rainfall patterns.

Another projected consequence of this “flashy” rainfall pattern and overall increase in rainfall for the region is more frequent flooding. Riverine flooding is likely to be the most common in Woodbury County’s communities. However, urban flooding also increases with intense rainfall events. Urban flooding is caused by runoff from impervious surfaces and inadequate absorption of water into the ground. Both types of flooding can cause property damage and put substantial strain on aging sewer infrastructure, while riverine floods are the most likely to cause damage to crops and livestock.

### **Public Health Disasters in WC**

Preexisting chronic health conditions, such as obesity, high blood pressure, and diabetes, as well as health behaviors, such as tobacco use and excessive alcohol use, influence the population’s resilience to public health disasters. The series of charts in Figure 8.1 display data on the prevalence of several conditions and behaviors over time in Woodbury County from the County Health Rankings & Roadmaps at the University of Wisconsin Population Health Institute. These charts provide a snapshot of some of the factors that contribute to the population’s resilience to public health emergencies.

As experienced during the COVID-19 pandemic, those with preexisting medical conditions were at far greater risk of adverse outcomes from the virus when compared to those without such conditions. While many chronic diseases and disabilities cannot be prevented, behaviors that are known to increase the risk of poor health outcomes can be discouraged through education and other public health initiatives.

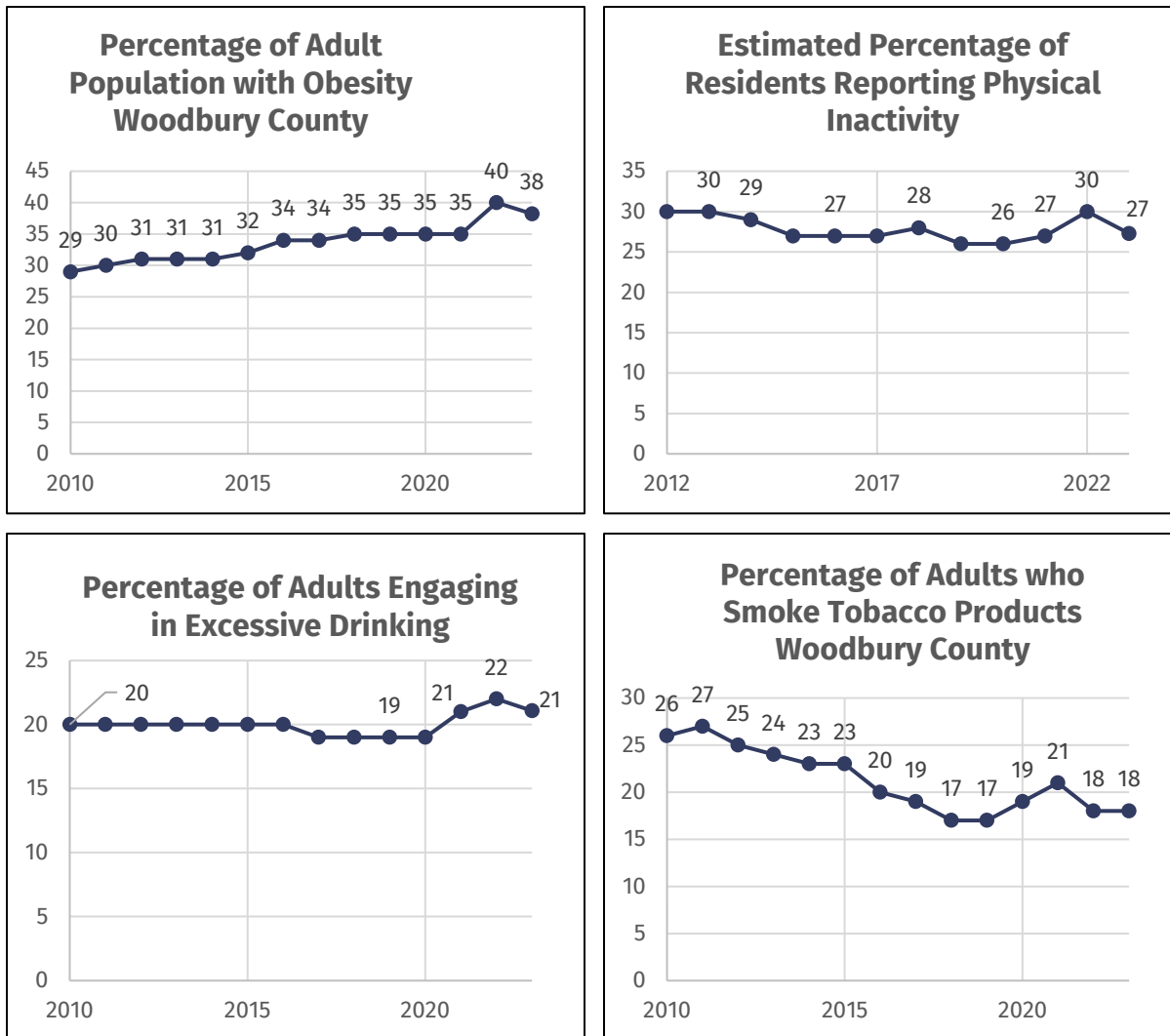


Figure 8.1. Source: County Health Rankings & Roadmaps at the University of Wisconsin Population Health Institute

In addition to health behaviors and preexisting conditions, the socioeconomic context and physical environment also influence the community’s ability to adapt to and recover from public health emergencies. For example, the charts in Figure 8.2 display trends in Woodbury County related to the availability of fresh food, access to healthcare, and childhood poverty. These are examples of factors that also influence the extent to which a public health emergency will have a negative impact on the population. Communities where most residents have access to healthy food, have regular preventative healthcare, and have greater financial resources are generally better equipped to endure and bounce back from the effects of a public health emergency. This was evident during the COVID-19 pandemic, where economic and racial disparities in the number of adverse outcomes from the virus were observed in communities across the nation.

In Woodbury County, the food environment has improved substantially over the past decade, but there are still a significant number of residents struggling with food insecurity and access to healthy foods in particular. While the number of residents without medical insurance has

been cut in half over the past decade, the percentage of Woodbury County children in poverty has remained relatively steady since 2010.

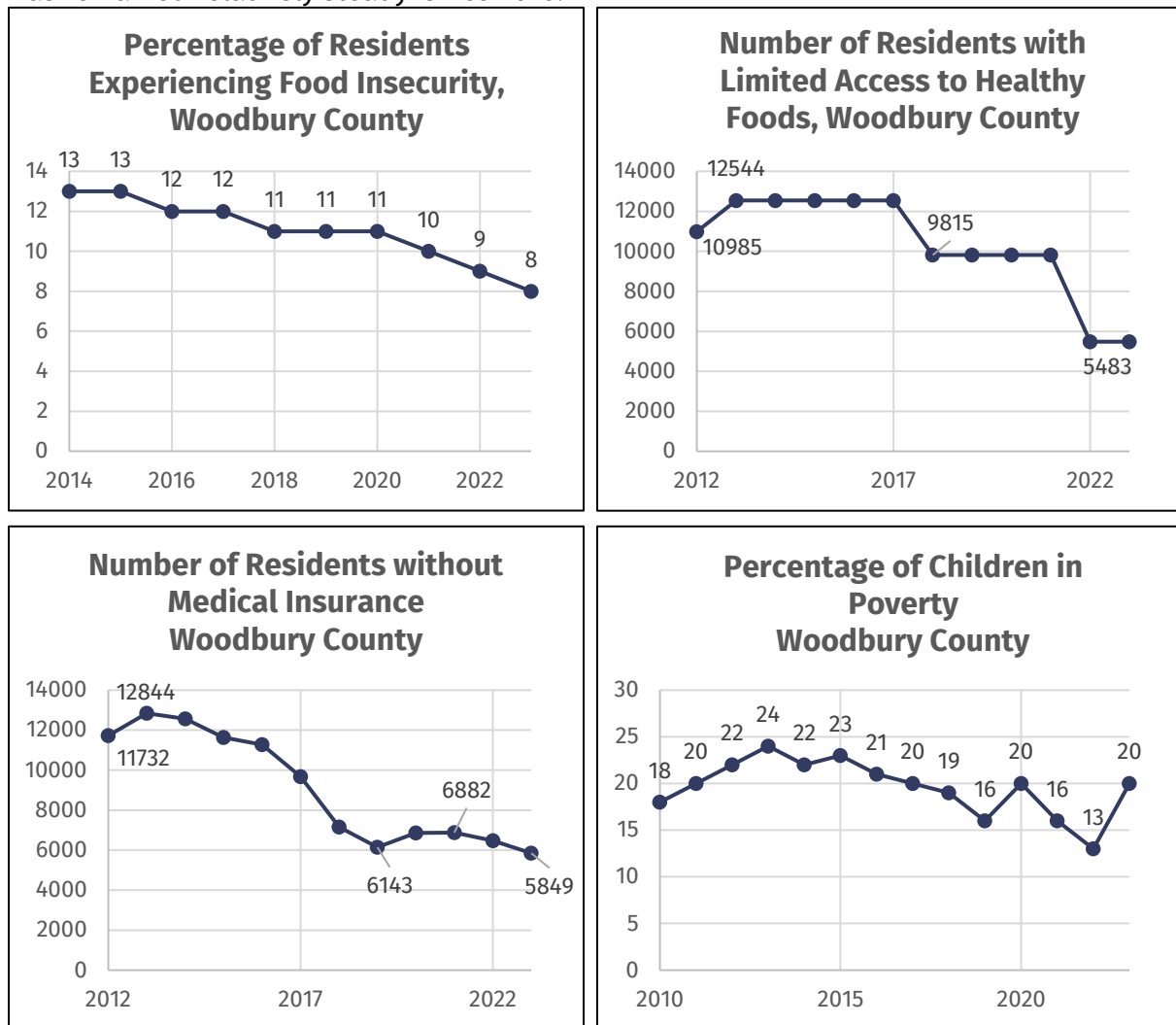


Figure 8.2. Source: County Health Rankings & Roadmaps at the University of Wisconsin Population Health Institute



## County and Regional Plans to Address Disasters

### Regional Hazard Mitigation Plan

The Regional Hazard Mitigation Plan of 2020 encompasses the five counties of Woodbury, Cherokee, Ida, Monona, and Plymouth. Guidance for the development of this plan is provided by the Iowa Department of Homeland Security, with requirements set forth by the Federal Emergency Management Agency (FEMA). For communities to access FEMA's Pre-Disaster Mitigation funding programs, a Hazard Mitigation Plan (HMP) must be adopted by resolution in participating communities. The focus of this plan is on preparation for natural, public health, security, and other community-wide disasters.

Figure 8.3 illustrates the risks that were identified as relevant to the five-county region that should be considered in mitigation planning. The top priorities identified by Woodbury County in particular were:

flood (river and flash flooding), dam/levee failure

(nine high hazard dams were identified that impact Woodbury County), and tornado/windstorm. In addition to these top three priorities, severe winter weather was reported by Woodbury County to have a large impact on county and city budgets. The freeze/thaw cycle brought on by winter weather accelerates deterioration of bridges and road infrastructure, while snow removal and urgent repairs are encountered each year. Water main breaks and sinkholes are not uncommon, especially in communities with aging underground infrastructure.

In addition to outlining the primary risks for the county, this plan also reviews mitigation goals that were set in 2014, and summarizes any actions taken toward accomplishing these. Goals that are still relevant but have not yet been addressed are identified. Hazard-specific mitigation goals as well as more general strategies are provided for the region overall, counties, individual cities, and school districts. The complete plan can be accessed from SIMPCO's website under the Community Development division, [simpco.org/divisions/community-development](http://simpco.org/divisions/community-development).

### Woodbury County Joint Emergency Operations Plan

The Woodbury County Joint Emergency Operations Plan encompasses both incorporated and unincorporated areas of the county and involves coordination between 15 municipal governments, townships, and the county government. This plan considers the many complex and ever-changing requirements to prepare for and respond to disasters, public safety threats,



Figure 8.3. Risks identified by the Regional Hazard Mitigation Plan range from natural disasters to public health and security emergencies.

and other emergencies. The full life cycle of disaster planning is considered in this plan: preparedness, response, recovery, and mitigation. The strategies and lines of coordination that make up the framework for response outlined in the plan are applicable despite the hazard type, size, or complexity. This framework is established through the National Incident Management System, which standardizes incident management for all hazards across all levels of government. Roles and responsibilities of elected officials, the emergency management coordinator, department and agency heads, the private sector, and nongovernmental organizations are made clear in this document. In addition, Emergency Support Functions (ESFs), or groupings of capabilities and resources based on the function they perform, are defined for the county. This modular approach simplifies response by activating only the appropriate ESFs that are applicable after an incident. A copy of the Emergency Operations Plan can be requested from the Woodbury County Emergency Management Department.

### **Siouxland District Health Department**

The Siouxland District Health Department regularly participates in collaborative emergency preparation with local health care providers, hospitals, and emergency planners and responders. They are a member of the Serve Area 3 Regional Health Care Coalition made up of members Monona, Ida, Cherokee, Plymouth, Sioux, O'Brien, Lyon and Osceola counties. Members include county public health departments, hospitals, emergency management agencies and county emergency medical services agencies. This level of ongoing coordination and communication is essential for effective response when emergencies arise., for the network to understand assigned roles, and avoid duplication of efforts when timely response is essential.

In addition to these collaborations, the Siouxland District Health Department also develops the Community Health Improvement Plan every three years. This document is based on analysis of health trends in the six-county, tri-state area gathered in the Community Health Assessment. The priority health issues identified in the plan for 2022-2024 were access to mental health care, utilization of preventative care services, rates of sexually transmitted infections, substance abuse, obesity, and food insecurity. By addressing these issues, the strategies in the Health Improvement Plan increase the county's resilience to public health emergencies. A healthier community in which residents have their basic needs met is better equipped to recover from such events.

### ***Response, Recovery and Resiliency to Disasters***

During emergencies, whether natural disasters, public health emergencies, or economic downturns, the strengths of a region can soften the blow, buoying the economy and encouraging rapid recovery. At the same time, weaknesses can exacerbate the impacts of an emergency and complicate recovery. When the Comprehensive Economic Development Strategy (CEDS) was developed for SIMPCO's Economic Development District, the steering committee analyzed the region's strengths, weaknesses, opportunities, and threats (also known as a SWOT analysis). The results of this inventory are summarized in the table below.

<p style="text-align: center;"><b>Strengths</b></p> <p>Strong agricultural economy • Interconnected transportation network (rail, interstate, river, air) • Tradition of strong work ethic • Low energy costs; dependable energy • Leadership committed to economic growth • Strong educational system and resources (including public, private, and non-degree programs) • Strong technical education for trade skills • Workforce development agency • Readily available water • High air quality • Low commute time • Low cost of living for a high quality of life • Low housing costs • Cultural diversity • Proximity to markets due to central location • Legacy of manufacturing and embracing latest manufacturing technology • Recent growth of skilled workforce with apprenticeships, internships, and career development center • Career Academy developed with local school districts</p>	<p style="text-align: center;"><b>Weaknesses</b></p> <p>Lack of housing (both in terms of quantity and variety); shortage of affordable housing • Decline in working-age population • Limited entrepreneurial opportunities • Limited ability to attract and retain young workers, especially college graduates, skilled workers, and local talent (brain drain) • Shortage of skilled labor • Aging infrastructure (pipes, sewers, electrical, housing) • Limited apprenticeship opportunities • Lack of adequate air transportation service • Lack of distance learning plan (in regards to consolidated school districts) • Lack of a land grant university • Inadequate broadband coverage and access, especially in rural areas • Lack of childcare facilities (both in terms of quantity and distribution) • Presence of food deserts</p>
<p style="text-align: center;"><b>Opportunities</b></p> <p>Aggressive workforce development • Regional business retention • Infrastructure Improvements (roads, bridges, broadband, rail, airport, etc.) • Promote low cost of living • Attract art and entertainment options • Promote the consolidated, high-quality job website • Market our regional successes more aggressively • Build upon family amenities • Attract new residents, while also retaining current population • Embrace technological advances such as automation, particularly in the manufacturing industry • Attract young workers and former residents (Return to roots campaign) • Immigrants and international workers can bolster economic outputs • Diversification of Siouxland employers • Grow healthcare systems &amp; providers • Investment in downtowns • Ag/tech job growth • Build upon housing growth &amp; rehabilitation • Upskilling untapped workforce • Airport &amp; Aviation School/Industry • Embrace recently invested in and growing industries, such as barge and freight carrier • Innovating and expanding public transportation</p>	<p style="text-align: center;"><b>Threats</b></p> <p>Worker retention • Effective training in local colleges and trade schools to keep up with industry needs and demands • Lack of business succession planning • Loss of available funds as population declines • Adverse natural and environmental impacts • Lack of qualified and eligible workers; labor shortage • Young people moving out of region • Cost of construction; lack of contractors • Lack of elderly/senior care &amp; housing • Declining population can result in loss of available funds</p>

### **Lessons learned from the COVID-19 Pandemic**

After the COVID-19 pandemic, SIMPCO staff revisited this SWOT analysis to determine which factors were relevant to resilience and recovery from the pandemic. They used these factors in the development of the Disaster Recovery & Resiliency (DRR) Plan, an addendum to the CEDS document. This reevaluation of the region's strengths and weaknesses after the public health emergency is an exercise in gathering lessons learned from the pandemic, and developing targeted goals to improve future response to such disasters.

One of the strengths of the region's recovery from the pandemic was the fast adaptation to the risks of in-person events and meetings. Businesses, employers, and educators rapidly adopted online platforms to enable remote learning and commerce. They took advantage of technological solutions that had been available but not widely utilized prior to the pandemic to continue operations remotely.

The region's low unemployment rate cushioned the blow of lay-offs immediately following the pandemic's onset, allowing a faster recovery to pre-pandemic unemployment rates. The strong agricultural and food-manufacturing economy was also a major strength. The demand for food and agricultural products remained strong even as supply chains were disrupted, allowing the backbone of the region's economy to support a rapid recovery.

While these strengths provided momentum for economic recovery after the initial shock of the pandemic, several regional weaknesses became apparent. The availability of childcare was a major barrier for the workforce. The quantity of daycares as well as their uneven distribution became apparent as the pandemic forced daycare owners to reduce the number of children in their facilities for safety. Working parents were then left to take on childcare duties, often having to make the tough decision to leave the workforce temporarily. Those with flexible work arrangements had to juggle full time work and full time parenting, sacrificing productivity.

Another weakness that the pandemic uncovered was the precariousness of many residents' housing accommodations. Many residents faced lay-offs in the months following the pandemic's onset, which led quite rapidly to the loss of housing. This was due to very high rent costs in proportion to wages for many workers. High rent takes away from the amount that households can save each month in case of emergencies such as job loss. Without an adequate cushion of savings, many households defaulted on rent payments.

Opportunities identified in the wake of the pandemic included an influx of new housing developments. In 2020, there were 521 new housing construction permits issued to develop a variety of housing types in Sioux City. Increasing the supply of new housing will be key to reducing rents and purchase costs.

Another opportunity identified by the team was the expansion of broadband infrastructure. While work places and schools quickly adopted technological tools for online interaction, rural areas without robust internet infrastructure struggled with this transition. Going forward, improvements in equitable broadband access is an opportunity to strengthen communication for the entire region.

There were several threats that were brought to light by the unique economic impacts of the pandemic. Across the country, businesses struggled with a labor shortage, so recruitment and

the retention of employees caused issues ranging from a reduction in operating hours, reduced services, overworked staff, and closures. In this region, the historically low unemployment rate makes recruitment even more difficult for businesses that are pulling from a smaller pool of available workers. In addition, this region has struggled with a "brain drain" of young adults who move away for education and career opportunities. This further limits the labor pool, especially of employees with specialized skills and higher education. These existing conditions were exacerbated by the "Great Resignation" and labor shortages caused by the pandemic in the national economy.

Lastly, brick and mortar retailers that had already been struggling to keep up with online commerce saw a major increase in the amount of goods purchased online during and following the pandemic. This has threatened the availability of retail job opportunities in the region.

<b>The Building Blocks of Resiliency</b>	
<b>Mitigation</b>	<b>Preparedness</b>
<ul style="list-style-type: none"> <li>Identify actions or policies that will eliminate or reduce the threat of a risk or its severity.</li> </ul>	<ul style="list-style-type: none"> <li>Identify strengths and weaknesses.</li> <li>Create plans to address these.</li> <li>Assign roles to all actors in the plan.</li> <li>Establish a system of continuous communication.</li> </ul>
<b>Response</b>	<b>Recovery</b>
<ul style="list-style-type: none"> <li>Immediate actions taken after a disaster.</li> <li>Carry out emergency response plans at all organizational levels (from individual businesses to local government departments, county departments, and regional).</li> </ul>	<ul style="list-style-type: none"> <li>Return to normalcy after the immediate response.</li> <li>Includes the consideration of vulnerabilities and determining how these can be addressed in the future.</li> </ul>

### **Planning documents as a tool for resiliency**

The information above provides an overview of some conclusions included in the Disaster Recovery and Resiliency Plan for SIMPCO's Economic Development District. This shows how disaster planning documents can be used as tools for resiliency, aiding in the cycle between recovery and mitigation. These plans identify strengths of the County to build upon, and weaknesses that can be improved in preparation for various disasters. These plans also include prioritized improvements and action steps to take based on the specific disaster risks for the geographic location of the County.

### **Funding sources**

While funding sources greatly depend on the specifics of a project, there are several agencies that reliably provide resiliency-related funding and other resources. Below is a list of these potential sources.

- Federal Emergency Management Agency (FEMA)
  - Preparedness Grants
  - Hazard Mitigation Assistance Grants
    - Building Resilient Infrastructure and Communities grant (BRIC)

- Hazard Mitigation Assistance Program (HMGP)
    - Flood Mitigation Assistance (FMA)
  - Resilience Grants
  - Emergency Food and Shelter Program
- U.S. Department of Agriculture (USDA)
  - Community Facilities Programs
  - Water & Environmental Programs
  - Telecommunications Programs
- U.S. Department of Homeland Security
- Army Corps of Engineers
  - Water Resources Programs
- Health & Human Service Agencies (both Federal and State)
- Iowa Economic Development Authority (Iowa EDA)
  - Community Development Block Grant (CDBG)
- Iowa Department of Transportation (Iowa DOT)
  - Hazardous Materials Emergency Preparedness Grant (HMEP)
- Iowa Department of Natural Resources (Iowa DNR)
  - Stream Maintenance Program
  - Engineering Studies for Streams
  - Floodplain Development Management
  - State Revolving Loan Fund (SRF)
- Gilchrist Foundation
- Missouri River Historical Development (MRHD)



### Survey Results Synopsis

When asked how important it is to plan for disasters in Woodbury County, nearly 90% of survey participants responded that it is either “important” or “very important” to prepare for such events. The public safety services in Woodbury County were also frequently identified in the survey as one of the county’s greatest assets. It is clear that residents value the quality of the emergency response teams and recognize the importance of responding to natural and public health disasters.

However, when asked what topics were likely to be the most important over the next 20 years, only 10 residents chose “disaster response, recovery, and resiliency: (flooding, pandemics, tornado/high wind events)”. By nature, disasters are unpredictable events, striking only on occasion. It is difficult to compare the importance of preparing for such events with everyday concerns that impact livelihoods and daily life. Perhaps residents prioritized these concrete, everyday concerns above planning for unforeseeable disasters. Despite this ranking, it is clear that overall, residents of Woodbury County value public safety and disaster preparedness.

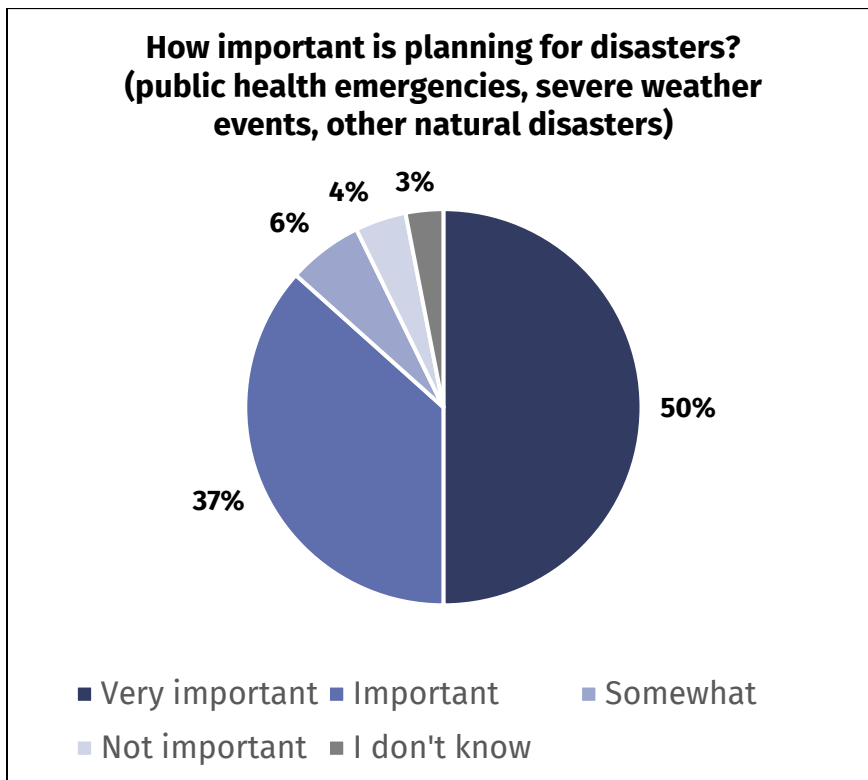


Figure 8.4

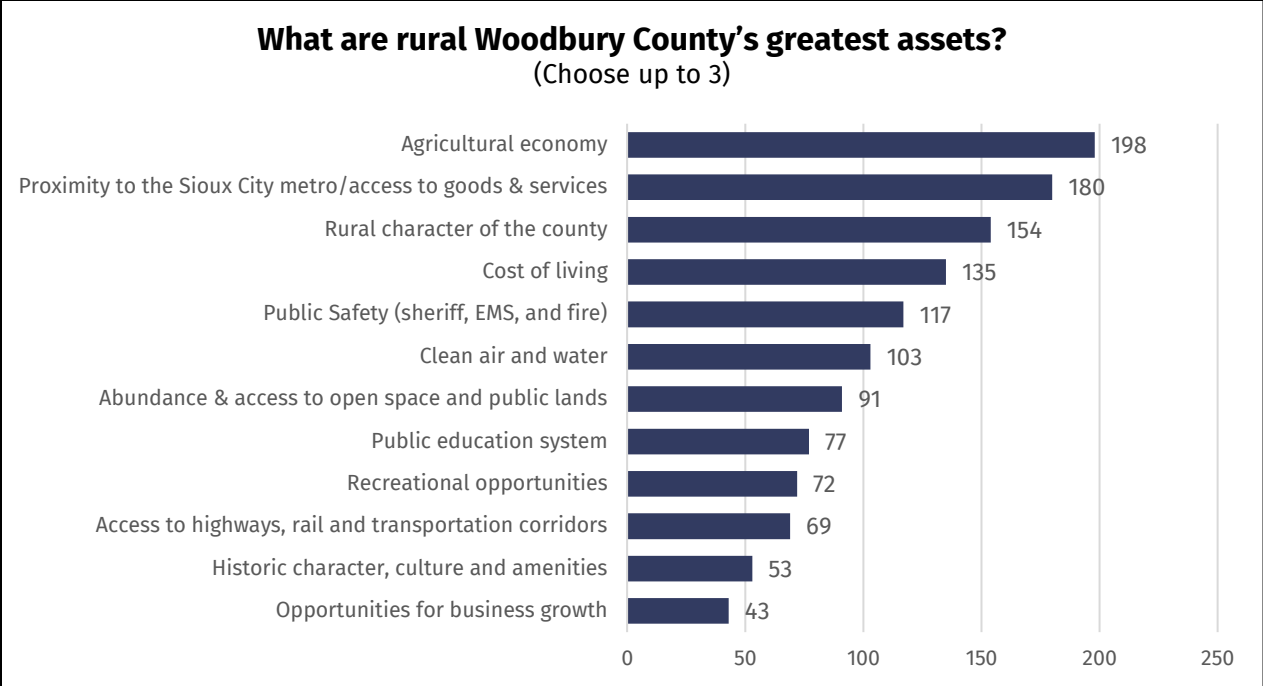


Figure 8.5

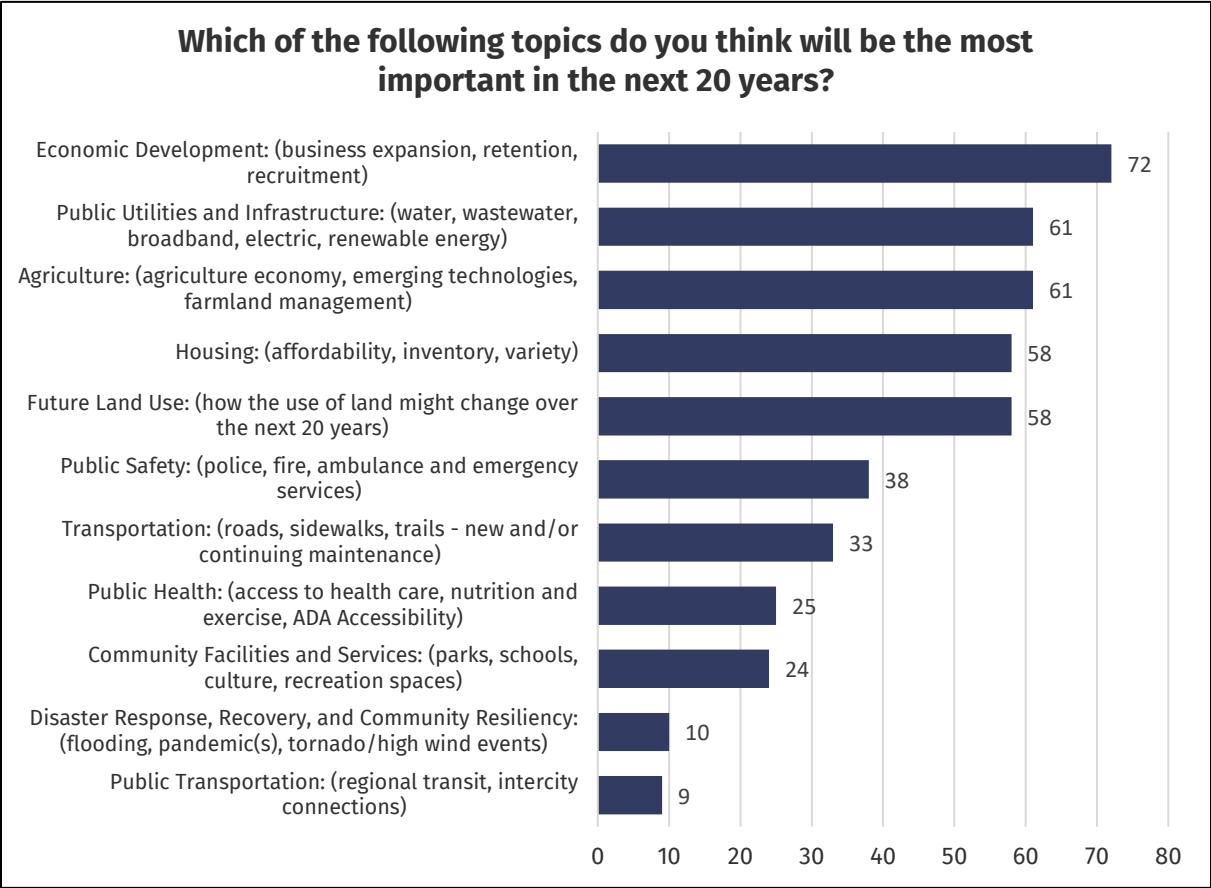


Figure 8.6

## Goals & Objectives

- **Goal: Ensure residents' access to safe, healthy, and efficient homes that are prepared to withstand increasingly frequent severe and unpredictable weather.**
  - o Promote the use of healthy and safe building materials, high indoor air quality, and environments free of pests, radon, mold, and other health hazards.
  - o Encourage energy- and water- efficiency in home retrofit projects and new construction and the use of onsite renewable energy systems.
  - o Provide information about how to protect homes from flooding in preparation for increasingly frequent heavy rain events.
  
- **Goal: Coordinate disaster response, recovery and resiliency efforts among jurisdictions, county, state, and federal agencies.**
  - o Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.
  - o Keep open lines of communication between County departments and surrounding jurisdictions and counties.
  - o Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.
  
- **Goal: Encourage passive development within 100-yr floodplain areas.**
  - o Work to ensure that developed areas within floodplains are safe and secure.
  - o Take advantage of state and federal programs designed to aid, relocate, or demolish properties within high-risk flood areas when necessary.
  - o Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.
  
- **Goal: Support the County Emergency Management and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.**
  - o Work to complete the Woodbury County action items identified in the 2020 Regional Hazard Mitigation Plan, and future approved plans.
  - o Coordinate and participate in training exercises within the region to strengthen response to and recovery from emergencies.
  - o Work to educate the public on disaster preparedness, recovery, and resiliency
  - o Continue participation in the Local Emergency Management Commission for the region.
  - o Employ and update the Woodbury County Joint Emergency Operations Basic Plan as required by Iowa State Code 29c.
  - o Ensure adequate funding to maintain a high level of emergency operations within the County.
  
- **Goal: Continue supporting the Siouxland District Health Department in their mission to lead a "collaborative effort to build a healthier community through improved access to health services, education and disease prevention."**
  - o Continue Woodbury County Emergency Management and Emergency Services Departments' partnership and participation in the Service Area 3 Healthcare coalition.

- Support the implementation of the Siouxland District Health Department's Community Health Improvement Plan for the Siouxland Community developed from the three-year Community Health Needs Assessment for the Siouxland Community.
  - Coordinate with and support the Siouxland District Health Department in responses to public health emergencies.
- **Goal: Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.**
- Ensure reliable internet and telecommunications services to keep physical and home-based businesses' web operations in place in natural or public health disaster situations
  - Prioritize funding any economic relief programs put in place after disaster situations for entities with the highest need
  - Promote available local, state, and federal resources for economic recovery from disasters
  - Allow for flexibility in ordinances to encourage the continuity of business operations which may be disrupted due to public health directives during public health emergencies.

## Chapter 8: Implementation and Administration

Woodbury County will strive to implement the vision, goals, and objectives developed in this Comprehensive Plan. The vision statement stated below encompasses the overarching image of the county's future. Goals and objectives were developed throughout the plan in the following categories: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery, and Resiliency.

Woodbury County is a place where:

- **rural character** and a **strong sense of community** are shared;
- **land development** is managed in a way that complements and **enhances the County's character** and **upholds residents' ideals**;
- economic development is rooted in a **diverse, agriculture-based economy**, focused on opportunities to grow and **enhance existing businesses and industry**, provide a supportive environment for **new enterprises**, and develop a **robust workforce**;
- conservation and **stewardship of natural resources** is a matter of pride and shared ownership;
- demand for a **quality and affordable standard of living** is met;
- government exists to **serve people and to protect the public health, safety, and welfare to ensure a prosperous and resilient future**.

### Implementation Tips

1. Read and review the goals and objectives in the implementation action plan.
2. Form a group of dedicated stakeholders or topic area stakeholder groups and meet regularly to discuss the status and implementation of goals and objectives.
3. Assign the following to each goal and objective: Priority, timeframe or deadline, milestones, cost estimate, responsible party(ies), specific funding or in-kind sources, and performance measures for success.

### Implementation Action Plan

The table below (Table 8.1) is an action plan to reach the county's vision and goals developed within this Comprehensive Plan. It is recommended that the county staff use this table as a tool to regularly review and revise the implementation plan and to identify priorities, timelines and measure progress. Suggested timelines have been included as a starting point for priority setting. Objectives marked for a timescale of "0-5 years" represent immediate needs and/or relatively low-complexity action items. Those marked for a timescale of both "0-5 years" and "5-10 years" are not immediate needs and tend to be action items of higher complexity requiring greater levels of financial resources and coordination. Lastly, objectives marked for "0-5 years", "5-10 years", and "10-20 years" represent actions that are recommendations for ongoing initiatives, collaborations, policies, or considerations as well as policy changes of the highest complexity. While these timelines are provided as a starting point, they are intended to remain flexible so that county leadership can take advantage of new funding opportunities that may arise, respond to new or intensifying community needs, or coordinate complementary projects to save resources. It is recommended that staff tasked with periodically reviewing the comprehensive plan also revisit the timescale designated for each objective to ensure that it remains appropriate for current priorities.

## *Implementation Funding Sources*

Included below is a list of institutions offering potential funding opportunities related to the goals and objectives within this plan. Individual grant programs change frequently, however, these agencies consistently offer various opportunities for federal and state funding.

**General Funding Resources:** Local Infrastructure Hub federal grant search database; Grants.gov; Iowa League of Cities; SIMPCO

**Housing:** Iowa EDA, SIMPCO, USDA Rural Development, U.S. HUD, Iowa DOT (Thriving Communities), U.S. Department of Energy Office of Energy Efficiency and Renewable Energy

**Economic Development:** Iowa EDA, USDA Rural Development, Iowa Arts Council, Union Pacific Foundation, Iowa Foundation for Microenterprise & Community Vitality, Small Business Administration, Wellmark Foundation, Missouri River Historical Development, National Endowment for the Arts, U.S. EPA (Brownfield Redevelopment), National Parks Service (Historic property rehab), Iowa DOT (Thriving Communities)

**Transportation:** Iowa DOT, Federal Transit Administration, SIMPCO, Iowa EDA (Career Link Employment Transportation program), USDA Rural Development, U.S. DOT National Aging and Disability Transportation Center

**Public Infrastructure and Utilities:** Iowa EDA, U.S. EDA, IDNR, USDA Rural Development, U.S. Department of Energy

**Community Facilities and Services:** Iowa EDA, FEMA, USDA Rural Development, Iowa Arts Council, Fund for Siouxland, Union Pacific Foundation, Wellmark Foundation, Missouri River Historical Development, Iowa Governor's Office of Drug Control Policy

**Land Use and Natural Resources:** Iowa DNR, USDA Farm Service Agency, Beginning Farmer and Rancher Development Program, Iowa Finance Authority's Beginning Farmer Programs, USDA National Institute of Food and Agriculture, USDA Office of Partnerships and Public Engagement, USDA Natural Resources Conservation Service, U.S. EPA

**Disaster Response, Recovery, and Resiliency:** U.S. Department of Homeland Security FEMA, Iowa EDA, Union Pacific Foundation, U.S. HUD, USDA Natural Resources Conservation Service, USDA Rural Development



Table 8.1 - Implementation Tool

Housing	Lead	Partners	Cost	Measures of progress
<b>Goal H1: Quality. Improve the condition of existing housing stock to ensure homes are safe, efficient, and resilient.</b>				
H1.1 Provide rehabilitation assistance resources for homeowners living in historic or outdated structures.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> <li>Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists to distribute information</li> </ul>
<table border="1"> <tr> <td><b>0-5 years</b></td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
<b>0-5 years</b>	5-10 years	10-20 years		
H1.2 Target outreach to minority and under-resourced communities to ensure that information and resources are equitably distributed.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> <li>Determine avenues of communication that would reach the target population</li> </ul>
<table border="1"> <tr> <td><b>0-5 years</b></td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
<b>0-5 years</b>	5-10 years	10-20 years		
H1.3 Target outreach to homeowners that may be impacted by disasters, in need of septic system updates, lead abatement, or other immediate safety concerns.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> <li>Determine avenues of communication that would reach the target population</li> </ul>
<table border="1"> <tr> <td><b>0-5 years</b></td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal H2: Affordability. Increase the variety of housing options to maximize affordability and availability for residents of all income levels.</b>				
H2.1 Encourage flexibility in residential zoning to allow residents to meet housing needs with the construction of accessory dwelling units or home additions that can provide additional rental units and supplemental income, housing for extended family, or homecare arrangements for caretakers.	Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with incorporated cities</li> </ul>
<table border="1"> <tr> <td><b>0-5 years</b></td> <td>5-10 years</td> <td>10-20 years</td> </tr> </table>				
<b>0-5 years</b>	5-10 years	10-20 years		
H2.2 Increase the quantity of high quality, affordable rental units by encouraging the development of a variety of multi-family housing options within incorporated cities that meet the diverse needs of residents of all ages.	Community & Economic Development	Incorporated cities	\$\$	<ul style="list-style-type: none"> <li>Collaborate with incorporated cities</li> <li>Increase in the number of new or redeveloped multi-unit housing developments affordable units available</li> </ul>

<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
H2.3 Increase the number of affordable housing units in Woodbury County.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with incorporated cities</li> <li>Increase in the number of new or redeveloped affordable units available</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
H2.4 Encourage the development of upper story units above downtown store fronts to introduce additional housing variety in small towns.			Community & Economic Development, Board of Supervisors	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with incorporated cities</li> <li>Increase in the number of upper story units available</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal H3: Rural character. Preserve the rural character of the county.</b>						
H3.1 Limit density in rural areas outside of incorporated cities.			Community & Economic Development		\$	<ul style="list-style-type: none"> <li>Consider agricultural preservation and rural character in rural zoning decisions</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
H3.2 Protect agricultural land, wildlife habitat, and outdoor recreational land.			Board of Supervisors, Community & Economic Development	Conservation Department, Conservation organizations	\$	<ul style="list-style-type: none"> <li>Collaborate with conservation organizations to determine ideal lands for protection</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
H3.3 Prioritize new development to locate adjacent to existing town limits, and prioritize the rehabilitation of existing structures, infill development, and brownfield redevelopment.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with incorporated cities</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal H4: Access to housing. Expand access to safe, high-quality housing for all residents in Woodbury County.</b>						
H4.1 Direct funding toward the provision of high-quality, affordable housing options for vulnerable populations: low-income residents, seniors, and residents with disabilities.			Community & Economic Development	Incorporated cities, Social Services Department	\$\$\$	<ul style="list-style-type: none"> <li>Increase in the number of new or redeveloped affordable units available for target populations</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				

H4.2 Direct funding toward emergency shelters, housing, and social work services for homeless individuals living in the county.	Board of Supervisors, Social Services Department	Local community organizations	\$\$	<ul style="list-style-type: none"> <li>Partner with and support community organizations that address housing needs</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
H4.3 Connect residents with funding opportunities that provide financial assistance for housing rehab.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> <li>Determine avenues of communication that would reach the target population</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal H5: Homeownership. Assist residents in the path from renting to becoming homeowners.</b>				
H5.1 Connect residents with information and resources that aid in the purchase of homes, such as down payment assistance grants for first time or low-income residents, and low-cost financial counseling. Particular care should be taken to reach out to residents of color and immigrant communities with these opportunities; providing resources, information, and support in residents' native language when applicable.	Siouxland District Health Department	Local community organizations	\$	<ul style="list-style-type: none"> <li>Determine avenues of communication that would reach the target populations</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		

<b>Economic Development</b>	<b>Lead</b>	<b>Partners</b>	<b>Cost</b>	<b>Measures of progress</b>
<b>Goal ED1: Regional alignment. Coordinate economic development initiatives with regional priorities.</b>				
ED1.1 Coordinate economic development initiatives with the Comprehensive Economic Development Strategy (CEDS) Committee and refer to the CEDS document to ensure alignment with the goals and strategies therein.	Community & Economic Development	SIMPCO, Regional jurisdictions	\$	<ul style="list-style-type: none"> <li>Establish a system of coordination and a pattern of referral</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		

<b>Goal ED2: Industry and workforce. Maintain core industries that are the backbone of Woodbury County's economy by marketing Siouxland as a regional center for food production and related agricultural industries.</b>						
ED2.1 Maintain Woodbury County's ACT® Work Ready Community status.			Board of Supervisors		\$	• Complete requirements for maintaining status
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
ED2.2 Continually communicate with industry leaders to identify emerging in-demand skills and qualifications.			Board of Supervisors	Regional industry leaders	\$	• Facilitate communication between industry leaders and academic institutions
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
ED2.3 Work with local colleges and high schools to continually improve training opportunities for students to learn in-demand skills necessary to support the region's industry clusters.			Board of Supervisors	Local academic institutions	\$	• Facilitate communication between industry leaders and academic institutions
<b>0-5 years</b>	5-10 years	10-20 years				
ED2.4 Coordinate across jurisdictions to assist in the marketing and promotion of the county's Certified Sites.			Board of Supervisors	Iowa EDA, Regional jurisdictions	\$	• Identify potential occupants
<b>0-5 years</b>	5-10 years	10-20 years				
<b>Goal ED3: Industry and workforce. Encourage diversification of Woodbury County's economy, in support of small businesses which generate nearly half of all economic activity nationwide, as well as larger enterprises.</b>						
ED3.1. Coordinate with city jurisdictions of Woodbury County to offer access to supportive resources, networking opportunities, and financial information for residents interested in starting a small business.			Board of Supervisors	City jurisdictions	\$	• Determine avenues of communication that would reach the target population
<b>0-5 years</b>	5-10 years	10-20 years				
ED3.2 Maintain partnership with Iowa's West Coast Initiative to develop economic opportunities in the Siouxland region.			Board of Supervisors	Iowa's West Coast Initiative	\$	• Continue collaborative activities in support of regional entrepreneurial activity and small business growth
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				

ED3.3 Consider the development of alternative energy industry partnerships.	Board of Supervisors	Industry leaders	\$	<ul style="list-style-type: none"> <li>Stay aloft of the latest alternative energy technology and industry innovations</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
ED3.4 Provide language supports for non-English speaking business owners, prospective business owners, and employees where necessary.	Board of Supervisors	Local community organizations	\$\$	<ul style="list-style-type: none"> <li>Identify residents in need of support</li> <li>Develop relationships with organizations offering language support resources</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal ED4: Quality of life. Work to enhance Woodbury County's quality of life to draw and retain families, employees, and residents of all ages in the region.</b>				
ED4.1 Continue to invest in innovative improvements such as recreation and entertainment opportunities.	Board of Supervisors	Conservation department, Local community organizations	\$\$\$	<ul style="list-style-type: none"> <li>Identify recreation and entertainment improvement opportunities</li> <li>Apply to relevant funding sources</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		
ED4.2 Build upon unique assets of the county, such as natural features and historical resources to create enriching cultural experiences for residents.	Board of Supervisors	Conservation department, Local community organizations	\$\$\$	<ul style="list-style-type: none"> <li>Identify cultural, historical, and natural assets presenting enrichment opportunities</li> <li>Apply to relevant funding sources</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		
ED4.3 Improve access to internet connectivity by investing in broadband infrastructure.	Board of Supervisors	Internet service providers, State and Federal agencies	\$\$	<ul style="list-style-type: none"> <li>Apply to relevant funding sources</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal ED5: Quality of life. Encourage healthy lifestyles to maximize residents' quality of life.</b>				
ED5.1 Support the expansion of health services such as clinics and exercise facilities in rural areas.	Board of Supervisors	Siouxland District Health, Social Services Departments	\$	<ul style="list-style-type: none"> <li>Identify service gaps and needs through resident outreach and collaboration with healthcare providers</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		

ED5.2 Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance and consider the health and wellness impacts of all county activities, programs, and policies.			All County departments	Siouxland District Health Department	\$	<ul style="list-style-type: none"> <li>Establish a system of coordination and a pattern of referral</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
ED5.3 Support education for regular wellness exams to increase early detection of serious illness.			Siouxland District Health Department	Educational institutions, Local community organizations	\$	<ul style="list-style-type: none"> <li>Reach out to residents through community organizations such as educational institutions, social service providers, churches, and non-profits</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
<b>Goal ED6: Equity. Ensure that educational and economic opportunities are accessible to all residents, regardless of race, age, sex, religion, or ability.</b>						
ED6.1 Continue to identify and facilitate access to appropriate supports and resources for residents struggling with poverty.			Board of Supervisors, Social Services Department	Local community organizations	\$	<ul style="list-style-type: none"> <li>Identify service gaps and needs</li> <li>Determine avenues of communication that would reach the target population</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
ED6.2 Work across jurisdictions and with underrepresented populations, such as people of color, low-income residents, and those with disabilities, to identify barriers to educational access and provide appropriate services and support.			Board of Supervisors	Local community organization, Social Services Department	\$\$	<ul style="list-style-type: none"> <li>Identify barriers to educational access and needed supports</li> <li>Determine avenues of communication that would reach the target population</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
ED6.3 Actively market educational and job opportunities to underrepresented communities.			Board of Supervisors	Local academic institutions, Local community organizations	\$	<ul style="list-style-type: none"> <li>Reach out and partner with local employers to expand recruitment strategies</li> <li>Determine avenues of communication that would reach the target population</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				

Transportation			Lead	Partners	Cost	Measures of progress
<b>Goal T1: Safety. Prioritize user safety across all transportation modes in Woodbury County.</b>						
T1.1 Continually seek to improve safety for all transportation users.			Secondary Roads Department	Iowa DOT, Emergency Services	\$	<ul style="list-style-type: none"> <li>Analyze road designs associated with frequent and/or severe crashes</li> <li>Collaborate with Iowa DOT to determine safety modifications</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T1.2 Continue to rehabilitate or replace bridges rated as poor.			Secondary Roads Department	Iowa DOT	\$\$\$	<ul style="list-style-type: none"> <li>Continue annual evaluation of bridges</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T1.3 Continue to work with Iowa DOT and the public to identify areas of the state and county highway system in need of maintenance or resurfacing.			Secondary Roads Department	Iowa DOT	\$	<ul style="list-style-type: none"> <li>Continue annual evaluation and programming of maintenance</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T1.4 Work with municipal and state jurisdictions to address sources of frequent traffic incidents.			Secondary Roads Department	Iowa DOT, Regional jurisdictions, Emerg. Services	\$\$\$	<ul style="list-style-type: none"> <li>Analyze road designs associated with frequent and/or severe crashes</li> <li>Collaborate with Iowa DOT and municipalities to determine safety modifications</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T1.5 Provide safety-enhancing infrastructure dedicated to bicyclists and pedestrians to reduce conflicts between these users and vehicles.			Secondary Roads Department	Regional jurisdictions, local bike & pedestrian groups	\$\$\$	<ul style="list-style-type: none"> <li>Identify corridors that would benefit from such infrastructure.</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T1.6 Seek funding for railroad crossing safety improvements.			Secondary Roads Department	State & Federal DOT's	\$	<ul style="list-style-type: none"> <li>Determine needed railroad crossing improvements</li> <li>Identify funding opportunities</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T1.7 Incorporate principles of the Federal Highway Administration's Safe System Approach into roadway design to reduce crash frequency and severity.			Secondary Roads Department	Iowa DOT	\$\$\$	<ul style="list-style-type: none"> <li>Analyze road designs associated with frequent and/or severe crashes</li> </ul>



<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				<ul style="list-style-type: none"> <li>Collaborate with Iowa DOT and municipalities to determine safety modifications</li> </ul>
T1.8 Support safety improvements to Sioux Gateway Airport facilities to maintain adequate, essential air services to the region.			Secondary Roads Department	Sioux City Airport Department	\$	<ul style="list-style-type: none"> <li>Collaborate and offer expertise in planning for safety improvements and efficient service</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal T2: Accessibility. Ensure equitable access to Woodbury County's transportation system for all residents.</b>						
T2.1 Promote the Siouxland Regional Transit System (SRTS) throughout the county, making information available in Spanish and other frequently spoken languages.			Social Services Department	SRTS, local medical and social service providers, SDHD	\$	<ul style="list-style-type: none"> <li>Identify organizational partnerships for promotion</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T2.2 Consider the needs of all transportation users, especially those who have mobility limitations due to physical, intellectual, or developmental disability; age; income; or language barriers.			Siouxland District Health Department (SDHD)	SRTS, local medical and social service providers, Social Services Department	\$	<ul style="list-style-type: none"> <li>Continue determining service gaps and barriers for residents with mobility limitations</li> <li>Identify collaborations with regional organizations to address gaps</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T2.3 Support the use of alternative modes of transportation with the installation of infrastructure such as bicycle facilities, sidewalks, trails, and greenways.			Board of Supervisors	Secondary Roads Department, Regional jurisdictions	\$\$\$	<ul style="list-style-type: none"> <li>Identify corridors that would provide regional connections to existing trail systems.</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal T3: Environment. Mitigate the environmental impacts of transportation projects while proactively seeking opportunities for long-term transportation sustainability investments.</b>						
T3.1 Take advantage of federal and state funding to expand infrastructure for electric vehicles throughout the county, including rural areas.			Board of Supervisors	Federal and State funding agencies, Regional jurisdictions	\$\$	<ul style="list-style-type: none"> <li>Select routes that would benefit from such infrastructure.</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T3.2 Preserve scenic views, open space, and historic or cultural features along the Loess Hills National Scenic Byway.			Board of Supervisors	Conservation Department,	\$	<ul style="list-style-type: none"> <li>Identify features, open spaces, and corridors in need of preservation.</li> </ul>

0-5 years	5-10 years	10-20 years		Regional jurisdictions		
T3.3 Refer to the Environmental Mitigation Activities of the SRTPA Long Range Transportation Plan before and throughout all transportation planning and development activities.			Secondary Roads Department	Community & Economic Development, SIMPCO	\$	<ul style="list-style-type: none"> <li>Establish a process for plan review</li> </ul>
0-5 years	5-10 years	10-20 years				
T3.4 Collaborate with the Woodbury County Conservation Board, Iowa Department of Natural Resources, Iowa Environmental Protection Agency, and other environmental stewardship organizations to determine the potential consequences of transportation projects to water, air, habitat, land use, cultural and historical resources, other natural resource, and residents' health. Care should be taken to avoid or minimize negative impacts.			Secondary Roads Department	Conservation Department, Iowa DNR, Iowa EPA, and other environmental organizations	\$	<ul style="list-style-type: none"> <li>Establish a system of coordination and consultation with environmental agencies and organizations</li> </ul>
0-5 years	5-10 years	10-20 years				
T3.5 Work with the Siouxland Regional Transit System (SRTS) to promote public and shared transit opportunities to employers, such as vanpooling.			Board of Supervisors	SRTS, local medical & social service providers	\$	<ul style="list-style-type: none"> <li>Build partnerships to assist in promotion of services</li> </ul>
0-5 years	5-10 years	10-20 years				
T3.6 Partner with municipalities to develop carpooling lots where residents can leave vehicles during work hours.			Board of Supervisors	Regional jurisdictions, Secondary Roads Department	\$\$	<ul style="list-style-type: none"> <li>Identify appropriate sites</li> <li>Seek municipal partnerships</li> </ul>
0-5 years	5-10 years	10-20 years				
<b>Goal T4: Environment. Expand the network of multi-use trails in Woodbury County.</b>						
T4.1 Collaborate with the Woodbury County Conservation Board to maintain and expand the county trail system.			Board of Supervisors	Secondary Roads, Conservation department	\$\$\$	<ul style="list-style-type: none"> <li>Identify corridors that would provide regional connections to existing trail systems.</li> </ul>
0-5 years	5-10 years	10-20 years				

T4.2 Strive to make regional trail connections between the trail systems of county and municipal parks.			Board of Supervisors	Municipalities, Conservation department, Secondary Roads Department	\$\$\$	<ul style="list-style-type: none"> <li>Identify corridors that would provide regional connections to existing trail systems.</li> </ul>
0-5 years	5-10 years	10-20 years				
T4.3 Align County trail plans with the vision, goals, strategies, and recommendations of the Iowa Department of Transportation's Bicycle and Pedestrian Long Range Plan.			Board of Supervisors	Secondary Roads Department, Conservation Department	\$	<ul style="list-style-type: none"> <li>Establish a process for plan review</li> </ul>
0-5 years	5-10 years	10-20 years				
<b>Goal: Economy. Maintain the quality and efficiency of high priority roadways, railways, water, and air services that are essential to the regional economy.</b>						
T5.1 Prioritize higher-volume roadways and those that are used to transport goods, such as farm to market routes, roadways along industrial and commercial corridors, and roadways connecting to intermodal facilities for rehabilitation and repair.			Secondary Roads Department	Community & Economic Development	\$\$	<ul style="list-style-type: none"> <li>Continue annual evaluation and programming of maintenance</li> </ul>
0-5 years	5-10 years	10-20 years				
T5.2 Encourage projects that increase efficiency, minimize congestion, and reduce energy expenditure.			Secondary Roads Department	Iowa DOT, SIMPCO	\$\$	<ul style="list-style-type: none"> <li>Evaluate potential projects according to energy efficiency</li> </ul>
0-5 years	5-10 years	10-20 years				
T5.3 Consider life cycle costs in decision-making, taking into account the cost of maintaining infrastructure in the long-term.			Secondary Roads Department	Community & Economic Development	\$	<ul style="list-style-type: none"> <li>Provide expertise in maintenance cost projections</li> </ul>
0-5 years	5-10 years	10-20 years				
T5.4 Where possible, prioritize improvement of existing systems over expansion of new infrastructure.			Secondary Roads Department	Community & Economic Development	\$	<ul style="list-style-type: none"> <li>Provide expertise in maintenance cost projections</li> </ul>
0-5 years	5-10 years	10-20 years				
T5.5 Support the maintenance and expansion of commercial airline service in Sioux Gateway Airport.			Secondary Roads Department	Sioux City Airport Department	\$	<ul style="list-style-type: none"> <li>Collaborate and offer expertise in planning for safety improvements and efficient service</li> </ul>
0-5 years	5-10 years	10-20 years				

<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T5.6 Support the establishment of additional barge terminals on the Missouri River where river conditions allow.			Secondary Roads Department	Board of Supervisors, Community & Economic Development	\$	<ul style="list-style-type: none"> <li>Collaborate and offer engineering expertise in planning for barge access.</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
T5.7 Support efficient development of commercial and industrial operations in the Southbridge Interchange region.			Secondary Roads Department	Board of Supervisors, Community & Economic Development	\$	<ul style="list-style-type: none"> <li>Provide expertise in planning for roadway connections for commercial vehicles</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				

Public Infrastructure & Utilities			Lead	Partners	Cost	Measures of progress
<b>Goal IU1: Communication. Expand upon publicly available information on the Woodbury County website.</b>						
IU1.1 Electronically publish up-to-date planning documents, meeting information, and maps for all county departments.			All County departments		\$	<ul style="list-style-type: none"> <li>Establish process of regular review of needed updates</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
IU1.2 Share County data in a downloadable, practical format.			All County departments		\$	<ul style="list-style-type: none"> <li>Establish process of regular review of needed updates</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
<b>Goal IU2: Energy. Encourage energy efficiency for residential, commercial, and industrial consumers in Woodbury County.</b>						
IU2.1 Bring awareness to energy efficiency incentive and assessment programs available through MidAmerican Energy and Woodbury County REC.			Conservation Department		\$	<ul style="list-style-type: none"> <li>Share information with residents via established communication channels</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
<b>Goal IU3: Energy. Support technological advances in energy production.</b>						

IU3.1 Work with energy providers to diversify and expand energy sources.			Board of Supervisors	Utility companies	\$\$	<ul style="list-style-type: none"> <li>Discuss current energy portfolio and goals for future diversification</li> </ul>
0-5 years	5-10 years	10-20 years				
<b>Goal IU4: Water and sewer. Ensure safe drinking water for all rural Woodbury County residents.</b>						
IU4.1 Provide educational materials about the importance of regular well inspections and bring awareness to free well inspections offered by the County.			Siouxland District Health Department		\$	<ul style="list-style-type: none"> <li>Identify effective communication channels to target outreach to rural residents</li> </ul>
0-5 years	5-10 years	10-20 years				
IU4.2 Maintain compliance with state and federal standards for community water systems.			Regional jurisdictions		\$	<ul style="list-style-type: none"> <li>Continue to stay aloft of state and federal requirements</li> </ul>
0-5 years	5-10 years	10-20 years				
<b>Goal IU5: Water and sewer. Protect ground and surface water from contamination.</b>						
IU5.1 Seal and inspect sealed wellheads that are no longer in use.			Siouxland District Health Department		\$\$	<ul style="list-style-type: none"> <li>Locate and evaluate wellheads that are no longer in use</li> <li>Communicate the importance of sealing unused wellheads to residents</li> </ul>
0-5 years	5-10 years	10-20 years				
IU5.2 Provide resources and information to rural residents about septic system maintenance.			Siouxland District Health Department		\$	<ul style="list-style-type: none"> <li>Identify effective communication channels to target outreach to rural residents</li> </ul>
0-5 years	5-10 years	10-20 years				
IU5.3 Provide information to realtors about the time of transfer process for septic system inspection when selling properties.			Siouxland District Health Department	Real estate business community	\$	<ul style="list-style-type: none"> <li>Initiate ongoing communication with the real estate community</li> </ul>
0-5 years	5-10 years	10-20 years				
IU5.4 Connect farmers and ranchers with technical assistance and resources for preventing fertilizer and animal waste runoff.			Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> <li>Target outreach to farmers and ranchers who have not worked with the County Extension Office previously</li> </ul>
0-5 years	5-10 years	10-20 years				

IU5.5 Encourage the use of green infrastructure for stormwater management where water carrying concentrated contaminants is likely to be intercepted.	Board of Supervisors	Conservation Department, Iowa DNR	\$\$	<ul style="list-style-type: none"> <li>Determine locations where concentrated contaminants are entering the watershed</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU5.6 Align County Conservation Board actions with the goals and strategies outlined in Iowa's Nonpoint Source Management Plan and collaborate with the Iowa Department of Natural Resources to mitigate nonpoint source water pollution.	Conservation Department	Iowa DNR	\$	<ul style="list-style-type: none"> <li>Determine which goals and strategies of the state plan can be acted upon at the county level</li> <li>Seek technical assistance from the Iowa DNR</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
<b>Goal IU6: Water and sewer. Encourage practices that increase water efficiency amongst County residents, commercial establishments, institutions, and municipal utilities.</b>				
IU6.1 Encourage the use of strategies and best practices outlined in the Iowa Association of Municipal Utilities' efficiency planning and conservation workbook, WaterWise.	Board of Supervisors	Water utility providers	\$	<ul style="list-style-type: none"> <li>Collaborate with water utilities in the county to complete the 5-step water conservation planning process provided in the workbook</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU6.2 Adopt water saving practices in County buildings.	Board of Supervisors	All departments	\$\$	<ul style="list-style-type: none"> <li>When needed, replace fixtures with water saving alternatives.</li> <li>Set goals for building-wide water use reduction</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal IU7: Broadband and cellular service. Improve internet access for rural Woodbury County residents.</b>				
IU7.1 Take advantage of federal and state sources of funding to improve broadband infrastructure in rural areas.	Board of Supervisors	State and Federal funding agencies	\$\$	<ul style="list-style-type: none"> <li>Identify funding sources included in the Infrastructure Investment and Jobs Act (IIJA)</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal IU8: Broadband and cellular service. Expand cellular service in rural Woodbury County.</b>				

IU8.1 Coordinate with telecommunications companies to address areas of the County where cellular service is poor.	Board of supervisors	Internet Service Providers, State and Federal funding agencies	\$\$	<ul style="list-style-type: none"> <li>Identify funding sources included in the Infrastructure Investment and Jobs Act (IIJA)</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		
<b>Goal IU9: Waste management. Promote waste reduction and recycling practices.</b>				
IU9.1 Encourage and educate on innovative initiatives such as community composting, yard waste disposal, institution-level waste reduction plans (government, schools, festivals, event spaces), and repurposing/repairing/borrowing/trading used items.	Conservation Department	Regional jurisdictions, institutions, waste management companies	\$	<ul style="list-style-type: none"> <li>Consider the addition of waste-reduction educational events</li> <li>Encourage citizen-led waste-reduction initiatives at the institution level</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		
IU9.2 Reduce and enforce illegal dumping in rural Woodbury County.	Sheriff's Office	Board of Supervisors	\$\$	<ul style="list-style-type: none"> <li>Work with residents to identify areas of frequent illegal dumping and encourage reporting of such activities</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU9.3 Provide education on handling and disposal of trees and brush.	Solid Waste Board	Conservation department, waste management companies, residents	\$	<ul style="list-style-type: none"> <li>Collaborate with waste management companies and Conservation to provide educational materials to residents</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU9.4 Coordinate across jurisdictions to address waste management gaps identified in the 2020 Municipal Solid Waste (MSW) Satisfaction Survey that was distributed in development of the Woodbury County Area Solid Waste Agency's Comprehensive Plan.	Solid Waste Board	Regional jurisdictions, waste management companies, regional institutions	\$\$	<ul style="list-style-type: none"> <li>Review gaps and needs identified by public survey participants</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU9.5 Participate in the State of Iowa's Solid Waste Environmental Management Systems (EMS) program.	Solid Waste Board	Iowa DNR	\$	<ul style="list-style-type: none"> <li>Apply for participation in the EMS program with the DNR</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		



IU9.6 Coordinate across regional jurisdictions to improve access to recycling services in rural areas.	Board of Supervisors	Solid Waste Board, waste management companies, cities	\$\$	<ul style="list-style-type: none"> <li>Facilitate communications between the county, cities, and waste management companies to encourage resource sharing to improve recycling access</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU9.7 Implement and encourage the utilization of programs and best practices provided by the Iowa Department of Natural Resources' Financial and Business Assistance (FABA) department.	Solid Waste Board	Iowa DNR	\$	<ul style="list-style-type: none"> <li>Distribute educational materials provided by the Iowa DNR's FABA department to county residents</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
IU9.8 Consider results of the Iowa Statewide Waste Characterization Study in goal setting and when planning the creation or expansion of waste management services and programs.	Solid Waste Board	Board of Supervisors	\$	<ul style="list-style-type: none"> <li>Utilize information from the study to identify which materials the waste stream is primarily comprised of</li> <li>Create strategies for waste reduction and management using this information</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		
<b>IU10: Electric vehicles. Expand the network of public electric vehicle charging stations to rural Woodbury County.</b>				
IU10.1 Continue work with other local, regional, and state leaders to develop an electric vehicle infrastructure plan.	Board of Supervisors	Regional jurisdictions, Iowa DOT	\$	<ul style="list-style-type: none"> <li>Offer expertise about frequently traveled county routes and needs of the rural transportation network</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
IU10.2 Apply for federal and state funding sources set aside for rural electric vehicle infrastructure.	Board of Supervisors	Iowa DOT	\$	<ul style="list-style-type: none"> <li>Collaborate with the Iowa DOT to identify funding sources</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years		

<b>Community Facilities and Services</b>	<b>Lead</b>	<b>Partners</b>	<b>Cost</b>	<b>Measures of progress</b>
<b>Goal CF1: Health services. Expand access to health services throughout rural Woodbury County.</b>				
CF1.1 Work with the Siouxland District Health Department to expand access to preventative health care services in rural communities.	Board of Supervisors	SDHD, Regional jurisdictions	\$\$	<ul style="list-style-type: none"> <li>Identify communities with the most need for health care access</li> </ul>

<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				
CF1.2 Continue to market the services of the Siouxland District Health Department widely across rural Woodbury County.			Board of Supervisors	SDHD, Regional jurisdictions	\$	<ul style="list-style-type: none"> <li>Distribute information via existing channels and consider new ways of reaching rural residents</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
CF1.3 Evaluate emergency medical response times and outcomes for rural residents to identify how these services can be improved.			Emergency Services	Emergency Management, Board of Supervisors	\$\$	<ul style="list-style-type: none"> <li>Identify the data necessary to evaluate potential service needs or improvements</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
CF1.4 Continue partnering with the Rolling Hills Community Services Region for mental health, disabilities, and crisis care services.			Board of Supervisors	Social Services/Rolling Hills	\$	<ul style="list-style-type: none"> <li>Continue directing funds to this partnership</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
CF1.5 Refer to the Siouxland District Health Department's Health Needs Assessment and Health Improvement Plan for guidance.			Board of Supervisors	SDHD	\$	<ul style="list-style-type: none"> <li>Establish process for regular review of the plan</li> <li>Collaborate with SDHD to determine where services are most needed</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal CF2: Events and culture. Provide more opportunities for outdoor recreation activities.</b>						
CF2.1 Maintain the current activities of the Woodbury County Conservation Board and support the expansion of their programming and scope of work.			Board of Supervisors	Conservation department	\$\$	<ul style="list-style-type: none"> <li>Support new environmental programming and initiatives in addition to current services</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
CF2.2 Improve the functionality and visibility of county-owned river access points.			Conservation department	Iowa DNR	\$\$	<ul style="list-style-type: none"> <li>Continue to collaborate with Iowa DNR, National Parks Service, landowners, and other county residents</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
CF2.3 Prioritize water quality and river restoration initiatives.			Conservation department	Iowa DNR	\$\$	<ul style="list-style-type: none"> <li>Identify funding opportunities for water quality improvement projects</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				

CF2.4 Pursue opportunities to develop water trails throughout the county.			Conservation department	Iowa DNR	\$\$	<ul style="list-style-type: none"> <li>Continue to collaborate with Iowa DNR, National Parks Service, landowners, and other county residents</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
CF2.5 Develop a countywide trail program connecting communities with one another and the county park network.			Conservation department	Secondary Roads, Incorporated cities	\$\$\$	<ul style="list-style-type: none"> <li>Identify priority trail connections</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
CF2.6 Evaluate the condition and availability of county-owned cabins and park shelters.			Conservation department		\$	<ul style="list-style-type: none"> <li>Identify essential improvements and priority maintenance needs</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
<b>Goal CF3: Events and culture. Increase access to family-friendly activities and cultural opportunities in rural Woodbury County.</b>						
CF3.1 Encourage cooperation and resource sharing between nearby towns to create and expand upon parks and recreation opportunities for rural residents.			Board of Supervisors	Conservation department	\$	<ul style="list-style-type: none"> <li>Maintain communication and collaboration between county and city parks and recreation staff</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				
CF3.2 Expand community education opportunities for residents of rural Woodbury County that celebrate the region's historical, cultural, and natural resources.			Board of Supervisors	Conservation department	\$\$	<ul style="list-style-type: none"> <li>Seek opportunities for new educational programs</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				
<b>Goal CF4: Service quality. Strive to offer the most efficient, cost-effective, and user-friendly community services as possible.</b>						
CF4.1 Improve digital operations to maximize accessibility, and the availability of public information and data.			All county departments		\$	<ul style="list-style-type: none"> <li>Increase the amount of information accessible to the public from the county website</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
CF4.2 Streamline service delivery and operations.			All county departments		\$	<ul style="list-style-type: none"> <li>Regularly review processes to identify opportunities for increased efficiency</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				

<b>CF5: Service quality. Provide adequate police, fire, and emergency management services for all Woodbury County residents.</b>				
CF5.1 Maintain cooperative agreements (28E) for emergency and public safety services.	Board of Supervisors		\$	<ul style="list-style-type: none"> <li>Continue to regularly review and renew these agreements</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
CF5.2 Encourage frequent training opportunities for all emergency service providers.	Emergency Services	Emergency Management	\$	<ul style="list-style-type: none"> <li>Consult staff for needed training, and refer to other jurisdictions for new training opportunities</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
CF5.3 Ensure adequate funding for emergency response activities.	Board of Supervisors	Emergency Services, Emergency Management	\$	<ul style="list-style-type: none"> <li>Continue directing sufficient funds to these departments</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		

<b>Land Use</b>	<b>Lead</b>	<b>Partners</b>	<b>Cost</b>	<b>Measures of progress</b>
<b>Goal LU1: Sustainable agriculture. Support sustainable agricultural practices.</b>				
LU1.1 Ensure compliance with Iowa state code provisions for agriculturally zoned property.	Community & Economic Development		\$	<ul style="list-style-type: none"> <li>Continue to stay aloft of Iowa state code provisions</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
LU1.2 Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.	Conservation department	Soil & Water Conservation District, ISU County Extension Office, Iowa DNR	\$	<ul style="list-style-type: none"> <li>Collaborate with relevant partner agencies to share information and resources with farmers.</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
LU1.3 Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.	Conservation department	Soil & Water Conservation District, ISU County Extension Office, Iowa DNR	\$	<ul style="list-style-type: none"> <li>Collaborate with relevant partner agencies to share information and resources with farmers.</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		

LU1.4 Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.	Community & Economic Development		\$	<ul style="list-style-type: none"> <li>Evaluate where this practice may be appropriate in the county</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU1.5 Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.	Community & Economic Development	Cities	\$	<ul style="list-style-type: none"> <li>Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU1.6 Connect small and mid-sized farm businesses with succession planning resources and technical assistance.	Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> <li>Work with the ISU County Extension Office and other relevant organizations to share resources with farmers</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU1.7 Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.	Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> <li>Consult the ISU County Extension Office for expertise on local food purchasing policies</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU1.8 Create a roundtable of farmers and local agricultural businesses to voice concerns and needed resources to maintain sustainable business operations.	Board of Supervisors	ISU County Extension Office	\$	<ul style="list-style-type: none"> <li>Collaborate with the ISU County Extension Office to reach out to farmers for participation</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
<b>Goal LU2: Habitat conservation. Preserve environmentally sensitive lands.</b>				
LU2.1 Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open space for recreation.	Community & Economic Development	Conservation department, Iowa DNR	\$	<ul style="list-style-type: none"> <li>Consult the Conservation department and Iowa DNR for best practices</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU2.2 Encourage communication and cooperation between environmental advocates and landowners related to the development of sensitive lands.	Board of Supervisors	Environmental advocacy organizations, Landowners	\$	<ul style="list-style-type: none"> <li>Facilitate consultation between landowners and environmental advocates</li> </ul>

<b>0-5 years</b>	5-10 years	10-20 years				
LU2.3 Strengthen erosion control policies and grade and excavation limitations for development in the Loess Hills.			Community & Economic Development	Iowa DNR	\$	<ul style="list-style-type: none"> <li>Refer to guidance from Iowa DNR for best practices</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
LU2.4 Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.			Board of Supervisors	Soil & Water Conservation District, ISU County Extension Office	\$	<ul style="list-style-type: none"> <li>Collaborate with relevant partner agencies to share information and resources with landowners.</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
LU2.5 Continue adding to the County's network of parks, trails, and campgrounds.			Conservation department	Board of Supervisors, Secondary Roads	\$\$\$	<ul style="list-style-type: none"> <li>Identify ideal locations for additional outdoor amenities</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
LU2.6 Coordinate across jurisdictions to address litter and the dumping of waste.			Sheriff's Department	Regional jurisdictions	\$\$	<ul style="list-style-type: none"> <li>Encourage resident reporting of incidents</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
<b>Goal LU3: Habitat conservation. Limit urban sprawl and maintain the rural character of Woodbury County.</b>						
LU3.1 Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land. Consider the lifetime costs of new infrastructure development.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
LU3.2 Limit interstate development to interchanges or within city limits to preserve agricultural land and maintain scenic views of the Loess Hills.			Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				

LU3.3 Discourage leap-frog development outside of incorporated cities and limit density in unincorporated areas.	Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
LU3.4 Guide future development of non-agricultural uses to a compact pattern by efficient and economical expansion of public infrastructure.	Community & Economic Development	Incorporated cities	\$	<ul style="list-style-type: none"> <li>Collaborate with cities to create a shared vision of areas ideal for agricultural preservation versus urban development</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
<b>Goal LU4: Habitat conservation. Empower landowners to be a partner in combatting ecologically and economically harmful invasive and noxious species.</b>				
LU4.1 Educate the public about effective identification, control, and disposal of invasive species.	Weed commissioner	Conservation department	\$	<ul style="list-style-type: none"> <li>Develop visual guide to invasive species management for residents</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
LU 4.2 Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.	Solid Waste Board	Weed commissioner, Conservation department	\$	<ul style="list-style-type: none"> <li>Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
<b>Goal LU5: Water resource protection. Reduce contaminants in surface water runoff.</b>				
LU5.1 Provide resources for farmers to adopt BMPs such as no-till methods, cover crops, crop rotation, vegetated buffers, and constructed wetlands to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy, and programs of the USDA's National Resources Conservation Service (NRCS) for farmers in need of assistance.	Board of Supervisors	Soil & Water Conservation District, ISU County Extension Office, USDA NRCS	\$	<ul style="list-style-type: none"> <li>Collaborate with relevant partner agencies to share information and resources with farmers.</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		



LU5.2 Continue sensible salting policies.			Secondary Roads		\$	<ul style="list-style-type: none"> <li>Regularly review road salting policies to balance road safety, cost effectiveness, and pollution reduction</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
LU5.3 Educate residents and business owners of proper lawn fertilizer and chemical use.			Board of Supervisors	Conservation department	\$	<ul style="list-style-type: none"> <li>Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists</li> <li>Consider the delivery of educational workshops about ecologically friendly approaches to landscape management</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
LU5.4 Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.			Community & Economic Development	Siouxland District Health Department	\$	<ul style="list-style-type: none"> <li>Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists to distribute resources</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal LU6: Water resource protection. Safeguard groundwater by identifying and limiting sources of pollution.</b>						
LU6.1 Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells, and planting nitrate-remediating plants near active wellheads.			Siouxland District Health Department	Iowa DNR	\$	<ul style="list-style-type: none"> <li>Utilize existing avenues of communication such as social media pages, newsletters, and mailing lists to inform residents of this program</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				
<b>Goal LU7: Air quality. Identify potential sources of air quality hazards in Woodbury County.</b>						
LU7.1 Maintain a network of low-cost air quality monitors throughout rural Woodbury County.			Board of Supervisors	Siouxland District Health Department	\$\$	<ul style="list-style-type: none"> <li>Identify ideal locations for rural air quality monitors</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	10-20 years				
<b>Goal LU8: Air quality. Maintain safe distances between industrial land use activities and residential, commercial, recreational, and institutional land uses.</b>						

LU8.1 Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railyard air hazards.	Community & Economic Development		\$	<ul style="list-style-type: none"> <li>Consider the use of buffers between residential and industrial uses</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
<b>Goal LU9: Renewable energy infrastructure. Plan for the creation and use of alternative and renewable energy sources in Woodbury County.</b>				
LU9.1 Support landowners' individual choices to implement renewable energy infrastructure.	Community & Economic Development	Board of Supervisors	\$	<ul style="list-style-type: none"> <li>Provide guidance for landowners seeking to install renewable energy infrastructure</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU9.2 Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.	Community & Economic Development	Board of Supervisors	\$	<ul style="list-style-type: none"> <li>Regularly review policies with safety as the highest priority consideration</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
LU9.3 Seek federal and state funding for the expansion of electric vehicle charging infrastructure.	Board of Supervisors	Secondary Roads	\$	<ul style="list-style-type: none"> <li>Identify appropriate funding opportunities</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
<b>Disaster Response, Recovery, and Resiliency</b>				
<b>Lead</b>	<b>Partners</b>	<b>Cost</b>	<b>Measures of progress</b>	
<b>Goal DR1: Ensure residents' access to safe, healthy, and efficient homes that are prepared to withstand increasingly frequent severe and unpredictable weather.</b>				
DR1.1 Promote the use of healthy and safe building materials, high indoor air quality, and environments free of pests, radon mold, and other health hazards.	Siouxland District Health Department	SIMPCO	\$	<ul style="list-style-type: none"> <li>Provide educational materials online and distributed to households</li> </ul>
<b>0-5 years</b> 5-10 years    10-20 years				
DR1.2 Encourage energy- and water- efficiency in home retrofit projects and new construction and the use of onsite renewable energy systems.	Emergency Management		\$	<ul style="list-style-type: none"> <li>Communicate the benefits of such installations</li> </ul>

0-5 years	5-10 years	10-20 years				
DR1.3 Provide information about how to protect homes from flooding in preparation for increasingly frequent heavy rain events.			Emergency Management		\$	<ul style="list-style-type: none"> <li>Provide educational materials online and distributed to households</li> </ul>
0-5 years	5-10 years	10-20 years				
<b>Goal DR2: Coordinate disaster response, recovery, and resiliency efforts among jurisdictions, county, state, and federal agencies.</b>						
DR2.1 Foster interagency agreements to bolster response and recovery to emergency and disaster events and encourage resource sharing.			Emergency Management, Emergency Services	Regional jurisdictions	\$	<ul style="list-style-type: none"> <li>Coordinate services with and between neighboring jurisdictions</li> </ul>
0-5 years	5-10 years	10-20 years				
DR2.2 Keep open lines of communication between county departments and surrounding jurisdictions and counties.			All departments	Regional jurisdictions	\$	<ul style="list-style-type: none"> <li>Maintain continuous collaboration</li> </ul>
0-5 years	5-10 years	10-20 years				
DR2.3 Work with State and Federal officials in preparation of and response to disaster declarations and subsequent disaster relief efforts.			Emergency Management		\$	<ul style="list-style-type: none"> <li>Prepare for prompt contact with the appropriate state and federal officials post-disaster</li> </ul>
0-5 years	5-10 years	10-20 years				
<b>Goal DR3: Encourage resilient and passive development within 100-year floodplain areas.</b>						
DR3.1 Work to ensure that developed areas within floodplains are safe and secure.			Community & Economic Development Department	Emergency Management	\$	<ul style="list-style-type: none"> <li>Regularly inspect floodplain developments to determine if flood mitigation measures are required</li> </ul>
0-5 years	5-10 years	10-20 years				
DR3.2 Take advantage of state and federal programs designed to aid, relocate, or demolish properties within high-risk flood areas.			Community & Economic Development Department	State and Federal agencies	\$	<ul style="list-style-type: none"> <li>Identify relevant funding sources</li> </ul>
0-5 years	5-10 years	10-20 years				
DR3.3 Consider site plan design, best building practices, and federal standards when development within a floodplain occurs.			Community & Economic Development Department	Emergency Management	\$	<ul style="list-style-type: none"> <li>Stay aloft of best practices and standards for floodplain development</li> </ul>
0-5 years	5-10 years	10-20 years				

<b>Goal DR4: Support the County Emergency Management and Emergency Services Departments' missions to provide the most efficient services to Woodbury County and to mitigate against, prepare for, respond to, and recover from all disasters.</b>				
DR4.1 Work to complete the Woodbury County action items identified in the 2020 Regional Hazard Mitigation Plan, and future approved plans.	Emergency Management	SIMPCO	\$	<ul style="list-style-type: none"> <li>Establish a process of routine review of the plan to evaluate progress toward goals and coordinate next steps</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
DR4.2 Coordinate and participate in training exercises within the region to strengthen response to and recovery from emergencies.	Emergency Management	Emergency Services	\$\$	<ul style="list-style-type: none"> <li>Coordinate regional drills to test components of the emergency response system</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
DR4.3 Work to educate the public on disaster preparedness, recovery, and resiliency.	Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> <li>Share relevant educational information with residents via multiple channels</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
DR4.4 Continue participation in the Local Emergency Management Commission for the region.	Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> <li>Maintain continuous collaboration</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
DR4.5 Employ and update the Woodbury County Joint Emergency Operations Basic Plan as required by Iowa State Code 29c.	Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> <li>Continue to reevaluate and improve upon the plan with each update</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years		
DR4.6 Ensure adequate funding to maintain a high level of emergency operations within the County.	Board of Supervisors		\$	<ul style="list-style-type: none"> <li>Continue to direct funding toward emergency operations departments</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>		
<b>Goal DR5: Continue supporting the Siouxland District Health Department in their mission to lead a “collaborative effort to build a healthier community through improved access to health services, education and disease prevention.”</b>				
DR5.1 Continue Woodbury County Emergency Management and Emergency Services Departments' partnership and participation in the Service Area 3 Healthcare coalition.	Emergency Management, Emergency Services		\$	<ul style="list-style-type: none"> <li>Maintain continuous collaboration</li> </ul>

<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
DR5.2 Support the implementation of the Siouxland District Health Department's Community Health Improvement Plan for the Siouxland Community developed from the three-year Community Health Needs Assessment for the Siouxland Community.			Emergency Management	Emergency Services	\$	<ul style="list-style-type: none"> <li>Consult the Health Improvement Plan and consider the goals therein when planning departmental activities</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				
DR5.3 Coordinate with and support the Siouxland District Health Department in responses to public health emergencies.			Emergency Management		\$	<ul style="list-style-type: none"> <li>Maintain continuous inter-departmental communication</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
<b>Goal DR6: Support the recovery and resiliency of industries, businesses, and homes in the event of a natural or public health disaster.</b>						
DR6.1 Encourage the expansion of reliable internet and telecommunications services to keep physical and home-based businesses' web operations in place in natural or public health disaster situations.			Emergency Management	Internet service providers, State & Fed. funding agencies	\$	<ul style="list-style-type: none"> <li>Collaborate with regional Internet Service Providers</li> <li>Take advantage of state and federal funding opportunities</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
DR6.2 Prioritize funding any economic relief programs put in place after disaster situations for entities with the highest need.			Emergency Management		\$\$	<ul style="list-style-type: none"> <li>Evaluate system for determining highest need post-disaster</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
DR6.3 Promote available local, state, and federal resources for economic recovery from disasters.			Emergency Management		\$	<ul style="list-style-type: none"> <li>Continue to stay aloft of relevant funding sources</li> </ul>
<b>0-5 years</b>	<b>5-10 years</b>	<b>10-20 years</b>				
DR6.4 Allow for flexibility in ordinances to encourage continuity of business operations which may be disrupted due to public health directives during public health emergencies.			Community & Economic Development Department	Emergency Management	\$	<ul style="list-style-type: none"> <li>Evaluate where the county benefited or would have benefited from flexibility during the COVID-19 pandemic</li> </ul>
<b>0-5 years</b>	5-10 years	10-20 years				

## **Appendix**

<i>Economic Development</i> .....	173
Top Employers in Siouxland	
<i>Transportation</i> .....	177
Iowa DOT's 2020 Traffic Book Data	
<i>Public Infrastructure &amp; Utilities</i> .....	180
Community Water Systems	
Utility Providers	
Recycling Partners	
Woodbury County Transfer Station's Annual Tonnage	
Financial and Business Assistance Resources (Iowa DNR)	
Results from the Woodbury County Comprehensive Plan 2040 Public Input Survey, Summer 2021	
<i>Survey Results &amp; Public Engagement</i> .....	186
Results from the Public Input Survey, Summer 2021	
Comments Received on Draft Goals and Objectives, Fall 2022	
Comments Received on Draft Document, Spring 2023	
Public Communications	

## Economic Development

Sioux City Metropolitan Area, Major Employers 2021		
Employer	Industry	Number of Employees
MercyOne	Healthcare	Over 1000
Seaboard Triumph Foods	Food manufacturing, processing and distribution	Over 1000
Sioux City Community Schools	Education	Over 1000
Tyson Fresh Meats	Food manufacturing, processing and distribution	Over 1000
Unity Point Health-St. Luke's	Healthcare	Over 1000
Wells Enterprises	Food manufacturing, processing and distribution	Over 1000
185th Air Refueling Wing IANG	Government, public administration, and military	500-999
City of Sioux City	Government, public administration, and military	500-999
Curly's Foods	Food manufacturing, processing and distribution	500-999
Empirical Foods	Food manufacturing, processing and distribution	500-999
Ho-Chunk, Inc.	Real estate and economic development	500-999
HyVee Food Stores	Food manufacturing, processing and distribution	500-999
Interbake Foods	Food manufacturing, processing and distribution	500-999
MidAmerican Energy Company	Utility and telecom	500-999
Sabre Industries	Utility and telecom	500-999
Tur-Pak Foods	Food manufacturing, processing and distribution	500-999
Western Iowa Tech Comm College	Education	500-999
1st Financial Bank USA/Credit Card	Financial services	250-499
Access Systems	Information technology	250-499
Americold Logistics	Transportation and logistics	250-499
Boys & Girls Home/Family Services	Social and human services	250-499
CF Industries	Manufacturing and distribution	250-499
FIMCO Industries	Manufacturing and distribution	250-499
GELITA USA Inc	Manufacturing and distribution	250-499
Goodwill of the Great Plains	Social and human services	250-499
Great West Casualty Co.	Insurance services	250-499
Hard Rock Hotel & Casino Sioux City	Arts/entertainment/recreation and Accommodation/food service	250-499
K & B Transportation Inc.	Transportation and logistics	250-499
Mid-Step Services Inc	Social and human services	250-499
Morningside University	Education	250-499
Northeast Community College	Education	250-499
Northwest Area Education Agency	Education	250-499
PREMIER Bankcard	Financial services	250-499
WestRock	Manufacturing and distribution	250-499
Wilson Trailer Company	Manufacturing and distribution	250-499



WinnaVegas Casino Resort	Arts/entertainment/recreation and Accommodation/food service	250-499
Woodbury County	Government, public administration, and military	250-499
A&B Business Solutions	Business services	100-249
Allied Solutions	Insurance services	100-249
Bellevue University	Education	100-249
Bishop Heelan Catholic Schools	Education	100-249
Bomgaars	Retail	100-249
Briar Cliff University	Education	100-249
Burger King Restaurants	Arts/entertainment/recreation and Accommodation/food service	100-249
C W Suter Services	HVAC services	100-249
Chesterman Co.	Manufacturing and distribution	100-249
CNOS PC	Healthcare	100-249
Community Action Agency	Social and human services	100-249
Countryside Health Care Center	Healthcare	100-249
DAKOTACARE	Insurance services	100-249
Dunes Surgical Hospital	Healthcare	100-249
Family Healthcare Siouxland	Healthcare	100-249
Fareway Stores	Retail	100-249
Fleet Farm	Retail	100-249
Gerkin Windows & Doors	Manufacturing and distribution	100-249
Gill Hauling	Waste management services	100-249
Great Southern Bank	Financial services	100-249
Holy Spirit Retirement Home	Social and human services	100-249
Hospice of Siouxland	Healthcare	100-249
Interstates Companies	Manufacturing and distribution	100-249
Jolly Time/American Pop Corn	Food manufacturing, processing, and distribution	100-249
June E Nylan Cancer Center	Healthcare	100-249
Klinger Companies Inc.	Construction services	100-249
Knife River Midwest	Construction services	100-249
LifeServe Blood Center	Social and human services	100-249
Long Lines, LLC	Utility and telecom	100-249
Lowe's Home Improvement	Retail	100-249
McDonalds Restaurants of Siouxland	Arts/entertainment/recreation and Accommodation/food service	100-249
Opportunities Unlimited	Social and human services	100-249
Palmer Candy Company	Food manufacturing, processing and distribution	100-249
Plains Area Mental Health Center	Healthcare	100-249
Prince Manufacturing Corp.	Manufacturing and distribution	100-249
Riverside Technologies Inc.	Information technology	100-249
Rosecrance Jackson Centers	Social and human services	100-249

Royal Canin USA	Food manufacturing, processing and distribution	100-249
Scheels All Sports	Retail	100-249
Seasons Center for Behavioral Health	Healthcare	100-249
Security National Bank	Financial services	100-249
Sergeant Bluff-Luton Schools	Education	100-249
Sioux City Journal	Journalism	100-249
Siouxland Community Health Center	Healthcare	100-249
Siouxland Federal Credit Union	Financial services	100-249
SxInd Human Investment Partnership	Social and human services	100-249
SmithCo Manufacturing	Manufacturing and distribution	100-249
South Sioux City Marriott Riverfront	Arts/entertainment/recreation and Accommodation/food service	100-249
Sunrise Retirement Community	Social and human services	100-249
The Andersons	Manufacturing and distribution	100-249
Touchstone Healthcare Community	Healthcare	100-249
Verschuur Meats	Food manufacturing, processing, and distribution	100-249
XPO Logistics	Transportation and logistics	100-249
Ag Processing Inc.	Manufacturing and distribution	50-99
All Power Inc.	Manufacturing and distribution	50-99
American Natural Processors	Food manufacturing, processing, and distribution	50-99
BankFirst	Financial services	50-99
Burger King Restaurants	Arts/entertainment/recreation and Accommodation/food service	50-99
Cargill Incorporated	Manufacturing and distribution	50-99
Casa de Paz	Healthcare	50-99
Child Care Resource & Referral of NW IA	Social and human services	50-99
City of South Sioux City	Government, public administration, and military	50-99
Consumers Supply Distributing	Manufacturing and distribution	50-99
Crittenton Center	Social and human services	50-99
Family Medicine Center	Healthcare	50-99
FLSmith USA-Sioux City	Manufacturing and distribution	50-99
HCI Construction	Construction services	50-99
Holiday Inn Express Hotel	Arts/entertainment/recreation and Accommodation/food service	50-99
Interstate Mechanical Corp	HVAC services	50-99
IState Truck Center	Commercial vehicle repair	50-99
Jebro Inc	Waste management services	50-99
Knoepfler Chevrolet	Car dealer	50-99
L & L Builders	Construction services	50-99
Liberty National Bank	Financial services	50-99
Midlands Clinic PC	Healthcare	50-99
Murphy Insulation	Construction services	50-99

Nelson Industrial Construction & Eng	Construction services	50-99
Norm Waitt Sr YMCA	Social and human services	50-99
Outback Steakhouse	Arts/entertainment/recreation and Accommodation/food service	50-99
PC Matic	Information technology	50-99
Pepsi Cola of Siouxland	Food manufacturing, processing and distribution	50-99
Pizza Ranch-Sioux City	Arts/entertainment/recreation and Accommodation/food service	50-99
Queen of Peace	Social and human services	50-99
Richardson Milling Inc.	Food manufacturing, processing and distribution	50-99
Sam's Club	Retail	50-99
Sioux City Convention Center	Arts/entertainment/recreation and Accommodation/food service	50-99
Sioux City Country Club	Arts/entertainment/recreation and Accommodation/food service	50-99
Sioux City Ford-Lincoln	Car dealer	50-99
Sioux Honey Association	Food manufacturing, processing, and distribution	50-99
Siouxland District Health Dept.	Government, public administration, and military	50-99
Siouxland Mental Health	Healthcare	50-99
Sparklight	Utility and telecom	50-99
State Steel Supply	Manufacturing and distribution	50-99
Thompson	Construction services	50-99
United Real Estate Solutions	Real estate and economic development	50-99
Wells Fargo Bank	Financial services	50-99
Westwood Nursing & Rehab Center	Healthcare	50-99
Woodhouse Chrysler Dodge Jeep	Car dealer	50-99

# Transportation

Woodbury County traffic data from the Iowa DOT's 2020 Traffic Book:

COUNTY ROUTE DESCRIPTION	DESCRIPTION	RURAL	SECTION	LENGTH	AADT	Passenger Cars, Total Trucks										CT Multiple		ALL VEHICLES		TRUCKS AND	
						MOTORCYCLE	Vans, Pickups	and Buses	BUS	WEEKLY	BIWEEKLY	TRIMONTHLY	SEASONAL	CT TRUCKS	CT TRAILERS	Trailer	UMT	UMT	BUSES UMT		
87 12	I-35 INTERCHANGE	M		0.0324	20,800	87	19,955	555	37	253	51	4	27	178	30	13	989	13			
87 12	EAST-NORTH EAST-SOUTH RAMP	M		0.1127	800	4	837	58	2	15	5	0	5	29	2	3	101	1			
87 12	NORTH-WEST SOUTH-WEST LOOP	M		0.0972	2,990	13	2,909	89	5	28	8	1	9	23	1	1	281	1			
87 12	WEST-NORTH LOOP	M		0.1033	740	2	735	35	2	11	2	0	2	16	1	1	104	1			
87 12	WEST-NORTH RAMP CONNECTOR	M		0.0413	970	4	965	73	4	25	4	1	4	28	2	3	40	1			
87 12	S-E S-E CONNECTOR	M		0.0800	2,020	8	1,980	152	8	33	12	1	7	44	0	4	121	1			
87 12	SOUTH-EAST RAMP	M		0.0511	990	4	910	76	4	28	8	1	4	28	2	3	51	4			
87 12	WEST-SOUTH RAMP	M		0.2242	2,920	13	2,885	42	4	24	8	1	1	6	0	0	993	4			
87 12	SOUTHBOUND RAMP TO LEECH	M		0.0993	420	2	434	82	5	34	8	1	4	28	1	1	124	18			
87 12	INTERSECTION COURT STREET	M		0.0955	22,200	98	21,824	698	38	228	50	4	21	140	5	11	23,442	948			
87 12	INTERSECTION VIRGINIA ST	M		0.0425	20,800	80	20,328	689	35	220	48	8	21	139	5	11	889	21			
87 12	EAST INNBLES*	M		0.0294	20,800	80	20,328	689	35	220	48	8	21	139	5	11	794	24			
87 12	"	M		0.0371	20,800	80	20,328	689	35	220	48	8	21	139	5	11	148	7			
87 12	NORTH-WEST RAMP*	M		0.0439	380	2	387	40	2	15	3	0	2	17	1	1	16	1			
87 12	NORTH-WEST EAST-WEST RAMP*	M		0.2591	5,000	12	4,849	369	17	94	18	2	10	106	11	15	793	36			
87 12	EAST-NORTH RAMP *	M		0.0863	5,140	15	4,943	284	12	79	17	2	11	134	5	11	1,121	39			
87 12	I-29 WEST INTERCHANGE TO	M		1.9483	8,100	35	7,899	368	18	110	25	5	25	164	8	12	12,541	507			
87 12	JCT MILITARY RD & FACQUETTE AVE	M		0.0997	7,900	32	7,202	366	18	110	25	5	25	164	8	12	2,988	146			
87 12	SOUTH LINE OF PLYMOUTH COUNTY	M		2.0002	1,840	8	1,789	288	7	40	9	1	25	184	6	12	4,740	277			
87 20	I-29 & I-235 INTERCHANGE TO	M		0.4447	32,400	131	28,912	3,547	202	840	140	17	280	1,900	209	144	24,400	1,400			
87 20	WEST-NORTH WEST-SOUTH RAMP	M		0.0620	3,400	15	3,420	82	6	36	8	1	3	8	1	1	213	4			
87 20	WEST-NORTH WEST-SOUTH RAMP	M		0.0719	4,800	21	4,712	117	10	68	14	2	3	20	1	1	2,648	44			
87 20	NORTH-EAST SOUTH-EAST RAMP	M		0.1219	3,900	16	3,871	79	6	35	8	1	3	18	1	1	448	9			
87 20	NORTH-EAST SOUTH-EAST RAMP	M		0.0885	3,900	16	3,871	79	6	35	8	1	3	18	1	1	1,070	21			
87 20	NORTH-EAST SOUTH-EAST RAMP	M		0.0729	3,900	16	3,871	79	6	35	8	1	3	18	1	1	287	5			
87 20	EAST-NORTH EAST-SOUTH RAMP	M		0.0620	3,400	15	3,384	79	7	41	8	1	2	17	1	1	218	3			
87 20	EAST-NORTH EAST-SOUTH RAMP	M		0.0391	3,400	15	3,384	79	7	41	8	1	2	17	1	1	340	6			
87 20	EAST-NORTH EAST-SOUTH RAMP	M		0.0390	3,400	15	3,384	79	7	41	8	1	2	17	1	1	680	13			
87 20	NORTH-WEST SOUTH-WEST RAMP	M		0.0722	7,200	30	7,083	113	10	68	14	2	3	18	1	1	1,480	31			
87 20	SUNNERSHOP DRIVE INTERCHANGE	M		0.0014	25,400	100	22,951	3,289	84	389	181	28	280	1,999	289	144	7,887	895			
87 20	EAST SOUTH WEST-SOUTH RAMP	M		0.0869	1,900	9	1,818	37	2	13	3	0	2	9	1	1	797	13			
87 20	SOUTH EAST SOUTH WEST RAMP	M		0.2919	2,900	13	2,807	49	3	21	5	1	2	8	1	1	889	13			
87 20	EAST NORTH WEST-NORTH RAMP	M		0.2593	3,420	14	3,342	82	6	35	7	1	3	8	0	0	820	13			
87 20	EAST-NORTH WEST-NORTH RAMP	M		0.1128	3,870	15	3,812	49	4	23	5	1	2	8	0	0	1,085	13			
87 20	EAST-SOUTH WEST-SOUTH RAMP	M		0.2724	2,610	12	2,562	39	3	11	3	1	1	5	0	0	711	13			
87 20	SOUTH EAST SOUTH WEST RAMP	M		0.2782	2,480	11	2,400	39	4	24	5	1	1	4	0	0	660	11			
87 20	SOUTH INNBLES	M		0.2488	23,100	98	22,828	822	86	581	124	25	288	1,885	209	140	8,128	782			
87 20	EAST-NORTH WEST-NORTH RAMP	M		0.1113	980	4	917	37	2	16	3	0	1	7	0	0	298	6			
87 20	NORTH-EAST NORTH-WEST RAMP	M		0.0941	1,090	5	1,039	35	2	10	2	0	1	6	1	1	487	8			
87 20	EAST LIMITS OF SQUA CITY	M		0.0393	20,100	84	21,797	3,265	89	383	130	28	280	1,901	289	184	2,746	387			
87 20	US 78 & IA 11 INTERCHANGE	M		0.1493	20,100	84	21,797	3,265	89	383	130	28	280	1,901	289	184	3,693	478			
87 20	SOUTH-EAST RAMP	M		0.0794	2,100	13	2,029	344	11	59	11	2	14	413	13	17	2,122	474			
87 20	EAST-NORTH WEST-NORTH RAMP	M		0.0297	1,800	9	1,789	67	5	25	5	1	3	24	1	1	1,134	41			
87 20	NORTH-EAST NORTH-WEST RAMP	M		0.4704	1,800	8	1,884	108	5	27	5	1	7	58	2	3	847	31			
87 20	WEST-SOUTH RAMP	M		0.2176	2,710	13	2,611	88	6	31	6	1	4	30	1	2	1,430	48			
87 20	SOUTH-WEST LOOP	M		0.0889	2,080	10	1,990	90	3	19	4	0	3	18	1	1	784	18			
87 20	INTERSECTION CHARLES AVENUE	M		0.1299	11,700	50	10,240	1,409	87	202	38	4	119	911	40	58	36,503	4,398			
87 20	EAST JUNCTION CO RD 942	M		0.0016	10,000	40	9,948	1,409	87	202	38	4	119	911	40	58	20,014	2,820			
87 20	WEST LIMITS OF LAWTON	M		1.9794	9,400	39	7,951	1,409	87	202	38	4	119	911	40	58	12,944	1,944			
87 20	JUNCTION CEDAR STREET	M		0.0324	9,400	38	7,940	1,424	80	188	40	5	188	909	50	68	10	5			
87 20	JUNCTION CEDAR STREET	M		0.0318	9,400	38	7,940	1,424	80	188	40	5	188	909	50	68	10	5			
87 20	EAST LIMITS OF LAWTON	M		0.2004	8,200	30	6,746	1,424	80	188	40	5	188	909	50	68	2,081	35			
87 20	EAST LIMITS OF LAWTON	M		0.0947	8,200	30	6,746	1,424	80	188	40	5	188	909	50	68	790	136			
87 20	EAST LIMITS OF LAWTON	M		0.0879	8,200	30	6,746	1,424	80	188	40	5	188	909	50	68	803	139			
87 20	JUNCTION IA 947 & CO RD 944	M		0.0406	8,200	34	6,854	1,409	87	202	38	4	119	911	40	58	44,327	5,125			
87 20	WEST INNBLES	M		0.0118	4,800	27	4,872	1,301	68	186	38	4	109	887	37	54	148	20			
87 20	JUNCTION CO RD 922	M		2.0817	5,800	28	4,932	1,288	84	182	36	4	108	854	36	53	27,890	3,854			
87 20	WEST JCT IA 91 & OSCEOLA AVENUE	M		11.9412	5,800	25	4,294	1,545	22	121	29	3	148	1,113	48	70	48,890	27,881			
87 20	WEST JCT IA 91 & OSCEOLA AVENUE	M		11.9911	5,800	25	4,294	1,545	22	121	29	3	148	1,113	48	70	67,228	27,908			
87 20	WEST LIMITS OF CORRECTIONVILLE	M		0.2888	5,400	17	5,381	1,311	27	170	38	5	176	1,195	44	67	1,020	422			

COUNTY ROUTE DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	ADDT	MOTORCYCLE	Percentage Cars, Total Trucks										CT Multiple Trailer	ALL VEHICLES UNIT	TRUCKS AND BUSES UNIT
						Van, Pickups and Buses	SUV	MEDIAN	HEAVY	HEAVY	HEAVY	CTRADE	CTRADE	CTRADE				
97 20	EAST 21 <sup>ST</sup> & S DUFFWOOD ST	M	0.024	5,400	17	5,932	1,722	27	170	28	5	170	1,135	64	57	13	4	
97 20	EAST LAMPS OF CORRECTIONVILLE	M	0.246	4,770	14	5,124	1,552	18	197	55	6	194	1,312	50	70	1,100	406	
97 20	EAST JUNCTION CO RD 143	M	0.7124	4,650	14	5,019	1,619	47	255	49	5	259	1,551	44	45	1,170	1,251	
97 20	EAST JUNCTION CO RD 143	M	0.0522	4,450	14	5,019	1,619	47	255	49	5	259	1,551	44	45	1,170	1,251	
97 20	WEST LINE 50A COUNTY	M	0.2199	4,600	15	5,295	1,619	47	255	49	5	259	1,551	44	45	1,170	1,251	
97 20	W 141 & CO RD 840 INTERCHANGE	M	0.7139	14,100	40	6,407	4,608	191	622	101	7	673	4,290	49	100	10,007	3,100	
97 20	CO RD 425 INTERCHANGE	M	0.5234	16,000	40	11,947	4,608	191	622	101	7	673	4,290	49	100	99,207	28,520	
97 20	SOUTH-EAST SOUTH-WEST RAMP	M	0.2880	510	2	679	199	6	57	6	0	6	74	1	2	147	30	
97 20	EAST-NORTH WEST-NORTH RAMP	M	0.2875	1,570	6	1,409	191	10	40	7	0	7	91	1	5	491	46	
97 20	WEST-NORTH RAMP	M	0.0969	670	2	666	12	5	6	1	0	0	0	0	0	31	1	
97 20	EAST-NORTH RAMP	M	0.1112	1,030	4	951	195	6	39	5	0	0	0	0	4	119	10	
97 20	NORTH-EAST NORTH-WEST RAMP	M	0.2991	1,440	5	1,294	192	10	40	7	0	7	91	1	5	430	47	
97 20	EAST SOUTH WEST SOUTH RAMP	M	0.2994	590	1	644	199	10	40	6	0	0	0	0	4	157	35	
97 20	EAST-SOUTH RAMP	M	0.0957	590	1	621	199	6	34	4	0	0	0	0	2	11	4	
97 20	WEST-SOUTH RAMP	M	0.1095	120	0	112	6	1	4	1	0	0	0	0	0	12	1	
97 20	CO RD 421 INTERCHANGE	M	0.6993	16,600	50	11,899	4,617	199	635	104	7	673	4,290	49	100	16,320	4,994	
97 20	SOUTH-EAST SOUTH-WEST RAMP	M	0.2993	100	0	81	49	0	1	0	0	4	41	1	2	27	10	
97 20	EAST-NORTH WEST-NORTH RAMP	M	0.5238	760	3	949	418	4	18	1	0	0	0	0	1	8	47	
97 20	NORTH-EAST NORTH-WEST RAMP	M	0.4990	760	3	920	408	7	17	0	0	0	0	0	0	0	0	
97 20	EAST SOUTH WEST SOUTH RAMP	M	0.2446	140	0	90	50	0	1	0	0	0	0	0	0	0	0	
97 20	EAST SOUTH RAMP	M	0.1492	90	0	94	50	0	1	0	0	0	0	0	0	0	0	
97 20	SOUTH LAMPS OF BERKELEY BLUFFS	M	1.9722	17,900	20	12,087	5,891	146	461	117	15	475	3,449	131	189	46,744	14,426	
97 20	NORTH LAMPS OF BERKELEY BLUFFS	M	0.8940	17,900	20	12,087	5,891	146	461	117	15	475	3,449	131	189	15,105	4,771	
97 20	SOUTH LAMPS OF BERKELEY BLUFFS	M	1.0796	17,900	20	12,412	5,340	163	476	110	7	512	3,449	50	141	18,510	5,763	
97 20	SOUTH BERKELEY SOUTH RAMP	M	0.5129	17,400	51	12,779	5,176	161	669	206	7	624	3,817	67	133	320	66	
97 20	SOUTH-EAST SOUTH-WEST RAMP	M	0.0798	510	1	429	81	9	15	3	0	0	0	0	1	97	8	
97 20	SOUTH-EAST SOUTH-WEST RAMP	M	0.2994	510	2	687	81	4	21	3	0	0	0	0	1	100	28	
97 20	EAST-NORTH SOUTH-WEST RAMP	M	0.2995	4,130	7	3,719	860	18	68	12	1	81	241	9	13	1,040	101	
97 20	NORTH-WEST NORTH-EAST RAMP	M	0.5131	3,920	4	3,514	400	14	61	12	1	61	232	9	14	1,210	128	
97 20	EAST-SOUTH WEST-SOUTH RAMP	M	0.2490	460	1	689	71	2	7	1	0	7	49	1	1	114	18	
97 20	EAST-SOUTH WEST-SOUTH RAMP	M	0.2512	460	1	689	71	2	7	1	0	7	49	1	1	114	18	
97 20	NORTH LAMPS OF BERKELEY BLUFFS	M	0.1428	24,900	38	16,316	6,091	170	770	187	18	627	4,044	149	220	4,034	962	
97 20	SOUTH LAMPS OF SOUX CITY	M	0.5129	24,900	38	16,546	6,091	170	770	187	18	627	4,044	149	220	5,000	78	
97 20	NORTH LAMPS OF SOUX CITY	M	0.2189	24,900	38	16,316	6,091	170	770	187	18	627	4,044	149	220	2,670	894	
97 20	SOUTH LAMPS OF SOUX CITY	M	0.1428	24,900	38	16,546	6,091	170	770	187	18	627	4,044	149	220	3,449	850	
97 20	W 376 INTERCHANGE	M	1.2109	24,900	38	16,546	6,091	170	770	187	18	627	4,044	149	220	32,487	7,965	
97 20	SOUTH-EAST SOUTH-WEST RAMP	M	0.9612	1,000	3	1,499	552	11	50	9	1	49	197	14	11	710	101	
97 20	EAST-NORTH WEST-NORTH RAMP	M	0.2757	3,000	11	2,444	1,340	69	317	95	4	117	899	32	40	1,000	174	
97 20	NORTH-EAST NORTH-WEST RAMP	M	0.4440	3,000	11	3,702	1,300	68	310	95	4	112	919	74	51	1,000	154	
97 20	EAST-SOUTH WEST-SOUTH RAMP	M	0.4079	1,960	2	1,294	394	9	39	7	1	36	431	16	24	747	100	
97 20	SOUTH-EAST RAMP	M	0.4662	3,000	9	4,400	690	40	180	32	4	69	510	16	20	2,577	424	
97 20	EAST-SOUTH WEST-SOUTH RAMP	M	0.1729	3,400	12	3,699	1,120	76	341	61	7	111	849	31	47	1,400	160	
97 20	123 <sup>RD</sup> 75 & US 20 INTERCHANGE	M	0.9468	16,400	31	12,807	5,591	179	614	144	27	470	3,410	150	147	1,341	271	
97 20	NORTH-EAST SOUTH-EAST RAMP	M	0.2190	3,000	15	3,057	1,120	69	299	52	9	87	664	14	37	1,200	180	
97 20	EAST-NORTH RAMP	M	0.4999	4,940	8	4,679	204	19	30	14	2	18	117	4	6	2,499	127	
97 20	EAST-NORTH EAST-SOUTH RAMP	M	0.4129	3,400	15	3,142	1,341	56	291	46	5	65	714	26	39	3,974	529	
97 20	WEST-NORTH LOOP	M	0.4081	710	1	660	109	29	131	19	3	18	118	4	6	190	134	
97 20	SOUTH-WEST LOOP	M	0.4870	3,600	5	2,899	750	60	229	40	5	44	598	12	18	1,440	194	
97 20	NORTH-EAST NORTH-WEST RAMP	M	0.2870	3,400	9	4,779	618	56	292	49	5	29	210	8	12	1,449	189	
97 20	NORTH-WEST RAMP	M	0.5817	1,320	2	1,039	279	31	139	25	5	6	67	2	3	477	101	
97 20	WEST-SOUTH RAMP	M	0.5912	1,960	6	3,439	596	95	141	29	5	39	252	8	14	1,357	120	
97 20	WALL ST & DWEE AVE INTERCHANGE	M	1.1810	30,400	44	14,942	4,194	105	1,018	181	21	696	3,808	137	208	46,707	13,280	
97 20	NEBRASKA/RICE INTERCHANGE	M	0.0504	28,000	36	18,979	4,990	173	597	140	16	413	3,172	119	179	1,469	262	
97 20	SOUTH-EAST SOUTH-WEST RAMP	M	0.3514	1,900	4	2,097	699	29	131	23	3	49	390	12	18	946	107	
97 20	EAST-WEST RAMP CONNECTION	M	0.0901	1,810	4	2,177	529	16	71	13	1	34	186	7	11	75	20	
97 20	RAMP CONNECTION TO VIRGINIA ST	M	0.0990	1,870	4	2,090	529	16	71	13	1	34	186	7	11	77	21	
97 20	EAST-SOUTH WEST SOUTH RAMP	M	0.2876	1,990	4	2,489	928	23	102	19	2	40	307	11	19	980	149	
97 20	OFF RAMP TO NEBRASKA STREET	M	0.4904	1,940	5	2,824	129	10	49	9	1	7	93	2	9	1,175	94	
97 20	OFF RAMP TO NEBRASKA STREET	M	0.0230	1,940	5	2,824	129	10	49	9	1	7	93	2	9	46	8	
97 20	EAST INLET	M	0.0223	17,800	1	17,800	0	0	0	0	0	0	0	0	0	0	0	
97 20	SOUTH VIRGINIA ST	M	0.1249	8,200	1	8,200	0	0	0	0	0	0	0	0	0	0	0	
97 20	RAMP CONNECTION TO W 12	M	0.1236	8,700	1	8,700	0	0	0	0	0	0	0	0	0	0	0	
97 20	WB OFF RAMP CONNECTION VIRGINIA ST	M	0.2994	4,120	1	4,120	0	0	0	0	0	0	0	0	0	0	0	
97 20	INTERSECTION PEARL STREET	M	0.0754	18,900	1	18,900	0	0	0	0	0	0	0	0	0	0	0	
97 20	US 77 INTERCHANGE	M	0.0914	26,700	44	14,370	5,199	205	693	165	19	423	3,247	117	177	1,120	271	
97 20	WB OFF RAMP TO US 77	M	0.1236	2,620	5	2,620	112	10	49	9	1	7	93	2	2	192	34	
97 20	E.A. S.W. RAMP	M	0.1422	8,950	12	6,697	221	29	107	19	2	7	94	2	3	1,120	94	
97 20	EAST-WEST SOUTH-WEST RAMP	M	0.0131	3,000	9	4,802	169	14	75	13	2	9	69	2	3	60	2	
97 20	WB OFF RAMP TO HAMPTON BLUFFS	M	0.2612	1,770	3	1,979	94	2	11	2	0	0	69	2	0	442	20	
97 20	S.E. W.E. N.E RAMP	M	0.2803	4,270	7	4,127	199	19	61	11	1	0	42	1	2	1,397	99	
97 20	W.W. S.W. S.W. RAMP	M	0.1136	8,900	12	6,627	241	29	114	20	2	11	81	2	0	1,340	94	

COUNTY ROUTE DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	AADT	Passenger Cars, Total Trucks and Buses										CT Multiple Trailer	ALL VEHICLES VMT	TRUCKS AND BUSES VMT
					MOTORCYCLE	Van, Pickup	and Buses	BUS	SHARABLE	SHARABLE	SHARABLE	CTSHARABLE	CTSHARABLE	CTSHARABLE			
87 20	HAMILTON BLVD INTERCHANGE	M	2,000	21,200	28	18,227	4,944	179	825	144	17	404	1,225	121	187	8,222	1,420
87 20	W-E ON 844P TO HAMILTON BLVD	M	2,000	8,800	11	8,228	261	14	239	19	2	11	35	5	4	9,222	171
87 20	W-E ON FROM US 77	M	2,000	8,800	15	8,220	101	18	124	10	7	18	140	5	5	707	28
87 20	W-E ON FROM US 77	M	2,000	8,800	8	8,647	105	18	84	19	7	8	85	2	7	874	38
87 20	W-E OFF 844P TO HAMILTON BLVD	M	2,000	1,700	8	1,584	160	8	41	7	1	11	34	3	4	1,644	40
87 20	NORTH-EAST SOUTH-EAST 844P *	M	2,000	2,870	5	2,742	121	11	81	8	1	5	40	3	2	278	28
87 20	W-E 1/4 W-E 844P *	M	2,000	8,500	18	8,200	184	18	140	18	3	17	128	5	8	878	27
87 20	EAST-WEST SOUTH-WEST CORN	M	2,000	1,700	5	1,700	14	2	9	2	0	2	17	1	1	14	3
87 20	NORTH-WEST SOUTH-WEST 844P *	M	2,000	1,700	5	1,700	14	2	9	2	0	2	17	1	1	14	3
87 20	W-E 1/4 W-E 844P *	M	2,000	1,700	10	1,644	188	24	131	19	2	10	74	4	4	1,804	88
87 20	WEST LIMITS W 12 INTERCHANGE	M	2,000	10,500	40	25,258	5,288	219	889	171	20	428	1,225	110	174	48,178	8,400
87 20	NORTH-WEST 844P *	M	2,000	1,800	2	1,800	15	9	42	8	1	1	15	0	0	186	28
87 20	WEST-NORTH 844P *	M	2,000	1,700	2	1,700	14	8	42	8	1	1	15	0	0	186	28
87 20	NORTH-EAST 844P *	M	2,000	2,800	1	2,800	24	13	81	8	1	2	14	0	1	380	28
87 20	WEST LIMITS OF SIOUX CITY	M	2,000	27,400	41	22,467	4,881	184	877	188	18	188	1,881	227	282	8,413	878
87 20	SOUTH DAKOTA STATE LINE	S	2,004	27,400	41	22,467	4,881	184	877	188	18	188	1,881	227	282	1,128	28
87 20	844P CORN TO VIRGINIA ST	M	2,041	2,870	1	2,870	24	13	81	8	1	2	14	0	1	380	28
87 20	JUNCTION PEARL STREET *	M	2,099	8,200	1	8,200	24	13	81	8	1	2	14	0	1	380	28
87 20	NORTH-EAST 844P	M	2,070	4,200	1	4,200	24	13	81	8	1	2	14	0	1	380	28
87 20	EAST-SOUTH 844P	M	2,045	4,400	1	4,400	24	13	81	8	1	2	14	0	1	380	28
87 20	CORN TO FLOYD BLVD	M	2,047	4,200	1	4,200	24	13	81	8	1	2	14	0	1	380	28
87 21	JUNCTION W 141 & HOOKY ST TO	M	2,099	700	2	700	21	11	61	24	2	18	36	5	7	129	40
87 21	SOUTH LIMITS OF 070	S	2,880	700	2	700	21	11	61	24	2	18	36	5	7	129	40
87 21	SOUTH 27' CO RD 984 & WALL ST	M	2,917	700	2	700	21	11	61	24	2	18	36	5	7	129	40
87 21	NORTH LIMITS OF 070	S	2,928	900	5	728	213	10	80	24	2	18	36	5	7	212	60
87 21	SOUTH LIMITS OF ARTHUR	S	4,788	900	4	711	213	12	87	24	2	18	36	4	6	2,094	1,818
87 21	SOUTH JUNCTION CO RD 984	S	2,880	900	4	728	213	10	80	24	2	18	36	5	7	249	61
87 21	INTERSECTION MAIN STREET	M	2,284	1,200	4	961	284	8	51	11	1	15	96	5	7	215	42
87 21	INTERSECTION 2ND AVENUE	M	2,020	900	4	763	284	8	51	11	1	15	96	5	7	280	60
87 21	NORTH LIMITS OF ARTHUR	M	2,127	900	4	762	284	8	51	11	1	15	96	5	7	128	22
87 21	JUNCTION CO RD 290	S	2,080	1,000	4	961	285	10	54	10	1	15	97	4	6	285	52
87 21	JUNCTION CO RD 222	S	2,078	970	4	774	285	10	54	10	1	15	97	4	6	2,807	1,285
87 21	JUNCTION 28TH STREET	M	2,021	1,000	4	811	285	10	54	10	1	15	97	4	6	428	121
87 21	WEST LIMITS OF CORCORANVILLE	S	2,008	600	2	478	142	3	18	3	0	15	97	4	6	421	98
87 21	WEST 27' US 28 & CORCORAN AVENUE	M	2,001	600	2	478	142	3	18	3	0	15	96	5	7	20	5
87 21	NORTH LIMITS OF CORCORANVILLE	M	2,018	1,400	5	1,278	286	11	65	15	2	18	117	6	8	18	5
87 21	WEST 1/4 OF 04 COUNTY	S	2,048	1,400	6	1,388	289	14	74	14	2	18	118	5	7	8,024	1,007
87 21	EAST 27' US 28 & SPRINGWOOD ST TO	M	2,044	18,200	78	18,978	2,142	97	504	100	11	148	1,140	80	72	7,324	888
87 21	US 28 & W 12 INTERCHANGE TO	M	2,027	18,000	71	18,789	2,136	78	488	108	18	170	1,128	69	66	8,182	1,088
87 21	EAST LIMITS OF SIOUX CITY	S	2,004	18,000	71	18,784	2,136	78	488	108	18	170	1,128	69	66	22,507	2,471
87 21	28TH STREET INTERCHANGE	M	2,000	18,000	71	18,788	2,136	78	488	108	18	170	1,128	69	66	8,402	427
87 21	SOUTH-EAST SOUTH-WEST 844P	M	2,027	4,800	17	4,727	284	12	72	18	2	18	120	7	8	1,088	88
87 21	EAST-NORTH WEST-NORTH 844P	M	2,072	70	0	64	6	0	1	0	0	1	4	0	0	24	2
87 21	NORTH-EAST NORTH-WEST 844P	M	2,004	30	0	24	4	0	2	0	0	0	4	0	0	88	2
87 21	EAST-SOUTH WEST-SOUTH 844P	M	2,002	8,000	16	7,841	289	12	78	17	2	18	120	7	8	1,007	108
87 21	28TH STREET INTERCHANGE	M	2,128	10,000	38	9,821	1,800	34	240	78	8	107	897	50	60	1,588	2,447
87 21	SOUTH-EAST SOUTH-WEST LOOP	M	2,042	600	1	594	25	1	8	2	0	2	8	1	1	110	8
87 21	EAST-SOUTH WEST-SOUTH LOOP	M	2,008	400	0	388	38	2	10	2	0	2	11	1	1	89	7
87 21	W 17N INTERCHANGE	M	2,072	8,000	38	7,888	1,878	31	221	71	8	104	874	49	60	1,174	628
87 21	EAST-NORTH WEST-NORTH 844P	M	2,022	1,400	6	1,397	17	2	11	2	0	0	2	0	0	448	8
87 21	SOUTH LINE OF PULASKI COUNTY	M	2,008	18,800	84	14,288	2,407	52	225	72	8	207	1,548	88	117	8,288	488
87 21	I 28 & W 12 INTERCHANGE *	M	2,007	24,400	105	20,287	4,880	86	458	80	11	46	1,220	10	24	8,088	281
87 22	SOUTH 27' US 28 & CO RD 984 TO	M	2,487	17,700	28	15,448	2,220	119	607	107	12	148	1,120	40	61	1,852	351
87 240	SOUTH 27' US 28 & CO RD 984 TO	S	2,008	4,000	18	3,781	111	21	112	11	2	18	127	5	7	117	8
87 240	SOUTH 27' US 28 & CO RD 984 TO	S	2,041	4,000	18	3,781	111	21	112	11	2	18	127	5	7	179	14
87 240	INTERSECTION MAIN STREET	M	2,488	2,000	12	2,488	228	8	49	11	1	18	127	7	8	1,188	84
87 240	NORTH LIMITS OF MOVILLE	M	2,023	2,200	8	2,023	128	8	49	11	1	18	127	7	8	1,088	181
87 240	NORTH JUNCTION CO RD 984	S	2,002	2,200	10	2,004	188	10	52	10	1	18	76	3	4	888	28
87 240	INTERSECTION CO RD 212	M	2,108	1,700	8	1,588	188	10	52	10	1	18	76	3	4	7,257	862
87 240	SOUTH LINE OF PULASKI COUNTY *	M	2,487	1,800	7	1,807	188	10	52	10	1	18	76	3	4	1,888	188
87 241	EAST INVERLUS WEST FAIR	S	2,028	2,400	10	2,228	389	17	91	17	2	24	184	8	11	177	25
87 241	WEST LIMITS OF SIOUX	S	2,008	2,870	18	2,788	148	18	81	15	2	14	108	5	7	1,788	181
87 241	EAST LIMITS OF SIOUX	M	2,008	2,800	12	2,688	248	12	78	17	2	18	108	6	8	18	1
87 241	27' CO RD 984 & MAIN (SPRINGWOOD)	S	2,001	1,200	8	1,184	248	15	81	15	2	14	108	5	7	11,802	1,828
87 241	WEST LIMITS OF BATHLAND	S	2,027	1,300	5	1,287	248	15	81	15	2	14	108	5	7	11,174	1,888
87 241	JUNCTION LOCAL STREET	M	2,082	1,200	5	1,180	248	12	78	17	2	18	108	6	8	80	15
87 241	JUNCTION W 31 & HOOKY STREET	M	2,003	1,470	8	1,228	248	12	78	17	2	18	108	6	8	488	81
87 241	EAST LIMITS OF BATHLAND	M	2,488	1,400	8	1,288	228	10	81	14	2	18	108	6	8	808	81
87 241	NORTH LINE OF VIRGINIA COUNTY	S	2,748	1,920	8	1,821	287	12	80	12	1	17	124	8	9	2,487	842

COUNTY ROUTE DESCRIPTION	DESCRIPTION	RURAL MUNICIPAL	SECTION LENGTH	AADT	Passenger Cars, Total Trucks and Buses										CT Multiple Trailer	ALL VEHICLES VMT	TRUCKS AND BUSES VMT
					MOTORCYCLE	Van, Pickup	and Buses	BUS	SHARABLE	SHARABLE	SHARABLE	CTSHARABLE	CTSHARABLE	CTSHARABLE			
87 278	WEST LIMITS OF DANBURY	S	2,008	1,170	5	617	237	11	60	11	1	18	128	5	7	2,785	560
87 27																	



## Public Infrastructure & Utilities

The Environmental Protection Agency defines three types of water systems, based on characteristics of the population it serves. A Community Water System supplies water to the same population year-round and includes municipal systems while Non-Transient Non-Community Water Systems supply water to at least 25 of the same people at least six months out of the year. This includes institutions such as schools, hospitals, and office buildings. Lastly, Transient Non-Community Water Systems supply water for places where people frequently come and go, only staying for a short period of time, such as campgrounds. The table below provides details on the 30 public water systems of Woodbury County.

Community Water System	CWS Number	System Type	Source Watershed	Source Type	Population Served
<b>Sioux City Water Supply</b>	IA9778054	Community water system	Bacon Creek-Missouri River	Surface water	85,797
<b>Sergeant Bluff Water Supply</b>	IA9774033	Community water system	Headwaters Farmers Ditch Watershed	Ground water	5,015
<b>Moville Water Supply</b>	IA9753022	Community water system	McElhanev Creek Watershed	Ground water	1,687
<b>Sloan Water Supply</b>	IA9780059	Community water system	Farmers Ditch Watershed	Ground water	1,042
<b>Lawton Water Supply</b>	IA9743065	Community water system	Elliott Creek Watershed	Ground water	943
<b>Correctionville Water Supply</b>	IA9721076	Community water system	Bacon Creek Watershed	Ground water	766
<b>Anthon Water Supply</b>	IA9704060	Community water system	Threemile Creek-Little Sioux River Watershed	Ground water	545
<b>Pierson Water Supply</b>	IA9766041	Community water system	Village of Pierson Watershed	Ground water	337
<b>Danbury Water Supply</b>	IA9729099	Community water system	Koker Creek-Maple River Watershed	Ground water	320
<b>Lofted View Events</b>	IA9778202	Transient non-community system	Garretson Ditch Watershed	Ground Water	314
<b>Salix Water Supply</b>	IA9770024	Community water system	West Laterals-Farmers Ditch Watershed	Ground water	295
<b>Bronson Water Supply</b>	IA9709046	Community water system	Elliott Creek Watershed	Ground water	294
<b>Hornick Water Supply</b>	IA9738057	Community water system	West Fork Ditch Watershed	Ground water	255
<b>Cushing Water Supply</b>	IA9725094	Community water system	Bacon Creek Watershed	Ground water	230
<b>Dorothy Pecaut Nature Center</b>	IA9778401	Transient non-community system	Big Sioux River Watershed	Ground water	208
<b>Smithland Water Supply</b>	IA9783060	Community water system	Parnell Creek-Little Sioux River Watershed	Ground water	181
<b>Green Valley Golf Course</b>	IA9778201	Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	180
<b>Stone State Park</b>	IA9778966	Transient non-community system	Big Sioux River Watershed	Ground water	150
<b>MidAmerican Energy Co. Neal North</b>	IA9778105	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	137
<b>Global Foods Processing Inc.</b>	IA9778110	Community water system	Bacon Creek-Missouri River Watershed	Ground water	120
<b>Ag Processing – Soy Plant</b>	IA9774002	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	110



<b>MidAmerican Energy Co – Neal South</b>	IA9778106	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	107
<b>Oto Water Supply</b>	IA9758023	Community water system	Fern Creek-Little Sioux River Watershed	Ground water	72
<b>East Side Acres</b>	IA9700630	Community water system	Village of Climbing Hill-West Fork Little Sioux River Watershed	Ground water	64
<b>Ag Processing - Refinery</b>	IA9774003	Non-Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	50
<b>Berea Heights Inc.</b>	IA9778301	Community water system	Headwaters Farmers Ditch Watershed	Ground water	38
<b>Salem Lutheran Church Correctionville</b>	IA9721883	Transient non-community system	Headwaters Wolf Creek Watershed	Ground water	35
<b>Whiskey Creek (Feedlot)</b>	IA9778111	Transient non-community system	Big Whiskey Creek Watershed	Ground water	34
<b>Koch Fertilizer LLC</b>	IA9774102	Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	30
<b>Oscar Carl Vineyard</b>	IA9778203	Transient non-community system	Bacon Creek-Missouri River Watershed	Ground water	25

Data sources: United States Environmental Protection Agency, MyWaterway.epa.gov.

United States Environmental Protection Agency, Drinking Water Map Application (geopub.epa.gov/DWWWidgApp).

<b>Utility Providers</b>	
<b>Anthon</b>	<b>Bronson</b>
Electric: Anthon Municipal Utilities & NIPCO/WIMECA Water: Anthon Municipal Water System Wastewater: Anthon Municipal Wastewater Treatment Facility Telephone/Internet/Cable: CenturyLink, Evertek, Long Lines, Wiatel, and RuralWaves Solid Waste: Sanitary Services Recycling: Gill Hauling	Electric: MidAmerican Energy Water: Bronson Water Supply Wastewater: City of Bronson Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: CHN Garbage Service Recycling: Gill Hauling
<b>Correctionville</b>	<b>Cushing</b>
Electric: MidAmerican Energy Water: Correctionville Water Supply Wastewater: City of Correctionville Wastewater Treatment Facility Telephone/Internet/Cable: Schaller, CenturyLink, Ruralwaves, Nextlink Solid Waste: Sanitary Services Recycling: Gill Hauling	Electric: MidAmerican Energy Water: Cushing Water Supply Wastewater: City of Cushing Wastewater Treatment Facility Telephone/Internet/Cable: Schaller Telephone, Nextlink Solid Waste: Sanitary Services Recycling: Gill Hauling
<b>Danbury</b>	<b>Hornick</b>
Electric and gas: MidAmerican Energy Water: Danbury Water Supply Wastewater: City of Danbury Wastewater Treatment Facility Telephone/Internet/Cable: Long Lines Solid Waste: CHN Garbage Service Recycling: Gill Hauling	Electric: MidAmerican Energy Water: Hornick Water Supply Wastewater: City of Hornick Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: CHN Garbage Service Recycling: Monona County Landfill
<b>Lawton</b>	<b>Moville</b>
Electric and gas: MidAmerican Energy Water: Lawton Water Supply Wastewater: City of Lawton Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: Gill Hauling	Electric and gas: MidAmerican Energy Water: Moville Water Supply Wastewater: City of Moville Wastewater Treatment Facility

Recycling: Gill Hauling	
<b>Oto</b>	<b>Pierson</b>
Electric: MidAmerican Energy Water: Oto Water Supply Wastewater: City of Oto Wastewater Treatment Facility Telephone/Internet/Cable: Wiatel Solid Waste: CHN Garbage Service Recycling: LP Gill Landfill	Electric: MidAmerican Energy Water: Pierson Water Supply Wastewater: City of Pierson Wastewater Treatment Facility Telephone/Internet/Cable: Frontier, Wiatel (coming soon) Solid Waste: Sanitary Services Recycling: Woodbury County Solid Waste Agency
<b>Salix</b>	<b>Sergeant Bluff</b>
Electric and gas: MidAmerican Energy Water: Salix Water Supply Wastewater: City of Salix Wastewater Treatment Facility Telephone/Internet/Cable: Longlines, Nextlink Solid Waste: CHN Garbage Service Recycling: LP Gill Landfill	Gas: MidAmerican Energy Electric: Sergeant Bluff Municipal Water: Sergeant Bluff Water Supply Wastewater: City of Sergeant Bluff Water Treatment Plant Telephone/Internet/Cable: Long Lines, Sparklight Solid Waste: Waste Connections Recycling: Gill Hauling
<b>Sioux City</b>	<b>Sloan</b>
Electric and gas: MidAmerican Energy Water: Sioux City Water Supply Wastewater: City of Sioux City Wastewater Treatment Facility	Electric and gas: MidAmerican Energy Water: Sloan Water Supply Wastewater: City of Sloan Wastewater Treatment Facility
<b>Smithland</b>	<b>Unincorporated</b>
Electric: MidAmerican Energy Water: Smithland Water Supply Wastewater: City of Smithland Wastewater Treatment Facility	Electric: Woodbury County Rural Electric Cooperative, Western Iowa Power Cooperative, or North West Rural Electric Cooperative Water: Individual well systems Wastewater: Septic systems and/or lagoons Telephone/Internet/Cable: varies Solid Waste: Individual private contracts with waste management services

<b>Collectors/Recyclers Partnering with the Woodbury County Transfer Station</b>	
Household Appliances	Demanded in house by Certified staff Steel from appliances: Compressed Steel CO 2600 Boulevard of Champions, Sioux City, IA 51111, 712-277-4100
E-Waste	A-Tech Recycling Inc. 5745 NE 17 <sup>th</sup> St, Des Moines, IA, 50313, 515-263-3707
Recyclable Material (cardboard, metal, glass, paper, plastic)	Van's Sanitation & Recycling 1553 18 <sup>th</sup> St. SW, Le Mars, IA, 51031, 712-548-4644
Scrap Metal	Compressed Steel CO 2600 Boulevard of Champions, Sioux City, IA, 51111, 712-277-4100

Woodbury County Transfer Station's Annual Tonnage:

**Table 5 – Association Annual Tonnage**

<b>Fiscal Year</b>	<b>Total Tons Accepted</b>	<b>Percent Difference</b>
FY2013	4,800	
FY2014	4,860	1.23%
FY2015	4,770	-1.88%
FY2016	5,199	8.25%
FY2017	5,403	3.77%
FY2018	5,738	5.80%
FY2019	5,180	-10.70%

*Woodbury County Area Solid Waste Agency, Comprehensive Plan Update, 2021*

# Financial and Business Assistance

IOWA DEPARTMENT OF NATURAL RESOURCES



The **Financial and Business Assistance (FABA)** team at the Iowa Department of Natural Resources is committed to enhancing Iowa's Environment in ways that positively impact our economy and society.

## **Comprehensive Planning & Environmental Management Systems (EMS)**

Each community in Iowa is part of a Solid Waste Planning Area. Every five years most Planning Areas solicit input and file Comprehensive Plan Updates (IAC 567-101) with the department for review. The plans describe the state of the 3Rs (Reduce, Reuse, Recycle) along with disposal information, programs and goals. DNR staff is available to help local officials with tools to assist in preparation to make important waste reduction and integrated solid waste management decisions.

[www.iowadnr.gov/complan](http://www.iowadnr.gov/complan)

**EMS** is a voluntary alternative program to Comprehensive Planning. Solid Waste Planning Areas and Facility Service Areas who are successful program applicants receive training and technical assistance to implement the ten elements of EMS, keying on six environmental areas beyond waste reduction. Participants receive benefits specific to the program and submit annual reports detailing objectives and progress. Applications are accepted annually for new program participants.

Laurie Rasmus | [Laurie.Rasmus@dnr.iowa.gov](mailto:Laurie.Rasmus@dnr.iowa.gov)

[www.iowadnr.gov/swems](http://www.iowadnr.gov/swems)

## **Iowa Waste Exchange (IWE)**

With a non-regulatory network of representatives around the state, the IWE works to match up businesses, schools, hospitals, communities, and individuals that have waste recycling and/or disposal needs with resources to help meet those needs. Thousands of available and wanted materials are in the IWE's confidential, free-access database.

Bill Blum | [Bill.Blum@dnr.iowa.gov](mailto:Bill.Blum@dnr.iowa.gov)

[www.iowadnr.gov/iwe](http://www.iowadnr.gov/iwe)

## **Pollution Prevention (P2) Services**

Pollution Prevention engineers provide confidential, non-regulatory environmental technical assistance at no cost to Iowa businesses, industries, institutions and government agencies. Pollution Prevention Services offers opportunity assessments, the nationally-recognized Pollution Prevention Intern

Program, Environmental Management Systems assistance, workshops and educational training. Since 2001, the Pollution Prevention Intern Program has saved Iowa businesses over \$91 million in implemented environmental improvement projects.

Jeff Flagle | [Jeff.Flagle@dnr.iowa.gov](mailto:Jeff.Flagle@dnr.iowa.gov)

[www.iowap2services.com](http://www.iowap2services.com)

## **Regional Collection Center Program**

Regional Collection Centers (RCCs) are permanent collection facilities designed to properly manage and dispose of hazardous waste from households and conditionally exempt small quantity generator (CESQG) businesses. RCCs accept specific types of hazardous materials that display the following types of characteristics: toxic, flammable, corrosive and reactive. These characteristics can be found in items like cleaners, stains, polish and oils. Many RCCs provide a material exchange (Swap Shop) for usable products. Grants are available to establish a new RCC or improve/expand existing RCC facilities and services. Ongoing support is also provided to RCCs through reimbursement payments to help offset operating expenses.

Kathleen Hennings | [Kathleen.Hennings@dnr.iowa.gov](mailto:Kathleen.Hennings@dnr.iowa.gov)

[www.iowadnr.gov/hhm](http://www.iowadnr.gov/hhm)

## **Toxics In Packaging**

Iowa law prohibits the sale or distribution of packaging containing heavy metals such as cadmium, lead, mercury, and hexavalent chromium (if intentionally introduced) and sets limits on the incidental presence of these heavy metals in packaging materials. The purpose of the law is to prevent these toxic heavy metals from entering the environment, recycling stream, landfills and waste incinerators. Iowa's Toxic in Packaging Program conducts both education outreach and random testing to assure packaging compliance in the manufacturing and package distribution industries.

Kathleen Hennings | [Kathleen.Hennings@dnr.iowa.gov](mailto:Kathleen.Hennings@dnr.iowa.gov)

[www.iowadnr.gov/hhm](http://www.iowadnr.gov/hhm)



## FABA Environmental Education Services

### **Household Hazardous Materials Education**

In an effort to assist all ages in understanding the concerns and risks associated with household hazardous materials (HHM), several education materials have been developed. Age-specific short videos and interactive computer games are available to help identify HHMs and discuss proper purchase, use, storage and disposal.

Kathleen Hennings | Kathleen.Hennings@dnr.iowa.gov  
[www.iowadnr.gov/hhm](http://www.iowadnr.gov/hhm)

### **Mobile Education Exhibit:**

The “How You Live Has an Impact” exhibit is an interactive way to learn about the natural resources used in our daily lives, the effects this has on our environment and simple steps that can be taken to minimize the waste of these resources. The exhibit showcases topics such as sustainability, recycling, household hazardous materials and water and energy conservation. Transportation is provided at no cost. The exhibit is also handicapped accessible, heated and air conditioned and available for use year-round.

Amy Wilken | Amy.Wilken@dnr.iowa.gov  
[www.iowadnr.gov/mobileexhibit](http://www.iowadnr.gov/mobileexhibit)

### **Retailer Consumer Education Program**

It is the policy of the state of Iowa to educate Iowans regarding the hazardous nature of certain household products including proper use, storage and disposal to protect public health and safety and the environment. Iowa law requires retailers that sell HHMs to obtain an annual permit and they may participate in a consumer information program by providing DNR-supplied education materials to consumers. Iowa law also requires retailers that sell certain HHMs (motor oil, oil filters and lead acid batteries) to accept these used materials for recycling and reuse or to post the nearest collection location for recycling and reuse.

Kathleen Hennings | Kathleen.Hennings@dnr.iowa.gov  
[www.iowadnr.gov/hhm](http://www.iowadnr.gov/hhm)

## FABA Grants Programs

### **Derelict Building Grant Program**

The Derelict Building Grant Program works with communities with populations of 5,000 or fewer people who need assistance with addressing abandoned commercial or public buildings, all while diverting construction and demolition materials from the landfill. The Program works with applicants to address any environmental, health and safety challenges these buildings pose and limits the amount of construction and demolition debris headed to area landfills.

Reid Bermel | Reid.Bermel@dnr.iowa.gov  
[www.iowadnr.gov/derelictbuilding](http://www.iowadnr.gov/derelictbuilding)

### **Solid Waste Alternatives Program (SWAP)**

SWAP provides financial and technical assistance to businesses, government agencies, public and private groups and individuals to assist with development and implementation of solid waste management projects to improve environmental performance and the bottom line. By recovering, reusing, and reducing the use of Iowa’s valuable resources, SWAP projects save money, create jobs, increase revenue and protect and preserve natural resources by promoting resource management that eases the burden on landfills, reduces greenhouse gas emissions and improves Iowa’s water, air and land quality.

Tom Anderson | Tom.Anderson@dnr.iowa.gov  
[www.iowadnr.gov/swap](http://www.iowadnr.gov/swap)

### **Professional Development Assistance Grant Program**

The PDA Program provides grants to assist with the development and delivery of technical assistance, public awareness, and professional development opportunities for Iowa’s solid waste management professionals. Program funds are available to local governments, public and private groups, and individuals.

Tom Anderson | Tom.Anderson@dnr.iowa.gov

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For more information on any of the FABA programs, go to

[www.iowadnr.gov/faba](http://www.iowadnr.gov/faba)

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### FABA SECTION SUPERVISOR

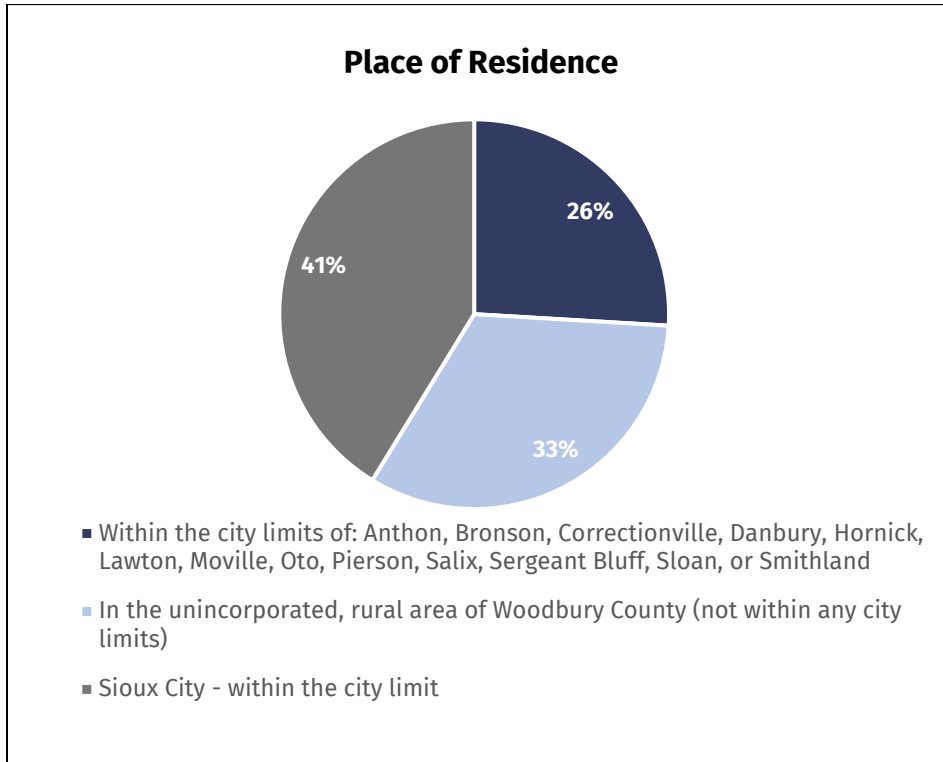
JENNIFER WRIGHT  
(515) 452.1794

Jennifer.Wright@dnr.iowa.gov

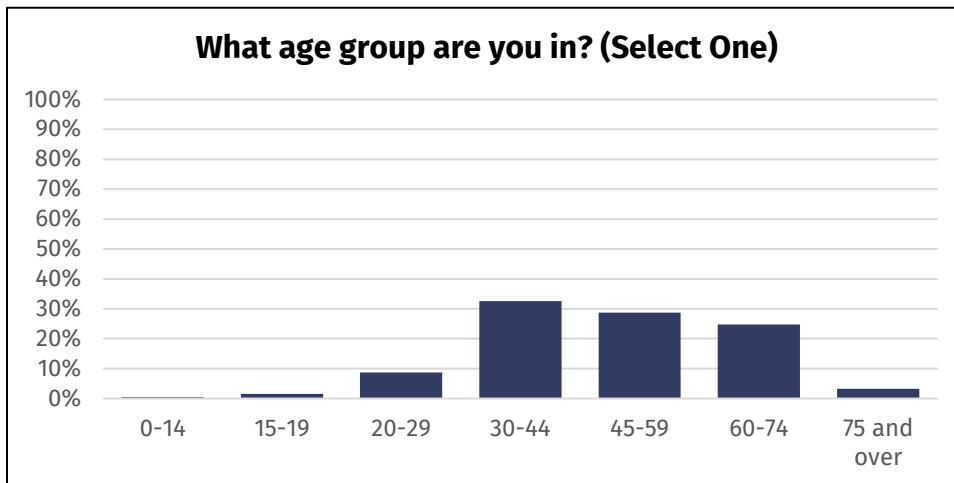
# Survey Results & Public Engagement

Results from the Woodbury County Comprehensive Plan 2040 Public Input Survey, Summer 2021

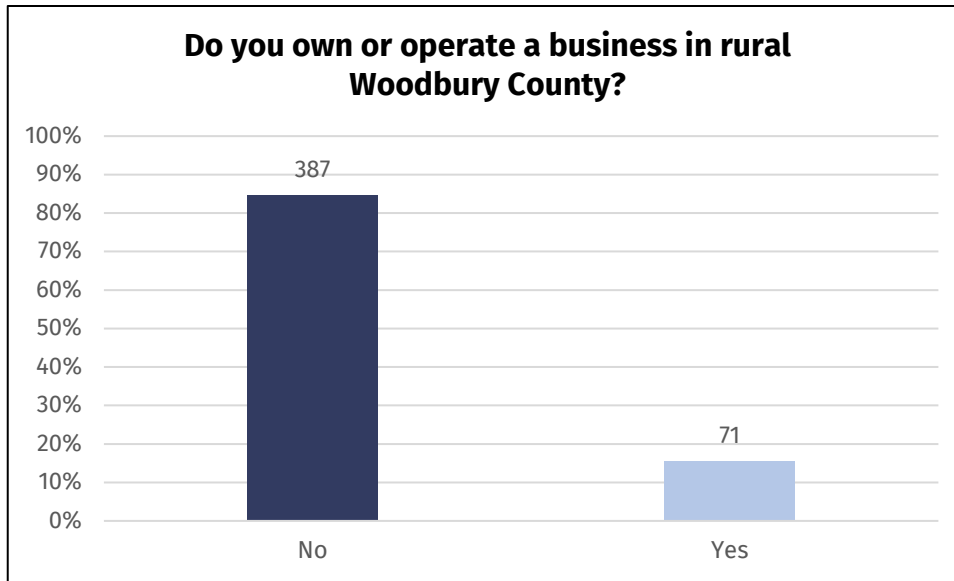
## Question #1: Where do you live?



## Question #2



**Question #3**



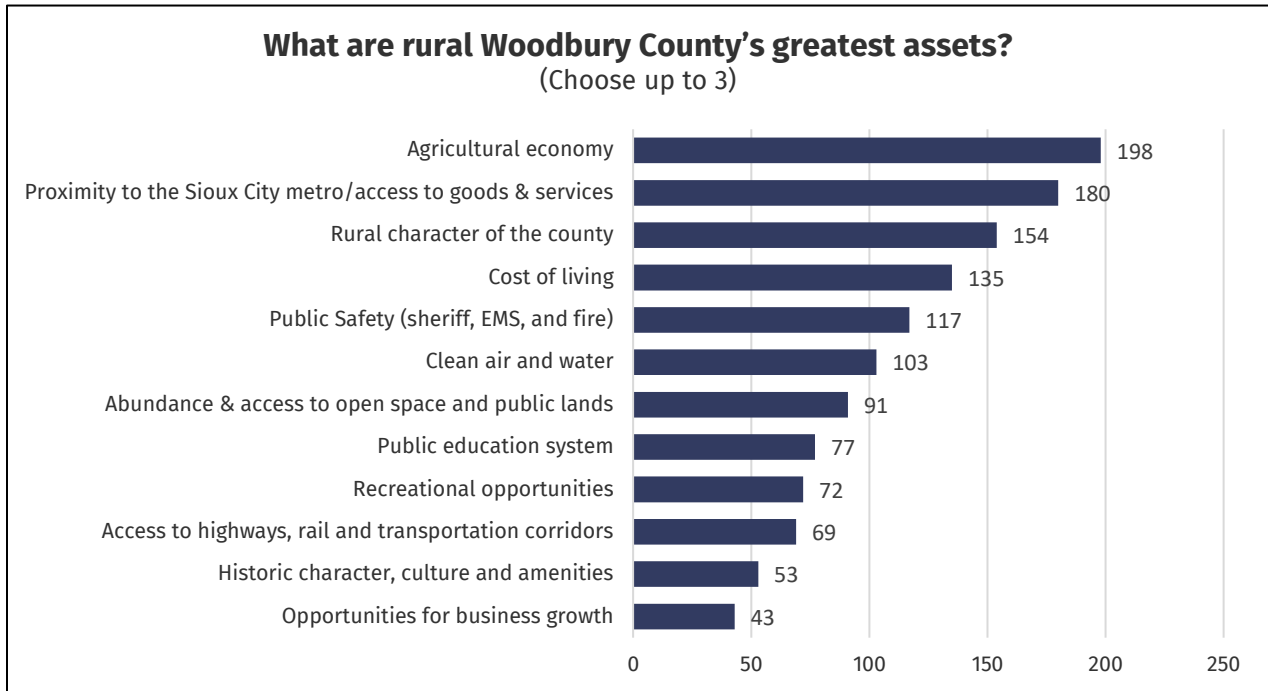
**If your answer in #3 is yes, what type of business do you own and how many employees do you have?**

Rental
farm, 0
Farming no employee
Law Firm - 11 employees
Rural Highway department/50
Construction
Farming
Diesel mechanic, 1
Farm Ranch 3
2
Farm/ feedyard
Livestock
Restaurant. Meet market. Commodity brokerage business. Farming.
Church - 1 employee
Insurance Co
Woodshop and farm 0 employees
Emma's Lunch Box and 2
No business
Daycare
Construction - rendering maintenance - 5 full time employees
3
Independent sales



Farming.. no employees
Pest control. 2 employees
Farm
Family farm
In home daycare and 2 people
Self employed cleaning. Independent Contractor
Farmer
Farm and construction
Triple C Farms, 1
Farmer - 4 seasonal help
Concessions
Medical uniforms, 2 employees
Operate Electrician - 15
Farmer
Na
Contractor-1
Farm. 3
Healthcare and Education, 2 employees
Farm, 4 employees
Farm, seed 3
Paint sales 4 employees
Attorney no employees
Photography none
Ag. 2
Farm and house flipping- selves (2)
Property management/ rentals. 4
Cattle feed lot 5
Nonprofit 7 staff 67 volunteers
Crop Production Retail & Services - 3 employees
Farm
Bar - 3
Farmer
3
Farm 2
row crop farm - 4 employees
Direct Sales - 1
Farming
Real Estate
Farmer
Farm
Food Truck - 4

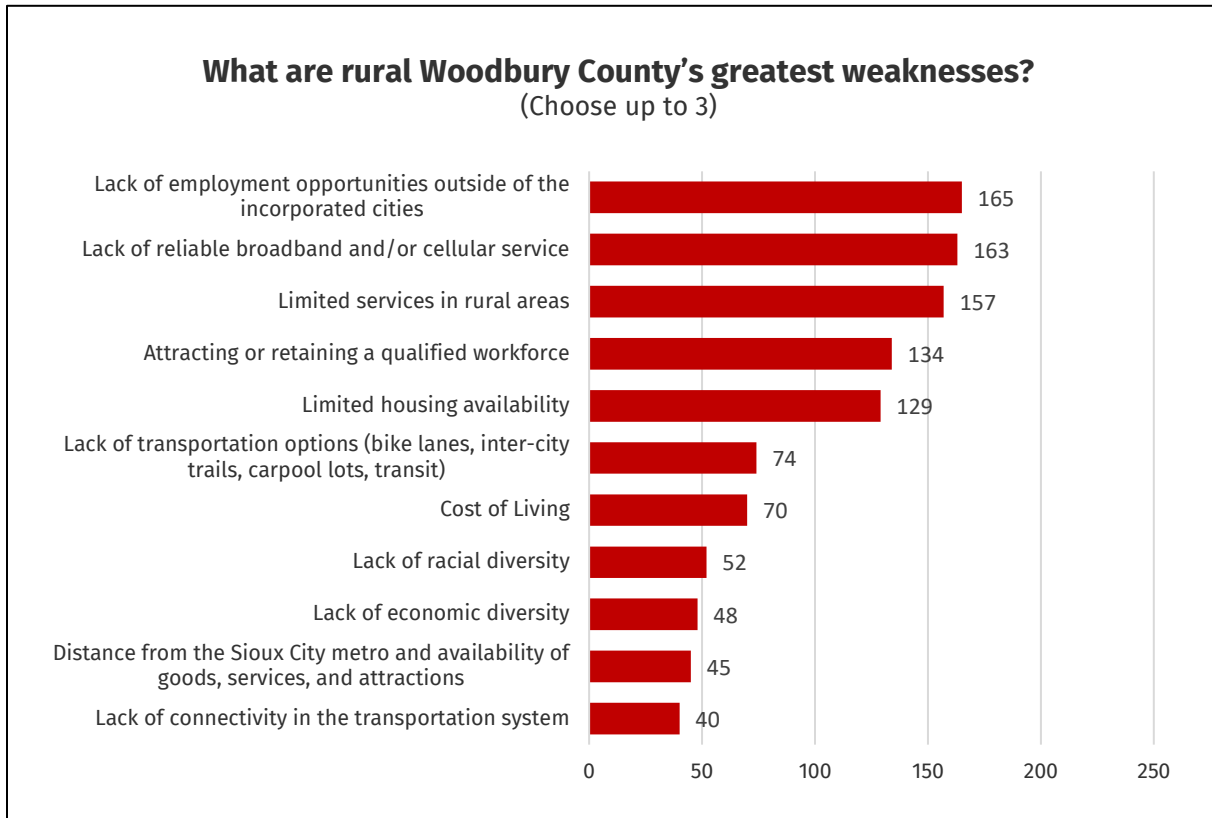
**Question #4**



**Other or Comments (please specify):**

There isn't any great assets. This area needs help.
Taxes are lost than City limits. A plus.
Access to WiaTel Fiber and Access to Reliable Electricity
sense of family or community
Roads are rough and dangerous
Need to limit expansions of feed lots!
We have no great assets because Woodbury county is not taken care of dirt roads are crap. There is very little recreational opportunities the rural character of the county is a absolute joke.
Conservative rural values
Quiet
General high character of people in the region
No windmills!

**Question #5**

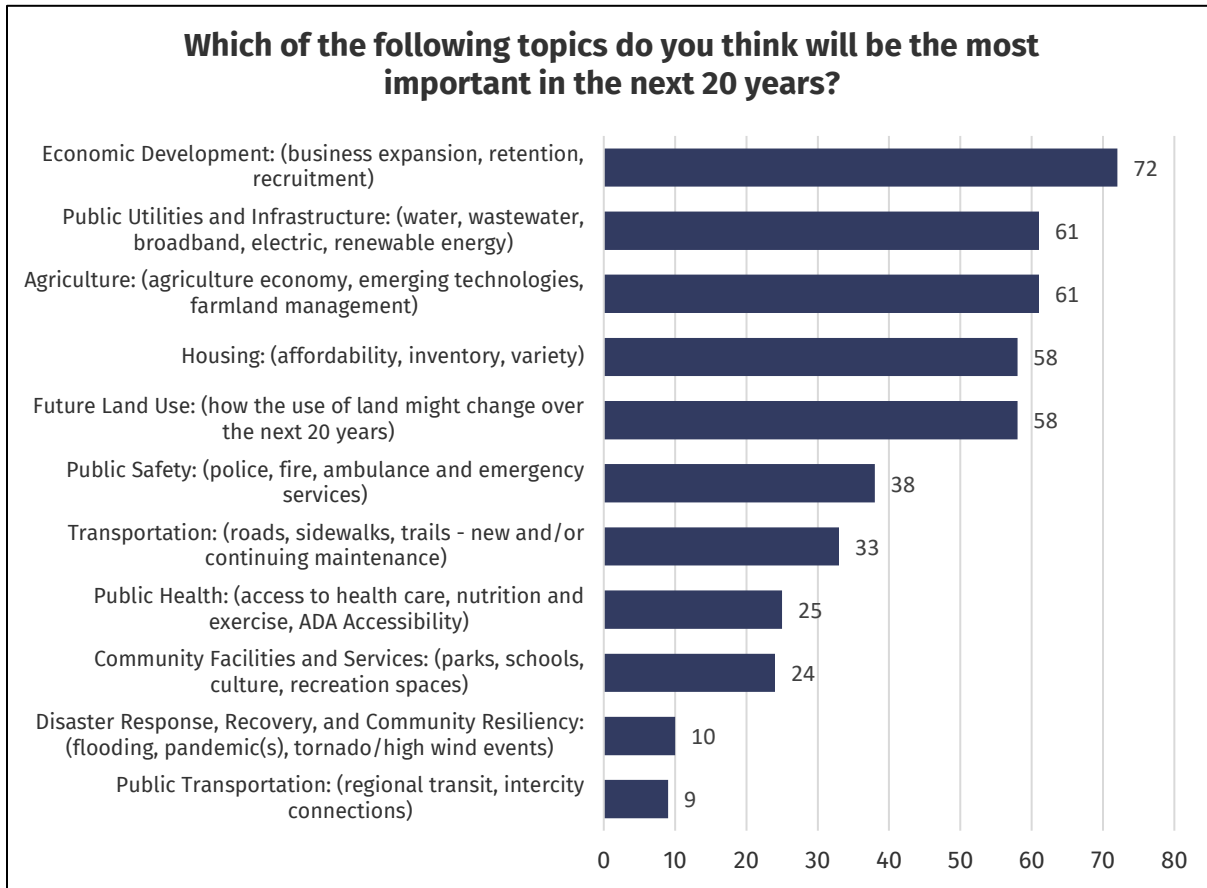


**Other or Comments (please specify):**

large urban area with the political power. rural residents underrepresented although still asked to pay \$\$\$ in property taxes
County gravel road maintenance and service is extremely poor. Road beds need improvement, snow removal needs to be more timely to allow rural residents that ability to get to work in a reasonable manner. We live 3 miles from Sioux City yet need to take a day vacation on any snow over an inch with wind because the road isn't cleared until late the afternoon following the end of the storm.
There is no clean water in Iowa. We need stricter regulations on manure and fertilizer runoff.
none
We wifi thru our "Old" phone lines. Suppose to get new for high speed in 2 years, but SchallerTelephoneCo has been telling me 2 years for at least 2 years. Kids have a hard time doing school work on this internet service
Don't know
can't think of any
Business growth
Senior Citizen Centers (meals, activities, education,nurse access,group tours etc.)
Poor maintenance of gravel roads
Lack of access to waterways.
Mother Nature -- it would be nice if we could order the rain when we needed it!
A HUGE problem is internet and cell service

Rural economic development, secondary roads
Lack of police presence.
Deteoriating infrastructure
Cost of housing
Appearance is typically run down and there is no accountability for people to clean up their property
None
Money is not spent wisely by the Board County
Poor upkeep of rural roads
Poor gravel roads (mostly sand and not rock being applied)
Lack of recreational options
Lack of reliable Cell Service and Lack of Rural Water
Lack of rural grocery stores
Dangerous roads/intersections
Property taxes are ridiculously expensive
Lack of businesses in town also that pay a decent wage
Property taxes
cell service and traffice in Singing Hills area is horrific
Wishing..... Especially Now. With So much more traffic on 141/ Morningside Ave There was a Walking/ Biking Lane!!!
quality of gravel roads
Agricultural land surveyed as Industrial
Bridges and roads. We are seeing improvement, but the have been neglected for a long time
Taxes
Gravel roads need work
Proximity to Sioux City
Disconnect of county government with rural communities
No voice, very long way. For jury duty, kind of feel forgotten
There is no choose three everything for this question is Woodbury county's weakness we should be able to check every box.
Anti livestock production sentiment
Housing is ASOLUTLEY RIDICULOUS! I could have a house on a lake in many other states for the price of a house here. You put lack of racial diversity, you forgot to put "importing immigrants daiky to ruin the place where you grew up". I grew up here, lived lots of other places. Probably not staying here.
Trend to more government control
Gravel roads lack proper maintenance and a proper gravel base
Few cities large enough to offer services the further one gets from Sioux City
Poor county road maintenance
High taxes compared to neighbors. Bad gravel roads.
Broadband in the rural areas
None of these bother me enough to mark them.

**Question #6**

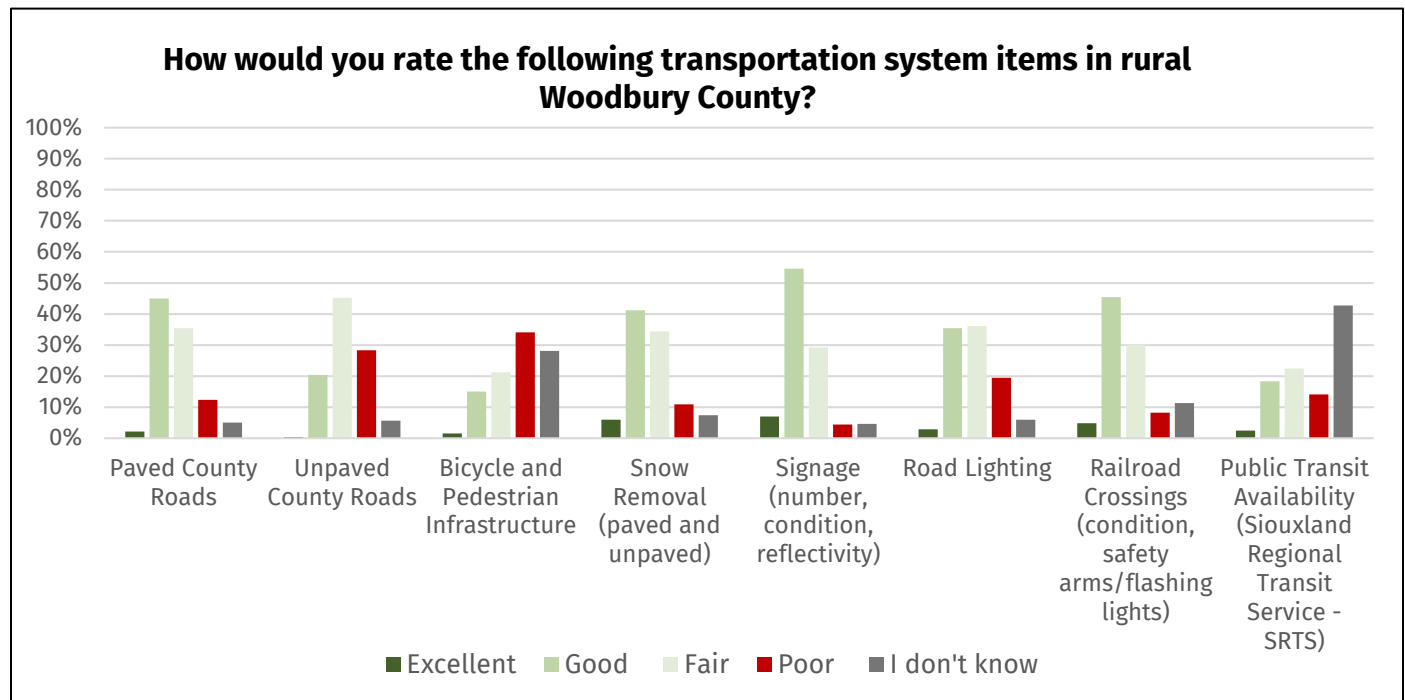


**Other (Please Specify)**

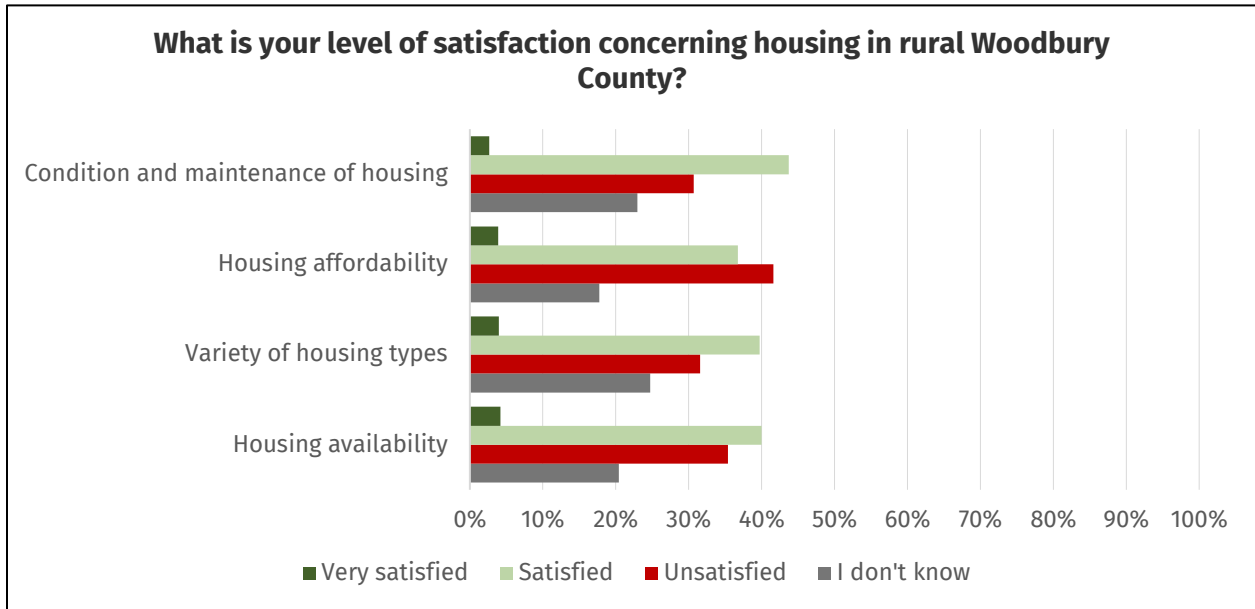
protect private property rights - including from unneighborly actions of another
Agricultural land use (combination of last two item). Sioux City sprawl is hurting ag in WoCo.
control sprawl. no windmills
Small towns have a lack of housing
keep rural areas rural
spread of Sioux City into rural areas
too much suburban sprawl from Sioux City into rural areas
Economic development, community facilities and services, public health, future land uses
Public infrastructure, economic development, transportation infrastructure
Public safety, future land use, agriculture
Economic development, housing, future land use
Housing, public health, public safety
Community facilities and services, public health, agriculture
public infrastructure, transportation infrastructure, public safety
economic development, public infrastructure and utilities, future land use
Internet
Lower Taxes.

Need to plan and lay out an entire sqr mile instead of single business or housing development.
None of the above matters if we're overtaxed. The City/County should stop trying to do things. It's wasteful.
We need affordable housing in Sioux city 1000 to up to 1500 is not affordable
City forcing unwanted and unwarranted policy changes on rural areas, such as bike trails
Wildlife Conservation
Lifestyle amenities
Very sad to see wind generators in our county. Not enough of them to satisfy our energy needs.
Farmers taxed to the max to cover Sioux City area
Broadband connectivity to all areas
Renewable energy/solar farms
Growth is not always good. Until you have attracted some good paying jobs, NOT BUTCHERING ANIMALS JOBS, but good paying jobs where legal citizens actually want to work. For example Trinity Rail, that you all ran out of town. DUMB!
Maintaining independence from government control
Expanding wind farms

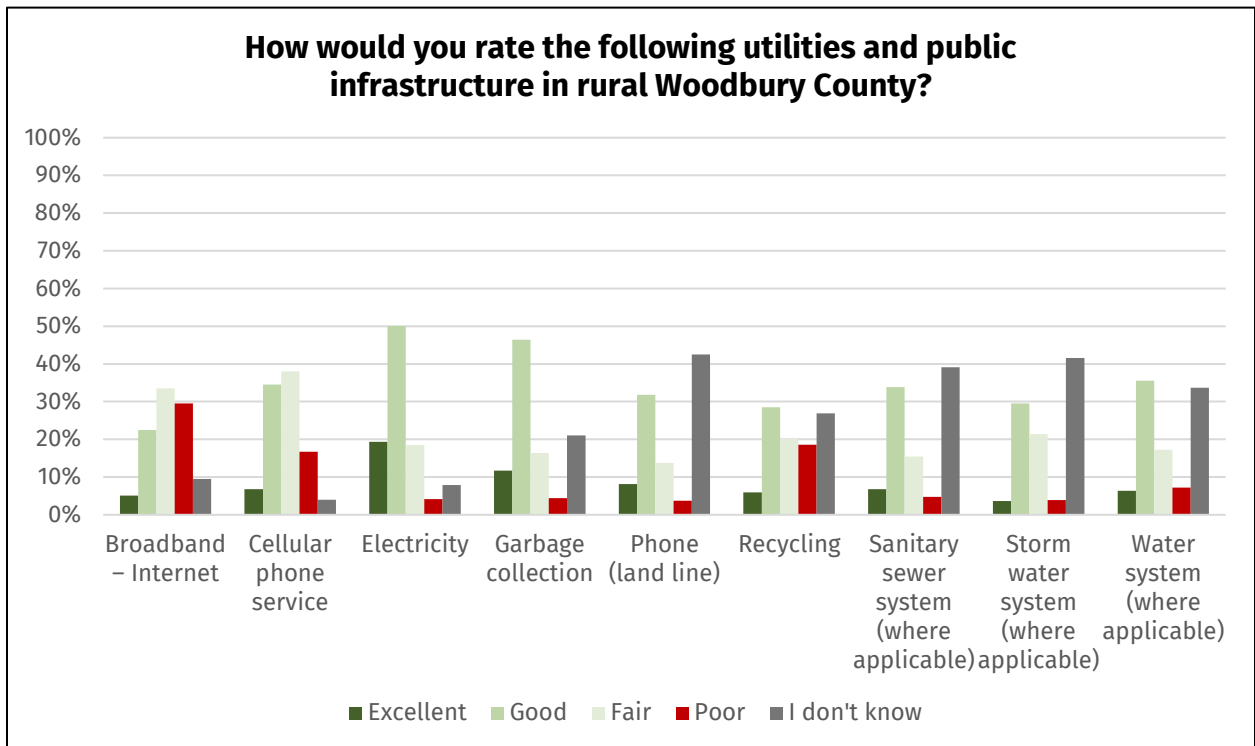
**Question #7**



**Question #8**

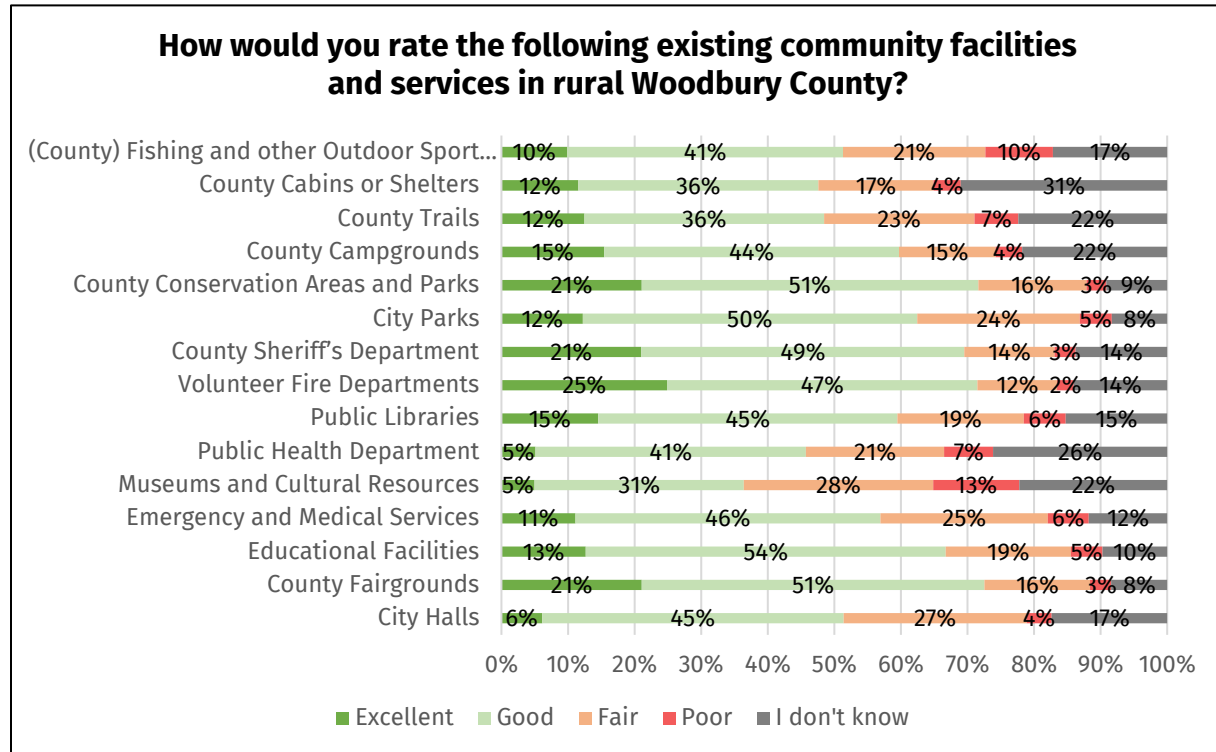


**Question #9**





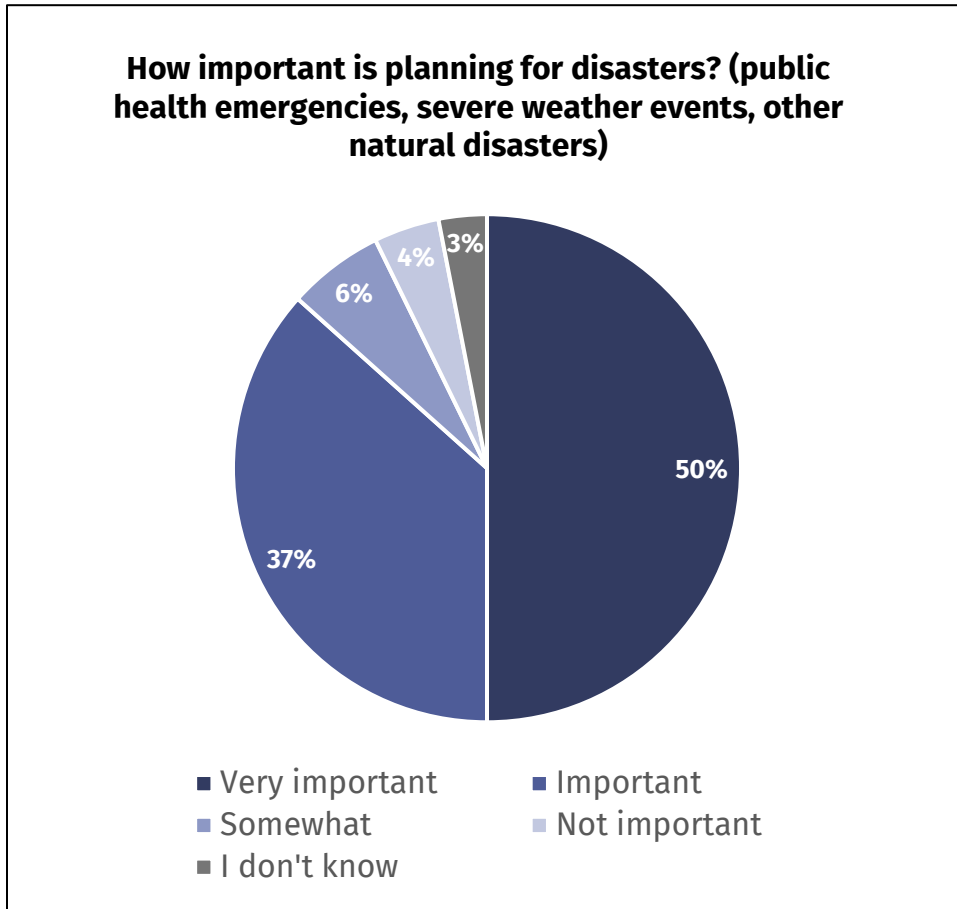
**Question #10**



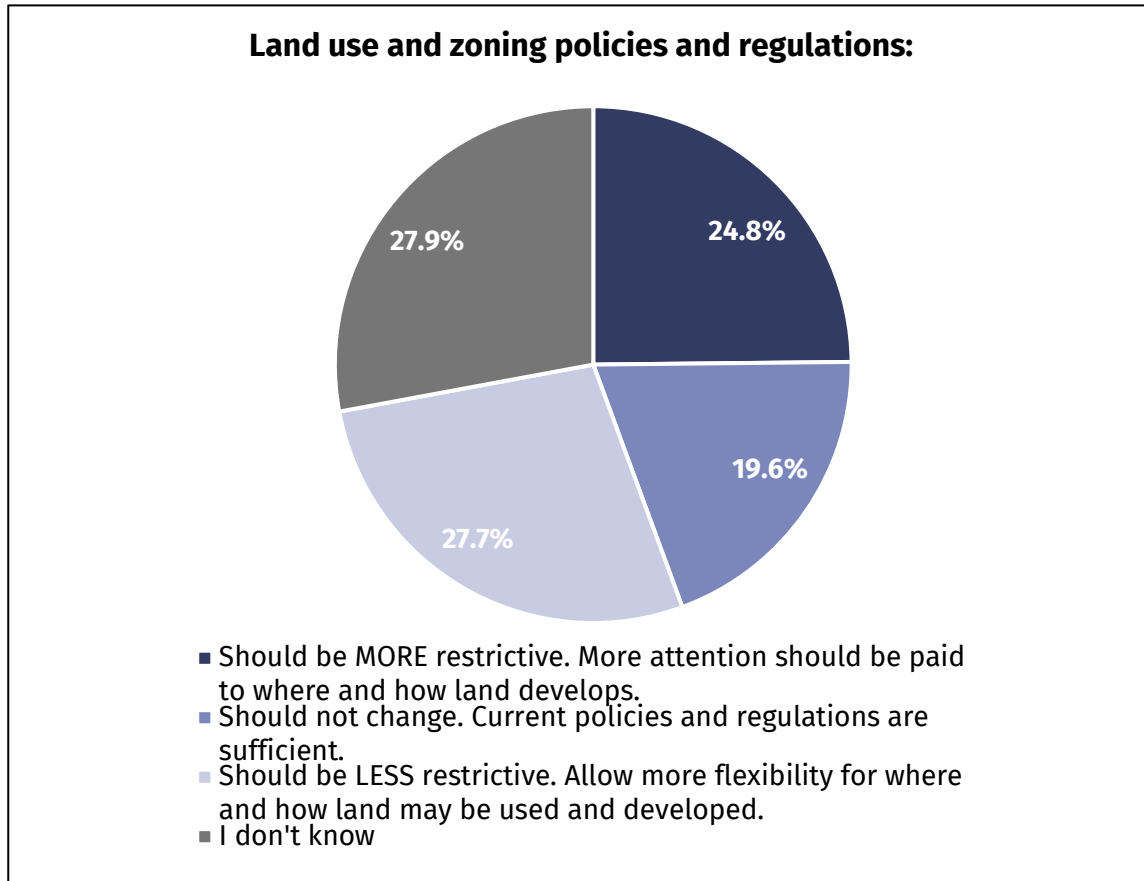
**Other (please specify)**

- Wish there was a reservation system for camping.
- Cabins @little sioux need bathrooms, shower building is to far away and causing folks use the woods behind at night
- Not enough places to go fishing /hunting/ shooting range
- Wishing. Recycling pick was available for the County!
- Definitely need acces to more fishing areas-ponds, streams
- More river access spots along rivers for fishing.
- Resilience
- Need to work on fish conservation
- Inadequate publicity of any above amentities!
- Please provide recycling options for county residents!
- Not many camping opportunities in Woodbury County

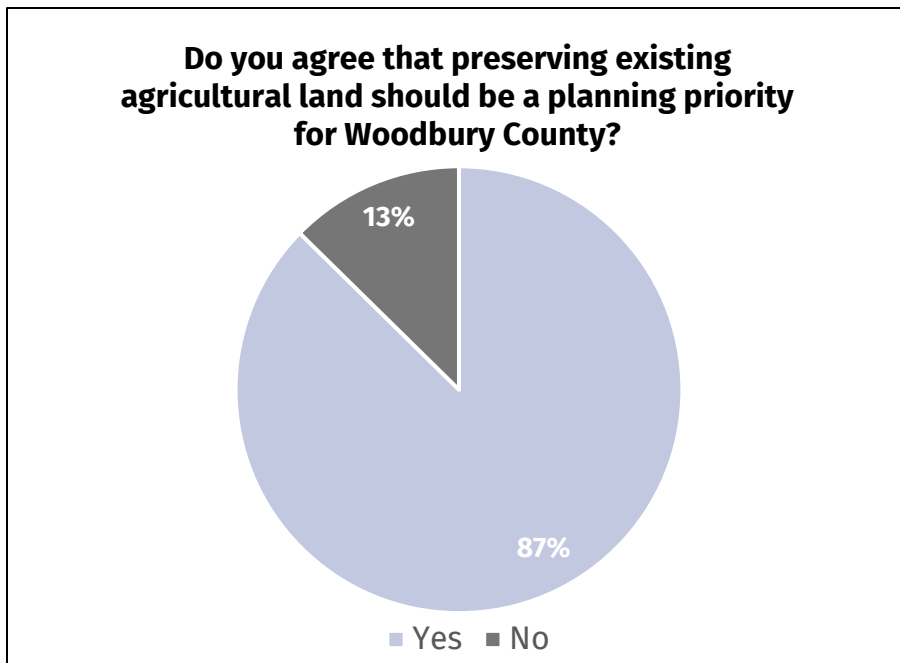
Question #11



**Question #12**



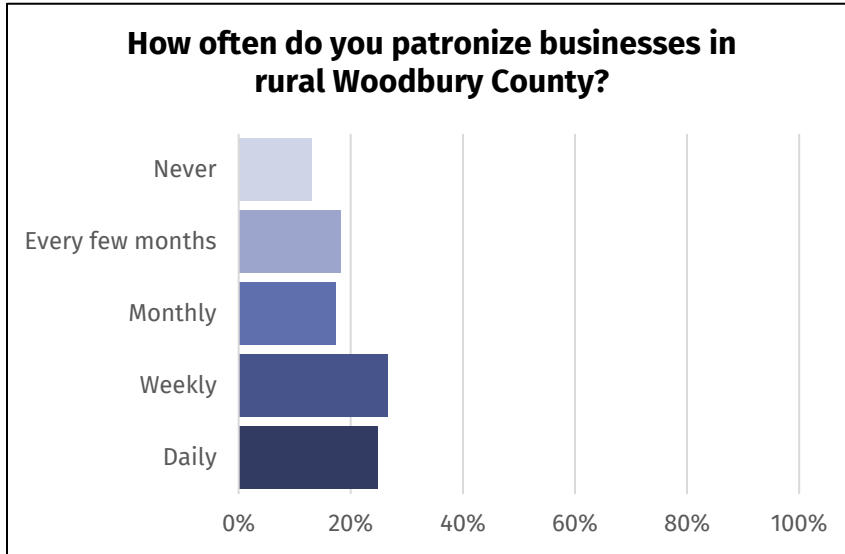
**Question #13**



**Comments:**

what is meant by "preserving" if it means allowing farming (not requiring public use), then yes.
More care needs to be brought to preserving the land of local Native Americans as well.
too much suburban sprawl from Sioux City into ag areas
?
In certain areas.
Keep Iowa based on agriculture instead of developing cities. Leave the cities for the big states on the east and west coast.
Outside say a 15 mile radius from a city, to allow for future expansion.
A planned expansion of should include larger tracks and not single business or housing development.
I depends on context. If the land isn't producing well, and it could be turned into something more useful, go for it.
We live on ag land that is zoned industrial, ridiculous!
I don't think mayor bob Scott should get financial gain by owning land that the city buys from him needs to be checked out
Stop allowing county roads to turn into city streets. If people want acreages in the country only allow them on gravel roads. If people want to live on hard surfaced roads stay in the city
Let the market/economy and landowner determine what the best use of the land is.
Preservation does restrict the acquisition of land for both rural non agricultural business, recreational development, and rural affordability of housing
For farming. Not feed lots!
We have tons of empty buildings, and more buildings are being built at the cost of farm land. Less farm land= less food to feed the world.
Not private property
While I can't think of specific examples, it should be a priority to reuse existing developed land. We should offer incentives to redevelop and encourage using existing infrastructure outside of historical preservation.
Ag use for livestock,grain,vegetables for farmers markets,solar farm energy and wind turbines
We cant build housing everywhere and expect to eat. We DO NOT need more people from out of state. Crime has grown exponentially! My generations kids are going to leave here and never come back unless their family owns a farm, they can get a good job, etc that keeps them here. With the crime, housing costs, higj taxes...there are better places to live than here.
Farming has to be stable and profitable for young families for this to be a priority
Outside of natural growth corridors or industrial opportunities
No windmills

**Question #14**



**Question #15: What types of businesses do you patronize in rural Woodbury County?**

small businesses
small businesses
bank, hair, groceries, shopping
coffee shop, garden centers, groceries
Restaurants, gas, grocery, PO, bank, retail, Hair salon, Doctor, etc.
gas station, bank
grocery, clothing store, bar, bank
c store
bar, gas, bank, store
eating out
Seed sales. Custom pesticide application.
Convenience store, bank
Grocery store, gas station
restaurants, church, library
Convenience Stores
Service stations, feed stores, car maintenance, propane and electrical utilities.
Bars, restaurants, gas stations, vinyard
gas, antique/second hand stores, farmer's market, pre-COVID - restaurants
Fireside in Anthon, Dollar Store in Correctionville - not much else for us to pick from
small businesses
Restaurants
Ag equipment. Pet sitting/doggy day care.
grocery, pharmacy, doctor
restaurant, barber, gas, bank, insurance

convenience stores, banks, bars
Grocery stores and gas stations
Fuel stations. Grocery
gas stations, restaurants
Gas stations, dollar general, restaurants
not sure
Gas station, convenience store,
shopping
farms, stores, coops
Farmers Markets, Local farms for produce
We do businesses closest, 10 miles away from Mapleton Monona County
Shops, farmers
Restaurants, convenient stores and family health
Gas Stations
grocery, restaurants, gas stations
I don't know
stores, banks, restaurants
restaurants & cafes, bars
Healing centers, community groups (rek)
Restaurant
Grocery, medical, general merchandise, restaurants
I would like more diners in the country
NONE
Drug store, newspaper, library, variety, gas station
Agricultural
bank, Dr., restaurants
Country store Smithland
Restaurants
Agricultural
ag business
Casey's
Bout all
Restaurant, library, home goods .
Agriculture Food store
groceries, gas stations, pharmacy, post office, hardware, liquor, restaurant, auto repair, auto sales, bank, insurance agency.
Gas stations, grocery stores, food establishments.
Restaurants.
Restaurants
Have not
All types
Farmer

grocery stores, gasoline stations, car washes, church, school, Woodbury County Fair, stores like Walmart, etc.
Gas stations
Small town gas stations, coffee shops, hair dresser
Local
Dollar General, gas stations
Stores, museums, eateries
Gas stations. Convenience Stores, and restaurants
Small business owner stores
Ones offering jobs k
Restaurant
All of them
food
restaurants, bars
Eatery gas
Eating establishments..thrift stores..gas stations
None
Gas station. Postal service Little Woodbury county treasury
The corn industry
Food
Coffee shops, gas stations, consignment shops/boutiques
Gas station
Grocery, gas, hair salon, restaurants
Grocery
Gas. Restaurants. Convenience stores.
Gas station Restaurants
Restaurant
Building materials, retail
Grocery store .... Flower shop .. pharmacy
Any really that benefit within our county.
Casey's. Dollar General. Local restraints
Restaurant
Casey's, library, hair salon, 2nd hand. Store restaurants
Casey's, Dollar General
GAS STATIONS
Gas, grocery, dining, drive inn
Restaurants and retail shops
Gas, cafes, convenience stores, steakhouse, pharmacy, beauty salon
ag and small businesses
Restaurants
Grocery store, pharmacy, hardware store, dentist, hair shop, flower shop
Craft and clothing



gas , convenience items, restaurants
Gas, Dollar General, Automotive, Casey's, Restaurants, Post Office
N/a
Restaurants
Restaurants, shopping centers,etc
Restaurants, convenient stores, gas
Locally owned restaurants and businesses
Convenience stores restaurants gift shops
Fuel
Retail and resteraunts
I don't know
Daycare
Grocery, dress, liquor, restaurants, post office, dry goods, eye doctor
Small shops
Clothing store
Ag
Na
Restaurants, gas stations, dollar general
Na
Restaurants places who fix mowers.
Farm/food
Gas stations grocery stores
Store
Gas stations, beauty salon, dollar general, bar/restaurant
restaurants
Boutiques. Restaurants
Coffee shops, green houses, candle and furniture company
The gas's stations
Coop, locally owned places to eat, locally owned gas stations
Restaurants
Boutiques, flea markets
Local
Casey's- Dollar General- grocery Store- Subway- post office
Grocery, fuel, restaurant
Convenience atores
Stores
All of them
Convenience stores, grocery stores, restaurants, theaters, medical, etc
All services if available. Hard to compete with big box stores but availability is also important.
Gas stations and Dollar General
Gas,food, dollar store
Food fuel ag supply

Decor/flea markets or any unique shops.
Retail, service
Implement
Convenient stores. Restaurants Auto shops Flower shops Barber/Beauty shops 2nd hand stores
Groceries and gas station
Construction. Fuel. Restaurants. Co-op.
Gas station. Post office.
I have to drive to Plymouth county or Sioux City to get to a grocery store-that should not be the case. I patronize fuel stations, post office, boutiques, J&J Motors and unfortunately dollar general when absolutely necessary. Menville needs a grocery store
Gas station, grocery
Small local shops, restaurants, camping,
Conv stores Grocery
Hair salon, convenience store, DG,
Restaurants, retail
Restaurants
Food
Food
More “mom and pop” business to support local business growth.
Unique store (craft, decor) Restaurants
Coop elevator AGP John Deere dealership
Restaurants, convenience stores, Culligan water, auto repair, lawn service, bakery
Farmers Markets, restaurants and bars, gas stations
Church farmers market in Menville
I usually don't
Gas station
Restaurants
As many or as much as possible
Hair dresser, clothing boutique, restaurants
small shops, gas stations and bars
Oscar Carl Vinyrd
Gas stations, grocery stores
Gas stations convenience stores
Food
suppliers and hardware stores as well as servicing those businesssed
Restaurant/ Bar Boutique Homemade goods and services
Restaurants
gas stations, restaurants, coffee/antique shops
Food venues
Parks
Restaurants
convenience stores/gas stations, winery, restaurants
All kinds

Restaurants, agriculture, crafting and sewing
Gas station restaurant
Ag
Dining, bars, convenience stores
Gas station
Retail
Stores and gas stations
Na
Retail
Retail
Restaurants
Restaurant, gas station, convenience stores, thrift stores
Restaurants, gas station,
Restaurants
Gas stations, restaurants, and retailers.
Restaurants. Gas stations
Grocery stores, convenience stores, restaurants.
My lack of mobility and other disabilities interfere with me visiting rural businesses.
Restaurant
Clothing.
Restaurant or gas stations
Convenience store Dollar general
Bar restaurants shops
Restaurants, gas stations, post office, medical clinics, general store(DG),flower shop,
Dining, fuel
There are none.
Gas stations- boutiques
Scarecrow farm
Service stations, ag equipment businesses
Family fun businesses
Gas stations, restaurants and bars.
Gas station restaurant
Local food establishments
Service and restaurants
Fast Food and gas stations
Fuel
Restaurants, plant nurseries, secondhand stores
Eating places
Food, drink, gas, retail,
Retail
Gas/convenience stores
Local bars and restaurants

Restaurants, gas stations, Dollar General store
Gas station, restaurants
Food
Gas stations, cafes, restaurants, bars, accountants, realtors, machinists, Ag retailers, mechanics
Restaurant
Nothing is within 7 miles of us other than Pronto in Lawton
Gas station, groceries, feed store, restaurants, drug store, implements
Farm dealerships
Restaurants
Restaurants
Local businesses in the small town in which I live
Gas station, Cafe
Restaurants
Restaurants
Convenience store, restaurant, bar, gas station
Grocery. Library, gas, banking,restaurants
Convenience stores, gas
Grocery, gas, farm store, clothing
Gas stations Grocery store Restaurant
Convenience stores and cafes.
Local businesses
Grocery Store. Barber/Hair. Restaurants. Ag business
Groceries, home goods, gas stations, coffee shops/restaraunts
Gas Stations Healthcare facilities
Dining
All
main street in small town
Groceries - gas - Furnature - clothing Botique's - all kinds of great stores
Fuel,restaurants tire and auto repair, dentist,pharmacy,grocery store,bank
Restaruant in Lawton and Bronson. Gas station in Lawton
Golf, Restaurants, Gas Stations.
Service businesses
Convenience stores
Gas, food
small town dining and gas stations.
Auto shops, restaurants, gas stations,
Restaurants, fuel,
Restaurants, gas stations, stores
Restaurants, repair services
Restaurant s. Gas station
Restaurants, grocery, convenience stores.
Restaurants

Restaurants/Bars, beauty shops, automobile repair shops, retail/coffee shops.
Fuel, Banking, Groceries
Convenience Stores, Bank, Barber, Restaurants, Local Shops & Photographers, Medical, Vision. I personally believe in keeping my money out in my community-it is our small towns we are wanting to maintain or improve.
Restaurants, gas stations/convenience stations
Restaurants
Bank, post office, gas station, restaurant
Grocery
Dollar General
Restaurant, automotive services, hair salons, hardware, lumberyard, consignment shops, medical
Agriculture
Restaurant, gas, pharmacy
Grocery Store, Convenience Store, Library
Small town businesses.
Restaurants, gas stations, shops
Restaurants
We don't have many in Lawton and Bronson, but we eat at their restaurants occasionally.
I live in Lawton. Get my gas and do my banking and go to our restaurant but that is about all that is available that I use. So close to Sioux City, so I shop there.
Restaurant
Bar/restaurant
Convenience stores, restaurants

**Question #16: What businesses or services would you like to have in rural Woodbury County?**

Attract and strengthen ag-related businesses
more local groceries - not just dollar general
Can't think of any
more transportation for the rural elderly for doctor appts. , dental, etc.
butcher
bookstore
small manufacturing
festivals, brewery, agritourism (e.g. cheese making, locovore meats and vegetables, etc.)
Emergency health services, sheriff's department, gas/convenience stores, antique and secondhand stores
Outlet Mall, water park, more camping locations. Something to draw people from Omaha and Sioux Falls.
Fuel station/convenience stores.
same
what I have now
just whats there
Access to more health care options and other professional services.
Local businesses, more love and respect for Native American sites and land, large playgrounds, parks, splash pads, pools

not sure
same
More LGBTQ inclusive/safe spaces
Oakridge conservation area is totally underused. Nobody out of the immediate area knows it is there! Another nature center could be there. A developer to create a resort of campground similar to AKOA would bring tourists. Hiking trails for a starter would be good. This area needs to be publicized and used, locals could be contacted to provide guide services for out of state people to hunt the deer and turkey.
keep what is
keep ones we have now
In Sioux City - not rural - better, much better streets to drive on!
Grocery stores
Locally owned restaurants, ones to attract professional college graduates
more retail opportunities
Grocery store, medical clinic
More general stores in small towns
Fun zones for kids
don't know
Any
Any new businesses .
Auto repair
Transportation to and from air ports, amtrak stations Electric vehicle charging stations Fiber optic based broadband in all communities Home health care provision availability Senior Citizen centers More fully developed television service (over the air=no cost)
More small town grocery stores rather than big chain businesses.
Shooting ranges of all types
Parks and bike trails
Not sure
Pizza places, consignment shops and a bakery.
Na
I wish the small towns had more grocery stores. Corporate DOLLAR STORES pushed them out of towns
Grocery store in Merville
More medical access.
Food health and other basic need services and items
Service businesses. Repair shops.
Bars
Better cell and internet services
Not sure
More insurance
More food or touris attractions
Motels
Grocery store

Variety of new start up businesses to open up additional employment opportunities for high school kids.
Local meat lockers
Amusement park
More business who have standards that fit our Midwest lifestyle
Grocery stores
More diversity and more options. Things that other bigger cities have. Indoor activity places for families.
More fast food places
More food:/dining
More variety of eating places ,Fire dept that are paid by state taxes, daily rural to city bus service,
More restaurants
I DO NOT FREQUENT RURAL BUSINESSES OFTEN.
Better internet options Better cell reception
recreational
Restaurants, convenience store
Not sure
A grocery store
N/a
grocery stores
Fast food, grocery stores, extracurricular activities for children
I don't know
Grocery and hardware stores
Grocery
More second hand shops. Wider variety of food
Keep post offices open!!!
Grocery store
Farm and animal related family activities
Bakery, gyms
Kid friendly options that are worth the money.
Na
More options for food
Nothing
Groceries
Entertainment
Greater access to phone/internet/local & cable/satellite tv
More kid friendly
Restaurants
Pretty satisfied with what is available in rural areas
don't know
Shopping center
Grocery store's, employment opportunities,
Local



More restaurants
Recreational Familybiwned
A vet
More restaurant options. Better retail
Manufacturing and services of all types. Rural areas can have everything SC does. May need some assistance with infrastructure and planning.
Grocery store.
Internet
I'd like to see more reputable businesses in Sioux City aside from car shops, car washes, and part stores.
country store
Grocery
Grocery stores Fast food
Krispy Kreme More kid friendly things to do. Geared for like ages 7 and up.
Ag industries.
Grocery store. Lumber yard. Doctors office. Restaurant
Grocery stores with healthy options Lumber yard Hardware/variety stores Furniture stores
Grocery stores
The County should not be deciding what businesses are in the county. Let the market decide.
Local stores
More affordable housing
Retail, hardware stores
An artists enclave or similar creative endeavor would be a draw. Otherwise, living in the city, I have shopping and services available close to me.
Dunkin donuts
More local grocery stores
Transportation assistance, providers for services, and better housing options.
Recreational activities for families (low cost)
Manufacturing
Craft stores, clothing stores, eco-friendly bulk grocery shopping stores. Anything really
Better internet options for when kids need home schooled due to covid or shut downs.
Truck stops
As many as possible
Better access to mental health services and resources.
convience stores and post offices
More farmers markets
Hardware Auto
Restaurants
Groceries
Not sure
Better campgrounds and some attractions
Grocery, hardware
All kinds

All sorts
Businesses that create jobs more retailers and grocery stores
More livestock facilities. We need to add value to our crops and create opportunity for our children to stay and farm
Hotel
More gas stations
More variety
Na
Food
More commercial/retail and industrial/manufacturing businesses.
I like rural Woodbury county like it is.
Venues
I can't think of any other businesses or services that I would like in rural Woodbury County.
Department store, fast food options, community health center, gym.
Affordable housing for all. Affordable housing for disabled and elderly. Increased Public transportation and affordability to rural areas, small cities, and businesses. Increased a availability to rural medical services including Doctors and Clinics.
Grocery
Hardware Affordable groceries
Grocery store
Better internet out of WiaTel territory
Breweries, bed and breakfast stops, wineries. You have to have something unique to get City people to travel that far.
Broadband
More family fun year round
ATV/UTV use areas; off highway/road bike trails.
Grocery store
Transportation options
Library, gas, groceries
Sewing, canning, cooking, growing classes and retail storefronts
More eclectic small shops
Groceries store, pharmacy, chiropractpr
?
Small engine repair, more grocery stores or at least smaller locations to grab a few fresh groceries without having to drive all the way to town
Grocery
Targets
I would like a library, and delivery options. While I still drive, if I didn't, I would have limited resources to travel to Sioux City for goods.
We need better cell service ineastern woodbury county!! The tower in Anthon is ridiculous it doesn't reach 4 miles out of town
Need more options for Ural electric and telephone. The rural telephone company now should NOT also be engaged in purchasing ag land and building housing developments like they are doing now. That is a conflict of interest and using member money that should be used for maintaining phone lines and keeping expenses lower, not raising expenses. The rural electric coop is not trying to lower rates, but rather raise rates. They should merge with the neighboring rural electric coop.

More shopping stores
Public safety in the town in which I live, county wide bike trail system, hotel or Air BNB
Broadband Work from home
Grocery
We should be able to fill our jury duty responsibilities in a county closest to us.
Entertainment
Family activities and food
Specialists outside of the city- (Occupational Therapy, speech, therapy, etc...) Childcare Centers/Preschools
Hardware, implement dealership
Better internet ;)
Medical, repair shops/service stations, grocery delivery service
Agricultural and Construction Material Manufacturing
Massive lake dug out and filled by missouri river to fish and boat. Restaurants, tackle and bait shops etc. on lake
Something to do during the Winter.
More service businesses
Better Internet options. Better educational options.
Pave the gravel roads
More recreational and family centered activities
Economic initiatives in rural county towns
Groceries, etc.
Woodbury County Shopping is terrible - have to go to Sioux Falls or Omaha. More boutiques and unique offerings is what will bring people out to shop vs. amazon.
More attention needs to be paid to the rural Fire and EMS Depts. These selfless people do this dangerous work for Free. Giving up countless hours to serve their Communities.
I would like to see more mental health services for rural citizens, and businesses that create jobs that people can earn honest wage with benefits-for example manufacturing, construction, processing
not sure
More camping/water recreation
Fresh foods and meats,
Technically
NA
More restaurants and grocery options in small towns
Lawton is struggling to find businesses.
Bigger park or splash pad in Lawton
Recreational

**Please leave any additional comments below. Thank you for participating!**

Make quality of life improvements - connect to younger families with ties to the area to live here
Gravel roads are in terrible shape. Spend some money on roads.
It is a shame the Supervisors earmarked the Covid-19 funds for jail construction. A portion of those funds could have been used as kickstarter \$\$ toward county/rural economic development projects, tourism attractions (e.g. Plywood Trail), etc.

I think my biggest gripe is the poor internet service proved in the Cushing area
The unpaved roads in Woodbury County are abysmal at best. I hope the new "gravel" you are purchasing has more gravel in it than fines/dirt. By the way, where did the tax revenues for unpaved roads from the last 15-20 years get spent??? Obviously not on the roads.
Thanks
"Stop" the spread of Dollar Generals
Happy to live in Woodbury County .
The small courthouse in Anthon is a wonderful service for us out in the eastern part of the county.
Woodbury County is very nice--but at times when calling the Sioux City Post Office to get information on a Passport, they would say to leave a message but they never called back. And it seems a little unsettling to have to call a Des Moines Office to get an appointment at the Driver's License Bureau.
995
We love the Woodbury county fairgrounds. The current fair management is incompetent, hard to work with, and very dishonest. When you have a husband and wife serving as the fair manager and secretary it is a great opportunity for things to go wrong. The fairboard in general needs some oversight from the county.
I believe that Sioux city doesn't offer much for entertainment for our youth. Mainly drinking and gambling. Seeing something that attracts tourists and younger age groups would benefit our community.
na
Facebook has been a way for me to connect to business in rural Woodbury county.
N/a
Pierson, Iowa specifically has been run down and several of the homeowners/renters do not take care of their property. There are minimal sidewalks for pedestrian usage and they are often not taken care of or maintained so people have to walk and bike on the roadways and fear getting hit by cars, which many of the roadways could also use some maintenance. The city also has a poor water/sewer infrastructure and they cannot seem to locate where all of the watermains and shutoffs are even located and are not confident that the shutoffs are even in proper working condition because they are so old. This town needs some serious upkeeping.
Thank you for taking the time to look into agriculture and land use.
Highway 175 East of Danbury needs replacement—only about 3 miles until Ida county—it is extremely rough.
Na
Leave rural in in Woodbury County not an is them into the City. Spend the money more wisely rather pet projects. Leave health care alone. Qiuat spending money set aside for pandemic for pet projects . and use the money the pandemic only
Nick Kerr 712-420-3364
The hodgepod way of expanding within the City and County needs to improve. Invest in a square mile, invest in the infrastucture and promote the area.
We need to have tax breaks like Sioux Falls so we can have a more healthy, thriving economy. Our mall is dead with high rent prices. Why? We have tons of restaurants and no shops to buy at anymore. We have way too many Dollar Stores!
Need to encourage ag ventures more. Look north to Sioux, Lyon and etc counties. Those counties embrace ag, and their communities and small towns thrive as a direct result.
Thank you for putting out this survey!
I hope the government would shrink itself but you're all drunk on power so you'll keep expanding. We need a more stable and quality medical community. Doctors keep leaving, offices don't take new clients, those who do take new clients aren't quality providers.

Housing is my be issue rent is extremely expensive in Sioux city no one can afford 1,400 for rent and still have to pay electric and gas etc.
Appreciate the chance to help
Roads close to Sioux City should be paved. I was told 40years ago that Glen Ellen rd would be paved
Preserve the Loess Hills
Things need to change here new people and our form of government needs to change why can't we be progressive like Sioux Falls our population never grows
We need to look at Sioux and Carroll counties to see how wealthy we could make our county with livestock production and smaller farms.
Na
The I-29 and Hwy. 20 corridors need to be primed for economic development opportunities, i.e. zoning and infrastructure. Areas outside of city limits need to be primed for residential developments and the rural cities need to start annexing and investing in themselves.
Keep wind turbines and turbine farms OUT OF HERE!!!!
I think we have seen great improvements in many areas in Woodbury County the past 20 years. Rural areas need more affordable public housing transportation options. We need more availability of recreational facilities Including parks, modern camping areas, a park and trails for recreational motor vehicles including off quads, side by side, and motorcycles. Increased knowledge and visibility or rural services, parks, entertainment venues, and public areas. The continued increase in availability of public water recreational areas such as Browns Lake and Snyders Bend. These public recreational water areas need to be saved and increased all water recreations of public swimming, fishing, and recreational boating. Increased tourism opportunities to all communities both rural and metro Sioux City.
So much money is being spent in Sioux City while the small towns fall apart. Sioux City is a dangerous dump anymore the streets there are awful fund the fixing of streets and the forgotten neighborhood and police dept so the crime will stop
Rural areas are falling apart due to underfunding from constant Republican policies. As they continue to cut education, school districts will have to consolidate more. When these small towns lose their school they are as good as dead.
Fix the potholes. Tell the garbage men to actually pick up the trash bins so they can stop breaking them every other week. Make there be more family fun events and areas that are year round. I travel great lengths to take my children somewhere to have fun. Water parks etc. We need those type of facilities in our area to continue bringing revenue and tourist to our community.
N/a
Hog confinement, poultry confinement, and dairy locations should be more carefully considered for approval. Ramifications to neighbors, air and water quality, and people traveling on primary roads should be taken into consideration. But free strips in between cropland atnd water sources should be encouraged to protect water quality. Providing reliable internet to rural Woodbury residents needs to be a priority to provide a valuable resource for residents, businesses and schools.
More funding for cleanup would be great. There's always so much trash all over the place and graffiti/vandalism at the city parks. Maybe hold businesses more accountable for keeping their property clean?
Less government interference with private property. Mind the public land. It needs the attention.
Better than Monona, not as good as Sioux
We absolutely must maintain good county EMS services. Prehospital care and emergency rescue services are vital to rural residents and small town/city residents to save life and limb!!! Time to tertiary care in Sioux City is too great and Paramedics can start that care in transit to save lives and family tragedies
The beauty of Iowa is it's open space. I see Sioux City try to grab areas at the edge, and weep. Upgrade existing homes and clean up areas before you rob the farm land

I understand the board of supervisors do not consider woodbury county ems essential..what is wrong with them?? We need ems out in rural woodbury county!!
Rural woodbury county under the current leadership makes it harder for young entrepreneurs to start instead of easier. The current leadership only wants to help their little circle of friends instead of everyone. Very dissatisfied!!!!
Need better choices fir good jobs. Packing houses are jobs but nothing the type of jobs most people want. Let's get good businesses that most people are proud to work for, not smelly packing houses. Go to Sioux Falls and Minehaha county and take notes. They are doing more than one thing right. We also need more newer housing developments. Not like whispering creek, developments there average person can afford to buy a new house in. Again go to Sioux Falls and find our what they are doing, there are lots of developments like that up there. We need to plan ahead. Building one if countries largest pork plants and then doing nothing about the traffic issues going to it is terrible. Instead get the roads and infrastructure in place then build the business or development. Again Sioux Falls is great at this. Roads and stop lights are in place sometimes several years before it's needed, but they are ready for the growth.
Building a bike trail from browns lake to Snyder's bend should happen as well as finishing the beach at browns lake it's been two years with out beach get it together
Library needs larger budget so can attract and keep qualified personnel. Better communication with rural residents. Not just Sioux City!!
Too many bicycles on our hilly rural roads that seem to think they are cars! It is very hard to slow down or stop a semi when you pop up over a hill & there are cyclists in the middle of your lane. If they want to ride the rural hills they need to stay to the right side more. Surprised there are not more accidents
Less regs - don't raise taxes - Love living outside of Sioux City - don't want to loose all Those things that make Woodbury great !
Limit selling land for an acreage. Have a minimum of 20 or 40 acres per residence. As a general rule city people are not good neighbors in an agricultural community.
Why do we have CONSTANT road construction going on? It has been going on the same roads for 20 years. Why were curbs put on the bypass? What other highway has curbs? Who made the deal on that project? Why were useless, dangerous curbs put in, but NOT MUCH NEEDED GUARD RAILS? Especially on the entrance ramp from the mall to the bypass (behind Target), SHORT RAMP, BUILT INCORRECTLY, with a steep hill drop off at the end of the short ramp. The ramp should come close to the highway WAY sooner so you can see to merge easier and have more time to merge as longer ramp. MANY places on the highway NEED guard rails, we didnt need curbs to launch people into the air if they leave the road. Who got paid on that deal? You also have a RIDICULOUS 45 mph speed sign with a forward arrow pointing at the entrance ramp from highway 20 to the bypass.....they mean 45 mph ahead, but the sign is in front of and pointing at the ramp. This ramp is a TIGHT circle, 25 mph ramp. Feel sorry for people from out of town that do not know and think that ramp is 45 mph. Why is recreation not a priority in S.C.?Stop wasting money on highway curbs that is going to kill people and add some things to do. BTW looks like the mall is on the way out, stores closing daily. You might want to look into that. Sioux City recreation needs.... A Lake some where close. Over by the mall needs a skateboard park, ice hockey rink( winter)/ roller blade hockey rink(summer). Look at Sioux Falls (lots to do, no state income tax). Young people are not staying here, and I dont blame them, no reason to stay here....
We need more housing of all types.
We spent 9 years in a small community and family needs and resources were scarce. Had to drive to Sioux City most times.
County gravels are extremely poor once you get away from Sioux City. Well maintained only around the city
Housing would develop faster if we hard surfaces more roads especially close to Sioux City- I know many who will not drive our rural roads at night due to road striping not being painted enough - even busy corridors like Lakeport. To Sgt bluff is at times horrible with paint lines hard to see 3)

Rural turns off highways are hard to find with no signage or lights 4) more city people would explore rural Woodbury with better signage
The gravel roads are terrible & mostly sand
Roads are atrocious. Please add gravel!!!!
Please provide recycling options for county residents.
Better bike trails.
NA
Gravel roads-they've focused on making them wider which just brought in more dirt, the need for even more gravel, and more space for people to feel comfortable speeding on the roads. Gravel roads has been a big issue recently and definitely should be.

### *Comments Received on Draft Goals and Objectives, Fall 2022*

I love the idea of multi use trails that connect the communities. It would be great if they had good stopping/test pull off areas with benches/tables, water access, shade/shelter. Parks with toddler friendly/disability friendly swings& equipment Free or low cost health clinic for the county, the free clinic in Cedar Rapids is a great reference. County services such as a parents as teachers or a youth parenting program to aid young parents with parenting education, assistances. More information on 4H for all county residents for school aged children activities that are not sport based. More toddler/preschool activities Such as parks or open gym times at community parks and Rec centers.
Looks like there is a good overall plan. I would like to see more emphasis on rural housing preservation and zoning current rural and Ag land back to that vs zoned Industrial. Preserve the Ag and not just promote Industry
More efforts may be made with recycling if offering larger receptacles for free and providing educational opportunities in the schools. We need to look at more transportation options to rural towns. There is limited availability of healthcare when you leave Sioux City due to limited transportation for the elderly and disabled. We need to look at cleaning up neighborhoods or commercial areas that have been deserted rather than continuing to build outward into farmland. Can their be incentive for cleaning up areas of town for new homes/businesses?
Let's keep open spaces for people and wildlife. Maybe staff eats on eastern side of county to help with declining rural rescue squads. Keep trying to steer economic opportunities to rural communities
1. Update the plans for lakefront property near Correctionville 2. Plan for replacement of trees at little Sioux park - bring back more of a natural habitat for the nature there. The swans are great - maybe add another attraction like that. 3. Update bridge infrastructure. There are many that are narrow or unsafe and when it's slick out it's inconvenient to have to slow down to allow one vehicle to pass at a time.
Great job! 1. In regards to multi-family housing, please include safe and affordable parking options. 2. Infrastructure - there are many unknowns and concerns regarding the CO2 pipeline, please use your due diligence. 3. Economic development and educational opportunities, please also assist rural schools in the development and/or expansion of career academies. Marcus-Meridan-Cleghorn is one of the best in the state. How can that be replicated in Woodbury County?
<ul style="list-style-type: none"> <li>• Sustainable ag programs cost too much.</li> <li>• Nice to see urban sprawl addressed.</li> </ul>



- Stop taking farmland.
- 4-H out into counties.
- Discourage people from buying an acreage and building a house. Usually the adjacent farmer does not have a good relationship with the occupant of the acreage.
- Promote renewable energy especially solar which has really just started to grow.
- Encourage zoning to be adaptable to renewable energy.
- The county roads are being repaired and looking good. County bridges have been fixed.
- So far medical service is acceptable but I'm concerned for the future. Small towns may have to put medical personnel on payroll.
- 20 years is great but 10 years to analyze and change might be better. The needs of people today will be much different in just 5 years.
- Thanks for this opportunity.

*Comments Received on Draft Document, Spring /Summer 2023*

I would like to see more white collar and business professional jobs be brought to the county. Agriculture and Manufacturing is very important here but I would like to see more than just Wells, SBT, Smithland, Royal Canin, etc. factory jobs be the chief employers.
Encourage entrepreneurship by limiting government regulation. More freedom of choice. Help smaller communities work with the county to boost their growth, specifically by transportation/streets cost sharing.
I think utility solar should be recognized as a possibility in the future. This will attract white collar companies as well as blue collar jobs.
Consider expanding the trail by Correctionville and Little Sioux Park along the Little Sioux River.
Consider adding a conditional use option in the GI area to allow shotgun ranges. (Low population density, less noise issue, etc.)



Siouxland Interstate Metropolitan Planning Council

1122 PIERCE STREET • SIOUX CITY IOWA • 51105 • PHONE 712.279.6286 • FAX 712.279.6920 • EMAIL SIMPCO@SIMPCO.ORG

For Immediate Release  
September 19<sup>th</sup>, 2022

**Woodbury County Comprehensive Plan Open Houses  
In Sergeant Bluff and Anthon**

The Siouxland Interstate Metropolitan Planning Council (SIMPCO) is working with Woodbury County to update the Woodbury County Comprehensive Plan, a planning document that outlines goals, objectives, and implementation items to work toward over the next 20 years. The planning area technically applies only the unincorporated rural areas of Woodbury County, but still takes into consideration trends and plans in incorporated areas.

Open houses are being held in Woodbury County communities to provide an opportunity for residents and business owners to review draft goals and objectives of the plan and provide input on topics such as economic development, community services, housing, utilities, and infrastructure. Public input will be incorporated into the plan as it continues to be drafted.

Woodbury County Comprehensive Plan Open Houses will be held in:


- Sergeant Bluff on Thursday, September 22<sup>nd</sup> at the Sergeant Bluff Community Center Fireside Room, 903 Topaz Dr, from 5-6:30pm
- Anthon on Thursday, September 29<sup>th</sup> at the Stahl Park Shelter House, 510 State Street, from 5-6:30pm

The draft goals and objectives and open house information can be found on the SIMPCO website, [www.simpco.org](http://www.simpco.org), under the Current Projects tab and on the Woodbury County Comprehensive Plan Facebook page, [www.facebook.com/WoodburyCoCompPlan2040](https://www.facebook.com/WoodburyCoCompPlan2040). Stay tuned for more public input opportunities as the Comprehensive Plan is refined and completed.

Questions and comments about the Woodbury County Comprehensive Plan can be directed to [erinb@simpco.org](mailto:erinb@simpco.org) or [corinne@simpco.org](mailto:corinne@simpco.org) or by calling the SIMPCO Office at (712) 279-6286.

**Woodbury County  
Comprehensive Plan  
2040**

Public Input



**Open House**

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**We need your feedback!**

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Join SIMPCO staff to learn about the update of the Woodbury County Comprehensive Plan for 2040. You will have a chance to provide comments about each topic that the plan covers:

- Land Use and Natural Resources
- Economic Development
- Transportation
- Community Facilities and Services
- Housing
- Disaster Response, Recovery and Resiliency

**Sept. 8th, 5:00 – 6:30 PM,**  
Town Hall, 419 Main St,  
**Hornick**

**Sept. 15th, 5:00 – 6:30 PM,**  
Community Center, 815 Main St,  
**Moville**

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**Sept. 22nd, 5:00 – 6:30 PM,**  
Fireside Room, Community  
Center, 903 Topaz Drive  
**Sergeant Bluff**

**Sept. 29th, 5:00 – 6:30 PM,**  
Shelter House, Stahl Park,  
510 State St,  
**Anthon**

For more information, contact Corinne Erickson, Regional Planner at [corinne@simpco.org](mailto:corinne@simpco.org)



Siouxland Interstate Metropolitan Planning Council

1122 PIERCE STREET • SIOUX CITY IOWA • 51105 • PHONE 712.279.6286 • FAX 712.279.6920 • EMAIL SIMPCO@SIMPCO.ORG

For Immediate Release  
April 13<sup>th</sup>, 2023

### Woodbury County Comprehensive Plan Open House in Sioux City

The Siouxland Interstate Metropolitan Planning Council (SIMPCO) is working with Woodbury County to update the Woodbury County Comprehensive Plan, a planning document that outlines goals, objectives, and implementation items to work toward over the next 20 years. The planning area technically applies to only the unincorporated rural areas of Woodbury County, but also takes into consideration trends and plans in incorporated areas.

A public open house will be held at the Woodbury County Courthouse in Sioux City to provide an opportunity for residents and business owners to review the complete draft of the plan and provide input on topics such as economic development, community services, housing, utilities, and infrastructure. Public input will be incorporated into the plan prior to the approval and adoption process.

The Woodbury County Comprehensive Plan Open House will take place at the time and location below.

Wednesday, April 26<sup>th</sup>  
5:00 PM – 6:30 PM  
Basement of the Woodbury County Courthouse,  
620 Douglas Street,  
Sioux City, IA 51101

The draft of the document, a summary of goals and objectives, and the open house information can be found at [simpco.org/woodbury-county-comprehensive-plan](https://simpco.org/woodbury-county-comprehensive-plan) and on the Woodbury County Comprehensive Plan Facebook page, [facebook.com/WoodburyCoCompPlan2040](https://facebook.com/WoodburyCoCompPlan2040).

Questions and comments about the Woodbury County Comprehensive Plan can be directed to [erinb@simpco.org](mailto:erinb@simpco.org) or [corinne@simpco.org](mailto:corinne@simpco.org) or by calling the SIMPCO Office at (712) 279-6286.

*Press release about upcoming open house, April 13<sup>th</sup>, 2023.*



**Woodbury County  
Comprehensive Plan  
2040**



**OPEN**

**HOUSE**

**WE NEED YOUR INPUT!**

Learn about the update to the Woodbury County Comprehensive Plan for 2040 and provide input on the draft plan.

Your comments will inform the development of the plan and the future of the County.

**Wednesday,  
April 26th, 2023  
5:00 PM - 6:30 PM**

**Basement of the  
Woodbury County  
Courthouse**

620 Douglas St,  
Sioux City, IA

For more information, visit the Plan website or Facebook page below.

[facebook.com/WoodburyCoCompPlan2040](https://facebook.com/WoodburyCoCompPlan2040)  
[simpco.org/woodbury-county-comprehensive-plan](https://simpco.org/woodbury-county-comprehensive-plan)

If you are unable to attend the event, please use the QR code or the link below to provide comments.



[surveymonkey.com/r/9R39NCN](https://surveymonkey.com/r/9R39NCN)

## Screenshots from the project website:

**Woodbury County Comprehensive Plan**  
Home > Woodbury County Comprehensive Plan

**Woodbury County Comprehensive Plan 2040**

SIMPCO is currently working to deliver a new Woodbury County Comprehensive Plan 2040 to help guide the county forward through the next 20 years. The goal of the project is to develop a 20-year policy-guiding comprehensive plan that will help ensure that future plans for residential, commercial, and industrial growth, county services, facilities, and amenities remain consistent with the visions and desires of Woodbury County residents and businesses. In light of the COVID-19 pandemic and how it has affected the County and resident's daily life, the Plan will also address public health, safety, and disaster response, recovery, and resiliency planning. This project is partially funded by a U.S. EDA CARES Act grant.

SIMPCO is excited to work with Woodbury County to develop the Plan and will be conducting several opportunities for public input throughout its development, both virtually and in-person. Surveys and events will be publicized on this page, through Woodbury County's information outlets, City Halls, and various social media outlets.

Please contact Erin Berzina for more information on this exciting project. See below for more information on meetings, surveys, and plan development!

**DRAFT Goals and Objectives Public Input**

- Review the DRAFT Goals and Objectives for the Woodbury County Comprehensive Plan Update linked [here](#).
- Review the working DRAFT of the updated plan [here](#)
- Submit any comments, questions, or input at this link: [surveymonkey.com/r/9R39NCN](https://surveymonkey.com/r/9R39NCN)

**Public Input Open-Houses**

On April 26th, Woodbury County will host a public input open house to receive comments on the final draft of the Comprehensive Plan. See below for the event details, or view the event flyer [here](#).

Wednesday, April 26, 2023

5:00 PM – 6:30 PM

The basement of the Woodbury County Courthouse

620 Douglas St, Sioux City, IA

**Steering Committee Meeting Agendas:**

- [February 31, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan\Steering Committee\2021\_February 11\2.11.2021 Steering Committee Agenda.pdf
- [April 15, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2021\_4.15\4.15.2021 Steering Committee Agenda.pdf
- [August 19, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2021\_8.19\8.19.2021 Steering Committee Agenda\_Comprehensive Plan.pdf
- [October 26, 2022](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2022\_10.26\10.26.2022 Steering Committee Agenda\_Comprehensive Plan.pdf

**Steering Committee Meeting Summaries:**

- [February 31, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan\Steering Committee\2021\_February 11\2.11.21 Steering Committee Meeting Summary.pdf
- [April 15, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2021\_4.15\4.15.2021 Steering Committee Meeting Summary.pdf

Screenshot of project website.

**Steering Committee Meeting Slides:**

- [February 11, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan\Steering Committee\2021\_February 11\2.11.21 Steering Committee Meeting slides.pdf
- [April 15, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2021\_4.15\4.15.21 Steering Committee Meeting Slides.pdf
- [August 19, 2021](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2021\_8.19\8.19.21 Steering Committee Meeting slides.pdf
- [October 26, 2022](#): N:\Planning\Planning Group\Community and Economic Development\Iowa\Woodbury\Woodbury County\Woodbury County Comp Plan - CARES\Steering Committee\2022\_10.26\10.26.22 Steering Committee Meeting Slides\_Updated.pdf
- [February 13, 2023](#): <https://simpco.org/wp-content/uploads/2023/04/2.13.2023-Steering-Committee-Meeting-slides-1.pdf>



Erin Berzina, Regional Planning Director

[erinh@simpco.org](mailto:erinh@simpco.org)

712-224-8906

Screenshot of project website.

**Examples of Facebook communications:**

**Woodbury County Comprehensive Plan 2040** 23 Jul 2021 · 🌐

Woodbury County Residents and Business Owners: SIMPCO and Woodbury County need your input on the future direction of Woodbury County! Please click this survey link <https://tinyurl.com/Woodbury-County-2040> and let your voice be heard! The Woodbury County Comprehensive Plan 2040 serves as the basis for economic development, residential development, and infrastructure improvements over the next 20 years. Spread the word and don't miss your chance to be heard!

**YOUR VOICE**

44 likes, 1 comment, 41 shares

**Woodbury County Comprehensive Plan 2040** 3 Aug 2021 · 🌐

Come and see us at the Woodbury County Fair this week to fill out your Woodbury County Comprehensive Plan 2040 survey and enter a drawing to win a **45-qt YETI COOLER!** (only Woodbury County residents/business owners eligible to win the prize) Don't want to wait? Take the survey and enter the drawing today! <https://tinyurl.com/Woodbury-County-2040>

**COME FOR THE FAIR STAY FOR THE FUN**  
**Woodbury County Fair**  
SINCE 1974

77 likes, 33 comments, 10 shares



**Woodbury County Comprehensive Plan 2040**  
19 Sep 2022 · 🌐

We have two open houses left this month in Sergeant Bluff and Anthon! Click below for details. If you can't make it to the meeting, check out the draft goals and objectives link on our website, and make sure to click the comment button to leave us your input! [www.simpco.org/woodbury-county-comp...](http://www.simpco.org/woodbury-county-comp...)see more



KTIV.COM  
**Planning sessions for the future to be held in Sgt. Bluff, Anthon**  
Two community open houses will be held in ...

1  
👍 1    💬    ➦

**Woodbury County Comprehensive Plan 2040**  
27 Sep 2022 · 🌐

Join us this Thursday in Anthon for the fourth stop in the Woodbury County Comprehensive Plan open house tour! If you can't make it, click the draft goals and objectives link on the plan website and make sure to click the comment button to leave comments! [www.simpco.org/woodbury-county-comprehensive-plan/](http://www.simpco.org/woodbury-county-comprehensive-plan/)

**Woodbury County Comprehensive Plan - Open House in Anthon!**  
**Thursday, September 29th, 2022**  
Shelter House - Stahl Park  
510 State Street  
Anthon, IA  
5-6:30pm

Plan Information:  
[simpco.org/current-projects](http://simpco.org/current-projects)  
[facebook.com/WoodburyCoCompPlan2040](https://facebook.com/WoodburyCoCompPlan2040)

View draft goals and objectives of the Woodbury County Comprehensive Plan. Topics covered include Housing, Land Use and Natural Resources, Community Facilities and Services, and more. Staff will be on hand to provide information and answer questions!

15  
👍 15    💬    ➦ 2

**Woodbury County Comprehensive Plan 2040**  
4 Nov 2022 · 🌐

Enter to win a Scheels gift card! View the Woodbury County Comprehensive Plan - DRAFT Goals and Objectives Public Input information on the Plan's webpage below and click on the comment link to enter a raffle to win one of two \$75 Scheels gift cards! Comments will be collected until December 5th and winners announced December 7th, 2022. We value your input as we finalize the 20-year plan for the future of Woodbury County and hope to hear from you! Visit [www.simpco.org/woodbury-county-comprehensive-plan](http://www.simpco.org/woodbury-county-comprehensive-plan) for details.



**Woodbury County Comprehensive Plan 2040**  
29 Nov 2022 · 🌐

Time is running out to WIN a Scheels gift card! View the Woodbury County Comprehensive Plan - DRAFT Goals and Objectives information on the Plan's webpage below and click on the comment link to enter a raffle to win one of two \$75 Scheels gift cards! Comments will be collected until Monday, December 5th and winners announced December 7th, 2022. [www.simpco.org/woodbury-county-comprehensive-plan/](http://www.simpco.org/woodbury-county-comprehensive-plan/)





Daniel Priestly  
Woodbury Co. Community & Economic Development  
620 Douglas St. 6th Floor  
Sioux City, IA 51101  
dpriestley@woodburycountyiowa.gov

**THIS IS NOT AN INVOICE**

## AFFIDAVIT OF PUBLICATION

#363134- Public Hearing - Comprehensive Plan 2040

The undersigned, being first duly sworn on oath, states that Iowa Information Media Group, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Sheldon, Iowa, the publisher of newspapers of general circulation as identified below, and printed and published in the city of Merville, Woodbury, Iowa, and that a legal notice, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in the publication(s) and editions dated as follows:

363134	The Record	4/18/24	\$49.96
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A handwritten signature in black ink, appearing to read 'Myrna Wagner', with a long, sweeping flourish extending to the right.

Myrna Wagner  
Management, The Record

Subscribed and sworn to before me by said  
Myrna Wagner this 18th day of April, 2024

A handwritten signature in black ink, appearing to read 'Lori Wiersma', written in a cursive style.

Lori Wiersma  
Notary Public in and for State of Iowa



# Notice Regarding Public Hearings

## NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF THE DRAFT "WOODBURY COUNTY COMPREHENSIVE PLAN 2040"

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, April 23, 2024 at 4:42 PM, Tuesday, April 30, 2024 at 4:42 PM and Tuesday, May 7, 2024 at 4:42 PM or as soon as possible thereafter as the matter may be considered.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons. A digital copy may also be accessed online at: <https://tinyurl.com/WoodburyCompPlan>. The digital version may also be accessed online at: [https://www.woodburycountyiowa.gov/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040/](https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/)

You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Tue., Apr. 23, 2024.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing.

### Item One (1)

#### **WOODBURY COUNTY COMPREHENSIVE PLAN 2040 - SUMMARY:**

To consider a comprehensive plan pursuant to Iowa Code Chapter 335.5. The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

The draft copy is available for inspection online at: <https://tinyurl.com/WoodburyCompPlan>. The digital version may also be accessed online at: [https://www.woodburycountyiowa.gov/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040/](https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/)

Published in The Record  
Thursday, April 18, 2024  
(#363134)

## Minutes - Woodbury County Zoning Commission – March 25, 2024

The Zoning Commission (ZC) meeting convened on the 25th of March, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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### Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=rpIVdwtKgFM>

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ZC Members Present:	Chris Zant, Barb Parker, Jeff Hanson, Corey Meister, Tom Bride
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Dan Bittinger, Daniel Hair, Peter Widman, Rand Fisher, Corinne Erickson, Christopher Widman, Rebekah Moerer
Telephone:	Tom Treharne

### Call to Order:

Chair Chris Zellmer Zant formally called the meeting to order at 5:00 p.m. All members present.

### Public Comment on Matters Not on the Agenda:

None

### Approval Of Minutes: 2/26/24

Motion by Meister to approve the minutes from February 26, 2024. Second by Parker. Bride abstained. Approved 4-0.

### Public Hearing (Action Item) for Proposed Woodbury County Comprehensive Plan 2040:

Priestley read summary of the draft comprehensive plan into the record. The purpose of the comprehensive plan is to establish a recommendation to the Board of Supervisors pursuant to Iowa Code Chapter 335.5. The plan is intended to serve as an advisory document that outlines the county's vision. The purpose of the comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and National Resources, and Disaster Response, Recovery and Resiliency. In December of 2020, the Board of Supervisors entered into an agreement with SIMPCO for development of the plan. The project was funded partially by Cares Act money.

Corinne Erickson spoke on behalf of SIMPCO's work on the project by providing an overview including a historical account of the process. SIMPCO solicited public and stakeholder comments through open house events and surveys, with continuous opportunity for public comment. There have been approximately 450 responses to the survey. In 2021, a steering committee was developed, including several county officials, and overall met five times to establish rules and objectives for the plan.

Daniel Hair stated he was disappointed with the Land Use and Natural Resources section of the plan. He has communicated with residents through the Woodbury County Fair and Facebook regarding landowner rights. He believes the statement regarding Land Use and Natural Resources – Plan for Creation and Use of Alternative and Renewable Energy Sources in Woodbury County, especially the bullet point that includes - Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazard and to minimize disruption to surround land uses – is too vague. Daniel presented a document for Commissioner review. Motion by Bride to receive. Second by Hanson. Carried: 5-0. Hair stated that throughout the public meetings residents voiced their desire for utility solar to only be acceptable in industrial areas, not agricultural areas. He suggested the following changes – Utility scale alternative and renewable energy sources should be placed in industrial zoned areas in order to minimize adverse impacts to agricultural and residential living. 1. Preserve

agricultural land for agriculture purposes. 2. Recognize alternative and renewable projects should remain in industrial zoned lands. 3. Respect the beauty of Loess Hills and natural landscapes and the great value of our rural resident's quality of life. 4. Utility Scale alternative and renewable projects should be viewed as industrial activities. 5. Preserve our agriculture land for future generations and protect our conservation areas for hunting, hiking, camping, fishing, and recreation use. He suggested wording supporting landowners individual choice to implement personal or private use of renewable energy infrastructure.

Bride asked Hair to clarify statement. Hair wants to emphasize industrial activity and private use be more defined and separated.

Corrine Ericksen from SIMOC verified the request to be separation between industrial scale and smaller, private scale use. The language could be fine tuned to reference the difference and leave room for future development.

Meister referenced the difference between the general summary of the plan versus the details as presented in the full plan and ordinances for further specifics.

Peter Widman stated there needs to be protection for the future from green energy.

Hanson motioned to close public hearing. Second by Meister. Carried: 5-0.

Hanson made a motion to amend the comprehensive plan as presented to include a statement under the renewable energy infrastructure that states support landowners individual choices to implement renewable energy infrastructure for personal and private use and to recommend the comprehensive plan to the Board of Supervisors. Second by Bride. Carried 5-0.

**Public Hearing (Action Item) for Proposed Zoning Ordinance Text Amendments To The Floodplain Management Ordinance Section 5.03 Of The Woodbury County Zoning Ordinance:**

Priestley read the summary into record. A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections. **Amendment #1** - On page 59, to repeal and replace **Section 5.03.1 AA** with the following: AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; **Amendment #2** - On page 62, to repeal and replace **Section 5.03.3 B** with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; **Amendment #3** - On page 72, to repeal and replace **Section 5.03.10 B(4)** with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; **Amendment #4** - On page 73, to repeal and replace **Section 5.03.10 C(2)** with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b). Priestly explained that the amendments are to prepare for the new floodplain maps that will take effect on July 17, 2024, as directed by FEMA and IDNR. No public comment was received. Motion to close public hearing: Bride. Second by Parker. Carried: 5-0. A motion by Hanson to recommend approval to the Board of Supervisors of the amendments to Section 5.03 of the Woodbury County Zoning Ordinance. Second by Parker. Carried: 5-0.

**Public Hearing (Action Item) for Proposed Utility-Scale Solar Energy Systems Zoning Ordinance Amendment(s):**

Priestley summarized the zoning ordinance text amendment including amendments to the table of contents; to add a new section entitled Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use; and to include the renumbering of page numbers. The draft ordinance was brought back to the Zoning Commission as a result of the direction from the Commission at the January 22<sup>nd</sup> meeting after review by the County Attorney's office and staff. The US-SES ordinance amendment is meant to regulate the permitting and use of such systems in the General Industrial (GI) Zoning District. The Zoning Commission would be responsible for the review of US-SES conditional use permit (CUP) requests. The Board of Adjustment would be responsible for the consideration of approval of the US-SES CUP requests, and the Board of Supervisors would oversee the building permit process. After the review, the notable changes were to the decommissioning plan and the definition section.

Priestley stated that the office received comments from the public. Priestley asked for the consideration of a motion to receive an email received after packet was complete from Robert Wilson, Range Land Energy Management. Motion to receive: Meister. Second: Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Priestley asked for the consideration of a motion to receive a letter received after the packet was complete from Mayor Robert Scott, City of Sioux City. Motion to receive by Meister. Second by Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Rand Fisher, Center for Infrastructure and Economic Development, spoke on the benefits of renewable energy and the current restriction of allowing industrial solar only in General Industrial Zoning Districts. Fisher indicated that valuable existing infrastructure in that area would not be needed for industrial solar. Industrial solar in agricultural areas, if limited to certain areas, would be a more feasible approach. Fisher provided informational handouts to be received by the Commissioners. Motion to receive by Bride. Second by Hanson. Carried: 5-0. *Received Materials Available in the Appendix.*

Chris Madsen, City of Sioux City offered concerns with placement of utility solar within the corporate boundaries of the City and allowing utility solar in the Southbridge Industrial Park, which would not utilize the installed infrastructure that could be used for future development.

Daniel Hair stated industrial solar should only be allowed in industrial areas. Other areas of the state do not compare to Woodbury County.

Peter Widman stated we should not allow the mayor of the City of Sioux City to dictate what we do with land inside the County.

Tom Treiner, Nexstar Energy, spoke by telephone stating there should be another look at utility solar in agricultural areas with a conditional use permit process. Projects are voluntary to landowners, screening and buffering would address some issues. He thinks there are many landowners that support utility solar in agricultural areas, as seen by comments to the comprehensive plan, but some are hesitant to speak in support because it's a contentious issue.

Christopher Widman states no other location than industrial should be considered, pointed out only businesses, not residents, have spoken out in support tonight.

Parker motioned to close public hearing. Second by Bride. Carried: 5-0.

Priestley emphasized this ordinance is similar to what has been in place since 2008 but adds additional features and specifications. He cited MidAmerican's solar project that went through the conditional use permit process in the General Industrial (GI) Zoning District. Priestley pointed out that the Zoning Commission is responsible for reviewing the application and the Board of Adjustment is responsible for the consideration of the CUP application for approval. Additionally, the Board of Supervisors would be responsible for the consideration of the building permits.

Bride asked Priestley if there was any activity that would trigger extraterritorial review from the City of Sioux City. Priestley indicated that the city would be notified as a landowner under the typical process if they fall within the notification territory. However, the county will notify the city as a stakeholder and ask for comment regardless in the future. The certified abstractor listing notification area is one (1) mile under this proposal. The only extraterritorial review authority the city has is through the subdivision process.

Bride asked if there was anything in ordinance pertaining to setbacks that would prevent a solar project in an industrial area being placed near to conservation area. Priestley indicated that he is not aware of any provision in the zoning ordinance that would place a restriction or buffer between conservation areas and projects such as solar. The conservation board would be a stakeholder that would be asked to make comments on future projects.

Bride indicated that the zoning district setbacks along with the conditional use permit process could handle separation issues.

Hanson stated he would be against utility solar in industrial areas because there are only a small number of areas, and infrastructure has been placed and wouldn't be utilized with solar. Hansen stated under regulated standards he would support an overlay district which would allow placement in other zoning districts and landowners would have the opportunity of use property rights to place Utility Solar in agricultural areas.

Zellmer Zant stated there hasn't been a setback requirement on conditional use permits in industrial areas since 2008. She is concerned about setback that restricts useable General Industrial areas; public comment should be heard.

Meister agrees that the GI areas are restricted with setbacks.

Parker asked if the setbacks should be taken out of the requirements.

Bride agrees setbacks could prevent areas from developing and conditional use application allows each area to be looked at. Don't want to limit industrial areas.

Priestley stated setback zoning dimensional standards are in place for structures relative to property lines. The conditional use process would allow for stakeholder and public comment regarding placement. This draft is a process for Zoning Commission, Board of Adjustment and Board of Supervisors.

Zellmer Zant commented this language has been seen throughout other meetings, other counties and our County Attorney's Office.

Bride offered to include language that setbacks currently in zoning districts apply and not expanding other, such as conservation area setbacks, and others.

Motion by Bride to recommend the ordinance to the Board of Supervisors excluding the setbacks that are within it and just reverting to the General Industrial setbacks and to strike the definitions for the public conservation area and to remove Section J and definition R, and all definitions pertaining to the chart (occupied residences, cemeteries, public right-of-way, public drainage district right-of-way, and airports). Second by Parker. Carried 4-1.

**No public comment on matters not on the agenda:**

**Staff Update:**

Priestley mentioned upcoming CoZO conference to be hosted by Woodbury County in May.

**No Commissioner Comment of Inquiry:**



**Daniel Priestley**

---

**From:** Daniel Priestley  
**Sent:** Monday, March 25, 2024 11:27 AM  
**To:** Robert Wilson  
**Subject:** RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I will ask the Zoning Commission to consider receiving your email and attachment into the record at tonight's Zoning Commission meeting.

Respectfully,

-----  
Daniel J. Priestley, MPA  
Woodbury County Zoning Coordinator  
620 Douglas Street #609  
Sioux City, IA 51101

Phone: 712-279-6609  
Fax: 712-279-6530  
Website: WoodburyCountyIowa.gov

**RECEIVED FROM ROBERT WILSON, 3-25-24**

**From:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Sent:** Saturday, March 23, 2024 9:51 AM  
**To:** Daniel Priestley <dpriestley@woodburycountyiowa.gov>  
**Subject:** RE: Email from the Woodbury County Website

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hey Dan, is there any way to request that the attached is included to Monday's packet for the record?

Unfortunately, due to flight schedules from where we're located, nothing quite works for us to make the meeting in person on Monday, but we'll be calling in. We have some major concerns that we'd like to discuss with the Commission, and I'm not sure the best venue to do that.

Robert Wilson – Managing Member  
E: [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)  
C: 435-901-9236



**From:** Daniel Priestley <dpriestley@woodburycountyiowa.gov>  
**Sent:** Thursday, February 1, 2024 3:27 PM  
**To:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Subject:** RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I am available to answer questions you might have about the Woodbury County Zoning Commission's recent recommendation. As referenced in your message, the comprehensive plan adoption process will likely commence this spring at dates to be announced. The comp plan requires a Zoning Commission recommendation and the approval of the Board of Supervisors. Information regarding the activities of the Commission can be obtained on the Woodbury County website at: [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/). I am available to speak with you tomorrow if you have questions. The phone number is 712-279-6609.

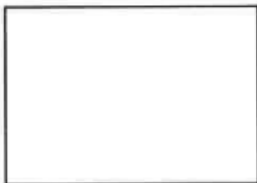
Respectfully,

-----  
**Daniel J. Priestley, MPA - Zoning Coordinator**  
**Woodbury County Community & Economic Development**  
620 Douglas Street, 6<sup>th</sup> Floor  
Sioux City, IA 51101  
Office: (712) 279-6609  
Fax: (712) 279-6530  
Email: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)  
Web: [www.WoodburyCountyCED.com](http://www.WoodburyCountyCED.com)

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**From:** Woodbury County Website <[no-reply@woodburycountyiowa.gov](mailto:no-reply@woodburycountyiowa.gov)>  
**Sent:** Wednesday, January 31, 2024 2:37 PM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** Email from the Woodbury County Website

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**



**Email from the Woodbury County Website**

**Name:** Robert Wilson

**Email:** [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)

**Comments:**

Hey Dan,<br />

<br />

I'd like to introduce myself and our company. We're the developer that is working with Leo Jochum and his family as well as other individuals that chose to participate in our solar project. I attended last weeks meeting and think it'd be good for us to discuss our project, the process, and what facilities like ours typically look like during operations. I'd also like to answer any questions you or the commission has for us, to better inform you as discussions around the 2040 comprehensive plan progress.

**RECEIVED FROM ROBERT WILSON, 3-25-24**

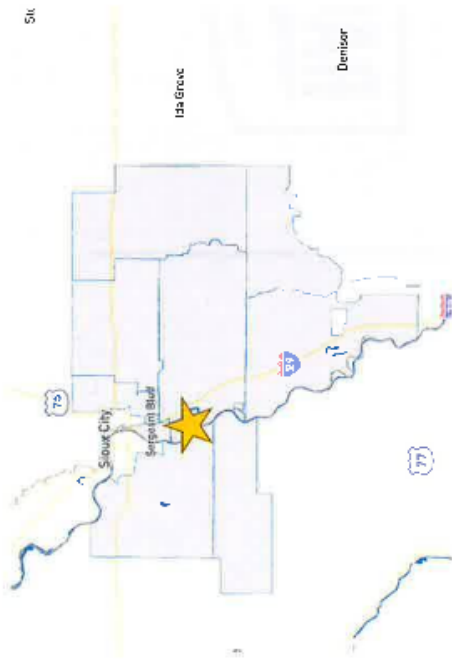


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MADE AND PRINTED IN CHINA

RECEIVED FROM ROBERT WILSON, 3-25-24

## U.S. Treasury Department's Coal Closure Energy Community Designation



Woodbury County Census Tracts designated as Energy Communities:

- 19193003302 – State Tract 33.02
- 19193003200 – State Tract 32
- 19193003100 – State Tract 31
- 19193003500 – State Tract 35

Retired Thermal Units – George Neal

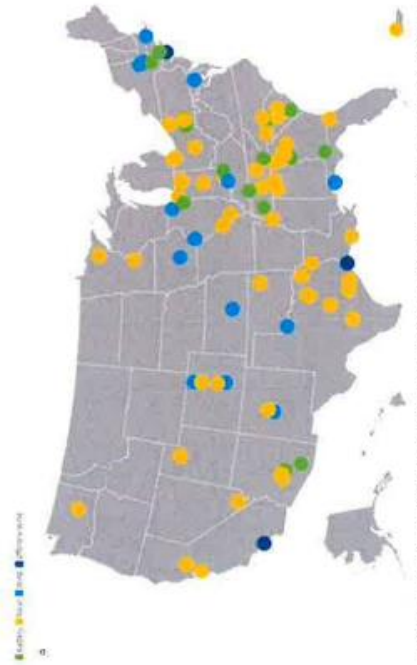
Energy Communities were designated in 2023 to encourage economic growth, tax revenue and job creation in areas impacted by retired thermal generators, coal mining operations, and high fossil fuel employment.

With extensive experience in large-scale development, Bantland expertly sources greenfield opportunities across the country. **We believe that by establishing a CUP process to allow for utility-scale solar development in AP districts, Woodbury County can utilize existing federal incentives and local energy infrastructure to create long-term tax revenue and source private capital from the renewable energy industry. A CUP Process with common-sense and informed guidelines approved on a case-by-case basis can allow for future development of renewable energy projects while mitigating any adverse affects to landowners that choose not to participate.**

RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act Domestic Content Tax Credit

**New Manufacturing Facility Announcements**  
Explore the 17 new manufacturing facility announcements in the US below.



© 2023 IFA. This visualization is for informational purposes only. It does not represent any specific data or information. The data is subject to change without notice. For more information, please contact IFA at [info@ifa.com](mailto:info@ifa.com).

Under the Inflation Reduction Act, projects receive an additional 10% investment tax credit when the following attributes are met:

- Prevailing Wage & Apprenticeship Requirements - **high paying jobs, career growth and creation for rural communities with apprenticeship programs**
- Steel and Iron Requirements: products that are primarily steel and iron must be **100% produced in the United States**
- Manufactured Product Requirements: all components that are "manufactured products" are produced in the United States. This includes components **such as solar panels, transformers, trackers, etc.**

**By utilizing components that are produced in the United States, utility-scale solar farms are more economically competitive after achieving the Domestic Content Investment Tax Credit.** Further, utilizing steel, modules, and transformers produced in the United States mitigates supply chain risk while creating jobs and domestic innovation.



RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act

Domestic Content Tax Credit

**First Solar to Build \$1.1 Billion US Manufacturing Facility** First Solar Inc. is investing up to \$1.1 billion to construct its fifth manufacturing facility in the USA, further expanding America's capacity to produce its own photovoltaic (PV) solar modules.



**Qcells will manufacture every part of a silicon solar panel in the United States**

Qcells has announced it plans to invest more than \$2.5 billion to establish a complete solar supply chain in the United States. In addition to its existing two solar module assembly facilities in Dalton, Georgia, the company will build a new factory in the state that will manufacture 3.3 GW of silicon ingots, wafers, cells and more finished panels.



**PVH to open 6 GW U.S. solar tracker manufacturing site**

PV Hardware expects the plant to be operational in 2023. This is the first in a wave of solar supply chain onshoring in the wake of the Inflation Reduction Act.



**Not only are projects more competitive after utilizing domestic content and meeting prevailing wage and apprenticeship requirements, but utilizing steel and components that are manufactured in the United States has become an industry "best practice" because of the value added with job creation and domestic supply chain reliability.**



**System height and attributes:**



Modern solar energy systems are between 8'-12' max height depending on the angle of modules. **No concrete** is poured to secure our I-beams upon which modules and trackers are mounted. Minimal gravel roads would be used for typical maintenance and vegetation control.



Source: Nexttracker: <https://nexttracker.com/horizon-xtr/>



RECEIVED FROM ROBERT WILSON, 3-25-24

RECEIVED FROM ROBERT WILSON, 3-25-24

**Other common facilities in AP districts:**

Modern solar energy systems are similar in height to center-pivot irrigation systems common in AP districts...

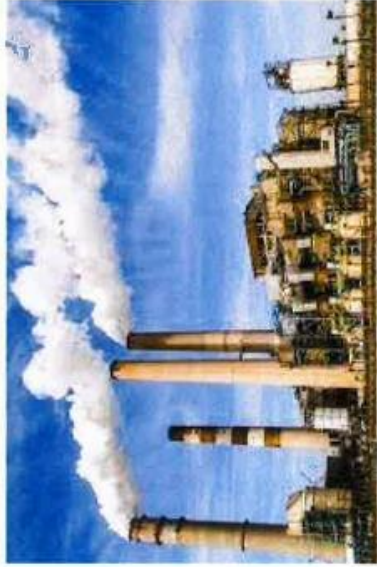


HANGLAND ENERGY MANAGEMENT

... and shorter than most modern crop sprayers.



**What is "industrial"?**



**Woodbury County Ordinance:**

**7. LI Limited Industrial Zoning District**

A. Purpose and Intent. The purpose of the Limited Industrial Zoning District is to provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites for the LI Zoning District should have excellent infrastructure especially transportation access via highways.

**8. GI General Industrial Zoning District**

A. Purpose and Intent. The purpose of the GI, General Industrial Zoning District is to provide for the orderly development of heavy commercial and industrial uses. Appropriate sites for the GI Zoning District should have excellent infrastructure including transportation access via highways, railroad, airports, or barge, sanitary sewerage, water service, and power supply.

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**What is "industrial"?**

Other "Conditional" uses permitted in Woodbury County AP Districts: Racetracks, RV Parks, Laboratories, Crackers, Landfills...



KANSASLAND ENERGY MANAGEMENT

RECEIVED FROM ROBERT WILSON, 3-25-24



**What is "industrial"?**

Other "Conditional" uses permitted in Woodbury County AP Districts: Airports, sanitation facilities, railyards, wind turbines, wind turbines....



RECEIVED FROM ROBERT WILSON, 3-25-24

RANGELAND ENERGY MANAGEMENT

### Utility-scale Solar Parks:

- No expansion of municipal water, sewer or electrical services required
- No installation of new paved roads required
- No emissions, waste, or noise during operations



Due to the low impact that our projects have on air quality, noise, and viewshed in areas suitable for PV development, we feel that they are better qualified for a conditional use permit in AP districts than many of the other conditional uses currently allowed in AP districts.

No Emissions

No Noise

No Traffic

During Operations



RECEIVED FROM ROBERT WILSON, 3-25-24



# LAND USE & NATURAL RESOURCES

## Goals

### Support sustainable agricultural practices.

- Ensure compliance with Iowa state code provisions for agriculturally zoned property.
- Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
- Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
- Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
- Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
- Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
- Create a roundtable of farmers and local agriculture businesses to voice concerns and needed resources to maintain sustainable business operations.
- Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.

### Preserve environmentally sensitive lands.

- Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open spaces for recreation.
- Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
- Strengthen existing control policies and grade and excavation limitations for development in the Lucas Hills.
- Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
- Communicate with the county's network of parks, trails, and campgrounds.
- Coordinate across jurisdictions to address litter and the dumping of waste.

### Limit urban sprawl and maintain the rural character of Woodbury County.

- Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land.
- Consider the lifetime costs of new infrastructure development.
- Limit interstate development to interchanges or to within city jurisdictions to preserve agricultural land and maintain scenic views of the Lucas Hills.
- Discourage leap-frog development outside of incorporated areas and limit density in unincorporated areas.
- Guide future development of non-agricultural uses to a compact pattern by erosion and economic expansion of public infrastructure.

### Empower landowners to be a partner in combating ecologically and economically harmful invasive and noxious species.

- Educate the public about invasive identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

### Reduce contaminants in surface water runoff.



Image source: iowaagriculture.com

- Provide resources for farmers to adopt best management practices.
- Provide resources for farmers to accept BMPs such as no-till methods and cover crops, to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy and programs of the USDA's National Resources Conservation Service for farmers in need of assistance.

- Continue sensible zoning policies.
- Educate residents and business owners of proper lawn fertilizer and chemical use.
- Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.

### Safeguard groundwater by identifying and limiting sources of pollution.

- Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells and planting nitrate-remediating plants near active well heads.

### Identify potential sources of air quality hazards in Woodbury County.

- Maintain a network of low-cost air quality monitors throughout the rural county.

### Maintain safe distances between industrial land use activities and residential, commercial, and institutional land uses.

- Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railway air hazards.

### Plan for the creation and use of alternative and renewable energy sources in Woodbury County.

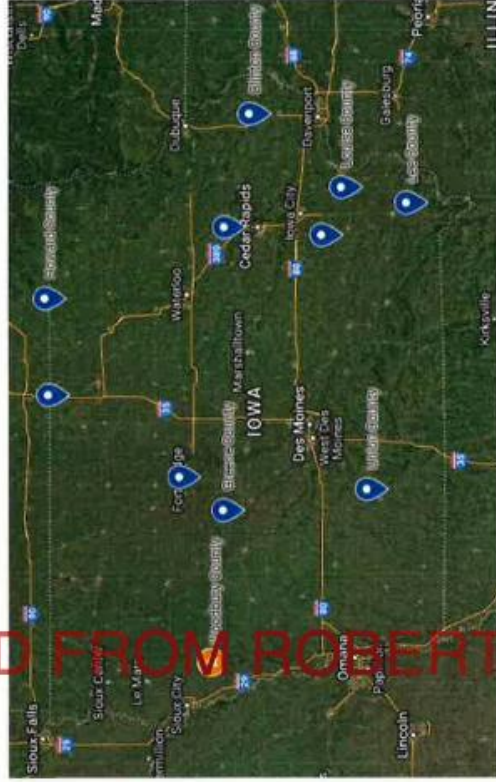
- Support landowners' individual choices to implement renewable energy infrastructure.
- Continually update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding for the expansion of electric vehicle charging infrastructure.



RECEIVED FROM ROBERT WILSON 3-25-24

### Economic Benefit of Comparable Projects

Project	County	Technology & MWac	Docket #
Big Daws Solar	Howard/Mitchell	PV 200 MWac	SCU-2019-0003
Cogson	Linn	PV 100 MWac	SCU-2021-0001
Creston	Union	PV-storage 75 MWac	SCU-2022-0005
Duane Arnold Solar	Linn	PV 50 MWac	SCU-2021-0002
Duane Arnold Solar II	Linn	PV 150 MWac	SCU-2021-0005
Soldfried	Washington	PV 200 MWac	60U-2022-0002
Grand Junction	Greene	PV-storage 150 MWac	60U-2022-0001
Hatchling	Clinton	PV 50 MWac	60U-2021-0006
Hawkeye	Clinton	PV 200 MWac	60U-2021-0005
Holiday Crest Solar	WeaVer	PV 100 MWac	60U-2020-0001
Mapello Solar	Louis	PV 100 MWac	60U-2019-0001
Neveer	Lee	PV 150 MWac	60U-2022-0003
Worthme Solar Farm East	Worth	PV 149 MWac	27U-2319-0004
Worthme Solar Farm West	Worth	PV 500 MWac	60U-2019-0002

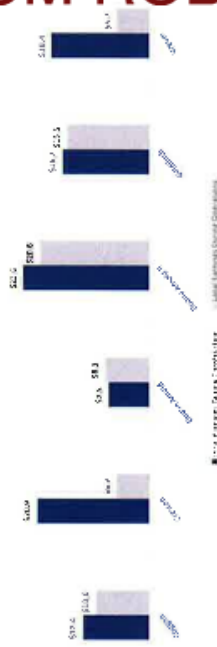


Restricting the CUP process to solely General Industrial zoning districts limits the ability of county officials to assess the potential positive impacts of utility-scale solar development that would otherwise be proposed under a broader CUP application. **By allowing for a CUP process for utility-scale solar development in AP districts, Woodbury County can assess long-term tax revenue and job creation on a case-by-case basis. A CUP Process** would also allow county officials to designate setback requirements and viewshed buffers, negotiate road-use agreements, and establish requirements for projects that alleviate the concerns of non-participating landowners. All while allowing participating landowners to see long-term lease revenue that doesn't fluctuate with commodity prices or adverse weather events – a stated component of the Land Use Goals in SIMPCO's 2040 Comprehensive Plan.

RECEIVED FROM ROBERT WILSON, 3-25-24

### Economic Benefit of Comparable Projects

Local Earnings Impact (\$mm)



- 6 projects analyzed showing net local earnings impact and they showed an average of \$26.5mm in local earnings during construction and an average \$13.1 mm over the projects' lifetime operations
- Generally speaking, larger projects show greater local earnings impact

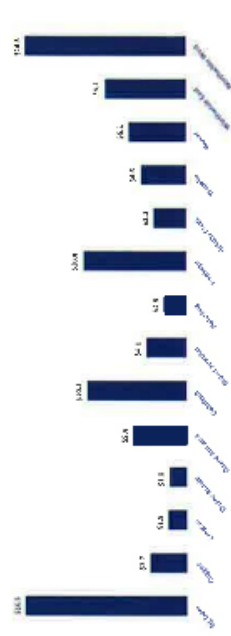
RANGI AND ENERGY MANAGEMENT

The ability for projects to propose job-creation, tax revenue projections, and community benefits packages to Woodbury County is preconditioned by a CUP process being permitting on lands in addition to GI districts. If projects can't demonstrate a net-benefit to the county in the CUP process, they can always be denied.

Parcels utilized in utility-scale PV projects contribute nearly 10x real and personal property tax revenue after the facility is in operation when compared to assessed taxes on agriculture parcels.

General Industrial parcels could contribute greater tax revenue to the county when developed by mixed-use or industrial developers by way of sales tax, fuel tax, etc. In addition, GI parcels are generally priced much greater, making PV development cost-prohibitive.

Property Tax Revenue (\$mm)



- The 24 projects projected an average of \$6.7mm in property tax revenue total per parcel over their lifetime (35-40 years) to all the local entities involved
- The average is approximately \$266 per year in property tax revenue
- There is significant variance in the amount of property tax estimated, most of which is likely due to the "best" project size and project probability as well as local property tax rates

RECEIVED FROM ROBERT WILSON, 3-25-24

Appendix

ROBERT WILSON, 3-25-24



Dear Dan Priestley,

I am writing on behalf of the City of Sioux City. The City of Sioux City opposes the proposed utility-scale solar energy system Zoning Ordinance Amendment dated March 21, 2024.

The City of Sioux City's concern is the lack of a required setback from City corporate boundaries. The City of Sioux City would support the creation of a protected area of two (2) miles from a City's corporate boundary. These protected areas would be similar to the recently approved requirements for wind turbines located in Woodbury County. The City of Sioux City also supports solar energy systems as an accessory use to industrial development.

The City of Sioux City has reviewed the draft Woodbury County Comprehensive Plan 2024, and agree with a number of the findings in the plan. Goal T5.7 states:

*Support efficient development of commercial and industrial operations in the Southbridge Interchange region.*

The City of Sioux City and Woodbury County have been working extensively to promote the Southbridge Industrial Park. The City and County have partnered to construct a new interchange that would increase access and marketability of the Southbridge area. The City is concerned that large Utility-Scale Solar Energy Systems would hamper these efforts and create an obstacle to further industrial development in the area.

The City of Sioux City supports the efforts of Woodbury County to provide renewable energy sources. However, the proposal would have a substantial negative impact on the potential growth of the City of Sioux City's industrial areas. Therefore, I urge you to consider a revised version of the proposal that includes the protected area from a City's corporate boundary. If City Staff can be of any assistance as you work on the proposal, please feel free to contact us.

Sincerely,

  
Robert E. Scott  
Mayor

RECEIVED FROM RAND FISHER, 3-25-24



# CENTER

for Infrastructure & Economic  
Development



RECEIVED FROM RAND FISHER, 3-25-24

**Renewable Energy Policy  
Resource for Local Leaders**

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

**Remarks and Input from Jonjon Infrastructure and Economic Development (*The Center*) at the  
Woodbury County Planning and Zoning Solar Ordinance Hearing March 25, 2024**

Good evening! Rand Fisher, 15237 Woodcrest Drive, Clive, Iowa. I'm speaking this evening in my role as Director of The Center for Infrastructure and Economic Development. I will leave behind additional information and contact data that will more fully introduce the mission of our organization and its focus on local preparation, planning, and policies for facilitating renewable energy. When done thoughtfully, we believe renewable energy provides financial and quality of life improvements; creates good jobs; provides farmers and landowners income diversification and security; attracts new businesses and industries; and returns millions of dollars to local government and the regional economy.

At *The Center*, we have been following your work and deliberations. Like you, we know *good policy* is essential to *good projects*. Balancing individual choices, land owner rights, and necessary community protections isn't easy. Your commitment to citizen input, as well as policy research and discovery has been truly commendable.

## RECEIVED FROM RAND FISHER, 3-25-24

That said, this evening we're here to clearly express our concern over the current status of your ordinance restricting conditional use application and authority for utility scale solar, singularly to industrial zoned property. Industrial property typically provides for sewer, water, natural gas, multi-modal transportation, and other, often expensive infrastructure demanding services. In stark contrast, utility scale renewable energy sites do not require the investment, readiness, and marketing that accompany industrial sites and parks. We would urge you, and the Board of Supervisors to further confer with all the parties and organizations involved in county and regional economic development before restricting utility solar to this one zoning category.

By prudently allowing conditional use permits in the agricultural zoned area of the county you can avoid many issues while knowing the land will still be preserved to agriculture. Such would not be the case if land gets permanently moved to industrial. Other process inefficiencies and problems seem likely in only allowing industrial property for solar investment.



For these policy reasons, we strongly urge you to take a second look at how a limited use of agricultural property for utility scale solar energy could maintain and strengthen your agricultural heritage, quality of life, and individual freedom.

Respectfully submitted,

Rand Fisher

Center for Infrastructure and Economic Development

[rfisher@centerforpolicy.org](mailto:rfisher@centerforpolicy.org)

515 577 5900

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24



**CENTER**  
for Infrastructure & Economic  
Development

## Our Mission

The Center for Infrastructure and Economic Development works with local leaders seeking to transition their communities to adapt to and realize benefits from emerging infrastructure and energy technologies. Our goal is to help counties and municipalities stay centered on their core community identities while enabling sustainable, long-term economic growth that benefits local residents and businesses.

## Our Approach

At The Center, we believe the best policies are those that balance citizen concerns, energy needs and economic benefits. These policies will help local communities grow and prosper in an era of energy diversification and help lower energy costs during economic uncertainty.

## Issues



### Supporting Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that sponsor them. Many major manufacturers consider access to renewable energy as a key factor in locating new facilities, providing beneficial local economic ripple effects.



### Wind Energy

We value the safe installation and operation of wind energy developments. We work with local governments and communities to develop the best policies to meet that goal while achieving emission reduction targets and delivering reliable and cost-effective energy.



### Solar Energy

We understand community concerns of large-scale solar projects and we strive to highlight policies that address them while supporting reliable solar energy to meet customer demand.

RECEIVED FROM RAND FISHER, 3-25-24

## How Renewables Can Benefit Your Community?



### New Property Tax Revenue

Money that can be used to improve local services or infrastructure

### New Jobs

Well-paid jobs in a rapidly growing industry

### New Business

Businesses are increasingly looking to locate in places with access to renewable energy

### Reduce Carbon Emissions

Meet local emission reduction targets with clean renewable energy



## Our Services



### Ordinance Database

Our ordinance database provides you with quality examples from around the country of ordinances adopted by other local governments that both protect their communities and spur economic growth. Learn from your peers and see what's best for your county, city, or town.



### Case Studies

Go beyond numbers and data; hear from real results and real people.

The Center provides case studies and real world examples of how renewable energy projects, guided by sound policy, produce benefits for constituents and the greater community local officials are responsible for.



### Access to Experts & Research

The Center aims to be the one-stop shop for all of your policy needs. We provide your staff with access to world class experts in policy, energy, environment, and economic development. Get in the know with research from industry leading institutions about the ordinance for you.



RECEIVED FROM RAND FISHER, 3-25-24

Governors Terry Branstad and Mike Johanns serve as National Co-Chairs of the Center and State Chairs of their respective states.

**Former Iowa Governor Terry Branstad** is the nation's longest serving Governor and served as America's Ambassador to China. Governor Branstad has a strong history of working with leaders at the local, state and federal levels to advocate the benefits of renewable energy development. While Governor he signed the first renewable energy portfolio standard.

**Former Nebraska Governor Mike Johanns** has 30 years of service at every level of government, including serving as Secretary of the U.S. Department of Agriculture. Through decades of work with farmers and ranchers, Governor Johanns learned firsthand that harvesting wind and solar energy works in tandem with current agricultural methods while providing new sources of income for landowners.

## Get in Touch

Visit our website at:  
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Call us by phone:  
202-708-4968

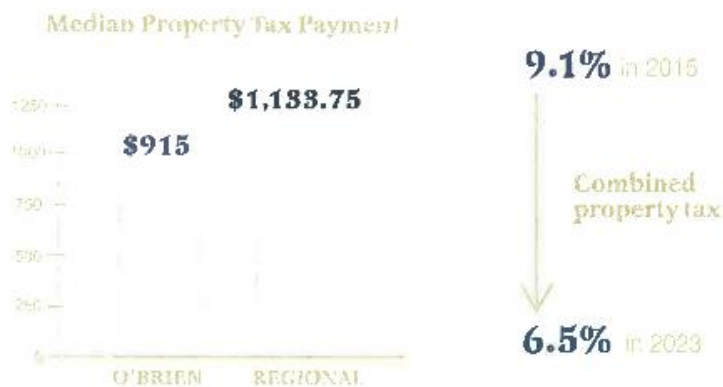
Or send us an email:  
[randfisher@centerforlocalpolicy.org](mailto:randfisher@centerforlocalpolicy.org)



## Reducing Taxes while Funding Additional County Services – How O’Brien County Iowa Thrives with Wind Energy

Other Iowa Counties had to raise taxes. Wind Energy Meant O’Brien County Could Lower Them.

RECEIVED FROM RAND FISHER, 3-25-24



[www.CenterForLocalPolicy.org](http://www.CenterForLocalPolicy.org)



**With Lower Taxes, Revenue from Wind Fills County Coffers**



**Revenue from Wind Farms Fund Essential County Services and Infrastructure**



**RECEIVED FROM RAND FISHER, 3-25-24**

**The Wind Farms Strengthened the County Budget during COVID**

Between the added valuation and increased taxes, we were able to actually reduce tax rates when many counties in Iowa were having to raise taxes immensely to cover increased costs.

**Nancy McDowell**  
O'Brien County Supervisor



**O'Brien Has The 3rd Lowest Median Property Tax Payment Of Surrounding Counties**

## The Center Services -- Providing Fact-Based Expertise:



### Ordinance Database

Our ordinance database provides you with quality examples for the number of ordinances adopted by state local government's in the number, their content, and their economic growth.



### Case Studies

The Center provides case studies showing real world examples of how renewable energy projects can produce benefits to constituents.



### Access to Experts & Research

We provide your staff with access to world class experts in policy, energy, environment, economic development, and research from industry leading institutions.



**Governor Terry Branstad**  
National Co-Chairman and  
Iowa State Chairman



**Governor Mike Johanns**  
National Co-Chairman and  
Nebraska State Chairman

### Get in Touch

Phone: 202-709-4008 | [Web: www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Email: [info@centerforlocalpolicy.org](mailto:info@centerforlocalpolicy.org)

CenterILL Center of Local Policy

Center of Infrastructure and Economic Development

RECEIVED FROM RAND FISHER, 3-25-24



## The Renewable Energy Resource for Local Leaders

### Issues We Support

#### 👤 Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that seek for them.

#### ☀️ Solar Energy

We strive to provide up-to-date information to address any concerns regarding large-scale solar projects.

#### 🌬️ Wind Energy

We value the safe installation and operation of wind energy to achieve emission reduction goals and deliver reliable and cost-effective energy.

### How Renewables Can Benefit Your Community?

#### New Property Tax Revenue

Money that can be used to improve local services or infrastructure.

#### Reduce Carbon Emissions

Reduce emissions to meet local reduction targets with clean renewable energy.

#### New Jobs

Well-paid jobs in a steadily growing industry.

#### New Business

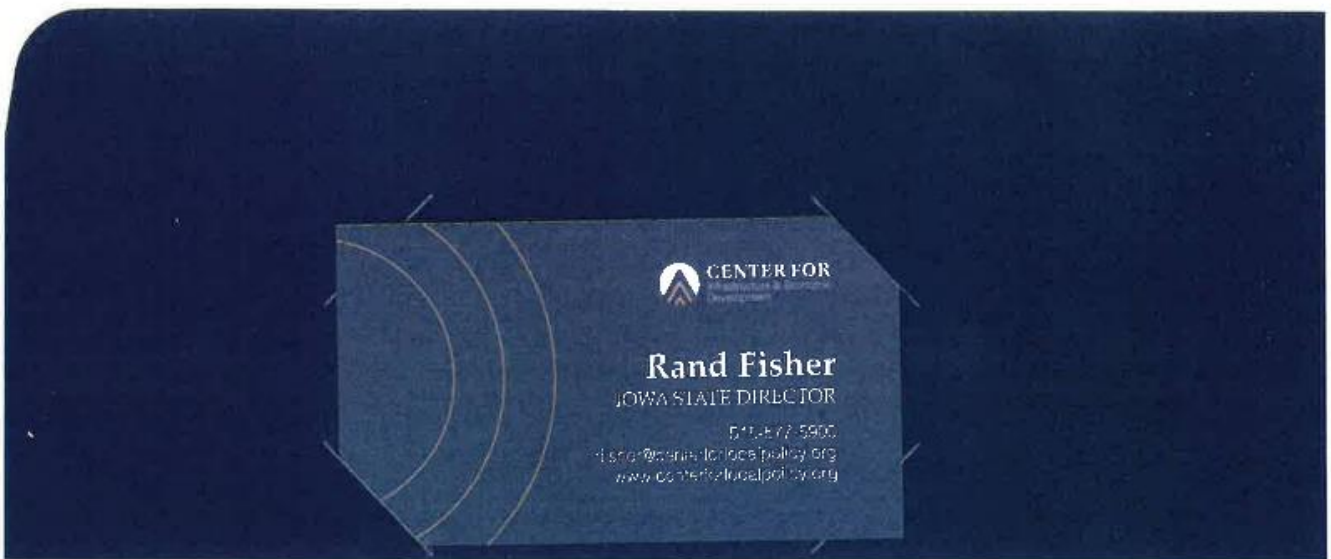
Attract businesses looking to locate in places with access to renewable energy.

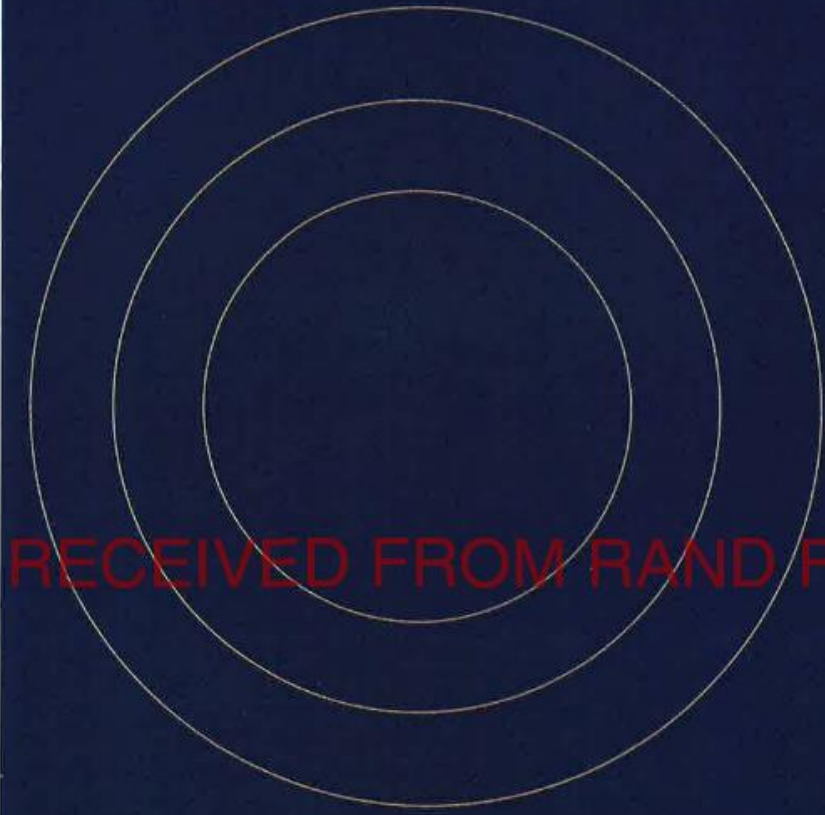
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24



RECEIVED FROM RAND FISHER, 3-25-24





RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24

You can help protect Woodbury County from future alternative energy abuses such as industrial wind turbines being zoned in agricultural lands, which in our case, would allow them to be placed near our homes.

Woodbury County is in the drafting phase of our new Comprehensive Plan, which gives the *Board of Supervisors, Planning and Zoning*, and the *Board of Adjustment*, direction when considering new ordinances and projects. A company called SIMPCO is in charge of taking public comments during this drafting phase. It is **very important** that they hear from you!

**Please call Erin Berzina (the planning director) and dictate to her the following changes we want to see in the Land Use & Natural Resources portion of the new Development Plan.**

RECEIVED FROM DANIEL HAIR, 3-25-24

**simpco**  
Erin Berzina, AICP  
Regional Planning Director

SIouxLAND INTERSTATE METROPOLITAN PLANNING COUNCIL

P: 712.224.8906  
C: 712.223.8687  
F: 712.279.6920  
1122 Pierce Street, Sioux City, IA 51105  
erinb@simpco.org  
www.simpco.org  
f /simpcocog @simpcocog

**Ask Erin to remove:** *Plan for the creation and use of alternative and renewable energy sources in Woodbury County. Support landowners' individual choices to implement renewable energy infrastructure.*

**Ask Erin to implement the following:** *Utility scale alternative and renewable energy sources should be zoned and placed in Industrial Districts in order to minimize adverse impacts to agricultural and residential living.*

- 1. Preserve agricultural land for agricultural purposes.*
- 2. Recognize that alternative and renewable energy projects should remain on industrial zoned land.*
- 3. Respect the intrinsic beauty of our Loess Hills, natural landscapes, and the great value of rural resident's quality of life.*
- 4. Utility scale alternative and renewable energy projects should be viewed as industrial activities.*
- 5. Preserve our agricultural land for future generations and protect our conservation areas for hunting, hiking, camping, and recreational use.*

RECEIVED FROM DANIEL HAIR, 3-25-24



Daniel Priestly  
Woodbury Co. Community & Economic Development  
620 Douglas St. 6th Floor  
Sioux City, IA 51101  
dpriestley@woodburycountyiowa.gov

**THIS IS NOT AN INVOICE**

## AFFIDAVIT OF PUBLICATION

#363134- Public Hearing - Comprehensive Plan 2040

The undersigned, being first duly sworn on oath, states that Iowa Information Media Group, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Sheldon, Iowa, the publisher of newspapers of general circulation as identified below, and printed and published in the city of Merville, Woodbury, Iowa, and that a legal notice, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in the publication(s) and editions dated as follows:

363134	The Record	4/18/24	\$49.96
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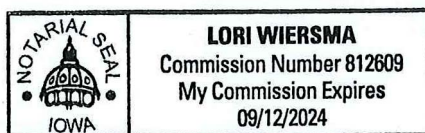
A handwritten signature in black ink, appearing to read 'Myrna Wagner', written in a cursive style.

Myrna Wagner  
Management, The Record

Subscribed and sworn to before me by said  
Myrna Wagner this 18th day of April, 2024

A handwritten signature in black ink, appearing to read 'Lori Wiersma', written in a cursive style.

Lori Wiersma  
Notary Public in and for State of Iowa





# Notice Regarding Public Hearings

## NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF THE DRAFT "WOODBURY COUNTY COMPREHENSIVE PLAN 2040"

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, April 23, 2024 at 4:42 PM, Tuesday, April 30, 2024 at 4:42 PM and Tuesday, May 7, 2024 at 4:42 PM or as soon as possible thereafter as the matter may be considered.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons. A digital copy may also be accessed online at: <https://tinyurl.com/WoodburyCompPlan>. The digital version may also be accessed online at: [https://www.woodburycountyiowa.gov/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040/](https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/)

You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Tue., Apr. 23, 2024.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing.

### Item One (1)

#### **WOODBURY COUNTY COMPREHENSIVE PLAN 2040 -**

**SUMMARY:** To consider a comprehensive plan pursuant to Iowa Code Chapter 335.5. The proposed Woodbury County Comprehensive Plan 2040 is intended to serve as an advisory document that outlines the county's vision. The purpose of this comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The comprehensive plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency.

The draft copy is available for inspection online at: <https://tinyurl.com/WoodburyCompPlan>. The digital version may also be accessed online at: [https://www.woodburycountyiowa.gov/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040/](https://www.woodburycountyiowa.gov/community_economic_development/woodbury_county_comprehensive_plan_2040/)

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 4/18/24

Weekly Agenda Date: 4/23/24 4:45

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Daniel Priestley

**WORDING FOR AGENDA ITEM:**

A) Receive Zoning Commission report and recommendation for Zoning Ordinance Text Amendments for Utility-Scale Solar Energy Systems (US-SES) Conditional Use from their 3/25/24 meeting. B) Public hearing to consider Zoning Ordinance Text Amendments for Utility-Scale Solar Energy Systems (US-SES) Conditional Use in the General Industrial (GI) Zoning District, including to add a new Section 5.08, amend the table of contents, and renumber the ordinance page numbers to accommodate the addition of the new section. C) Approve the 1st Reading of the Ordinance.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

A recommendation from the Woodbury County Zoning Commission from March 25, 2024 to address the regulation of Utility-Scale Solar Energy Systems (US-SES) in the unincorporated areas of Woodbury County with proposed Zoning Ordinance Text Amendments for the addition of a new section to the Woodbury County Zoning Ordinance entitled "Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use." This new section includes regulations for the conditional use permitting of US-SES in the General Industrial (GI) Zoning District. Other amendments include additions to the Table of Contents and adjustments to page number locations throughout the Zoning Ordinance.

**BACKGROUND:**

Over five months ago, the Zoning Commission began an intricate process to address the direction given to them by the Board of Supervisors (BoS) on August 8, 2023 and again on September 25, 2023 for a new proposed utility-scale solar ordinance. After eight public meetings including two works sessions, and six public hearings of collecting comments from Woodbury County residents and other stakeholders, the Zoning Commission has approved a recommendation to the BoS to address the permitting requirements for Utility-Scale Solar Energy Systems (US-SES) in the unincorporated areas of Woodbury County at the March 25, 2024 meeting. The recommendation was approved with a 4-1 vote.

The Commission recommends for US-SES to continue to be regulated with a conditional use permit application within General Industrial (GI) Zoning District only. The recommendation includes a process that involves the Zoning Commission, Board of Adjustment, and the Board of Supervisors. The Commissioners are tasked to review the conditional use permit application, the Board of Adjustment would consider the application for possible approval, and the Board of Supervisors would consider the building permit application(s) and associated agreements. The recommendation contains additional requirements including a road use agreement, a public drainage system protection agreement, an operation and maintenance plan, decommissioning, soil erosion and sediment control, emergency response, enforcement and other requirements governing the application process including a one (1) mile public notification area.

For further context regarding the Commission's proceedings, access to meeting information including agendas, backup materials, minutes, and audio are available through the Woodbury County website at: [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/). The Commission met for either a public hearing or work session on the following dates: September 11, 2023, September 25, 2023, October 16, 2023 (Work Session), October 23, 2023, November 27, 2023, January 17, 2024 (Work Session), January 22, 2024, and March 25, 2024.

Please refer to the draft copy of the Zoning Commission minutes from March 25, 2023 for further details about the Commission's recommendation.

**FINANCIAL IMPACT:**

0

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Receive the Zoning Commission's recommendation from their March 25, 2024 meeting.

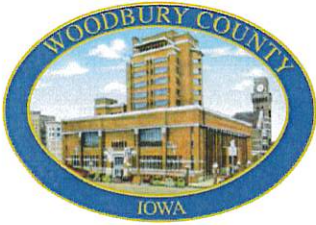
Open and close the public hearing (Set Time - 4:45 PM)

Conduct and approve the first reading of the Ordinance.

The 2nd and 3rd public hearings and readings of the Ordinance have been scheduled for Tuesday, April 30, 2024 at 4:50 PM and Tuesday, May 7, 2024 at 4:45 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

- A) Receive Zoning Commission report and recommendation for Zoning Ordinance Text Amendments for Utility-Scale Solar Energy Systems (US-SES) Conditional Use from their 3/25/24 meeting.
- B) Public hearing to consider Zoning Ordinance Text Amendments for Utility-Scale Solar Energy Systems (US-SES) Conditional Use in the General Industrial (GI) Zoning District, including to add a new Section 5.08, amend the table of contents, and renumber the ordinance page numbers to accommodate the addition of the new section.
- C) Approve the 1st Reading of the Ordinance.



WOODBURY COUNTY  
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

Woodbury County Board of Supervisors  
620 Douglas Street  
Sioux City, Iowa 51101

RE: Zoning Commission Utility-Scale Solar Energy System (US-SES) Zoning Ordinance Text Amendment Recommendation

Dear Board of Supervisors:

Over five months ago, we began an intricate process to address the direction given to us by the Board of Supervisors (BoS) on August 8, 2023 and again on September 25, 2023 for a new proposed utility-scale solar ordinance. After eight public meetings including two works sessions, and six public hearings of collecting comments from Woodbury County residents and other stakeholders, we can now report that the Zoning Commission has approved a recommendation to the BoS to address the permitting requirements for Utility-Scale Solar Energy Systems (US-SES) in the unincorporated areas of Woodbury County at the March 25, 2024 meeting. The recommendation was approved with a 4-1 vote.

The Commission recommends for US-SES to continue to be regulated with a conditional use permit application within General Industrial (GI) Zoning District only. The recommendation includes a process that involves the Zoning Commission, Board of Adjustment, and the Board of Supervisors. The Commissioners are tasked to review the conditional use permit application, the Board of Adjustment would consider the application for possible approval, and the Board of Supervisors would consider the building permit application(s). Our recommendation contains additional requirements including a road use agreement, a public drainage system protection agreement, an operation and maintenance plan, decommissioning, soil erosion and sediment control, emergency response, enforcement and other requirements governing the application process including a one (1) mile public notification area.

For further context regarding our proceedings, access to our meeting information including agendas, backup materials, minutes, and audio are available through the Woodbury County website at: [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/). The Commission met for either a public hearing or work session on the following dates: September 11, 2023, September 25, 2023, October 16, 2023 (Work Session), October 23, 2023, November 27, 2023, January 17, 2024 (Work Session), January 22, 2024, and March 25, 2024.

Please refer to the draft copy of the Zoning Commission minutes from March 25, 2024 for further details about the Commission's recommendation.

Dated this 8 day of April, 2024

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

WOODBURY COUNTY, IOWA

ORDINANCE NO. \_\_\_\_

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; TO ADD A NEW SECTION ENTITLED SECTION 5.08: UTILITY-SCALE SOLAR ENERGY SYSTEMS (US-SES) CONDITIONAL USE; AND TO INCLUDE THE RENUMBERING OF PAGE NUMBERS.

**WHEREAS**, WOODBURY COUNTY, IOWA DESIRES TO REGULATE ALL UTILITY-SCALE SOLAR ENERGY SYSTEMS WITHIN THE UNINCORPORATED AREAS OF WOODBURY COUNTY, IOWA; AND

**WHEREAS**, THE WOODBURY COUNTY BOARD OF SUPERVISORS DESIRES TO REGULATE THE CONSTRUCTION, INSTALLATION, AND OPERATION OF UTILITY-SCALE ENERGY SYSTEMS IN A MANNER THAT PROMOTES ECONOMIC DEVELOPMENT, PROTECTS PROPERTY VALUES, AND ENSURES THE PROTECTION OF THE HEALTH, SAFETY AND WELFARE OF ALL INHABITANTS OF WOODBURY COUNTY WHILE ALSO AVOIDING ADVERSE AND DETRIMENTAL IMPACTS TO RURAL RESIDENTS, THEIR ECONOMIES, UNSIGHTLINESS ON AGRICULTURAL LANDS, CONSERVATION LANDS AND OTHER SENSITIVE LANDS; AND

**WHEREAS**, IN ADDITION TO HOME RULE AUTHORITY, THE WOODBURY COUNTY BOARD OF SUPERVISORS IS EMPOWERED TO REGULATE THE ORDERLY DEVELOPMENT AND PROPER USE OF SOLAR ENERGY BY ESTABLISHING CERTAIN PROCEDURES FOR OBTAINING ACCESS TO SOLAR ENERGY UNDER CERTAIN PROVISIONS OF IOWA CODE CHAPTER 564A; AND

**WHEREAS**, THE WOODBURY COUNTY BOARD OF SUPERVISORS HAS TAKEN INTO CONSIDERATION THE THOUGHTS, BELIEFS, SUGGESTIONS AND VIEWS OF WOODBURY COUNTY CITIZENS AND RESIDENTS IN THE DEVELOPMENT OF THIS ORDINANCE.

**NOW**, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

**Amendment #1 –**

In the Table of Contents, on page iii: To add “Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use” under the Article 5, Supplemental Requirements category ..... 83.

In the Table of Contents, on page iii: To repeal and replace “Section 6.01: Construction of Terms ..... 83” with “Section 6.01: Construction of Terms ..... 97”.

In the Table of Contents, on page iii: To repeal and replace “Section 6.02: Definitions ..... 83” with “Section 6.02: Definitions ..... 97”.

### **Amendment #2 –**

Following the addition of Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use, to appropriately renumber the subsequent page numbers for ARTICLE 6. DEFINITIONS, Section 6.01: Construction of Terms, and Section 6.02: Definitions.

To repeal and replace the start page of “Article 6. Definitions” from page 83 to page 97.

To repeal and replace the start page of “Section 6.01: Construction of Terms” from page 83 to page 97.

To repeal and replace the start page of “Section 6.02: Definitions” from page 83 to page 97.

### **Amendment #3 –**

Beginning on page 83, to add the following section to be known as Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use.

### **Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use**

1. **Statement of Intent.** The purpose of this Section is to regulate the construction, installation, and operation of Utility-Scale Solar Energy Systems (US-SES) in Woodbury County, in a manner that promotes economic development, protects property values, and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, conservation lands, and other sensitive lands.

If this Section conflicts with any other provision of the Woodbury County Zoning Ordinance, this Section shall control.

2. **Definitions.** For use in this Section, certain terms or words used herein shall be interpreted or defined as follows:
  - A. **Applicant.** The person or entity submitting the application under this Section, which is normally expected to be the owner or operator of a US-SES, or the owner of the US-SES development.
  - B. **Conditional Use Permit (CUP).** A use that is allowed in conformance with the regulations of the zoning district in which it is located, if and only if, approved by the Board of Adjustment as provided in subsection 2.02-9.



A CUP issued by the Woodbury County Board of Adjustment is required before associated building permit(s) can be issued in unincorporated Woodbury County.

- C. **Concentrating Solar Power Systems.** A system that generates solar power by using mirrors, lenses, or similar reflecting surfaces to concentrate sunlight collected over large areas onto smaller focal areas. Concentrating solar power systems are prohibited.
- D. **Feeder Circuits/Lines.** A power line or network of lines used as a collection system that carries energy produced by a solar energy system to an interconnection point like a substation. Feeder circuits are most often placed underground.
- E. **Glare/Glint.** Light reflected off of a surface.
- F. **Ground-Mounted System.** A system where a rack(s) of panels is mounted on concrete posts or poles anchored in the ground and are wired or plumbed to an adjacent home or structure.
- G. **Interconnection.** Link between a generator of electricity and the electric grid. Interconnection typically requires connection via infrastructure such as power lines and a substation, as well as a legal agreement for the project to be connected to the grid.
- H. **Module.** An individual unit comprised of multiple photovoltaic (PV) cells, with multiple modules used in a solar energy system.
- I. **Mounting.** The method of anchoring solar energy system modules to the ground or a building.
- J. **Non-Participating Landowner.** A landowner who has not signed a binding agreement with the Applicant/Developer/Owner of the US-SES project.
- K. **Occupied Residence.** A building designed for, and occupied on a regular basis (50% or more of the year, and is currently occupied or has been occupied in the last two years) as an abode.
- L. **Operator.** The entity or individual that operates a US-SES.
- M. **Owner.** The entity or entities with an equity interest in the US-SES, including their respective successors and assigns. Owner does not mean the landowner from whom a lease, easement, or other property right is acquired for locating the US-SES unless the landowner has an equity interest in the US-SES.

- N. **Participating Landowner.** A landowner under lease, easement or other binding property agreement with the applicant, developer, or owner of the US-SES.
- O. **Photovoltaic (PV) Cells.** Semiconductors which generate electricity whenever light strikes them; generally grouped on panels.
- P. **Project Area.** The geographic area encompassing all components of a US-SES project, including border fencing.
- Q. **Property Line.** The legal boundary between separately owned real estate parcels, and between privately owned parcels and public owned land or public right of way.
- R. **Setback.** The minimum distance from a certain object, structure or point to the edge of any part or component of the US-SES.
- S. **Solar Array.** Equipment used for private or utility scale solar energy systems. Can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure.
- T. **Solar Collector.** A device, structure or part of a device or structure for which the primary purpose is to transform solar radiant energy into thermal, mechanical, chemical, or electrical energy.
- U. **Solar Easement.** An easement created to protect a solar project from encroachment by adjacent properties which would shade panels. See Iowa Code 564A.
- V. **Solar Energy.** Radiant energy received from the sun that can be collected in the form of heat or light by a solar collector.
- W. **Solar Energy Systems, Private.** An energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy primarily for immediate onsite use that already has an existing principal use on the same parcel. Solar Energy Systems, Private shall be allowed only as a non-utility scale accessory use to a permitted principal use. Surplus energy sold back to a utility must comply with all applicable laws including but not limited to Section 199, Chapter 15.11(5) of Iowa Administrative Code, and all requirements of the Iowa Utilities Board. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure.

- X. **Solar Energy Systems, Utility Scale (US-SES).** An energy system, commonly referred to as a “solar farm”, which converts solar energy to useable thermal, mechanical, chemical, or electrical energy primarily for transmission through the electrical grid for offsite use or wholesale and/or retail sale. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure. Utility scale solar energy systems do not include concentrating solar power (CSP) systems.
  - Y. **Solar Panel.** 1) A grouping of photovoltaic cells used to generate electricity directly from sunlight. A grouping of these panels is called an array. 2) A panel circulating water or other liquid through tubes to collect, transfer and store the sun’s heat for domestic hot water and building heat.
  - Z. **Solar Storage Battery.** A device that stores energy from the sun and makes it available in an electrical form.
  - AA. **Solar Storage Unit.** A component of a solar energy device that is used to store solar-generated electricity or heat for later use.
  - BB. **Substation.** A facility that converts electricity produced by a generator like a solar energy system to a higher voltage, allowing for interconnection to high-voltage transmission lines.
  - CC. **System Height.** The height of a solar energy system, usually referring to ground mounted systems. Total system height is the measurement from the ground to the top of the mounting or modules associated with a system.
  - DD. **Transmission lines.** Power lines used to carry electricity from collection systems or substations over long distances.
3. **Applicability.** Section 5.08 applies to US-SES within unincorporated Woodbury County. It shall be unlawful to construct, erect, install, alter, locate, or operate any US-SES within unincorporated Woodbury County, without first obtaining a Conditional Use Permit from the Woodbury County Board of Adjustment.

At all times, US-SES shall comply with the terms of the Conditional Use Permit, the agreements and plans associated with the Conditional Use Permit, and the Woodbury County Zoning Ordinance.

4. **Conditional Use Permit (CUP).** US-SES shall require a Conditional Use Permit within the General Industrial (GI) Zoning District. US-SES is prohibited in all other Zoning Districts in Woodbury County. This use shall be subject to the procedures and standards included in this Ordinance. Concentrating solar power systems are prohibited.

5. **Application Materials.** In addition to all submittal requirements of a conditional use application, the application for a US-SES installation shall include the following information on the site plan or in narrative form, supplied by the utility scale installation owner, operator or contractor installing the structures:

- A. The name and address of the applicant, as well as the proposed owners or operators of the project, including the contact information (name, address, telephone and email) of their authorized representatives. The application shall designate the entity who requests the Conditional Use Permit.
- B. A certified abstractor listing of the names and mailing addresses of all owners of real property lying within one (1) mile from the subject property shall be provided with the application.
- C. Legal descriptions of all properties, leased and/or owned, identified to be part of the project area.
- D. Location and size of existing and proposed structures.
- E. Location and layout of vehicle parking, loading and queuing areas, street accesses, and driveways.
- F. Number, location and spacing of solar panels/arrays.
- G. Planned location of underground or overhead electric lines.
- H. Project development timeline which indicates how the applicant will inform adjacent property owners and interested stakeholders in the community.
- I. Pre-construction survey of nearby roads that may be impacted by construction of the facility.
- J. Flood hazard area designations
- K. Interconnection Agreement.
- L. Operation and Maintenance Plan.
- M. Decommissioning Plan.
- N. Soil Erosion and Sediment Control Plan
- O. Setback analysis showing the minimum setback requirements, or any agreed on greater setback provisions, are met by the project.

P. Emergency Response Plan

Q. Such other information as the Zoning Director may require to determine compliance with the provisions of this Ordinance.

6. **Requirements.** US-SES are subject to the following requirements:

A. No application for a US-SES Conditional Use Permit shall be granted without first submitting all required information and documentation, and paying all associated fees to the County.

B. **Setbacks.** The Zoning District Dimensional Standards of Section 3.04 shall apply.

C. **Height.** A solar panel shall be no less than two (2) feet (Twenty-Four inches) off the ground. A solar panel shall not exceed twenty (20) feet in height above grade at maximum tilt of the solar panel(s).

D. **Screening.** Project shall provide vegetative screening for all residences within 200 feet of the project boundaries.

(1) Applicant shall submit a screening plan for each residence within 200 feet of the project boundaries.

(2) Screening may be waived by the owner of a residence. Waiver must be in writing and recorded.

(3) Screening may be waived by the Board of Adjustment upon submission of a viewshed study from the applicant demonstrating that the project is not within the viewshed of the dwelling due to topography, existing vegetation, or other factors. The point of reference used in the viewshed study shall be as close to the dwelling as possible.

(4) Any vegetative screening within the project boundaries shall be maintained throughout the life of the project by the project owner. Any screening on the dwelling property shall be maintained by the project owner for no less than twelve months.

(5) Deciduous trees shall have a minimum caliper of 1.5" when planted, shall be at least six (6) feet tall within three (3) years of installation, and shall have a minimum mature height of twelve (12) feet.

(6) Screening plans shall use no less than two varieties of tree.

- E. **Utility connections.** Reasonable efforts shall be made to place all utility connections from the solar installation underground, depending on appropriate soil conditions, shape and topography of the site, distance to the connection, or other conditions or requirements.
  - F. **Glare minimization.** All solar panels must be constructed to minimize glare or reflection onto adjacent properties and adjacent roadways and must not interfere with traffic, including air traffic, or create a safety hazard.
  - G. **Appurtenant structures.** All appurtenant structures shall be subject to bulk and height regulations of structures in the underlying zoning district.
  - H. **Floodplain considerations.** Utility scale solar installations are considered to be maximum damage potential structures and facilities for purposes of the floodplain district regulations.
  - I. **Fencing/security.** A security fence must be installed along all exterior sides of the utility scale solar installation and be equipped with a minimum of one gate and locking mechanism on the primary access side. Security fences, gates and warning signs must be maintained in good condition until the US-SES installation is dismantled and removed from the site.
  - J. **Compliance with local, state and federal regulations.** US-SES installations shall comply with applicable local, state and federal regulations.
  - K. **Submittal Requirements.** In addition to the requirements in Section 2.02.9, the applicant shall submit all required materials contained in this Section at the time of the application for a Conditional Use Permit.
7. **Permitting Process.** In addition to the items required for a conditional use permit application in subsection 2.02-9. C, the process for a US-SES conditional use permit shall include the following:
- A. Application for approval of a permit to construct a US-SES shall be submitted to the Zoning Director on a permit application form provided by the Zoning Director and must include any additional information determined by the Zoning Director as necessary to demonstrate compliance with all applicable codes and requirements, along with the application fee, as established by resolution of the Board of Supervisors.
  - B. As conditions for approval, the following agreements must be executed with Woodbury County:
    - (1) Decommissioning, Abandonment, Financial Security, and Site Restoration Plan



- (2) Woodbury County Road Use and Repair Agreement
- (3) Woodbury County Public Drainage System Protection Agreement

C. Distribution. The Zoning Director shall distribute copies of the application materials to the Planning and Zoning Commission and to the appropriate County departments, and public utilities for comment.

D. Staff Review. The appropriate county departments shall review the application and prepare reports of their findings and comments to the Planning and Zoning Commission prior to the review.

- (1) To assure conformance with the goals and objectives of the county's comprehensive plan, the Zoning Director may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.

E. All US-SES permit applications shall require review by the Woodbury County Planning and Zoning Commission and approval by the Woodbury County Board of Adjustment following the standards and procedures for Conditional Uses as outlined in Section 2.02-9 of the Woodbury County Zoning Ordinance and shall follow the same schedule for submitting applications.

F. Expiration. A Conditional Use Permit issued by the Board of Adjustment for a US-SES shall expire at the end of one (1) year from issuance if a US-SES building permit has not been obtained from the Board of Supervisors as provided in subsection 5.08-8. After expiration, a new US-SES conditional use permit application would have to be filed and approved prior to application for a US-SES building permit.

8. **US-SES Building Permit Requirement.** In addition to the requirements of the Conditional Use Permit, each US-SES project must obtain an approved US-SES Building Permit from the Board of Supervisors prior to the start of any construction. An approved US-SES Building Permit shall be valid for one (1) year from the date of its issuance. The Zoning Department will supply a US-SES Building Permit application form to be used by any person or entity seeking to construct a US-SES project. The application shall contain:

- A. The name and address of the applicant, as well as the proposed owners or operators of the project, including the contact information (name, address, telephone and email) of their authorized representatives. The application shall designate the entity who will be the permit holder of the US-SES Building Permit.

- B. A Final Development Plan for the project, which shall contain aerial images of the entire proposed project area, showing the proposed location of the solar arrays, private access roads, feeder lines, substations and all other components of the project. The Plan shall show property lines and setback distances, as well as all public roads and public drainage district facilities (i.e. – ditches and underground tiles) in the project area. The Plan shall also identify any wind turbines, communication antennae, and airports (including private airstrips) located within five (5) miles of the project area; city boundaries within two (2) miles; and all lakes, permanent water courses and Public Conservation Areas within three (3) miles of the project area boundaries. In providing the above information, the Plan shall use a GPS coordinate system that is compatible with the County's geographical information and data systems. The Plan shall also include a mailing address for the owner of each communication antenna identified.
- C. Project details, including the name of the project, the final number of arrays, generating capacity, and all the requirements of the Conditional Use Permit application as included in this Section.
- D. Approval. Approval of the US-SES building permit by the Board of Supervisors shall be based upon findings that the proposed use of the site and the proposed location and dimensions of the structure(s) on the subject parcel(s) of real property comply with the zoning provisions of this ordinance, the conditions of the Conditional Use Permit and that no longer than one year has passed since the issuance of the Conditional Use Permit. The Board of Supervisors must also ensure that agreements and plans as outlined in this Section are in place as part of the building permit issuance process.
- E. Denial. If a building permit application is denied, the application shall be returned to the applicant with a written explanation of the reasons for the denial.
- F. Expiration. A building permit shall expire and become void if the construction or change in use of the property has not commenced within one year after issuance. If necessary, additional one-year renewals may be approved at the sole discretion of the Board of Supervisors.

## 9. Woodbury County Road Use and Repair Agreement

- A. **Roads.** Applicants shall adhere to the Woodbury County Road Use and Repair Agreement, and in doing so, shall identify all roads to be used for the purpose of transporting solar components, substation parts, cement, and/or equipment for construction, operation or maintenance of the solar installation and obtain applicable weight and size permits from the impacted road authority prior to construction.

- B. **Existing Road Conditions.** Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

**10. Woodbury County Public Drainage System Protection Agreement**

- A. Applicants shall adhere to the Woodbury County Public Drainage System Protection Agreement, and in doing so, shall be responsible for immediate repair of damage to public drainage systems stemming from construction, operation or maintenance of the US-SES (where required).

**11. Operation and Maintenance Plan.** The applicant shall submit a plan for the operation and maintenance of the solar installation including all necessary services, frequency of service, preventative maintenance measures, and monitoring. The operation and maintenance plan should include at a minimum:

- A. Preventative maintenance practices and schedules for all on-site equipment including but not limited to: inverters, panels, equipment pads, tracking systems, transformers, access entrances, internal roads, gates, fencing, security systems, stormwater management installations.
- B. Annual reporting and verification to the Zoning Director on the status or changes to ongoing service schedule.
- C. Schedule of all other monthly, annual, or semiannual reporting requirements for other submittals including: agricultural impact mitigation plan, decommissioning plan, and vegetation management plan.
- D. Noise. No operating solar energy equipment shall produce noise exceeding any of the following limitations, with the exception of initial construction and routine maintenance. Adequate setbacks and effective noise mitigating equipment shall be used to comply with these limitations:
  - (1) An hourly average noise level of fifty-five (55) dBA during the day (between sunrise and sunset), and an hourly average noise level of fifty (50) dBA at night (between sunset and sunrise), as measured at the occupied dwelling of any adjacent property containing an existing residential structure. If the ambient sound pressure level exceeds 55 dBA during the day or 50 dBA at night, the standard shall be the ambient Leq (equivalent continuous sound pressure level) plus 5 dBA.

- (2) A baseline noise evaluation shall be completed by a board certified professional by the Institute of Noise Control Engineering (INCE), or an appropriately licensed Professional Engineer (PE) prior to construction of the proposed solar site.
  - (3) A post-construction noise evaluation shall be performed by a third-party board certified professional by the Institute of Noise Control Engineering (INCE), or an appropriately licensed Professional Engineer (PE) following commencement of commercial operation of the project to verify compliance with the County's standards.
  - (4) The owner(s) of adjacent properties within 500 feet may voluntarily agree, by written and recorded waiver, to a higher noise level.
- E. Issue resolution protocols. Contact information for responsible party to address issues that may arise (damaged equipment causing excessive noise, etc.).
  - F. Disposal/recycling plan for damaged or obsolete facility equipment or hazardous waste. No storage of inoperable or obsolete equipment shall be allowed to remain on-site. Site operator shall be responsible for the cleanup of debris related to storm damage.
  - G. Cleaning chemicals and solvents. During operation of the proposed installation, all chemicals or solvents used to clean photovoltaic panels should be low in volatile organic compounds and the operator should use recyclable or biodegradable products to the extent possible. Any on-site storage of chemicals or solvents shall be referenced.
  - H. Maintenance, repair, or replacement of facility. Maintenance shall include, but not be limited to, painting, structural repairs, and integrity of security measures. Site access shall be maintained to a level acceptable to emergency response officials. Any retrofit, replacement or refurbishment of equipment shall adhere to all applicable local, state and federal requirements.
  - I. Repowering. Proposals to replace more than twenty five percent (25%) of the panels in a facility within a twelve (12) month period will be required to submit a new Conditional Use Permit application based on the requirements in this ordinance for review and approval. A repowering event does not include replacement of panels in previously approved locations due to weather damage, equipment failure, or a force majeure event.

- (1) The plan shall include updated information for some or all of the reports and plans required by this section, as determined necessary by the Zoning Director.
- (2) The Board of Adjustment shall review and approve, conditionally approve, or deny the repowering plan as per the requirements of Sections 2.02.9 and 5.08.

**12. Decommissioning, Abandonment, Financial Security, and Site Restoration Plan.**

- A. The application must include a decommissioning plan that describes the following:
  - (1) The anticipated life of the utility scale solar installation.
  - (2) The anticipated manner in which the project will be decommissioned, including plans to recycle components and dispose of any hazardous materials.
  - (3) The anticipated site restoration activities.
  - (4) The estimated decommissioning costs in current dollars.
  - (5) The method for ensuring that funds will be available for decommissioning and restoration of the site.
- B. Decommissioning cost considerations. The applicant shall provide the estimated cost of decommissioning, excluding the salvage value, should be presented from both the solar applicant and from an independent third-party engineer, at the recommendation of the Woodbury County Engineer, at the expense of the applicant.
  - (1) Removal of any hazardous materials at the facility, as determined by a Toxic Characteristic Leaching Procedure (TCLP) or other similar test approved by Woodbury County and as described in the facility's Operations and Maintenance Plan. TCLP testing shall be performed prior to any ground disturbance at the project site.
  - (2) Salvage value shall not be included in the cost estimate.
  - (3) The estimated decommissioning cost must be updated every 5 years of the project using the same process as the initial decommissioning cost process.
- C. Site restoration activities. Restoration activities shall include, but not be limited to, the following:

- (1) Removal of all components and equipment.
- (2) Soil in project area shall be decompacted and seeded with a cover crop, unless otherwise specified in the approved vegetation plan and/or agricultural impact mitigation plan.
- (3) For any part of the energy project on leased property, the plan may incorporate agreements with the landowner regarding leaving access roads, fences, gates or repurposed buildings in place or regarding restoration of agricultural crops or forest resource land. Any use of remaining structures must be in conformance with the regulations in effect at that time.

D. Performance agreement and proof of financial surety. At the time of permitting, the applicant, facility owner, or site operator shall provide a Performance Agreement and accompanying financial surety instrument to cover the cost of decommissioning in accordance with the following:

- (1) Decommissioning funds shall be required in an amount of 125% of the most recent estimated decommissioning total cost paid for by the project owner/developer. The decommissioning funds shall remain in place until one (1) year after the last day of decommissioning unless sooner released by the Woodbury County Board of Supervisors
- (2) Decommissioning funds shall be maintained in the form of a performance bond, surety bond, escrow account, bank letter of credit, stable parent company guarantee, or other form of financial assurance as approved by the Woodbury County Board of Supervisors. Any financial document evidencing the maintenance of the decommissioning funds shall include provisions for releasing the funds to the County or a contractor hired by the County in the event decommissioning is not timely completed as outlined herein.
- (3) Prior to any ground disturbance, grading or construction activity on the site, one-hundred twenty-five percent (125%) of total estimated decommissioning costs shall be provided by any of the means listed above.
- (4) Financial surety shall be maintained for the life of the project.
- (5) Proof of recertification of the financial surety instrument must be submitted to the County annually. The county shall be notified immediately if the financial security instrument is cancelled, lapses, or otherwise is no longer in effect.

- (6) Every five (5) years, the facility owner or operator shall retain an independent Licensed Iowa Engineer approved by the County to re-estimate the total cost of decommissioning and attest that the value of the financial surety instrument is appropriate. This report shall be filed with the County and shall incorporate any new industry information learned since the last cost determination.
  - (7) The required amount of the decommissioning fund shall match the re-estimated cost of decommissioning. Within ninety (90) days of filing the re-estimation report with the County, the facility owner or operator shall cause the fund balance of the financial surety instrument to be adjusted to ensure that it matches 125% of the re-estimated decommissioning cost.
- E. Commencement of site decommissioning. Decommissioning of the site shall commence at the time identified in the project decommissioning plan or performance agreement, or when the facility is determined to have been abandoned.
- (1) Decommissioning shall be completed in accordance with the approved decommissioning plan.
  - (2) The landowner or tenant shall notify the Zoning Director both when the project is discontinued and when decommissioning is complete.
  - (3) Third-party verification, as well as County verification of completed decommissioning will be required before the financial surety may be released.
  - (4) The facility will be considered abandoned or out of commission in the following circumstances:
    1. Upon termination or expiration of the solar farm leases/easements; or
    2. After one year without production, storage of energy, or use as a backup facility; or
    3. Failure to comply with the terms of the Conditional Use Permit after written notice of infractions from the County and a period of no less than 90 days to allow the operator to bring the US-SES into compliance.
    4. Exceptions could be made for:
      - a. A force majeure event that has occurred or is occurring, which will prevent the facility from resuming



operation within 12 months.

- b. If the facility is in the process of being repowered.
- c. The project is pending completion of construction of the facility due to a backlog of cases or service requests in the MISO queue.
- d. A situation in which the project owner can provide evidence to the Woodbury County Board of Supervisors, that the facility's period of continuous inactivity is due to circumstances beyond the project owners control and that the facility has not been abandoned.
- e. Appeal of the notice of abandonment from the county within a set time of the project owner's receipt of the notice in which the project owner explains the reasons for operational difficulty and provides a timeframe for corrective action that the county deems reasonable.

13. **Soil Erosion and Sediment Control Plan.** A grading plan shall be submitted and shall include all proposed changes to the landscape of the site (e.g., clearing, grading, topographic changes, tree removal, etc.). The plan shall be accompanied with the following documentation:

A. Erosion and Sediment Control

- (1) The applicant agrees to conduct all roadwork and other site development work in compliance with a national pollutant discharge elimination system (NPDES) permit as required by the state department of natural resources and comply with requirements as detailed by local jurisdictional authorities during the plan submittal. If subject to NPDES requirements, the applicant must submit the permit for review and comment, and an erosion and sediment control plan before beginning construction. The plan must include both general 'best management practices' for temporary erosion and sediment control both during and after construction and permanent drainage and erosion control measures to prevent damage to local roads or adjacent areas and to prevent sediment-laden run-off into waterways.

B. Stormwater Management Plan

- (1) For the purposes of pollutant removal, stormwater rate and runoff management, flood reduction and associated impacts, the applicant shall provide a detailed analysis of pre- and post-

development stormwater runoff rates for review by local jurisdictional authorities.

#### **14. Emergency Response Plan**

- A. The applicant shall submit an emergency response plan prior to any ground disturbance at the project site detailing the planned response actions that will be taken by the solar facility operator, including any battery energy storage systems in the event of an emergency situation. These actions are intended to minimize health risks to personnel and people in the surrounding community, as well as minimize adverse impacts to the environment.
  - (1) The plan shall include, but is not limited to, a detailed narrative of response procedures and the facility representatives responsible for management of the following plausible contingencies that could occur at the facility: natural disaster/severe weather, fire, security incident, capacity/transmission, environmental, chemical, pipeline (if applicable), and medical. It shall include procedures for a site evacuation, designated egress routes and emergency staging areas.
  - (2) The plan shall include a standalone section detailing the emergency response protocols specific to battery energy storage areas (if applicable).
  - (3) The plan shall be developed in coordination with local first responders, Woodbury County Emergency Management & Siouxland District Health personnel.

#### **15. Future Operators**

- A. Future operators, successors, assignees, or heirs of an US-SES are subject to all conditions of the Conditional Use Permit, its associated agreements and plans, and this Ordinance. The holder of a US-SES Conditional Use Permit shall notify the County at least 90 days prior of the intent to sell or transfer or change operators of the US-SES.

#### **16. Enforcement**

- A. Violations
  - (1) It shall be unlawful to locate, erect, construct, reconstruct, alter, repair, convert, or maintain any building, land, or structure, or use any land, building or sign in violation of any regulation in, or any provisions of, this Section, or any amendment or supplement

thereto, lawfully adopted by the County Board of Supervisors; or to fail to comply with any requirement or condition imposed by the Board of Adjustment.

- (2) Any person, firm or corporation found to be in violation of any provision of this Section shall be served written notice by the Zoning Director or designee stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. Such person shall, within the period of time stated in the notice, take all necessary action to correct the violation and shall permanently cease such violation.
- (3) Each day during which the violation continues shall be a separate violation.
- (4) A Notice of Violation may be served as a first attempt to gain compliance. If compliance is not met with the sending of a Notice of Violation then a Citation shall be served on the property owner. The offender shall be provided a reasonable time, (not to exceed) thirty (30) days in which to correct the violation. A violation which occurs for a short period of time is observed and there is no other reasonable means for ensuring compliance, be served a citation immediately upon observation of a violation.
- (5) If the violation is not corrected, Woodbury County may seek such remedies, civil or criminal as are authorized by law.

## **17. Penalty**

- A. The Zoning Director or designee may assess the maximum civil penalty per day for each violation allowed upon each violation, as outlined in the Woodbury County Zoning Ordinance that continues to exist.
- B. Remedies
  - (1) If work is being done in violation of any provision of this Section and continues beyond the date of notice and the work is not being done to correct a violation, an immediate stop-work order shall be issued by the Zoning Director. Such order shall be given to the owner of the property, the authorized agent(s), or the person or persons in charge of the activity on the property and shall be posted upon the property. The stop work order shall state the conditions under which work may be resumed.
  - (2) Violations by an individual or property owner will prohibit any additional permits for that property or other properties to be

issued unless said permits will remedy abatement of the violation. Stop work orders will be placed on any work on other property in which the violator is operating or owns.

- (3) If the Zoning Director determines that a violation is an immediate threat to public safety or welfare and the property owner or operator has failed to take corrective action within the time period stated in the notice provided, Woodbury County may take such remedial action as is necessary to protect the public safety or welfare. Such remedial action may include entering the property where a violation is present, correcting the violation, and placing a lien on the property to secure payment and reimbursement of any and all expenses incurred by Woodbury County to correct such violation.
- (4) Woodbury County may seek other such remedies, civil or criminal as are authorized by law.

### **Severability**

Should any section or provisions of this Ordinance be declared by the courts to be invalid or unconstitutional, such decision shall not affect the validity of the Ordinance as a whole, or any part thereof other than the part so declared to be invalid or unconstitutional.

### **Effective Date**

This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

Passed and adopted by the Woodbury County, Iowa Board of Supervisors on this \_\_\_\_ day of \_\_\_\_\_, 20\_\_\_\_.

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

\_\_\_\_\_  
Matthew Ung, Chairman

\_\_\_\_\_  
Daniel Bittinger II, Vice-Chairman

\_\_\_\_\_  
Mark Nelson

Attest:

\_\_\_\_\_  
Keith Radig

\_\_\_\_\_  
Patrick F. Gill, Woodbury County Auditor

\_\_\_\_\_  
Jeremy Taylor

Adoption Timeline:

Date of Public Hearing and First Reading\_\_\_\_\_

Date of Public Hearing and Second Reading\_\_\_\_\_

Date of Public Hearing and Third Reading\_\_\_\_\_

Date of Adoption\_\_\_\_\_

Published/Effective Date\_\_\_\_\_

## Minutes - Woodbury County Zoning Commission – March 25, 2024

The Zoning Commission (ZC) meeting convened on the 25th of March, at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. The meeting was also made available via teleconference.

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### Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

- County Website Link:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=rpIVdwtKgfM>

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ZC Members Present:	Chris Zant, Barb Parker, Jeff Hanson, Corey Meister, Tom Bride
County Staff Present:	Dan Priestley, Dawn Norton
Public Present:	Dan Bittinger, Daniel Hair, Peter Widman, Rand Fisher, Corinne Erickson, Christopher Widman, Rebekah Moerer
Telephone:	Tom Treharne

### Call to Order:

Chair Chris Zellmer Zant formally called the meeting to order at 5:00 p.m. All members present.

### Public Comment on Matters Not on the Agenda:

None

### Approval Of Minutes: 2/26/24

Motion by Meister to approve the minutes from February 26, 2024. Second by Parker. Bride abstained. Approved 4-0.

### Public Hearing (Action Item) for Proposed Woodbury County Comprehensive Plan 2040:

Priestley read summary of the draft comprehensive plan into the record. The purpose of the comprehensive plan is to establish a recommendation to the Board of Supervisors pursuant to Iowa Code Chapter 335.5. The plan is intended to serve as an advisory document that outlines the county's vision. The purpose of the comprehensive plan is to provide a current inventory of community services and resources and a thoughtful statement of the community's vision and goals for the future. The plan includes analysis of the following planning topics: Housing, Economic Development, Transportation, Public Infrastructure and Utilities, Community Facilities and Services, Land Use and Natural Resources, and Disaster Response, Recovery and Resiliency. In December of 2020, the Board of Supervisors entered into an agreement with SIMPCO for development of the plan. The project was funded partially by Cares Act money.

Corinne Erickson spoke on behalf of SIMPCO's work on the project by providing an overview including a historical account of the process. SIMPCO solicited public and stakeholder comments through open house events and surveys, with continuous opportunity for public comment. There have been approximately 450 responses to the survey. In 2021, a steering committee was developed, including several county officials, and overall met five times to establish rules and objectives for the plan.

Daniel Hair stated he was disappointed with the Land Use and Natural Resources section of the plan. He has communicated with residents through the Woodbury County Fair and Facebook regarding landowner rights. He believes the statement regarding Land Use and Natural Resources – Plan for Creation and Use of Alternative and Renewable Energy Sources in Woodbury County, especially the bullet point that includes - Continuously update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazard and to minimize disruption to surround land uses – is too vague. Daniel presented a document for Commissioner review. Motion by Bride to receive. Second by Hanson. Carried: 5-0. Hair stated that throughout the public meetings residents voiced their desire for utility solar to only be acceptable in industrial areas, not agricultural areas. He suggested the following changes – Utility scale alternative and renewable energy sources should be placed in industrial zoned areas in order to minimize adverse impacts to agricultural and residential living. 1. Preserve

agricultural land for agriculture purposes. 2. Recognize alternative and renewable projects should remain in industrial zoned lands. 3. Respect the beauty of Loess Hills and natural landscapes and the great value of our rural resident's quality of life. 4. Utility Scale alternative and renewable projects should be viewed as industrial activities. 5. Preserve our agriculture land for future generations and protect our conservation areas for hunting, hiking, camping, fishing, and recreation use. He suggested wording supporting landowners individual choice to implement personal or private use of renewable energy infrastructure.

Bride asked Hair to clarify statement. Hair wants to emphasize industrial activity and private use be more defined and separated.

Corrine Ericksen from SIMOC verified the request to be separation between industrial scale and smaller, private scale use. The language could be fine tuned to reference the difference and leave room for future development.

Meister referenced the difference between the general summary of the plan versus the details as presented in the full plan and ordinances for further specifics.

Peter Widman stated there needs to be protection for the future from green energy.

Hanson motioned to close public hearing. Second by Meister. Carried: 5-0.

Hanson made a motion to amend the comprehensive plan as presented to include a statement under the renewable energy infrastructure that states support landowners individual choices to implement renewable energy infrastructure for personal and private use and to recommend the comprehensive plan to the Board of Supervisors. Second by Bride. Carried 5-0.

**Public Hearing (Action Item) for Proposed Zoning Ordinance Text Amendments To The Floodplain Management Ordinance Section 5.03 Of The Woodbury County Zoning Ordinance:**

Priestley read the summary into record. A proposal to amend the text of the Woodbury County Zoning Ordinance to repeal and replace portions of Section 5.03: Floodplain Management Ordinance. The proposal is to repeal and replace the following sections. **Amendment #1** - On page 59, to repeal and replace **Section 5.03.1 AA** with the following: AA. New Factory-Built Home Park Or Subdivision - A factory-built home park or subdivision for which the construction of facilities for servicing the lots on which the factory-built homes are to be affixed (including at a minimum, the installation of utilities, the construction of streets, and either final site grading or the pouring of concrete pads) is completed on or after the effective date of the first floodplain management regulations adopted by the community.; **Amendment #2** - On page 62, to repeal and replace **Section 5.03.3 B** with the following: B. Establishment of Official Floodplain Zoning Map. The Flood Insurance Rate Map (FIRM) for Woodbury County and Incorporated Areas, dated 7-17-2024, which was prepared as part of the Flood Insurance Study for Woodbury County, is (are) hereby adopted by reference and declared to be the Official Floodplain Zoning Map. The Woodbury County Flood Insurance Study is hereby adopted by reference and is made a part of this ordinance for the purpose of administering floodplain management regulations.; **Amendment #3** - On page 72, to repeal and replace **Section 5.03.10 B(4)** with the following: (4) In cases where the variance involves a lower level of flood protection for structures than what is ordinarily required by this Ordinance, the applicant shall be notified in writing over the signature of the Administrator that: (i) the issuance of a variance will result in increased premium rates for flood insurance up to amounts as high as \$25 for \$100 of insurance coverage and (ii) such construction increases risks to life and property.; **Amendment #4** - On page 73, to repeal and replace **Section 5.03.10 C(2)** with the following: (2) Decisions. The Board shall arrive at a decision on an Appeal or Variance within a reasonable time. In passing upon an Appeal, the Board may, so long as such action is in conformity with the provisions of this ordinance, reverse or affirm, wholly or in part, or modify the order, requirement, decision, or determination appealed from, and it shall make its decision, in writing, setting forth the findings of fact and the reasons for its decision. In granting a Variance, the Board shall consider such factors as contained in this section and all other relevant sections of this ordinance and may prescribe such conditions as contained in 5.03-10 C(2)(b). Priestly explained that the amendments are to prepare for the new floodplain maps that will take effect on July 17, 2024, as directed by FEMA and IDNR. No public comment was received. Motion to close public hearing: Bride. Second by Parker. Carried: 5-0. A motion by Hanson to recommend approval to the Board of Supervisors of the amendments to Section 5.03 of the Woodbury County Zoning Ordinance. Second by Parker. Carried: 5-0.

**Public Hearing (Action Item) for Proposed Utility-Scale Solar Energy Systems Zoning Ordinance Amendment(s):**



Priestley summarized the zoning ordinance text amendment including amendments to the table of contents; to add a new section entitled Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use; and to include the renumbering of page numbers. The draft ordinance was brought back to the Zoning Commission as a result of the direction from the Commission at the January 22<sup>nd</sup> meeting after review by the County Attorney's office and staff. The US-SES ordinance amendment is meant to regulate the permitting and use of such systems in the General Industrial (GI) Zoning District. The Zoning Commission would be responsible for the review of US-SES conditional use permit (CUP) requests. The Board of Adjustment would be responsible for the consideration of approval of the US-SES CUP requests, and the Board of Supervisors would oversee the building permit process. After the review, the notable changes were to the decommissioning plan and the definition section.

Priestley stated that the office received comments from the public. Priestley asked for the consideration of a motion to receive an email received after packet was complete from Robert Wilson, Range Land Energy Management. Motion to receive: Meister. Second: Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Priestley asked for the consideration of a motion to receive a letter received after the packet was complete from Mayor Robert Scott, City of Sioux City. Motion to receive by Meister. Second by Parker. Carried: 5-0. *Received Materials Available in the Appendix.*

Rand Fisher, Center for Infrastructure and Economic Development, spoke on the benefits of renewable energy and the current restriction of allowing industrial solar only in General Industrial Zoning Districts. Fisher indicated that valuable existing infrastructure in that area would not be needed for industrial solar. Industrial solar in agricultural areas, if limited to certain areas, would be a more feasible approach. Fisher provided informational handouts to be received by the Commissioners. Motion to receive by Bride. Second by Hanson. Carried: 5-0. *Received Materials Available in the Appendix.*

Chris Madsen, City of Sioux City offered concerns with placement of utility solar within the corporate boundaries of the City and allowing utility solar in the Southbridge Industrial Park, which would not utilize the installed infrastructure that could be used for future development.

Daniel Hair stated industrial solar should only be allowed in industrial areas. Other areas of the state do not compare to Woodbury County.

Peter Widman stated we should not allow the mayor of the City of Sioux City to dictate what we do with land inside the County.

Tom Treiner, Nexstar Energy, spoke by telephone stating there should be another look at utility solar in agricultural areas with a conditional use permit process. Projects are voluntary to landowners, screening and buffering would address some issues. He thinks there are many landowners that support utility solar in agricultural areas, as seen by comments to the comprehensive plan, but some are hesitant to speak in support because it's a contentious issue.

Christopher Widman states no other location than industrial should be considered, pointed out only businesses, not residents, have spoken out in support tonight.

Parker motioned to close public hearing. Second by Bride. Carried: 5-0.

Priestley emphasized this ordinance is similar to what has been in place since 2008 but adds additional features and specifications. He cited MidAmerican's solar project that went through the conditional use permit process in the General Industrial (GI) Zoning District. Priestley pointed out that the Zoning Commission is responsible for reviewing the application and the Board of Adjustment is responsible for the consideration of the CUP application for approval. Additionally, the Board of Supervisors would be responsible for the consideration of the building permits.

Bride asked Priestley if there was any activity that would trigger extraterritorial review from the City of Sioux City. Priestley indicated that the city would be notified as a landowner under the typical process if they fall within the notification territory. However, the county will notify the city as a stakeholder and ask for comment regardless in the future. The certified abstractor listing notification area is one (1) mile under this proposal. The only extraterritorial review authority the city has is through the subdivision process.

Bride asked if there was anything in ordinance pertaining to setbacks that would prevent a solar project in an industrial area being placed near to conservation area. Priestley indicated that he is not aware of any provision in the zoning ordinance that would place a restriction or buffer between conservation areas and projects such as solar. The conservation board would be a stakeholder that would be asked to make comments on future projects.

Bride indicated that the zoning district setbacks along with the conditional use permit process could handle separation issues.

Hanson stated he would be against utility solar in industrial areas because there are only a small number of areas, and infrastructure has been placed and wouldn't be utilized with solar. Hansen stated under regulated standards he would support an overlay district which would allow placement in other zoning districts and landowners would have the opportunity of use property rights to place Utility Solar in agricultural areas.

Zellmer Zant stated there hasn't been a setback requirement on conditional use permits in industrial areas since 2008. She is concerned about setback that restricts useable General Industrial areas; public comment should be heard.

Meister agrees that the GI areas are restricted with setbacks.

Parker asked if the setbacks should be taken out of the requirements.

Bride agrees setbacks could prevent areas from developing and conditional use application allows each area to be looked at. Don't want to limit industrial areas.

Priestley stated setback zoning dimensional standards are in place for structures relative to property lines. The conditional use process would allow for stakeholder and public comment regarding placement. This draft is a process for Zoning Commission, Board of Adjustment and Board of Supervisors.

Zellmer Zant commented this language has been seen throughout other meetings, other counties and our County Attorney's Office.

Bride offered to include language that setbacks currently in zoning districts apply and not expanding other, such as conservation area setbacks, and others.

Motion by Bride to recommend the ordinance to the Board of Supervisors excluding the setbacks that are within it and just reverting to the General Industrial setbacks and to strike the definitions for the public conservation area and to remove Section J and definition R, and all definitions pertaining to the chart (occupied residences, cemeteries, public right-of-way, public drainage district right-of-way, and airports). Second by Parker. Carried 4-1.

**No public comment on matters not on the agenda:**

**Staff Update:**

Priestley mentioned upcoming CoZO conference to be hosted by Woodbury County in May.

**No Commissioner Comment of Inquiry:**

**Daniel Priestley**

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**From:** Daniel Priestley  
**Sent:** Monday, March 25, 2024 11:27 AM  
**To:** Robert Wilson  
**Subject:** RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I will ask the Zoning Commission to consider receiving your email and attachment into the record at tonight's Zoning Commission meeting.

Respectfully,

-----  
Daniel J. Priestley, MPA  
Woodbury County Zoning Coordinator  
620 Douglas Street #609  
Sioux City, IA 51101

Phone: 712-279-6609  
Fax: 712-279-6530  
Website: WoodburyCountyIowa.gov

**RECEIVED FROM ROBERT WILSON, 3-25-24**

**From:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Sent:** Saturday, March 23, 2024 9:51 AM  
**To:** Daniel Priestley <dpriestley@woodburycountyiowa.gov>  
**Subject:** RE: Email from the Woodbury County Website

**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hey Dan, is there any way to request that the attached is included to Monday's packet for the record?

Unfortunately, due to flight schedules from where we're located, nothing quite works for us to make the meeting in person on Monday, but we'll be calling in. We have some major concerns that we'd like to discuss with the Commission, and I'm not sure the best venue to do that.

Robert Wilson – Managing Member  
E: [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)  
C: 435-901-9236



**From:** Daniel Priestley <dpriestley@woodburycountyiowa.gov>  
**Sent:** Thursday, February 1, 2024 3:27 PM  
**To:** Robert Wilson <r.wilson@rangeland-energy.com>  
**Subject:** RE: Email from the Woodbury County Website

Mr. Wilson,

Your message has been received. I am available to answer questions you might have about the Woodbury County Zoning Commission's recent recommendation. As referenced in your message, the comprehensive plan adoption process will likely commence this spring at dates to be announced. The comp plan requires a Zoning Commission recommendation and the approval of the Board of Supervisors. Information regarding the activities of the Commission can be obtained on the Woodbury County website at: [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/). I am available to speak with you tomorrow if you have questions. The phone number is 712-279-6609.

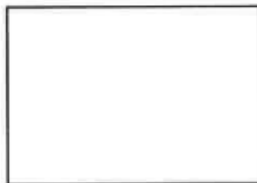
Respectfully,

-----  
**Daniel J. Priestley, MPA - Zoning Coordinator**  
**Woodbury County Community & Economic Development**  
620 Douglas Street, 6<sup>th</sup> Floor  
Sioux City, IA 51101  
Office: (712) 279-6609  
Fax: (712) 279-6530  
Email: [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)  
Web: [www.WoodburyCountyCED.com](http://www.WoodburyCountyCED.com)

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**From:** Woodbury County Website <[no-reply@woodburycountyiowa.gov](mailto:no-reply@woodburycountyiowa.gov)>  
**Sent:** Wednesday, January 31, 2024 2:37 PM  
**To:** Daniel Priestley <[dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)>  
**Subject:** Email from the Woodbury County Website

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**Email from the Woodbury County Website**

**Name:** Robert Wilson

**Email:** [r.wilson@rangeland-energy.com](mailto:r.wilson@rangeland-energy.com)

**Comments:**

Hey Dan,<br />

<br />

I'd like to introduce myself and our company. We're the developer that is working with Leo Jochum and his family as well as other individuals that chose to participate in our solar project. I attended last weeks meeting and think it'd be good for us to discuss our project, the process, and what facilities like ours typically look like during operations. I'd also like to answer any questions you or the commission has for us, to better inform you as discussions around the 2040 comprehensive plan progress.

**RECEIVED FROM ROBERT WILSON, 3-25-24**

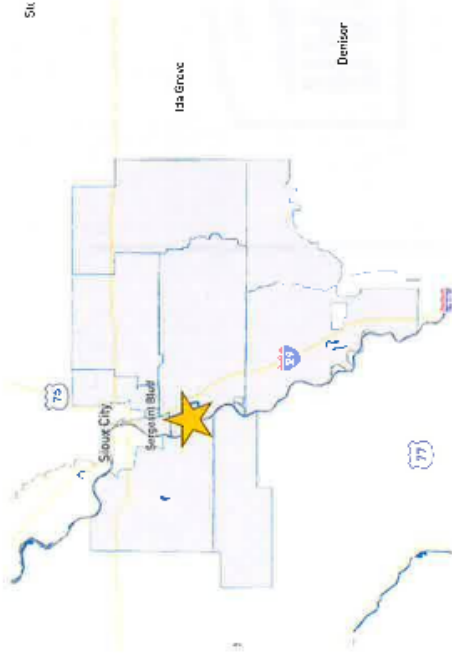


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MADE AND PRINTED IN CHINA

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## U.S. Treasury Department's Coal Closure Energy Community Designation



Woodbury County Census Tracts designated as Energy Communities:

- 19193003302 – State Tract 33.02
- 19193003200 – State Tract 32
- 19193003100 – State Tract 31
- 19193003500 – State Tract 35

Retired Thermal Units – George Neal

Energy Communities were designated in 2023 to encourage economic growth, tax revenue and job creation in areas impacted by retired thermal generators, coal mining operations, and high fossil fuel employment.

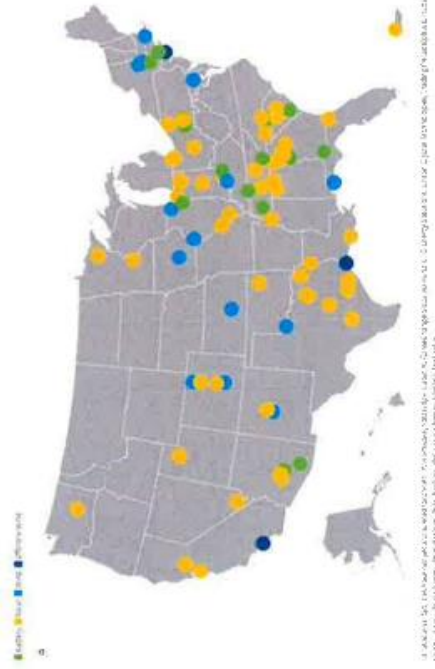
With extensive experience in large-scale development, BANGELAND expertly sources greenfield opportunities across the country. **We believe that by establishing a CUP process to allow for utility-scale solar development in AP districts, Woodbury County can utilize existing federal incentives and local energy infrastructure to create long-term tax revenue and source private capital from the renewable energy industry. A CUP Process with common-sense and informed guidelines approved on a case-by-case basis can allow for future development of renewable energy projects while mitigating any adverse affects to landowners that choose not to participate.**



RECEIVED FROM ROBERT WILSON, 3-25-24

## 2023 Inflation Reduction Act Domestic Content Tax Credit

**New Manufacturing Facility Announcements**  
Explore the 17 new manufacturing facility announcements in the US below.



Under the Inflation Reduction Act, projects receive an additional 10% investment tax credit when the following attributes are met:

- Prevailing Wage & Apprenticeship Requirements - **high paying jobs, career growth and creation for rural communities with apprenticeship programs**
- Steel and Iron Requirements: products that are primarily steel and iron must be **100% produced in the United States**
- Manufactured Product Requirements: all components that are "manufactured products" are produced in the United States. This includes components **such as solar panels, transformers, trackers, etc.**

**By utilizing components that are produced in the United States, utility-scale solar farms are more economically competitive after achieving the Domestic Content Investment Tax Credit.** Further, utilizing steel, modules, and transformers produced in the United States mitigates supply chain risk while creating jobs and domestic innovation.

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## 2023 Inflation Reduction Act

Domestic Content Tax Credit

**First Solar to Build \$1.1 Billion US Manufacturing Facility** First Solar Inc. is investing up to \$1.1 billion to construct its fifth manufacturing facility in the USA, further expanding America's capacity to produce its own photovoltaic (PV) solar modules.



**Qcells will manufacture every part of a silicon solar panel in the United States**

Qcells has announced it plans to invest more than \$2.5 billion to establish a complete solar supply chain in the United States. In addition to its existing two solar module assembly facilities in Dalton, Georgia, the company will build a new factory in the state that will manufacture 3.3 GW of silicon ingots, wafers, cells and more finished panels.



**PVH to open 6 GW U.S. solar tracker manufacturing site**

PV Hardware expects the plant to be operational in 2023. This is the first in a wave of solar supply chain onshoring in the wake of the Inflation Reduction Act.



**Not only are projects more competitive after utilizing domestic content and meeting prevailing wage and apprenticeship requirements, but utilizing steel and components that are manufactured in the United States has become an industry "best practice" because of the value added with job creation and domestic supply chain reliability.**

**System height and attributes:**



Modern solar energy systems are between 8'-12' max height depending on the angle of modules. **No concrete** is poured to secure our I-beams upon which modules and trackers are mounted. Minimal gravel roads would be used for typical maintenance and vegetation control.



Source: Nexttracker: <https://nexttracker.com/horizon-xtr/>



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**Other common facilities in AP districts:**

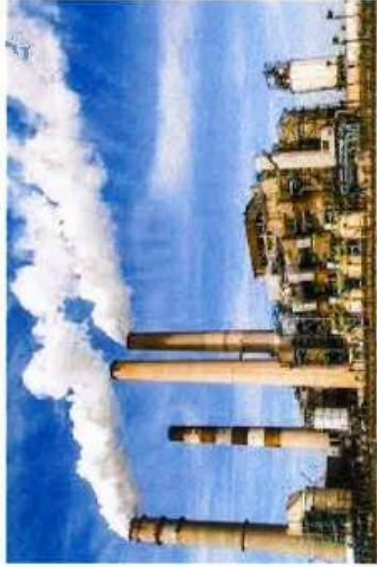
Modern solar energy systems are similar in height to center-pivot irrigation systems common in AP districts...



HANGLAND ENERGY MANAGEMENT

... and shorter than most modern crop sprayers.

**What is "industrial"?**



**Woodbury County Ordinance:**

**7. LI Limited Industrial Zoning District**

A. Purpose and Intent. The purpose of the Limited Industrial Zoning District is to provide for the orderly development of heavy commercial, warehousing and limited industrial uses. Appropriate sites for the LI Zoning District should have excellent infrastructure especially transportation access via highways.

**8. GI General Industrial Zoning District**

A. Purpose and Intent. The purpose of the GI, General Industrial Zoning District is to provide for the orderly development of heavy commercial and industrial uses. Appropriate sites for the GI Zoning District should have excellent infrastructure including transportation access via highways, railroad, airports, or barge, sanitary sewerage, water service, and power supply.

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**What is "industrial"?**

Other "Conditional" uses permitted in Woodbury County AP Districts: Racetracks, RV Parks, Laboratories, Crackers, Landfills...



KANSASLAND ENERGY MANAGEMENT

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**What is "industrial"?**

Other "Conditional" uses permitted in Woodbury County AP Districts: Airports, sanitation facilities, railyards, wind turbines, wind turbines....



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RANGLAND ENERGY MANAGEMENT



### Utility-scale Solar Parks:

- No expansion of municipal water, sewer or electrical services required
- No installation of new paved roads required
- No emissions, waste, or noise during operations



Due to the low impact that our projects have on air quality, noise, and viewshed in areas suitable for PV development, we feel that they are better qualified for a conditional use permit in AP districts than many of the other conditional uses currently allowed in AP districts.

No Emissions

No Noise

No Traffic

During Operations



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# LAND USE & NATURAL RESOURCES

## Goals

### Support sustainable agricultural practices.

- Ensure compliance with Iowa state code provisions for agriculturally zoned property.
- Promote the use of agricultural best management practices to reduce soil and fertilizer runoff, protect water quality, and manage animal waste.
- Encourage participation in federal incentive programs that pay farmers and ranchers for the implementation of conservation best practices.
- Consider the use of sliding scale zoning to prevent the fragmentation of large tracts of farmland.
- Advocate for the preservation of agriculture in urban fringe areas not identified in the future land use map for urban growth.
- Connect small and mid-sized farm businesses with succession planning resources and technical assistance.
- Create a roundtable of farmers and local agriculture businesses to voice concerns and needed resources to maintain sustainable business operations.
- Advocate for the adoption of local food purchasing policies that support public and institutional procurement from small and mid-sized local farmers.

### Preserve environmentally sensitive lands.

- Consider the manner in which environmentally sensitive lands are developed, including wetlands, floodplains, prime agriculture, wildlife habitat, and open spaces for recreation.
- Encourage communication and cooperation between environmental advocates and landowners related to development of sensitive land.
- Strengthen existing control policies and grade and excavation limitations for development in the Lucas Hills.
- Encourage landowner participation in federal conservation easement programs that provide financial incentives for safeguarding natural resources on their property.
- Communicate with the county's network of parks, trails, and campgrounds.
- Coordinate across jurisdictions to address litter and the dumping of waste.

### Limit urban sprawl and maintain the rural character of Woodbury County.

- Prioritize the rehabilitation of existing housing stock and infill development before building on previously undeveloped land.
- Consider the lifetime costs of new infrastructure development.
- Limit interstate development to interchanges or to within city jurisdictions to preserve agricultural land and maintain scenic views of the Lucas Hills.
- Discourage leap-frog development outside of incorporated areas and limit density in unincorporated areas.
- Guide future development of non-agricultural uses to a compact pattern by erosion and economic expansion of public infrastructure.

### Empower landowners to be a partner in combating ecologically and economically harmful invasive and noxious species.

- Educate the public about invasive identification, control, and disposal of invasive species.
- Distribute information about proper disposal of woody debris and brush from private property, and how to handle woody debris that has been impacted by invasive species such as the Emerald Ash Borer.

### Reduce contaminants in surface water runoff.



Image source: iowaagriculture.com

- Provide resources for farmers to adopt best management practices.
- Provide resources for farmers to accept BMPs such as no-till methods and cover crops, to reduce nutrient loads entering waterways as non-point source pollution. Refer to the Iowa Nutrient Reduction Strategy and programs of the USDA's National Resources Conservation Service for farmers in need of assistance.
- Continue sensible salting policies.
- Educate residents and business owners of proper lawn fertilizer and chemical use.
- Limit the density of properties requiring individual septic systems, maintain stringent standards for system inspections, and provide resources for homeowners to assist in maintaining these systems.

### Safeguard groundwater by identifying and limiting sources of pollution.

- Encourage landowners to take advantage of the Iowa DNR's wellhead protection program that provides cost-sharing and assistance for sealing unused wells and planting nitrate-remediating plants near active well heads.
- Identify potential sources of air quality hazards in Woodbury County.
- Maintain a network of low-cost air quality monitors throughout the rural county.

### Maintain safe distances between industrial land use activities and residential commercial, and institutional land uses.

- Ensure that no residential communities are impacted or harmed by off-site industrial activities, such as trucking routes or railway air hazards.

### Plan for the creation and use of alternative and renewable energy sources in Woodbury County.

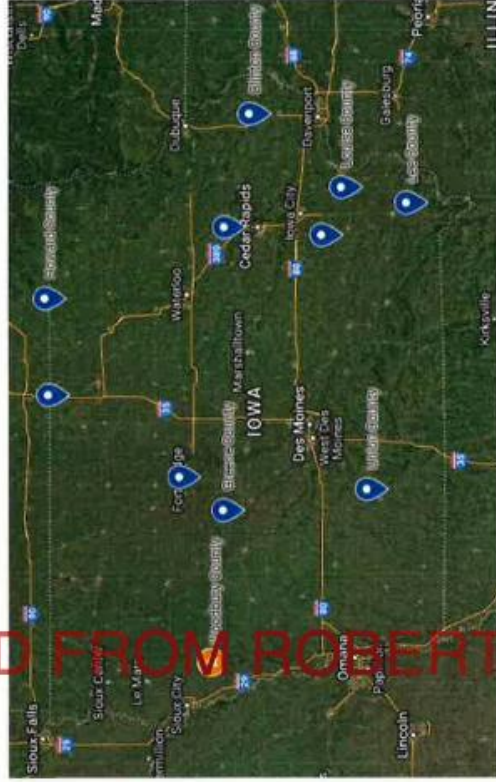
- Support landowners' individual choices to implement renewable energy infrastructure.
- Continually update policies that regulate renewable energy infrastructure to ensure that it does not present safety hazards and to minimize disruptions to surrounding land uses.
- Seek federal and state funding for the expansion of electric vehicle charging infrastructure.



RECEIVED FROM ROBERT WILSON 3-25-24

### Economic Benefit of Comparable Projects

Project	County	Technology & MWac	Docket #
Big Dave Solar	Howard/Mitchell	PV 200 MWac	SCU-2019-0003
Cogson	Linn	PV 100 MWac	SCU-2021-0001
Creston	Union	PV-storage 75 MWac	SCU-2022-0005
Duane Arnold Solar	Linn	PV 50 MWac	SCU-2021-0002
Duane Arnold Solar II	Linn	PV 150 MWac	SCU-2021-0005
Soldfried	Washington	PV 200 MWac	60U-2022-0002
Grand Junction	Greene	PV-storage 150 MWac	60U-2022-0001
Hatchling	Clinton	PV 50 MWac	60U-2021-0006
Hawkeye	Clinton	PV 200 MWac	60U-2021-0005
Holiday Crest Solar	WeaVer-	PV 100 MWac	60U-2020-0001
Wepello Solar	Louis	PV 100 MWac	60U-2019-0001
Neveer	Lee	PV 150 MWac	60U-2022-0003
Worthme Solar Farm East	Worth	PV 149 MWac	27U-2319-0004
Worthme Solar Farm West	Worth	PV 500 MWac	60U-2018-0002

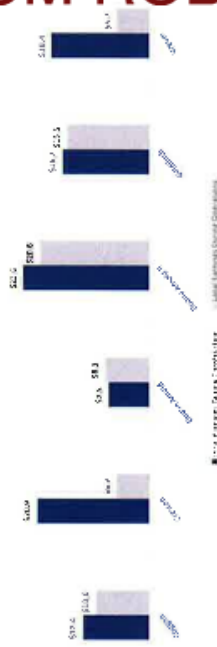


Restricting the CUP process to solely General Industrial zoning districts limits the ability of county officials to assess the potential positive impacts of utility-scale solar development that would otherwise be proposed under a broader CUP application. **By allowing for a CUP process for utility-scale solar development in AP districts, Woodbury County can assess long-term tax revenue and job creation on a case-by-case basis. A CUP Process** would also allow county officials to designate setback requirements and viewshed buffers, negotiate road-use agreements, and establish requirements for projects that alleviate the concerns of non-participating landowners. All while allowing participating landowners to see long-term lease revenue that doesn't fluctuate with commodity prices or adverse weather events – a stated component of the Land Use Goals in SIMPCO's 2040 Comprehensive Plan.

RECEIVED FROM ROBERT WILSON, 3-25-24

### Economic Benefit of Comparable Projects

Local Earnings Impact (\$mm)



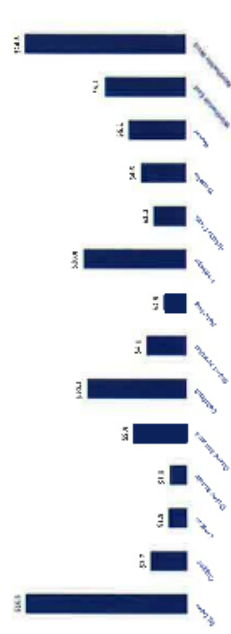
- 6 projects analyzed showing net local earnings impact and they showed an average of \$26.5mm in local earnings during construction and an average \$13.1 mm over the projects' lifetime operations
- Generally speaking, larger projects show greater local earnings impact

The ability for projects to propose job-creation, tax revenue projections, and community benefits packages to Woodbury County is preconditioned by a CUP process being permitting on lands in addition to GI districts. If projects can't demonstrate a net-benefit to the county in the CUP process, they can always be denied.

Parcels utilized in utility-scale PV projects contribute nearly 10x real and personal property tax revenue after the facility is in operation when compared to assessed taxes on agriculture parcels.

General Industrial parcels could contribute greater tax revenue to the county when developed by mixed-use or industrial developers by way of sales tax, fuel tax, etc. In addition, GI parcels are generally priced much greater, making PV development cost-prohibitive.

Property Tax Revenue (\$mm)



- This chart projects an average of \$6.7mm in property tax revenue total per parcel over their lifetime (35-40 years) to all the local entities involved
- This average is approximately \$266 per year in property tax revenue
- There is significant variance in the amount of property tax estimates, most of which is likely due to the "best" project size and project probability as well as local property tax rates

RECEIVED FROM ROBERT WILSON, 3-25-24

Appendix

ROBERT WILSON, 3-25-24



Dear Dan Priestley,

I am writing on behalf of the City of Sioux City. The City of Sioux City opposes the proposed utility-scale solar energy system Zoning Ordinance Amendment dated March 21, 2024.

The City of Sioux City's concern is the lack of a required setback from City corporate boundaries. The City of Sioux City would support the creation of a protected area of two (2) miles from a City's corporate boundary. These protected areas would be similar to the recently approved requirements for wind turbines located in Woodbury County. The City of Sioux City also supports solar energy systems as an accessory use to industrial development.

The City of Sioux City has reviewed the draft Woodbury County Comprehensive Plan 2024, and agree with a number of the findings in the plan. Goal T5.7 states:

*Support efficient development of commercial and industrial operations in the Southbridge Interchange region.*

The City of Sioux City and Woodbury County have been working extensively to promote the Southbridge Industrial Park. The City and County have partnered to construct a new interchange that would increase access and marketability of the Southbridge area. The City is concerned that large Utility-Scale Solar Energy Systems would hamper these efforts and create an obstacle to further industrial development in the area.

The City of Sioux City supports the efforts of Woodbury County to provide renewable energy sources. However, the proposal would have a substantial negative impact on the potential growth of the City of Sioux City's industrial areas. Therefore, I urge you to consider a revised version of the proposal that includes the protected area from a City's corporate boundary. If City Staff can be of any assistance as you work on the proposal, please feel free to contact us.

Sincerely,

  
Robert E. Scott  
Mayor

RECEIVED FROM RAND FISHER, 3-25-24



# CENTER

for Infrastructure & Economic  
Development



RECEIVED FROM RAND FISHER, 3-25-24

**Renewable Energy Policy  
Resource for Local Leaders**

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

**Remarks and Input from Jonjon Infrastructure and Economic Development (*The Center*) at the  
Woodbury County Planning and Zoning Solar Ordinance Hearing March 25, 2024**

Good evening! Rand Fisher, 15237 Woodcrest Drive, Clive, Iowa. I'm speaking this evening in my role as Director of The Center for Infrastructure and Economic Development. I will leave behind additional information and contact data that will more fully introduce the mission of our organization and its focus on local preparation, planning, and policies for facilitating renewable energy. When done thoughtfully, we believe renewable energy provides financial and quality of life improvements; creates good jobs; provides farmers and landowners income diversification and security; attracts new businesses and industries; and returns millions of dollars to local government and the regional economy.

At *The Center*, we have been following your work and deliberations. Like you, we know *good policy* is essential to *good projects*. Balancing individual choices, land owner rights, and necessary community protections isn't easy. Your commitment to citizen input, as well as policy research and discovery has been truly commendable.

## RECEIVED FROM RAND FISHER, 3-25-24

That said, this evening we're here to clearly express our concern over the current status of your ordinance restricting conditional use application and authority for utility scale solar, singularly to industrial zoned property. Industrial property typically provides for sewer, water, natural gas, multi-modal transportation, and other, often expensive infrastructure demanding services. In stark contrast, utility scale renewable energy sites do not require the investment, readiness, and marketing that accompany industrial sites and parks. We would urge you, and the Board of Supervisors to further confer with all the parties and organizations involved in county and regional economic development before restricting utility solar to this one zoning category.

By prudently allowing conditional use permits in the agricultural zoned area of the county you can avoid many issues while knowing the land will still be preserved to agriculture. Such would not be the case if land gets permanently moved to industrial. Other process inefficiencies and problems seem likely in only allowing industrial property for solar investment.

For these policy reasons, we strongly urge you to take a second look at how a limited use of agricultural property for utility scale solar energy could maintain and strengthen your agricultural heritage, quality of life, and individual freedom.

Respectfully submitted,

Rand Fisher

Center for Infrastructure and Economic Development

[rfisher@centerforpolicy.org](mailto:rfisher@centerforpolicy.org)

515 577 5900

[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24



**CENTER**  
for Infrastructure & Economic  
Development

## Our Mission

The Center for Infrastructure and Economic Development works with local leaders seeking to transition their communities to adapt to and realize benefits from emerging infrastructure and energy technologies. Our goal is to help counties and municipalities stay centered on their core community identities while enabling sustainable, long-term economic growth that benefits local residents and businesses.

## Our Approach

At The Center, we believe the best policies are those that balance citizen concerns, energy needs and economic benefits. These policies will help local communities grow and prosper in an era of energy diversification and help lower energy costs during economic uncertainty.

## Issues



### Supporting Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that sponsor them. Many major manufacturers consider access to renewable energy as a key factor in locating new facilities, providing beneficial local economic ripple effects.



### Wind Energy

We value the safe installation and operation of wind energy developments. We work with local governments and communities to develop the best policies to meet that goal while achieving emission reduction targets and delivering reliable and cost-effective energy.



### Solar Energy

We understand community concerns of large-scale solar projects and we strive to highlight policies that address them while supporting reliable solar energy to meet customer demand.

RECEIVED FROM RAND FISHER, 3-25-24

## How Renewables Can Benefit Your Community?



### New Property Tax Revenue

Money that can be used to improve local services or infrastructure

### New Jobs

Well-paid jobs in a rapidly growing industry

### New Business

Businesses are increasingly looking to locate in places with access to renewable energy

### Reduce Carbon Emissions

Meet local emission reduction targets with clean renewable energy



## Our Services



### Ordinance Database

Our ordinance database provides you with quality examples from around the country of ordinances adopted by other local governments that both protect their communities and spur economic growth. Learn from your peers and see what's best for your county, city, or town.



### Case Studies

Go beyond numbers and data; hear from real results and real people.

The Center provides case studies and real world examples of how renewable energy projects, guided by sound policy, produce benefits for constituents and the greater community local officials are responsible for.



### Access to Experts & Research

The Center aims to be the one-stop shop for all of your policy needs. We provide your staff with access to world class experts in policy, energy, environment, and economic development. Get in the know with research from industry leading institutions about the ordinance for you.



RECEIVED FROM RAND FISHER, 3-25-24

Governors Terry Branstad and Mike Johanns serve as National Co-Chairs of the Center and State Chairs of their respective states.

**Former Iowa Governor Terry Branstad** is the nation's longest serving Governor and served as America's Ambassador to China. Governor Branstad has a strong history of working with leaders at the local, state and federal levels to advocate the benefits of renewable energy development. While Governor he signed the first renewable energy portfolio standard.

**Former Nebraska Governor Mike Johanns** has 30 years of service at every level of government, including serving as Secretary of the U.S. Department of Agriculture. Through decades of work with farmers and ranchers, Governor Johanns learned firsthand that harvesting wind and solar energy works in tandem with current agricultural methods while providing new sources of income for landowners.

## Get in Touch

Visit our website at:  
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Call us by phone:  
202-708-4968

Or send us an email:  
[randfisher@centerforlocalpolicy.org](mailto:randfisher@centerforlocalpolicy.org)

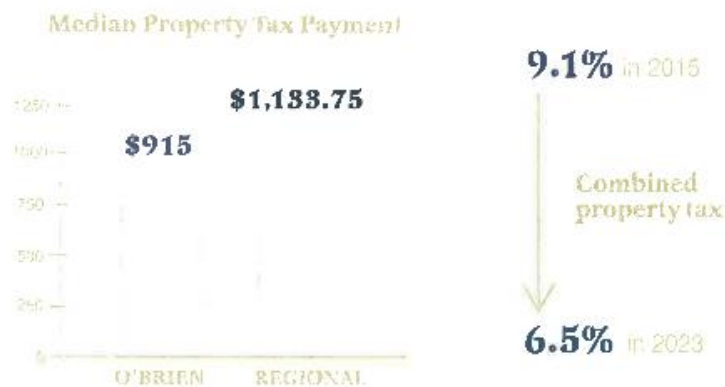




## Reducing Taxes while Funding Additional County Services – How O’Brien County Iowa Thrives with Wind Energy

Other Iowa Counties had to raise taxes. Wind Energy  
Meant O’Brien County Could Lower Them.

RECEIVED FROM RAND FISHER, 3-25-24





**With Lower Taxes, Revenue from Wind Fills County Coffers**



**Revenue from Wind Farms Fund Essential County Services and Infrastructure**



**RECEIVED FROM RAND FISHER, 3-25-24**

**The Wind Farms Strengthened the County Budget during COVID**



Between the added valuation and increased taxes, we were able to actually reduce tax rates when many counties in Iowa were having to raise taxes immensely to cover increased costs.



**Nancy McDowell**  
O'Brien County Supervisor



**O'Brien Has The 3rd Lowest Median Property Tax Payment Of Surrounding Counties**

## The Center Services -- Providing Fact-Based Expertise:



### Ordinance Database

Our ordinance database provides you with quality examples for the number of ordinances adopted by state local government's in the market, their content, and their economic growth.



### Case Studies

The Center provides case studies showing real world examples of how renewable energy projects can produce benefits to constituents.



### Access to Experts & Research

We provide your staff with access to world class experts in policy, energy, environment, economic development, and research from industry leading institutions.



**Governor Terry Branstad**  
National Co-Chairman and  
Iowa State Chairman



**Governor Mike Johanns**  
National Co-Chairman and  
Nebraska State Chairman

### Get in Touch

Phone: 202-709-4008 | Web: [www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

Email: [info@centerforlocalpolicy.org](mailto:info@centerforlocalpolicy.org)

CenterILL Center of Local Policy

Center of Infrastructure and Economic Development

RECEIVED FROM RAND FISHER, 3-25-24



## The Renewable Energy Resource for Local Leaders

### Issues We Support

#### 👥 Communities

We believe the development of renewable energy projects provides financial and quality of life improvements for communities that seek for them.

#### ☀️ Solar Energy

We strive to provide up-to-date information to address any concerns regarding large-scale solar projects.

#### 🌬️ Wind Energy

We value the safe installation and operation of wind energy to achieve emission reduction goals and deliver reliable and cost-effective energy.

### How Renewables Can Benefit Your Community?

#### New Property Tax Revenue

Money that can be used to improve local services or infrastructure.

#### Reduce Carbon Emissions

Reduce emissions to meet local reduction targets with clean renewable energy.

#### New Jobs

Well-paid jobs in a steadily growing industry.

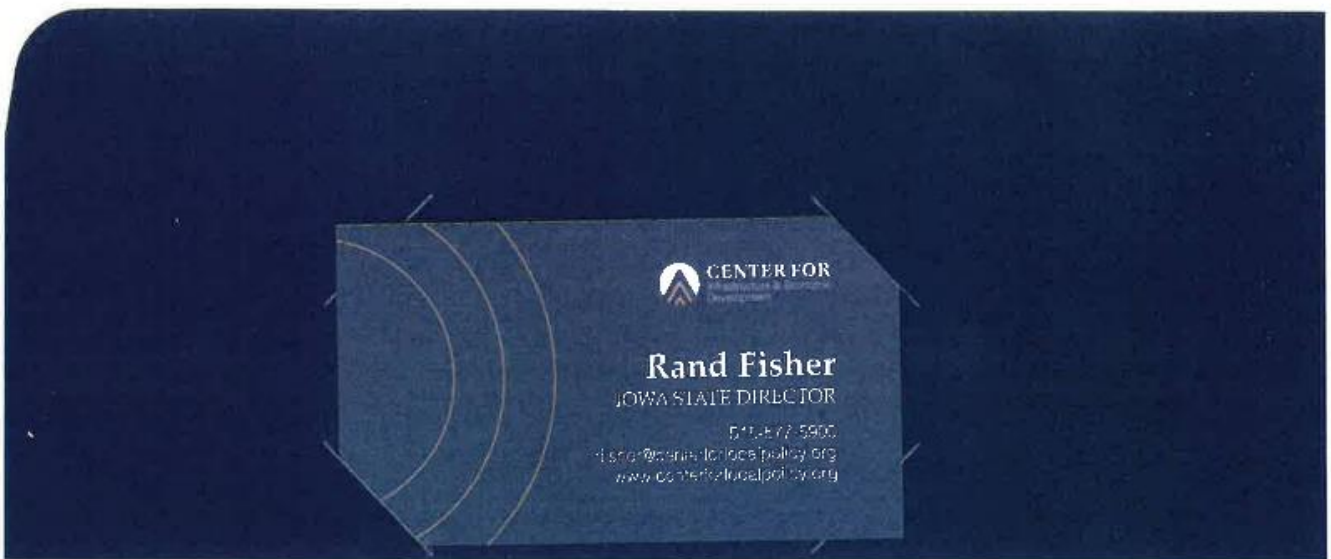
#### New Business

Attract businesses looking to locate in places with access to renewable energy.

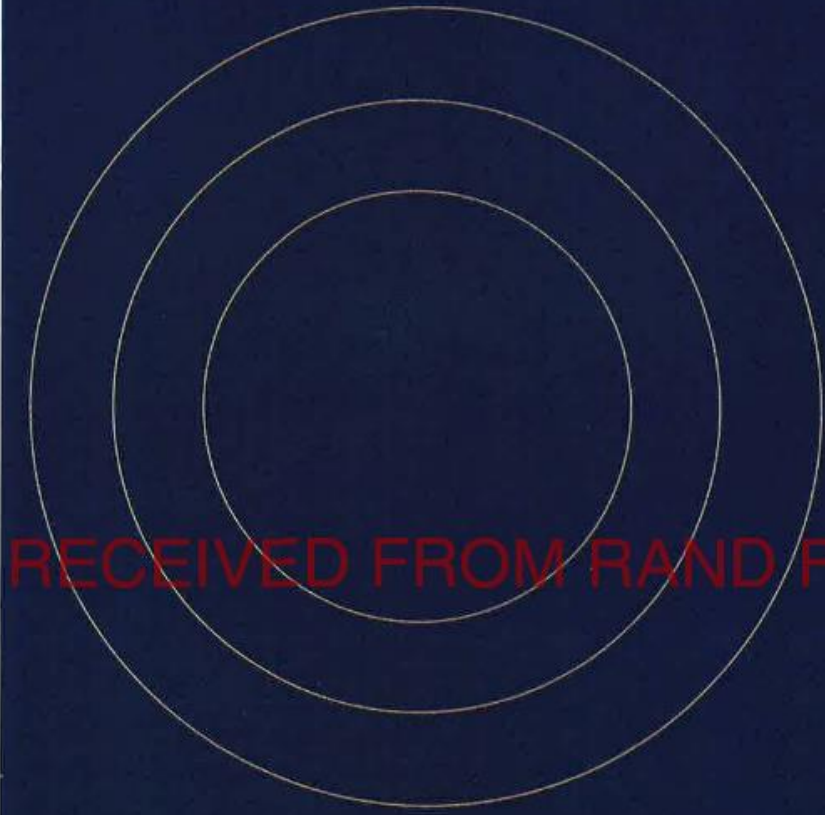
[www.centerforlocalpolicy.org](http://www.centerforlocalpolicy.org)

RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24







RECEIVED FROM RAND FISHER, 3-25-24

RECEIVED FROM RAND FISHER, 3-25-24



You can help protect Woodbury County from future alternative energy abuses such as industrial wind turbines being zoned in agricultural lands, which in our case, would allow them to be placed near our homes.

Woodbury County is in the drafting phase of our new Comprehensive Plan, which gives the *Board of Supervisors, Planning and Zoning*, and the *Board of Adjustment*, direction when considering new ordinances and projects. A company called SIMPCO is in charge of taking public comments during this drafting phase. It is **very important** that they hear from you!

**Please call Erin Berzina (the planning director) and dictate to her the following changes we want to see in the Land Use & Natural Resources portion of the new Development Plan.**

RECEIVED FROM DANIEL HAIR, 3-25-24

**simpco**  
Erin Berzina, AICP  
Regional Planning Director

SIouxLAND INTERSTATE METROPOLITAN PLANNING COUNCIL

P: 712.224.8906  
C: 712.223.8687  
F: 712.279.6920  
1122 Pierce Street, Sioux City, IA 51105  
erinb@simpco.org  
www.simpco.org  
f /simpcocog @simpcocog

**Ask Erin to remove:** *Plan for the creation and use of alternative and renewable energy sources in Woodbury County. Support landowners' individual choices to implement renewable energy infrastructure.*

**Ask Erin to implement the following:** *Utility scale alternative and renewable energy sources should be zoned and placed in Industrial Districts in order to minimize adverse impacts to agricultural and residential living.*

- 1. Preserve agricultural land for agricultural purposes.*
- 2. Recognize that alternative and renewable energy projects should remain on industrial zoned land.*
- 3. Respect the intrinsic beauty of our Loess Hills, natural landscapes, and the great value of rural resident's quality of life.*
- 4. Utility scale alternative and renewable energy projects should be viewed as industrial activities.*
- 5. Preserve our agricultural land for future generations and protect our conservation areas for hunting, hiking, camping, and recreational use.*

RECEIVED FROM DANIEL HAIR, 3-25-24



Daniel Priestly  
Woodbury Co. Community & Economic Development  
620 Douglas St. 6th Floor  
Sioux City, IA 51101  
dpriestley@woodburycountyiowa.gov

**THIS IS NOT AN INVOICE**

## AFFIDAVIT OF PUBLICATION

#363136- Public Hearing - Solar Energy Systems

The undersigned, being first duly sworn on oath, states that Iowa Information Media Group, a corporation duly organized and existing under the laws of the State of Iowa, with its principal place of business in Sheldon, Iowa, the publisher of newspapers of general circulation as identified below, and printed and published in the city of Merville, Woodbury, Iowa, and that a legal notice, a printed copy of which is attached as Exhibit "A" and made part of this affidavit, was printed and published in the publication(s) and editions dated as follows:

363136

The Record 4/18/24

\$130.67

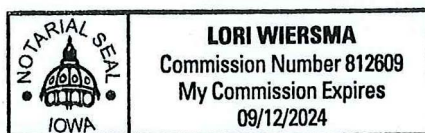
A handwritten signature in black ink, appearing to read 'Myrna Wagner', written in a cursive style.

Myrna Wagner  
Management, The Record

Subscribed and sworn to before me by said  
Myrna Wagner this 18th day of April, 2024

A handwritten signature in black ink, appearing to read 'Lori Wiersma', written in a cursive style.

Lori Wiersma  
Notary Public in and for State of Iowa



# Notice Regarding Public Hearings

## NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR THE CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO ADDRESS THE REGULATIONS FOR "UTILITY-SCALE SOLAR ENERGY SYSTEMS (US-SES) CONDITIONAL USE" IN THE GENERAL INDUSTRIAL (GI) ZONING DISTRICT

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, April 23, 2024 at 4:45 PM, Tuesday, April 30, 2024 at 4:50 PM and Tuesday, May 7, 2024 at 4:45 PM or as soon as possible thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the second and third public hearings may be waived by the Board of Supervisors.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: [dpriestley@woodburycountyjowa.gov](mailto:dpriestley@woodburycountyjowa.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Tue., Apr. 23, 2024.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing.

### Item One (1)

## SUMMARY OF ZONING ORDINANCE TEXT AMENDMENTS FOR PROPOSED UTILITY-SCALE SOLAR ENERGY SYSTEMS (US-SES) CONDITIONAL USE IN THE WOODBURY COUNTY ZONING ORDINANCE.

**SUMMARY: Amendment #1** – To add "Section 5.08. Utility-Scale Solar Energy Systems (US-SES) Conditional Use...83" on Page iii of the Woodbury County Zoning Ordinance in the "Table of Contents" under the "ARTICLE 5 SUPPLEMENTAL REQUIREMENTS" heading after Section 5.07. Special Event – RAGBRAI and Special Event – RAGBRAI with Alcohol...81."

**SUMMARY: Amendment #2** – To add a new section to the Woodbury County Zoning Ordinance beginning

page 83 entitled "Section 5.08: Utility-Scale Solar Energy Systems (US-SES) Conditional Use" to regulate the conditional use permitting of "Utility-Scale Solar Energy Systems" within the General Industrial (GI) Zoning District. The purpose of this Section is to regulate the construction, installation, and operation of Utility-Scale Solar Energy Systems (US-SES) in Woodbury County, in a manner that promotes economic development, protects property values, and ensures the protection of health, safety, and welfare while also avoiding adverse impacts to important areas such as agricultural lands, conservation lands, and other sensitive lands. This Ordinance and its provisions shall not apply to those properties or projects occurring within the incorporated cities of Woodbury County. The ordinance sets the requirements for the conditional use permitting of the US-SES including subsections that include Applicability, Conditional Use Permit (CUP), Application Materials, Requirements, Permitting Process, US-SES Building Permit Requirement, Woodbury County Road Use and Repair Agreement, Woodbury County Public Drainage System Protection Agreement, Operation and Maintenance Plan, Decommissioning, Abandonment, Financial Security, and Site Restoration Plan, Soil Erosion and Sediment Control Plan, Emergency Response Plan, Future Operators, Enforcement, Penalty, Severability, and Effective Date.

**SUMMARY: Amendment #3** – Following the addition of Section 5.08, to appropriately renumber the subsequent page numbers for the "ARTICLE 6. DEFINITIONS" and Section 6.01: Construction of Terms. and Section 6.02: Definitions and to appropriately change the page numbers in the Table of Contents on page iii to the correct page numbers.

### **ENFORCEMENT PROVISIONS:** Section 5.08

#### 16. Enforcement

##### A. Violations

(1) It shall be unlawful to locate, erect, construct, reconstruct, alter, repair, convert, or maintain any building, land, or structure, or use any land, building or sign in violation of any regulation in, or any provisions of, this Section, or any amendment or supplement thereto, lawfully adopted by the County Board of Supervisors; or to fail to comply with any requirement or condition imposed by the Board of Adjustment.

(2) Any person, firm or corporation found to be in violation of any provision of this Section shall be served written notice by the Zoning Director or designee stating the nature of the violation and providing a reasonable time limit for the satisfactory correction thereof. Such person shall, within the period of time stated in the notice, take all necessary action to correct the violation and shall permanently cease such violation.

(3) Each day during which the violation continues shall be a separate violation.

(4) A Notice of Violation may be served as a first attempt to gain compliance. If compliance is not met with the sending of a Notice of Violation then a Citation shall be served on the property owner. The offender shall be provided a reasonable time, (not to exceed) thirty (30) days in which to correct the violation. A violation which occurs for a short period of time is observed and there is no other reasonable means for ensuring compliance, be served a citation immediately upon observation of a violation.

(5) If the violation is not corrected, Woodbury County may seek such remedies, civil or criminal as are authorized by law.

#### 17. Penalty

A. The Zoning Director or designee may assess the maximum civil penalty per day for each violation allowed upon each violation, as outlined in the Woodbury County Zoning Ordinance that continues to exist.

#### B. Remedies

(1) If work is being done in violation of any provision of this Section and continues beyond the date of notice and the work is not being done to correct a violation, an immediate stop-work order shall be issued by the Zoning Director. Such order shall be given to the owner of the property, the authorized agent(s), or the person or persons in charge of the activity on the property and shall be posted upon the property. The stop work order shall state the conditions under which work may be resumed.

(2) Violations by an individual or property owner will prohibit any additional permits for that property or other properties to be issued unless said permits will remedy abatement of the violation. Stop work orders will be placed on any work on other property in which the violator is operating or owns.

(3) If the Zoning Director determines that a violation is an immediate threat to public safety or welfare and the property owner or operator has failed to take corrective action within the time period stated in the notice provided, Woodbury County may take such remedial action as is necessary to protect the public safety or welfare. Such remedial action may include entering the property where a violation is present, correcting the violation, and placing a lien on the property to secure payment and reimbursement of any and all expenses incurred by Woodbury County to correct such violation.

(4) Woodbury County may seek other such remedies, civil or criminal as are authorized by law.

#### EFFECTIVE DATE:

This Ordinance shall be in effect after its final passage, approval, and publication as provided by law.

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/17/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Receive bids for county pavement markings for 2024

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

The county engineer has prepared plans for the application of pavement markings on various paved roads in Woodbury County.

**BACKGROUND:**

Annually the county reapplies paint to 33-50% of its paved road system. The proposed project will be completed during the 2024 construction season.

**FINANCIAL IMPACT:**

The project is paid for with local Woodbury County secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

- 1) I recommend that the Board receive bids for Pavement Markings - 2024 and return them to the county engineer for review and recommendation.
- 2) If quotes show a clear low quote, the engineer may recommend award at the Board meeting after opening the quotes.

**ACTION REQUIRED / PROPOSED MOTION:**

- 1) Motion to receive bids for Pavement Markings - 2024 and return them to the county engineer for review and recommendation.
- 2) Motion to award bid if low quote is clearly determined by bid results.



**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/17/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consider approval of final voucher for project BROS-SWAP-C097(135)--FE-97

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input checked="" type="checkbox"/>    |

**EXECUTIVE SUMMARY:**

Final voucher requires signature by the board of supervisors chairperson.

**BACKGROUND:**

The project includes the replacement of a bridge on K-67 over Wolf Creek South of 210th St. The project was bid at the Iowa DOT on June 16, 2020 and was completed April 16, 2021. Iowa DOT specifications require all construction items used have certification supplied to the county before final payment is made, the final material certifications have been received from Dixon Construction

**FINANCIAL IMPACT:**

This project is funded By Federal Funds

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board approve the final voucher for project BROS-SWAP-C097(135)--FE-97 with Dixon Construction.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board approve the final voucher for project BROS-SWAP-C097(135)--FE-97 with Dixon Construction.



Contract 036948



Iowa Department of Transportation  
CONTRACT CONSTRUCTION PROGRESS VOUCHER

BROS-SWAP-C097(135)--FE-97  
Bridge - New / Replacement  
WOODBURY COUNTY ENGINEER

Voucher No. 9 *Final*

DATE LAST VOUCHER 10-13-21  
MO. DAY YR.

THIS VOUCHER - - -  
MO. DAY YR.

DAYS WORKED			RET. %
TO DATE	LAST VOUCH.	AUTH.	
<u>75.5</u>	<u>70.0</u>	<u>70.0</u>	<u>3.000</u>

Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA

ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	RURAL		URBAN	
						PARTICIPATING	NON-PARTICIPATING	PARTICIPATING	NON-PARTICIPATING
0010	0.200	0.200	Acre	410		000	200	000	000
	CLEAR+GRUBB				TOTAL TO DATE				
0020	1483.000	1483.000	Cubic Yd	410		000	1483000	000	000
	EMBANKMENT-IN-PLACE, CONTRACTOR FURNISH H				TOTAL TO DATE				
0030	360.000	360.000	Cubic Yd	410		000	360000	000	000
	EXCAVATION, CL 10, RDWY+BORROW				TOTAL TO DATE				
0040	1123.000	1123.000	Cubic Yd	410		000	1123000	000	000
	EXCAVATION, CL 10, CHANNEL				TOTAL TO DATE				
0050	174.000	174.000	Ton	444		000	271580	000	000
	GRANULAR SURF ON RD, CR CONC				TOTAL TO DATE				
0060	25000.000	25000.000	Lump Sum	430		000	25000000	000	000
	RMVL OF EXISTING BRIDGE				TOTAL TO DATE				
0070	539.000	539.000	Cubic Yd	430		000	539000	000	000
	EXCAVATION, CL 20				TOTAL TO DATE				
0080	197.200	197.200	Cubic Yd	430		000	197200	000	000
	STRUCT CONC (BRIDGE)				TOTAL TO DATE				
0090	47625.000	47625.000	Pound	430		000	47625000	000	000
	REINFORC STEEL, EPOXY COATED				TOTAL TO DATE				

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

- DATE \_\_\_\_\_ PROJECT ENGINEER CERTIFICATION
- DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
 IDOT is not involved in this Farm to Market project.
- DATE \_\_\_\_\_ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineers certification.  
Project approved for payment.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

I, \_\_\_\_\_ the \_\_\_\_\_  
for \_\_\_\_\_ (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR) \_\_\_\_\_

AAA

Contract 036948



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BROS-SWAP-C097(135)--FE-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

Voucher No. 9 *Final*

DATE LAST VOUCHER 10-13-21  
 MO. DAY YR.

THIS VOUCHER - - -  
 MO. DAY YR.

DAYS WORKED			RET. %
TO DATE	LAST VOUCH.	AUTH.	
<u>75.5</u>	<u>70.0</u>	<u>70.0</u>	<u>3.000</u>

Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA

ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	RURAL PARTICIPATING		RURAL NON-PARTICIPATING		URBAN PARTICIPATING		URBAN NON-PARTICIPATING	
						TOTAL TO DATE		TOTAL TO DATE		TOTAL TO DATE		TOTAL TO DATE	
0100	5.000	5.000	Each	430		000		5000		000		000	
BEAM, PPC, D110													
0110	1265.000	1265.000	Pound	430		000		1265000		000		000	
STRUCTURAL STEEL													
0120	274.200	274.200	Linr Ft	430		000		274000		000		000	
CONC OPEN RAIL, TL-4													
0130	144.000	144.000	Linr Ft	420		000		144000		000		000	
CULV, CMP ENT, 24"													
0140	1870.000	1870.000	Linr Ft	430		000		1870000		000		000	
PILE, STEEL, HP 10X57													
0150	2.000	2.000	Each	419		000		2000		000		000	
STEEL BEAM G'RAIL BAR TRANS SECT, BA-2 21													
0160	2.000	2.000	Each	419		000		2000		000		000	
STEEL BEAM G'RAIL END ANCHOR, BOLTED													
0170	2.000	2.000	Each	419		000		2000		000		000	
STEEL BEAM G'RAIL TNGNT END TERM, BA-2 25													
0180	640.000	640.000	Sq Yard	410		000		640000		000		000	
ENGINEER FABRIC													

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

- DATE \_\_\_\_\_ PROJECT ENGINEER CERTIFICATION
- DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
 IDOT is not involved in this Farm to Market project.
- DATE \_\_\_\_\_ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineers certification.  
 Project approved for payment.

**CLAIMANT'S CERTIFICATION (Required for Final Payment Only)**

I, \_\_\_\_\_ the \_\_\_\_\_  
 for \_\_\_\_\_ (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR)

*MM*



Contract 036948

Voucher No. 9

*Final*



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BROS-SWAP-C097(135)--FE-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

DATE LAST VOUCHER 10-13-21  
 MO. DAY YR.

THIS VOUCHER - -  
 MO. DAY YR.

DAYS WORKED			RET. %	Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA									
TO DATE	LAST VOUCH.	AUTH.		QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	TOTAL TO DATE	RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
<u>75.5</u>	<u>70.0</u>	<u>70.0</u>	<u>3.000</u>										
0190	909.000	909.000	Ton	410	Compl. Last Voucher		000	815990		000		000	
	REVETMENT, CLASS E												
0200	2.000	2.000	Each	410	Compl. Last Voucher		000	2000		000		000	
	SAFETY CLOSURE												
0210	14.000	14.000	Each	491	Compl. Last Voucher		000	000		000		000	
	FIELD FENCE BRACE PANEL												
0220	471.000	0.000	Linn Ft	491	Compl. Last Voucher		000	000		000		000	
	RMVL/REINSTALL FENCE, FIELD												
0230	5200.000	5200.000	Lump Sum	401	Compl. Last Voucher		000	5200000		000		000	
	TRAFFIC CONTROL												
0240	59000.000	59000.000	Lump Sum	401	Compl. Last Voucher		000	59000000		000		000	
	MOBILIZATION												
0250	2.000	2.000	Each	401	Compl. Last Voucher		000	2000		000		000	
	PERMANENT CRASH CUSHION, SEVERE USE (S U)												
0260	2.000	2.000	Each	401	Compl. Last Voucher		000	2000		000		000	
	PERMANENT CRASH CUSHION SPARE PARTS KIT												
0270	0.500	0.500	Acre	448	Compl. Last Voucher		000	500		000		000	
	MULCH												

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

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- DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
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 Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineers certification.  
 Project approved for payment.

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DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR)

*144*

Contract 036948

Voucher No. 9



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BROS-SWAP-C097(135)--FE-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

*Final*

DATE LAST VOUCHER 10-13-21  
 MO. DAY YR.

THIS VOUCHER - -  
 MO. DAY YR.

DAYS WORKED			RET. %	Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA										
TO DATE	LAST VOUCH.	AUTH.		ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	TOTAL TO DATE	RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
<u>75.5</u>	<u>70.0</u>	<u>70.0</u>	<u>3.000</u>											
				0.500	0.500	Acres	448			000	500	000	000	
				SEED+FERTILIZE (RURAL)										
				287.000	287.000	Linr Ft	448			000	000	000	000	
				SILT FENCE										
				-471.000	-471.000	Linr Ft	491			000	000	000	000	
				APPLIES TO ITEM 0220 RMVL/REINSTALL FENCE, FIELD										
				186.200	186.200		448			000	186200	000	000	
				HEATING OF STRUCTURAL CONCRETE										
				186.200	186.200		448			000	182200	000	000	
				PROTECTION OF STRUCTURAL CONCRETE										
				-5.500	-5.500		448			000	186 200	000	000	
				PRICE ADJUSTMENT LIQUIDATED DAMAGES PRE ESTABLISHED PER DAY PER AMOUNT.										
				1.000	1.000	Lump Sum	401			000	000	000	000	
				STOCKPILED MATERIALS										

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 DATE PROJECT ENGINEER CERTIFICATION

2. \_\_\_\_\_  
 DATE CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
 IDOT is not involved in this Farm to Market project.

3. \_\_\_\_\_  
 DATE DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineers certification.  
 Project approved for payment.

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DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR) \_\_\_\_\_

*MD*

CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.



# Doc Express® Document Signing History

Contract: 97-C097-135 Document: Final Voucher (135)

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
03/14/2024	Dave Dixon Dixon Construction Electronic Signature (Approved by Contractor (Optional))
04/16/2024	Mark Nahra Woodbury County - Iowa Electronic Signature (Recommended by Engineer)
	(Approved by PIRC (when applicable))
	(Approved by District Materials Engineer (Optional))
	(Approved by Administering Office (DOT))
	(Approved by FHWA (When applicable))

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/17/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consider approval of final voucher for project BROS-SWAP-6012(601)--FF-97

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Final voucher requires signature by the board of supervisors chairperson.

**BACKGROUND:**

The project includes replacement of a bridge on D12 East of Haines Ave. The project was bid at the Iowa DOT on June 16, 2020 and was completed April 5, 2021. Iowa DOT specifications require all construction items used have certification supplied to the county before final payment is made, the final material certifications have been received from Dixon Construction

**FINANCIAL IMPACT:**

This project is funded by Federal Aid

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board approve the final voucher for project BROS-SWAP-6012(601)--FF-97 with Dixon Construction.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board approve the final voucher for project BROS-SWAP-6012(601)--FF-97 with Dixon Construction.



Contract 036949



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BRS-SWAP-6012(601)--FF-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

Voucher No. 10 *Final*

DATE LAST VOUCHER 09-30-21  
 MO. DAY YR.

THIS VOUCHER - - -  
 MO. DAY YR.

DAYS WORKED			RET. %	Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA									
TO DATE	LAST VOUCH.	AUTH.		QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	TOTAL TO DATE	RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
<u>43.5</u>	<u>6.0</u>	<u>75.0</u>	<u>3.000</u>	<u>0.500</u>	<u>0.500</u>	Acre	<u>410</u>		<u>000</u>	<u>500</u>	<u>000</u>	<u>000</u>	
CLEAR+GRUBB													
				<u>1140.000</u>	<u>1140.000</u>	Cubic Yd	<u>410</u>		<u>000</u>	<u>1140000</u>	<u>000</u>	<u>000</u>	
EMBANKMENT-IN-PLACE													
				<u>1645.000</u>	<u>1645.000</u>	Cubic Yd	<u>410</u>		<u>000</u>	<u>1645000</u>	<u>000</u>	<u>000</u>	
EXCAVATION, CL 10, CHANNEL													
				<u>75.000</u>	<u>75.000</u>	Ton	<u>410</u>		<u>000</u>	<u>77830</u>	<u>000</u>	<u>000</u>	
GRANULAR SHLD, TYPE B													
				<u>337.600</u>	<u>337.600</u>	Sq Yard	<u>441</u>		<u>000</u>	<u>337600</u>	<u>000</u>	<u>000</u>	
BRIDGE APPROACH, TWO LANE													
				<u>25000.000</u>	<u>25000.000</u>	Lump Sum	<u>430</u>		<u>000</u>	<u>25000000</u>	<u>000</u>	<u>000</u>	
RMVL OF EXISTING BRIDGE													
				<u>260.000</u>	<u>260.000</u>	Cubic Yd	<u>430</u>		<u>000</u>	<u>260000</u>	<u>000</u>	<u>000</u>	
EXCAVATION, CL 20													
				<u>172.600</u>	<u>172.600</u>	Cubic Yd	<u>430</u>		<u>000</u>	<u>172600</u>	<u>000</u>	<u>000</u>	
STRUCT CONC (BRIDGE)													
				<u>102.000</u>	<u>102.000</u>	Pound	<u>430</u>		<u>000</u>	<u>102000</u>	<u>000</u>	<u>000</u>	
REINFORC STEEL													

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- DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
 IDOT is not involved in this Farm to Market project.
- DATE \_\_\_\_\_ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineers certification.  
 Project approved for payment.

CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.

**CLAIMANT'S CERTIFICATION (Required for Final Payment Only)**

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DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR)

*AD*



Contract 036949

Voucher No. 10

*Final*



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BRS-SWAP-6012(601)--FF-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

DATE LAST VOUCHER 09 30 21  
 MO. DAY YR.

THIS VOUCHER - -  
 MO. DAY YR.

DAYS WORKED			RET. %	Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA									
TO DATE	LAST VOUCH.	AUTH.		QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	TOTAL TO DATE	RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING
<u>43.5</u>	<u>6.0</u>	<u>75.0</u>	<u>3.000</u>										
0100	REINFORC STEEL, EPOXY COATED			46502.000	46502.000	Pound	430		000	46502000	000	000	
0110	CONC OPEN RAIL, TL-4			182.000	182.000	Linn Ft	430		000	182000	000	000	
0120	APRON, SAFETY SLOPE, 24"			2.000	2.000	Each	420		000	2000	000	000	
0130	CULV, CMP RDWY, 24"			180.000	180.000	Linn Ft	420		000	180000	000	000	
0140	PILE, STEEL, HP 10X42			1720.000	1720.000	Linn Ft	430		000	1720000	000	000	
0150	CONC ENCASE STEEL H PILE, HP 10X42(P10 L)			182.000	182.000	Linn Ft	430		000	182000	000	000	
0160	GATE, OUTLET CONTROL, FLAP, 24"			2.000	2.000	Each	418		000	2000	000	000	
0170	STEEL BEAM G'RAIL BAR TRANS SECT, BA-2 21			4.000	4.000	Each	419		000	4000	000	000	
0180	STEEL BEAM G'RAIL END ANCHOR, BOLTED			4.000	4.000	Each	419		000	4000	000	000	

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

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2. DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL \_\_\_\_\_  
 IDOT is not involved in this Farm to Market project.

3. DATE \_\_\_\_\_ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL \_\_\_\_\_  
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DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR) \_\_\_\_\_

*100*

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Contract 036949



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BRS-SWAP-6012(601)--FF-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

Voucher No. 10 *Final*

DATE LAST VOUCHER 09-30-21  
 MO. DAY YR.

THIS VOUCHER - - -  
 MO. DAY YR.

DAYS WORKED			RET. %
TO DATE	LAST VOUCH.	AUTH.	
<u>43.5</u>	<u>6.0</u>	<u>75.0</u>	<u>3.000</u>

Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA

ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.	Compl. Last Voucher	RURAL		URBAN	
						PARTICIPATING	NON-PARTICIPATING	PARTICIPATING	NON-PARTICIPATING
0190	4.000	4.000	Each	419	TOTAL TO DATE	000	4000	000	000
STEEL BEAM G'RAIL TNGNT END TERM, BA-2 25									
0200	450.000	450.000	Sq Yard	410	TOTAL TO DATE	000	450000	000	000
ENGINEER FABRIC									
0210	485.000	485.000	Ton	410	TOTAL TO DATE	000	358720	000	000
REVETMENT, CLASS E									
0220	395.700	395.700	Sq Yard	410	TOTAL TO DATE	000	469033	000	000
RMVL OF PAV'T									
0230	2.000	2.000	Each	410	TOTAL TO DATE	000	2000	000	000
SAFETY CLOSURE									
0240	350.000	350.000	Linnr Ft	491	TOTAL TO DATE	000	000	000	000
FENCE, FIELD									
0250	4.000	4.000	Each	491	TOTAL TO DATE	000	000	000	000
FIELD FENCE BRACE PANEL									
0260	4.500	4.500	Station	442	TOTAL TO DATE	000	6400	000	000
PAINTED PAV'T MARK, WATERBORNE/SOLVENT									
0270	5700.000	5700.000	Lump Sum	401	TOTAL TO DATE	000	5700000	000	000
TRAFFIC CONTROL									

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

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DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR) \_\_\_\_\_

440



Contract 036949



**Iowa Department of Transportation**  
**CONTRACT CONSTRUCTION PROGRESS VOUCHER**

BRS-SWAP-6012(601)--FF-97  
 Bridge - New / Replacement  
 WOODBURY COUNTY ENGINEER

Voucher No. 10

*Final*

DATE LAST VOUCHER 09-30-21  
 MO. DAY YR.

THIS VOUCHER     -    -      
 MO. DAY YR.

DAYS WORKED			RET. %	Contractor No. 12005 DIXON CONSTRUCTION CO CORRECTIONVILLE, IA									
TO DATE	LAST VOUCH.	AUTH.		QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.		RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING	
<u>43.5</u>	<u>6.0</u>	<u>75.0</u>	<u>3.000</u>										
0280	MOBILIZATION			52000.000	52000.000	Lump Sum	401	Compl. Last Voucher		000	52000000	000	000
	TOTAL TO DATE												
0290	MULCH			0.500	0.500	Acre	448	Compl. Last Voucher		000	800	000	000
	TOTAL TO DATE												
0300	SEED+FERTILIZE (RURAL)			0.500	0.500	Acre	448	Compl. Last Voucher		000	750	000	000
	TOTAL TO DATE												
0310	SILT FENCE			700.000	700.000	Linn Ft	448	Compl. Last Voucher		000	000	000	000
	TOTAL TO DATE												
0320	SILT FENCE-DITCH CHECKS			48.000	48.000	Linn Ft	448	Compl. Last Voucher		000	000	000	000
	TOTAL TO DATE												
8001	STANDARD OR SLIP FORM PORTLAND CEMENT CONCRETE PAVEMENT CLASS C CLASS 2			73.333	73.333		448	Compl. Last Voucher		000	73333	000	000
	TOTAL TO DATE												
8002	PORTLAND CEMENT CONCRETE PAVEMENT COLD WEATHER PROTECTION			410.933	410.933		448	Compl. Last Voucher		000	410933	000	000
	TOTAL TO DATE												
8003	HEATING OF STRUCTURAL CONCRETE			167.200	167.200		448	Compl. Last Voucher		000	167200	000	000
	TOTAL TO DATE												
8004	PROTECTION OF STRUCTURAL CONCRETE			167.200	167.200		448	Compl. Last Voucher		000	167200	000	000
	TOTAL TO DATE												

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*MP*

Contract 036949



Iowa Department of Transportation  
CONTRACT CONSTRUCTION PROGRESS VOUCHER

BRS-SWAP-6012(601)--FF-97  
Bridge - New / Replacement  
WOODBURY COUNTY ENGINEER

Voucher No. 10

*Final*

DATE LAST VOUCHER 09-30-21  
MO. DAY YR.

THIS VOUCHER - - -  
MO. DAY YR.

DAYS WORKED				RET. %	Contractor No. 12005	DIXON CONSTRUCTION CO	CORRECTIONVILLE, IA				
TO DATE	LAST VOUCH.	AUTH.	3.000								
ITEM NO.	QUANTITY AWARDED	QUANTITY AUTHORIZED	UNIT OF MEASURE	FCT.		RURAL PARTICIPATING	RURAL NON-PARTICIPATING	URBAN PARTICIPATING	URBAN NON-PARTICIPATING		
435	6.0	75.0									
8005	1.000	1.000		448	Compl. Last Voucher	000	1000	000	000		
	REMOVAL MISCELLANEOUS (STRUCTURE)				TOTAL TO DATE						
8999	1.000	1.000	Lump Sum	401	Compl. Last Voucher	000	000	000	000		
	STOCKPILED MATERIALS				TOTAL TO DATE						
					Compl. Last Voucher						
					TOTAL TO DATE						
					Compl. Last Voucher						
					TOTAL TO DATE						
					Compl. Last Voucher						
					TOTAL TO DATE						
					Compl. Last Voucher						
					TOTAL TO DATE						
					Compl. Last Voucher						
					TOTAL TO DATE						
					Compl. Last Voucher						
					TOTAL TO DATE						

I certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

SIGNATURES REQUIRED ON LINES 1 & 2 FOR PROGRESS PAYMENT AND LINES 1-3 FOR FINAL PAYMENT AS APPLICABLE.

- DATE \_\_\_\_\_ PROJECT ENGINEER CERTIFICATION
- DATE \_\_\_\_\_ CHAIRMAN OF BOARD OF SUPERVISORS APPROVAL  
 IDOT is not involved in this Farm to Market project.
- DATE \_\_\_\_\_ DISTRICT CONSTRUCTION/LOCAL SYSTEMS ENGINEER OR OFFICE DIRECTOR APPROVAL  
 Project records reviewed.  Project records not reviewed. Recommend payment based on the project engineers certification.

CLAIMANT'S CERTIFICATION (Required for Final Payment Only)

I, \_\_\_\_\_ the \_\_\_\_\_  
for \_\_\_\_\_ (contractor) certify that the work items shown herein are just and unpaid, and that the requirements of the Iowa Department of Transportation specifications for this project, including all requirements as to maximum hours of labor and minimum wages have been complied with.

DATE \_\_\_\_\_ SIGNED CLAIMANT (CONTRACTOR)

CERTIFICATION FOR HOURS AND LABOR APPLIES ONLY TO FEDERAL PARTICIPATING PROJECT.



# Doc Express® Document Signing History

Contract: 97-6012-601 Document: Final Voucher (601)

This document is in the process of being signed by all required signatories using the Doc Express® service. Following are the signatures that have occurred so far.

Date	Signed By
03/14/2024	Dave Dixon Dixon Construction Electronic Signature (Approved by Contractor (Optional))
04/16/2024	Mark Nahra Woodbury County - Iowa Electronic Signature (Recommended by Engineer)
	(Approved by PIRC (when applicable))
	(Approved by District Materials Engineer (Optional))
	(Approved by Administering Office (DOT))
	(Approved by FHWA (When applicable))



**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/18/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Receive quotes for two pickup trucks for the secondary road department

**ACTION REQUIRED:**

- Approve Ordinance       Approve Resolution       Approve Motion   
Public Hearing       Other: Informational       Attachments

**EXECUTIVE SUMMARY:**

The county annually takes bids for new equipment to maintain its fleet of vehicles. The county is requesting a quotation for two, new 3/4 ton extended cab pickups.

**BACKGROUND:**

The county owns 23 pickup trucks of assorted size and configuration for use by county crews and engineering staff. Typically we update one or two trucks every year. One aging 3/4 ton truck will be replaced for district 3. The current foreman's truck for District 2 is also proposed for replacement. The trucks will replace the foremen's trucks.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County local secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes       No

**RECOMMENDATION:**

Recommend that the board receive the quotes and allow the county engineer to examine the responsive quotes and recommend award at a later board meeting.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board accept the pickup truck quotes and return them to the county engineer for an award recommendation.

FY 2025 Full size 4WD 3/4 Ton Extended cab pickup bid tabulations

April 23, 2024

	Jensen Dealerships 3909 Stadium Drive Sioux City, IA 51106	Jensen Dealerships 3909 Stadium Drive Sioux City, IA 51106	Barry Motor Co. Hiway 175 Danbury, IA 51019	Barry Motor Co. Hiway 175 Danbury, IA 51019
Trade In	Unit #26-2017 Chevy 2500 4WD Ext. Cab Pickup-VIN# 1GC2KVEGOHZ149764	Unit #37-2013 Ford F250 4WD Ext. Cab Pickup-VIN#1FT7X2B66DEA18406	Unit #26-2017 Chevy 2500 4WD Ext. Cab Pickup-VIN# 1GC2KVEGOHZ149764	Unit #37-2013 Ford F250 4WD Ext. Cab Pickup-VIN#1FT7X2B66DEA18406
Brand Name & Model				
Purchase Price				
Less Trade				
Net Price	\$ -	\$ -	\$ -	\$ -
	Knoepfler Chevrolet Co. 100 Jackson St. Sioux City, IA 51101	Knoepfler Chevrolet Co. 100 Jackson St. Sioux City, IA 51101	Sioux City Ford 3601 Singing Hills Blvd. Sioux City, IA 51106	Sioux City Ford 3601 Singing Hills Blvd. Sioux City, IA 51106
Trade In	Unit #26-2017 Chevy 2500 4WD Ext. Cab Pickup-VIN# 1GC2KVEGOHZ149764	Unit #37-2013 Ford F250 4WD Ext. Cab Pickup-VIN#1FT7X2B66DEA18406	Unit #26-2017 Chevy 2500 4WD Ext. Cab Pickup-VIN# 1GC2KVEGOHZ149764	Unit #37-2013 Ford F250 4WD Ext. Cab Pickup-VIN#1FT7X2B66DEA18406
Brand Name & Model				
Purchase Price				
Less Trade				
Net Price	\$ -	\$ -	\$ -	\$ -
	Woodhouse Auto 2101 E. 6th St. Sioux City, IA 51101	Woodhouse Auto 2101 E. 6th St. Sioux City, IA 51101	Billion Auto 4300 Southgate Dr. Sioux City, IA 51106	Billion Auto 4300 Southgate Dr. Sioux City, IA 51106
Trade In	Unit #26-2017 Chevy 2500 4WD Ext. Cab Pickup-VIN# 1GC2KVEGOHZ149764	Unit #37-2013 Ford F250 4WD Ext. Cab Pickup-VIN#1FT7X2B66DEA18406	Unit #26-2017 Chevy 2500 4WD Ext. Cab Pickup-VIN# 1GC2KVEGOHZ149764	Unit #37-2013 Ford F250 4WD Ext. Cab Pickup-VIN#1FT7X2B66DEA18406
Brand Name & Model				
Purchase Price				
Less Trade				
Net Price	\$ -	\$ -	\$ -	\$ -

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 04/18/2024 Weekly Agenda Date: 04/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Award quotes for two new dump trucks for the secondary road department

**ACTION REQUIRED:**

- |  |   |  |
|--|---|--|
| Approve Ordinance <input type="checkbox"/> | Approve Resolution <input type="checkbox"/>   | Approve Motion <input checked="" type="checkbox"/> |
| Public Hearing <input type="checkbox"/>    | Other: Informational <input type="checkbox"/> | Attachments <input type="checkbox"/>               |

**EXECUTIVE SUMMARY:**

The county annually takes bids for new equipment to maintain its fleet of road maintenance vehicles. The county received quotations for one single and one tandem axle dump truck on April 23.

**BACKGROUND:**

The bids replace two aging, single axle trucks in the Merville and Hornick districts. The dump truck for Merville will be upgraded to a tandem axle truck. The new single axle truck will go to Hornick. This addition gives Merville three tandem axle trucks in their equipment roster. Hornick already has three tandem trucks. Only one motor grader is to be purchased this year to allow the upgrade.

**FINANCIAL IMPACT:**

The project is paid for with Woodbury County local secondary road funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

Recommend that the board receive the quotes and allow the county engineer to examine the responsive quotes and recommend award at a later board meeting.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion that the board accept the pickup truck quotes and return them to the county engineer for an award recommendation.







**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: 4/18/2024 Weekly Agenda Date: 4/23/2024

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Mark J. Nahra, County Engineer

**WORDING FOR AGENDA ITEM:**

Consider approval of contract for annual corrugated metal pipe purchase for 2024, project CP-2024

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

The county road department annually takes bids for corrugated metal pipe culverts for use in road projects and driveways. The contract has been returned from low bidder for board consideration.

**BACKGROUND:**

The county road department stocks pipe for driveway construction and repairs as well as for use as cross road culverts. Several county project culverts are included in the annual bid as well to get better pricing as part of a large order.

**FINANCIAL IMPACT:**

The culverts are paid for with local funds.

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

I recommend that the Board approve the contract for project number CP-2024.

**ACTION REQUIRED / PROPOSED MOTION:**

Motion to approve the contract for project number CP-2024, CMP Culvert Supply for 2024 with Metal Culverts, Inc. for \$105,657.80.



# MATERIAL CONTRACT

THIS AGREEMENT made and entered into by and between Woodbury County, by its Board of Supervisors, consisting of the following members: Matthew A. Ung, Keith W. Radig, Mark Nelson, Daniel A. Bittinger II and Jeremy Taylor

party of the first part, and Metal Culverts Inc.

of Jefferson City, MO, party of the second part.

WITNESSETH: That the party of the second part, for and in consideration of -----  
One Hundred Five Thousand Six Hundred Fifty Seven Dollars and 80/100 Dollars

(\$105,657.80) payable as set forth in the specifications constituting a part of this contract, hereby agrees to furnish f.o.b. the locations as designated in the Instruction to Bidders, and within the time specified therein the various items of material listed below as follows: Complete delivery of all materials on or before the 1st day of June 2024 (Corrugated metal culvert pipe per letting date March 26, 2024).

Item No.	Description	Quantities Total Lin. Ft.	Unit Price Dollars	Dollar Amount
1.	18' Culvert Pipe	410 L.F.	\$21.50 Per Lin. Ft.	\$ 8,815.00
2.	24" Culvert Pipe	1,722 L.F.	\$28.65 Per Lin Ft.	\$ 49,335.30
3.	30" Culvert Pipe	118 L. F.	\$35.20 Per Lin Ft.	\$ 4,153.60
4.	36" Culvert Pipe	320 L. F.	\$41.95 Per Lin Ft.	\$ 13,424.00
5.	18" Connecting Band	12 Each	\$32.25 per each	\$ 387.00
6.	24" Connecting Band	46 Each	\$57.30 per each	\$ 2,635.80
7.	30" Connecting Band	4 Each	\$70.40 per each	\$ 281.60
8.	36" Connecting Band	11 Each	\$83.90 per each	\$ 922.90
9.	Special Order CP-2024-1	L. S.	\$12,012.00 L. S.	\$ 12,012.00
10.	Special Order CP-2024-2	L. S.	\$13,690.60 L. S.	\$ 13,690.60
<b>TOTAL</b>				<b>\$ 105,657.80</b>

NOTE: Fabricated lengths and delivery sites will be per LETTING NOTICE Sheets 3 through 5

That at the option of the Party of the First Part, the amounts of materials may be increased or decrease within thirty (30) days from date thereof, not to exceed ten (10) per cent, without invalidating this contract. Department of Transportation

That the Proposal, Instructions to Bidders, specific Contract and the Specifications of the Iowa Department of Transportation date of Series, 2015 covering the various kinds or classes of material herein specified, are and constitute the contract between the parties hereto, and that all material furnished shall comply with requirements thereof.

That the dates of delivery specified in the Proposal are of the essence of this contract and a failure to make delivery by the specified date of delivery shall constitute a breach of this contract, and the Party of the First Part may thereafter purchase such material at its option, and the difference in cost, if any, between the amounts so paid for the material and the contract price for the same shall constitute the measure of damage to be paid by the Party of the Second Part to the Party of the First Part for such breach.

That in consideration of the foregoing, the Party of the First Part agrees to inspect all material promptly upon delivery and to pay to the Party of the Second Part the sums as set forth in the contract promptly after the inspection and acceptance of the material.

In WITNESS WHEREOF, the parties hereto have set their hands for the purpose herein expressed, to this and three other instruments of like tenor, this \_\_\_\_\_ day of \_\_\_\_\_, 2024.

Woodbury County, Iowa  
Party of the First Part

By \_\_\_\_\_  
Matthew A. Ung, Chairman

Metal Culverts Inc.

By Travis Mills

**WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM**

Date: \_\_\_\_\_ Weekly Agenda Date: \_\_\_\_\_

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** \_\_\_\_\_

**WORDING FOR AGENDA ITEM:**

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

**BACKGROUND:**

**FINANCIAL IMPACT:**

**IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?**

Yes  No

**RECOMMENDATION:**

**ACTION REQUIRED / PROPOSED MOTION:**