



WOODBURY COUNTY ZONING COMMISSION

Monday, August 25, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, August 25, 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 7th 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	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FROM STEVEN SITZMANN (OWNER/APPLICANT) TO OPERATE A BORROW PIT FOR EARTH MATERIALS IN ORDER TO LEVEL THE PROPERTY FOR FUTURE DEVELOPMENT OF A HOME TO BE BUILT ON PARCEL #894608100010. SUMMARY: Steven Sitzmann has applied for a conditional use permit from Woodbury County, Iowa for a borrow pit in order to level the property for future development of a home to be built. 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 1546 110 th Street, Sioux City, IA 51106/51108 on Parcel #894608100010, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, in the R. Jacks Subdivision Lot 2 and a part of Lot 1 of the McBalt Subdivision. The property is 3.99 acres and is situated approximately 1.3 miles east of Sioux City on the south side of 110 th Street.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN

PACKET CONTENTS

PREVIOUS MEETING MINUTES	3
REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): FROM STEVEN SITZMANN (OWNER/APPLICANT) TO OPERATE A BORROW PIT FOR EARTH MATERIALS IN ORDER TO LEVEL THE PROPERTY FOR FUTURE DEVELOPMENT OF A HOME TO BE BUILT ON PARCEL #894608100010.	7

Woodbury County Zoning Commission Meeting Minutes

Date: July 28, 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/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=fXfQBCh-wQ0>

Attendees

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

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Chris Zellmer Zant at 5:00 PM on July 28, 2025.

Roll Call

Chair Chris Zellmer Zant conducted a roll call, noting that Commissioners Chris Zellmer Zant, Jeff Hanson, Corey Meister, and Steve Corey were present. Commissioner Tom Bride was absent.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the June 23, 2025 meeting. Commissioner Jeff Hanson made a motion to approve the minutes, which was seconded by Commissioner Corey Meister. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Review of Conditional Use Permit Application – Bruce and Rochelle Sorensen

Agenda Item: Review of a conditional use permit application from Bruce and Rochelle Sorensen to operate a borrow pit for earth materials to remove a hill and construct a driveway on parcel number 894531200004 in an Agricultural Estates Zoning District.

Staff Report: Dan Priestley presented the staff report, noting that the application was for a borrow pit to remove a hill and construct a driveway for access to a hilltop. The project had commenced but was paused to comply with zoning procedures. The application included a general site plan and grading plan, but additional materials, such as DNR permits, a haul route, and a stormwater pollution prevention plan, were still pending. Priestley noted that the Agricultural District recently allowed borrow pits under the conditional use permit process. No letters from neighbors had been received, but further public input was expected at the Board of Adjustment hearing the following week. Priestley recommended that any approval include conditions requiring submission of the missing documents (DNR permit, stormwater pollution prevention plan, and haul route) and a project completion timeline.

Applicant Comments: Bruce Sorensen addressed the Commission, explaining that the project began with county approval for a driveway but required a conditional use permit due to the volume of earth being

removed, which exceeded personal use. He noted ongoing coordination with the zoning office and was present to answer questions.

Public Comments: No additional public comments were made.

Commission Discussion: No further questions or comments were raised by the Commissioners, who found the application straightforward.

Motion and Vote: Commissioner Corey Meister moved to recommend approval of the conditional use permit to the Board of Adjustment, with conditions that the applicant submit a detailed operation plan (including haul route and hours of operation), a stormwater pollution prevention plan, DNR permits, and compliance with all state and local regulations, as well as a project completion timeline. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: Dan Priestley clarified that the haul route had not yet been formalized, but the applicant was working with Lieber Construction and True Engineering for the DNR permit.

Action Taken: The Commission voted to recommend approval of the conditional use permit to the Board of Adjustment with the specified conditions.

Review of Conditional Use Permit Application – Kevin Heiss

Agenda Item: Review of a conditional use permit application from Kevin Heiss, Rent Properties LLC, to construct and operate a double-sided 14x48 LED billboard on parcel number 884606100002, with updates following a Board of Adjustment tabling and concurrent variance application.

Staff Report: Dan Priestley provided background, noting that the Zoning Commission had reviewed this application the previous month, recommending approval. The Board of Adjustment held a public hearing but tabled the matter due to neighborhood input, prompting the applicant to file a variance application to consider alternative billboard locations. The parcel's large size and frontage along Highway 20 allowed flexibility in location options. Priestley emphasized that the Zoning Commission's role was to review the conditional use permit, not the variance, which was under the Board of Adjustment's purview. The proposed alternative locations (labeled #2 and #3) were outside the floodway, addressing a key concern. The original recommendation remained in effect, but the item was brought back for informational purposes and to allow additional input.

Applicant Comments: Slater Ohm, representing Rent Properties LLC, was present but offered no additional comments.

Public Comments: Dana Neal, speaking via phone from 1774 162nd Street, thanked the Commission for reconsidering the billboard location. He stated that location #3 (east of the creek) was the preferred option, as it was farthest from residences, including his and Mr. Boatman's, and near businesses. Location #2 was less preferable, and location #1 was the least desirable. He expressed support for the billboard provided it was placed to minimize impact on homes.

Commission Discussion: Commissioner Jeff Hanson commented that locations #2 and #3 aligned with public and applicant feedback from the previous meeting, supporting the Commission's prior recommendation. No further questions were raised.

Motion and Vote: Commissioner Jeff Hanson moved to reaffirm the Zoning Commission's prior recommendation for the conditional use permit, acknowledging that locations #2 and #3 were consistent with public and applicant input. Commissioner Corey Meister seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission reaffirmed its recommendation for the conditional use permit, noting consideration of alternative locations #2 and #3, with the final decision pending the Board of Adjustment's ruling on both the permit and variance.

Additional Note: Dan Priestley informed the Commission that the Board of Adjustment would address both the conditional use permit and variance at their meeting on Monday, August 4, 2025, at 5:00 PM in the same room.

Public Comment on Matters Not on the Agenda

No additional public comments were received, as no members of the public were present beyond those addressing earlier agenda items.

Staff Update

Dan Priestley provided the following updates:

- **Nuclear Energy Ordinance:** The Board of Supervisors will hold a second public hearing on the nuclear energy and waste storage ordinance on July 29, 2025, at 4:40 PM during their 4:30 PM meeting. The first hearing had limited participation but included diverse perspectives. A third reading is scheduled for the following week, August 5.
- **Accessory Dwellings:** Priestley attended an online meeting with other zoning officials statewide to discuss new state legislation on accessory dwellings. The legislation negated local restrictions, creating challenges for zoning officials. Priestley noted ongoing discussions about potential draft ordinances to address unintended consequences.
- **Additional Correspondence:** Priestley requested that a favorable opinion letter from Jerry Steffen regarding the Kevin Heist application be entered into the record, as it was received after the meeting packet was prepared.
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- **Motion and Vote:** Commissioner Jeff Hanson moved to accept Jerry Steffen's letter into the record. Commissioner Corey Meister seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0) – See appendix.

Action Taken: The Commission voted to accept Jerry Steffen's letter into the meeting record.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Jeff Hanson moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." The meeting adjourned at approximately 5:20 PM.

Appendix

July 24, 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: July 17th, 2025 Notice of Conditional Use Permit Request and Variance
Request for Parcel #884606100002.
For Rent Properties, LLC, Applicant: Kevin Heiss.

Dear Mr. Priestley:

We have reviewed the Conditional Use Permit Request and Variance Request for
Parcel #884606100002. 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 23, 2025

APPLICATION DETAILS

Applicant(s)/Owner(s):	Steven Sitzmann
Application Type:	Conditional Use Permit
Zoning District:	Agricultural Estates (AE)
Total Acres:	3.99
Current Use:	Residential
Proposed Use:	Residential
Pre-application Meeting:	July 22, 2025
Application Date:	July 29, 2025
Legal Notice Date:	August 16, 2025
Neighbor(s) Notice Date:	August 18, 2025
Stakeholder(s) Notice Date:	August 1, 2025
Zoning Commission Review:	August 25, 2025
Board of Adjustment Public Hearing:	September 3, 2025

PROPERTY DETAILS

Parcel(s):	894608100010
Township/Range:	T89N R46W (Concord)
Section:	8
Subdivision:	R. JACKS SUBDIVISION LOT 2; AND PART OF LOT 1 OF MCBALT SUBDIVISION
Zoning District:	AE
Floodplain:	X (Not in floodplain)
Property Address:	1546 110 th Street, Sioux City, IA 51106

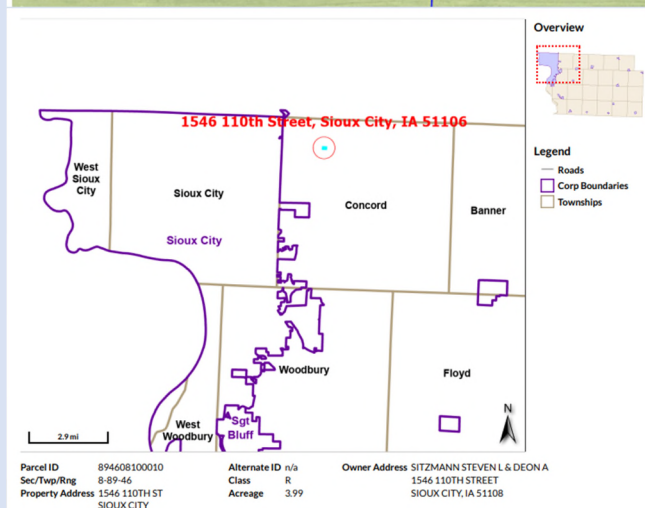
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Summary	
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Legal Notification	
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Supporting Information	

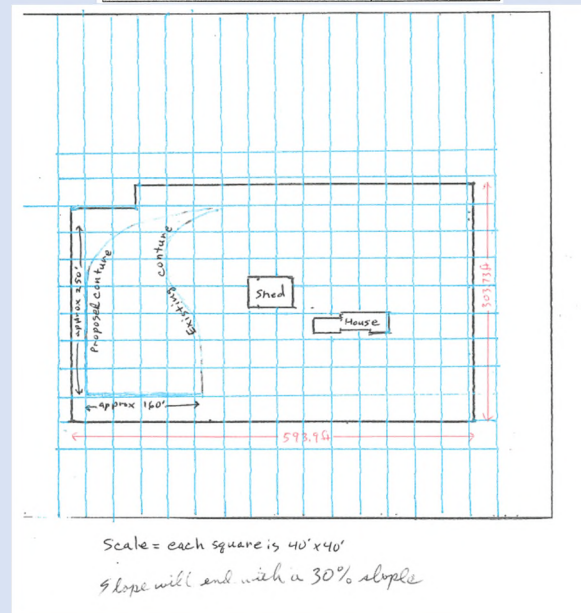
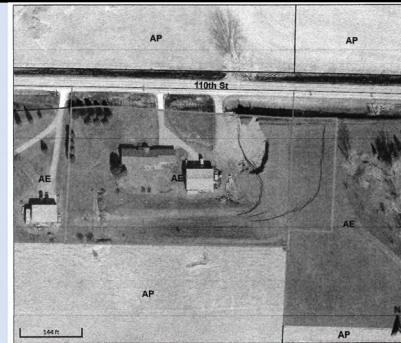
APPLICATION DESCRIPTION

Steven Sitzmann has applied for a conditional use permit from Woodbury County, Iowa for a borrow pit in order to level the property for future development of a home to be built. 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 1546 110th Street, Sioux City, IA 51106 on Parcel #894608100010, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, in the R. Jacks Subdivision Lot 2 and a part of Lot 1 of the McBalt Subdivision. The property is 3.99 acres and is situated approximately 1.3 miles east of Sioux City on the south side of 110th Street.

AERIAL MAP



SITE PLAN EXCERPT



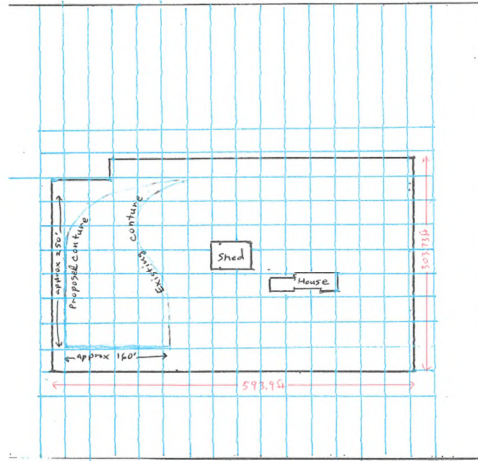
ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

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.

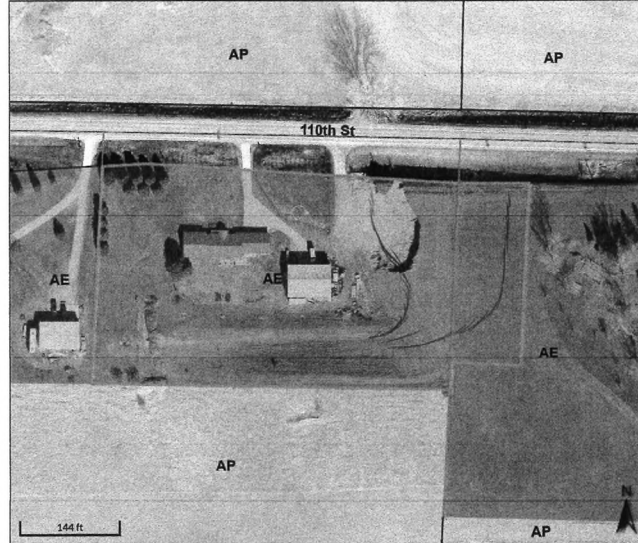
APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:

Removing of existing part of a hill for a future home to be built.

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



Scale = each square is 40' x 40'
slope will end with a 30% slope



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 slope of the existing hill is being moved back and the run off will remain the same but allow for the future structure.

STAFF ANALYSIS:

The applicant's response focuses on the practical aspects of the project, noting that the slope of the existing hill will be moved back while maintaining the same runoff, allowing for future structure development. Based on the classification of the project as a borrow pit for earth materials under Section 3.03.4, and recent amendments to the Woodbury County Zoning Ordinance, borrow pits are now explicitly allowed for consideration as a conditional use in the Agricultural Estates (AE) Zoning District. Overall, the application complies with this criterion.

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 is a rural housing area and will allow for an additional home to be built in the future.

STAFF ANALYSIS:

The applicant states that the area is rural housing and the project will enable an additional home to be built in the future. This response adequately demonstrates harmony with the ordinance's intent, which emphasizes preserving agricultural and rural character while allowing compatible residential development in the AE District. The general plan for Woodbury County promotes orderly rural growth. By leveling the property for a single-family home, the borrow pit supports these goals without introducing intensive commercial or industrial elements. The temporary nature of the borrow pit (for site preparation) ensures it aligns with standards for minimal land disturbance. Compliance is evident, as the project contributes to housing objectives in a rural context without conflicting with agricultural as per the AE District.

(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:

Bringing this area to a usable spot for future development will only improve the looks of the residential area. When dirt is removed the area will again be seeded & silt fencing placed to improve the looks.

STAFF ANALYSIS:

The applicant's response highlights that the project will improve the residential area's appearance, with dirt removal followed by seeding and silt fencing. This addresses potential adverse effects by emphasizing erosion control and aesthetic enhancement. The neighborhood is Agricultural Estates, and the 3.99-acre site is unlikely to generate significant traffic or parking issues, as the borrow pit is temporary and for personal use. Utilities are not impacted, as the response notes existing services. Public health and safety are supported by the controlled earth-moving, with no evidence of hazards like dust or noise beyond typical construction. The response complies well, demonstrating proactive measures to avoid undue effects, though monitoring during operations would ensure ongoing welfare protection.

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:

It will then have easy access and can be landscaped and developed into a building site comparative to neighboring properties.

STAFF ANALYSIS:

The applicant explains that the project will provide easy access, landscaping, and a building site comparable to neighboring properties. This directly supports compatibility, as the AE District encourages rural estate development, and the leveled site will blend with adjacent homes and subdivisions (e.g., R. Jacks and McBalt Subdivisions). Operations will be limited to earth removal and restoration, avoiding long-term disruption. The response effectively shows the project enhances rather than hinders neighborhood development, achieving compliance through its focus on integration with existing rural residential patterns.

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:

There is rural electric, telephone, and cable running in the front of the property that serves all area homes.

STAFF ANALYSIS:

The applicant confirms that rural electric, telephone, and cable services run along the front of the property, serving all area homes. This indicates adequate infrastructure for the temporary borrow pit and future home, with no need for expansions. In a rural AE District setting, 1.3 miles east of Sioux City, essential services like roads (110th Street access) and utilities are sufficient for low-impact activities. No additional demands on emergency services or water/sewer are anticipated, as the project is non-intensive. The response fully complies, demonstrating that existing facilities meet the needs without strain.

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:

By moving the existing sloped area back to a point where the run off remains the same but leaves a large, flat area for development can only enhance the looks of the neighborhood.

STAFF ANALYSIS:

The applicant asserts that moving the sloped area will enhance neighborhood aesthetics while keeping runoff the same, creating a flat development area. This minimizes adverse effects on natural features, as the hill modification is targeted and followed by seeding to prevent erosion. The property lacks identified scenic or historic significance (e.g., no listed features in county records), and adjacent areas are similar rural lots. By preserving overall topography and runoff patterns, the project avoids unnecessary impacts. Compliance is adequate, with the response emphasizing improvement over degradation, though conditions for vegetation restoration could further safeguard natural elements.

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 overall application implies necessity for property utilization. The borrow pit enables leveling of a sloped 3.99-acre site, facilitating future residential development in a rural housing area. This contributes to community welfare by increasing usable land for housing, aligning with public interest in orderly rural growth amid housing needs. The location—near Sioux City in Concord Township—is desirable for estate-style homes, enhancing neighborhood value without public costs. While not a public facility, it supports general welfare through improved land use and aesthetics, making it desirable under this lens.

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:

Inferences from other criteria (e.g., silt fencing, seeding, and maintained runoff) show efforts to minimize effects. Site design focuses on targeted slope adjustment for flat building space, with post-removal landscaping to restore vegetation. Screening via natural features or fencing could be implied in the rural setting, though not detailed. Adverse effects like erosion or visual disruption are addressed proactively, demonstrating reasonable efforts. To fully align, approval could include conditions for ongoing monitoring, but the application indicates sufficient minimization strategies.

OVERALL ANALYSIS:

The application demonstrates merits as a temporary, site-specific activity enabling future residential development in the AE Zoning District. Recent ordinance amendments confirm borrow pits as allowable to be considered as conditional uses in the AE Zoning District. The applicant's responses, while sometimes indirect, collectively show compliance with Section 2.02-9 criteria by emphasizing minimal impacts, aesthetic improvements, and compatibility with rural housing. Strengths include proactive erosion control and utility adequacy, with no evident conflicts to public welfare or natural features. Potential weaknesses, such as limited detail on operational timelines or exact earth volumes, could be mitigated through conditions (e.g., time limits, restoration bonds). The project aligns with the ordinance's intent for balanced rural growth, contributing positively to the neighborhood with minimal to temporary burden.

The following conditions could be considered for approval:

- **Permit Expiration:** The permit shall be temporary and expire one year from the date of issuance. All earth-moving, grading, and reclamation activities must be completed within this timeframe.
- **Erosion and Sediment Control:** The applicant must implement and maintain an effective erosion and sediment control plan. This includes, but is not limited to, the proper installation of silt fencing, erosion blankets, and temporary stabilization measures until the site is permanently vegetated. All measures shall remain in place and be maintained until vegetation is established.
- **Dust and Noise Mitigation:** The applicant must take all reasonable measures to control dust from the operation. This may include watering the site as needed. Noise from machinery and trucks must be kept to a minimum and shall not exceed acceptable levels.
- **Haul Route and Traffic:** The applicant shall use the approved haul route as specified in the operational plan to minimize disturbance to the neighborhood. The hauling of materials shall be conducted during normal business hours to reduce impact on residential areas.
- **Site Restoration:** Upon completion of the excavation, the site shall be stabilized, re-graded, and re-seeded with an appropriate vegetative cover to prevent erosion and blend with the surrounding landscape.

Submission of an Operational Plan

In addition to the conditions above, the applicant shall submit a detailed operational plan for approval. The plan shall specify:

- **Hours of Operation:** The days and hours during which all borrow pit activities, including equipment operation and material hauling, will occur.
- **Haul Route:** The specific public roads that will be used for the transportation of materials to and from the site.
- **Expiration Date:** The proposed date for the conclusion of all earth-moving and reclamation activities, which shall not exceed one year from the permit's issuance.

Requirements for Larger Projects

Should the scope of the project change or if the area of grading **exceeds one acre**, the applicant shall be required to obtain any and all necessary state and federal permits and to provide proof of such to Woodbury County. These regulations are not limited to but shall include:

- **NPDES General Permit No. 2:** The applicant must obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2, which is required for construction activities that disturb one or more acres of land.
- **Storm Water Pollution Prevention Plan (SWPPP):** The applicant shall prepare and submit a comprehensive SWPPP. The plan must detail the Best Management Practices (BMPs) that will be used on-site to control stormwater runoff and prevent pollutants from leaving the property. This ensures the protection of local water bodies from erosion and sedimentation.



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance
Section 2.02(9)

Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

Owner Information: Owner <u>Steven Sitzmann</u> Address <u>1546 - 110th St</u> <u>Sioux City, IA 51108</u> Phone <u>712-259-5414</u>	Applicant Information: Applicant <u>Steven Sitzmann</u> Address <u>1546 - 110th St</u> <u>Sioux City, IA 51108</u> Phone <u>712-259-5414</u>				
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>borrow pit in order to level the property</u>					
Property Information: Property Address or Address Range <u>1546 - 110th St, Sioux City, IA 51108</u> Quarter/Quarter _____ Sec <u>8</u> Twnshp/Range <u>Concord T89N R46W</u> Parcel ID # <u>894608100010</u> GIS # _____ Total Acres <u>3.99</u> Current Use <u>Residential</u> Proposed Use <u>Residential</u> Current Zoning <u>AE</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>7-22-25</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> <table style="width: 100%;"> <tr> <td style="width: 50%;">Owner <u>[Signature]</u></td> <td style="width: 50%;">Applicant <u>[Signature]</u></td> </tr> <tr> <td>Date <u>7-29-25</u></td> <td>Date <u>7-29-25</u></td> </tr> </table>		Owner <u>[Signature]</u>	Applicant <u>[Signature]</u>	Date <u>7-29-25</u>	Date <u>7-29-25</u>
Owner <u>[Signature]</u>	Applicant <u>[Signature]</u>				
Date <u>7-29-25</u>	Date <u>7-29-25</u>				
Fee: \$300* Case #: <u>7095</u> Check #: <u>11819</u> Receipt #: _____	<div style="border: 1px solid black; padding: 10px; margin: 0 auto; width: 150px;"> RECEIVED Date Received JUL 29 2025 WOODBURY COUNTY PLANNING & ZONING </div>				

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)

Removing of existing part of a hill for a future home to be built.

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 slope of the existing hill is being moved back and the run off will remain the same but allow for the future structure

- (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)

This is a rural housing area and will allow for an additional home to be built in the future

- (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)

Bringing this area to a usable spot for future development will only improve the looks of the residential area. When dirt is removed the area will again be seeded + silt fencing placed to improve the looks.

- (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)

It will then have easy access and can be landscaped and developed into a building site comparative to neighboring properties

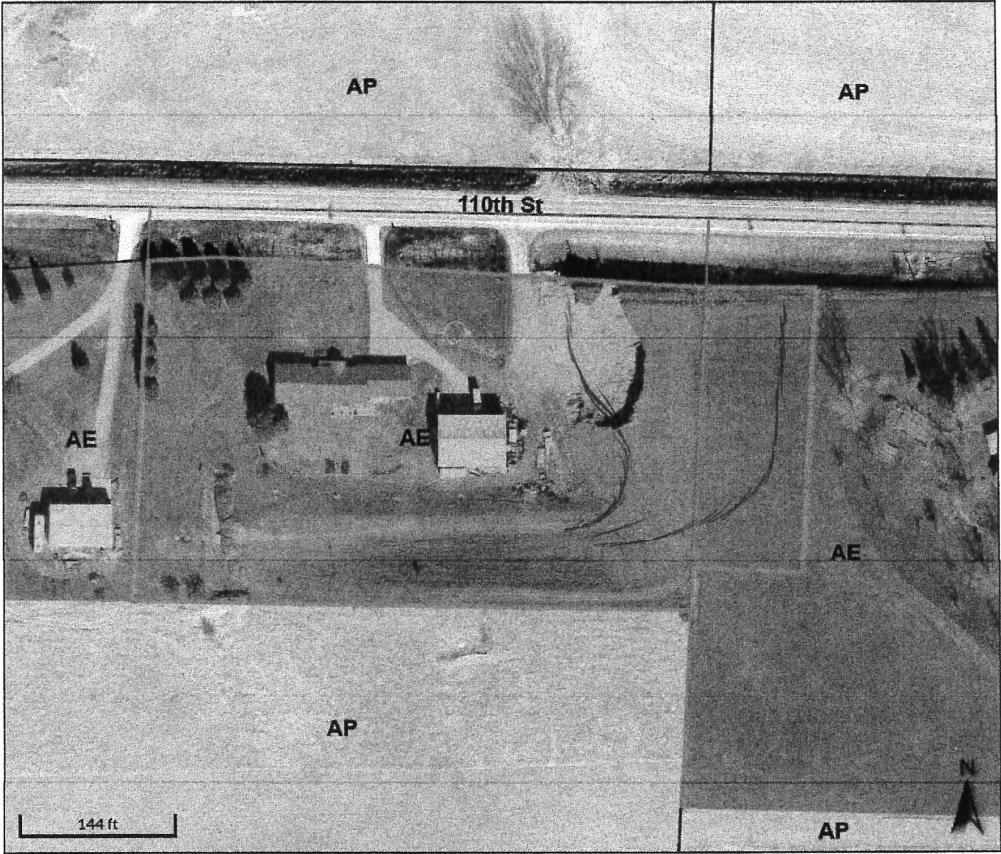
- (e) Provide a statement to why essential public facilities and services will adequately serve the proposed use or development. (Tab at the end of each line to continue)

There is rural electric, telephone, and cable running in the front of the property that serves all area homes

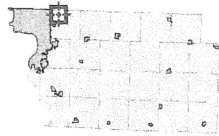
- (f) Provide a statement to why the proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties. (Tab at the end of each line to continue)

By moving the existing sloped area back to a point where the runoff remains the same but leaves a large, flat area for development can only enhance the looks of the neighborhood

SITE PLAN & SEPARATION DISTANCES



Overview



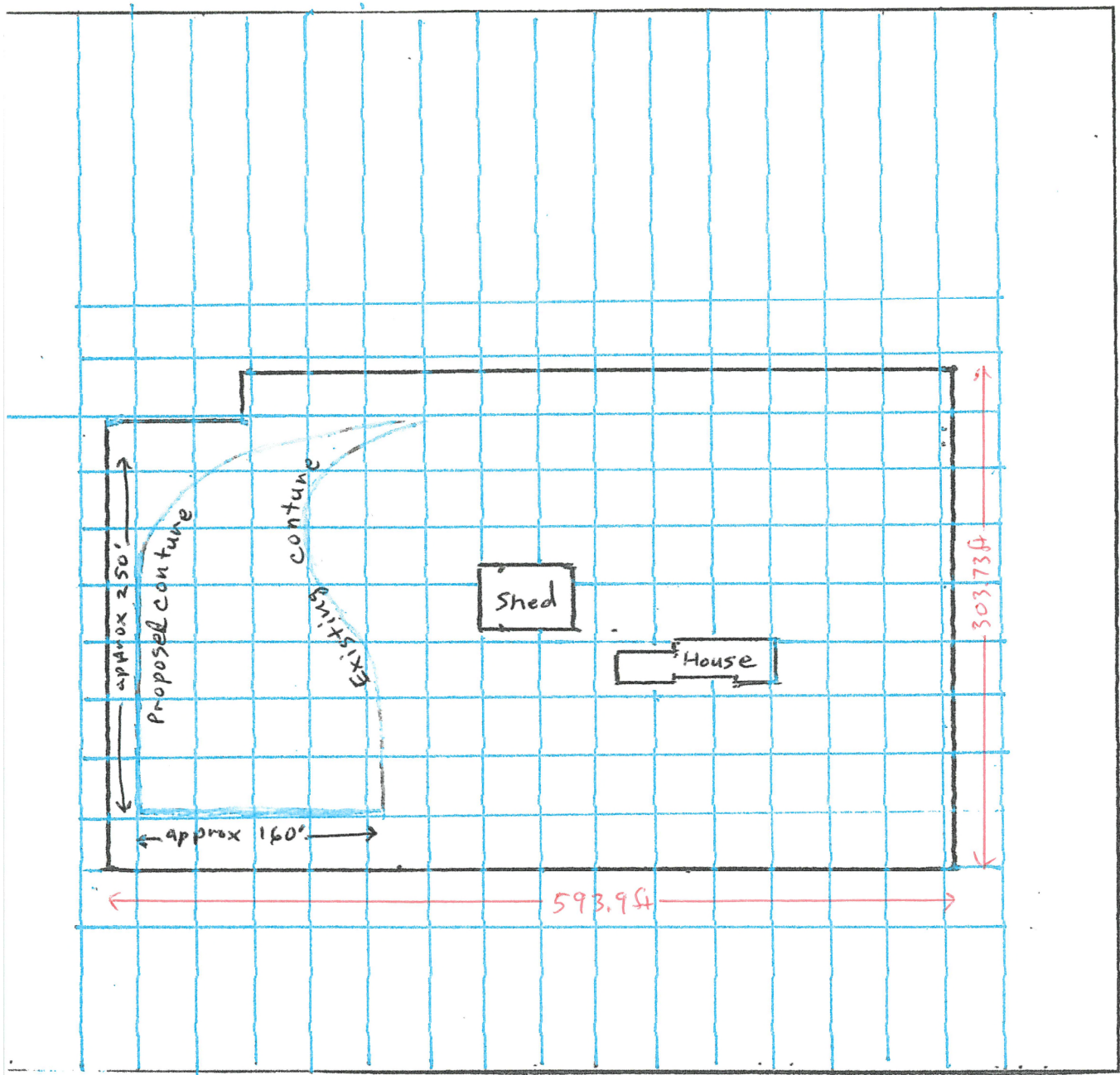
Legend

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

Parcel ID	894608100010	Alternate ID	n/a	Owner Address	SITZMANN STEVEN L & DEON A
Sec/Twp/Rng	8-89-46	Class	R		1546 110TH STREET
Property Address	1546 110TH ST	Acreage	3.99		SIOUX CITY, IA 51108
	SIOUX CITY				
District	0025				
Brief Tax Description	CONCORD TOWNSHIP R JACKS SUBDIV LOT 2; AND PT OF LOT 1 OF MCBALT SUBDIV DESCRIBED AS BEG AT NW COR OF LOT 1 THNC E 97.40 FT, THNC S 314.15 FT, THNC W 97.40 FT, THNC N 314.27 FT TO POB ALL IN N 1/2 OF 8-89-46				
	(Note: Not to be used on legal documents)				

Date created: 7/18/2025
Last Data Uploaded: 7/17/2025 10:01:45 PM

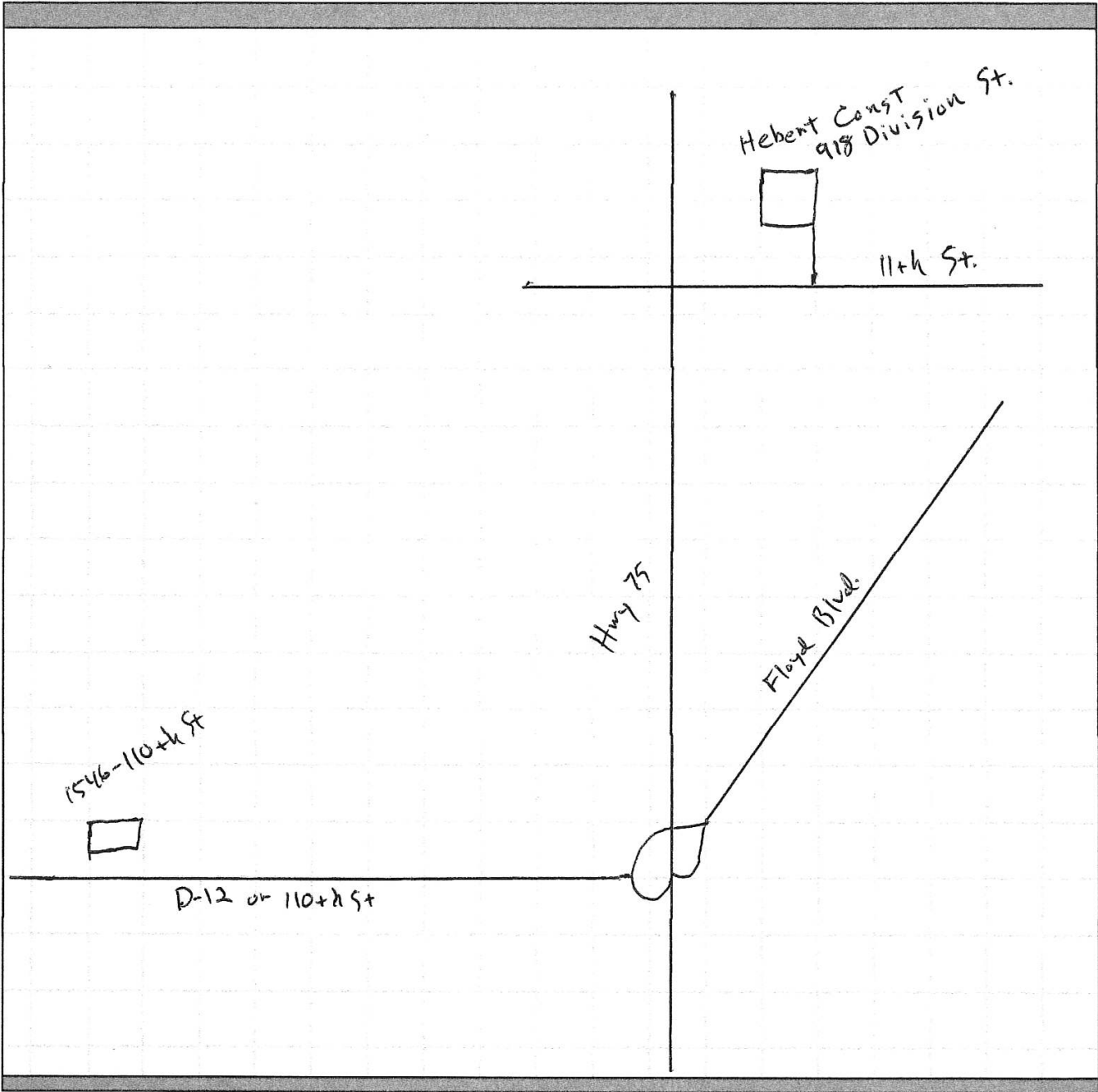
Developed by  SCHNEIDER
GEOSPATIAL



Scale = each square is 40' x 40'

Slope will end with a 30% slope

HAUL ROUTE



Project:	Date:	By:
----------	-------	-----

Notes:



Milwaukee, WI: 877-377-0011
McFarland, WI: 877-578-9472
South Sioux City, NE: 402-412-2371
www.hotwaterproducts.com
www.amsteamproducts.com

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 Orange, ss:

Ankit Sachdeva, 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:

Aug. 16, 2025

NOTICE ID: okVcAM2TospU2YRJbZgD

PUBLISHER ID: COL-IA-502153

NOTICE NAME: BA_Special_Meeting_9-3-25

Publication Fee: \$38.40

Ankit Sachdeva

(Signed) _____

VERIFICATION

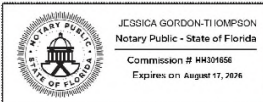
State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 08/19/2025

J. Ra

Notary Public

Notarized remotely online using communication technology via Proof.



NOTICE OF PUBLIC HEARING BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT DURING A SPECIAL MEETING CONCERNING A BORROW PIT FOR EARTH MATERIALS

The Woodbury County Board of Adjustment will hold a public hearing during a special meeting on the following item hereafter described in detail on Wednesday, September 3, 2025 at 5:00 PM or as soon thereafter as the matter may be considered. Said hearing 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 item 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 matter should appear at the aforesaid hearings in person or call: 712-454-1133 and enter the Conference ID: 792 541 884# 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@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wed., August 27, 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 Steven Sitzmann who has applied for a borrow pit in order to level the property for future development of a home to be built. 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 1546 110th Street, Sioux City, IA 51108 or 51106 on Parcel #694608100010, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, in the R. Jacks Subdivision Lot 2 and a part of Lot 1 of the McBait Subdivision. The property is 3.99 acres and is situated approximately 1.3 miles east of Sioux City on the south side of 110th Street. COL-IA-502153

PROPERTY OWNER(S) NOTIFICATION

Property Owners within 500 Feet:	9
Notification Letter Date:	August 18, 2025
Public Hearing Board:	Board of Adjustment
Public Hearing Date:	September 3, 2025
Phone Inquiries:	1 (Mary Mahon)
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
Mark E. Williams & Lori A. Williams	1902 110th St.	Sioux City	IA	51108		No comments.
Fred T. Davis, Jr. & Jeannette L. Davis	1534 110th St.	Sioux City	IA	51108		No comments.
Rodney F. Sitzmann & Kathy L. Sitzmann	1544 110th St.	Sioux City	IA	51108		No comments.
MAI Welding Supply LTD	3090 510th St.	Le Mars	IA	51031		No comments.
Steven L. Sitzmann & Deon A. Sitzmann	1546 110th St.	Sioux City	IA	51108		No comments.
Gary F. Fitch & Lisa A. Fitch	1556 110th St.	Sioux City	IA	51108		No comments.
Scott McCallum & Teresa McCallum	1558 110th St.	Sioux City	IA	51108		No comments.
Mary Mahon	1560 110th St.	Sioux City	IA	51108		Left voicemail inquiring. Returned call and left voicemail.
Sally J. McMahon	1550 110th St.	Sioux City	IA	51108		No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF SIOUX CITY:	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):	I have reviewed the proposed conditional use permit for MEC electric and we have, no conflicts. – Casey Meinen, 8/1/25
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. NIPCO has no issues with this request. – Jeff Zettel, 8/7/25.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	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 SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this request. – Neil Stockfleth, 8/4/25.
WOODBURY COUNTY TREASURER:	No comments.

PICTOMETRY



Woodbury County, IA / Sioux City

Summary

Parcel ID	894608100010
Alternate ID	
Property	1546-110TH ST
Address	SIoux CITY IA 51106
Map/Viewing	
Brief	CONCORD TOWNSHIP R JACKS SUBDIV LOT 2 AND PT OF LOT 1 OF MC BALT SUBDIV DESCRIBED AS BEG AT NW COR OF LOT 1, THNC E 97.40 FT, THNC S 91.415 FT, THNC W 97.40 FT, THNC N 31.427 FT TO POB ALL IN N 1/2 OF 8-89-46
Tax Description	(Note: Not to be used on legal documents)
Deed Book/Page	2024-10795 (11/7/2024)
Deed Acres	3.99
Net Acres	3.99
Zoning	AE - AGRICULTURAL ESTATES
District	0025 CONCORD/LAWTON-BRONSON
School District	LAWTON BRONSON
Neighborhood	N/A

Owner

Deed Holder	SIUZMANN STEVEN L & DEON A
Address	1546-110TH STREET
SIoux CITY IA 51108	
Contract Holder	SIoux CITY IA 51108
Mailing Address	SIUZMANN STEVEN L & DEON A
SIUZMANN STEVEN L & DEON A	
SIoux CITY IA 51108	

Land

Lot Area	3.99 Acres 173,804 SF
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Residential Dwellings

Occupancy	Single-Family / Owner Occupied
Style	1 Story Frame
Architectural Style	N/A
Exterior Material	Brick or Stone Veneer
Condition	Normal
Roof	Asph / Gable
Flooring	TILE
Foundation	Vinyl
Exterior Material	Brick or Stone Veneer
Total Gross Living Area	2,216 SF
Main Area Square Feet	1346
Attic Type	None
Number of Rooms	0 above; 0 below
Basement Area Type	Full
Basement Area	2,216
Plumbing	1 Standard Bath - 3 Ft; 1 Shower Stall Bath - 3; 1 Dishwasher;
Appliances	Refrigerator, Air
Heat	Yes
Fireplaces	15 Frame Open (80 SF);
Porches	Wood Deck (216 SF); Wood Deck (160 SF);
Decks	1 Story Frame (870 SF) (8708 sqm SF);
Additions	1,022 SF - All Frame (Built 1996);
Garages	

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH-SHEED	45	60	1996	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/6/2024	MCIMATION SALLY J	SIUZMANN STEVEN L & SIUZMANN DEON A	2024-10795	Split or division	Deed		\$4,000.00

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

Valuation

Classification	2025	2024
Assessed Land Value	\$66,000	Residential
Assessed Building Value	\$0	\$41,250
Assessed Total Value	\$66,000	\$41,250
Grass Assessment Value	\$469,800	\$296,400
Exempt Value	\$0	\$485,250
Net Assessed Value	\$469,800	

Sioux City Special Assessments and Fees

Click here to view special assessments information for this parcel.

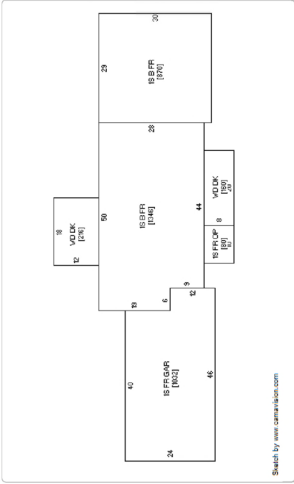
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



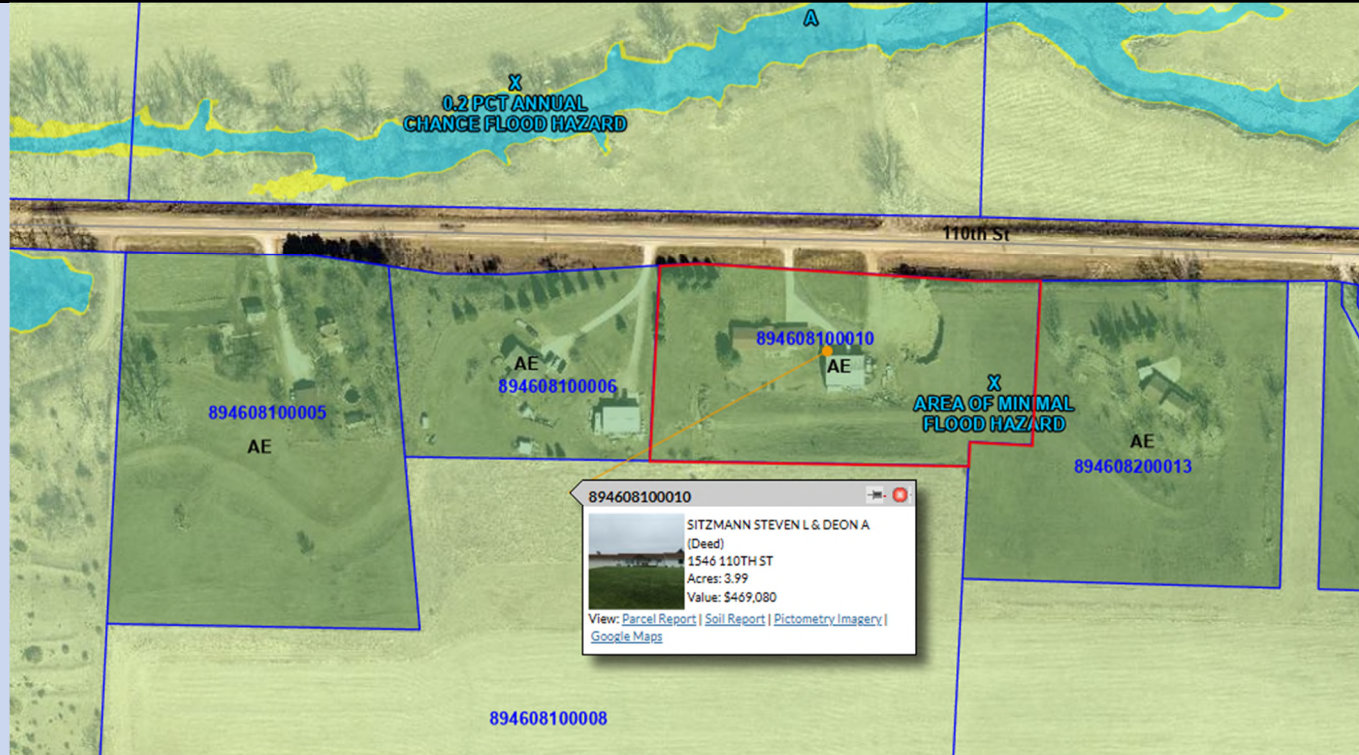
No data available for the following modules: Commercial Buildings, Yard Extras, Rentals, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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 accuracy, timeliness, or completeness of the data. The data is provided for informational purposes only. The data at this website does not represent a survey. No liability is assumed for the accuracy of the data delineated on this website. User: Drive/Pro/ies / QP/PS Private/Hello/ Last Data Update: 7/20/2025 9:06:11 PM

Developed by
SCHNEIDER

Contact Us

ZONING MAP



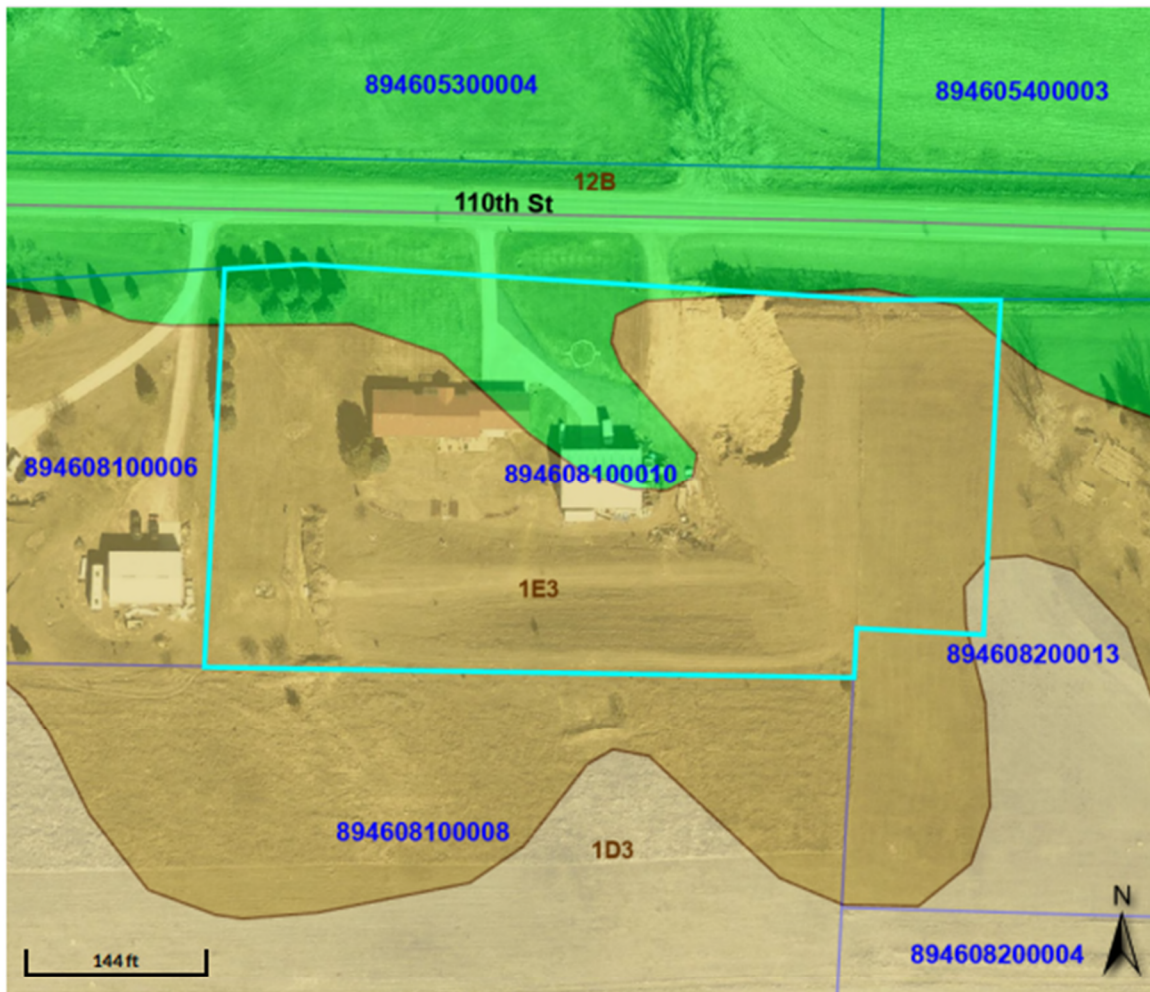
SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Not in the floodplain.

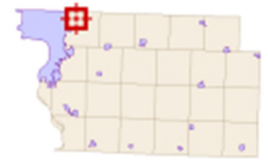
ELEVATION MAP



SOIL MAP



Overview



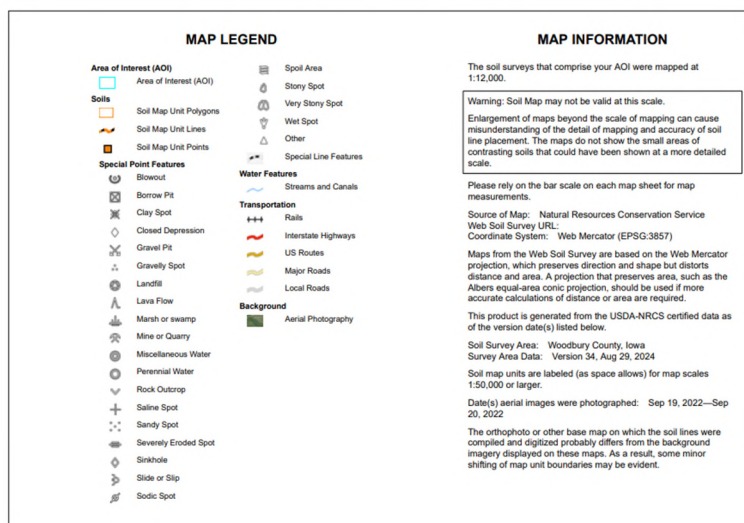
Legend

- Roads
- Soils**
 - 0.000000 - 5.000000
 - 5.000001 - 20.000000
 - 20.000001 - 30.000000
 - 30.000001 - 40.000000
 - 40.000001 - 50.000000
 - 50.000001 - 60.000000
 - 60.000001 - 70.000000
 - 70.000001 - 80.000000
 - 80.000001 - 90.000000
 - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894608100010	Alternate ID	n/a	Owner Address	SITZMANN STEVEN L & DEONA
Sec/Twp/Rng	8-89-46	Class	R		1546 110TH STREET
Property Address	1546 110TH ST	Acreage	3.99		SIOUX CITY, IA 51108
	SIOUX CITY				
District	0025				
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	(Note: Not to be used on legal documents)				



Soil Map—Woodbury County, Iowa



Soil Map—Woodbury County, Iowa

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.0	0.4%
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	3.6	80.9%
12B	Napier silt loam, 2 to 5 percent slopes	0.8	18.7%
Totals for Area of Interest		4.4	100.0%