



# WOODBURY COUNTY ZONING COMMISSION

**Monday, July 28, 2025 at 5:00 PM**

The Zoning Commission will hold a public meeting on **Monday, July 28, 2025 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. Please use the 7<sup>th</sup> St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

## AGENDA

1	<b>CALL TO ORDER</b>
2	<b>ROLL CALL</b>
3	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>
4	<b>APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)</b>
5	<b>ITEM(S) OF BUSINESS</b>
»	<b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FROM BRUCE SORENSEN (APPLICANT) OF THE BRUCE &amp; ROCHELLE SORENSEN LIVING TRUST (OWNER) TO OPERATE A BORROW PIT FOR EARTH MATERIALS TO REMOVE A HILL AND CONSTRUCT A DRIVEWAY FOR ACCESS TO THE HILLTOP ON PARCEL #894531200004. SUMMARY:</b> Bruce Sorensen, representing the Bruce & Rochelle Sorensen Living Trust, has applied for a conditional use permit from Woodbury County, Iowa, to remove a hill and construct a driveway for access to the hilltop, enabling future use as farmland or a building site. The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The property is located at 2086 150th Street, Lawton, IA 51030 on Parcel #894531200004, within T89N R45W (Banner Township), Section 31, NE 1/4, Lot 4 of the Ridgeview II Subdivision. It spans 6.42 acres and is situated approximately half a mile northwest of Lawton and six miles east of Sioux City. The property is in the Agricultural Estates (AE) Zoning District, where "borrow pits for earth materials" are classified as a conditional use under Section 3.03.4 of the Woodbury County Zoning Ordinance, subject to review by the Zoning Commission and approval by the Board of Adjustment.
»	<b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FROM KEVIN HEISS (APPLICANT) OF RENT PROPERTIES LLC (OWNER) TO CONSTRUCT AND OPERATE AN OFF-PREMISE 14' X 48' LED BILLBOARD (DOUBLE-SIDED) ON PARCEL #884606100002. SUMMARY:</b> Kevin Heiss, representing Rent Properties LLC, has submitted a conditional use permit (CUP) application to construct and operate a 14' x 48' LED billboard (double-sided) for off-premise advertising. The property is located in the N 2/3 of the N 1/2 of the NW 1/4, Section 6, Township 88N, Range 46W (Floyd Township), identified as Parcel 884606100002. It is proposed to be situated along the south side of Highway 20 and the east side of Charles Avenue. The property is in the General Commercial (GC) Zoning District, where "off-premise advertising signs (e.g. Billboards)" are classified as a conditional use under Section 3.03.4 and Section 5.02.8 of the Woodbury County Zoning Ordinance, subject to review by the Zoning Commission and approval by the Board of Adjustment.
6	<b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b>
7	<b>STAFF UPDATE (INFORMATION ITEM)</b>
8	<b>COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)</b>
9	<b>ADJOURN</b>

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## Woodbury County Zoning Commission Meeting Minutes

**Date:** June 23, 2025

**Time:** 5:00 PM

**Location:** Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

### 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=a5z4GlaHc2o>

### Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Steve Corey, Jeff Hanson, Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisor(s) Present:** Kent Carper
- **Public Attendees:** Kevin Heiss, Slater Ohm, Dana Neal (via phone), Lynn Drees (via phone)

### Call to Order

Chair Chris Zellmer Zant called the meeting to order at 5:00 p.m. The Chair reviewed the meeting procedures, including the audiotaping of the meeting, the preparation of minutes, the request for cell phones to be turned off or set to vibrate, and the requirement for attendees to complete the attendance sheet. The Chair also outlined the public hearing procedures, including staff reports, applicant presentations, public comments (limited to three minutes per speaker), and the closure of hearings by motion and vote.

### Roll Call

All the commissioners were present.

### Public Comment on Matters Not on the Agenda (Information Item)

The Chair inquired if there were any public comments on matters not on the agenda. Seeing and hearing none, the meeting proceeded.

### Approval of Minutes from Previous Meeting: May 28, 2025 (Special Meeting) (Action Item)

The Chair asked for any corrections or comments regarding the minutes from the previous meeting on May 28, 2025. Hearing none, a motion was entertained.

- **Motion:** To approve the minutes from the last meeting of May 28, 2025.
- **Moved by:** Tom Bride
- **Seconded by:** Corey Meister
- **Vote:** All in favor said "Aye." One commissioner (Jeff Hanson) abstained due to absence from the previous meeting.
- **Action:** The minutes of the previous meeting were approved.

## 5. Items of Business

### a. Public Hearing and Action Item: Consideration of Nuclear Energy Facilities and Nuclear Waste Storage in the Woodbury County Zoning Ordinance (Action Item)

The public hearing was opened with Dan Priestley explaining that this discussion was a continuation from previous months (dating back to August/September 2024) regarding the inclusion of nuclear energy facilities, nuclear waste storage, and related uses in the Woodbury County Zoning Ordinance. He highlighted the complexity of the issue, noting the heavy involvement of federal (Nuclear Regulatory Commission - NRC) and state regulations.

Priestley explained that the existing Woodbury County Zoning Ordinance's land use summary table includes "electrical energy generation, not including wind," which could be interpreted to include nuclear facilities as a conditional use. However, the standard 500-foot public notification distance for conditional use permits was deemed insufficient for nuclear facilities. The current proposal extends this notification zone to 10 miles for any conditional use permit process related to nuclear energy or waste storage. This proposal utilizes the existing zoning ordinance infrastructure, requiring review by both the Zoning Commission and the Board of Adjustment.

Priestley clarified that the Board of Supervisors initiated this process to receive a recommendation from the Zoning Commission, with the Supervisors ultimately having up to three public hearings on any final proposal. He noted that public input had been collected over several meetings, and while not as extensive as for wind or solar energy, both support and opposition comments had been received.

Priestley presented a "Nuclear Energy Public Comments 2014-2025" document, summarizing past comments, and requested it be received into the public record.

- **Motion:** To receive the "Nuclear Energy Public Comments 2014-2025" document into the public record.
- **Moved by:** Tom Bride
- **Seconded by:** Jeff Hanson
- **Vote:** All in favor said "Aye."
- **Action:** The document was received into the public record.

Priestley then summarized key public comments:

- **Support:** Mayor Bob Scott (Sioux City), Kyle Gates (Secondary Roads), Mayor Ken Bauer (Correctionville), and Craig Levine and Rick Plathe (Northwest Iowa Building and Construction Trade Council).
- **Opposition:** Jerry Holder (concerns regarding waste risk and potential malfunctions), Janet Kruger (opposing nuclear activities, urging prohibition without public approval).
- **Other Comments:** Wendy Hess (9/11 Dispatch Center readiness, staff training, emergency exercises, budget increases), Mark Nara (former County Engineer, regarding infrastructure impact and NRC alignment), Patty Riesberg (clarified NRC's regulatory role). Brian Bergeon from the NRC had also provided details on their independent regulatory and licensing process in a previous packet.

Priestley reiterated that the local conditional use permit process allows for scrutiny and engagement with other levels of government, similar to telecommunication towers. He emphasized that the proposed ordinance amendment specifically defines "nuclear energy facilities" and "nuclear waste storage" and adds them to the land use summary table **only in the general industrial zoning district**. The 10-mile notification radius is a key added feature.

The Chair then opened the floor for public comments on this item.

- **Public Comment:** No one present in the room wished to comment.
- **Public Comment (via phone):** Lynn Drees (phone) from Danbury stated, "no comment." No other callers wished to comment.

The Chair then invited comments from the commissioners.

- Dan Priestley clarified that this process is proactive, and no specific nuclear project has been proposed or approached staff/county. The purpose is to determine if it should be a permitted use in the ordinance.
- Commissioner Tom Bride reiterated that the current ordinance covers electrical energy generation, but the proposed language provides more detail as recommended by the County Attorney's office.
- Dan Priestley explained that the County Attorney felt the previous language wasn't specific enough and that clearer definitions would prevent interpretation issues if an application were submitted. He also stressed the importance of the 10-mile notification over the standard 500 feet to avoid potential problems. He noted that the costs of extensive notifications for a 10-mile radius would be passed on to the applicant, aligning with the county's zoning fee schedule to prevent massive county expenses for wider-scale conditional uses.
- Commissioner Jeff Hanson emphasized that defining nuclear energy clarifies the language and expands the notification distance, which are important considerations.
- Dan Priestley reinforced that a conditional use permit is a "maybe" permit, not a "yes," allowing full scrutiny and public engagement in the process. He noted the difficulty of discussing hypotheticals without a specific project but stressed the importance of having a clear framework in the ordinance for potential future proposals.

The Chair inquired about the next steps. Dan Priestley explained that the commission could close the public hearing and then make a recommendation to the Board of Supervisors or continue the discussion. If a recommendation is sent, the Board of Supervisors would then consider scheduling up to three public hearings, which often draw more public engagement.

- **Motion:** To close the public hearing.
- **Moved by:** Jeff Hanson
- **Seconded by:** Corey Meister
- **Vote:** All in favor said "Aye."
- **Action:** The public hearing was closed.

Commissioner Jeff Hanson commented that this was the 12th time the issue had been heard at various levels.

- **Motion:** To recommend to the Board of Supervisors to move forward with the language as presented in draft pages 11, 12, 13, and 14 of the packet, which specifically defines nuclear energy facilities and nuclear waste storage.
- **Moved by:** Jeff Hanson
- **Seconded by:** Steve Corey

Discussion on the motion:

- Supervisor Kent Carper asked if specific locations were picked out. Dan Priestley clarified that the proposed ordinance would only allow these uses in **general industrial areas**, typically south of the airport and west of Interstate 29, not in agricultural or residential zones.
- Dan Priestley added that the Board of Supervisors has the prerogative to adjust the language during their three public hearings, as the Zoning Commission's output is a recommendation.
- Commissioner Tom Bride clarified that the motion is not targeting new areas but is clarifying language, notification, and conditions for existing general industrial zones. He reiterated that the 10-mile notification is a significant improvement over 500 feet.
- Dan Priestley further clarified that both nuclear energy facilities and nuclear waste storage would be distinct, classified as conditional uses, and subject to the 10-mile notification apparatus.
- **Vote:** All in favor said "Aye." (Unanimous)
- **Action:** The commission voted unanimously to recommend to the Board of Supervisors to move forward with the proposed language for nuclear energy facilities and nuclear waste storage in the Woodbury County Zoning Ordinance.

#### **b. Public Hearing and Action Item: Consideration of Zoning Ordinance Text Amendments for Accessory Dwelling Units to Comply with Iowa's Senate File 592 (Action Item)**

The public hearing was opened with Dan Priestley stating this was a housekeeping item to bring the county ordinance into compliance with Iowa Senate File 592. This state law, signed by Governor Kim Reynolds on May 1st, mandates that counties allow at least one accessory dwelling unit (ADU) on the same lot as a single-family residence, subject to specific conditions, and prohibits certain restrictive regulations.

Priestley explained that the state standard sets a minimum threshold of 1,000 square feet or 50% of the size of the existing dwelling, whichever is greater. While the state code allows counties flexibility to permit larger ADUs, the current proposal strictly follows the state's minimums. He noted that other jurisdictions (counties and cities) would also be grappling with the implications of this new law, particularly concerning wells and septic. He mentioned that the 23-foot minimum dimension for a dwelling would still apply for building permits.

Priestley stated that the staff's recommendation is to simply react to the state standard and keep the minimums, allowing for future re-evaluation if demand necessitates larger ADUs. He stressed that the county has a duty to make its ordinance compatible with state law.

The Chair then opened the floor for public comments on this item.

- **Public Comment:** No one present in the room wished to comment.
- **Public Comment (via phone):** No one wished to comment.

The Chair then invited comments from the commissioners.

- **Motion:** To close the public hearing.
- **Moved by:** Tom Bride
- **Seconded by:** Jeff Hanson
- **Vote:** All in favor said "Aye."
- **Action:** The public hearing was closed.

Commissioner Tom Bride commented that there is no alternative but to align with state code. He agreed with Dan Priestley that there is no immediate reason to allow larger structures beyond the state's minimums (1,000 sq ft or 50% of the existing dwelling). He viewed it as a housekeeping issue, with potential future reviews if needs arise. Other commissioners agreed.

- **Motion:** To recommend to the Board of Supervisors the approval of the zoning ordinance text amendments for accessory dwelling units in compliance with Senate File 592, as outlined in the draft on pages 48 and 49 of the packet.
- **Moved by:** Tom Bride
- **Seconded by:** Corey Meister
- **Vote:** All in favor said "Aye." (Unanimous)

- **Action:** The commission voted unanimously to recommend to the Board of Supervisors the approval of the zoning ordinance text amendments for ADUs, aligning with Senate File 592.

### c. Review of a Conditional Use Permit Application: Kevin Heiss (Applicant) / Rent Properties, LLC (Owner) for an Off-Premise LED Billboard (Action Item)

Dan Priestley clarified that this was a review session, not a public hearing, which would take place at the Board of Adjustment meeting on July 7th at 5:00 p.m. The Zoning Commission's duty was to review the criteria, evaluate the application, and hear from the applicant and potentially the public.

Kevin Heiss, representing Rent Properties LLC, submitted a conditional use permit application to construct and operate a 14-foot by 48-foot LED billboard for off-premise advertising. The property is located in the north two-thirds of the north half of the northwest quarter, Section 6, Floyd Township, situated along the south side of Highway 20 and east of Charles Avenue, within the General Commercial zoning district. Off-premise advertising signs are classified as a conditional use in this district.

Priestley noted that the property includes a floodplain, and the applicants are aware of the need for a floodplain development permit and building permit. He confirmed that initial data suggests the sign would not be in the floodway, which was a concern for the Iowa DNR. He reiterated that the county does not regulate content but evaluates the billboard itself, which is a two-sided, V-shaped LED billboard. The application addresses criteria such as appropriate zoning, compatibility with development plans, and potential adverse effects.

The Chair invited the applicant to speak.

- **Kevin Heiss (Applicant):** Stated the intent is for advertising, including for his own nearby businesses. They are working with SRA Group for construction and have ensured the operation will be well-maintained. He believes the location is suitable for a highly trafficked commercial area along Highway 20. Heiss confirmed they had consulted with Dan Priestley multiple times to ensure compliance with the process.

Commissioners' questions for the applicant:

- **Distance to Residents:** Kevin Heiss stated there are no residents within 1,000 feet, and nearby properties are commercial. Dan Priestley confirmed the presence of mixed districts in the area, with some residential properties further up the hill (Boatman's and Amick's on 162nd Street) that could be about 1,000 feet away. The ordinance specifically regulates distance from AE (Agricultural Estates) districts, where housing is expected, but not AP (Agricultural Preservation).
- **Lighting and Brightness:** Heiss stated it's a 21-millimeter LED product, which is extremely bright during the day to overcome the sun but dims at night like a "television night mode." He confirmed the back side of the V-shaped sign would be black and not emit light towards residential areas. He emphasized they chose Daktronics, a reputable company, to ensure proper design and operation.
- **DOT Requirements:** Heiss confirmed compliance with DOT requirements, which require 300 feet between signs, whereas Woodbury County's current ordinance requires 1,000 feet. This 1,000-foot county requirement makes placement challenging. Heiss and Priestley described a "chasing the result" scenario with DOT, where each wanted the other's approval first, but dialogue has been good.
- **Setbacks:** Heiss confirmed the sign is set back significantly from Highway 20 and Charles Avenue, likely in the middle of his field, approximately 150 feet from the Charles Avenue right-of-way line.
- **Letter of Support:** Dan Priestley presented a letter from Jerry and Vernell Steffan, neighbors at 1528 Jewel, stating they had "no issues with this request." He identified their property as directly abutting the applicant's property.
  - **Motion:** To receive the letter from Jerry and Vernell Stefan into the record.
  - **Moved by:** Tom Bride
  - **Seconded by:** Corey Meister
  - **Vote:** All in favor said "Aye."
  - **Action:** The letter was received into the record.

### Public Comment (via phone): Dana Neal (162nd Street):

- Expressed concern that his home is within 1,000 feet of the proposed sign, despite measurements. His home is also 45 feet higher than the road. He worried the sign, which will be 25-30 feet off the ground, would shine directly into his windows.
- He stated he and his family built their home on their family farm for a country living experience, avoiding city nuisances like streetlights. He noted that he can see an existing billboard a mile away from his deck at night.
- He feared the double-sided 14x48 billboard would significantly impact his home's value and privacy, similar to how LED lights light up a building on a hill nearby.

- He asked if another location farther from homes could be considered.

Response to Dana Neal's comments:

- Kevin Heiss acknowledged the difficulty of finding locations due to the 1,000-foot separation requirement from other billboards, stating "we're in the middle of the rock." He emphasized the V-shape design focuses light on the road, with the back side being black to prevent light spill.
- Commissioner Corey Meister asked if the entire 67-acre parcel belonged to Heiss, which he confirmed, except for where Hobart's is located.
- Chair Chris Zellmer Zant noted a previous billboard existed near Steffan's property. Heiss confirmed it still exists and is in use, but their new sign cannot be placed there due to the 1,000-foot separation rule from other signs across the road.
- Kevin Heiss reiterated that the sign's design is specifically angled to face east and westbound traffic on Highway 20, minimizing light towards other directions. He confirmed there would be no additional security lighting.
- Dana Neal clarified his property location relative to the sign. He expressed concern about the entire "area lit up" at night. He requested to see the proposed sign in person and for the opinions of the Boatman's and Amick's (other residents on 162nd Street) to be considered.
- Kevin Heiss agreed to have a conversation with Dana Neal to explore design adjustments to help mitigate concerns. He expressed a desire to work with the community.
- Heiss explained that if a variance were granted to reduce the 1,000-foot separation from other signs, they could move the billboard closer to Highway 20. This would also benefit residents by lowering the sign and changing its angle relative to their homes.

Discussion on a potential variance:

- Commissioner Tom Bride asked if a variance could be requested to relocate the sign to a better position to minimize impact on residents.
- Dan Priestley explained that while a variance is a possibility, recent changes to Iowa Code emphasize "practical difficulty" over "economic hardship." He cautioned against speculation on the Board of Adjustment's decision and stated staff generally avoid recommending variances due to their uncertain outcome.
- Kevin Heiss stated their primary goal was approval of the current location and that they would consider a variance later if needed but wanted conceptual approval first due to cost.
- Dan Priestley clarified that the Zoning Commission makes a recommendation, and the application will proceed to the Board of Adjustment regardless. He suggested a potential contingency for approval contingent on a variance, but again, stressed caution.
- Priestley also asked if the LED signs could be timed to dim or shut off at certain hours (e.g., midnight to 5 AM) to mitigate light pollution. Heiss replied that most digital signs are on 24/7 due to advertising sales, and dimming is already built in for nighttime, but completely shutting off or further dimming would make them ineffective.
- Commissioner Bride suggested that the applicant try to address the neighbors' concerns between now and the Board of Adjustment meeting on July 7th, perhaps by showing them existing similar signs or providing a visualization of the light impact. Heiss agreed to reach out to Dana Neal and share information.
- Dan Priestley confirmed that letters were sent to properties within the 500-foot threshold (as per the certified abstract listing).
- Heiss mentioned similar V-shaped LED signs at Hamilton and Casey's, by the Arena, and on I-29 near Outback, and at Third and Wesley Parkway as examples of what the proposed sign would look like. He also confirmed height restrictions are in place (not 35 feet, more like 18 feet off the ground).

Final comments from commissioners before motion:

- Commissioner Jeff Hanson stated he had no issue with the proposed location and thought other lit billboards in the area were more impactful. He would prefer the sign to be moved further north (closer to Highway 20) to protect future commercial development potential, as its current south placement pushes potential development further into residential areas. He agreed that moving it north would benefit adjacent landowners.
- Kevin Heiss reiterated their desire to work with the community and do things "right."
- **Motion:** To make a recommendation to the Board of Adjustment to consider the conditional use permit application for an off-premise billboard (14 ft x 48 ft), partially identified on the agenda, with a recommendation for approval.
- **Moved by:** Jeff Hanson
- **Seconded by:** Corey Meister

Discussion on the motion:

- Dan Priestley clarified that the recommendation was for approval.

- Commissioner Tom Bride suggested that the letter reflecting the commission's recommendation for approval should also include a discussion point for the Board of Adjustment to consider the possibility of a variance to address neighbor concerns, and the discussion regarding the benefits of moving the sign closer to Highway 20. Dan Priestley confirmed the letter would reflect the recommendation, touch on themes/concerns, and direct the Board of Adjustment to the minutes.
- **Vote:** All in favor said "Aye." (Unanimous)
- **Action:** The commission voted unanimously to recommend approval of the conditional use permit application for the billboard to the Board of Adjustment, with concerns noted for their consideration regarding potential variances and optimal placement. This item will be continued at the Board of Adjustment meeting on July 7th at 5:00 p.m.

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

The Chair inquired if there were any public comments on matters not on the agenda. Seeing and hearing none, the meeting proceeded.

#### **Staff Update**

Dan Priestley provided the following updates:

- **Morningside University Conditional Use Permit Ballpark Proposal:** The Board of Adjustment tabled this proposal at their last meeting for further consideration on July 7th. Public comments from the Zoning Commission and three property owners were reiterated at the Board of Adjustment, focusing on traffic, sound, and lighting issues. Jason Reynoldson, representing Morningside University, met with Priestley and the County Engineer to discuss traffic flow, including potential turning lanes and infrastructure improvements if traffic increases. They are awaiting information from Laura Sievers. Morningside University is expected to return on July 7th with further clarity on addressing these concerns.
- **Board of Supervisors Updates:**
  - **Borrow Pit:** The Board of Supervisors will hold their second public hearing on the borrow pit on June 24<sup>th</sup> and the third and final one on July 1st.
  - **New Cooperative Rezone:** They will have their third and final reading on this rezone on June 24th

#### **Commissioners' Comments or Inquiries**

The Chair asked if there were any comments or inquiries from the commissioners. Hearing none, the meeting moved to adjournment.

#### **Adjournment**

- **Motion:** To adjourn the meeting.
- **Moved by:** Corey Meister
- **Seconded by:** Jeff Hanson
- **Vote:** All in favor said "Aye."
- **Action:** The meeting was adjourned at 6:44 PM.

#### **APPENDIX – RECEIVED INTO THE RECORD**

Please see the content received into the record on the subsequent pages.

## NUCLEAR ENERGY PUBLIC COMMENTS 2024 to 2025

The comments on the proposed nuclear energy zoning ordinance amendments in unincorporated Woodbury County reflect a range of perspectives, concerns, and recommendations, summarized by key themes:

- Support for Nuclear Energy (7 comments):**
  - Bob Scott (July 29, 2024; Dec 4, 2024; Jan 3, 2025) strongly supports a small nuclear plant, citing economic benefits, job creation, rate stability, and minimal risks compared to rewards. He also supports wind and solar but questions zoning laws for solar farms on annexed land.
  - Kyle Gates (Jan 16, 2025) endorses nuclear energy, emphasizing safety of modern reactors, economic growth, grid resilience, and innovative uses like waste heat for industry.
  - Ken Bauer (Feb 6, 2025) supports nuclear for its reliability and efficiency, drawing on his Port Neal experience, and criticizes wind/solar as less viable without subsidies.
  - Craig Levine (Mar 14, 2025) and Rick Plathe (Apr 1, 2025), representing Northwest Iowa Building Trades, advocate rezoning industrial land for nuclear, highlighting job creation, low-carbon benefits, and sustainable energy.
- Opposition to Nuclear Energy (2 comments):**
  - Jerry Holder (Aug 6, 2024) opposes nuclear facilities due to risks from waste and malfunctions.
  - Janet Krueger (Mar 24, 2025) strongly opposes nuclear activities, including waste disposal, and urges zoning ordinances to prohibit them without public approval.
- Concerns and Considerations (5 comments):**
  - Wendi Hess (Aug 7, 2024) raises concerns about the 911 Dispatch Center's readiness, noting needs for staff training, emergency exercises, and budget increases.
  - Mark Nahra (July 26, 2025) suggests heavy industrial zoning for nuclear facilities, highlights infrastructure and environmental impacts (traffic, water, waste), and stresses alignment with NRC regulations.
  - Christopher Madsen (Mar 6, 2025) notes the addition of nuclear waste storage to the proposal, requesting research on storage processes and IDNR involvement.
  - Craig Anderson (May 2, 2025) expresses skepticism about nuclear energy, prioritizing agricultural land preservation and questioning its viability without subsidies.
  - Casey Meinen (July 26, 2024) simply forwarded the proposal to management, offering no opinion.
- Regulatory and Technical Clarifications (2 comments):**
  - Patty Riesberg (Mar 20, 2025) clarifies that the NRC regulates nuclear power and waste, with Iowa HHS coordinating on other materials; Iowa DNR has no role.

industrial use, away from residential zones, to minimize public exposure to potential risks.

- Impact Assessment:** He notes potential impacts on infrastructure, such as increased traffic during construction and operation, which could strain county roads. Environmental impacts, including water usage and waste storage, need thorough evaluation.
- Regulatory Framework:** Nahra emphasizes that nuclear facilities are primarily regulated by the Nuclear Regulatory Commission (NRC), and local regulations should align with federal standards to avoid conflicts. He suggests the county focus on zoning and land use controls.

- December 4, 2024 – Bob Scott**
  - Summary:** Bob Scott reiterates his support for a small nuclear plant near the Neal power plants, citing investment benefits and long-term rate stability. He believes the risks of low-level nuclear plants are outweighed by these benefits. Additionally, he asks whether county zoning laws regarding solar farms would apply to annexed city land, indicating a broader interest in land use regulations.
- January 3, 2025 – Bob Scott**
  - Summary:** Bob Scott again expresses support for a small nuclear plant in Woodbury County.
- January 6, 2025 – Diane Swoboda Peterson**
  - Summary:** Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy, provides no comments on the nuclear energy proposal.
- January 16, 2025 – Kyle Gates**
  - Summary:** Kyle Gates strongly supports nuclear energy in Woodbury County, stating he would feel safe with a modern reactor nearby. He suggests considerations including setbacks for security, land restoration after decommissioning, co-location with industries to utilize waste heat (e.g., fertilizer production), grid resilience through distributed power sources, and economic development potential due to lower-cost electricity.
- February 6, 2025 – Ken Bauer**
  - Summary:** Ken Bauer, Mayor of Correctionville, supports nuclear energy, arguing it would be beneficial for the county. Drawing on his 26 years of experience at Port Neal, he considers nuclear plants second only to coal-fired plants in reliability. He criticizes wind and solar energy as less economical and reliant on tax incentives, praising nuclear for its efficiency and minimal landscape impact.
- March 6, 2025 – Christopher Madsen**
  - Summary:** Christopher Madsen, Senior Planner for Sioux City, notes that the proposal now includes nuclear waste storage, which was not previously mentioned. He requests research on the process for establishing a storage facility

- Bryan Bergeon (May 5, 2025) details the NRC's independent regulatory role, licensing process, and oversight of nuclear materials and waste, noting Iowa's Agreement State status.

- No Opinion (1 comment):**
  - Diane Swoboda Peterson (Jan 6, 2025) provides no comments on the proposal.

### Key Issues:

- Economic and Environmental Impacts:** Supporters emphasize jobs, growth, and clean energy; opponents and skeptics highlight risks (waste, malfunctions) and farmland loss.
- Zoning and Land Use:** Suggestions include heavy industrial zoning, setbacks, and public input for zoning changes.
- Regulation:** NRC's primary role is emphasized, with local zoning and federal alignment recommended.
- Infrastructure and Preparedness:** Concerns include traffic, water use, and emergency response readiness (e.g., 911 Dispatch).

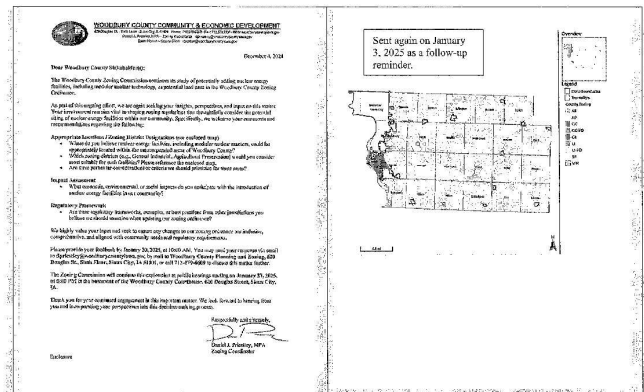
### Summaries of Comments by Date and Name

- July 26, 2024 – Casey Meinen**
    - Summary:** Casey forwarded the content to management officials.
  - July 29, 2024 – Bob Scott**
    - Summary:** Bob Scott supports the construction of a nuclear plant south of town, citing its potential to boost the local economy due to construction activity. He also supports wind energy and solar farms. Scott notes that nuclear plants are highly regulated, suggesting minimal local regulatory burden.
  - August 6, 2024 – Jerry Holder**
    - Summary:** Jerry Holder opposes any nuclear facilities in Woodbury County, citing the catastrophic risks associated with nuclear waste and malfunctions.
  - August 7, 2024 – Wendi Hess**
    - Summary:** Wendi Hess, Communications Center Director, expresses concerns about the impact of a nuclear facility on the 911 Dispatch Center. She highlights the need for additional staff training and participation in emergency exercises, which would require increased budgetary allocations for overtime and training funds. She is unsure if specific certifications would be required for staff.
  - July 26, 2025 – Mark Nahra**
    - Summary:** Mark Nahra, Woodbury County Engineer, provides preliminary thoughts on nuclear energy, reserving the right to add further comments later. His responses to Daniel Priestley's July 26, 2024 email are as follows:
      - Appropriate Locations / Zoning District Designation(s):** Nahra suggests that nuclear facilities should be located in areas zoned for heavy
- and the involvement of other entities, such as the Iowa Department of Natural Resources (IDNR), to inform further review.
- March 20, 2025 – Patty Riesberg**
    - Summary:** Patty Riesberg, Bureau Chief for the Bureau of Radiological Health with Iowa HHS, clarifies the regulatory framework for nuclear energy and waste storage. She states that the Nuclear Regulatory Commission (NRC) regulates all commercial nuclear power and spent nuclear fuel in the U.S. through licensing, inspections, and enforcement. Iowa HHS coordinates with the NRC on other radioactive materials, but the Iowa DNR has no regulatory role in nuclear power plants or waste storage. She advises close coordination with the NRC for compliance.
  - March 24, 2025 – Janet Krueger**
    - Summary:** Janet Krueger, along with Randy Krueger, strongly opposes nuclear-related activities, including waste disposal, in Woodbury County. They advocate for zoning ordinances to expressly prohibit such activities, requiring public input for any future proposals. They emphasize preventing nuclear activities unless explicitly approved through zoning changes.
  - March 14, 2025 (Submitted April 1, 2025) – Craig Levine**
    - Summary:** Craig Levine, President of Northwest Iowa Building Trades, in a letter co-signed by multiple union representatives, supports rezoning industrial land to allow nuclear energy production, including small modular reactors. He highlights nuclear energy's reliability, low-carbon benefits, and potential to drive economic growth, create jobs, and support sustainable energy. The letter emphasizes aligning with forward-thinking policies and advocates for safe, responsible integration of nuclear facilities.
  - April 1, 2025 – Rick Plathe**
    - Summary:** Rick Plathe, Business Manager of IBEW Local 231, submits a letter of support from Northwest Iowa Building Trades (authored by Craig Levine) endorsing the rezoning of industrial land for nuclear energy. He offers to address any questions or concerns, reinforcing the unions' collective support for the initiative.
  - May 2, 2025 – Craig Anderson**
    - Summary:**
      - Appropriate Locations / Zoning District Designation(s):** Implies nuclear facilities should avoid prime farmland, prioritizing agricultural land preservation.
      - Impact Assessment:** Expresses concern about losing prime farmland, advocating for Iowa's land use to favor agriculture.
      - Regulatory Framework:** Should focus on agriculture. Does not address specific regulations, focusing on land use policy.

- **Additional Comments:** Skeptical of nuclear energy's desirability, suggesting public opposition and questioning its viability without tax incentives. Advocates for agricultural land use balance.

#### 17. May 5, 2025 – Bryan Bergeon

- **Summary:** Bryan Bergeon, Acting Region III Government Liaison Officer for the NRC, provides a detailed explanation of the NRC's role as a regulator of civilian nuclear materials, emphasizing its independence and focus on public health, safety, and security. He outlines the NRC's regulatory mission covering reactors, materials, and waste, and the complex, multiyear licensing process governed by federal laws and 10 CFR regulations. Bergeon clarifies that the NRC does not advocate for nuclear energy (unlike the Department of Energy) and regulates waste storage, including low-level and high-level waste. He notes Iowa's status as an Agreement State for certain nuclear materials and advises prospective applicants to engage with the NRC's licensing process.



#### PUBLIC COMMENTS

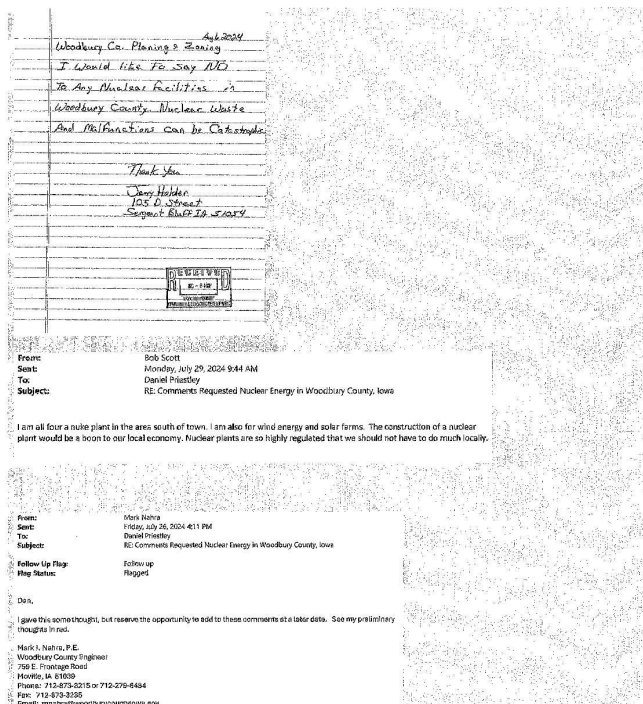
**From:** Wendt Hess  
**Sent:** Wednesday, August 7, 2024 9:22 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

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

Dan: In regards to the 911 Dispatch Center- having this type of facility in our response area would potentially create a need for additional training for our staff members along with participating in regular exercises and training related to potential emergencies at the facility. For us that would require a budgetary item needing to add training funds to our annual budget for overtime, etc related to the additional training activity that would be necessary. I am not sure if there are any specific certifications that would be required by our staff.

Thanks,  
 Wendt

Wendt Hess  
 Communications Center Director/Accreditation Manager  
 Woodbury County Communications  
 PO Box 447  
 Sioux City, IA 51102  
 Office: 712-279-5268  
[whess@sioux-city.org](mailto:whess@sioux-city.org)



**From:** Bob Scott  
**Sent:** Monday, July 29, 2024 9:44 AM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

I am all for a nuke plant in the area south of town. I am also for wind energy and solar farms. The construction of a nuclear plant would be a boon to our local economy. Nuclear plants are so highly regulated that we should not have to do much locally.

**From:** Mark Natta  
**Sent:** Friday, July 26, 2024 4:11 PM  
**To:** Daniel Priestley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

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

Oh,  
 I gave this some thought, but reserve the opportunity to add to these comments at a later date. See my preliminary thoughts in red.

Mark A. Natta, P.E.  
 Woodbury County Engineer  
 758 E. Platte Road  
 Harlan, IA 51503  
 Phone: 712-873-3215 or 712-276-4484  
 Fax: 712-873-3230  
 Email: [mnatta@woodburycountycow.org](mailto:mnatta@woodburycountycow.org)

**From:** Daniel Priestley <[dpristley@woodburycountyiowa.gov](mailto:dpristley@woodburycountyiowa.gov)>  
**Sent:** Friday, July 26, 2024 12:24 AM  
**To:** Daniel Priestley <[dpristley@woodburycountyiowa.gov](mailto:dpristley@woodburycountyiowa.gov)>  
**Subject:** Comments Requested Nuclear Energy in Woodbury County, Iowa  
**Importance:** High

Dear Woodbury County Stakeholder(s):

The Woodbury County Zoning Commission has been tasked to explore the addition of nuclear energy including modular nuclear technology as a potential land use to the Woodbury County Zoning Ordinance.

Currently, we are requesting your insights, perspective, and input on this matter. Your participation will play a crucial role in shaping the future zoning regulations pertaining to the potential siting of nuclear energy plants in our community. Specifically, we are seeking your comments and recommendations regarding the following aspects:

#### Appropriate Locations (Zoning District Designations)

- Where do you believe nuclear energy facilities, including modular nuclear reactors, could be appropriately sited within the unincorporated areas of Woodbury County? I think the General Industrial zoning area are the best for these facilities with the exception of siting such a facility to be located within a city's two mile jurisdictional area. Commercial zoning to control their own power generation should be able to expand into the rural area from their current boundaries to their two mile jurisdictional limits. When we lived in Harlan, IA, we lived in a community with its own electric generation capacity. I don't feel the county ordinance should interfere with communities' efforts to be energy self-sufficient.

- Within zoning districts do you think would be most suitable for accommodating nuclear energy facilities (General Industrial, Agricultural Preservation, etc.)? Do we need industrial, General Industrial plus zoning or districts bordering cities is needed above.

- Are there any specific considerations or criteria we should prioritize in these areas? On site security should be a priority to prevent sabotage to nuclear generation plants. I am not sure what this looks like as it all new today, but feel it should be noted as a consideration in developing site selection standards. Additional concerns may include how to have shorter from existing future housing, distances from water or wastewater treatment facilities, land drainage characteristics, effects from highways and public transportation.

#### Impact Assessments

- What potential impacts (economic, environmental, social) do you foresee with the introduction of nuclear energy facilities in our community? Less energy, clean energy for county residents and our city residents. I don't see a downside to allowing nuclear to develop within the county. I think public perception of the safety of such plants will be a huge issue for entities willing to develop nuclear power generation.

#### Regulatory Frameworks

- Are there any specific regulatory frameworks or best practices from other jurisdictions that you believe we should consider when updating our zoning ordinance to include nuclear energy? Beyonding upon the size of the reactor and the jurisdictional limits, the county should require a flood agreement to assure restoration of county roads damaged by nuclear plant construction. This road agreement the wind generator does, and should be followed, for nuclear plant construction to assure highways I feel holding the best best energy plant construction.

**From:** Meinen, Casey (MidAmerican) <[Casey.Meinen@midamerican.com](mailto:Casey.Meinen@midamerican.com)>  
**Sent:** Friday, July 26, 2024 10:33 AM  
**To:** Daniel Priestley  
**Subject:** RE: [INTERNET] Comments Requested Nuclear Energy in Woodbury County, Iowa

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I have forwarded this to company Management for their input.

Have a great weekend.

Casey Meinen  
 Lead, Electric Distribution Engineering  
[Casey.meinen@midamerican.com](mailto:Casey.meinen@midamerican.com)  
 Phone (712-223-4831)  
**MIDAMERICAN**  
 ENERGY COMPANY



From: Bob Scott  
Sent: Wednesday, December 4, 2024 4:04 PM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag:  
Flag Status: Flagged

I am speaking for myself but I am in favor of a small nuke plant in the area around Keokuk power plants. I think the investment and the long term effect on rates is worth the risk for these low level type plants. And I have a question if we annex land into the city, your zoning laws regarding solar farms cannot apply to land in this city can they?

From: Bob Scott  
Sent: Friday, January 5, 2025 10:47 AM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag:  
Flag Status: Flagged

Not that the county will care what my opinion is but I would be supportive of a small nuke plant.

From: Diane Skovrobski Peterson  
Sent: Monday, January 6, 2025 8:12 AM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag:  
Flag Status: Flagged

No comments

Diane Skovrobski Peterson  
Woodbury County Real Estate/Recorder Deputy  
620 Douglas Street, Room 103  
Sioux City, Iowa 51101  
(712) 273-8533

From: Kyle Gates  
Sent: Thursday, January 16, 2025 3:33 PM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

I fully support Nuclear Energy in Woodbury County and would feel quite safe with a modern reactor next door.

Items that come to mind:

- Sanitization for perimeter security
- Returning land to previous state after future decommissioning
- Possible collocation with industries for use of low cost/free waste heat (fertilizer production for example)
- Grid resilience/redundancy via distributed locations near end users providing baseload power
- If a lower cost per kWh is attainable, there is a potential for economic development

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#### Daniel Priestley

From: Klusberg, Patty (HHS) <patty.klusberg@hhs.iowa.gov>  
Sent: Thursday, March 20, 2025 1:29 PM  
To: daniel.priestley  
Subject: Regulation of Nuclear Energy and Storage

Follow Up Flag:  
Flag Status: Flagged

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Daniel,

Good afternoon. I am the Bureau Chief for the Bureau of Radiological Health with Iowa HHS. I received your inquiry below, forwarded from one of my team members, Stuart Jordan. I've included a response below to your question stated in the second paragraph. If you have any further questions, please feel free to reach out to me. Thank you.

**Question: One of the questions I received from a stakeholder is how does the State of Iowa, including the Iowa DNR regulate both nuclear power plants, and the storage of nuclear waste?**

All commercial nuclear power in the United States, which includes spent nuclear fuel, is regulated by the Nuclear Regulatory Commission (NRC) through a combination of regulatory requirements, licensing, inspections and enforcement activities.

Considerations for nuclear energy facilities and nuclear waste storage should involve close coordination with the NRC to ensure regulatory compliance. Iowa HHS works closely with NRC to regulate all other radioactive materials in the state of Iowa.

Iowa DNR does not play a regulatory role for nuclear power plants or the storage of waste.

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From: Ken Bauer <kibauer57@hotmail.com>  
Sent: Thursday, February 6, 2025 12:41 PM  
To: Daniel Priestley  
Subject: Nuclear energy in Woodbury county.

Follow Up Flag:  
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I believe nuclear energy would be very beneficial to our county. I worked at port neal for 26 years. I believe coal fired plants are second only to nuclear plants. The wind mills and solar only makes brookshire half way rich off tax payers back. The wind doesn't always blow and the sun doesn't always shine (especially at night). I believe it would be more economical than either and the landscape wouldn't be cluttered with old wind mills or solar panels. Ken Bauer, mayor of Correctionville.

From: Christopher Madson  
Sent: Thursday, March 6, 2025 3:09 PM  
To: Daniel Priestley  
Subject: RE: Nuclear Energy Public Hearing Notice - March 24, 2025: Nuclear Energy and Waste Storage Ordinance Amendments - Your Input Needed

Follow Up Flag:  
Flag Status: Flagged

Good afternoon Dan,  
It appears this has been updated to include nuclear waste storage which was not in the last email notice. Have you done any research on the process needed for a storage facility and other entities that would review (such as IDNR)?

If so would you send that over for us to look at?

Thank!

Chris S. Madson, AICP, CPM  
Senior Planner  
City of Sioux City  
Phone: 712.272.6241  
Email: cmadson@sioux-city.org  
495 5th Street, Box 447  
Sioux City IA 51102

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#### Daniel Priestley

From: Janet Kuwger <jkuwger@icloud.com>  
Sent: Monday, March 24, 2025 12:47 PM  
To: Daniel Priestley  
Subject: Comments for public hearing on nuclear zoning

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Re: Public hearing on zoning for nuclear-related items - comments

Mr. Priestley,

We believe ALL levels of zoning in Woodbury County should EXPRESSLY PROHIBIT any nuclear-related activities (including nuclear waste disposal). That way, if any entity wants to perform nuclear-related activities in the county, they would need to propose zoning changes that allow the public to weigh in on a particular usage. We do NOT want nuclear-related activities to "slip in" before they are expressly prohibited in our zoning ordinances.

Sincerely,  
Janet Kuwger  
Brenda Frenger  
4362 Bradford Lane  
Sioux City, IA 51106

Sent from my iPhone

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**Daniel Priestley**

**From:** Rick Plathe <rplathe@ibew231.com>  
**Sent:** Tuesday, April 1, 2025 10:27 AM  
**To:** Daniel Priestley  
**Subject:** Support Letter Northwest Iowa Building Trades  
**Attachments:** MMA Building Trades Zoning Letter.docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dan  
Please see the attached letter of support from all Unions affiliated with Northwest Iowa Building Trades for the rezoning of industrial land in Woodbury County to add Nuclear language. Please reach out to me if you have any questions or concerns.  
Thanks  
Rick Plathe

Business Manager  
IBEW Local 231  
5001 Harbor Drive  
Sioux City, IA 51111  
(712) 255-8138



**Craig Levine - President**  
712-202-3100 clevine@ibew231.com  
**Spencer Yockey - Vice President**  
712-294-4305 spencer@local234.org  
**Jose Montes - Recording Secretary**  
712-420-7680 jmontes@wlocal21.com

**Craig Levine - President**  
PO Box 1051  
Sioux City, IA, 51101  
clevine@ibew231.com  
(712) 202-3100

March 14, 2025

**Dan Priestley**  
Zoning Coordinator  
Office of Community & Economic Development  
6220 Douglas St. Floor 6  
Sioux City, IA 51101

Dear Sioux City Zoning Commission,

I hope this letter finds you well. I am writing to show our support for an important initiative in our community—the rezoning of industrial space to allow for nuclear energy production. As energy demands continue to rise and the need for a cleaner, more sustainable source of power becomes increasingly urgent, it is essential that we explore all viable options for securing our energy future. Nuclear energy, with its proven track record of providing reliable, low-carbon electricity, is a critical component of this transition.

Currently, many industrial areas are underutilized, and repurposing these spaces for nuclear energy production, including small modular reactors, presents an opportunity to drive economic growth, create jobs, and contribute to a greener energy portfolio in Woodbury County. By rezoning these areas, we can ensure that nuclear energy can be integrated into our community in a safe, environmentally responsible manner.

The benefits of nuclear energy extend far beyond just providing a reliable energy source. It can help us reduce our carbon footprint and mitigate the impacts of climate change, all while strengthening local economies through job creation, technological innovation, and new infrastructure development. Furthermore, by supporting this initiative, we would be aligning ourselves with forward-thinking policies that prioritize sustainable energy solutions for future generations.

We believe that our organization's influence and commitment to [community/environmental issues/sustainable growth/innovation] would be a powerful voice in advocating for this rezoning.

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initiative. With your support, we can help ensure that the benefits of nuclear energy are realized while addressing our community's needs for economic development, energy security, and environmental responsibility.

I kindly ask for you to record our endorsement of this effort and would be happy to discuss the details further at your convenience. Together, we can take meaningful steps toward a cleaner, more sustainable energy future for our community.

Thank you for your time and consideration. I look forward to the possibility of working together to make this initiative a reality.

Sincerely,  
Craig Levine - President, Northwest Iowa Building Trades

Rick Plathe - Business Manager, IBEW Local 231

Jose Montes - Business Representative, Iron Workers Local 21

John Hanson - Business Manager, Heat and Frost Insulators Local 39

Dean Bradham - Organizer, Plumber and Steamfitters UA Local 33

Spencer Yockey - Business Representative, Operating Engineers Local 234

Terry Victor - Business Representative, SMART local 3

Bob Briley - Business Manager, Bricklayers Local 3

Tom Dye - Vice President, Boilermakers Local 83

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**Daniel Priestley**

**From:** Craig ANDERSON <craiganderson@ibew.com>  
**Sent:** Friday, April 2, 2025 2:04 PM  
**To:** Daniel Priestley  
**Subject:** Re: Comments Requested Nuclear Energy Facilities and Nuclear Waste Storage  
**Follow Up Flag:** Follow up  
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**From:** Daniel Priestley <dpriestl@woodburycounty.iowa.gov>  
**Sent:** Friday, May 2, 2025 12:49 PM  
**To:** Daniel Priestley <dpriestl@woodburycounty.iowa.gov>  
**Subject:** Comments Requested Nuclear Energy Facilities and Nuclear Waste Storage

Dear Woodbury County Stakeholders,

The Woodbury County Zoning Commission is continuing its review of nuclear energy facilities and nuclear waste storage, considering the potential addition of these uses to the Woodbury County Zoning Ordinance as conditional uses, specifically in areas zoned as General Industrial (G1) (see map below). The next public hearing will be on Wednesday, May 28 at 6:00 PM in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa.

We value your continued input as we evaluate nuclear energy facilities and nuclear waste storage (see draft definitions below). To help us better understand your perspectives and concerns, we kindly request your feedback by responding to the following questions on or before Friday, May 23, 2025 before 10:00 AM CDT.

1. What specific concerns, if any, do you have regarding the safety of nuclear energy facilities or nuclear waste storage in the unincorporated areas of Woodbury County, and how do you believe these concerns could be addressed through the conditional use process? While I understand the nuclear energy and nuclear waste facilities are safe when something goes wrong it is a very serious situation. It is very much "a not in my backyard" issue. I am not sure that the Board, as a board of appointed citizens, have the expertise or experience or the desire to be the ones that make the conditions that satisfy all the safety concerns.

2. What potential impacts, positive or negative, do you foresee on surrounding agricultural, residential, or commercial areas if nuclear facilities and nuclear waste storage are permitted in the G1 Zoning District? The positive impacts are economic; it will provide clean energy and jobs. The negative; no one wants to be the neighbor. Dirty issues are high on the list of negatives. Even in the G1 district I think most of the agricultural, residential, and commercial neighbors would rather have something else. The thought of a nuclear energy mishap would have a negative effect on residential and commercial expansion.

3. How do you view the balance between energy solutions and preserving Woodbury County's agricultural and environmental priorities? Are there specific safeguards you would recommend to

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maintain this balance? I think in Iowa food use should tip in favor of agricultural. Prime farmland should be preserved. Many of the so-called clean energy sources would fail without the tax credit incentives. Looking at the realities of the effects of this area to wind energy and this carbon pipeline, I would think that the majority would not want this industry in the county.

4. Do you have any additional comments, concerns, suggestions, or questions about nuclear energy facilities or nuclear waste storage?

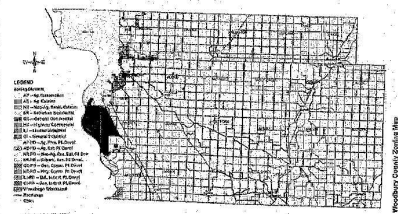
Please submit your responses by Friday, May 25, 2023 before 10:00 AM CDT to [Daniel.Priestley@woodburycountyia.gov](mailto:Daniel.Priestley@woodburycountyia.gov). Your feedback will be shared with the Woodbury County Zoning Commission and Board of Supervisors to inform their decision-making process. Thank you for your time and engagement in shaping the future of Woodbury County.

#### DRAFT DEFINITIONS

**"Nuclear energy facility"** means any facility designed or used for the generation of electricity or power through nuclear fission or fusion, including nuclear reactors and associated structures, systems, or components necessary for the production of atomic energy, as well as the handling, processing, or temporary storage of nuclear materials or byproduct materials, all in compliance with federal and state regulatory requirements as administered by the Nuclear Regulatory Commission (NRC) or its duly authorized representatives.

**"Nuclear waste storage"** means any facility, structure, or area designated and engineered for the safe containment, isolation, or disposal of byproduct material, spent nuclear material, or other radioactive materials generated from nuclear energy facilities, including temporary or permanent storage solutions, provided such storage complies with federal regulations under 10 CFR Part 59 and related parts, and is subject to oversight by the Nuclear Regulatory Commission (NRC) to protect public health, safety, and the common defense and security.

#### Zoning Map of Woodbury County, Iowa



Sincerely,

Daniel J. Priestley, MPA  
Woodbury County Zoning Coordinator  
620 Douglas Street #609  
Sioux City, IA 51101  
Phone: 712-279-6609  
Fax: 712-279-6630  
Website: [WoodburyCountyIowa.gov](http://WoodburyCountyIowa.gov)

Vine-Vue [www.vine-vue.com](http://www.vine-vue.com)

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The Department of Energy's Office of Nuclear Energy mission is to promote the domestic use of nuclear energy and supports advanced reactor developers. The DOE has a Gateway for Accelerated Innovation in Nuclear (GAIN). <https://gain.doe.gov/industry-support/regulatory-support/regulatory-rules-to-deployment>. This helps applicants understand the current U.S. regulatory framework for commercial reactors. The series also facilitates nuclear industry efforts to identify and address regulatory uncertainties and associated deployment risks (technical, financial, schedule). Essentially, the DOE is who will advocate for and help potential licensees pursue projects, including even potential funding thereof.

The NRC also regulates waste storage. Low-Level waste includes items that have become contaminated with radioactive material or have become radioactive through exposure to neutron radiation and is typically stored on-site until it can be disposed of or sent to a waste processing center. High-Level wastes are highly radioactive materials produced as a byproduct of the reactions that occur inside nuclear reactors; spent reactor fuel and waste materials remaining after spent fuel is processed. Commercial reprocessing is currently not practiced in the United States, although it has been allowed in the past. The NRC regulates high-level wastes in spent fuel pools and dry cask storage, at independent spent fuel storage installations (ISFSI) and consolidated interim storage facilities (CISF). Note, these CISF's are different than permanent storage facilities such as Yucca Mountain, which is under DOE jurisdiction. The DOE, Office of Spent Fuel and High-Level Waste Disposition and its three sub-program offices: the Office of Disposal R&D, the Office of Storage & Transportation, and the Office of Consent-Based Siting, are developing an Integrated Waste Management system for storage, transportation, and disposal of spent nuclear fuel and high-level radioactive waste. Learn more. The DOE Waste Isolation Pilot Plant (WIPP) is the nation's only deep geologic long-lived radioactive waste repository. Located 25 miles southeast of Carlsbad, New Mexico, WIPP permanently isolates defense-generated transuranic (TRU) waste 2,150 feet underground in an ancient salt formation. (See more on this: <https://wipp.energy.gov/wipp-site.asp> and <https://www.energy.gov/office-spent-fuel-and-high-level-waste-disposition>).

With regards to nuclear materials (not including nuclear waste, as discussed above), the NRC essentially turns its jurisdiction over to the states, via a program called the Agreement State Program <https://www.nrc.gov/agreement-states.html>. NRC provides assistance to States expressing interest in establishing programs to assume NRC regulatory authority. The NRC relinquishes to the States portions of its regulatory authority to license and regulate byproduct materials (radioisotopes); source materials (uranium and thorium); and certain quantities of special nuclear materials. Iowa, for example, is an agreement state with respect to nuclear materials.

Bryan Bergeon  
Acting Region II Government Liaison Officer  
U.S. Nuclear Regulatory Commission  
[Bryan.Bergeon@nrc.gov](mailto:Bryan.Bergeon@nrc.gov)  
630-929-9719 (W)  
240-704-5879 (C)

From: Daniel Priestley <[dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov)>  
Sent: Monday, April 28, 2023 10:33 AM  
To: Bryan Bergeon <[Bryan.Bergeon@nrc.gov](mailto:Bryan.Bergeon@nrc.gov)>  
Subject: [External:Sender] Nuclear Energy Woodbury County Zoning

Mr. Bergeon,

This message is a follow up from our March 23 conversation regarding nuclear energy and county level permitting in Woodbury County, Iowa is currently examining nuclear energy as a potential land use.

As noted in our conversation, we are interested in the various aspects of the NRC permitting process, including nuclear types, definitions, and potential permitting scenarios. At this time, I wanted to check and see if you have additional information that we can include in our upcoming meetings not limited to nuclear definitions and types of nuclear. Additionally, we would like more details about the relationship between federal, state, and local government

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Daniel Priestley

From: Bryan Bergeon <[Bryan.Bergeon@nrc.gov](mailto:Bryan.Bergeon@nrc.gov)>  
Sent: Monday, May 5, 2023 10:39 AM  
To: Daniel Priestley  
Subject: RE: Nuclear Energy Woodbury County Zoning

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Hi Daniel,

The NRC is a Regulator of civilian use of nuclear materials and does not advocate for the use thereof. There is a definitive line between what the NRC does and what other agencies do, like the Department of Energy. The NRC's *Enactment of Good Regulation* starts with independence. This means the NRC is not a consulting organization - individual applicants must offer proposed design-specific methods or design changes to meet the NRC's regulations. The NRC-approved methods by which an applicant can meet the regulations are published in regulatory guides, Interim Staff Guidance, and (in limited cases) NUREGs. Applicants may ask whether a design component or design-specific method meets the regulations in various ways, such as utilizing public meetings and submitting white papers for review. The NRC's response will be publicly available unless the underlying information is protected due to proprietary or other sensitive aspects governed by the regulations in 10 CFR 2.390. (See more on this: <https://www.nrc.gov/reactors/new-reactors/advance/dnew-app/general-info/independent-regulator.html>)

The NRC's Mission is to protect public health and safety and advances the nation's common defense and security by enabling the safe and secure use and deployment of civilian nuclear energy technologies and radioactive materials through efficient and reliable licensing, oversight, and regulation for the benefit of society and the environment. The NRC's regulatory mission covers three main areas:

Reactors - Commercial reactors for generating electric power and research and test reactors used for research, testing, and training  
Materials - Uses of nuclear materials in medical, industrial, and academic settings and facilities that produce nuclear fuel  
Waste - Transportation, storage, and disposal of nuclear materials and waste, and decommissioning of nuclear facilities from service

The NRC accomplishes the mission through Laws and Regulation. New nuclear reactor licensing is a complex, multi-year process governed by both federal laws passed by the U.S. Congress and regulations developed by the NRC. The *Federal Laws governing the NRC* generally have high-level directives for the civilian use of nuclear materials. The finer details of reactor licensing and other civilian uses are found in Title 10 of the *Code of Federal Regulations* (10 CFR). The NRC develops and issues these regulations for all areas under its jurisdiction. All U.S. civilian uses of materials must comply with federal laws and the regulations in 10 CFR. (See more on this: <https://www.nrc.gov/reactors/new-reactors/advance/dnew-app/general-info/law-reg.html>)

The Nuclear Regulatory Commission (NRC) "New Applicant" web page: (<https://www.nrc.gov/reactors/new-reactors/advance/dnew-app/general-info.html>) is the starting point for prospective applicants. Prospective applicants should come to the NRC with a specific reactor technology, license class, regulatory approach, business model (to help correctly guide the licensing process), and a project timeline. With this information, the prospective applicant should file a letter of intent (i.e., a design). <https://www.nrc.gov/regions/new-reactors/advance/dnew-app/general-guidance/pre-app-process.html>. From there, the NRC assigns a lead project manager after a potential applicant begins engaging with the agency; this person will be the main point of contact between the NRC and applicant. The project manager will guide the applicant through the regulatory process and will be there to answer questions, organize meetings, and facilitate all communications with other NRC staff. (See more on this: <https://www.nrc.gov/reactors/new-reactors/advance/dnew-app/general-info/comm.html>)

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bodies as it pertains to nuclear permitting. It was my understanding that some resources would be made available to us.

Thank you for your assistance with this matter.

Respectfully and sincerely,

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

Phone: 712-279-6609  
Fax: 712-279-6630  
Website: [WoodburyCountyIowa.gov](http://WoodburyCountyIowa.gov)

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June 19, 2025

Jerry & Vernell Steffen  
Co-Trustees of Steffen Revocable Trust  
1528 Jewell Ave.  
Merville, IA 51039

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

RE: 2025 Conditional Use Permit Request for Parcel #884606100002.  
For Rent Properties, LLC, Applicant: Kevin Heiss.

Dear Mr. Priestley:

We have reviewed the Conditional Use Permit Application. Jerry & Vernell Steffen Trust has no issues with this request.

Thanks for the Notice.

  
JERRY E. STEFFEN, PE







# WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101  
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator  
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## PRELIMINARY REPORT – JULY 24, 2025

### APPLICATION DETAILS

Applicant(s)/Owner(s):	Bruce Sorensen, representing the Bruce & Rochelle Sorensen Living Trust
Application Type:	Conditional Use
Zoning District:	Agricultural Estates (AE)
Total Acres:	6.42
Current Use:	Farmland
Proposed Use:	Farmland / Potential Building Site
Pre-application Meeting:	None
Application Date:	July 1, 2025
Legal Notice Date:	July 24, 2025
Neighbor(s) Notice Date:	July 17, 2025
Stakeholder(s) Notice Date:	July 14, 2025
Zoning Commission Review:	July 28, 2025
Board of Adjustment Public Hearing:	August 4, 2025

### PROPERTY DETAILS

Parcel(s):	894531200004
Township/Range:	T89N R45W (Banner Township)
Section:	31
Quarter:	NE ¼
Zoning District:	Agricultural Estates (AE)
Floodplain:	None
Property Address:	2086 150th Street, Lawton, IA 51030

### CONTENTS

Summary	
Aerial Map / Site Plan Excerpt	
Review Requirements	
Review Criteria	
Application Materials	
Legal Notification	
Public Comments	
Stakeholder Comments	
Supporting Information	

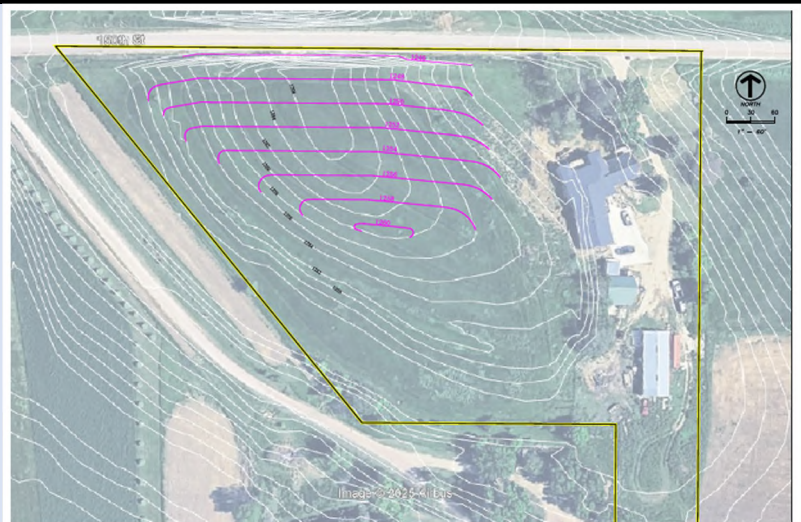
### APPLICATION DESCRIPTION

Bruce Sorensen, representing the Bruce & Rochelle Sorensen Living Trust, has applied for a conditional use permit from Woodbury County, Iowa, to remove a hill and construct a driveway for access to the hilltop, enabling future use as farmland or a building site. The project is classified as a borrow pit for earthen materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The property is located at 2086 150th Street, Lawton, IA 51030 on Parcel #894531200004, in the Agricultural Estates (AE) Zoning District, within T89N R45W (Banner Township), Section 31, NE 1/4, Lot 4 of the Ridgeview II Subdivision. It spans 6.42 acres and is situated approximately half a mile northwest of Lawton and six miles east of Sioux City.

### AERIAL MAP



### SITE PLAN EXCERPT



### ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Permits are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.

#### APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

##### APPLICANT RESPONSE:

Remove hill to create a proper driveway to site, per county engineer need to have access at top of hill. Future use will be farmland or bldg site.

**MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OF IMPROVEMENT, PROVIDED BY ATTACHMENT**

**APPLICANT RESPONSE:**

Applicant response: no structures or improvements on site. Level hill top. No drawing needed.

**CRITERIA 1: The conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

I am currently not asking for any bldg permit. My conditional use is removing dirt for site. I need a driveway that is safe & county needs the snow trap removed. I will not be affecting others property with drainage when dirt is removed.

**STAFF ANALYSIS:**

The proposed borrow pit is explicitly authorized as a conditional use in the AE Zoning District under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant's intent to remove earthen materials to construct a driveway aligns with the definition of a borrow pit. The response addresses a key condition by asserting that drainage will not impact adjacent properties, which is critical for compliance.

**CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

I will not be building anything on the property. The current use is farmland. All I am doing is creating a better driveway situation for safety.

**STAFF ANALYSIS:**

The Woodbury County Zoning Ordinance aims to promote orderly development, protect agricultural land, and ensure public safety. The general plan prioritizes maintaining rural character and supporting agricultural uses in the AE District. The applicant's proposal to maintain the property's agricultural use while improving access aligns with these goals. Enhancing driveway safety addresses public safety objectives, and the removal of a snow trap could benefit county maintenance efforts, harmonizing with community welfare standards.

([https://www.woodburycountyiowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf))

**CRITERIA 3: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

I am leveling an unusable hill that can only be used for AG purposes. However access safety is a concern & the best way for a good driveway is to remove the hill. I have already received a permit from the county for a driveway but there is for more dirt than I can personally use.

**STAFF ANALYSIS:**

The property is in a rural, agricultural area, and the proposed borrow pit is unlikely to significantly alter the neighborhood's character, which is predominantly farmland. The applicant's focus on safety improvements (driveway access) supports public welfare. The response implies minimal impact on adjacent properties, as the project is confined to the applicant's land and along the county right-of-way.

**CRITERIA 4: The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

I am not designing a development or changing the use of the property. It will not effect any neighboring property just giving me an access at the top of the hill. While removing dirt this is all done along the county right of way.

**STAFF ANALYSIS:**

The project's compatibility with the neighborhood depends on its small footprint and temporary nature. The applicant claims that the project is limited to their property and the county right-of-way, indicating minimal disruption to surrounding areas. However, at least four nearby homes will be affected by the borrow pit in some capacity. Given that this is a temporary project, along with the rural setting and the small scale of the borrow pit (which is intended to support a single driveway), it aligns with the low-density, agricultural character of the AE District. The potential impacts can be managed through a defined timeline and a Storm Water Pollution Prevention Plan (SWPPP).

**CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

No new services are being requested.

**STAFF ANALYSIS:**

In a rural AE District, essential public facilities (e.g., roads, emergency services) are typically limited, and borrow pits generally require minimal infrastructure. The applicant's response confirms that the project does not demand additional services, such as water, sewer, or utilities, which aligns with the ordinance's requirement. The existing county road (150th Street) and previously approved driveway permit suggest adequate access for the project. Emergency services, such as fire or police, are unlikely to be strained by a small-scale borrow pit. The response fully addresses this criterion, as no evidence suggests the project will overburden public facilities.

**CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

I believe the removal of this hill will improve snow removal for the county as well as giving me a safety driveway access.

**STAFF ANALYSIS:**

The ordinance requires protection of natural, scenic, or historic features, but the applicant describes the hill as agriculturally limited and a snow trap, implying minimal natural or scenic value.

**OTHER CONSIDERATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**STAFF ANALYSIS:**

The applicant's project addresses public interest by improving driveway safety and removing a snow trap, which enhances county snow removal efficiency. Safe access to the property benefits the applicant and potentially emergency services, contributing to community welfare. While the project primarily serves the applicant's needs, the snow removal benefit extends to the public, making it desirable. The small scale and rural location ensure the project's necessity is contextually appropriate without overextending public resources.

**OTHER CONSIDERATION 2: All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**STAFF ANALYSIS:**

The applicant describes this as a project with no buildings or development, only earth removal along the county right-of-way. The lack of proposed structures or landscaping aligns with the project's minimal scope. Potential effects (e.g., dust, noise, erosion) from borrow pit operations are not addressed, and no mention of screening or site restoration is made. While the project's scope may limit the need for extensive mitigation, basic measures (e.g., dust control, erosion barriers) would demonstrate compliance.

**OVERALL ANALYSIS:**

The conditional use permit application for a borrow pit at 2086 150th Street presents a project with clear objectives: improving driveway safety, enhancing safety, and removing a snow trap, and enabling future agricultural or residential use. The temporary nature of the project aligns with the ordinance's consideration of borrow pits as conditional uses (Section 3.03.4). The applicant's responses demonstrate compliance with most criteria, with strengths in minimal public service demands (Criterion 5) and public interest (Other Consideration 1). Key benefits include enhanced safety and county maintenance efficiency, which support community welfare.

**Recommendation:** Approve the conditional use permit with conditions requiring the applicant to:

1. Submit an operational plan detailing haul routes, hours of operation, dust control, and noise mitigation.
2. Submit a Storm Water Pollution Prevention Plan (SWPPP) and implement erosion control and site reclamation measures to minimize environmental impact.
3. Comply with all county and state regulations for borrow pit operations including the submission of copies to the county of the NPDES #2 Permit from the Iowa Department of Natural Resources (IDNR).

With these conditions, the project is likely to meet the ordinance's standards and contribute positively to the property and community while protecting neighboring properties and the environment.





WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance  
Section 2.02(9)

Page 1 of 6

## CONDITIONAL USE PERMIT APPLICATION

<b>Owner Information:</b> Owner <u>BRUCE SORENSEN</u> Address <u>6701 CORRECTIONVILLE RD.</u> <u>SIoux City, IA 51106</u> Phone <u>712-251-1503</u>	<b>Applicant Information:</b> Applicant <u>BRUCE SORENSEN</u> Address <u>6701 CORRECTIONVILLE Rd.</u> <u>SIoux City, IA 51106</u> Phone <u>712-251-1503</u>
---	---

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to:

Put IN DRIVEWAY & REMOVE PART OF HILL**Property Information:**

Property Address or Address Range 2086 150<sup>th</sup> Street LAWTON, IA. AE

Quarter/Quarter NE 1/4 Sec 31 Twship/Range 89N - 45W Barmer

Parcel ID # 8945 31200 004 GIS # \_\_\_\_\_ Total Acres 4+

Current Use FARMLAND Proposed Use Farm land / Potential

Current Zoning AG ESTATES BUILDING SITE

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date \_\_\_\_\_ Staff present \_\_\_\_\_

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.

This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Bruce Sorensen Applicant Bruce Sorensen

Date 7-1-2025 Date 7-1-2025

Fee: PC 7-1-25 \$300\* Case #: 7085

Check #: 3207

Receipt #: \_\_\_\_\_

Date Received  
**RECEIVED**

**JUL - 1 2025**

WOODBURY COUNTY  
PLANNING & ZONING



PER SECTION 2.02(9)(C )(2 (d) PROVIDE A SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE: (Tab at the end of each line to continue)

Remove HILL to create a proper Driveway to site.  
Per COUNTY ENGINEER Need to have access at top of hill. FUTURE USE will be farmland or Bldg site.

PER SECTION 2.02(9) (C )(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT. PROVIDE BY ATTACHMENT.

ON SITE. LEVEL NO STRUCTURES OR IMPROVEMENTS  
HILL TOP. NO DRAWING NEEDED.

PER SECTION 2.02(9) (C )(2)(e) PROVIDE A STATEMENT IN RESPONSE TO EACH OF SIX BELOW CRITERIA AND STANDARDS FOR APPROVAL OF CONDITIONAL USES AS LISTED IN SECTION 2.02(9)F OF THE ORDINANCES. (Tab at the end of each line to continue)

- (a) Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

I AM CURRENTLY NOT ASKING FOR ANY Bldg permit. My CONDITIONAL USE IS REMOVING DIRT FROM SITE. I Need A DRIVEWAY THAT IS SAFE. & COUNTY NEEDS THE SNOW TRAP REMOVED. I WILL NOT BE AFFECTING OTHERS PROPERTY WITH DRAINAGE WHEN DIRT IS REMOVED.

- (b) Provide a statement to why the proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan. (Tab at the end of each line to continue)

I will not be building anything on the property. The current use is farmland. All I am doing is creating a better driveway situation for safety.

- (c) Provide a statement to why the proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare. (Tab at the end of each line to continue)

I am leveling an unusable hill that can only be used for ~~the~~ purposes. However access safety is a concern. & the best way for a good driveway is to remove the hill. I have already received a permit from the County for a driveway but there is far more dirt than I can personally use.

- (d) Provide a statement to why the proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property. (Tab at the end of each line to continue)

I am not designing a development or changing the use of the property. It will not effect any neighboring property just giving me an access at the top of the hill. ~~While~~ While removing dirt this is all done along the County right of way.

- (e) Provide a statement to why essential public facilities and services will adequately serve the proposed use or development. (Tab at the end of each line to continue)

*No new services are being requested.*

- (f) Provide a statement to why the proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties. (Tab at the end of each line to continue)

*I believe the removal of this hill will improve snow removal for the county, as well as giving me a safer driveway access.*



RECEIVED

GRADING PERMIT APPLICATION  
WOODBURY COUNTY PLANNING & ZONING  
6<sup>TH</sup> FLOOR COURT HOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IOWA 51102

JUL - 1 2025

WOODBURY COUNTY  
PLANNING & ZONING

Applicant's Information:

Property Owner(s) Name: BRUCE SORENSEN  
Mailing Address: 6701 CORRECTIONVILLE Rd. Sioux city IA 51106  
Phone No. 712-251-1503 E-mail Address: \_\_\_\_\_

Grading Contractor's Information:

Property Owner(s) name: LIEBER CONSTRUCTION INC. CONTACT-  
Mailing Address: 310 NORTH DERBY LANE #350  
Phone No. 712-899-7213 E-mail Address: \_\_\_\_\_

Property and location Information:

Property Address: 2086 150<sup>th</sup> ST. LAWTON, IA 51030  
GIS Parcel Number: \_\_\_\_\_ Quarter: NE 1/4 Section 31 Township 89N-45W  
Purpose for Grading Permit Application: TO Remove Dirt from Hill next to OLD Hiway 20.

Will Earthen Material be removed from the parcel? Yes ☒ No \_\_\_\_\_ No. of Cubic Yards \_\_\_\_\_

Will Earthen Material be brought to the parcel? Yes \_\_\_\_\_ No ☒ No. of Cubic Yards \_\_\_\_\_

Anticipated Start Date of Grading: July 15 Anticipated End Date of Grading: Oct. 1<sup>st</sup> 2025

Any Other Information: No grading or dirt will be removed below the street level at top of hill.

Bruce Sorenson  
PROPERTY OWNER(S) SIGNATURE

Jacob Conley  
CONTRACTOR'S SIGNATURE

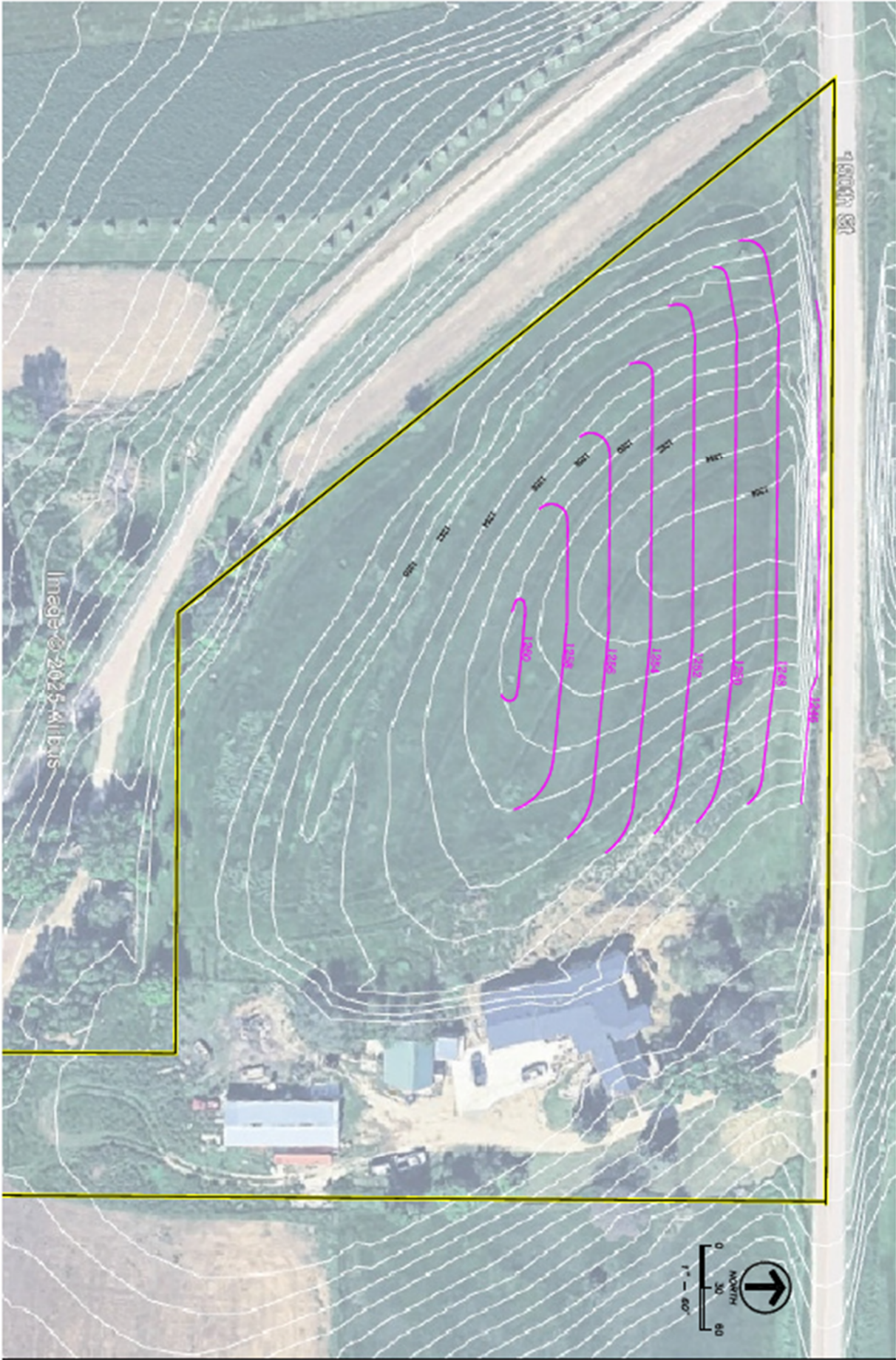
APPROVED: \_\_\_\_\_ DATE: \_\_\_\_\_  
PLANNING AND ZONING DIRECTOR

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THIS PERMIT BECOMES NULL AND VOID IF GRADING HAS NOT COMMENCED WITHIN 120 DAYS. THE PERMIT EXPIRES TWELVE (12) MONTHS FROM ISSUANCE AND MUST BE RENEWED IF GRADING IS TO CONTINUE.

Below -Office Use Only:

Application Number: 7084 Date: 7-1-25  
Parcel's Zoning: 8445 31 20004 Parcel's Flood Zone: X Map Panel No: 227E  
Permit Issue Date: \_\_\_\_\_ Expiration Date: \_\_\_\_\_  
Approved: \_\_\_\_\_ Denied: \_\_\_\_\_





## LEGAL NOTIFICATION FOR BOARD OF ADJUSTMENT PUBLIC HEARING

## LEGAL NOTICES

NOTICE OF PUBLIC HEARINGS  
BEFORE THE WOODBURY  
COUNTY BOARD OF  
ADJUSTMENT[illegible]


Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application from Bruce Sorenson, representing the Bruce & Rochelle Sorenson Living Trust, to remove a hill and construct a driveway for access to a building contributing future use as farmland or a building for earth materials under Section 303.4 of the Woodbury County Zoning Ordinance. The property is located at 2086 159th Street, Jewell, IA 51603 on Parcel #B94531200004, in the Agricultural Estates (AE) Zoning District, in the Agricultural Estates (AE) Zoning District, Section 16, Township 18N, Range 7E, Township, Section 31, NE 1/4, Sec. 6-2, the adjacent landowners approximately half a mile northwest of Jewell and six miles east of Sioux City.

Item Two (2)

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application from Kevin Heas (Applicant) to Rent Properties LLC (Owner) to construct and operate an off-premise 14 x 48 LED billboard (double-sided) on the property located in T88N R49W (Floyd Township) in the N 23 of the N 1/2 of the NW 1/4, Section 35 and identified as Parcel #8846606100002, and located in the General Commercial (GC) Zoning District and located in Special Flood Hazard Area - Zone A (floodplain). The property is located on the south side of Highway 20 and adjacent to the east side of Charles Avenue. Applicant's (Owner's): Kevin Heas (Applicant), 204 Buckeye Circle, Lantana, IA 51030 / Rent Properties LLC (Owner), 204 Buckeye Circle, Lantana, IA 51030.

[illegible]

**PROPERTY OWNER(S) NOTIFICATION**

Property Owners within 500 Feet:	6	
Notification Letter Date:	July 17, 2025	
Public Hearing Board:	Board of Adjustment	
Public Hearing Date:	August 4, 2025	
Phone Inquiries:	0	
Written Inquiries:	0	
The names of the property owners are listed below.		
When more comments are received after the printing of this packet, they will be provided at the meeting.		

PROPERTY OWNER(S)	MAILING ADDRESS					COMMENTS
Bruce and Rochelle Sorensen, Trustees of the Bruce and Rochelle Sorensen Living Trust dated 03/13/12	6701 Correctionville Rd	Sioux City	IA	51106		No comments.
J.D.R. Revocable Trust	2068 150th Street	Lawton	IA	51030		No comments.
Bruce and Rochelle Sorensen Living Trust	6701 Correctionville Rd	Sioux City	IA	51106		No comments.
Mark S. Lofton, or his Successor, as Trustee of the Mark S. Lofton Revocable Trust	2058 150th Street	Lawton	IA	51030		No comments.
Tim John Hummel, Sr. and Debbie Ann Hummel, Trustees of the Tim John Hummel, Sr. and Debbie Ann Hummel Trust	2052 150th Street	Lawton	IA	51030		No comments.
Douglas and Michelle Marks	PO Box 13	Lawton	IA	51030-09768		No comments.
Ann L. Mrla, Trustee of the Ann L. Mrla Revocable Trust dated 7/3/96	2429 Hwy 20	Lawton	IA	51030-9799		No comments.
Bruce and Rochelle Sorensen, Trustees of the Bruce and Rochelle Sorensen Living Trust dated 03/13/12	6701 Correctionville Rd	Sioux City	IA	51106		No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	No comments.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this Conditional Use Permit. NIPCO has no issues with this request. – Jeff Zettel, 7/14/25.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.



WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No issues. – Diane Swoboda Peterson, 7/14/25.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this request. – Neil Stockfleth, 7/14/25
WOODBURY COUNTY TREASURER:	No comments.

## PICTOMETRY



## PARCEL REPORT(S)

## Woodbury County, IA / Sioux City

## Summary

## Owner

## Land

## Residential Dwellings

## Agricultural Buildings

Length	Year Built	Building Count
79	1973	1
34	1981	1

## Sales

	Type	Multi Parcel	Amount
NUTC			
family members or related parties	Deed		\$285,000.00
creation	Deed		\$200,000.00

## Permits

Permit#	Date	Description	Amount
6800	10/02/2022	None	60,000

## Valuation

	2005	2004	2003	2002	2001	2000
Classification	Residential	Residential	Residential	Residential	Residential	Residential
Assessed Land Value	\$70,250	\$70,250	\$70,250	\$70,250	\$70,250	\$70,250
Assessed building Value	\$0	\$0	\$0	\$0	\$0	\$0
Assessed Crewing Value	\$1,208,310	\$197,200	\$239,740	\$194,210	\$1,044,210	\$1,044,880
<b>Gross Assessed Value</b>	<b>\$1,278,560</b>	<b>\$66,500</b>	<b>\$299,740</b>	<b>\$239,210</b>	<b>\$239,210</b>	<b>\$225,360</b>
Exempt Value	\$0	\$0	\$0	\$0	\$0	\$0
<b>Net Assessed Value</b>	<b>\$1,278,560</b>	<b>\$66,500</b>	<b>\$299,740</b>	<b>\$239,210</b>	<b>\$239,210</b>	<b>\$225,360</b>

## Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

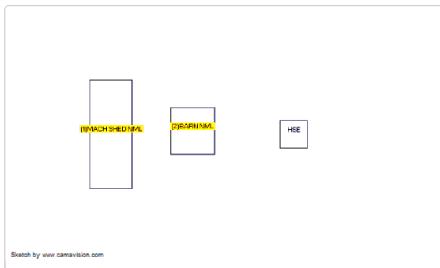
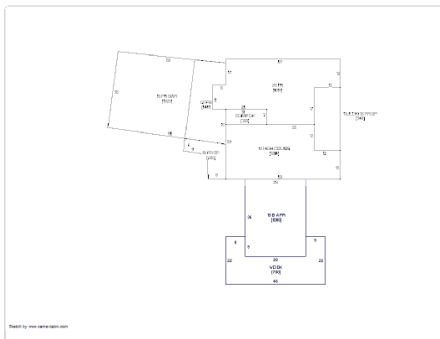
## Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

Photos



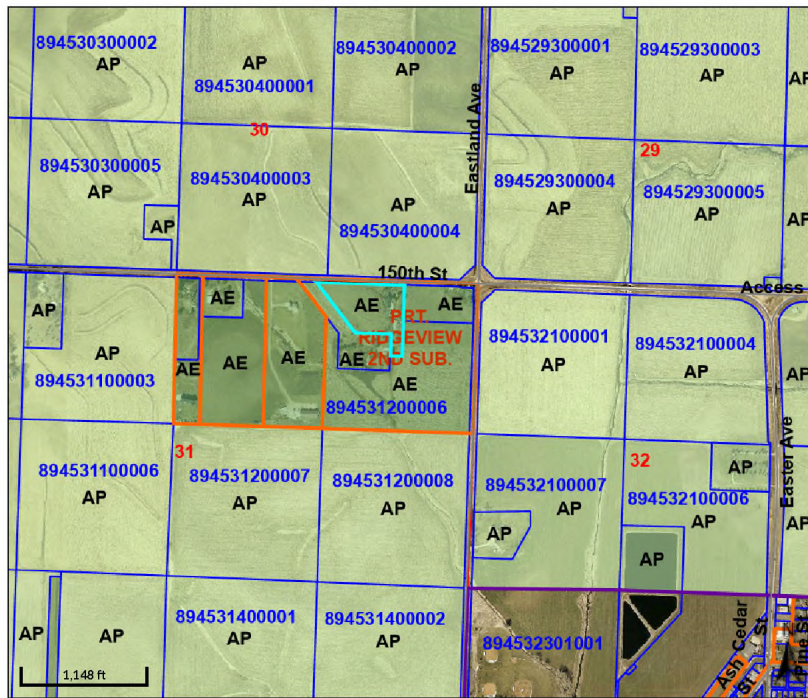
## Sketches



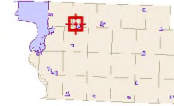
No data available for the following modules: Commercial Buildings, Yard Extras, Sioux City Tax Credit Applications, Sioux City Board of Review Petition,



## ZONING MAP



### Overview

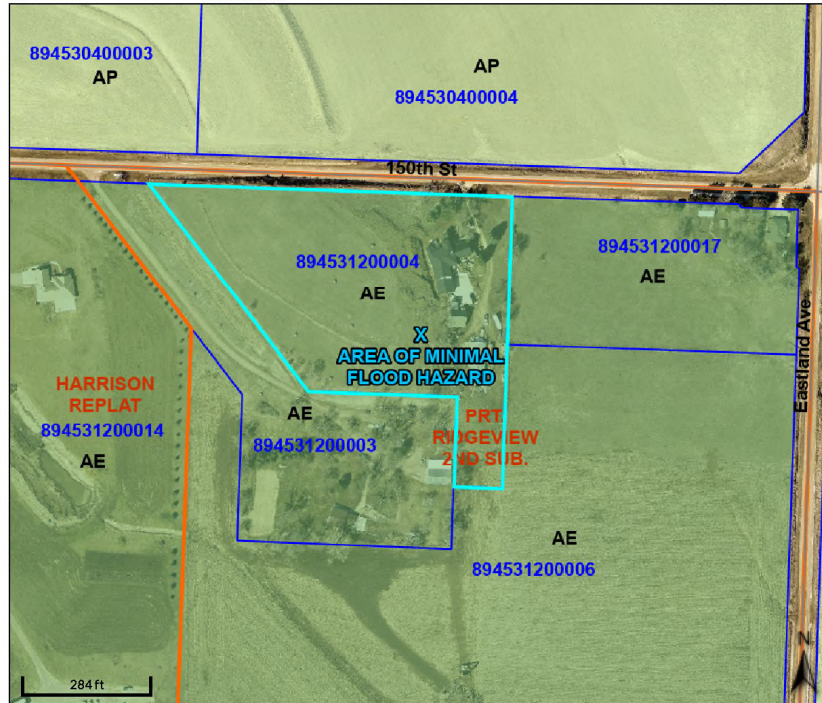


### Legend

- Roads
- Corp Boundaries
- Townships
- Subdivisions
- Parcels
- County Zoning
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

Parcel ID 894531200004 Alternate ID 869775 Owner Address SORENSEN BRUCE & ROCHELLE LIVING TRUST  
 Sec/Twp/Rng 31-89-45 Class R 6701 CORRECTIONVILLE RD  
 Property Address 2086 150TH ST Acreage 6.42 SIOUX CITY, IA 51106  
 LAWTON  
 District 0024  
 Brief Tax Description LOT 4 31-89-45 RIDGEVIEW 11 SUB DIV  
 (Note: Not to be used on legal documents)

## SPECIAL FLOOD HAZARD AREA (SFHA) MAP



### Overview



### Legend

- Roads
- Corp Boundaries
- Townships
- Subdivisions
- Parcels
- County Zoning
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
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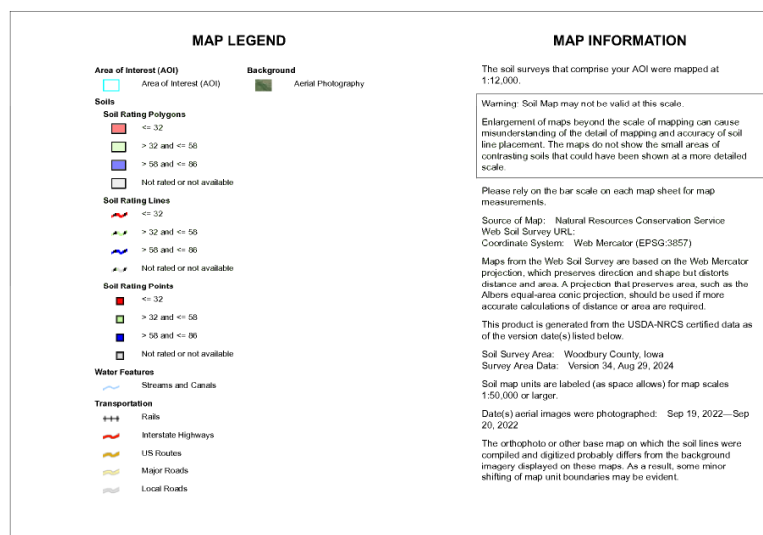


## ELEVATION MAP



## SOIL AND ELEVATION MAP





Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa

## Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	4.0	60.6%
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	2.3	35.1%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	0.3	4.4%
<b>Totals for Area of Interest</b>			<b>6.6</b>	<b>100.0%</b>

### Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

### Rating Options

*Aggregation Method:* No Aggregation Necessary

*Tie-break Rule:* Higher





# WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101  
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator  
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## REVISED PRELIMINARY REPORT FOR FOLLOW UP MEETINGS – JULY 23, 2025

### APPLICATION DETAILS

Applicant(s)/Owner(s):	Kevin Heiss/Rent Properties LLC
Application Type:	Conditional Use Permit
Zoning District:	General Commercial (GC)
Total Acres:	67.25
Current Use:	Agricultural / Vacant Land
Proposed Use:	Installation of a 14' x 48' LED billboard for off-premise
Pre-application Meeting:	May 22, 2025
Application Date:	May 27, 2025
Legal Notice Date:	June 21, 2025, July 24, 2025
Neighbor(s) Notice Date:	June 19, 2025, July 17, 2025
Stakeholder(s) Notice Date:	June 5, 2025, July 17, 2025
Zoning Commission Review:	June 23, 2025, July 28, 2025
Board of Adjustment Public Hearing:	July 7, 2025, August 4, 2025

### PROPERTY DETAILS

Parcel(s):	884606100002
Township/Range:	T88N R46W (Floyd Township)
Section:	6
Quarter:	N 2/3 of the N 1/2 of the NW 1/4
Zoning District:	General Commercial (GC)
Floodplain:	Yes. Zone A
Property Address:	No address

### CONTENTS

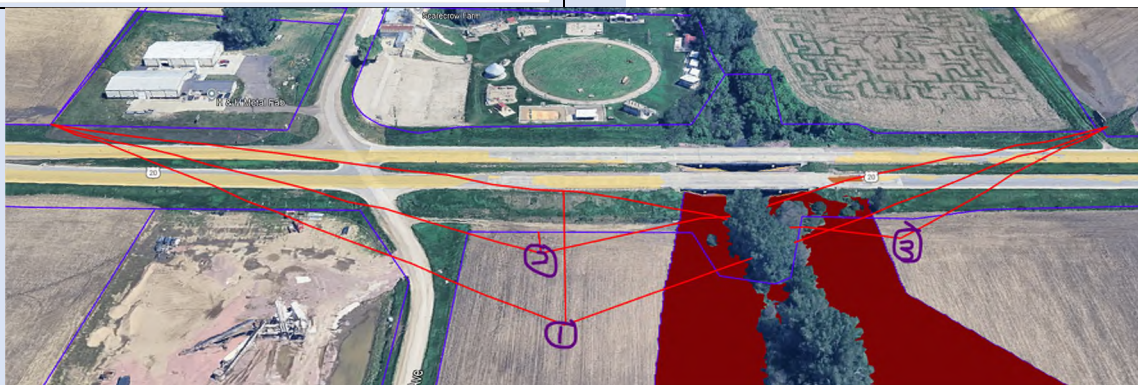
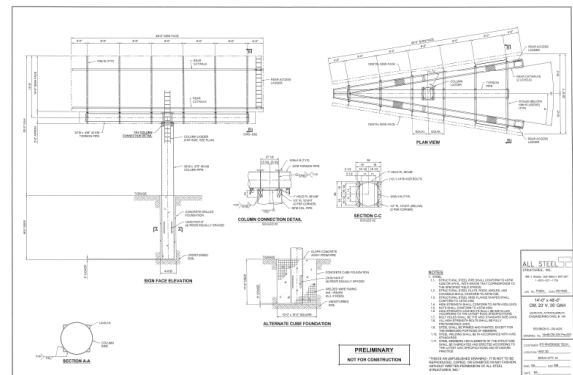
Summary	
Aerial Map / Site Plan Excerpt	
Review Requirements	
Review Criteria	
Application Materials	
Legal Notification	
Public Comments	
Stakeholder Comments	
Supporting Information	

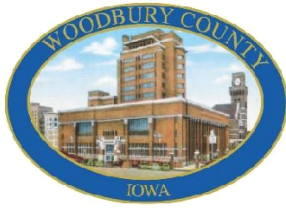
### SUMMARY

Rent Properties LLC, represented by Kevin Heiss, has submitted a conditional use permit (CUP) application to construct and operate a 14' x 48' LED billboard for off-premise advertising. The proposed location is in the General Commercial (GC) Zoning District, along the south side of Highway 20 and the east side of Charles Avenue, specifically in the N 2/3 of the N 1/2 of the NW 1/4, Section 6, Township 88N, Range 46W (Floyd Township), identified as Parcel 884606100002. As off-premise advertising signs, such as billboards, are classified as a conditional use under Section 3.03.4 and Section 5.02.8 of the Woodbury County Zoning Ordinance, the application is subject to review by the Zoning Commission and approval by the Board of Adjustment. The proposal was properly advertised, with notices published in the Sioux City Journal's legal section on June 19, 21 and July 24, 2025, and letters sent to neighbors within 500 feet on June 19, 2025 and July 17, 2025. Relevant stakeholders, including government agencies, utilities, and organizations, were also invited to provide comments. On June 23, 2025, the Zoning Commission voted 5-0 to recommend approval, as detailed in their findings and recommendation statement included within this packet. On July 7, 2025, the Board of Adjustment considered the CUP application. During the public hearing, the applicant and staff presented information, while members of the public, including Dana Neal and Jeremy Boatman, expressed concerns about the potential lighting impact of the billboard on their properties. After deliberating on the applicant's compliance with regulations and the concerns raised by neighbors, the Board weighed options to approve, table, or deny the application. Ultimately, the Board voted unanimously to table the application, allowing the applicant to explore alternative locations within the same parcel and file a variance application to reduce setbacks from existing billboards and the AE Zoning District. This decision aimed to balance the applicant's needs with neighbor concerns about lighting, while maintaining due process and avoiding excessive delays. The agenda item is being returned to the Zoning Commission as a courtesy, allowing them to additionally review the updated conditional use and review the proposed locations as requested in the applicant's variance application. A subsequent public hearing before the Board of Adjustment is scheduled for August 4, 2025, at their 5:00 p.m. meeting, where the application will be reconsidered in light of any additional information or recommendations received from the Zoning Commission.

### AERIAL MAP

Sign Locations Approx.  
Thursday, June 26, 2025 9:20 AM





**WOODBURY COUNTY  
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

**To:** Woodbury County Board of Adjustment  
620 Douglas Street  
Sioux City, Iowa 51101

**From:** Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**Date:** June 24, 2025

**Subject:** Conditional Use Permit Recommendation for Rent Properties LLC (Kevin Heiss) to construct and operate a 14' x 48' LED billboard for off-premise advertising. The property is located in the N 2/3 of the N 1/2 of the NW 1/4, Section 6, Township 88N, Range 46W (Floyd Township), identified as Parcel 884606100002.

Dear Members of the Board of Adjustment,

The Woodbury County Zoning Commission with a 5-0 vote, following a review session conducted on June 23, 2025, recommends approval of the said conditional use permit application, finding it meets zoning ordinance criteria and is appropriate for the GC district. However, we respectfully request the Board of Adjustment consider the following during their July 7, 2025, public hearing:


1. Explore the feasibility of reducing the 1,000-foot separation requirement from other billboards, allowing relocation closer to Highway 20. This could reduce visual impact on nearby residences by adjusting its orientation, benefiting both the applicant and community.
2. Encourage the applicant to continue discussions with residents, particularly Dana Neal, to address light pollution concerns. This may include sharing visualizations of the sign's nighttime impact or demonstrating similar existing signs.

**Conclusion**

The Zoning Commission believes the proposed billboard aligns with the county's zoning objectives and supports commercial development along Highway 20. We appreciate the applicant's efforts to comply with regulations and engage with the community. We defer to the Board of Adjustment's authority to make the final determination, with the above considerations to ensure a balanced outcome.

Please refer to the Zoning Commission meeting minutes for additional details. We are available to provide further clarification as needed.

**Respectfully submitted,**



Christine Zellmer/Zant, Chair  
Woodbury County Zoning Commission

Dated this 24 day of June, 2025

## Woodbury County Zoning Commission Meeting Minutes

**Date:** June 23, 2025

**Time:** 5:00 PM

**Location:** Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

### 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=a5z4GlaHc2o>

### Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Steve Corey, Jeff Hanson, Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisor(s) Present:** Kent Carper
- **Public Attendees:** Kevin Heiss, Slater Ohm, Dana Neal (via phone), Lynn Drees (via phone)

### Call to Order

Chair Chris Zellmer Zant called the meeting to order at 5:00 p.m. The Chair reviewed the meeting procedures, including the audiotaping of the meeting, the preparation of minutes, the request for cell phones to be turned off or set to vibrate, and the requirement for attendees to complete the attendance sheet. The Chair also outlined the public hearing procedures, including staff reports, applicant presentations, public comments (limited to three minutes per speaker), and the closure of hearings by motion and vote.

### Roll Call

All the commissioners were present.

### Public Comment on Matters Not on the Agenda (Information Item)

The Chair inquired if there were any public comments on matters not on the agenda. Seeing and hearing none, the meeting proceeded.

### Approval of Minutes from Previous Meeting: May 28, 2025 (Special Meeting) (Action Item)

The Chair asked for any corrections or comments regarding the minutes from the previous meeting on May 28, 2025. Hearing none, a motion was entertained.

- **Motion:** To approve the minutes from the last meeting of May 28, 2025.
- **Moved by:** Tom Bride
- **Seconded by:** Corey Meister
- **Vote:** All in favor said "Aye." One commissioner (Jeff Hanson) abstained due to absence from the previous meeting.
- **Action:** The minutes of the previous meeting were approved.

## 5. Items of Business

### a. Public Hearing and Action Item: Consideration of Nuclear Energy Facilities and Nuclear Waste Storage in the Woodbury County Zoning Ordinance (Action Item)

The public hearing was opened with Dan Priestley explaining that this discussion was a continuation from previous months (dating back to August/September 2024) regarding the inclusion of nuclear energy facilities, nuclear waste storage, and related uses in the Woodbury County Zoning Ordinance. He highlighted the complexity of the issue, noting the heavy involvement of federal (Nuclear Regulatory Commission - NRC) and state regulations.

Priestley explained that the existing Woodbury County Zoning Ordinance's land use summary table includes "electrical energy generation, not including wind," which could be interpreted to include nuclear facilities as a conditional use. However, the standard 500-foot public notification distance for conditional use permits was deemed insufficient for nuclear facilities. The current proposal extends this notification zone to 10 miles for any conditional use permit process related to nuclear energy or waste storage. This proposal utilizes the existing zoning ordinance infrastructure, requiring review by both the Zoning Commission and the Board of Adjustment.



Priestley clarified that the Board of Supervisors initiated this process to receive a recommendation from the Zoning Commission, with the Supervisors ultimately having up to three public hearings on any final proposal. He noted that public input had been collected over several meetings, and while not as extensive as for wind or solar energy, both support and opposition comments had been received.

Priestley presented a "Nuclear Energy Public Comments 2014-2025" document, summarizing past comments, and requested it be received into the public record.

- **Motion:** To receive the "Nuclear Energy Public Comments 2014-2025" document into the public record.
- **Moved by:** Tom Bride
- **Seconded by:** Jeff Hanson
- **Vote:** All in favor said "Aye."
- **Action:** The document was received into the public record.

Priestley then summarized key public comments:

- **Support:** Mayor Bob Scott (Sioux City), Kyle Gates (Secondary Roads), Mayor Ken Bauer (Correctionville), and Craig Levine and Rick Plathe (Northwest Iowa Building and Construction Trade Council).
- **Opposition:** Jerry Holder (concerns regarding waste risk and potential malfunctions), Janet Kruger (opposing nuclear activities, urging prohibition without public approval).
- **Other Comments:** Wendy Hess (9/11 Dispatch Center readiness, staff training, emergency exercises, budget increases), Mark Nara (former County Engineer, regarding infrastructure impact and NRC alignment), Patty Riesberg (clarified NRC's regulatory role). Brian Bergeon from the NRC had also provided details on their independent regulatory and licensing process in a previous packet.

Priestley reiterated that the local conditional use permit process allows for scrutiny and engagement with other levels of government, similar to telecommunication towers. He emphasized that the proposed ordinance amendment specifically defines "nuclear energy facilities" and "nuclear waste storage" and adds them to the land use summary table **only in the general industrial zoning district**. The 10-mile notification radius is a key added feature.

The Chair then opened the floor for public comments on this item.

- **Public Comment:** No one present in the room wished to comment.
- **Public Comment (via phone):** Lynn Drees (phone) from Danbury stated, "no comment." No other callers wished to comment.

The Chair then invited comments from the commissioners.

- Dan Priestley clarified that this process is proactive, and no specific nuclear project has been proposed or approached staff/county. The purpose is to determine if it should be a permitted use in the ordinance.
- Commissioner Tom Bride reiterated that the current ordinance covers electrical energy generation, but the proposed language provides more detail as recommended by the County Attorney's office.
- Dan Priestley explained that the County Attorney felt the previous language wasn't specific enough and that clearer definitions would prevent interpretation issues if an application were submitted. He also stressed the importance of the 10-mile notification over the standard 500 feet to avoid potential problems. He noted that the costs of extensive notifications for a 10-mile radius would be passed on to the applicant, aligning with the county's zoning fee schedule to prevent massive county expenses for wider-scale conditional uses.
- Commissioner Jeff Hanson emphasized that defining nuclear energy clarifies the language and expands the notification distance, which are important considerations.
- Dan Priestley reinforced that a conditional use permit is a "maybe" permit, not a "yes," allowing full scrutiny and public engagement in the process. He noted the difficulty of discussing hypotheticals without a specific project but stressed the importance of having a clear framework in the ordinance for potential future proposals.

The Chair inquired about the next steps. Dan Priestley explained that the commission could close the public hearing and then make a recommendation to the Board of Supervisors or continue the discussion. If a recommendation is sent, the Board of Supervisors would then consider scheduling up to three public hearings, which often draw more public engagement.

- **Motion:** To close the public hearing.
- **Moved by:** Jeff Hanson
- **Seconded by:** Corey Meister
- **Vote:** All in favor said "Aye."
- **Action:** The public hearing was closed.



Commissioner Jeff Hanson commented that this was the 12th time the issue had been heard at various levels.

- **Motion:** To recommend to the Board of Supervisors to move forward with the language as presented in draft pages 11, 12, 13, and 14 of the packet, which specifically defines nuclear energy facilities and nuclear waste storage.
- **Moved by:** Jeff Hanson
- **Seconded by:** Steve Corey

Discussion on the motion:

- Supervisor Kent Carper asked if specific locations were picked out. Dan Priestley clarified that the proposed ordinance would only allow these uses in **general industrial areas**, typically south of the airport and west of Interstate 29, not in agricultural or residential zones.
- Dan Priestley added that the Board of Supervisors has the prerogative to adjust the language during their three public hearings, as the Zoning Commission's output is a recommendation.
- Commissioner Tom Bride clarified that the motion is not targeting new areas but is clarifying language, notification, and conditions for existing general industrial zones. He reiterated that the 10-mile notification is a significant improvement over 500 feet.
- Dan Priestley further clarified that both nuclear energy facilities and nuclear waste storage would be distinct, classified as conditional uses, and subject to the 10-mile notification apparatus.
- **Vote:** All in favor said "Aye." (Unanimous)
- **Action:** The commission voted unanimously to recommend to the Board of Supervisors to move forward with the proposed language for nuclear energy facilities and nuclear waste storage in the Woodbury County Zoning Ordinance.

#### **b. Public Hearing and Action Item: Consideration of Zoning Ordinance Text Amendments for Accessory Dwelling Units to Comply with Iowa's Senate File 592 (Action Item)**

The public hearing was opened with Dan Priestley stating this was a housekeeping item to bring the county ordinance into compliance with Iowa Senate File 592. This state law, signed by Governor Kim Reynolds on May 1st, mandates that counties allow at least one accessory dwelling unit (ADU) on the same lot as a single-family residence, subject to specific conditions, and prohibits certain restrictive regulations.

Priestley explained that the state standard sets a minimum threshold of 1,000 square feet or 50% of the size of the existing dwelling, whichever is greater. While the state code allows counties flexibility to permit larger ADUs, the current proposal strictly follows the state's minimums. He noted that other jurisdictions (counties and cities) would also be grappling with the implications of this new law, particularly concerning wells and septic. He mentioned that the 23-foot minimum dimension for a dwelling would still apply for building permits.

Priestley stated that the staff's recommendation is to simply react to the state standard and keep the minimums, allowing for future re-evaluation if demand necessitates larger ADUs. He stressed that the county has a duty to make its ordinance compatible with state law.

The Chair then opened the floor for public comments on this item.

- **Public Comment:** No one present in the room wished to comment.
- **Public Comment (via phone):** No one wished to comment.

The Chair then invited comments from the commissioners.

- **Motion:** To close the public hearing.
- **Moved by:** Tom Bride
- **Seconded by:** Jeff Hanson
- **Vote:** All in favor said "Aye."
- **Action:** The public hearing was closed.

Commissioner Tom Bride commented that there is no alternative but to align with state code. He agreed with Dan Priestley that there is no immediate reason to allow larger structures beyond the state's minimums (1,000 sq ft or 50% of the existing dwelling). He viewed it as a housekeeping issue, with potential future reviews if needs arise. Other commissioners agreed.

- **Motion:** To recommend to the Board of Supervisors the approval of the zoning ordinance text amendments for accessory dwelling units in compliance with Senate File 592, as outlined in the draft on pages 48 and 49 of the packet.
- **Moved by:** Tom Bride
- **Seconded by:** Corey Meister
- **Vote:** All in favor said "Aye." (Unanimous)

- **Action:** The commission voted unanimously to recommend to the Board of Supervisors the approval of the zoning ordinance text amendments for ADUs, aligning with Senate File 592.

#### **c. Review of a Conditional Use Permit Application: Kevin Heiss (Applicant) / Rent Properties, LLC (Owner) for an Off-Premise LED Billboard (Action Item)**

Dan Priestley clarified that this was a review session, not a public hearing, which would take place at the Board of Adjustment meeting on July 7th at 5:00 p.m. The Zoning Commission's duty was to review the criteria, evaluate the application, and hear from the applicant and potentially the public.

Kevin Heiss, representing Rent Properties LLC, submitted a conditional use permit application to construct and operate a 14-foot by 48-foot LED billboard for off-premise advertising. The property is located in the north two-thirds of the north half of the northwest quarter, Section 6, Floyd Township, situated along the south side of Highway 20 and east of Charles Avenue, within the General Commercial zoning district. Off-premise advertising signs are classified as a conditional use in this district.

Priestley noted that the property includes a floodplain, and the applicants are aware of the need for a floodplain development permit and building permit. He confirmed that initial data suggests the sign would not be in the floodway, which was a concern for the Iowa DNR. He reiterated that the county does not regulate content but evaluates the billboard itself, which is a two-sided, V-shaped LED billboard. The application addresses criteria such as appropriate zoning, compatibility with development plans, and potential adverse effects.

The Chair invited the applicant to speak.

- **Kevin Heiss (Applicant):** Stated the intent is for advertising, including for his own nearby businesses. They are working with SRA Group for construction and have ensured the operation will be well-maintained. He believes the location is suitable for a highly trafficked commercial area along Highway 20. Heiss confirmed they had consulted with Dan Priestley multiple times to ensure compliance with the process.

Commissioners' questions for the applicant:

- **Distance to Residents:** Kevin Heiss stated there are no residents within 1,000 feet, and nearby properties are commercial. Dan Priestley confirmed the presence of mixed districts in the area, with some residential properties further up the hill (Boatman's and Amick's on 162nd Street) that could be about 1,000 feet away. The ordinance specifically regulates distance from AE (Agricultural Estates) districts, where housing is expected, but not AP (Agricultural Preservation).
- **Lighting and Brightness:** Heiss stated it's a 21-millimeter LED product, which is extremely bright during the day to overcome the sun but dims at night like a "television night mode." He confirmed the back side of the V-shaped sign would be black and not emit light towards residential areas. He emphasized they chose Daktronics, a reputable company, to ensure proper design and operation.
- **DOT Requirements:** Heiss confirmed compliance with DOT requirements, which require 300 feet between signs, whereas Woodbury County's current ordinance requires 1,000 feet. This 1,000-foot county requirement makes placement challenging. Heiss and Priestley described a "chasing the result" scenario with DOT, where each wanted the other's approval first, but dialogue has been good.
- **Setbacks:** Heiss confirmed the sign is set back significantly from Highway 20 and Charles Avenue, likely in the middle of his field, approximately 150 feet from the Charles Avenue right-of-way line.
- **Letter of Support:** Dan Priestley presented a letter from Jerry and Vernell Steffan, neighbors at 1528 Jewel, stating they had "no issues with this request." He identified their property as directly abutting the applicant's property.
  - **Motion:** To receive the letter from Jerry and Vernell Stefan into the record.
  - **Moved by:** Tom Bride
  - **Seconded by:** Corey Meister
  - **Vote:** All in favor said "Aye."
  - **Action:** The letter was received into the record.

#### **Public Comment (via phone): Dana Neal (162nd Street):**

- Expressed concern that his home is within 1,000 feet of the proposed sign, despite measurements. His home is also 45 feet higher than the road. He worried the sign, which will be 25-30 feet off the ground, would shine directly into his windows.
- He stated he and his family built their home on their family farm for a country living experience, avoiding city nuisances like streetlights. He noted that he can see an existing billboard a mile away from his deck at night.
- He feared the double-sided 14x48 billboard would significantly impact his home's value and privacy, similar to how LED lights light up a building on a hill nearby.

- He asked if another location farther from homes could be considered.

#### Response to Dana Neal's comments:

- Kevin Heiss acknowledged the difficulty of finding locations due to the 1,000-foot separation requirement from other billboards, stating "we're in the middle of the rock." He emphasized the V-shape design focuses light on the road, with the back side being black to prevent light spill.
- Commissioner Corey Meister asked if the entire 67-acre parcel belonged to Heiss, which he confirmed, except for where Hobart's is located.
- Chair Chris Zellmer Zant noted a previous billboard existed near Steffan's property. Heiss confirmed it still exists and is in use, but their new sign cannot be placed there due to the 1,000-foot separation rule from other signs across the road.
- Kevin Heiss reiterated that the sign's design is specifically angled to face east and westbound traffic on Highway 20, minimizing light towards other directions. He confirmed there would be no additional security lighting.
- Dana Neal clarified his property location relative to the sign. He expressed concern about the entire "area lit up" at night. He requested to see the proposed sign in person and for the opinions of the Boatman's and Amick's (other residents on 162nd Street) to be considered.
- Kevin Heiss agreed to have a conversation with Dana Neal to explore design adjustments to help mitigate concerns. He expressed a desire to work with the community.
- Heiss explained that if a variance were granted to reduce the 1,000-foot separation from other signs, they could move the billboard closer to Highway 20. This would also benefit residents by lowering the sign and changing its angle relative to their homes.

#### Discussion on a potential variance:

- Commissioner Tom Bride asked if a variance could be requested to relocate the sign to a better position to minimize impact on residents.
- Dan Priestley explained that while a variance is a possibility, recent changes to Iowa Code emphasize "practical difficulty" over "economic hardship." He cautioned against speculation on the Board of Adjustment's decision and stated staff generally avoid recommending variances due to their uncertain outcome.
- Kevin Heiss stated their primary goal was approval of the current location and that they would consider a variance later if needed but wanted conceptual approval first due to cost.
- Dan Priestley clarified that the Zoning Commission makes a recommendation, and the application will proceed to the Board of Adjustment regardless. He suggested a potential contingency for approval contingent on a variance, but again, stressed caution.
- Priestley also asked if the LED signs could be timed to dim or shut off at certain hours (e.g., midnight to 5 AM) to mitigate light pollution. Heiss replied that most digital signs are on 24/7 due to advertising sales, and dimming is already built in for nighttime, but completely shutting off or further dimming would make them ineffective.
- Commissioner Bride suggested that the applicant try to address the neighbors' concerns between now and the Board of Adjustment meeting on July 7th, perhaps by showing them existing similar signs or providing a visualization of the light impact. Heiss agreed to reach out to Dana Neal and share information.
- Dan Priestley confirmed that letters were sent to properties within the 500-foot threshold (as per the certified abstract listing).
- Heiss mentioned similar V-shaped LED signs at Hamilton and Casey's, by the Arena, and on I-29 near Outback, and at Third and Wesley Parkway as examples of what the proposed sign would look like. He also confirmed height restrictions are in place (not 35 feet, more like 18 feet off the ground).

#### Final comments from commissioners before motion:

- Commissioner Jeff Hanson stated he had no issue with the proposed location and thought other lit billboards in the area were more impactful. He would prefer the sign to be moved further north (closer to Highway 20) to protect future commercial development potential, as its current south placement pushes potential development further into residential areas. He agreed that moving it north would benefit adjacent landowners.
- Kevin Heiss reiterated their desire to work with the community and do things "right."
- **Motion:** To make a recommendation to the Board of Adjustment to consider the conditional use permit application for an off-premise billboard (14 ft x 48 ft), partially identified on the agenda, with a recommendation for approval.
- **Moved by:** Jeff Hanson
- **Seconded by:** Corey Meister

#### Discussion on the motion:

- Dan Priestley clarified that the recommendation was for approval.

- Commissioner Tom Bride suggested that the letter reflecting the commission's recommendation for approval should also include a discussion point for the Board of Adjustment to consider the possibility of a variance to address neighbor concerns, and the discussion regarding the benefits of moving the sign closer to Highway 20. Dan Priestley confirmed the letter would reflect the recommendation, touch on themes/concerns, and direct the Board of Adjustment to the minutes.
- **Vote:** All in favor said "Aye." (Unanimous)
- **Action:** The commission voted unanimously to recommend approval of the conditional use permit application for the billboard to the Board of Adjustment, with concerns noted for their consideration regarding potential variances and optimal placement. This item will be continued at the Board of Adjustment meeting on July 7th at 5:00 p.m.

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

The Chair inquired if there were any public comments on matters not on the agenda. Seeing and hearing none, the meeting proceeded.

#### **Staff Update**

Dan Priestley provided the following updates:

- **Morningside University Conditional Use Permit Ballpark Proposal:** The Board of Adjustment tabled this proposal at their last meeting for further consideration on July 7th. Public comments from the Zoning Commission and three property owners were reiterated at the Board of Adjustment, focusing on traffic, sound, and lighting issues. Jason Reynoldson, representing Morningside University, met with Priestley and the County Engineer to discuss traffic flow, including potential turning lanes and infrastructure improvements if traffic increases. They are awaiting information from Laura Sievers. Morningside University is expected to return on July 7th with further clarity on addressing these concerns.
- **Board of Supervisors Updates:**
  - **Borrow Pit:** The Board of Supervisors will hold their second public hearing on the borrow pit on June 24<sup>th</sup> and the third and final one on July 1st.
  - **New Cooperative Rezone:** They will have their third and final reading on this rezone on June 24th

#### **Commissioners' Comments or Inquiries**

The Chair asked if there were any comments or inquiries from the commissioners. Hearing none, the meeting moved to adjournment.

#### **Adjournment**

- **Motion:** To adjourn the meeting.
- **Moved by:** Corey Meister
- **Seconded by:** Jeff Hanson
- **Vote:** All in favor said "Aye."
- **Action:** The meeting was adjourned at 6:44 PM.

#### **APPENDIX – RECEIVED INTO THE RECORD**

Please see the content received into the record on the subsequent pages.

## NUCLEAR ENERGY PUBLIC COMMENTS 2024 to 2025

The comments on the proposed nuclear energy zoning ordinance amendments in unincorporated Woodbury County reflect a range of perspectives, concerns, and recommendations, summarized by key themes:

1. **Support for Nuclear Energy (7 comments):**
  - o Bob Scott (July 29, 2024; Dec 4, 2024; Jan 3, 2025) strongly supports a small nuclear plant, citing economic benefits, job creation, rate stability, and minimal risks compared to renewables. He also supports wind and solar but questions zoning laws for solar farms on annexed land.
  - o Kyle Gates (Jan 16, 2025) endorses nuclear energy, emphasizing safety of modern reactors, economic growth, grid resilience, and innovative uses like waste heat for industry.
  - o Ken Bauer (Feb 6, 2025) supports nuclear for its reliability and efficiency, drawing on his Port Neal experience, and criticizes wind/solar as less viable without subsidies.
  - o Craig Levine (Mar 14, 2025) and Rick Plathe (Apr 1, 2025), representing Northwest Iowa Building Trades, advocate rezoning industrial land for nuclear, highlighting job creation, low-carbon benefits, and sustainable energy.
2. **Opposition to Nuclear Energy (2 comments):**
  - o Jerry Holder (Aug 6, 2024) opposes nuclear facilities due to risks from waste and malfunctions.
  - o Janet Krueger (Mar 24, 2025) strongly opposes nuclear activities, including waste disposal, and urges zoning ordinances to prohibit them without public approval.
3. **Concerns and Considerations (5 comments):**
  - o Wendi Hess (Aug 7, 2024) raises concerns about the 911 Dispatch Center's readiness, noting needs for staff training, emergency exercises, and budget increases.
  - o Mark Nabra (July 26, 2025) suggests heavy industrial zoning for nuclear facilities, highlights infrastructure and environmental impacts (traffic, water, waste), and stresses alignment with NRC regulations.
  - o Christopher Madsen (Mar 6, 2025) notes the addition of nuclear waste storage to the proposal, requesting research on storage processes and IDNR involvement.
  - o Craig Anderson (May 2, 2025) expresses skepticism about nuclear energy, prioritizing agricultural land preservation and questioning its viability without subsidies.
  - o Casey Meinen (July 26, 2024) simply forwarded the proposal to management, offering no opinion.
4. **Regulatory and Technical Clarifications (2 comments):**
  - o Patty Riesberg (Mar 20, 2025) clarifies that the NRC regulates nuclear power and waste, with Iowa HHS coordinating on other materials; Iowa DNR has no role.

industrial use, away from residential zones, to minimize public exposure to potential risks.

- **Impact Assessment:** He notes potential impacts on infrastructure, such as increased traffic during construction and operation, which could strain county roads. Environmental impacts, including water usage and waste storage, need thorough evaluation.
- **Regulatory Framework:** Nabra emphasizes that nuclear facilities are primarily regulated by the Nuclear Regulatory Commission (NRC), and local regulations should align with federal standards to avoid conflicts. He suggests the county focus on zoning and land use controls.

6. **December 4, 2024 – Bob Scott**
  - o **Summary:** Bob Scott reiterates his support for a small nuclear plant near the Neal power plants, citing investment benefits and long-term rate stability. He believes the risks of low-level nuclear plants are outweighed by these benefits. Additionally, he asks whether county zoning laws regarding solar farms would apply to annexed city land, indicating a broader interest in land use regulations.
7. **January 3, 2025 – Bob Scott**
  - o **Summary:** Bob Scott again expresses support for a small nuclear plant in Woodbury County.
8. **January 6, 2025 – Diane Swoboda Peterson**
  - o **Summary:** Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy, provides no comments on the nuclear energy proposal.
9. **January 16, 2025 – Kyle Gates**
  - o **Summary:** Kyle Gates strongly supports nuclear energy in Woodbury County, stating he would feel safe with a modern reactor nearby. He suggests considerations including setbacks for security, land restoration after decommissioning, co-location with industries to utilize waste heat (e.g., fertilizer production), grid resilience through distributed power sources, and economic development potential due to lower-cost electricity.
10. **February 6, 2025 – Ken Bauer**
  - o **Summary:** Ken Bauer, Mayor of Correctionville, supports nuclear energy, arguing it would be beneficial for the county. Drawing on his 26 years of experience at Port Neal, he considers nuclear plants second only to coal-fired plants in reliability. He criticizes wind and solar energy as less economical and reliant on tax incentives, praising nuclear for its efficiency and minimal landscape impact.
11. **March 6, 2025 – Christopher Madsen**
  - o **Summary:** Christopher Madsen, Senior Planner for Sioux City, notes that the proposal now includes nuclear waste storage, which was not previously mentioned. He requests research on the process for establishing a storage facility

- o Bryan Bergeon (May 5, 2025) details the NRC's independent regulatory role, licensing process, and oversight of nuclear materials and waste, noting Iowa's Agreement State status.

5. **No Opinion (1 comment):**
  - o Diane Swoboda Peterson (Jan 6, 2025) provides no comments on the proposal.

### Key Issues:

- **Economic and Environmental Impacts:** Supporters emphasize jobs, growth, and clean energy; opponents and skeptics highlight risks (waste, malfunctions) and farmland loss.
- **Zoning and Land Use:** Suggestions include heavy industrial zoning, setbacks, and public input for zoning changes.
- **Regulation:** NRC's primary role is emphasized, with local zoning and federal alignment recommended.
- **Infrastructure and Preparedness:** Concerns include traffic, water use, and emergency response readiness (e.g., 911 Dispatch).

### Summaries of Comments by Date and Name

1. **July 26, 2024 – Casey Meinen**
  - o **Summary:** Casey forwarded the content to management officials.
2. **July 29, 2024 – Bob Scott**
  - o **Summary:** Bob Scott supports the construction of a nuclear plant south of town, citing its potential to boost the local economy due to construction activity. He also supports wind energy and solar farms. Scott notes that nuclear plants are highly regulated, suggesting minimal local regulatory burden.
3. **August 6, 2024 – Jerry Holder**
  - o **Summary:** Jerry Holder opposes any nuclear facilities in Woodbury County, citing the catastrophic risks associated with nuclear waste and malfunctions.
4. **August 7, 2024 – Wendi Hess**
  - o **Summary:** Wendi Hess, Communications Center Director, expresses concerns about the impact of a nuclear facility on the 911 Dispatch Center. She highlights the need for additional staff training and participation in emergency exercises, which would require increased budgetary allocations for overtime and training funds. She is unsure if specific certifications would be required for staff.
5. **July 26, 2025 – Mark Nabra**
  - o **Summary:** Mark Nabra, Woodbury County Engineer, provides preliminary thoughts on nuclear energy, reserving the right to add further comments later. His responses to Daniel Priestley's July 26, 2024 email are as follows:
    - **Appropriate Locations / Zoning District Designation(s):** Nabra suggests that nuclear facilities should be located in areas zoned for heavy
12. **March 20, 2025 – Patty Riesberg**
  - o **Summary:** Patty Riesberg, Bureau Chief for the Bureau of Radiological Health with Iowa HHS, clarifies the regulatory framework for nuclear energy and waste storage. She states that the Nuclear Regulatory Commission (NRC) regulates all commercial nuclear power and spent nuclear fuel in the U.S. through licensing, inspections, and enforcement. Iowa HHS coordinates with the NRC on other radioactive materials, but the Iowa DNR has no regulatory role in nuclear power plants or waste storage. She advises close coordination with the NRC for compliance.
13. **March 24, 2025 – Janet Krueger**
  - o **Summary:** Janet Krueger, along with Randy Krueger, strongly opposes nuclear-related activities, including waste disposal, in Woodbury County. They advocate for zoning ordinances to expressly prohibit such activities, requiring public input for any future proposals. They emphasize preventing nuclear activities unless explicitly approved through zoning changes.
14. **March 14, 2025 (Submitted April 1, 2025) – Craig Levine**
  - o **Summary:** Craig Levine, President of Northwest Iowa Building Trades, in a letter co-signed by multiple union representatives, supports rezoning industrial land to allow nuclear energy production, including small modular reactors. He highlights nuclear energy's reliability, low-carbon benefits, and potential to drive economic growth, create jobs, and support sustainable energy. The letter emphasizes aligning with forward-thinking policies and advocates for safe, responsible integration of nuclear facilities.
15. **April 1, 2025 – Rick Plathe**
  - o **Summary:** Rick Plathe, Business Manager of IBEW Local 231, submits a letter of support from Northwest Iowa Building Trades (authored by Craig Levine) endorsing the rezoning of industrial land for nuclear energy. He offers to address any questions or concerns, reinforcing the unions' collective support for the initiative.
16. **May 2, 2025 – Craig Anderson**
  - o **Summary:**
    - **Appropriate Locations / Zoning District Designation(s):** Implies nuclear facilities should avoid prime farmland, prioritizing agricultural land preservation.
    - **Impact Assessment:** Expresses concern about losing prime farmland, advocating for Iowa's land use to favor agriculture.
    - **Regulatory Framework:** Should focus on agriculture. Does not address specific regulations, focusing on land use policy.

- Summary:** Bryan Beergeon, Acting Region III Environmental Liaison Officer for the NRC, provides a detailed explanation of the NRC's role as a regulator of civilian nuclear materials, emphasizing its independence and focus on public health, safety, and security. He outlines the NRC's regulatory mission covering reactors, materials, and waste, and the complex, multiyear licensing process governed by federal laws and 10 CFR regulations. Beergeon clarifies that the NRC does not advocate for nuclear energy (unlike the Department of Energy) and regulates waste storage, including low-level and high-level waste. He notes Iowa's status as an Agreement State for certain nuclear materials and advises prospective applicants to engage with the NRC's licensing process.

**WASHINGTON COUNTY COUNCIL & CLERK'S OFFICE**  
1000 Highway 101, Suite 200  
Bend, Oregon 97701  
Phone: 503-325-2200  
Fax: 503-325-2201  
www.washingtoncounty.org

December 3, 2019

Dear Residents (Dear Mr/Ms/Mx):

The Washington County Council and Clerk's Office are pleased to offer you an opportunity to provide your input on the proposed 2020-2021 budget. We encourage you to provide your input on the proposed budget.

In order to provide you with the opportunity to provide your input on the proposed budget, we are holding a public hearing on the proposed budget. The public hearing will be held on December 10, 2019, at 7:00 p.m. at the Washington County Council Chamber, 1000 Highway 101, Suite 200, Bend, Oregon 97701.

**Agenda Items for the Public Hearing on the Proposed 2020-2021 Budget**

- Presentation of the proposed 2020-2021 budget by the Washington County Council
- Presentation of the proposed 2020-2021 budget by the Washington County Clerk's Office
- Presentation of the proposed 2020-2021 budget by the Washington County Auditor's Office
- Presentation of the proposed 2020-2021 budget by the Washington County Sheriff's Office
- Presentation of the proposed 2020-2021 budget by the Washington County Health Department
- Presentation of the proposed 2020-2021 budget by the Washington County Fire Department
- Presentation of the proposed 2020-2021 budget by the Washington County Police Department
- Presentation of the proposed 2020-2021 budget by the Washington County Jail

**Public Hearing**

- Presentation of the proposed 2020-2021 budget by the Washington County Council

**Agenda Items for the Public Hearing**

- Presentation of the proposed 2020-2021 budget by the Washington County Council
- Presentation of the proposed 2020-2021 budget by the Washington County Clerk's Office
- Presentation of the proposed 2020-2021 budget by the Washington County Auditor's Office
- Presentation of the proposed 2020-2021 budget by the Washington County Sheriff's Office
- Presentation of the proposed 2020-2021 budget by the Washington County Health Department
- Presentation of the proposed 2020-2021 budget by the Washington County Fire Department
- Presentation of the proposed 2020-2021 budget by the Washington County Police Department
- Presentation of the proposed 2020-2021 budget by the Washington County Jail

In addition to the public hearing, we are also holding a public hearing on the proposed budget. The public hearing will be held on December 10, 2019, at 7:00 p.m. at the Washington County Council Chamber, 1000 Highway 101, Suite 200, Bend, Oregon 97701.

The Washington County Council and Clerk's Office are pleased to offer you an opportunity to provide your input on the proposed budget. We encourage you to provide your input on the proposed budget.

The Washington County Council and Clerk's Office are pleased to offer you an opportunity to provide your input on the proposed budget. We encourage you to provide your input on the proposed budget.

The Washington County Council and Clerk's Office are pleased to offer you an opportunity to provide your input on the proposed budget. We encourage you to provide your input on the proposed budget.

**DR**  
David L. Ponder, Mayor  
Washington County

Sent again on January 3, 2025 as a follow-up reminder.

**PUBLIC COMMENTS**

**From:** Wendt Hiss  
**Sent:** Wednesday, August 7, 2024 9:22 AM  
**To:** Darrell Pridley  
**Subject:** RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

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

Dan: In regards to the 911 Dispatch Center- having this type of facility in our response area would potentially create a need for additional training for our staff members along with participating in regular exercises and training related to potential emergencies at the facility. For us that would become a budgetary item needing to add training funds to our annual budget for overtime, etc related to the additional training activity that would be necessary. I am not sure if there are any specific certifications that would be required by our staff.

Thanks,  
Wendt

Wendt Hiss  
Communications Center Director/Accreditation Manager  
Woodbury County Communications  
PO Box 647  
Sioux City, IA 51302  
Office: 712-279-6268  
whiss@sioux-city.gov

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August 2004  
Woodbury Co. Planning & Zoning  
I Would like To Say NO  
To Any Nuclear Reactor in  
Woodbury County Nuclear Waste  
And Refuse To Be Catechized.

Thank You  
Dwight Hinkle  
105 D Street  
Sergeant Bluff IA 50574

RECEIVED  
AUG 25 2004  
CITY OF SERGEANT BLUFF  
IOWA

From: Bob Scott  
Sent: Monday, July 26, 2004 9:44 AM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

I am all for a nuclear plant in the west south of town. I am also for wind energy and solar farms. The construction of a nuclear plant would be a boon to our local economy. Nuclear plants are so highly regulated that we should not have to do much safety.

From: Miles Bakke  
Sent: Friday, July 26, 2004 4:11 PM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag  
Flag Status

On:

I find this a great thought, but I reserve the opportunity to add to those comments at a later date. See my gratification thought in post.

Mark A. Natus, P.E.  
Woodbury County Engineer  
708 E. Franklin Road  
Huxley, IA 51903  
Phone: 712-473-3215 or 712-278-6444  
Fax: 712-473-3235  
Email: m-natus@woodburycountycoweb.org

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Dear David (re: Drafting of Regulatory Framework for Nuclear Energy):

Best Hails, July 30, 2013 12:35 PM

To: David Hensley <dhensley@midamericannuclear.com>

Subject: Comments Requested: Nuclear Energy in Woodbury County, Iowa

Best Hails,

Dear Woodbury County Board (re: draft):

The Woodbury County Zoning Commission has been tasked to explore the addition of nuclear energy including modern nuclear technology as a potential land use to the Woodbury County Zoning Ordinance.

Currently, we are requesting your insights, perspective, and input on the matter. Your participation will play a crucial role in shaping the future zoning regulations pertaining to the potential siting of nuclear energy plants in our community. Specifically, we are seeking your comments and recommendations regarding the following aspect:

**Appropriate Locations / Zoning District Designations:**

- Where do you believe nuclear energy facilities, including modular nuclear reactors, could be appropriately sited within the unincorporated areas of Woodbury County? Where the General, Unincorporated zoning areas are the best for these facilities with the exception of allowing such a facility to be located within a city's or town's jurisdictional limits. Community guidelines could either set their own power generation rules to be applied into the local area from their own jurisdiction to that less strict jurisdiction limits. When we look at Figure 4A, we had in a community with its own electric generation capacity. I don't see the county ordinance should interfere with community's efforts to be energy self-sufficient.

**Other Considerations:**

- Which zoning districts do you think would be most suitable for accommodating nuclear energy facilities (General Industrial, Agriculture Preservation, etc.)? Do you have any concerns or suggestions regarding the zoning districts in the listed areas?
- Are there any specific considerations or criteria that should be prioritized in these areas? Do you identify needs to be a priority for the project to facilitate or reduce any concerns? I am not sure what this boils to as in the new today, but feel it should be noted as the community development is needed to be considered. Additional information may be needed for the community to be able to handle the distance from water or waterborne transportation facilities, and distance characteristics, effects from highways and public properties.

**Impact Assessment:**

- What potential impacts (economic, environmental, social) do you foresee with the introduction of nuclear energy facilities in the county? How likely is there to be any negative impacts on the county? I don't see a downside in allowing nuclear energy to be sited within the county. It will also protect the population of the county or local areas will be a huge reason for such by setting in the county nuclear energy generation.

**Regulatory Framework:**

- Are there any specific regulatory frameworks or best practices that you are particularly familiar with when it comes to siting nuclear energy facilities? How can we ensure that the regulatory framework is robust enough to address the unique challenges associated with nuclear energy production? The final approval is the whole process and, as should be sufficient, for nuclear plant construction in some locations have been taken into the local for energy plant construction.

Very truly yours,

Malinda, Casey (MidAmericannuclear.com)  
Hensley, July 30, 2013 1:53 PM

To: David Hensley

Subject: RE: [MIDAMERICAN] Comments Requested: Nuclear Energy in Woodbury County, Iowa

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David,

I have forwarded this to company Management for their input.

Have a great weekend.

Casey Meinen  
Lead, Electric Distribution Engineering  
Casey.meinen@midamericannuclear.com  
Phone: (712) 233-4831  
MIDAMERICAN  
ELECTRIC CORPORATION

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From: Rob Scott  
Sent: Wednesday, December 4, 2024 4:04 PM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag: Follow up  
Flag Status: Flagged

I am speaking for myself but I am in favor of a small nuclear plant in the area around Neal power plants. I think the investment and the long-term effect on rates is worth the risk for those low level-type plants. And I have a question I was annexed into the city your zoning laws regarding solar farms cannot apply to land in the city can they?

From: Rob Scott  
Sent: Friday, January 5, 2025 10:47 AM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag: Follow up  
Flag Status: Flagged

Not that the county will care what my opinion is but I would be supportive of a small nuclear plant.

From: Diane Swoboda Peterson  
Sent: Monday, January 6, 2025 5:12 AM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

Follow Up Flag: Follow up  
Flag Status: Flagged

No comments

Diane Swoboda Peterson  
Woodbury County Board of Supervisors/Recorder/County  
920 Douglas Street/Room 109  
Sioux City, Iowa 51101  
(712) 274-0229

From: Kyle Grise  
Sent: Thursday, January 16, 2025 3:03 PM  
To: Daniel Priestley  
Subject: RE: Comments Requested Nuclear Energy in Woodbury County, Iowa

I fully support Nuclear Energy in Woodbury County and would feel quite safe with a modern reactor next door.

Items that come to mind:

- Safe storage for permanent security
- Returning land to previous state after future decommissioning
- Possible collocation with industries for use of low cost nuclear waste heat (fertilizer production for example)
- Grid resilience/redundancy via distributed locations near and often providing baseload power
- If a lower cost power fuel is obtainable, there is a potential for economic development

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From: Ian Bauer - ijbauer57@hotmail.com  
Sent: Thursday, February 6, 2025 10:41 PM  
To: Daniel Priestley  
Subject: Nuclear energy in Woodbury county.

Follow Up Flag: Follow up  
Flag Status: Flagged

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I believe nuclear energy would be very beneficial to our county. I worked at port nual for 26 years. I believe coal-fired plants are second only to nuclear plants. The wind mills and solar only makes bread crumbs when the sun doesn't shine. The wind doesn't always blow and the sun doesn't always shine (especially at night). I believe it would be more economical than either and the landscape wouldn't be cluttered with old wind mills or solar panels. Ken linear, mayor of Gracelandville.

From: Christopher Muehlen  
Sent: Thursday, March 6, 2025 3:09 PM  
To: Daniel Priestley  
Subject: RE: Nuclear Energy Public Hearing Notice - March 24, 2025: Nuclear Energy and Waste Storage Ordinance Amendments - Your Input Needed

Follow Up Flag: Follow up  
Flag Status: Flagged

Good afternoon Dan,  
It appears this has been updated to include nuclear waste storage which was not in the last email notice. Have you done any research on the process needed for a storage facility and other entities that would review (such as IDNR)?  
If so would you send that over for us to look at?

Thanked

Chris R. Hulsman, AICP, CPM  
Senior Planner  
City of Sioux City  
Phone: 712.279.3241  
Email: cmuehlen@sioux-city.org  
405 5th Street, Box 447  
Sioux City, IA 51103

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Daniel Priestley

From: Reising, Patty (HHS) <patty.reising@hhs.iowa.gov>  
Sent: Thursday, March 20, 2025 1:09 PM  
To: Daniel Priestley  
Subject: Request for Nuclear Energy and Storage

Follow Up Flag: Follow up  
Flag Status: Flagged

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Daniel,

Good afternoon. I am the Bureau Chief for the Bureau of Radiological Health with Iowa HHS. I received your inquiry below, forwarded from one of my team members, Stuart Jordan. I've included a response below to your question stated in the second paragraph. If you have any further questions, please feel free to reach out to me. Thank you.

Question: One of the questions I received from a stakeholder is how does the State of Iowa, including the Iowa DNR regulate both nuclear power plants, and the storage of nuclear waste?

All commercial nuclear power in the United States, which includes spent nuclear fuel, is regulated by the Nuclear Regulatory Commission (NRC) through a combination of regulatory requirements, licensing, inspections and enforcement activities.

Considerations for nuclear energy facilities and nuclear waste storage should involve close coordination with the NRC to ensure regulatory compliance. Iowa HHS works closely with NRC to regulate all other radioactive materials in the state of Iowa.

Iowa DNR does not play a regulatory role for nuclear power plants or the storage of waste.

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Daniel Priestley

From: Janet Krueger <jkrueger@sioux-city.org>  
Sent: Monday, March 24, 2025 12:47 PM  
To: Daniel Priestley  
Subject: Comments for public hearing on nuclear zoning

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Re: Public hearing on zoning for nuclear-related items - comments

Mr. Priestley,

We believe ALL levels of zoning in Woodbury County should EXPLICITLY PROHIBIT any nuclear-related activities (including nuclear waste disposal). That way, if any entity wants to perform nuclear-related activities in the county, they would need to propose zoning changes that allow the public to weigh in on a particular usage. We do NOT want nuclear-related activities to "slip in" before they are expressly prohibited in our zoning ordinances.

Sincerely,

Janet Krueger  
Randy Krueger  
4302 Bradford Lane  
Sioux City, IA 51106

Sent from my iPhone

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**Daniel Priestley**

**From:** Rick Plathe <rplathe@ibew231.com>  
**Sent:** Tuesday, April 1, 2025 10:27 AM  
**To:** Daniel Priestley  
**Subject:** Support Letter Northwest Iowa Building Trades  
**Attachments:** NWBA Building Trades Zoning Letter.docx  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from OUTSIDE of the organization. Please verify the sender and its content. If the message contains any attachments, links, or includes information in this person's key field, be sure they claim, if you are asked for your username and password, please call WCCG and DO NOT ENTER any data.

Dear  
Please see the attached letter of support from all Unions affiliated with Northwest Iowa Building Trades for the rezoning of industrial land in Woodbury County to add Nuclear language. Please reach out to me if you have any questions or concerns.  
Thanks  
Rick Plathe

Business Manager  
IBEW Local 231  
5001 Harbor Drive  
Sioux City, Ia 51111  
(712) 256-8138

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Craig Levine President  
712-262-3100 clevine@ibew231.com  
Spencer Yockey Vice President  
712-284-4365 spencer@ioca234.org  
Jose Montes Recording Secretary  
712-420-7680 jmontes@iowaca21.com

Craig Levine - President  
PO Box 1051  
Sioux City, IA, 51101  
clevine@ibew231.com  
(712) 202-3100

March 14, 2025

**Dan Priestley**  
Zoning Coordinator  
Office of Community & Economic Development  
6230 Douglas St. Floor 6  
Sioux City, IA 51101

Dear Sioux City Zoning Commission,

I hope this letter finds you well. I am writing to show our support for an important initiative in our community – the rezoning of industrial space to allow for nuclear energy production. As energy demands continue to rise and the need for a cleaner, more sustainable source of power becomes increasingly urgent, it is essential that we explore all viable options for securing our energy future. Nuclear energy, with its proven track record of providing reliable, low-carbon electricity, is a critical component of this transition.

Currently, many industrial areas are underutilized, and repurposing these spaces for nuclear energy production, including small modular reactors, presents an opportunity to drive economic growth, create jobs, and contribute to a greener energy portfolio in Woodbury County. By rezoning these areas, we can ensure that nuclear energy can be integrated into our community in a safe, environmentally responsible manner.

The benefits of nuclear energy extend far beyond just providing a reliable energy source. It can help us reduce our carbon footprint and mitigate the impacts of climate change, all while strengthening local economies through job creation, technological innovation, and new infrastructure development. Furthermore, by supporting this initiative, we would be aligning ourselves with forward-thinking policies that prioritize sustainable energy solutions for future generations.

We believe that our organization's influence and commitment to [community/environmental issues/sustainable growth/innovation] would be a powerful voice in advocating for this rezoning.

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initiative. With your support, we can help ensure that the benefits of nuclear energy are realized while addressing our community's needs for economic development, energy security, and environmental responsibility.

I kindly ask for you to record our endorsement of this effort and would be happy to discuss the details further at your convenience. Together, we can take meaningful steps toward a cleaner, more sustainable energy future for our community.

Thank you for your time and consideration. I look forward to the possibility of working together to make this initiative a reality.

Sincerely,  
Craig Levine - President, Northwest Iowa Building Trades

Rick Plathe - Business Manager, IBEW Local 231

Jose Montes - Business Representative, Iron Workers Local 21

John Hanson - Business Manager, Heat and Frost Insulators Local 39

Dean Braden - Organizer, Plumber and Steamfitters UA Local 33

Spencer Yockey - Business Representative, Operating Engineers Local 234

Terry Victor - Business Representative, SMART local 3

Bob Briley - Business Manager, Bricklayers Local 3

Tom Dye - Vice President, Boilermakers Local 83

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**Daniel Priestley**

**From:** Craig Levine <clevine@ibew231.com>  
**Sent:** Friday, May 2, 2025 2:14 PM  
**To:** Daniel Priestley  
**Subject:** Re: Comments Requested Nuclear Energy Facilities and Nuclear Waste Storage  
**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**CAUTION:** This email originated from OUTSIDE of the organization. Please verify the sender and its content. If the message contains any attachments, links, or includes information in this person's key field, be sure they claim, if you are asked for your username and password, please call WCCG and DO NOT ENTER any data.

From: Daniel Priestley <dpriest@woodburycountyiowa.gov>

Sent: Friday, May 2, 2025 11:09 PM

To: Daniel Priestley <dpriest@woodburycountyiowa.gov>

Subject: Comments Requested Nuclear Energy Facilities and Nuclear Waste Storage

Dear Woodbury County Stakeholders,  
The Woodbury County Zoning Commission is continuing its review of nuclear energy facilities and nuclear waste storage, considering the potential addition of these uses to the Woodbury County Zoning Ordinance as conditional uses, specifically in areas zoned as General Industrial (G1) (see map below). The next public hearing will be on Wednesday, May 28 at 6:00 PM in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa.

We value your continued input as we evaluate nuclear energy facilities and nuclear waste storage (see draft definition below). To help us better understand your perspectives and concerns, we kindly request your feedback by responding to the following questions on or before Friday, May 23, 2025 before 10:00 AM CDT.

1. What specific concerns, if any, do you have regarding the safety of nuclear energy facilities or nuclear waste storage in the unincorporated areas of Woodbury County, and how do you believe those concerns could be addressed through the ordinance, use process? While I believe the nuclear energy and nuclear waste facilities are safe when built to high standards, it is a very serious situation. It is very much "to not let my backyard be theirs." I am not sure that the fact, as it is, is a good idea. I think the thought of a nuclear energy mishap would have a negative effect on residential and commercial enterprises.

2. What potential impacts, positive or negative, do you foresee on surrounding agricultural, residential, or commercial areas if nuclear facilities and nuclear waste storage are permitted in the G1 Zoning District? The positive impacts are economic; it will provide clean energy and jobs. The negative, the use seems to be the neighbor. Safety issues are high on the list of negatives. Even in the G1 district, I think most of the agricultural, residential, and commercial neighbors would rather have something else. The thought of a nuclear energy mishap would have a negative effect on residential and commercial enterprises.

3. How do you view the balance between energy solutions and preserving Woodbury County's agricultural and environmental priorities? Are there specific safeguards you would recommend to

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June 19, 2025

Jerry & Vernell Steffen  
Co-Trustees of Steffen Revocable Trust  
1528 Jewell Ave.  
Merville, IA 51039

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

RE: 2025 Conditional Use Permit Request for Parcel #884606100002.  
For Rent Properties, LLC, Applicant: Kevin Heiss.

Dear Mr. Priestley:

We have reviewed the Conditional Use Permit Application. Jerry & Vernell Steffen Trust has no issues with this request.

Thanks for the Notice.

  
JERRY E. STEFFEN, PE



## EXECUTIVE SUMMARY

### Overview

The applicant seeks a Conditional Use Permit (CUP) for an LED billboard in the General Commercial (GC) Zoning District along Highway 20, Woodbury County. The proposal can comply with the Woodbury County Zoning Ordinance and Comprehensive Plan, by meeting the six criteria and two additional considerations for conditional use approval. On July 7, 2025, the Board of Adjustment considered the CUP application. During the public hearing, the applicant and staff presented information, while members of the public, including Dana Neal and Jeremy Boatman, expressed concerns about the potential lighting impact of the billboard on their properties. After deliberating on the applicant's compliance with regulations and the concerns raised by neighbors, the Board weighed options to approve, table, or deny the application. Ultimately, the Board voted unanimously to table the application, allowing the applicant to explore alternative locations within the same parcel and file a variance application to reduce setbacks from existing billboards and the AE Zoning District. This decision aimed to balance the applicant's needs with neighbor concerns about lighting, while maintaining due process and avoiding excessive delays. The agenda item is being returned to the Zoning Commission for their July 28, 2025 meeting as a courtesy, allowing them to additionally review the updated conditional use and review the proposed locations as requested in the applicant's variance application. A subsequent public hearing before the Board of Adjustment is scheduled for August 4, 2025, at their 5:00 p.m. meeting, where the application will be reconsidered in light of any additional information or recommendations received from the Zoning Commission.

### Criteria Analysis

1. **Authorization in Zoning District:** The billboard is a permitted conditional use in the GC Zoning District, adhering to spacing (1,000 feet from other billboards and AE zones), setback, and structural standards. However, the proposed locations 2 and 3 would require the execution of a variance by the Board of Adjustment.
2. **Harmony with Ordinance and General Plan:** The billboard aligns with the county's commercial development goals along Highway 20, supporting economic growth and maintaining land use compatibility.
3. **Adverse Effects:** The billboard, set back from the highway and 1,000 feet from other billboards/AE zones, poses minimal impact on traffic, parking, utilities, or neighborhood character. Minimal electrical service is required, and LED lighting glare mitigation is recommended. The alternative locations likely mitigate concerns as referenced by the neighbors.
4. **Compatibility with Neighborhood:** The two-sided billboard's design and placement match the commercial corridor's character, with a standard 14' x 48' size and no interference with adjacent properties or future development. Floodplain requirements will be met through administrative processes.
5. **Public Facilities and Services:** The billboard requires only minimal electrical service, and no water, sewer, or public access, ensuring adequate infrastructure support.
6. **Natural, Scenic, or Historic Features:** The cleared parcel has no significant features, and minimal ground disturbance ensures limited environmental impact. Floodplain compliance can be addressed administratively.

### Additional Considerations

1. **Public Interest:** The billboard supports local business advertising, enhancing economic activity along Highway 20 without detracting from neighborhood welfare.
2. **Minimizing Adverse Effects:** The site plan includes setbacks, spacing, and minimal landscape disturbance reduce impacts. Additional screening is unnecessary due to the commercial context, though lighting glare should be considered.

### Additional Notes

The ordinance does not prohibit V-shaped or multi-faced billboards, consistent with other sign regulations. Conditions on billboard design could be addressed during the CUP process.

### Recommendation

Contingent upon information obtained and carefully evaluated from the public following the Board of Adjustment public hearing, the application appears that it could be approved including at any of the proposed locations as per the variance if the board finds that a variance is applicable. The proposal appears to align with zoning requirements with the exception of locations 2 and 3 which require a variance. This project could be construed to support public interest through advertising economic benefits.

The following includes the draft minutes from the Board of Adjustment's July 7, 2025, public hearing on the matter.

## Minutes - Woodbury County Board of Adjustment – July 7, 2025

The Board of Adjustment convened on the 7th day of July 2025 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

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### Meeting Audio:

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

- County Website Link:
    - o [https://www.woodburycountyiowa.gov/committees/board\\_of\\_adjustment/](https://www.woodburycountyiowa.gov/committees/board_of_adjustment/)
  - YouTube Direct Link:
    - o <https://www.youtube.com/watch?v=Zfp8l6UUPus>
- 

BA Members Present:

Daniel Hair, Doyle Turner, Pam Clark, Tom Thiesen

County Staff Present:

Dan Priestley, Dawn Norton

Public Present:

Jason Reynoldson, Kevin Heiss, Slater Ohm, Kevin Morton, Doug Rush, Sheila Alioth, Jeremy Boatman, Jim Sykes, Adam Boeve, Jenette Frey, Dana Neal (on phone)

### 1. Call to Order

- Time: 5:00 PM
- Action: Chair Daniel Hair called the meeting to order, noting the absence of board member Larry Fillipi.
- Details: The meeting was audio-recorded, and minutes were to be prepared. Attendees were asked to silence cell phones and complete the attendance sheet. Chair Hair reviewed the board's procedures, including the handling of public hearings, staff reports, applicant presentations, public comments, and board deliberations. He outlined the process for motions, votes, and appeals, emphasizing respectfulness and the avoidance of repetitious comments.

### 2. Public Comment on Matters Not on the Agenda

- Action: Chair Hair opened the floor for public comments on non-agenda items.
- Outcome: No public comments were received.

### 3. Approval of Previous Meeting Minutes

- Agenda Item: Approval of the minutes from the June 2, 2025, meeting.
- Action:
  - o Motion: Pam Clark moved to approve the minutes.
  - o Second: Tom Thiesen seconded the motion.
  - o Vote: Unanimous approval (all present voted "I").
- Outcome: The minutes were approved as presented.

### 4. Public Hearing: Conditional Use Permit Application from Morningside University

- Agenda Item: Consideration of a conditional use permit application from Morningside University to construct and operate a baseball stadium on parcel #88471430000005, located along County Home Road, Buchanan Avenue, and Old Highway 141.
- Public Hearing Opened:
  - o Time: Approximately 5:05 PM
  - o Action: Chair Hair opened the public hearing.
- Staff Report:
  - o Presenter: Dan Priestley, Zoning Coordinator
  - o Details: Priestley noted this was a continuation of the June 2, 2025, public hearing. Public notices complied with requirements. Concerns from the previous meeting included traffic management, infrastructure, noise control, lighting mitigation, parking, dust control, and operational restrictions. Morningside University submitted additional information to address these issues.
- Applicant Presentation:



- Presenter: Jason Reynoldson, Assistant Vice President for Facilities, Morningside University
  - Key Points:
    - Traffic Control: Student workers will direct traffic. A traffic impact study was initiated with the Iowa DOT to assess needs for turn lanes or speed limit reductions, in consultation with County Engineer Laura Sievers.
    - Dust Control: The site is surrounded by asphalt and concrete, minimizing dust. Calcium chloride can be applied to adjacent gravel roads if needed.
    - Lighting Mitigation: LED lights with shutters will reduce light pollution to approximately 3% at 20 feet from poles. Wall packs with similar properties will be used for buildings.
    - Noise Control: Sound systems will be programmed to a 55-60 decibel limit, with a 10:00 PM curfew enforced by automatic shutoff.
    - Parking: Parking will be along Buchanan Avenue and County Home Road, with potential overflow on Sheriff's Department property if approved.
    - Other: The facility will use well and septic systems. Snow removal will be managed by Morningside's maintenance team, with roads handled by Woodbury County.
  - Public Comments:
    - Doug Rush (1710 County Home Road): Raised concerns about snow drift due to the proposed fence and inquired about sewer/water connections. Reynoldson clarified the use of well and septic systems and snow removal plans.
    - Laura Sievers (County Engineer): Confirmed the traffic study process, noting that Morningside's compliance with DOT requirements would ensure safe access.
  - Board Questions and Discussion:
    - Board members asked about the closest residence (approximately 500 feet away), traffic study timeline (not yet finalized), and snow drift impacts. Sievers noted that an open fence would likely not significantly affect snow drift, and county roads would be prioritized for clearing.
  - Public Hearing Closed:
    - Motion: Doyle Turner moved to close the public hearing.
    - Second: Pam Clark seconded the motion.
    - Vote: Unanimous approval (all present voted "I").
  - Board Deliberation:
    - Key Issues: The lack of a finalized traffic study raised concerns about public safety and potential infrastructure changes (e.g., turn lanes, right-of-way adjustments). The 35-day decision timeline under the zoning ordinance limited options.
    - Options Considered:
      - Approve with conditions tied to the traffic study.
      - Deny with a waiver of the one-year reapplication rule to allow resubmission with the study.
    - Concerns: Approving with conditions risked uncertainty if the study required significant changes. Denying with a waiver was seen as a cleaner approach, allowing Morningside to resubmit with complete information.
  - Decision:
    - Motion: Doyle Turner moved to deny the conditional use permit due to the lack of a finalized traffic study ensuring public safety on and around Old Highway 141, while waiving the one-year reapplication rule to allow Morningside College to reapply with new information.
    - Second: Tom Thiesen seconded the motion.
    - Vote: Unanimous approval (all present voted "I").
  - Outcome: The permit was denied, but Morningside was permitted to reapply without the one-year restriction.
5. Public Hearing: Conditional Use Permit Application from Rent Properties
- Agenda Item: Consideration of a conditional use permit application from Rent Properties (Kevin Heiss) to construct and operate a 14x48 LED billboard for off-premise advertising on parcel #88461000000002, along Highway 20 east of Charles Avenue.

- **Public Hearing Opened:**
  - Action: Chair Hair opened the public hearing.
- **Staff Report:**
  - Presenter: Dan Priestley
  - Details: The billboard is proposed in a general commercial zoning district, where off-premise signs require a conditional use permit. The application complies with setback requirements (1,000 feet from other billboards and agricultural estates zoning districts). The Zoning Commission recommended exploring reduced setback requirements.
- **Applicant Presentation:**
  - Presenters: Kevin Heiss and Slater Ohm
  - Key Points:
    - The billboard is a V-shaped LED sign, facing Highway 20, with no lighting on the back.
    - A lighting study confirmed minimal light leakage (0.01 foot-candle at Dana Neal's property, over 1,000 feet away).
    - Moving the billboard 200 feet north would reduce light impact further but requires a variance due to setback rules.
    - The applicants prefer approval at the current location but are open to seeking a variance to move it north or across the creek.
  - Action:
    - Motion: Doyle Turner moved to receive the lighting study into the record. (See appendix)
    - Second: Pam Clark seconded the motion.
    - Vote: Unanimous approval (all present voted "I").
- **Public Comments:**
  - Dana Neal (on phone, 1774 162nd Street): Expressed concerns about light impacting his elevated home, suggesting the study's ground-level readings may not reflect his experience. Preferred moving the billboard north or across the creek.
  - Jeremy Boatman (1762 162nd Street): Echoed lighting concerns, noting his home's proximity and patio use. Suggested moving the billboard across the creek to affect fewer residences.
- **Board Questions and Discussion:**
  - The board explored moving the billboard north (requiring a variance) or across the creek.
  - Concerns were raised about due process if the location changed significantly, as notified neighbors might differ.
  - The board considered tabling the decision to allow a variance application for alternative locations within the same parcel.
- **Public Hearing Closed:**
  - Motion: Pam Clark moved to close the public hearing.
  - Second: Doyle Turner seconded the motion.
  - Vote: Unanimous approval (all present voted "I").
- **Board Deliberation:**
  - Key Issues: Balancing applicant compliance with neighbor concerns about lighting. The potential variance for a northern or eastern location was appealing but required further process.
  - Options Considered:
    - Approve as presented.
    - Table to allow a variance application for alternative locations.
    - Deny with a reset for a new location.
  - Decision Rationale: Tabling was chosen to maintain due process while addressing neighbor concerns, allowing time for a variance application without jeopardizing the applicant's timeline excessively.
- **Decision:**
  - Motion: Doyle Turner moved to table the application to explore different locations within the parcel.
  - Second: Pam Clark seconded the motion.

- Vote: Unanimous approval (all present voted “I”).
  - Outcome: The application was tabled, with the applicant encouraged to file a variance application.
6. Public Hearing: Variance Application from Kevin Morton
- Agenda Item: Consideration of a variance application from Kevin Morton (108 Bigalow Park Road, Salix) to reduce the required 10-foot setback between structures to 4 feet for a garage on parcel #874733376005.
  - Public Hearing Opened:
    - Action: Chair Hair opened the public hearing.
  - Staff Report:
    - Presenter: Dan Priestley
    - Details: The variance would allow a functional garage with a pass-through driveway, maintaining compliance with well, septic, and property line requirements. A neighbor's letter of support was included. Staff recommended approval based on practical difficulty and recent legislation.
  - Applicant Presentation:
    - Presenter: Kevin Morton
    - Key Points:
      - The garage would provide storage for a motorcycle, four-wheeler, and lawnmower, currently kept outside.
      - A surveyor confirmed the garage would be approximately 5 feet 9 inches from the property line, exceeding the 3-foot side yard setback.
      - The 4-foot setback allows for a larger garage, enhancing property value and access.
  - Public Comments: None received. A neighbor's letter of support was noted.
  - Board Questions and Discussion:
    - The board clarified the garage's access via a pass-through driveway and confirmed no structural issues with the existing house.
  - Public Hearing Closed:
    - Motion: Pam Clark moved to close the public hearing.
    - Second: Doyle Turner seconded the motion.
    - Vote: Unanimous approval (all present voted “I”).
  - Board Deliberation:
    - The application was deemed straightforward, meeting all criteria with no opposition.
  - Decision:
    - Motion: Pam Clark moved to approve the variance to reduce the setback from 10 feet to 4 feet for the construction of the proposed garage.
    - Second: Doyle Turner seconded the motion.
    - Vote: Unanimous approval (all present voted “I”).
  - Outcome: The variance was approved as presented.
7. Public Comment on Matters Not on the Agenda
- Action: Chair Hair opened the floor for additional public comments.
  - Outcome: No comments were received.
8. Staff Update
- Presenter: Dan Priestley
  - Details: No updates were provided, with Priestley noting he would communicate any developments via email.

9. Board Member Comment or Inquiry

- Outcome: No comments or inquiries were raised by board members.

10. Adjournment

- Action:
  - Motion: Pam Clark moved to adjourn the meeting.
  - Second: Doyle Turner seconded the motion.
  - Vote: Unanimous approval (all present voted "I").
- Outcome: The meeting was adjourned at 7:41 PM



## APPENDIX



DAKTRONICS.COM

201 Daktronics Drive PO Box 5128  
Brookings, South Dakota 57006-5128  
T 800-325-8766 605-692-0200 F 605-697-4700  
signagelegislation@daktronics.com

7/7/2025

### Re: Lighting Analysis for Daktronics Digital Display

The attached lighting analysis pertains to the digital display manufactured by Daktronics, Inc., and proposed for installation at 42.474223, -96.251723. The following is an explanation of the analysis:

1. Units of Measurement. A foot-candle (or foot-candle, fc, lm/ft<sup>2</sup>, or ft-c) is a measurement of light intensity. One foot-candle is defined as enough light to saturate a one-foot square with one lumen of light. For example, where the display illuminates at 0.01, it has a light intensity of approximately 1% of a single wax candle as viewed from 1 foot away.
2. Assumptions. The accompanying graph depicts illumination levels in foot candles that the display will produce based on nighttime running levels measured at a height of 34 feet. The measurements assume *total darkness* with regards to the surrounding light and an *all-white content* on the display. These assumptions provide for the worst-case scenario, not the more likely application.
3. Practical Application. Typical content runs at 25-35% of the brightness of all-white content, therefore, the actual levels of illumination will nearly always be markedly lower than that shown in the graph.
4. Ambient Light Effects. The presence of ambient light producing elements at night including, but not limited to, roadway and traffic lighting, commercial lighting from nearby commercial properties, the moon, etc., will further diminish the impact of the light output from the display in question.
5. Display Features. The display is equipped so as not to exceed 0.3 foot candles above ambient light as measured from the appropriate distance. This standard is based on the acceptable standards for outdoor illumination from the Illuminating Engineering Society of North America, and has been implemented in the numerous states and municipalities throughout the U.S.
6. Automatic Dimming Technology. The perceived brightness of an electronic message center is dependent on a variety of factors. Ambient light conditions play the largest role in affecting the brightness of the display.

A digital billboard communicates its messages by emitting light. It therefore must not be too dim, since it couldn't be distinguished in sunlight; nor should it be too bright, as the image will be distorted and difficult to read. The sign must adjust its brightness over the course of the day. Today's signs can dim from 100% during a bright sunny afternoon, to around 4% (depending on manufacturer and model) during the darkest night. That means the sign is only 4% (if Billboard) as bright at night as during the daytime. During the course of the day, the sign will periodically adjust its brightness levels to ensure it is operating appropriately.



[DAKTRONICS.COM](http://DAKTRONICS.COM)

201 Daktronics Drive PO Box 5128  
Brookings, South Dakota 57006-5128  
T 800-325-8766 F 605-692-0200  
signagelegislation@daktronics.com

This adjustment is possible because of the photocell/light sensor. This display comes equipped with a light sensor, which detects the ambient light level, and adjusts the sign's brightness accordingly. There are up to two hundred fifty-six levels of dimming available.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Clites', with a long horizontal flourish extending to the right.

Jennifer Clites  
Signage Legislation  
(605) 692-0200





Values expressed are specific to Daktronics product only

DB-14x48  
Riverside Technologies Inc  
42.474223, -96.251723

Date: 7/2/2025  
Prepared by: Eric Johnson



-Display at 3% of Maximum Daytime Brightness(8,500)  
-Calculations take into account an overall Billboard height of 34'  
-Any rise or fall in elevation or physical blockage is not shown in calculations

\*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).



## ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Permits are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.

### APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

The proposed conditional use is the installation and operation of a 14-foot by 48-foot off-premise, double-sided LED billboard. The structure will be used for digital advertising visible from Highway 20, providing marketing opportunities for local businesses and services. The billboard will be constructed to meet county ordinance requirements, including setback and spacing standards, and will utilize minimal power with downward-facing LED lighting to reduce glare and light pollution. The sign will be programmed for appropriate content display duration as per county guidelines and located on privately owned commercial-zoned land.

### MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OF IMPROVEMENT, PROVIDED BY ATTACHMENT

Sign Locations Approx.

Tuesday, June 24, 2025 9:20 AM



SEE REVISED MAPPING INCLUDED IN THE VARIANCE SECTION BELOW

### PROPOSED LOCATIONS 2, 3, AND 1 RELATIVE TO THE GENERAL FLOODPLAIN. (NOT SCIENTIFIC)



**CRITERIA 1:** The conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).

#### APPLICANT RESPONSE:

The LED board is an authorized conditional use in the General Commercial (GC) Zoning District, as per the Woodbury County Zoning Ordinance. This parcel is zoned GC, and the proposed billboard conforms to the standards and permitted conditional uses within this zoning classification and certain commercial districts. This parcel is located on Highway 20 and adjacent to other parcels with an existing billboard across the road. The application follows the required spacing standards, setbacks, and structure regulations as seen in county ordinance. We plan to stay 1000ft from the original billboard as well as 1000ft from the AE zone that is to the Northwest of the property.

#### STAFF ANALYSIS:

The Woodbury County Zoning Ordinance (Sec. 5.02.8) permits off-premise signs, such as billboards, as conditional uses in the GC Zoning District, subject to specific standards. The applicant's assertion that the billboard meets spacing (1,000 feet from other billboards and AE zones), setbacks, and structural requirements aligns with ordinance standards as the site plan appears to include these distances.



The site plan appears to indicate that the billboard maintained 1,000-foot spacing from other billboards and AE zones. The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment.

**CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

This project aligns with the county's future land use goals by placing signage along a major highway corridor, which supports local economic development while preserving compatibility with land use. This parcel is currently zoned General Commercial (GC), and the proposed use aligns with its current zoning designation and intended commercial development along Highway 20.

**STAFF ANALYSIS:**

The Woodbury County General Plan encourages commercial development along major corridors like Highway 20 to foster economic growth while preserving land use compatibility. The GC Zoning District is intended for commercial activities, and the proposed billboard aligns with this purpose by providing advertising opportunities that support local businesses. The site's location along Highway 20, a high-traffic corridor, is consistent with the plan's emphasis on visible commercial development. The applicant's response adequately demonstrates harmony with the ordinance and general plan, as the use complements the commercial character of the area without conflicting with land use objectives.

([https://www.woodburycountyiowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf))

**CRITERIA 3: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

The billboard is setback over 280 feet from the highway and more than 1,000 feet from any other billboard or AE-zoned lot, as shown in the attached site plan. Its placement makes sure that visibility, traffic safety, and neighborhood character are not negatively impacted. There will be no parking, public access, or utilities required on-site beyond minimal electrical service for the LED lighting, further minimizing disruption to the surrounding properties.

**STAFF ANALYSIS:**

The site plan appears to confirm the billboard's setback from Highway 20, which exceeds the setback requirement of 50 FT from the right-of-way line. The 1,000-foot spacing from other billboards and AE zones complies with ordinance standards, reducing visual clutter and potential land use conflicts. The lack of parking or public access eliminates concerns about traffic or parking impacts. The minimal electrical service requirement poses little strain on utility infrastructure. The billboard's placement in a commercially zoned area with existing billboards nearby suggests it will not alter the neighborhood's character. The LED lighting should include measures to reduce or avoid glare, but the applicant's response indicates no significant adverse effects, satisfying this criterion. The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment.

**CRITERIA 4: The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

The parcel is around other large agricultural and commercial parcels, including an existing billboard to the east. The design, scale, and orientation of the sign match the existing conditions. Its placement maintains visual and operational consistency with surrounding development and does not hurt future use or development of adjacent land.

**STAFF ANALYSIS:**

The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment. The parcel is in a commercially zoned area along Highway 20, adjacent to agricultural and commercial properties. The presence of an existing billboard nearby supports the applicant's claim that the proposed billboard is consistent with the area's visual and operational character. The 14' x 48' size is standard for off-premise signs and does not appear disproportionate to the surroundings. The billboard's placement avoids encroachment on adjacent properties, and its minimal footprint ensures no interference with future development. The response demonstrates compatibility with the neighborhood, meeting this criterion. The property is within the floodplain but the applicant can satisfy the floodplain requirements through the administrative process by not placing the sign within the floodway and following the floodplain development permitting process through the county zoning department.

**CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

The billboard will require no water, sewer, or public access. Minimal electrical service for LED lighting will be installed per code and utility provider standards. As such, existing infrastructure is more than adequate for the proposed use.

**STAFF ANALYSIS:**

The proposed use has negligible demands on public infrastructure, requiring only electrical service for LED lighting. The applicant's commitment to install this service per code ensures compliance with utility standards. The absence of water, sewer, or access needs

eliminates concerns about infrastructure capacity. There appears to be no physical constraints that would prevent electrical service installation. This criterion is clearly satisfied, as existing facilities are more than adequate for the minimal requirements. The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment.

**CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**APPLICANT RESPONSE:**

There are no historic, scenic, or environmentally sensitive features located on this parcel. The sign has been placed with ample spacing from nearby lots and with minimal disturbance to the natural landscape. The site is cleared, owned by the applicant, and does not encroach on any floodplain, protected area, or sensitive habitat.

**STAFF ANALYSIS:**

The parcel is a cleared, commercially zoned lot with no apparent natural, scenic, or historic features. The applicant's assertion that the site avoids protected areas, or sensitive habitats is plausible, given its location in a developed commercial corridor. As noted, the property is within the floodplain but the applicant can satisfy the floodplain requirements through the administrative process by not placing the sign within the floodway and following the floodplain development permitting process through the county zoning department. The minimal ground disturbance required for billboard installation supports the claim of limited environmental impact. The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment.

**OTHER CONSIDERATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**STAFF ANALYSIS:**

The proposed billboard serves the public interest by providing advertising space for local businesses, which supports economic activity along Highway 20. Its location in a commercial corridor enhances visibility for commercial services, contributing to the community's economic welfare. The minimal infrastructure demands and compliance with zoning standards ensure it does not detract from the neighborhood's welfare. While not a critical public facility, the billboard's economic benefits align with the ordinance's intent to foster commercial development, satisfying this consideration. The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment.

**OTHER CONSIDRATION 2: All possible efforts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).**

**STAFF ANALYSIS:**

The site plan demonstrates efforts to minimize adverse effects through setback from Highway 20 and 1,000-foot spacing from other billboards and AE zones, reducing visual and safety impacts. The applicant's commitment to minimal landscape disturbance and compliance with electrical codes further mitigates effects. Given the commercial context and existing billboards, additional screening may not be necessary. Overall, the design and placement sufficiently minimizes adverse effects, meeting this consideration. The Board should consider questioning potential glare or lighting issues. The proposed alternative locations 2 and 3 would require a variance through the Board of Adjustment.

**OVERALL ANALYSIS:**

The CUP application for the LED billboard can meet compliance with the Woodbury County Zoning Ordinance's criteria and considerations for all three locations but Locations 2 and 3 would require a variance from the Board of Adjustment. The proposed use is authorized in the GC Zoning District, aligns with the general plan's commercial development goals, and likely poses minimal adverse effects on traffic, utilities, or neighborhood character. The billboard's design and placement strive for compatibility with the commercial corridor, and its minimal infrastructure needs are easily met by existing services. The billboard contributes to economic welfare by supporting local advertising. Additionally, after seeking counsel with the county attorney office, it was agreed that the ordinance does not prohibit v-shaped or multiple faced billboards. The shape or number of faces of a billboard could be something that could be addressed in the course of the conditional use process (i.e. a specific condition could potentially be placed in the CUP related to those items). Counsel also noted that the other regulations in the ordinance pertaining to signs, e.g. ground signs, do not specify the number of faces and those often are front and back. Thus, the interpretation for billboards would be consistent with the way the ordinance has been applied to other types of signs.

Recommendation: Contingent upon information obtained and carefully evaluated from the public following the Board of Adjustment public hearing, the application appears that it could be approved including at any of the proposed locations as per the variance if the board finds that a variance is applicable. The proposal appears to align with zoning requirements and could be construed to support public interest through advertising economic benefits.

## 8. Standards for off-premise advertising signs.

- A. Standards for off-premise advertising signs (e.g. billboards) are set forth in the following table:

	Allowed?	Required Separation	Maximum Size	Required Setbacks	Maximum Height
AP	No	N/A	N/A	N/A	N/A
AE					
NR					
SR					
GC	Conditional Use approved by Board of Adjustment	1000 ft. between off-premise signs; 1000 ft. from AE, NR, SR zones	500 sq. ft. + 1 addl. sq.ft. per 1' addl. separa- tion up to 672 sq.ft.	Zoning district setbacks	35 ft.
HC					
LI	No	N/A	N/A	N/A	N/A
GI					

- B. No off-premise advertising signs shall be located within 660 feet of the nearest right-of-way line or in a location visible from the nearest right-of-way line of U.S. Highway 75 between its intersection with U.S. Highway 20 and the Plymouth County line.

**Excerpt from Section 5.02.8 of the Woodbury County Zoning Ordinance.**



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance  
Section 2.02(9)

Page 1 of 6

## CONDITIONAL USE PERMIT APPLICATION

<b>Owner Information:</b> Owner <u>Rent Properties</u> Address <u>204 Buckeye Circle, Lawton, Iowa</u> Phone <u>712-490-9981</u>	<b>Applicant Information:</b> Applicant <u>Kevin Heiss</u> Address <u>204 Buckeye Circle, Lawton, IA</u> Phone <u>712-898-6001</u>
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <div style="text-align: center;"><u>Kevin Heiss</u></div>	
<b>Property Information:</b> Property Address or Address Range _____ Quarter/Quarter <u>N 2/3 N 1/2 NW 1/4</u> Sec <u>6</u> Twnshp/Range <u>T88N R46W</u> Parcel ID # <u>88406100002</u> GIS # <u>812535</u> Total Acres <u>67.25</u> Current Use <u>Agricultural / Vacant Land</u> Proposed Use <u>Installation of a 14'x48' LED billboard for off-premise advertising</u> Current Zoning <u>GC</u>	
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>May 22, 2025</u> Staff present <u>Dan Priestley</u></p>	
<p>The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.</p> <p>This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p> <p>Owner _____ Applicant _____          Date _____ Date _____</p>	
<b>Fee:</b> <u>\$300*</u> <b>Case #:</b> <u>7068</u> <b>Check #:</b> <u>2389</u> <b>Receipt #:</b> _____	Date Received <div style="font-size: 2em; font-weight: bold; color: blue;">RECEIVED</div> <div style="color: red; font-weight: bold;">JUN - 3 2025</div> <div style="color: blue; font-weight: bold;">WOODBURY COUNTY PLANNING &amp; ZONING</div> <div style="text-align: right; font-style: italic;">             Revised              June 4, 2025              Updated              Responses           </div>



Date Received WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT  
Zoning Ordinance Section 2.02(9) Page 1 of 6 CONDITIONAL USE PERMIT APPLICATION

**Owner Information:** Owner \_\_\_\_\_ Rent Properties \_\_\_\_\_

Address \_\_\_\_\_ 204 Buckeye Circle, Lawton, Iowa \_\_\_\_\_

Phone \_\_\_\_\_ 712-490-9981 \_\_\_\_\_

**Applicant Information:** Applicant \_\_\_\_\_ Kevin Heiss \_\_\_\_\_

Address \_\_\_\_\_ 204 Buckeye Circle, Lawton, IA \_\_\_\_\_

Phone \_\_\_\_\_ 712-490-9981 \_\_\_\_\_

**Property Information:** Property Address or Address

Range \_\_\_\_\_

Quarter/Quarter \_\_\_\_\_ N 2/3 N 1/2 NW 1/4 \_\_\_\_\_ Sec \_\_\_\_\_ 6 \_\_\_\_\_ Twnshp/Range \_\_\_\_\_ T88N R46W \_\_\_\_\_

Parcel ID # \_\_\_\_\_ 88406100002 \_\_\_\_\_ GIS # \_\_\_\_\_ 812535 \_\_\_\_\_ Total Acres \_\_\_\_\_ 67.25 \_\_\_\_\_

Current Use \_\_\_\_\_ Agricultural / Vacant Land \_\_\_\_\_ Proposed Use \_\_\_\_\_ Installation of a 14'x48'  
LED billboard for off-premise advertising \_\_\_\_\_

Current Zoning \_\_\_\_\_ GC \_\_\_\_\_

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to:

\_\_\_\_ Construct a free standing off-premise biliboard on the (address), in accordance with he woodbury county zoning ordinance section 2.02(9) \_\_\_\_\_

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date \_\_\_\_\_ May 22, 2025 \_\_\_\_\_

Staff present \_\_\_\_\_ Daniel Priestley \_\_\_\_\_

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property. This Conditional Use Permit Application is subject to and shall be required, as a condition of

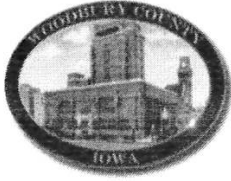
final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Rent Properties Date 5/29/2025  
Applicant Kevin Heiss Date 5/29/2025

Fee: \$300\* Case #: \_\_\_\_\_ Check #: \_\_\_\_\_ Receipt #: \_\_\_\_\_

#### COMMUNITY AND ECONOMIC DEVELOPMENT FEE SCHEDULE BUILDING PERMITS FEE

New Dwelling .....	\$250	New Dwelling with Attached/Detached Garage under 300 sq. ft. ....	\$300	New Dwelling with Attached/Detached Garage over 300 sq. ft. ....	\$500
Accessory Structure under 300 sq. ft. ....	\$50	Accessory Structure over 300 sq. ft. ....	\$250	Commercial/Industrial Building (0-10,000 sq. ft.) .....	\$500
Commercial/Industrial Building over 10,000 sq. ft. – (\$50 for each additional 1,000 sq. ft. over 10,000).....	\$500+	SUBDIVISIONS FEE Final Plat for Minor Subdivision 4 Lots or Less.....	\$300*	Final Plat for Minor Subdivision more than 4 Lots (\$5 for each additional lot). \$300+*	
Preliminary Plat for Major Subdivision 4 Lots or Less.....	\$350*	Preliminary Plat for Major Subdivision more than 4 Lots (\$5 for each additional lot) .....	\$350+*	Final Plat for Major Subdivision 4 Lots or Less .....	\$350*
Final Plat for Major Subdivision More than 4 Lots (\$5 for each additional lot) .....	\$350+*	OTHER LAND USE PERMITS FEE Conditional Use Permit .....	\$300*	Floodplain Development Permit .....	\$110
Grading Permit .....	\$0	Sign Permit .....	\$50	Fence .....	\$50
TELECOMMUNICATION TOWERS FEE Tower Development Permit .....	\$500*	ADMINISTRATIVE REQUESTS/ACTIONS FEE Zoning Ordinance Amendment (text or map) .....	\$400*	Planned Development .....	\$400*
Variance .....	\$300*	Appeal of Administrator's Decision .....	\$300*	Research and Staff Investigation Time (\$40.00 per hour – minimum charge 2 hours)	
Photocopies (\$0.50 per page) .....	*ADDITIONAL FEES				



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance  
Section 2.02(9)  
Page 1 of 6

# CONDITIONAL USE PERMIT APPLICATION

<b>Owner Information:</b> Owner <u>Rent Properties</u> Address <u>204 Buckeye Circle, Lawton, Iowa</u> Phone <u>712-490-9981</u>	<b>Applicant Information:</b> Applicant <u>Kevin Heiss</u> Address <u>204 Buckeye Circle, Lawton, IA</u> Phone <u>712-898-6001</u>
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <div style="text-align: center;"><u>Kevin Heiss</u></div>	
<b>Property Information:</b> Property Address or Address Range _____ Quarter/Quarter <u>N 2/3 N 1/2 NW 1/4</u> Sec <u>6</u> Twnshp/Range <u>T88N R46W</u> Parcel ID # <u>88406100002</u> GIS # <u>812535</u> Total Acres <u>67.25</u> Current Use <u>Agricultural / Vacant Land</u> Proposed Use <u>Installation of a 14'x48' LED billboard for off-premise advertising</u> Current Zoning <u>GC</u>	
<p><b>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</b></p> <p><b>A formal pre-application meeting is recommended prior to submitting this application.</b></p> Pre-app mtg. date <u>May 22, 2025</u> Staff present _____	
<p>The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.</p> <p>This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p> Owner _____ Applicant _____ Date _____ Date _____	
<b>Fee:</b> <u>\$300*</u> <div style="text-align: center;">2389</div> <b>Case #:</b> <u>7068</u> Check #: _____ Receipt #: _____	Date Received _____ Revised - June 4, 2025



PER SECTION 2.02(9)(C )(2) (d) PROVIDE A SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

The proposed conditional use is the installation and operation of a 14-foot by 48-foot off-premise, double-sided LED billboard. The structure will be used for digital advertising visible from Highway 20, providing marketing opportunities for local businesses and services. The billboard will be constructed to meet county ordinance requirements, including setback and spacing standards, and will utilize minimal power with downward-facing LED lighting to reduce glare and light pollution. The sign will be programmed for appropriate content display duration as per county guidelines and located on privately owned commercial-zoned land.

PER SECTION 2.02(9) (C )(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT . PROVIDE BY ATTACHMENT.

PER SECTION 2.02(9) (C )(2)(e) PROVIDE A STATEMENT IN RESPONSE TO EACH OF SIX BELOW CRITEREA AND STANDARDS FOR APPROVAL OF CONDITIONAL USES AS LISTED IN SECTION 2.02(9)F OF THE ORDINANCES. (Tab at the end of each line to continue)

- (a) Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

- The LED board is an authorized conditional use in the General Commercial (GC) Zoning District, as per the Woodbury County Zoning Ordinance. This parcel is zoned GC, and the proposed billboard conforms to the standards and permitted conditional uses within this zoning classification and certain commercial districts. This parcel is located on Highway 20 and adjacent to other parcels with an existing billboard across the road. The application follows the required spacing standards, setbacks, and structure regulations as seen in county ordinance. We plan to stay 1000ft from the original billboard as well as 1000ft from the AE zone that is to the Northwest of the property.

- (b) Provide a statement to why the proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan.

-- This project aligns with the county's future land use goals by placing signage along a major highway corridor, which supports local economic development while preserving compatibility with land use. This parcel is currently zoned General Commercial (GC), and the proposed use aligns with its current zoning designation and intended commercial development along Highway 20. (Tab at the end of each line to continue)

- (c) Provide a statement to why the proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare.

- The billboard is setback over 280 feet from the highway and more than 1,000 feet from any other billboard or AE-zoned lot, as shown in the attached site plan. Its placement makes sure that visibility, traffic safety, and neighborhood character are not negatively impacted. There will be no parking, public access, or utilities required on-site beyond minimal electrical service for the LED lighting, further minimizing disruption to the surrounding properties.

(Tab at the end of each line to continue)

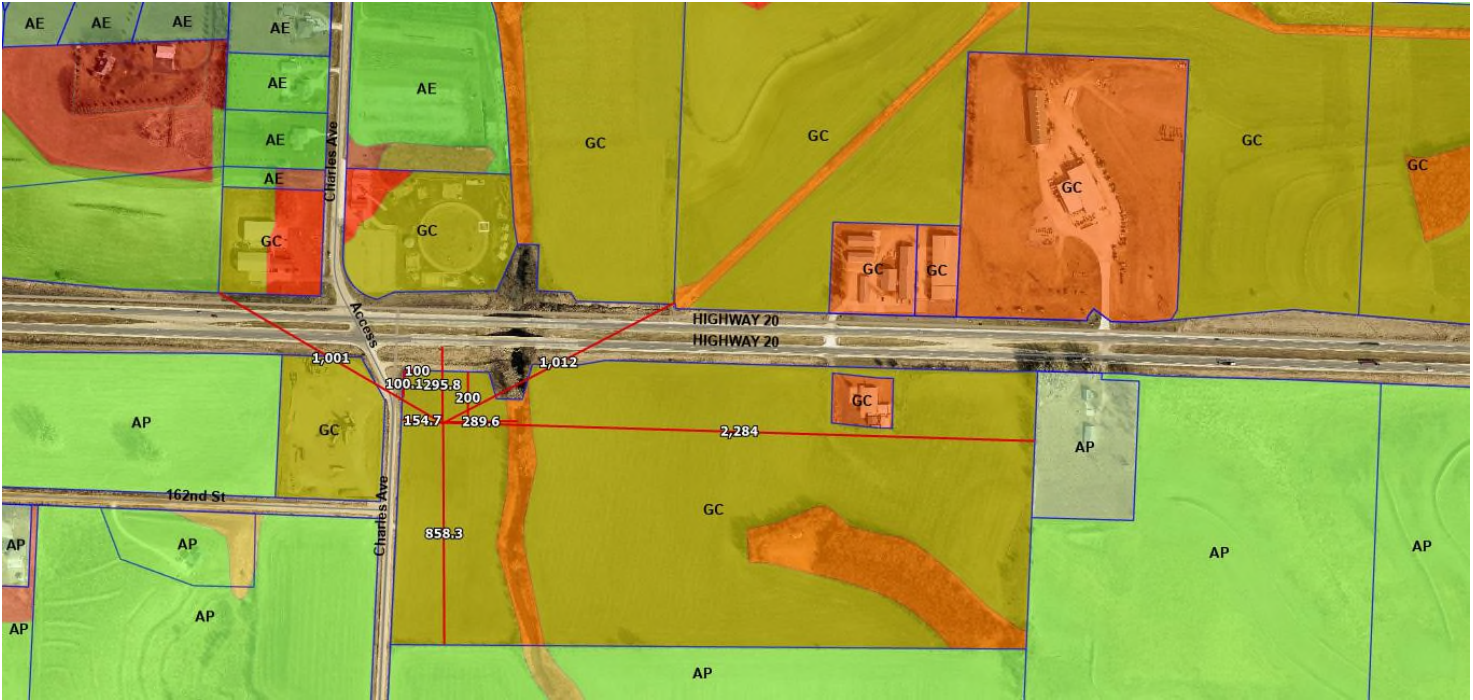
- (d) Provide a statement to why the proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property.

- The parcel is around other large agricultural and commercial parcels, including an existing billboard to the east. The design, scale, and orientation of the sign match the existing conditions. Its placement maintains visual and operational consistency with surrounding development and does not hurt future use or development of adjacent land. (Tab at the end of each line to continue)



- (e) Provide a statement to why essential public facilities and services will adequately serve the proposed use or development.
- The billboard will require no water, sewer, or public access. Minimal electrical service for LED lighting will be installed per code and utility provider standards. As such, existing infrastructure is more than adequate for the proposed use. (Tab at the end of each line to continue)
- (f) Provide a statement to why the proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties.
- There are no historic, scenic, or environmentally sensitive features located on this parcel. The sign has been placed with ample spacing from nearby lots and with minimal disturbance to the natural landscape. The site is cleared, owned by the applicant, and does not encroach on any floodplain, protected area, or sensitive habitat. (Tab at the end of each line to continue)

SITE PLAN & SEPARATION DISTANCES (SEE REVISED BELOW WITH THE VARIANCE APPLICATION)





## Sign 2 Wide & Zoom

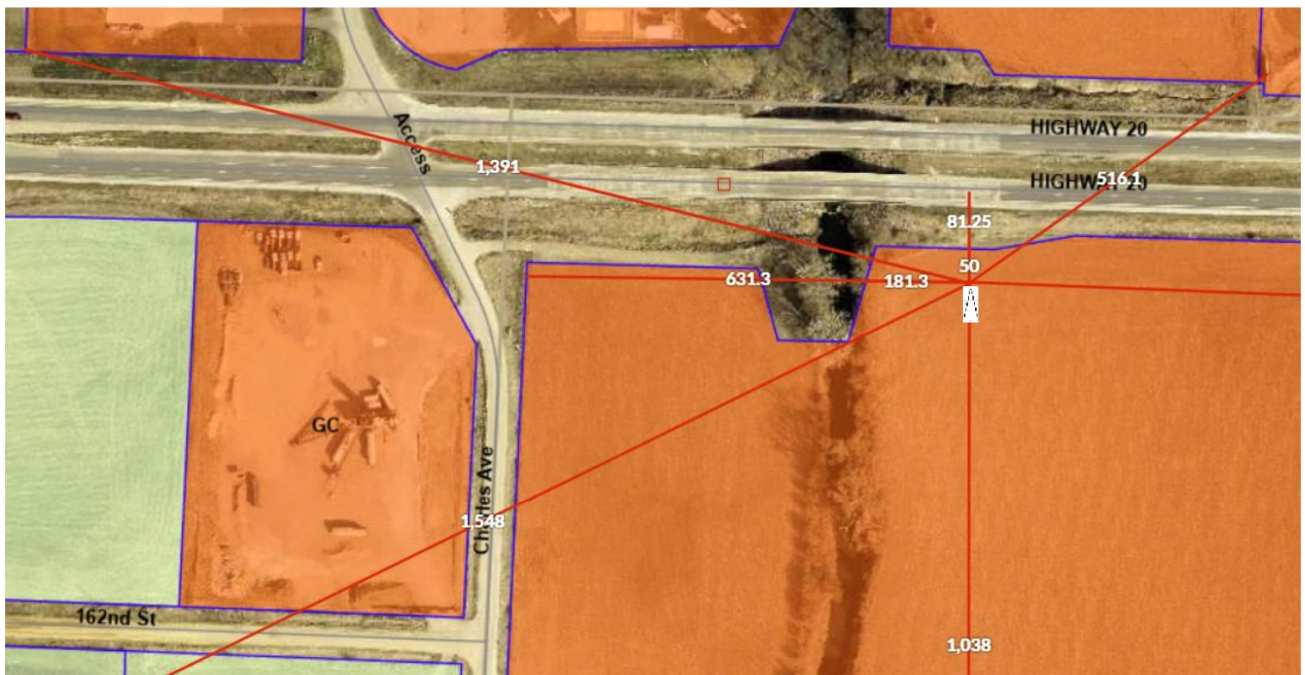
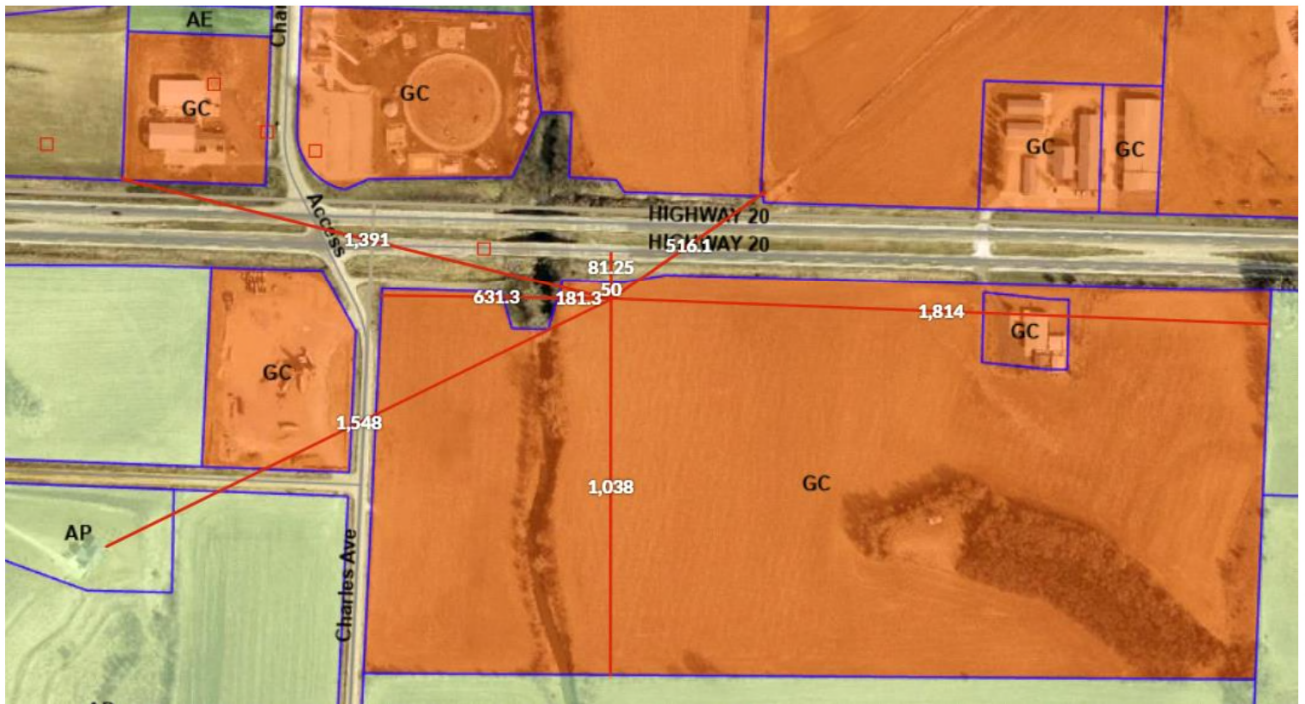
Thursday, July 10, 2025 11:41 AM

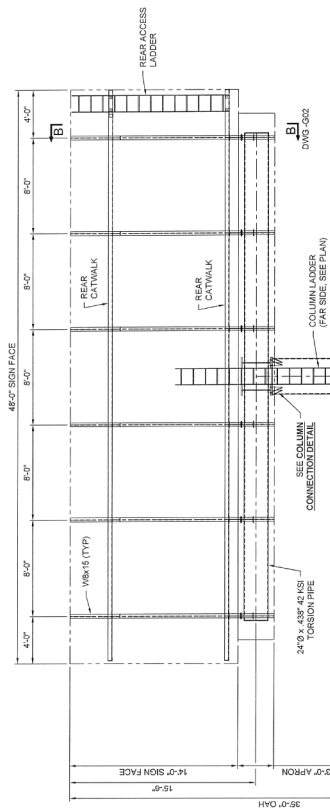




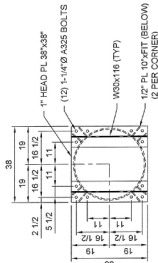
## Sign 3 Wide and Zoom

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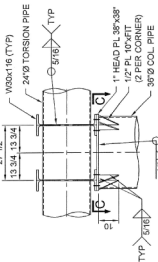




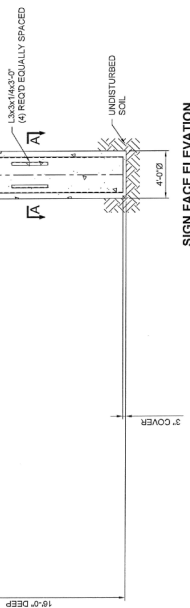
PLAN VIEW



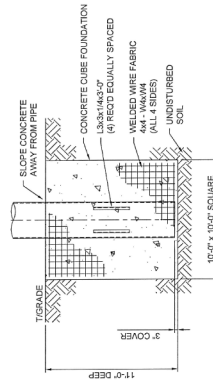
**SECTION C-C**  
**SCALED X2**



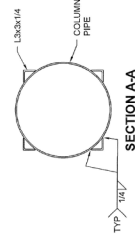
## COLUMN CONNECTION DETAIL



SIGN FACE ELEVATION



ALTERNATE CUBE FOUNDATION



SECTION A-A

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**

## NOTES:

- 1.1. STRUCTURAL STEEL SHALL BE COMMERCE QUALITY A36 STEEL.
  - 1.2. STRUCTURAL STEEL SHALL BE GALVANNEAL COILS TO THE SPECIFIED YIELD STRESS, TENSILE AND ELONGATION.
  - 1.3. STRUCTURAL STEEL SHALL CONFORM TO ASTM A588 CHANNELS SHALL CONFORM TO ASTM A36.
  - 1.4. STRUCTURAL STEEL WELD FLANGE SHAPES SHALL CONFORM TO ASTM A588.
  - 1.5. HIGH STRENGTH STEEL WELD FLANGE SHAPES SHALL CONFORM TO ASTM A588.
  - 1.6. ALL STEEL SHALL CONFORM TO ASTM A588 BE INSTALLED NOTING TO THE LATEST RISC SPECIFICATIONS.
  - 1.7. ALL STEEL SHALL CONFORM TO ASTM A588 BE INSTALLED.
  - 1.8. ALL HIGH STRENGTH BOLTS SHALL BE FULLY PRETENSIONED.
  - 1.9. ALL BOLTS SHALL BE GALVANNEAL AND PAINTED, EXCEPT FOR THE EMBEDDED PORTIONS OF BOLDS.
  - 1.10. STEEL WELDMENTS SHALL BE IN ACCORDANCE WITH AWS D1.1.
  - 1.11. STEEL MEMBERS AND ELEMENTS OF THE STRUCTURE SHALL BE WELDED TO THE LATEST RISC SPECIFICATIONS AND STANDARD PRACTICE.
- "THIS IS AN UNPUBLISHED DRAWING - IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT THE WRITTEN PERMISSION OF ALL STEEL STRUCTURES, INC."

\*THIS IS AN UNPUBLISHED DRAWING - IT IS NOT TO BE REPRODUCED, COPIED, OR EXHIBITED IN ANY FASHION WITHOUT WRITTEN PERMISSION OF ALL STEEL STRUCTURES, INC.\*

**ALL STEEL**  
STRUCTURES, INC.

16301 S. Vincennes - South Holland, IL 60473-2017  
1-800-621-1759

Job No. Prelim. Date: 03/14/25

14'-0" x 48'-0"  
CM 20' V 35' OAH

GENERAL ARRANGEMENT  
ENGINEERING DWG. #: NA

REVISION 0 - 03/14/25

CONSUMO: 14x48 CM 20V Pro-G01

.....

CUSTOMER RTI RIVERSIDE TECH.

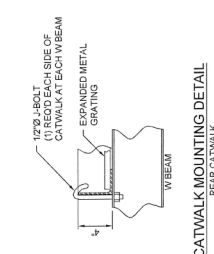
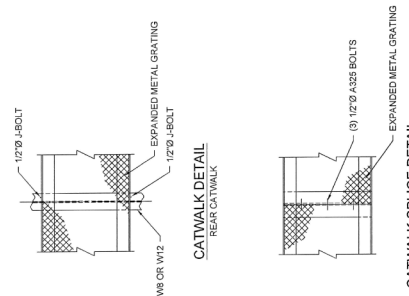
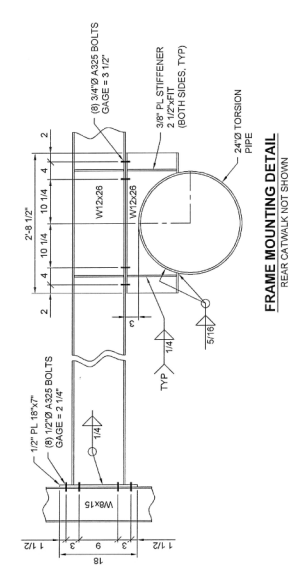
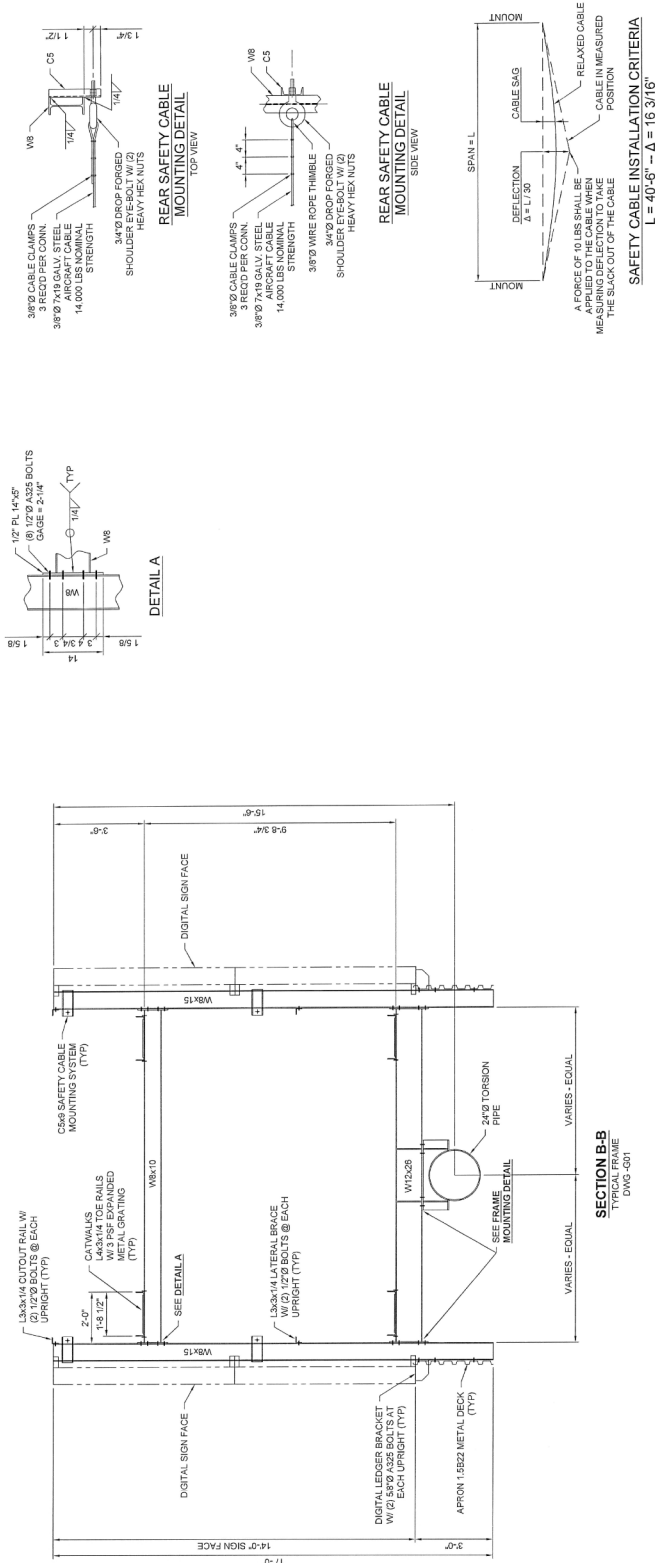
LOCATION HWY 20

SIOUX CITY, IA

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ENG. NO. \_\_\_\_\_ CAD. NO. \_\_\_\_\_





ALL STEEL STRUCTURES, INC.  
1031 S. Worcester - Suite 1000, L. 0810-207  
1-800-521-1759

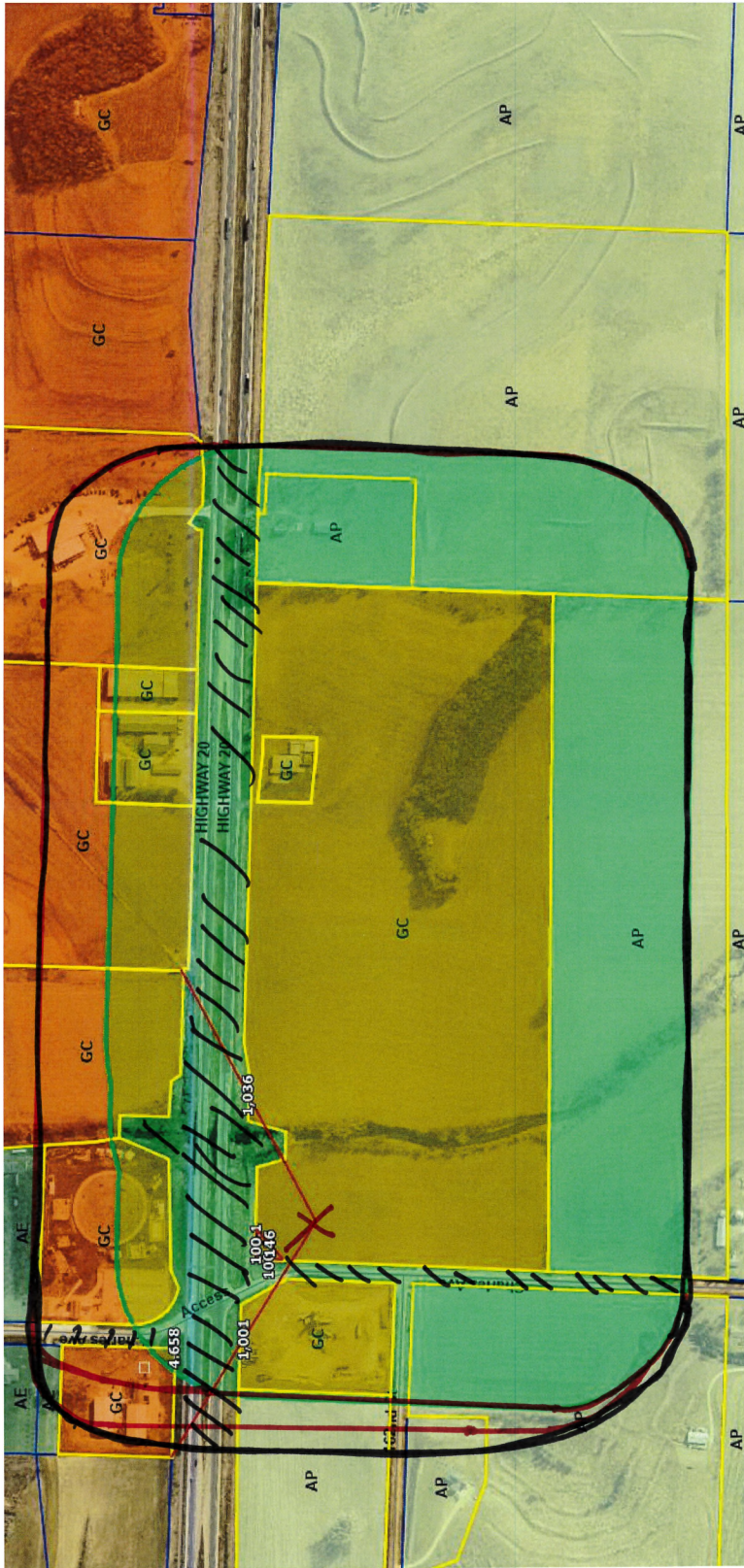
Job No. Prim Date 03/14/25

**14'-0" x 48'-0"**  
**CM, 20" V, 35" OAH**  
GENERAL ARRANGEMENT  
ENGINEERING DWG. # NA

REVISION 0 - 03/14/25  
DRAWING No. 1448 CM 20V Pw-022

CUSTOMER RIVERSIDE TECH.  
LOCATION HWY 20  
SOUK CITY, IA  
ENC. 1A CAD MR  
DATE NA

**PRELIMINARY**  
**NOT FOR CONSTRUCTION**





7/7/2025

**Re: Lighting Analysis for Daktronics Digital Display**

The attached lighting analysis pertains to the digital display manufactured by Daktronics, Inc., and proposed for installation at 42.474223, -96.251723. The following is an explanation of the analysis:

1. Units of Measurement. A foot-candle (or foot-candle, fc, lm/ft<sup>2</sup>, or ft-c) is a measurement of light intensity. One foot-candle is defined as enough light to saturate a one-foot square with one lumen of light. For example, where the display illuminates at 0.01, it has a light intensity of approximately 1% of a single wax candle as viewed from 1 foot away.
2. Assumptions. The accompanying graph depicts illumination levels in foot candles that the display will produce based on nighttime running levels measured at a height of 34 feet. The measurements assume *total darkness* with regards to the surrounding light and an *all-white content* on the display. These assumptions provide for the worst-case scenario, not the more likely application.
3. Practical Application. Typical content runs at 25-35% of the brightness of all-white content, therefore, the actual levels of illumination will nearly always be markedly lower than that shown in the graph.
4. Ambient Light Effects. The presence of ambient light producing elements at night including, but not limited to, roadway and traffic lighting, commercial lighting from nearby commercial properties, the moon, etc., will further diminish the impact of the light output from the display in question.
5. Display Features. The display is equipped so as not to exceed 0.3 foot candles above ambient light as measured from the appropriate distance. This standard is based on the acceptable standards for outdoor illumination from the Illuminating Engineering Society of North America, and has been implemented in the numerous states and municipalities throughout the U.S.
6. Automatic Dimming Technology. The perceived brightness of an electronic message center is dependent on a variety of factors. Ambient light conditions play the largest role in affecting the brightness of the display.

A digital billboard communicates its messages by emitting light. It therefore must not be too dim, since it couldn't be distinguished in sunlight; nor should it be too bright, as the image will be distorted and difficult to read. The sign must adjust its brightness over the course of the day. Today's signs can dim from 100% during a bright sunny afternoon, to around 4% (depending on manufacturer and model) during the darkest night. That means the sign is only 4% (if Billboard) as bright at night as during the daytime. During the course of the day, the sign will periodically adjust its brightness levels to ensure it is operating appropriately.



[DAKTRONICS.COM](http://DAKTRONICS.COM)

201 Daktronics Drive PO Box 5128  
Brookings, South Dakota 57006-5128  
T 800-325-8766 605-692-0200 F 605-697-4700  
[signagelegislation@daktronics.com](mailto:signagelegislation@daktronics.com)

This adjustment is possible because of the photocell/light sensor. This display comes equipped with a light sensor, which detects the ambient light level, and adjusts the sign's brightness accordingly. There are up to two hundred fifty-six levels of dimming available.

Please let me know if you have any questions or concerns.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Jennifer Clites'.

Jennifer Clites  
Signage Legislation  
(605) 692-0200





DB-14x48  
Riverside Technologies Inc  
42.474223, -96.251723  
**Values expressed are specific to Daktronics product only**

Date: 7/2/2025  
Prepared by: Eric Johnson



-Display at 3% of Maximum Daytime Brightness(8,500)  
-Calculations take into account an overall Billboard height of 34'  
-Any rise or fall in elevation or physical blockage is not shown in calculations

\*Calculations are based on Red, Green, and Blue LEDs (White Content) powered to their maximum potential for nighttime viewing. Values are shown in footcandles (fc).

**APPLICATION**

DocuSign Envelope ID: 3483D2C5-5A45-4A50-83C7-04361EB54EFD

**OFFICE OF PLANNING AND ZONING WOODBURY COUNTY**Zoning Ordinance  
Section 2.02(8)  
Page 1 of 3**Variance Application**

<b>Owner Information:</b> Owner <u>Rent Properties</u> Address <u>204 Buckeye Circle, Lawton, Iowa</u> Phone <u>712-490-9981</u>	<b>Applicant Information:</b> Applicant <u>Kevin Heiss</u> Address <u>204 Buckeye Circle, Lawton, Iowa</u> Phone <u>712-490-9981</u>
Engineer/Surveyor _____ Phone _____	
<b>Property Information:</b> Property Address or Address Range _____ Quarter/Quarter <u>N 2/3 N 1/2 NW 1/4</u> Sec <u>6</u> Twnshp/Range <u>T88N R46W</u> Parcel ID # <u>88406100002</u> GIS # <u>812535</u> Total Acres <u>67.25</u> Current Use <u>Agricultural / Vacant Land</u> Proposed Use _____ Applicant seeks a variance from the required separation distances outlined in Section 5.02.8 of the Woodbury County Zoning Ordinance. Specifically, we request to reduce the standard 1,000-foot separation between off-premise signs and 1,000 feet from AE, NR, and SR zoning districts to a range of 200 to 1,000 feet, and allow a minimum setback of 50 feet from the front lot line. Current Zoning <u>GC</u>	
<b>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</b>  <b>A formal pre-application meeting is recommended prior to submitting this application.</b>  Pre-app mtg. date _____ Staff present _____	
The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property.  This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. <div style="display: flex; justify-content: space-between;"><div>Owner _____ Date _____</div><div style="text-align: right;">Applicant <u>Kevin Heiss</u> <u>7/15/2025</u> Date _____</div></div>	
<b>Fee: \$300</b> <b>Case #:</b> _____  Check #: _____  Receipt #: _____	Date Received _____



**Applicant Statement Re: Variance Requirements  
Attachment to Woodbury County, Iowa Variance Application  
Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20  
Adopted July 22, 2008; Effective August 01, 2008**

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

*(If filling out form online, tab at the end of each line to continue on next line.)*

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

The proposed variances for sign locations 2 and 3 will further reduce the already extremely low light leakage and visibility from nearby homes. According to the submitted light study, both proposed sign locations in this variance would be farther from the nearest residences compared to sign 1. Sign location 1 is compliant with required setbacks and distances from AE parcels and is outside of the 1000' requirement from the nearest Off Premises billboards.

- (ii) Explain below why granting the variance will not substantially increases congestion of people, buildings or traffic:

All proposed sign locations are along Highway 20, set back safely from the road, and meet maximum height requirements. These are non-occupancy structures that do not invite public access or foot traffic and will not affect traffic flow, parking, or building development.

- (iii) Explain below why granting the variance will not endanger public health or safety:

The billboard structures will be engineered and constructed to code, meeting all structural and safety requirements. The signs are positioned away from travel lanes and maintain clear sightlines for vehicles. Additionally, the LED displays will feature programmed image transition times and brightness control, minimizing distraction to drivers and avoiding sudden visual changes that could pose a safety risk. Each of the structure location proposed will be built outside of any floodway as determined by Iowa DNR. The Iowa DNR map was submitted on the original application

- (iv) Explain below why granting the variance will not overburden public facilities or services:

These signs require only minimal electrical service and contain automatic dimming technology to limit energy use. They do not require water, sewer, road access, or emergency services. As such, there is no strain on any existing public infrastructure or utility system.

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

The light study, public input, and sign placement strategies were carefully considered to reduce impact on neighboring parcels. Both sign locations 2 and 3 are farther from residences than the already compliant sign 1 location. Sign locations 2 or 3 will help minimize disruption to the area. The signs are consistent with the commercial zoning intent of the area and do not block views or interfere with property access.

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

Because of the neighboring zoning boundaries, the proximity to AE-zoned land and spacing to other signs, strict compliance with the ordinance would not allow the placement of the sign. This limits the commercial usage of the GC-zoned parcel, which is located along a high Hwy 20 for billboard use. Without a variance, the property cannot fully serve its commercial purpose.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of a variance:

The property is bordered by zoning districts with stricter sign spacing rules, AE zoning, and other signs that were grandfathered in under older regulations. These neighboring elements create unusual limitations on sign placement not commonly found in other GC-zoned parcels. These conditions restrict usage despite otherwise ideal commercial conditions and visibility.

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

The spacing constraints and zoning were pre-existing when the applicant acquired and developed the property. The sign placements were adjusted based on input from the County and Iowa DOT. The applicant followed procedures for pre-application, feedback, and conducted a light study to minimize impact, showing good faith in complying with the rules. The hardship results from zoning layout and external regulatory spacing, not owner actions. The owner owns the parcel in question and the sign structure to be built.



SITE PLAN & SEPARATION DISTANCES

Sign Locations Approx.

Tuesday, June 24, 2025 9:20 AM



## Sign 2 Wide & Zoom

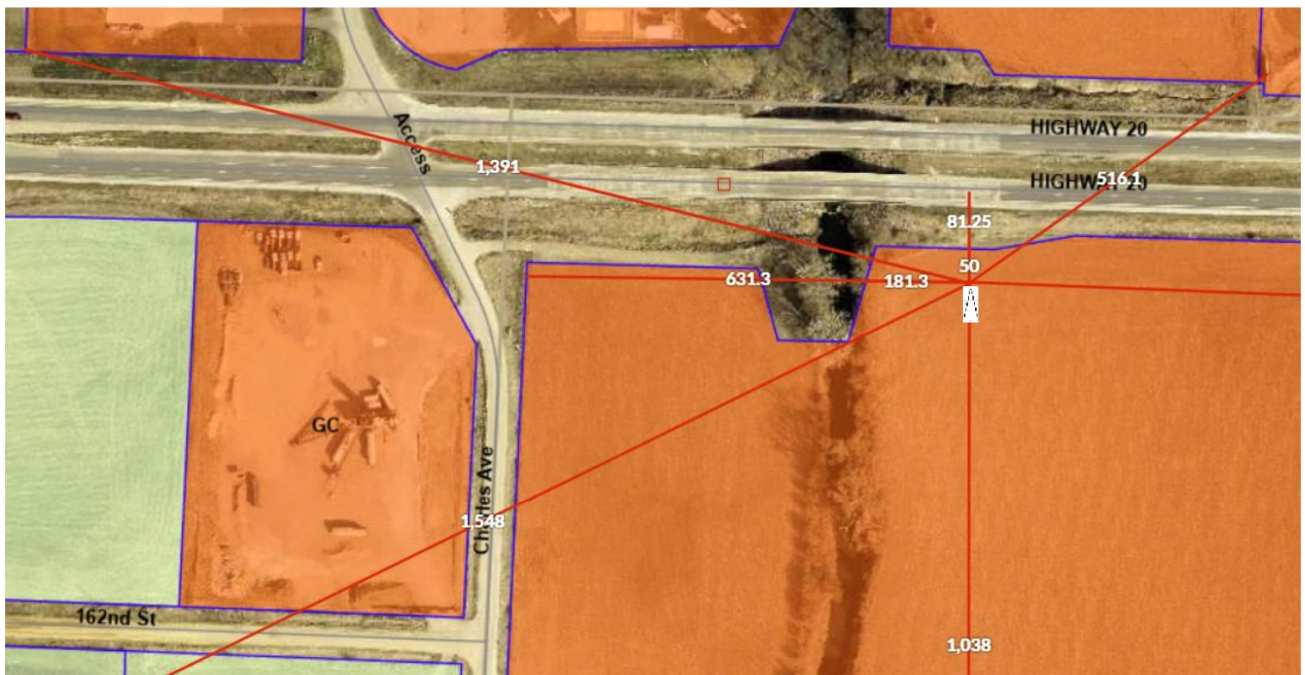
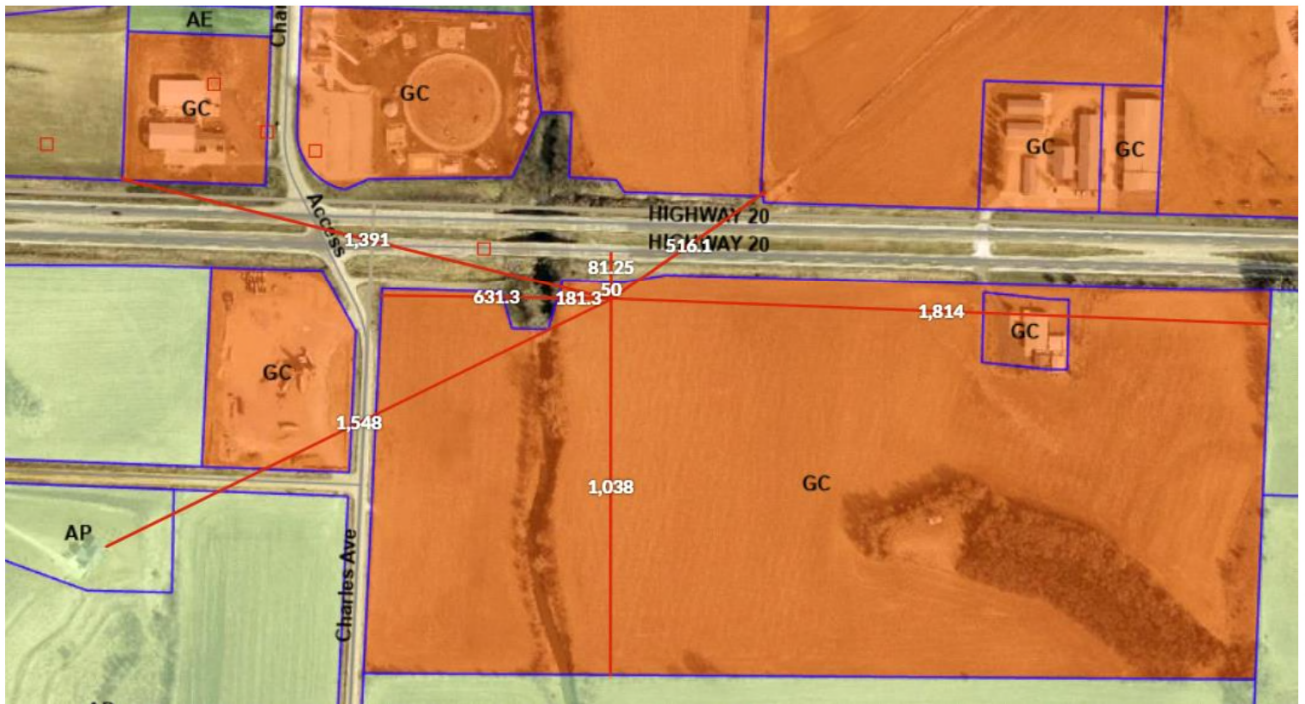
Thursday, July 10, 2025 11:41 AM





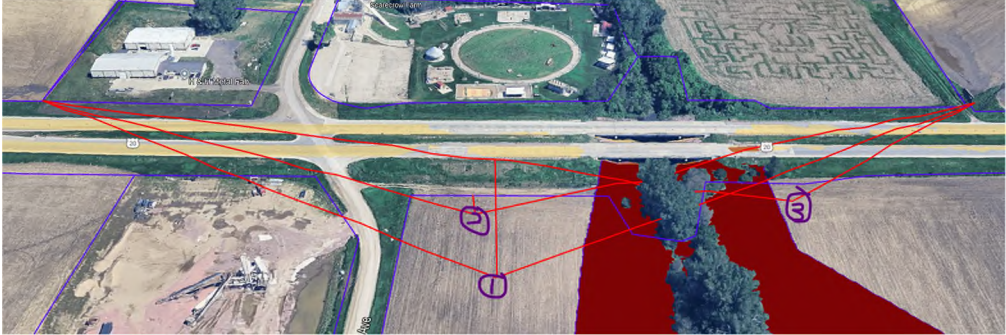
## Sign 3 Wide and Zoom

Thursday, July 10, 2025 11:51 AM





**PROPOSED LOCATIONS 2, 3, AND 1 RELATIVE TO THE GENERAL FLOODPLAIN. (NOT SCIENTIFIC)**



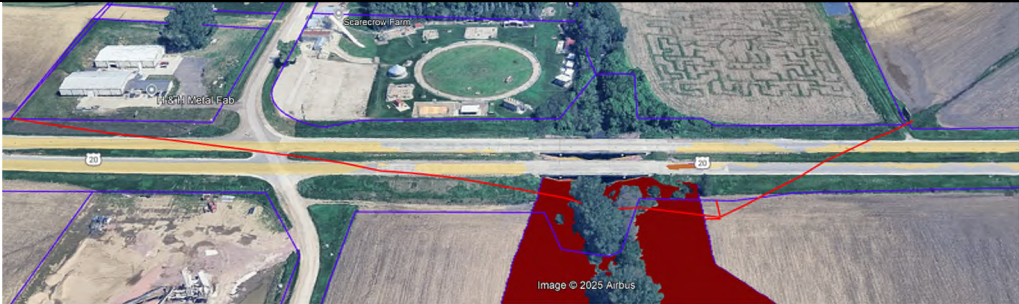
The image above is not scientific nor intended to represent a survey or exact location. Only provided for general informational purposes relative to the general floodway location.

**LOCATON 2 – RELATIVE TO THE GENERAL FLOODWAY LOCATION. (NOT SCIENTIFIC)**



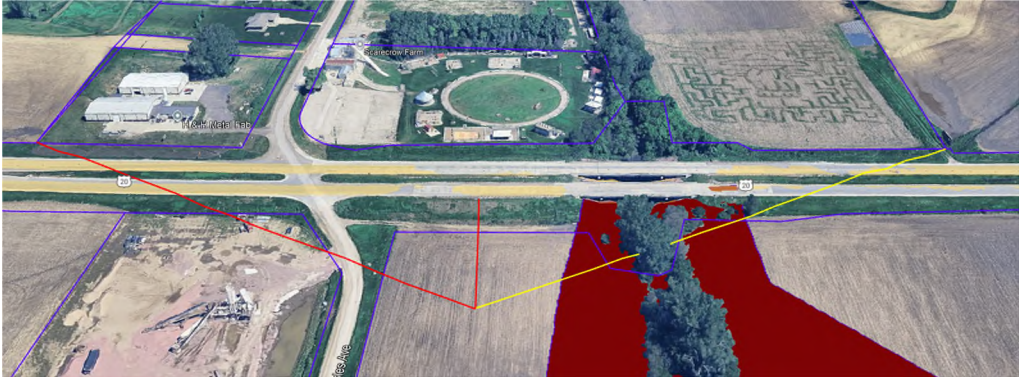
The image above is not scientific nor intended to represent a survey or exact location. Only provided for general informational purposes relative to the general floodway location.

**LOCATON 3 – RELATIVE TO THE GENERAL FLOODWAY LOCATION. (NOT SCIENTIFIC)**



The image above is not scientific nor intended to represent a survey or exact location. Only provided for general informational purposes relative to the general floodway location.

**LOCATON 1 – Relative to the general floodway location. (Not Scientific)**



The image above is not scientific nor intended to represent a survey or exact location. Only provided for general informational purposes relative to the general floodway location.



# BUILDING PERMIT APPLICATION

Docusign Envelope ID: 27CEF833-3066-483D-8830-60218C43087A

RECEIVED  
Received by:



## WOODBURY COUNTY, IOWA APPLICATION FOR BUILDING PERMIT

JUN - 3 2025

WOODBURY COUNTY  
PLANNING & ZONING

<b>For Office Use:</b>		<b>Case No.</b> <u>7069</u>	
Zoning District <u>GC</u>	Date Approved _____	Denied _____	By _____
Floodplain District _____	Map # _____	Fee _____	Ck/Rct # _____
GIS # <u>884606 100002</u>	Mail _____	Pick up _____	

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Rent Properties LLC Phone: 712-898-6001

Mailing Address: 204 Buckeye Circle City: Lawton Zip: \_\_\_\_\_

Structure will be built at (address): No assigned number - Parcel located along Highway 20, Lawton, IA 51030

Occupied by: N/A

Quarter/quarter N 2/3 N 1/2 NW Section 6 Civil Township T88N Floyd

or

Subdivision \_\_\_\_\_ Block \_\_\_\_\_ Lot(s) \_\_\_\_\_

Name of Contractor: Kevin Heiss Phone: 712-898-6001

Address of Contractor: 204 Buckeye Circle, Lawton Iowa

Anticipated start date of construction: (month/day/year): 7/1/2025

Type of structure: 14' x 48' LED Billboard Will this be used for business purposes? Yes

Structure's Value: \$400,000 Size of parcel in acres: 67.25

Remarks: Structure will be used for off-premise advertising. Installed with lighting and electrical service, setback over 180 ft from Highway 20 and over 1,000 ft from adjacent billboard per zoning compliance

### PLEASE READ CAREFULLY.

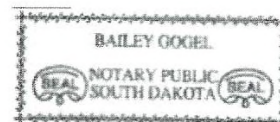
I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature Kevin Heiss

This \_\_\_\_\_ day of 5/27, 20 25.

Bailey Gogel

Notary Public in and for Woodbury County, Iowa



AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

## NOTICE TO APPLICANTS

Before returning the application for a building permit, please:

- Contact Siouxland District Health Department regarding sewage system and well regulations and permits. Phone: (712) 279-6119 | 1014 Nebraska St., Sioux City, IA.
- Determine your zoning designation by visiting: [www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov) → Real Estate Map → Search by Name, Address, or Parcel Number → Click map → Scroll to "County Zoning."

For help, contact Community & Economic Development at (712) 279-6609.

### Locating Road Right-of-Way:

- Call the Woodbury County Engineer's Office at (712) 279-6484 (Sioux City) or (712) 873-3215 (other areas).
- Show right-of-way width from the center of the road toward your property on your site plan.
- Setbacks are in addition to the right-of-way width.

The right-of-way is NOT the road's center, edge, or fence line. It may vary by parcel.

### Important:

- Contact the Engineer for driveway/entrance info.
- You are responsible for correct boundary/right-of-way location.
- Submit a site plan with dimensions (including height).
- No construction may begin until a permit is approved and paid for.
- Verbal approvals are not valid.

---

## WOODBURY COUNTY, IOWA – APPLICATION FOR BUILDING PERMIT

### (For Office Use Only)

Case No: \_\_\_\_\_ Zoning District: \_\_\_\_\_ | Date: \_\_\_\_\_ | Approved/Denied: \_\_\_\_\_

Floodplain District: \_\_\_\_\_ | Map #: \_\_\_\_\_ | Fee: \_\_\_\_\_ | Check/Receipt #: \_\_\_\_\_

GIS #: \_\_\_\_\_ | Delivery: Mail \_\_\_\_\_ Pick-up \_\_\_\_\_

### Applicant Info:

Landowner Name: \_\_\_\_\_ RENT Properties LLC \_\_\_\_\_ | Phone: \_\_712-490-9981\_\_

Mailing Address: 204 Buckeye Circle | City: Lawton, IA | Zip: 51030  
Site Address: No assigned number – Parcel located along Highway 20, Lawton, IA 51030  
Occupied By: N/A  
Quarter/Quarter: N 2/3 N 1/2 NW | Section: 6 | Township: T88N  
Subdivision: \_\_\_\_\_ | Block: \_\_\_\_\_ | Lot(s): \_\_\_\_\_  
Contractor: Kevin Heiss | Phone: 712-490-9981  
Contractor Address: 204 Buckeye Circle  
Start Date (MM/DD/YYYY): 08/01/2025

Type of Structure: 14' x 48' LED Billboard  
Used for business? Yes x / No \_\_\_\_\_  
Structure Value: \$ 65,000 | Parcel Size (acres): 67.25

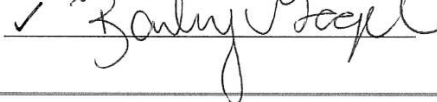
Remarks: Structure will be used for off-premise advertising. Installed with lighting and electrical service, setback over 180 ft from Highway 20 and over 1,000 ft from adjacent billboard per zoning compliance

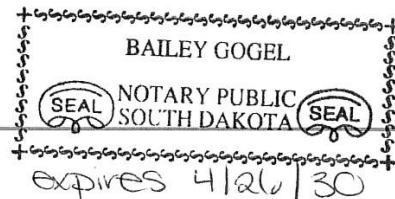
**Declaration:**

I understand the land/building shall NOT be occupied/used until completed and reported to the Planning & Zoning office. I affirm the application content is true and accurate.

Signature: Kevin Heiss 

Date: 5/27/2025 

Notary Signature: 



**PERMIT EXPIRATION NOTICE:**

Permit becomes null and void if construction does not begin within 120 days or is not completed within one year of approval.

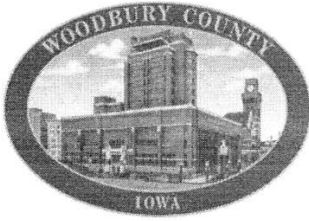
**SITE PLAN INSTRUCTIONS**

Include the following in your drawing (not to scale required):

- North arrow
- Adjacent road name
- County Right-of-Way (typically 33')
- Field entrances/driveways

# FLOODPLAIN DEVELOPMENT PERMIT APPLICATION

Docusign Envelope ID: 27CEF833-3066-483D-8830-60218C43087A



## WOODBURY COUNTY Floodplain Development Permit Application

Date: 5/30/25

TO THE ADMINISTRATOR: The undersigned hereby makes application for a Permit to develop in a flood plain. The work to be performed, including flood protection works, is as described below and in attachments hereto. The undersigned agrees that all such work shall be done in accordance with the requirements of the Woodbury County Flood Plain Management Ordinance and with all other applicable county ordinances and the laws and regulations of the State of Iowa.

<u>Rent Properties</u> (Owner or Agent) <u>204 Buckeye Circle, Lawton, Iowa</u> (Address) Telephone # <u>712-490-9981</u>	<u>Kevin Heiss</u> (Builder) <u>204 Buckeye Circle, Lawton, Iowa</u> (Address) Telephone # <u>712-490-9981</u>
---	--

1. Location: N 2/3 N 1/2 NW 1/4, Section 6, Township T88N Range: R46W

Street Address: N/A

GIS # 812535 8846.06100002 Floyd GC

2. Type of Development: Billboard

Filling \_\_\_\_\_ Grading \_\_\_\_\_ Excavation \_\_\_\_\_ Routine Maintenance \_\_\_\_\_

Minor Improvement \_\_\_\_\_ Substantial Improvement \_\_\_\_\_ New Construction x \_\_\_\_\_

3. Description of Development: Installation of a 14'x48' LED off-premises advertising sign (billboard) on a monopole foundation. The structure will be built on a cleared lot and installed with necessary electrical hookups.

4. Premises: Size of site: 14 ft. x 48 ft. Area of Site: 675 for each sign faces will be install sq. ft.  
Estimated cost: \$401,000

Principal Use: Commercial – Off-premise advertising (LED Billboard)

Accessory Uses (Storage, parking, etc.): Underground electrical service, access for maintenance, lighting system

5. Addition or modification to non-conforming use? Yes \_\_\_\_\_ No x Assessed value of structure \$ 400,000

6. Is property located in a designated Floodway (FW District)? Yes \_\_\_\_\_ No x

IF ANSWERED YES, CERTIFICATION MUST BE PROVIDED PRIOR TO THE ISSUANCE OF A PERMIT TO DEVELOP, THAT THE PROPOSED DEVELOPMENT WILL RESULT IN NO INCREASE IN THE 100 YEAR (BASE) FLOOD ELEVATION.

7. Property located in a designated Floodway District (FW), Floodway Fringe (FF) General Flood Plain District (FP), Shallow Flooding District (SF), or Dam Failure Inundation District (DI)?

Yes \_\_\_\_\_ No x If so, indicate which one: \_\_\_\_\_

a. Elevation of the 100 year (Base) flood (identify source if other than FIRM): \_\_\_\_\_

b. Elevation of the proposed development site (natural ground): \_\_\_\_\_ MSL/NGVD

c. Required elevation/flood-proofing level for lowest floor: \_\_\_\_\_ MSL/NGVD



- d. Proposed elevation/flood-proofing level for lowest floor (including basement): \_\_\_\_\_ MSL/NGVD  
 e. Other flood plain information (identify and describe source) \_\_\_\_\_  
 \_\_\_\_\_

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF ANY NEW OR SUBSTANTIALLY IMPROVED RESIDENTIAL BUILDING WILL BE ELEVATED AT LEAST 1.0 FOOT ABOVE THE 100 YR. (BASE) FLOOD ELEVATION. IF THE PROPOSED DEVELOPMENT IS A NON-RESIDENTIAL BUILDING, THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE LOWEST FLOOR (INCLUDING BASEMENT) OF A NEW OR SUBSTANTIALLY IMPROVED NON- RESIDENTIAL BUILDING WILL BE ELEVATED OR FLOOD-PROOFED TO AT LEAST 1.0 FOOT ABOVE THE 100 YR. (BASE) FLOOD ELEVATION.

**8. Other permits required?**

Iowa Department of Natural Resources: Yes \_\_\_\_\_ No x If yes, permit # \_\_\_\_\_  
 Date Received: \_\_\_\_\_

Corps of Engineers: Yes \_\_\_\_\_ No x If yes, permit # \_\_\_\_\_  
 Date Received: \_\_\_\_\_

Other: \_\_\_\_\_

All provisions of the County of Woodbury Flood Plain Management Ordinance (Ordinance # : \_\_\_\_\_)  
 shall be complied with.

THIS PERMIT IS ISSUED WITH THE CONDITION THAT THE DEVELOPER/OWNER WILL PROVIDE CERTIFICATION BY A REGISTERED ENGINEER, ARCHITECT, OR LAND SURVEYOR OF THE "AS-BUILT" LOWEST FLOOR (INCLUDING BASEMENT) ELEVATION OF ANY NEW OR SUBSTANTIALLY IMPROVED BUILDING COVERED BY THIS PERMIT.

Plans and Specifications Approved this \_\_\_\_\_ Day of \_\_\_\_\_, 20 \_\_\_\_.

Kevin Heiss  
 \_\_\_\_\_  
 (Signature of Developer/Owner) (Authorizing Official)

Cc: Water Resources Section  
 Iowa Department of Natural Resources  
 Wallace State Office Building  
 East 9<sup>th</sup> and Grand  
 Des Moines, IA 50319

6/2/2025  
 Date: \_\_\_\_\_

*For Office Use Only*

FPDP #: <u>7067 F</u> Fee: \$ 110 Approved: _____ Denied: _____ Check #: <u>2388</u> Receipt #: _____ Map Panel #: <u>230E</u> SFHA: _____	Received <b>RECEIVED</b>  JUN - 3 2025  WOODBURY COUNTY PLANNING & ZONING
---	---



11/20/2023

RENT PROPERTIES LLC  
C/O BRYAN MESZ  
MORTON BUILDINGS  
1620 140TH ST  
SIOUX CITY, IA 51106

Project Description: BFE Request for Parcel 884606100002. Applicant would like to place building on right (west) side of bank.; (Big Whisky Creek)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.4727/-96.2517; Woodbury County  
*Iowa DNR Project ID Number: 2023-1789*

Dear Bryan Mesz:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing structure / property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we have estimated the current existing condition 100-year flood elevation, NAVD88 at the location referenced above (See Figure 1). You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

Please be aware when planning future construction that elevating beyond the required 1 foot above the BFE will not only reduce flood risk, but might also result in lower flood insurance rates.

Please contact me by phone at 515-393-1891 or by email at [Meesha.Legg@dnr.iowa.gov](mailto:Meesha.Legg@dnr.iowa.gov) with any questions.

Sincerely,

Meesha Legg

Digitally signed by  
Meesha Legg  
Date: 2023.11.20  
16:18:03 -06'00'

Meesha Legg

Flood Plain Management and Dam Safety Section

CC: Kevin Heiss; Rent Properties LLC, 204 Buckeye Cr, Lawton, IA, 51030, [kevinh@1rti.com](mailto:kevinh@1rti.com)  
Dan Priestley; 620 Douglas Street, Floor 6, Sioux City, IA, 51101, [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov)

Attachments

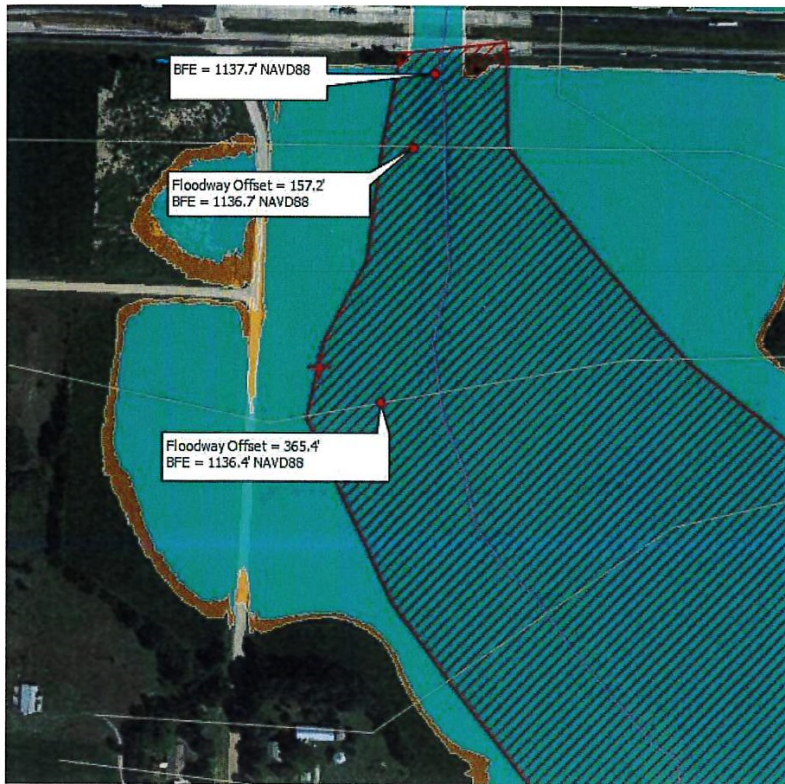


Figure 1. Visual floodway approximation. The offsets on the right (west) bank of Big Whisky Creek are labeled from the HECRAS model cross-sections and are measured from the center of the stream.



## Nick Heiss

---

**From:** Slater Ohm  
**Sent:** Thursday, May 29, 2025 1:52 PM  
**To:** Nick Heiss  
**Subject:** FW: Floodway Determination for Parcel 884606100002  
**Attachments:** 2023-1789\_FPBFEletter.pdf

We will need to submit with rest of the forms.

### Slater Ohm | Director Business Development

Phone: 712-253-4800 | Fax: 866.812.5370  
[www.1RTI.com](http://www.1RTI.com) | [Sohm@1rti.com](mailto:Sohm@1rti.com)

---

**From:** Conn, Jason <jason.conn@dnr.iowa.gov>  
**Sent:** Wednesday, April 30, 2025 3:02 PM  
**To:** Slater Ohm <Sohm@1RTI.com>; Daniel Priestley <dpriestley@woodburycountyiowa.gov>  
**Subject:** Floodway Determination for Parcel 884606100002

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Slater and Dan,

I spoke with Meesha Legg regarding a prior project for Parcel 884606100002. During our conversation I noted the DNR calculated the Base Flood Elevation and determined the width of the floodway for this property in 2023. Meesha reviewed the information from this prior project (2023-1789) and determined it is still valid. I've attached the letter Meesha issued to the applicant in 2023.

Please note the 2nd page of the attachment includes a map that illustrates the floodway of Big Whiskey Cr. The floodway is that area within the blue shading w/ the red cross-hatching. You'll note the floodway offset from the top of the bank and the Base (i.e. 100-yr) Flood Elevation are listed on the map.

You will need to work with Dan Priestley at the Woodbury County Zoning Office to receive a local floodplain development permit. During our conversation you noted the bottom of the sign will be ~20ft above ground level. The sign itself will not be an issue since it'll be located well above the ground. However, the support posts must not be placed within the floodway as determined by Meesha.

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

Thank you,

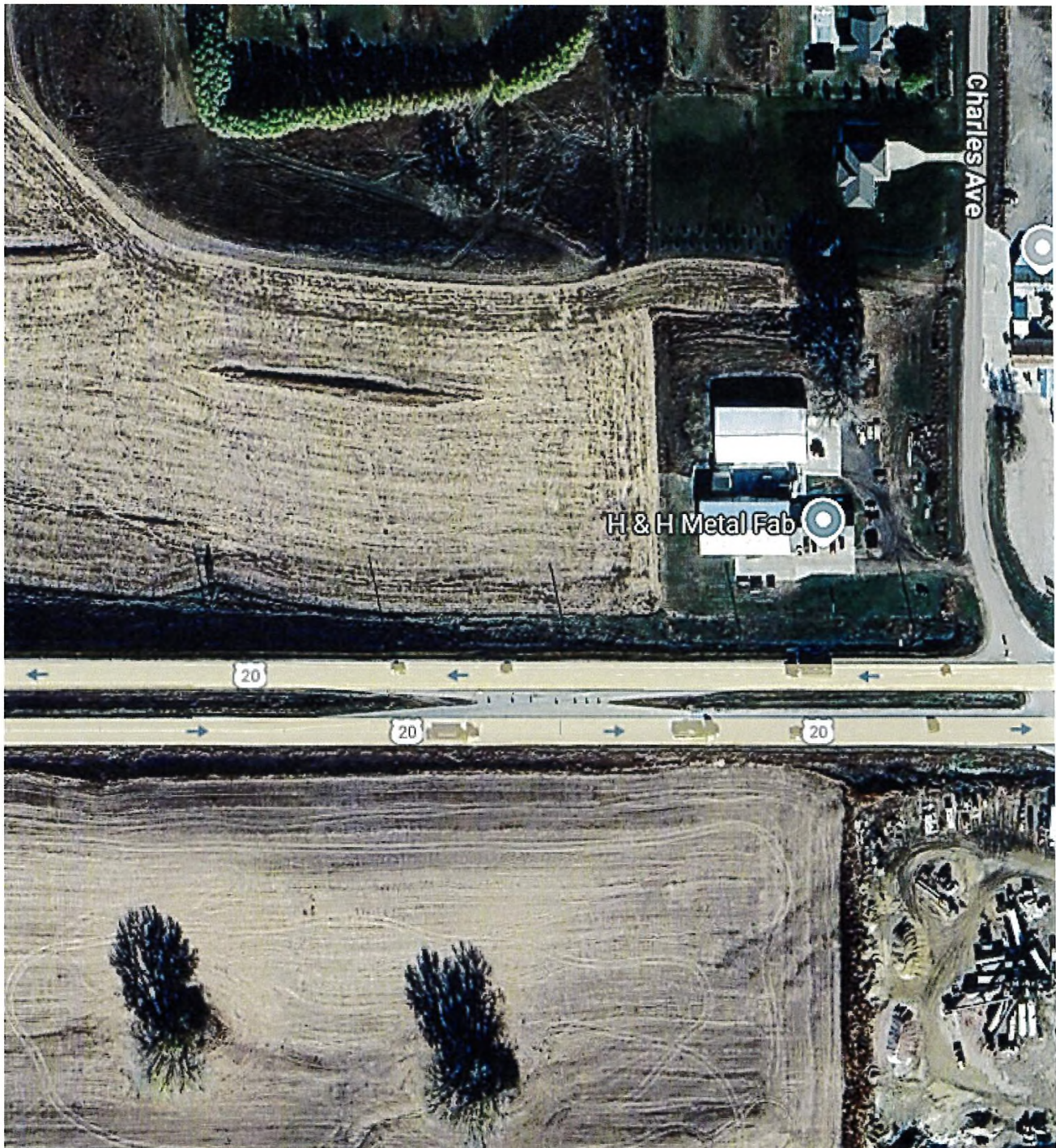
Jason Conn, CFM  
NFIP State Coordinator  
Floodplain Community Assistance Program  
Department of Natural Resources



Nick Heiss

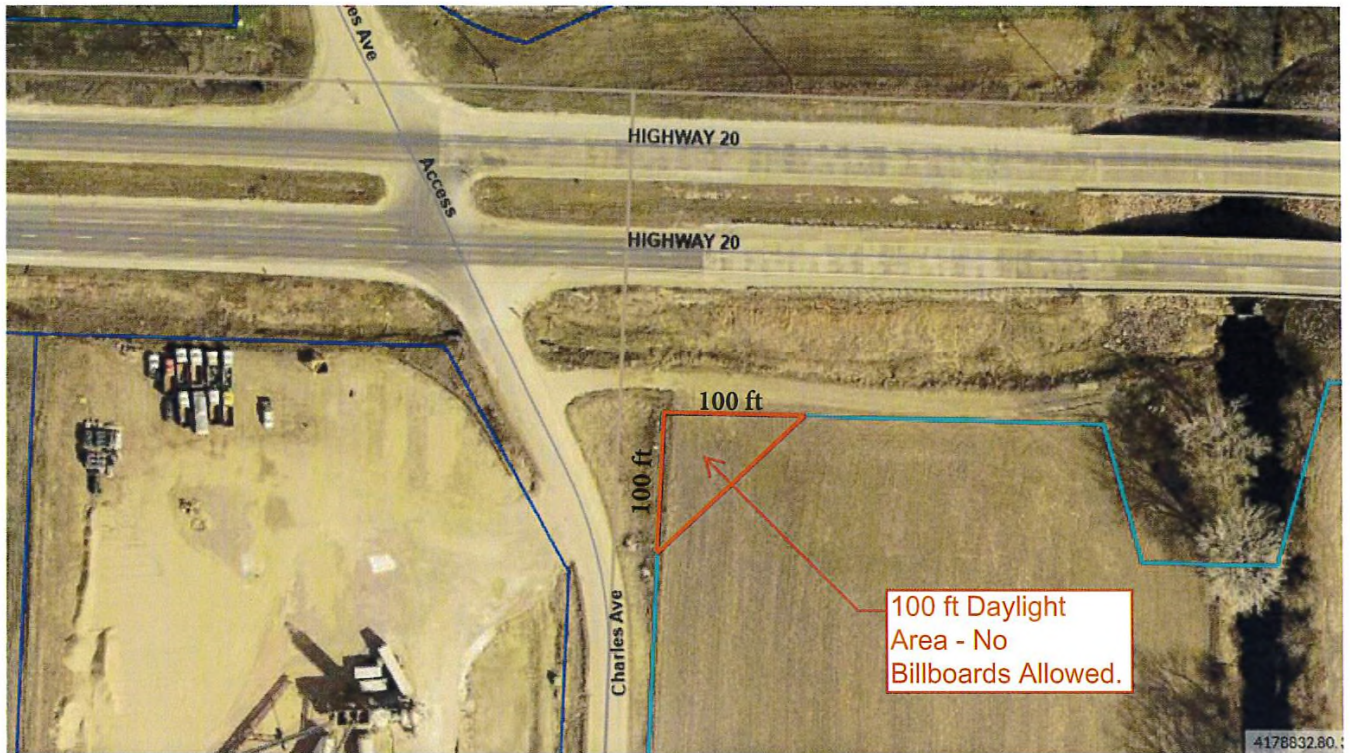
---

**From:** Slater Ohm  
**Sent:** Thursday, May 29, 2025 2:03 PM  
**To:** Nick Heiss  
**Subject:** Hwy 20 c parcel photos





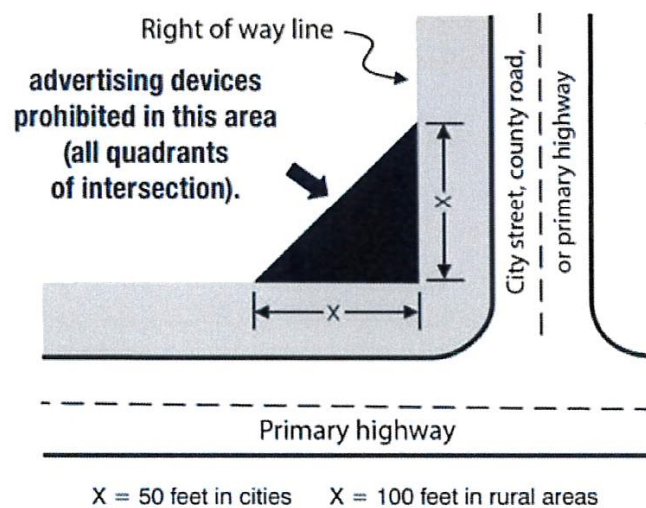




Alternate ID812535  
 Class A  
 Acreage 67.25

Owner Address RENT PROPERTIES LLC  
 204 BUCKEYE CIR  
 LAWTON, IA 51030

**Figure 3**  
**Sight distance at intersections**  
**(daylight area)**





# LEGAL NOTIFICATION FOR BOARD OF ADJUSTMENT PUBLIC HEARING

Sioux City Journal

## AFFIDAVIT OF PUBLICATION

Sioux City Journal  
2802 Castles Gate Drive  
Sioux City 51106  
(712) 293-4250

State of Florida, County of Broward, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

### PUBLICATION DATES:

Jun. 21, 2025

NOTICE ID: 5W0N53ECcNtObwLIMsUa

PUBLISHER ID: COL-IA-501948

NOTICE NAME: BoA\_25-7-

7\_BOA\_3\_Hearings\_MSIDE\_RTI\_MortonVAR

Publication Fee: \$67.52

*Edmar Corachia*

(signed) \_\_\_\_\_



### VERIFICATION

State of Florida  
County of Broward

Subscribed in my presence and sworn to before me on this: 06/25/2025

*S. Smith*

Notary Public

Notarized remotely online using communication technology via Proof.

### NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will hold public hearings on the following items hereafter described in detail on July 7, 2025 at 2:00 PM or as soon thereafter as the matters may be considered. Said hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to the matters should appear at the aforesaid hearings in person or call 712-454-1153 and enter the Conference ID: 742 346 1234 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. 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 Wed, July 2, 2025.

Item One (1)  
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application from Jason Reynoldson (Applicant) on behalf of Morningside University (Owner) to construct and operate a baseball stadium (field for competitive athletic) on the property located in T88N R47W (Woodbury Township), Section 14, in the SW 1/4 of the SW 1/4 and identified as Parcel #68471400005, and located in the Agricultural Preservation (AP) Zoning District. The property is located on the southwest side of Old Highway 141 and is east of Buchanan Avenue and north of County Home Road. The proposed facility will provide a dedicated space for organized sports, supporting health and wellness, community spirit, and opportunities for youth and adult leagues. Applicant(s) Owner(s): Jason Reynoldson (Applicant), 3000 Garretson Ave., Sioux City, IA 51106 and Morningside University (Owner), 1501 Morningside Ave., Sioux City, IA 51106.

Item Two (2)  
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application from Kevin Heiss (Applicant) of Rent Properties LLC (Owner) to construct and operate an off-premise 14 x 40 LED billboard (double-sided) on the property located in T88N R46W (Floyd Township) in the N 21/2 of the N 1/2 of the NW 1/4, Section 6 and identified as Parcel #68462610002, and located in the General Commercial (GC) Zoning District. The property abuts the south side of Highway 20 and abuts the east side of Charles Avenue. Applicant(s) Owner(s): Kevin Heiss (Applicant), 204 Duskeye Circle, Lawton, IA 51153 / Rent Properties LLC (Owner), 204 Duskeye Circle, Lawton, IA 51153.

Item Three (3)  
Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider a variance application from Kevin Morton, at 108 Bigelow Park Road, Salix, IA 51052, who seeks approval to construct a new garage behind an existing garage that will be set back four (4) feet or less from the existing garage. The property owner has filed this variance application to seek relief from Section 4.12.5 of the Woodbury County Zoning Ordinance pertaining to "Accessory Buildings" which states "5. Detached accessory structures shall not be located closer to any other accessory or principal building than ten feet" (p. 46). The proposed garage size is approximately 24' x 16' and subject to changes. The property is located on a C-44 zone and identified as Parcel #674733376005 and is identified as Lot 5 in Block 1 in the Galland's Lakeview Second Sub-Division in Section 33 in T87N R47W (Liberty Township). The property is located on the south side of Bigelow Park Road and west of 275th Street. Owner/Applicant: Kevin Morton, 108 Bigelow Park Rd., Salix, IA 51052. (C93-IA-501948)



## LEGAL NOTIFICATION FOR BOARD OF ADJUSTMENT SECOND PUBLIC HEARING

## LEGAL NOTICES

NOTICE OF PUBLIC HEARINGS  
BEFORE THE WOODBURY  
COUNTY BOARD OF  
ADJUSTMENT[illegible]

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application from Bruce Christensen, representing the Bruce & Rochelle Christensen Living Trust, to remove a hill and construct a driveway for access to the hilltop, contributing the property used as farmland or a building to the project. The project is classified as a borrow pit or earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The property is located at 2086 150th Street, Lawton, IA 51303 on Parcel#094531200004, adjacent to the Highway 169 (NE) Zoning District. The project is located on the northeast corner of NE 14th and NE 140th of the Highway 169 Subdivision. It spans 6.42 acres and is situated approximately half a mile northwest of Lawton and six miles east of Sioux City.

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Adjustment will hold a public hearing to consider the Conditional Use Permit application from Kevin Heiss (Applicant) of Rent Properties LLC (Owner) for a Conditional Use Permit to operate a 14 x 48 (EED bilboard (double-sided)) on the property located at 1788N Ray (Floyd Township) in the N 23 of the N 1/2 of the NW 1/4, Section 14, Township 14N, Range 14E, Meridian 10W, and identified as Parcel #884605100002, and located in the General Commercial (GC) Zoning District and located in Special Flood Hazard Area - Zone A (floodplain). The property abuts the south side of Highway 20 and abouts the east side of Charles Avenue. Applicant's (Owner's): Kevin Heiss (Applicant), 204 Buckeye Circle, Lantion, IA 51030 / Rent Properties LLC (Owner), 204 Buckeye Circle, Lantion, IA 51030.

[illegible]

## PROPERTY OWNER(S) NOTIFICATION

Property Owners within 500 Feet:	14
Notification Letter Date:	June 19, 2025, July 17, 2025
Public Hearing Board:	Board of Adjustment X 2
Public Hearing Date:	July 7, 2025 at 5:00 PM and August 4, 2025 at 5:00 PM
Phone Inquiries:	1 (Jerry Steffan)
Written Inquiries/Comments:	1 (Jerry & Vernell Steffan)
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Rent Properties, LLC	204 Buckeye Circle	Lawton	IA	51030	No written comments.
Strachan Realty Company, LLC	1820 Hwy 20	Lawton	IA	51030	No written comments.
Jerry E. Steffen & Vernell D. Steffen, Co-Trustees and their successors in Trust under the Jerry and Vernell Steffen Revocable Trust dated 9-3-2008	1528 Jewel Ave	Moville	IA	51039	SEE LETTER BELOW
George F. Seubert & Mary Jane Seubert, as Trustees of the George E. and Mary Jane Seubert Revocable Trust dated 7-31-2023	2087 210th Street	Bronson	IA	51007-8021	No written comments.
Charles Claude Neal, Life Estate interest with remainder to Everett Dean Neal and an undivided 1/2 interest to Everett Dean Neal and an undivided 1/2 interest to Lois Jeanette Deringer, Trustee of the Lois Jeanette Deringer Revocable Trust, under Agreement dated March 28, 2005	1637 Charles Ave	Lawton	IA	51030-9727	No written comments.
AVE-PLP Properties, LLC, a Kansas limited liability company	58668 190th Street	Pacific Junction	IA	51561	No written comments.
Todd Shumansky & Tara Shumansky, husband and wife, as joint tenants with full rights of survivorship	1275 Buchanan Ave	Sioux City	IA	51108	No written comments.
RJ Tide Construction, Inc., an Iowa corporation	1821 Hwy 20	Lawton	IA	51030	No written comments.
H & H Real Estate, LLC, an Iowa limited liability company	1624 180th Street	Sioux City	IA	51106	No written comments.
Michael Pagan & Terri Pagan, husband and wife, as joint tenants with full rights of survivorship	1589 Charles Ave	Lawton	IA	51030	No written comments.
Midwest Auto Properties, LLC, an Iowa limited liability company	1901 Hwy 20	Lawton	IA	51030	No written comments.
Brian D. Peterson, a married person	1739 Charles Ave	Lawton	IA	51030	No written comments.
An undivided 1/2 interest to Everett Dean Neal & an undivided 1/2 interest to Lois Jeanette Deringer, Trustee of the Lois Jeanette Deringer Revocable Trust, under Agreement dated March 28, 2005	1637 Charles Ave	Lawton	IA	51030-9727	No written comments.
Dana D. Neal & Kimberly A. Neal, husband and wife, as joint tenants with full rights of survivorship	1774 162nd Street	Lawton	IA	51030	No written comments.
Rent Properties, LLC	204 Buckeye Circle	Lawton	IA	51030	No written comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LOGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed zoning variance for MEC electric, and we have no conflicts. The requestor should be made aware that any requested relocation or extension of distribution facilities will be subject to a customer contribution. – Casey Meinen, 7/17/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this Conditional Use Permit application. NIPCO has no issues with this request. – Jeff Zettel, 6/5/25.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No comments.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No comments.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this application. – Neil Stockfleth, 6/5/25.
WOODBURY COUNTY TREASURER:	No comments.

June 19, 2025

Jerry & Vernell Steffen  
Co-Trustees of Steffen Revocable Trust  
1528 Jewell Ave.  
Menville, IA 51039

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

RE: 2025 Conditional Use Permit Request for Parcel #884606100002.  
For Rent Properties, LLC, Applicant: Kevin Heiss.

Dear Mr. Priestley:

We have reviewed the Conditional Use Permit Application. Jerry & Vernell Steffen Trust has no issues with this request.

Thanks for the Notice.



JERRY E. STEFFEN, PE





## Woodbury County, IA / Sioux City

Parcel ID 884606100002  
 Alternate ID 812535  
 Property Address N/A  
 Sec/Twp/Rng 6-88-46  
 Brief (EX PT TO STATE)N2/3 N1/2 NW & EX A TCT BEG 517.76' W OF & 210.8' S NW1/4 & PT OF BEG;THE C S193.60' THEC W180' THEC N193.60' THEC  
 Tax Description E180' TO PT OF BEG  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 2023-04881 (6/2/2023)  
 Gross Acres 67.25  
 Exempt Acres 2.70  
 Net Acres 64.55  
 Adjusted CSR Pts 4607.85  
 Zoning GC - GENERAL COMMERCIAL  
 District 0026 FLOYD/LAWTON-BRONSON  
 School District LAWTON BRONSON  
 Neighborhood N/A

### Owner

Deed Holder  
[RENT PROPERTIES LLC](#)  
[204 BUCKEYE CIR](#)  
 LAWTON IA 51030  
 Contract Holder  
 Mailing Address  
 RENT PROPERTIES LLC  
 204 BUCKEYE CIR  
 LAWTON IA 51030

### Land

Lot Area 67.25 Acres ;2,929,410 SF

### Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Pole	CATTLE SHED	16	32	1987	1

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/1/2023	KUHLMANN THERESA M REVOCABLE TRUST	RENT PROPERTIES LLC	2023-04881	Normal	Deed	Y	\$1,375,000.00
6/29/2020	KUHLMANN THERESA M & MICHAEL D	KUHLMANN THERESA M & MICHAEL D REVOCABLE TRUST	2020-08094	No consideration	Deed		\$0.00

☐ Show There are other parcels involved in one or more of the above sales:

### Permits

Permit #	Date	Description	Amount
4517	09/28/2004	Misc	0

### Valuation

	2025	2024	2023	2022	2021	2020
Classi cation	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$181,260	\$154,370	\$154,370	\$119,920	\$119,920	\$112,870
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$181,260	\$154,370	\$154,370	\$119,920	\$119,920	\$112,870
- Exempt Value	(\$4,140)	(\$3,510)	(\$3,510)	(\$2,910)	(\$2,910)	(\$2,580)
= Net Assessed Value	\$177,120	\$150,860	\$150,860	\$117,010	\$117,010	\$110,290



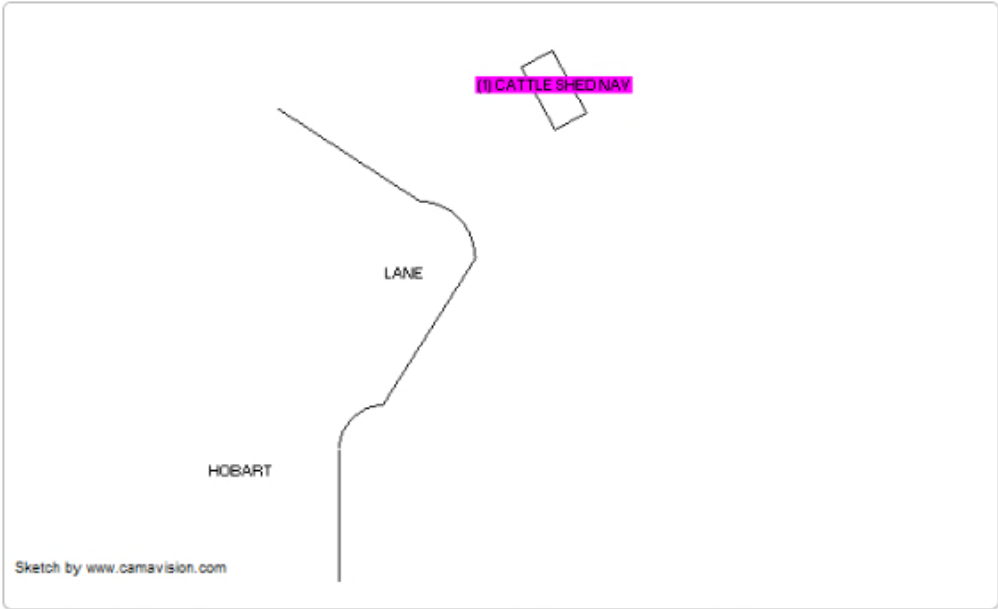
Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Sketches



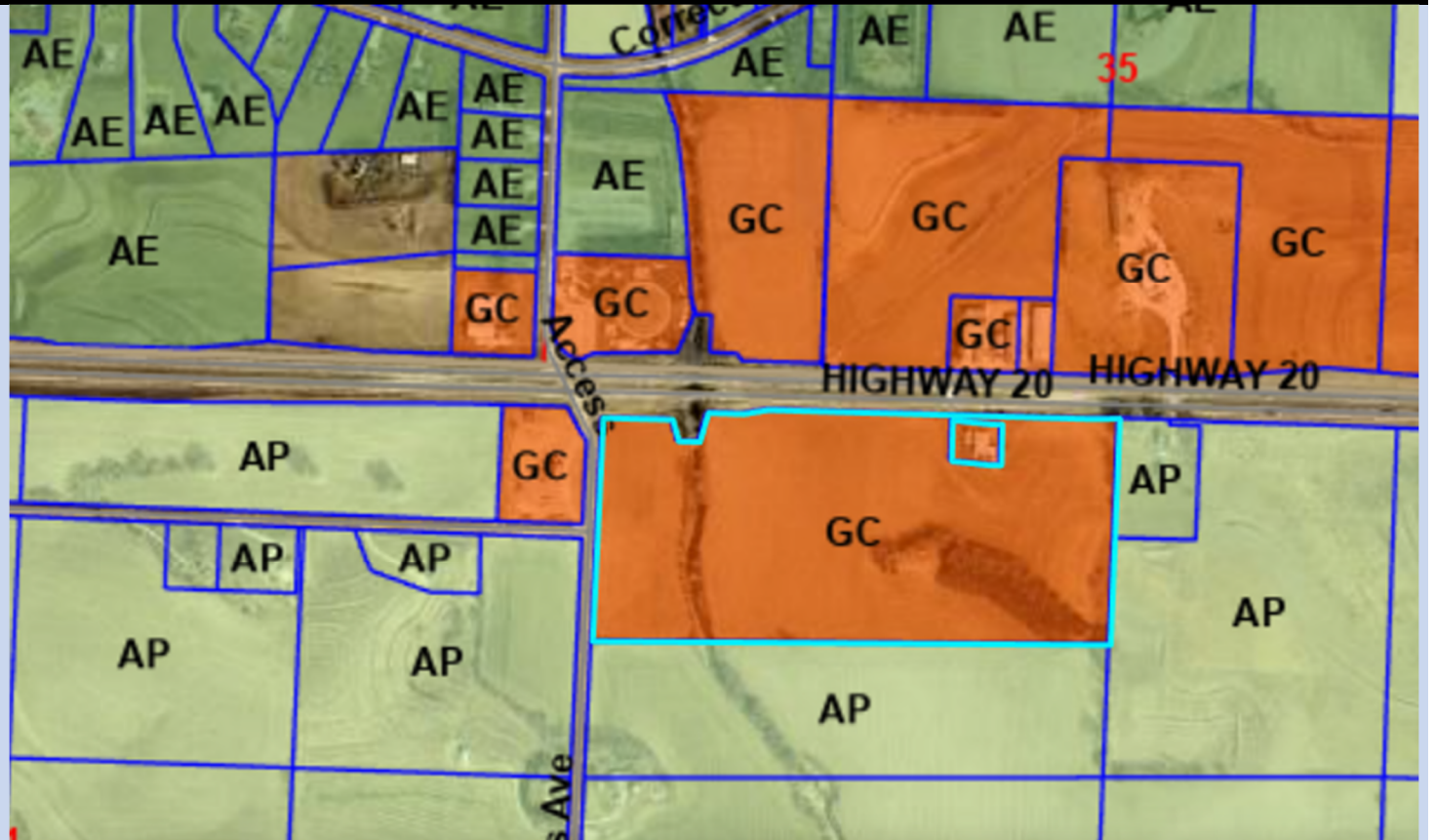
No data available for the following modules: Residential Dwellings, Commercial Buildings, Yard Extras, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 6/3/2025, 6:44:28 PM

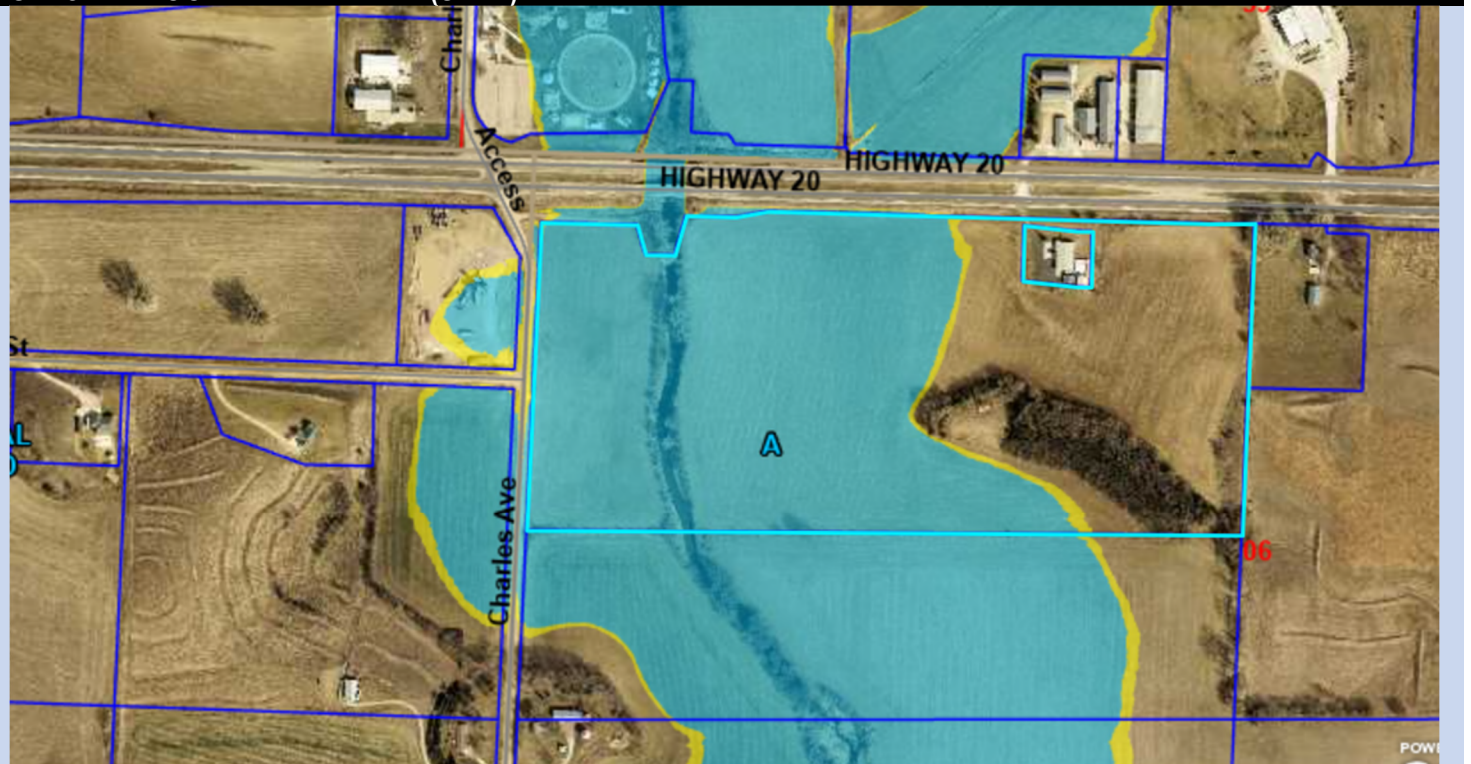
Contact Us



## ZONING MAP



## SPECIAL FLOOD HAZARD AREA (SFHA) MAP

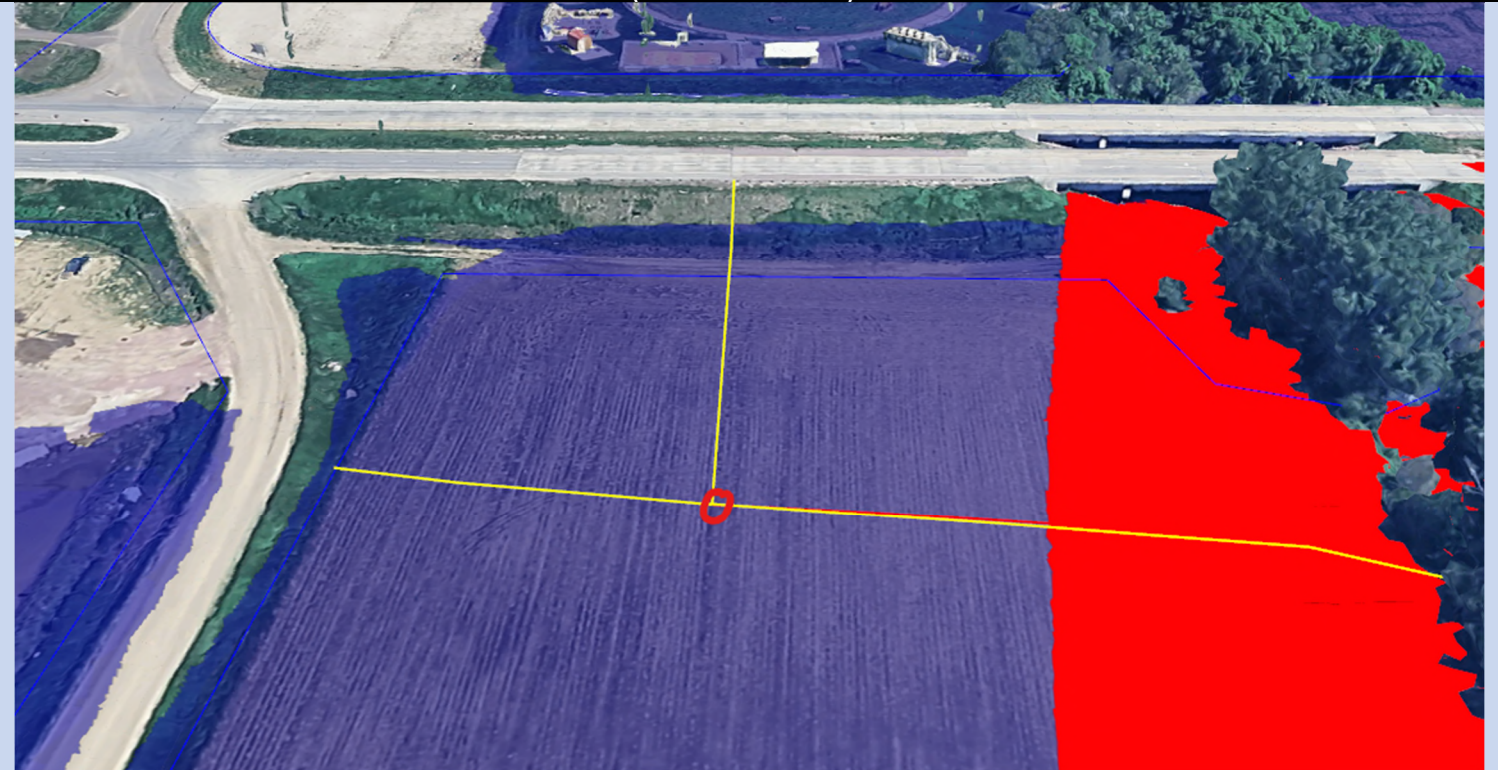




## ESTIMATED FLOODWAY MAP



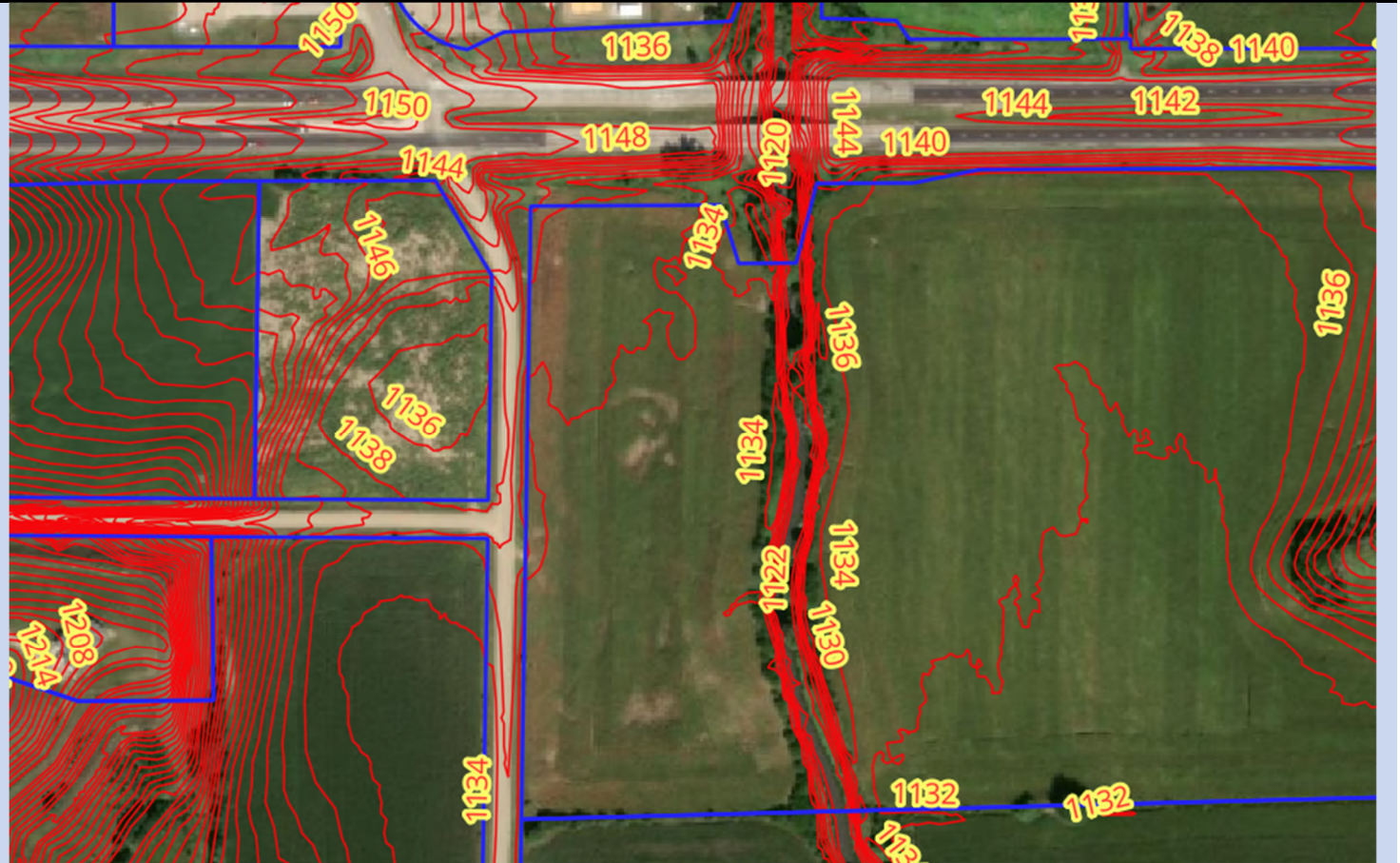
## LOCATION MAPPING RELATIVE TO FLOODWAY (NOT SCIENTIFIC)



The image above is not scientific nor intended to represent a survey or exact location. Only provided for general informational purposes relative to the general floodway location.



## ELEVATION MAP



## SOIL MAP AND REPORT





## Summary

Parcel ID	884606100002
Gross Acres	67.25
ROW Acres	0.00
Gross Taxable Acres	67.25
Exempt Acres	2.70
Net Taxable Acres	64.55 (Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	73.30 (4929.34 CSR2 Points / 67.25 Gross Taxable Acres)

Agland Active Config 2025

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	59.53	73.96	4,402.67	4,402.67
Non-Crop	5.02	70.89	355.86	212.22
Forest Reserve	2.70	63.26	170.81	110.25
<b>Total</b>	<b>67.25</b>		<b>4,929.34</b>	<b>4,725.14</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B	Monona silt loam, terrace, 2 to 5 percent slopes	95.00	0.04	3.80	3.80
100% Value	12B	Napier silt loam, 2 to 5 percent slopes	93.00	0.59	54.87	54.87
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	2.97	273.24	273.24
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	5.70	507.30	507.30
100% Value	510C2	Monona silt loam, terrace, 5 to 9 percent slopes, eroded	88.00	4.40	387.20	387.20
100% Value	670	Rawles silt loam, 0 to 2 percent slopes, occasionally floode	82.00	34.26	2,809.32	2,809.32
100% Value	701	Wilsey silt loam, 0 to 2 percent slopes, occasionally floode	79.00	0.60	47.40	47.40
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	0.56	34.72	34.72
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	6.96	222.72	222.72
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	3.45	62.10	62.10
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.04	3.56	1.91
Non-Crop	510C2	Monona silt loam, terrace, 5 to 9 percent slopes, eroded	88.00	0.13	11.44	6.18
Non-Crop	670	Rawles silt loam, 0 to 2 percent slopes, occasionally floode	82.00	2.39	195.98	109.44
Non-Crop	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	2.28	141.36	91.18
Non-Crop	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.02	0.64	0.63
Non-Crop	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	0.16	2.88	2.88
Forest Reserve	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.03	2.67	1.85
Forest Reserve	510C2	Monona silt loam, terrace, 5 to 9 percent slopes, eroded	88.00	0.10	8.80	4.75
Forest Reserve	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	2.57	159.34	103.65
<b>Total</b>				<b>67.25</b>	<b>4,929.34</b>	<b>4,725.14</b>

---

**Daniel Priestley**

---

**From:** Slater Ohm <SOhm@1RTI.com>  
**Sent:** Wednesday, July 23, 2025 9:27 AM  
**To:** Brent Christian  
**Cc:** Nick Heiss; Kevin Heiss; Daniel Priestley  
**Subject:** RE: Billboard from IOWA DOT Perspective  
**Attachments:** Sign Locations Approx. 7-10-2025.pdf; Sign 1 Wide and Zoom 7-10-2025.pdf; Sign 2 Wide & Zoom 7-10-2025.pdf; Sign 3 Wide and Zoom 7-10-2025.pdf

**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.**

Brent,

Good morning. Attached are measured maps showing three potential Sign locations. All 3 are well outside the 300' spacing between billboards that are facing the same direction.

We will gladly respond to questions once you have had time to review.

**Slater Ohm | Director Business Development**

Phone: 712-253-4800 | Fax: 866.812.5370

[www.1RTI.com](http://www.1RTI.com) | [Sohm@1rti.com](mailto:Sohm@1rti.com)

---

**Daniel Priestley**

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**From:** Christian, Brent <Brent.Christian@iowadot.us>  
**Sent:** Wednesday, July 23, 2025 11:12 AM  
**To:** Slater Ohm  
**Cc:** Nick Heiss; Kevin Heiss; Daniel Priestley  
**Subject:** RE: Billboard from IOWA DOT Perspective  
**Attachments:** Sign Spacing Diagram.pdf; Daylight Area Diagram.pdf

**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.**

Thanks Slater for the information you supplied us. However the state can only provide an official review based on a fully completed application with application fees.

Unofficially I can take a look from my desk to see if I notice any obvious problems that stand out. But we can't see everything unless we conduct an official site review, research records, take on site measurements, etc. after the application is submitted.

The state does not conduct sign spacing based on "As the crow flies". We find the point where the sign is perpendicular to the centerline of the highway, then conduct our measurements along centerline of the highway. See the attached diagram showing how this is conducted. Sign #3 in your diagram may be within 300 feet of the Lamar billboard located on the north side of US 20, east of your location. To close to call.

Regarding Sign #2. You will need to make sure you are out of the 100 ft daylight area near the intersection with Charles Ave. See attached diagram showing how this is measured.

Let me know if you have any questions.

**Brent Christian**

**Advertising Management**

Iowa Department of Transportation

800 Lincoln Way

Ames, IA 50010

515-239-1673

515-817-6500 FAX

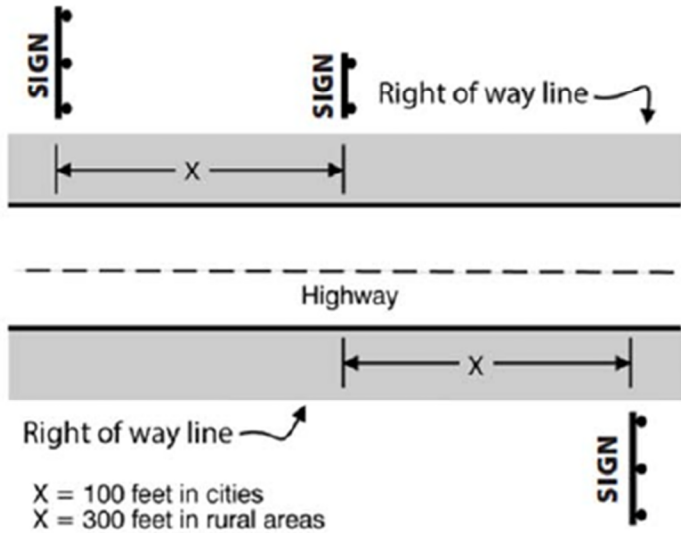
[brent.christian@iowadot.us](mailto:brent.christian@iowadot.us)

[www.iowaroadsigns.com](http://www.iowaroadsigns.com)

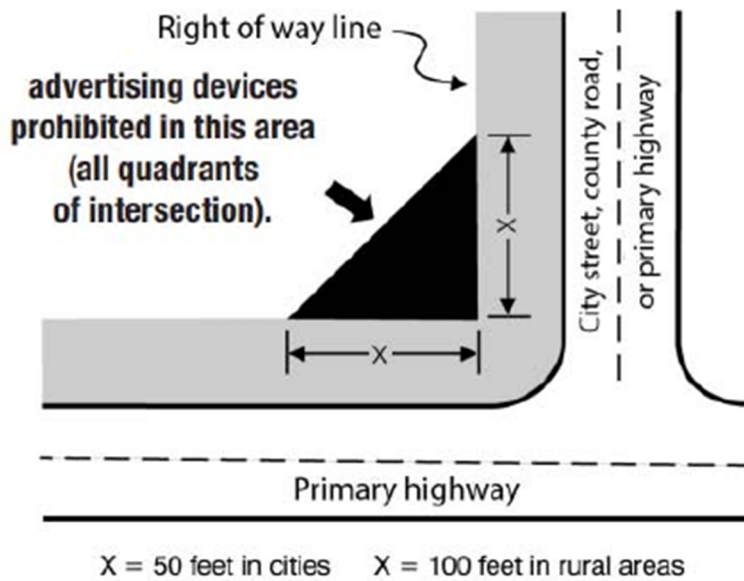
**IOWA DOT**

**Figure 2**  
**Sign spacing**

All measurements are along the centerline of the highway between signs facing the same direction.



**Figure 3**  
**Sight distance at intersections**  
**(daylight area)**



## Daniel Priestley

**From:** Slater Ohm <SOhm@1RTI.com>  
**Sent:** Wednesday, July 23, 2025 1:08 PM  
**To:** Christian, Brent  
**Cc:** Nick Heiss; Kevin Heiss; Daniel Priestley  
**Subject:** RE: Billboard from IOWA DOT Perspective

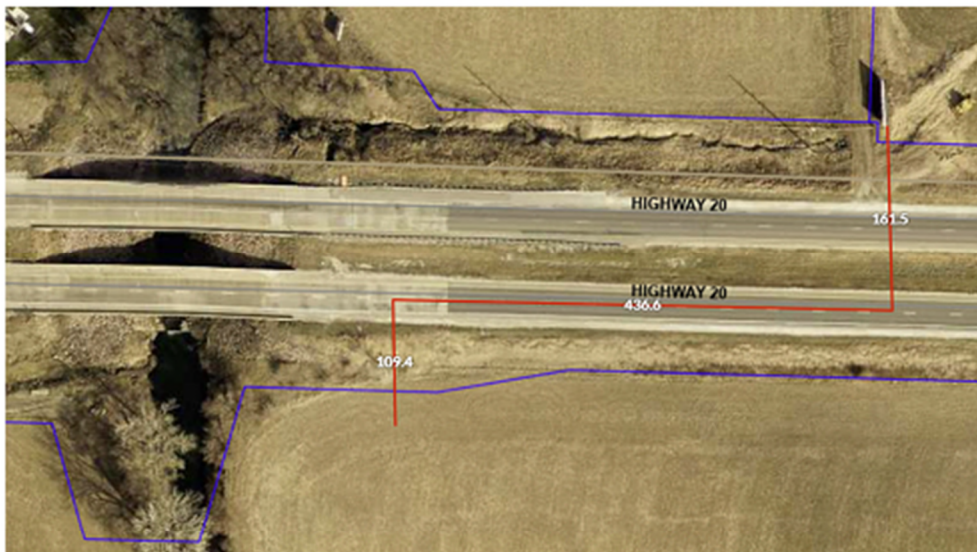
**CAUTION:** This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC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

Brent,

Thanks for the quick response.

We will supply an official application once the county has approved the final location.

Sign location three should be outside the 300' requirement. See map below



Sign 2 daylight will also be detailed if approved. Here is the submitted map with daylight detail included.





**Slater Ohm | Director Business Development**

Phone: 712-253-4800 | Fax: 866.812.5370

[www.1RTI.com](http://www.1RTI.com) | [Sohm@1rti.com](mailto:Sohm@1rti.com)