



WOODBURY COUNTY ZONING COMMISSION

Monday, September 22, 2025 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, September 22, 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 (ACTION ITEMS)
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED LEFEBVRE ADDITION MINOR SUBDIVISION (TWO LOTS) APPLICATION ON PARCEL #884604100004 (1650 DELAWARE AVENUE, LAWTON, IA 51030) (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone (see next agenda item) the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition. Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #884604100004 (1650 DELAWARE AVENUE, LAWTON, IA 51030) (ACTION ITEM) SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030. This rezone is associated with the previous agenda item (LEFEBVRE ADDITION).

»	<p>PUBLIC HEARING: CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage." <i>Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review by the Zoning Commission and review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.</i> The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.</p>
»	<p>PUBLIC HEARING: CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE 331.301(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY SCALE SOLAR SECTION. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance Text Amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and permit ADUs that do not comply with Iowa Code 331.301(27)(a)(1) to align with primary dwellings in a county without adopted building codes (to be addressed in Section 4.04-2 or another applicable ordinance location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02-1 B(1)(e); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06-3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing colocation references and requirements (Section 5.05-1 and Section 5.05-5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08-9 B) from Section 6.1 to Section 5.08-9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.</p>
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	4
PUBLIC HEARING: CONSIDERATION OF PROPOSED LEFEBVRE ADDITION MINOR SUBDIVISION (TWO LOTS) APPLICATION ON PARCEL #884604100004 (1650 DELAWARE AVENUE, LAWTON, IA 51030).	10
PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #884604100004 (1650 DELAWARE AVENUE, LAWTON, IA 51030).	19
PUBLIC HEARING: CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT.	43
PUBLIC HEARING: CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE 331.301(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY SCALE SOLAR SECTION.	50

Woodbury County Zoning Commission Meeting Minutes

Date: August 25, 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=ZelixZKvpqE>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson, Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisor(s) Present:** Kent Carper
- **Public Attendees:** Steve Sitzmann

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Chris Zellmer Zant at approximately 5:03 PM on August 25, 2025. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

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

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting (July 28, 2025). No corrections or additions were noted. Steve Corey made a motion to approve the minutes as presented, which was seconded by Jeff Hanson. The motion passed with all Commissioners voting "aye," except Commissioner Tom Bride, who abstained. (4-0-1)

Review of Conditional Use Permit Application – Borrow Pit – Steven Sitzmann, Applicant/Owner

Agenda Item: Review of a conditional use permit application from Steven Sitzmann (owner/applicant) to operate a borrow pit for earth materials to level the property for future development of a home to be built on Parcel #894608100010.

Staff Report: Dan Priestley presented the staff report. The application is for a borrow pit to level the property for future residential development, classified under Section 3.03.4 of the Woodbury County Zoning Ordinance. The project footprint is less than one acre, below DNR thresholds requiring additional permits. The property is 3.99 acres, located at 1546 110th Street, Sioux City, IA 51106/51108, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, R. Jacks

Subdivision Lot 2 and part of Lot 1 of McBalt Subdivision, approximately 1.3 miles east of Sioux City on the south side of 110th Street. Activity commenced earlier in the year without a permit but was halted; the applicant complied with subsequent proceedings, including ordinance updates approved by the Board of Supervisors allowing borrow pits as a conditional use in AE districts. One neighbor inquired about the process via phone but did not provide further comments after a return call. No other public comments were received prior to the meeting. Staff analysis in the packet included applicant responses, site considerations (e.g., erosion control, fencing, haul route, hours of operation, reseeding/stabilization, permit expiration), and emphasis on ensuring no adverse effects on abutting properties. If the project exceeds one acre, DNR permitting would be required. Staff recommended approval to the Board of Adjustment, incorporating conditions from the analysis (e.g., hours of operation, haul route, erosion control, site restoration, and compliance with larger project requirements if thresholds are met).

Applicant Comments: Steven Sitzmann addressed the Commission, explaining his intention to split the property. He owns about 5 acres and purchased an additional 3 acres from a neighbor to meet the minimum for division (at least 2 acres per lot). He has a large house but no longer has children at home, so he plans to build a smaller house on one portion, split the property, and sell the existing house. This would comply with state rules allowing a second house, but he prefers splitting for separate ownership. He confirmed the borrow pit is to level the site for this purpose.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: Commissioners found the application straightforward. One Commissioner asked for clarification on the intent to build another house, which the applicant addressed. No further questions or comments were raised.

Motion and Vote: Tom Bride moved to recommend approval of the conditional use permit to the Board of Adjustment, including all staff comments and conditions as presented in the packet (e.g., hours of operation, haul route, erosion control, silt fencing, site restoration/reseeding/stabilization, permit expiration, and compliance with DNR requirements if the project exceeds one acre). Steve Corey seconded the motion. After clarification that the motion encompassed the staff analysis (to be highlighted in the recommendation letter to the Board of Adjustment), the motion passed unanimously with all Commissioners voting "aye." (5-0)

Additional Discussion: Dan Priestley noted that the recommendation would be forwarded to the Board of Adjustment for a public hearing at their special meeting on Wednesday, September 3, 2025, at 5:00 PM (shifted due to the Labor Day holiday).

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

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Dan Priestley provided the following updates:

- **Grain Bin Notification:** Priestley presented a formalized letter from the Woodbury Rural Electric Cooperative regarding grain bins for inclusion in the record, emphasizing its importance for the Commission's awareness. **Motion and Vote:** Jeff Hanson moved to receive the letter from REC regarding grain bins into the record. Corey Meister seconded the motion. The motion passed unanimously with all Commissioners voting "aye." (5-0)

- **LED Billboard Update:** Priestley noted that the LED billboard application (previously reviewed) was approved by the Board of Adjustment at alternative location #2 (in the corner), including a variance and conditional use permit. The permit has been issued, and the project is proceeding. He presented Iowa DOT comments (from Kevin Heiss exchange) not included in the prior packet grid, requesting they be

entered into the record to document official DOT input. **Motion and Vote:** Jeff Hanson moved to receive the Iowa DOT comments regarding the billboard on Hwy. 20 from Kevin Heiss into the record. Steve Corey seconded the motion. The motion passed unanimously with all Commissioners voting "aye." (5-0)

• **Board of Supervisors Directive on Public Service Garages:** Priestley presented the Board of Supervisors' agenda request document (sponsored by Supervisors Biddinger and Nelson) for their August 26, 2025, meeting, directing the Zoning Commission to study adding public service garages (e.g., for police, fire, emergency, county engineer facilities) as a conditional use in the Agricultural Preservation (AP) District. Currently prohibited in the land use summary table, this would avoid rezoning to Limited Industrial (LI), which conflicts with the Woodbury County Comprehensive Plan (lacking support for industrial districts abutting cities/communities) and could lead to legal challenges. Many existing secondary road sites predate ordinances and abut residential areas, making rezoning inappropriate. Conditional use would allow scrutiny, public hearings, city input, and compatibility analysis without permanent industrial zoning consequences (e.g., if government use ends). Priestley noted county needs for facilities (e.g., near Sloan, Salix, Sergeant Bluff) and infrastructure support (road maintenance, snow removal). A public hearing is expected next month if the directive passes.

• **Accessory Dwelling Units (ADUs):** Priestley discussed the need to retool the recent ADU ordinance amendment for compliance with Iowa Code while ensuring consistency. The current language adopts state code, requiring building code enforcement for ADUs (unlike principal structures), creating inconsistencies. He recommended specifying dimensions (e.g., maximum 1,000 sq ft or 50% of principal, with flexibility to exceed per state minimums) for clarity, avoiding resolutions for variances. This aligns with principal dwelling treatment, as the county lacks a robust building code department. Priestley attended a statewide zoning officials meeting on ADU legislation (pushed by advocacy groups), noting potential model ordinances more suited to cities. He suggested a public hearing to fix this, plus housekeeping updates: removing outdated telecommunication tower language (e.g., forced collocation, conflicting with Iowa Code 8C) and correcting notification distance references (linked to wrong code sections since ordinance inception).

• **Other:** A minor subdivision application was submitted early and will be on next month's agenda. No motions were required for the directive, ADU, or other updates; they were informational, with public hearings anticipated for September.

Action Taken: The Commission voted to receive the grain bin letter and Iowa DOT comments into the record.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Corey Meister moved to adjourn the meeting, seconded by Steve Corey. No discussion occurred. The motion passed unanimously with all Commissioners voting "aye." (5-0) The meeting adjourned at approximately 5:30 PM.

Appendix

See received items on the subsequent pages.



Woodbury

WOODBURY COUNTY
RURAL ELECTRIC COOPERATIVE

1495 Humbolt Ave.
P.O. Box 566
Merville, Iowa 51039
Telephone: (712) 873-3125
800-469-3125
Fax: (712) 873-5377

July 22, 2025

Woodbury County Zoning Board
6th Floor
Woodbury County Court House
620 Douglas Ave.
Sioux City, Iowa 51101

Dear Sir:

When processing a loan for a new grain bin, please advise your customer that they must contact their local electric utility.

The electric cooperative will provide assistance in planning for a safe environment for everyone working and living around grain bins. The State of Iowa requires specific clearances for electric lines around grain bins, with different standards for those filled by portable and permanent augers, conveyors and elevators.

The attachment to this letter shows a drawing of the specific clearances required for both scenarios. If you have any questions concerning the drawings, please contact Woodbury County Rural Electric Cooperative (REC) or the Northwest Iowa Power Cooperative (NIPCO).

According to the Iowa Electric Safety Code found in Iowa Administrative Code Chapter 199 – 25.2(3)b. *An electric utility may refuse to provide electric service to any grain bin built near an existing electric line that does not provide the clearances required by the ANSI C2-2023 "National Electrical Safety Code," Rule 234F. This paragraph applies only to grain bins loaded by portable augers, conveyors or elevators and built after September 9, 1992, or to grain bins loaded by permanently installed augers, conveyors, or elevator systems installed after December 24, 1997. (As adopted by the Iowa Utilities Board)*

Woodbury County REC and NIPCO are required by the Iowa Utilities Board to provide this annual notice to farmers, farm lenders, grain bin merchants, and city and county zoning officials. If you have any questions concerning clearances regulations, please call Woodbury County REC at (712)873-3125 or NIPCO at (712)546-4141.

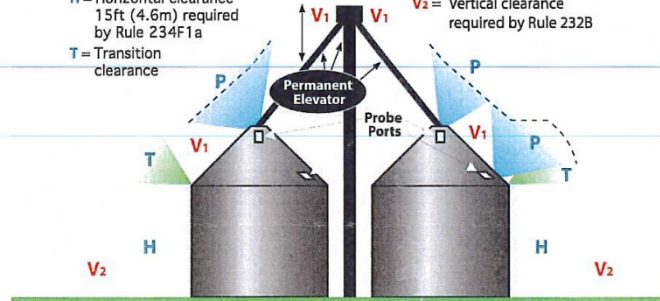
Sincerely,

Jason Jasperson
Director of Member Services

Owned By Those Served

Clearance envelope for grain bins filled by permanently installed augers, conveyors or elevators

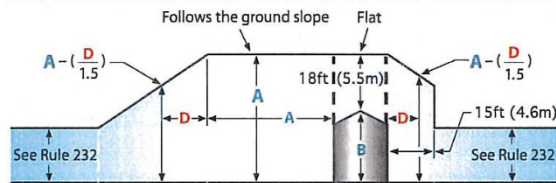
- P** = Probe clearance
 18 ft (5.5m) required by Rule 234F1a
H = Horizontal clearance
 15 ft (4.6m) required by Rule 234F1a
T = Transition clearance
V₁ = Vertical clearance above a building required by Rule 234C
V₂ = Vertical clearance required by Rule 232B



From IEEE Std. C2-2023, "National Electrical Safety Code." © Copyright 2022 by IEEE. All rights reserved.

Clearance envelope for grain bins filled by portable augers, conveyors or elevators

ELEVATION



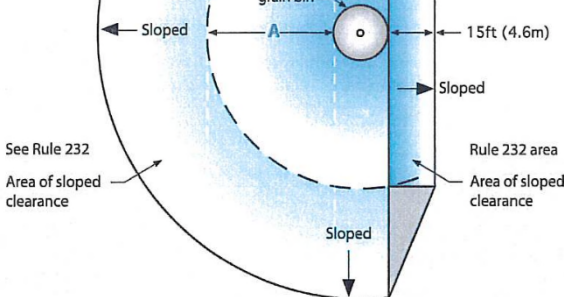
- B** = Height of highest filling or probing port on grain bin
H = $B + 18 \text{ ft (5.5m)}$
D = Variable horizontal dimension

In the area of sloped clearance, the vertical clearance is reduced by 1 ft (300mm) for each additional 1.5 ft (450mm) of horizontal distance from the grain bin.

PLAN VIEW

LOADING SIDE

NONLOADING SIDE



From IEEE Std. C2-2023, "National Electrical Safety Code." © Copyright 2022 by IEEE. All rights reserved. The IEEE disclaims any responsibility or liability resulting from the placement and use in the described manner.

Receive into the record the comments received regarding the LED Billboard application on Parcel #884606100002 that should have been a part of the July 28, 2025 packet. In particular the comments from the IDOT, NIPCO, and WCSWCD. The follow-up conversations between the applicant and IDOT were already in the record.

STAKEHOLDER COMMENTS – VARIANCE AND CONDITIONAL USE	
911 COMMUNICATIONS CENTER:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	The DOT is aware of the interest from Kevin Heiss to construct a 14' x 48' LED billboard. Mr. Heiss has been advised that a DOT permit will be required before the construction begins and that local approvals are necessary, either before or after the DOT approval is granted. Note that the DOT has 300' spacing between billboards that are facing the same direction. Questions pertaining to specific DOT requirements can be directed to Brent Christian at the Ames office – 515-239-1673. – Jessica Felix, 7/21/25. (See follow up discussions below between Slater Ohm and Brent Christian)
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 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 & 7/18/25.
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 & 7/17/25.
WOODBURY COUNTY TREASURER:	No comments.



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

LeFebvre Addition Minor Subdivision and Zoning Ordinance Map Amendment Applications

Overview of the Applications

The LeFebvre Family Trust has submitted **two related applications** for a property located at 1650 Delaware Avenue, Lawton, IA 51030 (Parcel #884604100004), in Section 4, Township 88 North, Range 46 West (Floyd Township). The property is currently zoned Agricultural Preservation (AP) and is not located in a floodplain (Zone X).

The **first application** is for a minor subdivision, named the LeFebvre Addition, which proposes to divide the existing 6.75-acre parcel into two lots: Lot 1 (2.00 acres) and Lot 2 (4.75 acres). The primary purpose of this subdivision is to facilitate the future construction of a single-family residence on Lot 1, while preserving the remainder of the land (Lot 2). The subdivision does not involve the creation of new streets, utilities, or other infrastructure beyond what is already present.

The **second application** is for a Zoning Ordinance Map Amendment to rezone the entire 6.75-acre property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezone is necessary to support the residential development on Lot 1, Specifically, Section 3.01.1 B of the Zoning Ordinance requires rezoning to AE for such residential uses in agricultural areas to balance preservation of farmland with limited rural residential development. The property is situated approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, about 1,800 feet south of Highway 20, making it suitable for this transition without significant impact on surrounding agricultural operations.

These applications were submitted on August 12, 2025, and are supported by a final plat prepared by surveyor Alan Fagan, along with legal descriptions, a title opinion, and other required documentation. The applications are interconnected, as approval of the subdivision is contingent on the rezone to ensure compliance with zoning regulations for the proposed residential use.

Recommendation for Approval to the Board of Supervisors

Both applications meet the requirements for approval to the Board of Supervisors. The minor subdivision can meet Subdivision Ordinance criteria for a minor subdivision final plat, ensuring orderly division without burdening public resources or fragmenting farmland excessively. Additionally, the County Engineer's review confirms that the plat closure is in compliance with Section 355.8 of the Code of Iowa, the existing driveway for the minor subdivision is noted on the plat within Lot 2, and no additional concerns or issues with the application have been identified by the Engineer. However, to ensure proper governance of the ingress/egress easement shown on the plat, it is recommended that a separate easement agreement be prepared and executed between the owners of Lot 1 and Lot 2, and recorded concurrently with the plat. This agreement should address items such as general maintenance, repairs, upkeep, and snow removal expectations. The rezone to AE is justified under the Zoning Ordinance to enable the proposed residence, consistent with the County's goals of balanced rural growth.

Regarding public and stakeholder comments: Notifications to adjacent property owners within 1,000 feet and stakeholders (including public utilities and the City of Lawton for extraterritorial review) were sent, with dates in the subsequent report. To date, no adverse comments have been received from the public or stakeholders, indicating general support or lack of opposition. The City of Lawton's review waived their extraterritorial review authority under City Council Resolution No. 2025-12 on August 13, 2025.

Suggested Motions

Motion for the Minor Subdivision: "I move that the Zoning Commission recommend acceptance and approval of the final plat for the LeFebvre Addition minor subdivision to the Board of Supervisors."

Motion for the Zoning Ordinance Map Amendment: "I move that the Zoning Commission recommend approval of the Zoning Ordinance Map Amendment to rezone Parcel #884604100004 from Agricultural Preservation (AP) to Agricultural Estates (AE) to the Board of Supervisors."

RECEIVE

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

AUG 12 2025

Applicant: LEFEBVRE FAMILY TRUST

Name of Owner

WOODBURY COUNTY
PLANNING & ZONINGMailing Address: 1650 DELAWARE AVE LAWTON, IA 51030

Street

City or Town

State and Zip + 4

Property Address: 1650 DELAWARE AVE LAWTON, IA 51030

Street

City or Town

State and Zip + 4

Ph/Cell #: DAN LEFEBVRE 712 281-1122 E-mail Address: rjlefebvre@hotmail.comTo subdivide land located in the NW Quarter of Section 4Civil Township FLOYD GIS Parcel # 884604100004Name of Subdivision: LEFEBVRE ADDITIONSubdivision Area in Acres 6.75 Number of Lots 2**Attachments:**1. Eight (8) copies of grading plans; if required. N/A

✓ 2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).

✓ 3. An attorney's opinion of the abstract.

✓ 4. A Certified abstractor's certificate to include:

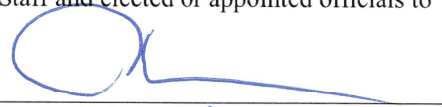
a. Legal description of proposed subdivision.

b. Plat showing clearly the boundaries of the subdivision.

c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN FAGAN Ph/Cell: 712 539-1471Attorney: EMILIE GEHLING Ph/Cell: 712 226-4600

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: ALAN FAGAN FOR OWNERZoning Director: **For Office Use Only:**Zoning District AP Flood District X Date _____ No. 7104

Application Fee

4 Lots or less (\$300* + Additional Fees)

5 Lots or more (\$300* plus \$5 per lot + Additional Fees)

300 OK # 136.34 8-12-25

*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- RESOLUTION FROM THE NEAREST CITY
- AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL L
- MORTGAGE RESOLUTION, IF APPLICABLE

14

DESCRIPTION:

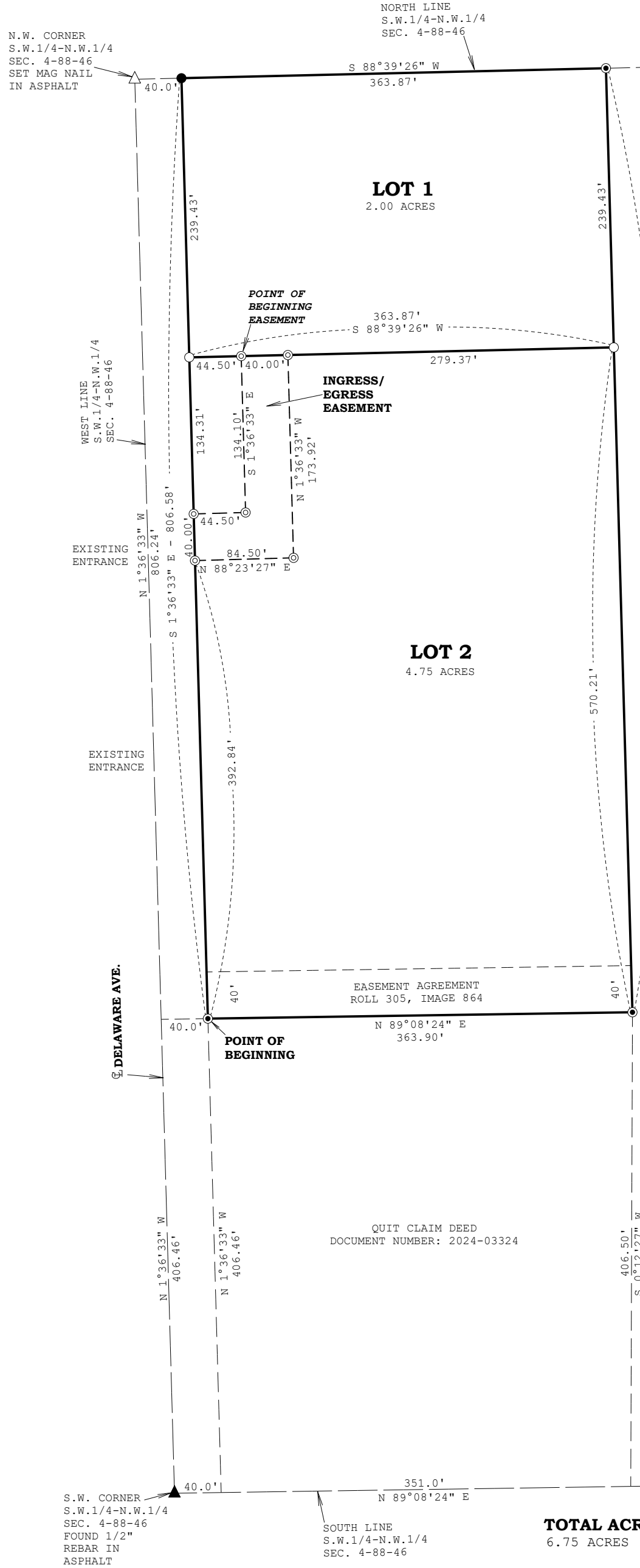
PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

INGRESS/EGRESS EASEMENT DESCRIPTION:

AN INGRESS/EGRESS EASEMENT BEING A PART OF LOT 2, LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID LOT 2; THENCE N.88°39'26"E. ALONG THE NORTH LINE OF SAID LOT 2 FOR 44.50 FEET TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT; THENCE S.1°36'33"E. FOR 134.10 FEET; THENCE S.88°23'27"W. FOR 44.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE S.1°36'33"E. ALONG SAID WEST LINE FOR 40.00 FEET; THENCE N.88°23'27"E. FOR 84.50 FEET; THENCE N.1°36'33"W. FOR 173.92 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 40.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF SAID LOT 2 IS ASSUMED TO BEAR S.1°36'33"E.



FINAL PLAT
LEFEBVRE ADDITION
WOODBURY COUNTY, IOWA

SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED, THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

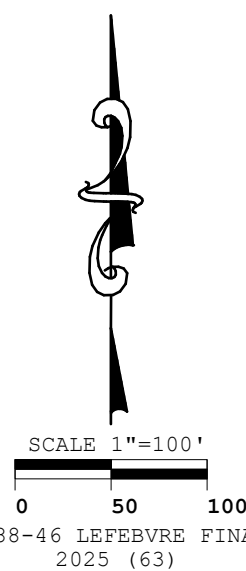
DATED AT SIOUX CITY, IOWA _____, 2025.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2025

MONUMENTS

- = 1/2" YELLOW CAPPED REBAR #8319 FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #5542 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊗ = 12" SPIKE SET



NOTES

- SEE EASEMENT FOR PUBLIC HIGHWAY BOOK 697, PAGE 333.
- SEE RIGHT-OF-WAY EASEMENT ROLL 22, IMAGE 549.
- SEE EASEMENT AGREEMENT ROLL 305, IMAGE 864.
- SEE QUIT CLAIM DEED ROLL 736, IMAGE 3028.
- SEE CORNER CERTIFICATE ROLL 342, IMAGE 1298.
- SEE PLAT OF SURVEY ROLL 315, IMAGE 1240.
- SEE PLAT OF SURVEY ROLL 431, IMAGE 212.
- INGRESS/EGRESS EASEMENT TO BE USED FOR ACCESS TO LOT 1.
- THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LEFEBVRE ADDITION.

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DANIEL J. LEFEBVRE AND ROSEMARY J. LEFEBVRE AS TRUSTEES OF THE LEFEBVRE FAMILY TRUST, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE ____ DAY OF _____, 2025.

DANIEL J. LEFEBVRE

ROSEMARY J. LEFEBVRE

STATE OF IOWA : SS
WOODBURY COUNTY:

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DANIEL J. LEFEBVRE AND ROSEMARY J. LEFEBVRE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE ____ DAY OF _____, 2025 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS ____ DAY OF _____, 2025.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

DATED _____, 2025.

MICHELLE K. SKAFF
WOODBURY COUNTY AUDITOR
BY: DIANE SWOBODA PETERSON, DEPUTY

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
TREASURER
WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE

I, LAURA SIEVERS, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

LAURA SIEVERS, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE ____ DAY OF _____, 202__, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

TYLER MOGENSEN
WOODBURY COUNTY ASSESSOR

BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE ____ DAY OF _____, 2025, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

DANIEL A. BITTINGER II
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
MICHELLE K. SKAFF
SECRETARY

July 23, 2025

TITLE OPINION

Dan Lefebvre
16550 Delaware Ave.
Lawton, IA 51030

Re: Title Opinion in Support of Plat - 1650 Delaware Ave. Lawton, IA 51030

Dear Mr. Lefebvre,

Pursuant to your request, we have examined the Abstract of Title in one part prepared by Sedgwick Talley Abstract, numbering 1-46; purporting to reflect matters of record pertaining to the following-described property situated in Woodbury County, Iowa:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

Which property is to be platted as the Lefebvre Addition, the 20th day of June, 2025 at 5:00 p.m. and certify that, as of the date of the last continuation of the abstract, and a 24-month chain of title is shown and vested of record in:

Daniel L. Lefebvre and Rosemary J. Lefebvre, as Trustees of the Lefebvre Family Trust under agreement dated the 18th day of July 2014,

by virtue of a Quit Claim Deed noted at Entry 42 dated July 18, 2014 and filed July 21, 2014 at Roll 736 Image 3028;

subject to the following restrictions and limitations:

INTEREST IN THE SUBJECT REAL ESTATE

- PLAT DESCRIPTION. The plat appears to be located within the description of the Abstract.
- MORTGAGES/FINANCING STATEMENTS/ASSIGNMENT OF RENTS. None shown.
- REAL ESTATE TAXES. Entry 46 shows Taxes for 2023/24: 1st installment \$2,333.00, paid; 2nd installment \$2,333.00, paid. Parcel No. 8846014100004
- PERSONAL LIENS. The Abstract reflects that searches for personal liens have been made and all such liens, if any, are reflected herein. No searches have been made against any parties outside the chain of title to the property. No judgments appear against the titleholder as a result of the abstractor searches.
- MECHANICS LIENS. The Abstract reflects that appropriate searches for mechanic's liens have been made and reports no adverse findings.
- Please Note: You should take notice that purchase money liens have priority over and are senior to pre-existing judgments against real estate purchasers and any other right, title, or lien arising either directly or indirectly by, through, or under the purchaser. An exception is made in this opinion for unrecorded purchase money liens which are not included in the abstract and, therefore, not identified in this opinion.

LIMITED INTERESTS IN THE SUBJECT REAL ESTATE

7.EASEMENTS. A Right of Way Easement benefitting Northwest Iowa Power Cooperative is described at Entry 4 of the Abstract. Said electric transmission Easement was dated and acknowledged December 29, 1953 and filed October 26, 1973 in Roll 22, Image 549. Entry 23 of the Abstract shows an Easement Agreement recorded April 6, 1994 on Roll 305, Image 864 granting a perpetual easement for ingress and egress over and across the South Forty feet of the real estate.

8.PLATS. Entry 1 of the Abstract shows a Diagram of Section 4-88-46. Entry 25 of the Abstract reveals a Survey recorded September 23, 1994 on Roll 315, Image 1240. Entry 31 of the Abstract shows a Corner Certificate recorded February 12, 1996 on Roll 342, Image 1298.

9.RESOLUTIONS. At Entry 16 is referenced a resolution of controlled access abutting primary highways adopted by the Iowa State Highway Commission pursuant to Chapter 148 of the 56th General Assembly, which was filed July 16, 1956 in Book 833, page 322. Entry 17 of the Abstract describes the adoption of Zoning Regulations dated January 11, 1971 and filed March 5, 1971 at Book 1263, Page 9. For further information and amendments thereto, a complete copy of regulations on file in the office of the County Zoning Administrator's office. The Abstract at Entry 18 reveals a Resolution for the Woodbury County Board of Supervisors, #6332 recorded on May 12, 1977 on Roll 62, Image 2118. For maps of the various Flood Zones and particulars you are directed to consult the Office of the Woodbury County Zoning Administrator. Entry 19 discloses Resolution #6333 recorded May 12, 1977 at Roll 62, Image 2120 containing provisions and regulations regarding Flood zone. Entry 45 of the Abstract shows Zoning Regulations filed August 29, 2008 supported by Resolutions No., 10,455 and 10,456. For complete details, see instruments on file in the County Zoning Office.

10.ZONING. The property is subject to the zoning ordinances of Woodbury County, Iowa.

11.COVENANTS. None shown.

12.This title opinion is subject to our standard exceptions attached hereto and by this reference incorporated herein. You should take note of these exceptions.

13.After complying with the above requirements, closing the real estate transaction, and recording the appropriate documents, please have the abstract continued in final form and returned to us for a final examination and title opinion.

SEE ATTACHED CAUTIONS.

Sincerely,

Emilee B. Gehling
Partner
ITG #10271
Gehling Osborn Law Firm, PLC
600 4th Street, Suite 900
Sioux City, IA 51101
(712) 226-4601 (Direct)
(712) 226-4600 (Main)
Emilee@golawfirm.com

The Abstract is being held for Daniel Lefebvre.

GEHLING OSBORN LAW FIRM, PLC
CAUTIONS TO TITLE OPINIONS

This title opinion is limited to an examination of the condition of title to the abstracted real estate covering the period of time up to the most recent certification.

This opinion is provided to the persons or entities identified as the addressees of this opinion, and it is not to be relied upon by any other person or entity.

This opinion is confined to an examination of the abstract only. This opinion is made subject to exceptions reserved by the abstracter in preparing the above reference abstracts.

The abstract may be prepared pursuant to the Iowa 40-Year Marketable Title Act (Iowa Code §§ 614.29 to 614.38). Effective July 1, 2009, any property served by private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless exempted by law. Iowa Code § 455.172(11).

Please note: No visual inspection of the property has been made. Certain matters are not discernible from the abstract. Your attention is, therefore, called to the fact that you are required to take notice of the following potential encumbrances on the real estate under examination:

- RIGHTS
- 1.This opinion does not cover the rights of any parties in possession. It shall be determined by independent means if there are any parties in possession and if they have any rights.
- 2.This opinion does not cover the rights of undisclosed spouses.

ZONING/REGULATIONS

3.The boundaries, whether all structures are within those boundaries, and anything that would be revealed by a survey, and similar municipal ordinances.

4.Any facts which would be disclosed by a visual inspection or survey and which would identify physical use, location of easements and improvements on bordering real estate. This opinion does not assure correctness of boundary and lot lines.

5.Unidentified or unreported zoning or other ordinances relative to building, improvements, use or access.

6.Flood Plain regulations, if any.

The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous waste, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that federal, state, and local regulations may, in the event that there are environmental and/or public health violations, permit injunctive relief and require removal and remedial actions or other "clean up activity." The costs of such "clean-up" may become a lien against the real estate under examination, and you may have personal liability even though you may not have disposed of such hazardous substances on the real estate under examination that would subject you to liability for environmental clean-up. You are advised to seek independent professional evaluations of potential environmental exposures.

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

7.Real estate taxes and special assessments not yet spread on the county books and charges for municipal services, which are not included in the abstract, that constitute a lien on the benefited property. It would be advisable to check with the City Clerk, Board of Supervisors, or the County Auditor's office to determine if any resolutions of necessity for special assessments have been adopted or charges have been assessed which pertain to the real estate under examination.

8.Real estate taxes for the current year, which will not become a lien until June 30, and the responsibility for payment thereof.

9.Whether the property may be or become subject to additional or corrected assessments for real estate taxes by authority of Section 443.6 through 443.22, The Code.

10.Whether a "due on sale" clause will interfere with your plans, if any, to assume an existing mortgage.

11.Financing statements filed with the Secretary of State in Des Moines, including those covering crops.

12.Unrecorded purchase money liens.

13.The right to file mechanic's liens against the premises for labor or materials furnished in connection with improvements thereon within 90 days from furnishing of the last item of material or labor. In this regard, you should examine the same and satisfy yourself that no labor or materials have been furnished for improvements within the last 90 days or, if such improvements have been made, that all suppliers of labor or materials have been fully paid.

14.Whether the City claims any unrecorded liens for sidewalk maintenance, weed cutting, building demolition or utilities including storm water drainage.

MISCELLANEOUS

15. Forged or altered instruments.

16.Whether there have been any bankruptcy filings that may affect the property. No opinion can be given concerning the effect of bankruptcy proceedings on title to the real property.

17.Whether you are entitled to a homestead credit and/or a Veteran's exemption. Persons entitled should file application thereof f.

18.Whether it would be appropriate to participate in the Iowa Title Guaranty Program, operated through the Title Guaranty Division of the Iowa Finance Authority, (515) 242 -4989.

ADDITIONAL NOTE: The abstract that we have examined in preparing this opinion is a valuable document which is expensive to replace if it is lost. After the abstract is examined, we normally deliver it to the closing agent or the financial institution making the loan. We do not keep clients ' abstracts in our office. It is the client ' s responsibility to be certain that the abstract is returned to them and kept in a safe place at the conclusion of the transaction.

ALFAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712.539-1471

DATE OF SURVEY: MAY 2025

INDEX LEGEND	
SURVEYOR:	ALAN L. FAGAN 712.539-1471
MAIL TO:	AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038
COUNTY:	WOODBURY
SECTION(S):	4 T. 88 N., R. 46 W.
ALIQUOT PART:	PART OF THE S.W.1/4 OF THE N.W.1/4
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S):	DANIEL J. LEFEBVRE & ROSEMARY J. LEFEBVRE AS TRUSTEES OF LEFEBVRE FAMILY TRUST
REQUESTED BY:	DANIEL J. LEFEBVRE

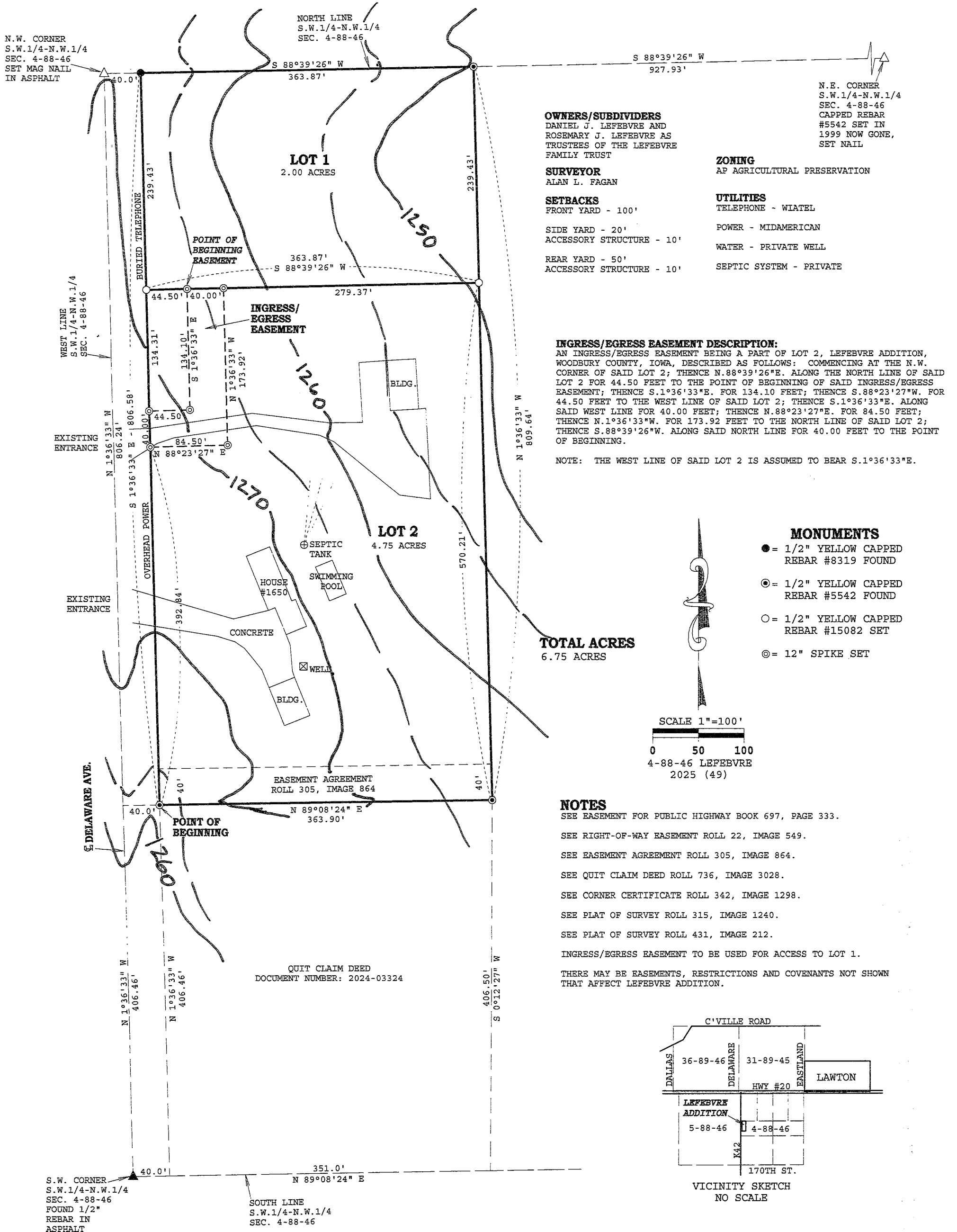
AL FAGAN LAND SURVEYING P.C.-P.O. BOX 858-MERRILL, IOWA 51038-PH. (712) 539-1471

**PRELIMINARY DRAWING
LEFEBVRE ADDITION
WOODBURY COUNTY, IOWA**

DESCRIPTION:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.



PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

	shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
	Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.
	shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
	Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.
	shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
	Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.
	shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
	Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat. To ensure proper governance of the ingress/egress easement shown on the plat, it is recommended that a separate easement agreement be prepared and executed between the owners of Lot 1 and Lot 2, and recorded concurrently with the plat. This agreement should address items such as general maintenance, repairs, upkeep, snow removal expectations, etc.
	shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.
	Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

	shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
	Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.
	shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
	Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.
	may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
	To ensure proper governance of the ingress/egress easement shown on the plat, it is recommended that a separate easement agreement be prepared and executed between the owners of Lot 1 and Lot 2, and recorded concurrently with the plat. This agreement should address items such as general maintenance, repairs, upkeep, snow removal expectations, etc.
	shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.
	During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

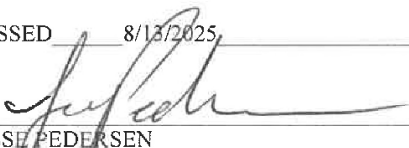
CITY COUNCIL RESOLUTION NO. 2025-12

CITY OF LAWTON, WOODBURY COUNTY, IOWA

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA.


NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LAWTON, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS
RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED. PURSUANT TO
THE CODE OF ORDINANCES OF THE CITY OF LAWTON, IOWA, § 170.30, THE CITY OF
LAWTON WAIVES ITS RIGHTS UNDER SAID SECTION.

PASSED 8/13/2025



JESSE PEDERSEN
MAYOR

APPROVED 8/13/2025



ATTEST:
TRICIA JERNBERG
CITY CLERK

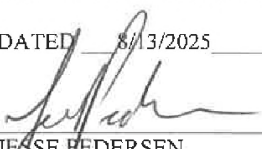
STATE OF IOWA

: SS

COUNTY OF WOODBURY

I, TRICIA JERNBERG, CLERK OF THE CITY OF LAWTON, WOODBURY COUNTY, IOWA, DO
HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY
COUNCIL OF SAID CITY ON THE 13th DAY OF August, 2025 AND
APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND
COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED 8/13/2025



JESSE PEDERSEN
MAYOR



TRICIA JERNBERG
CITY CLERK

LAWTON RESOLUTION LEFEBVRE



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8Rezoning Application &
Zoning Ordinance Map Amendment *njlefebvre@hotmail.com*

Owner Information:		Applicant Information:	
Owner	<u>LEFEBVRE FAMILY TRUST</u>	Applicant	<u>DAN LEFEBVRE</u>
Address	<u>1650 DELAWARE AVE</u> <u>LAWTON, IA 51030</u>	Address	<u>1650 DELAWARE AVE,</u> <u>LAWTON, IA 51030</u>
Phone	<u>712-281-1122</u>	Phone	<u>712 281-1122</u>
Engineer/Surveyor <u>ALAN FAGAN</u>		Phone <u>712 539-1471</u>	
Property Information:			
Property Address or Address Range <u>1650 DELAWARE AVE</u>			
Quarter/Quarter <u>SW 1/4 - NW 1/4</u> Sec <u>4</u> Twnshp/Range <u>88-46</u>			
Parcel ID # <u>884604100004</u> or GIS # _____ Total Acres <u>6.75</u>			
Current Use <u>RESIDENTIAL</u>		Proposed Use <u>RESIDENTIAL</u>	
Current Zoning <u>AP</u>		Proposed Zoning <u>AE</u>	
Average Crop Suitability Rating (submit NRCS Statement) <u>(Included in report)</u>			
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(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 <u>8-12-25</u> Staff present <u>Dan Prestley</u>			
The undersigned is/are the owner(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 zoning commission members to conduct a site visit and photograph the subject property.			
This Rezoning Application / Zoning Ordinance Map Amendment 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	<u>LEFEBVRE FAMILY TRUST</u>	Applicant	<u>Dan Prestley</u>
Date	<u>8-12-25</u>	Date	<u>Aug 12 2025</u>
Fee: \$400 Case #: <u>7103</u>		RECEIVED	
Check #: _____		AUG 14 2025	
Receipt #: _____		WOODBURY COUNTY PLANNING & ZONING	

LEGAL DESCRIPTION:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

INGRESS/EGRESS EASEMENT DESCRIPTION:

AN INGRESS/EGRESS EASEMENT BEING A PART OF LOT 2, LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID LOT 2; THENCE N.88°39'26"E. ALONG THE NORTH LINE OF SAID LOT 2 FOR 44.50 FEET TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT; THENCE S.1°36'33"E. FOR 134.10 FEET; THENCE S.88°23'27"W. FOR 44.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE S.1°36'33"E. ALONG SAID WEST LINE FOR 40.00 FEET; THENCE N.88°23'27"E. FOR 84.50 FEET; THENCE N.1°36'33"W. FOR 173.92 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 40.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF SAID LOT 2 IS ASSUMED TO BEAR S.1°36'33"E.

**DRAFT UNDER REVIEW SUBJECT TO CHANGES THROUGH
THE REVIEW AND APPROVAL PROCESS**

ORDINANCE NO. ____

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 22, 2025**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

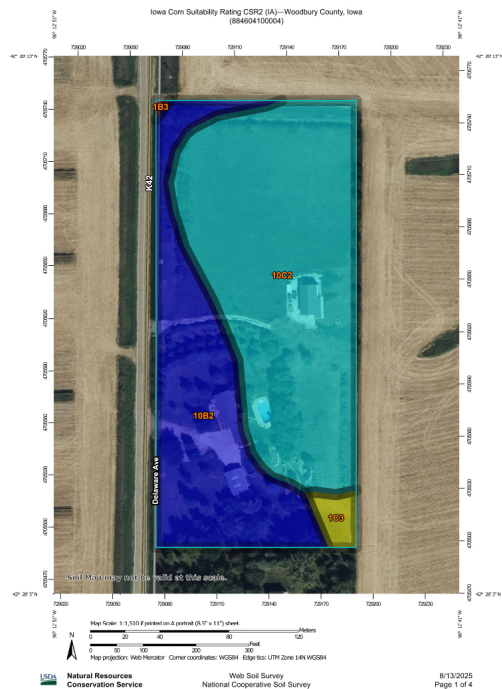
NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

**DRAFT UNDER REVIEW SUBJECT TO CHANGES THROUGH
THE REVIEW AND APPROVAL PROCESS**

Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There does not appear to be any conflicts with the policies and plans of other agencies based on the information received.

Consideration of the Corn Suitability (CSR) of the property.



Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa 884604100004

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AGI	Percent of AGI
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	57	0.0	0.1%
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	0.2	2.4%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91	2.6	35.9%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	4.5	61.5%
Totals for Area of Interest			7.3	100.0%

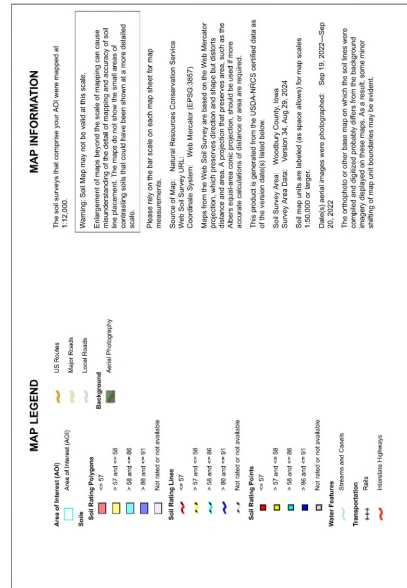
Description

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



Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa 884604100004

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa 884604100004

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Based on the attached "Iowa Corn Suitability Rating CSR2 (IA)" report, this property general consists of four different soil map units, each with its own Corn Suitability Rating (CSR2). +/- (Approximation)

- **Ida silt loam, 2 to 5 percent slopes, severely eroded (1B3):** This soil has a CSR2 rating of 57. It makes up 0.1% of the property, or 0.0 acres. (Approximation)
- **Ida silt loam, 5 to 9 percent slopes, severely eroded (1C3):** This soil has a CSR2 rating of 58. It makes up 2.4% of the property, or 0.2 acres. (Approximation)
- **Monona silt loam, 2 to 5 percent slopes, eroded (10B2):** This soil has a CSR2 rating of 91. It is the most dominant soil type, covering 35.9% of the property, or 2.6 acres. (Approximation)
- **Monona silt loam, 5 to 9 percent slopes, eroded (10C2):** This soil has a CSR2 rating of 86. It makes up 61.5% of the property, or 4.5 acres. (Approximation)

The CSR2 is estimated to be about:

- $635.2 / 7.3 = 86.9$ (Approximation)

	Compatibility with adjacent land uses.
	The Agricultural Estates (AE) Zoning District is designed as a median between the aspects of the Agricultural Preservation (AP) Zoning District and the Suburban Residential (SR) Zoning District. The AE allows for additional single-family dwellings in a quarter-quarter section or 40-acre area. This zoning change can be justified as it represents both new housing as per the comprehensive plan while at the same time, retaining much of the characteristics of the AP Zoning District which abuts the surrounding area.
	Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.
	There does not appear to be any other additional compatibility issues with this location.
	Any other relevant factors.
	This process is required in conjunction with the minor subdivision procedure.

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:

Anjana Bhadoriya, 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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 Sep. 11, 2025

NOTICE ID: 64HJVW3T77hTCG28Qwec
PUBLISHER ID: COL-IA-502253
NOTICE NAME: ZC_9-22-25_PH
Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
 County of Broward

Subscribed in my presence and sworn to before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
 BEFORE THE WOODBURY
 COUNTY ZONING COMMISSION
 ON SEVERAL ZONING
 ORDINANCE TEXT AMENDMENTS,
 A MAP AMENDMENT (REZONE),
 AND A MINOR SUBDIVISION
 (SUMMARIES BELOW)**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 601 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the proposed public hearings in person or call 712-454-1133 and enter the Conference ID 638 085 537 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, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpristley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
 CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.05-4 of the Woodbury County Zoning Ordinance on Page 36. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "P" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
 CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and amend the ordinance from Iowa Code 201.361(27)(a) (1) and other applicable Iowa Code sections,

Woodbury County has not adopted building codes for primary dwellings and structures—thereby aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04-2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.06, to the public-utility subsection in Section 2.02-1 (B)(1)(e); correct the referenced subsection for telecommunication towers from “as provided in subsection 5.06-3” to “as provided in Section 5.05”; align telecommunication-tower requirements with state code by removing citation references and requirements (Section 5.05-1 and Section 5.06-5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08-9 B) from Section 8.1 to Section 5.08-9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

Item Three (3)

CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼, THENCE N.89°08'24"E, ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 403.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W, ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E, FOR 363.90 FEET; THENCE N.1°36'33"W, FOR 609.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W, ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E, ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Item Four (4)

CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

COOL-IA-502253

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

Item 40 (4)
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON
PARCEL #884604100004

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T28N, E30W (NW 1/4 Township 28N, Range 30E, Meridian 30W) of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

(#4013300)

1 - 9/11/25

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# 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 Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed

amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "..." (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "..." (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage."

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby

aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02 1 B(1)(e); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06 3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing colocation references and requirements (Section 5.05 1 and Section 5.05 5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08 9 B) from Section 6.1 to Section 5.08 9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Three (3):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004**

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼;

THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

**Item Four (4):
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004**

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUB-

DIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept 11, 2025. The SB Advocate is an Official Woodbury County newspaper. (PN#091125-0013)

The applicant, Angel Sheeley, is looking to make and sell wine slushies at Flippin Vintage on Friday and Saturday.

Motion by Andrea Johnson, seconded by Ron Hanson to Approve Special Liquor License: Slush Up & Drink LLC.

Motion Carried. [Unanimous]

4. ADJOURNMENT:

Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]

Mayor/Mayor Pro-Tem

Attest:

Danny Christoffers, City Clerk

Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept. 11, 2025. The SB Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

**SERGEANT BLUFF, IOWA
City Council Special
Meeting Minutes
Thursday, September 4, 2025
@ 12pm Council Chambers
501 4th Street;
Sergeant Bluff, IA**

1. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER: 12:00 pm

Attendee Name Title Status

Ryan Panowicz Absent

Mark Reinders Absent

Kirk Moriarty Remote

Andrea Johnson Assistant Mayor Pro Tem Present

Ron Hanson Mayor Pro Tem Present

Jon Winkel Mayor Absent

2. APPROVAL OF THE AGENDA:

Motion by Andrea Johnson, seconded by Kirk Moriarty to Approve the Agenda. Motion Carried. [Unanimous]

3. DISCUSSION/ACTION ITEMS:

3.a Special Liquor License: Slush Up & Drink LLC

Sergeant Bluff Advocate - 9/11/25

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	5
Notification Letter Date:	TBD
Public Hearing Board:	Zoning Commission (Subdivision & Rezone); Board of Supervisors (Rezone Only)
Public Hearing Date:	September 22, 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
Lefebvre Family Trust	1650 Delaware Ave.	Lawton	IA	51030	No comments.
Michael F. Lally Revocable Trust	1654 Delaware Ave.	Lawton	IA	51030	No comments.
Gary L. Smith Revocable Trust 1/2 Kathy J. Smith Revocable Trust 1/2	7217 Sandhurst Dr. NW	Cedar Rapids	IA	52405	No comments.
Capital Management LLC % Deborah D. Smith	970 Wynstone Drive	Jefferson	SD	57039	No comments.
Randall D. & Sheryl L. Horsley	1691 Delaware Ave.	Lawton	IA	51030	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments.
CITY OF LAWTON:	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 following proposals for MEC electric, and we have, no conflicts. The applicant should be made aware that any requested extension or relocation of distribution facilities is subject to a customer contribution. – Casey Meinen, 8/27/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No conflicts for MEC “Gas”. We do not have facilities in that area. Therefore, the extension of facilities to serve this development would be at the cost of the developer if they are looking to have a natural gas service. – Tyler Ahlquist, 8/27/25.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this LeFebvre Addition Minor Subdivision & Rezone Application. NIPCO has no issues with this request. – Jeff Zettel, 8/27/25.
NUSTAR PIPELINE:	No comments.
SIouxLAND DISTRICT HEALTH DEPARTMENT:	No comments.
WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY AUDITOR:	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, 8/27/25.
WOODBURY COUNTY TREASURER:	There are outstanding property taxes on this parcel. Certified taxes must be paid prior to the split. The amount owing is \$4,714.00. – Tina Bertrand, 8/27/25.

COUNTY ENGINEER'S REVIEW MEMO



Woodbury County Secondary Roads Department

759 E. Frontage Road • Moline, Iowa 51039

Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, County Engineer

Date: September 18, 2025

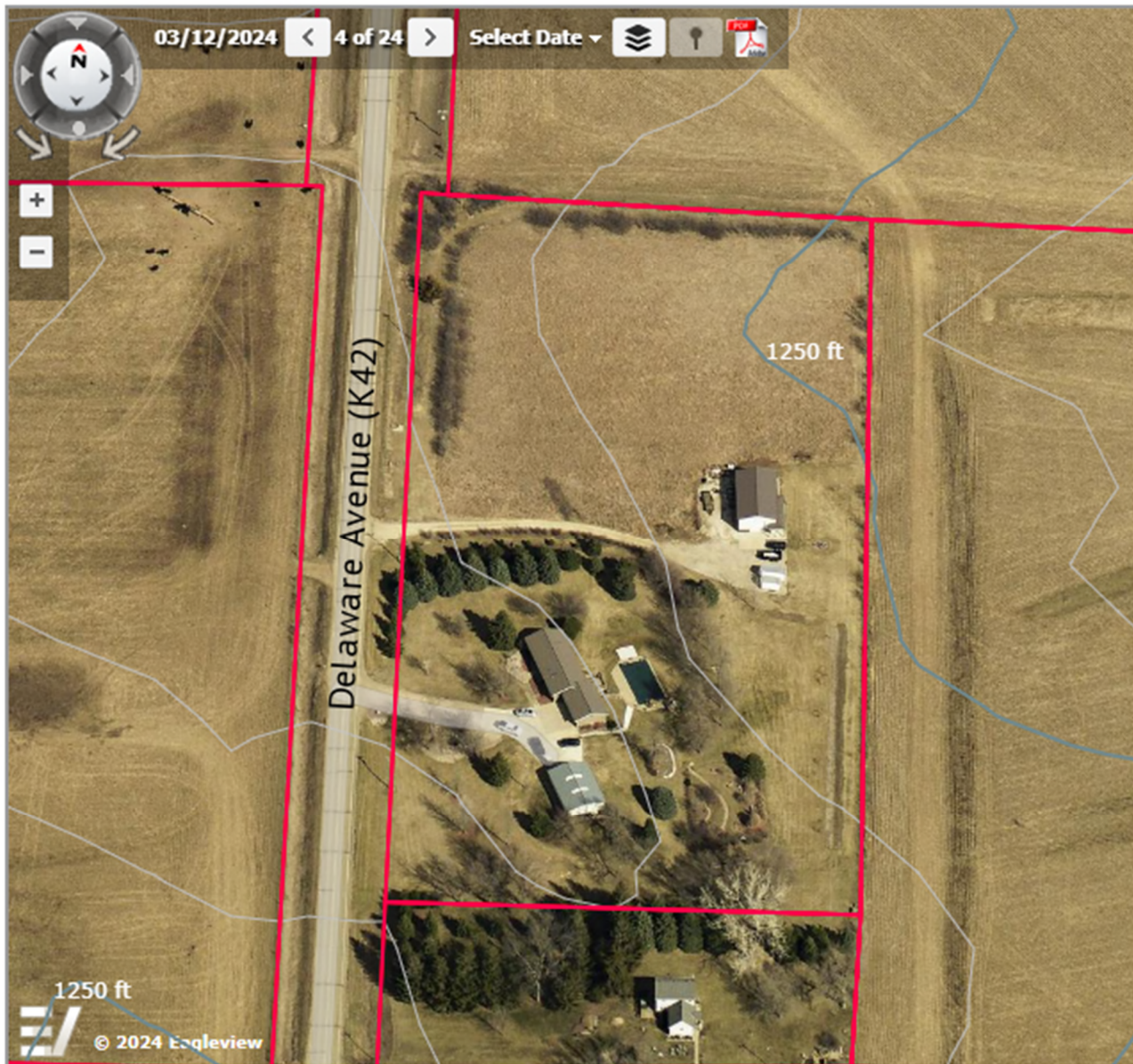
Subject: LeFebvre Family Addition – a minor subdivision application

The Secondary Road Department has reviewed the submitted information provided for the LeFebvre Family Trust minor subdivision application.

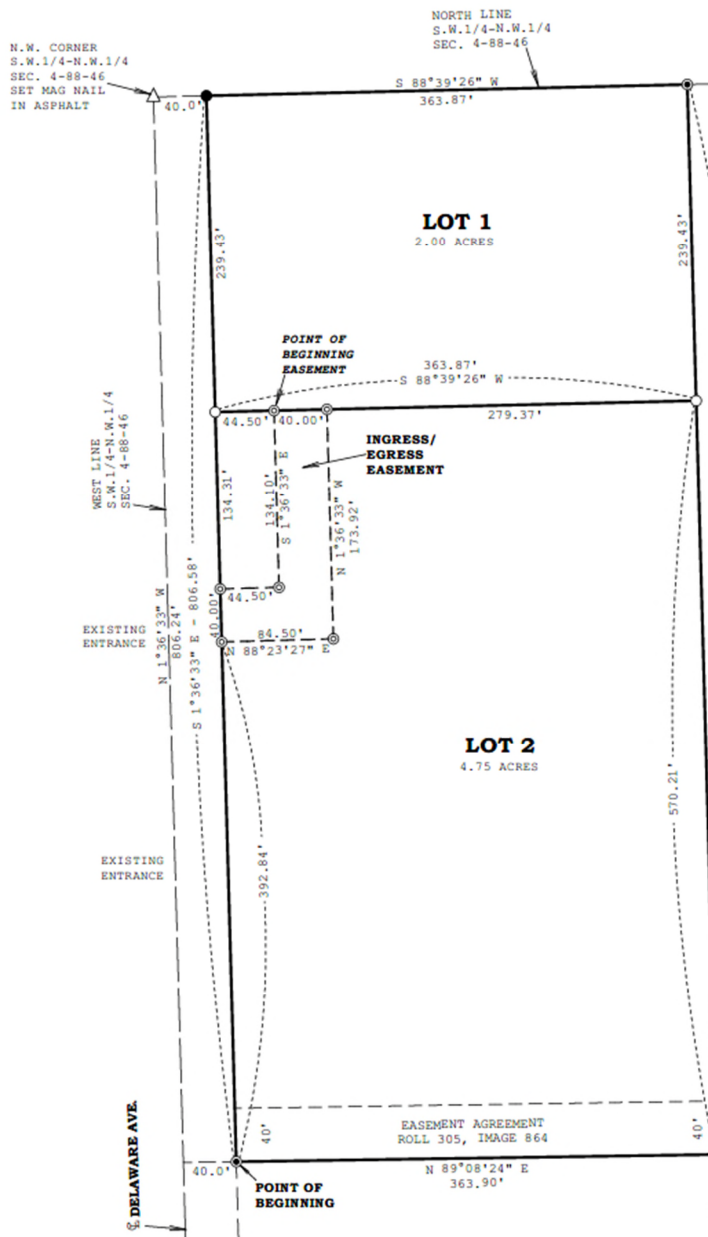
The following comments are provided for your consideration.

- The plat closure has been reviewed and is in compliance with Section 355.8 of the Code of Iowa.
- The existing driveway for the minor subdivision is noted on the plat within Lot 2.
- No additional concerns or issues with this application have been identified.

If any further questions or issues arise, please contact this office.



PLAT MAP EXCERPT



DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DANIEL J. LEFEBVRE AND ROSEMARY J. LEFEBVRE AS TRUSTEES OF THE LEFEBVRE FAMILY TRUST, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCR REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, A PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFIC OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND THA THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESI AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE ____ DAY OF _____ 2025.

DANIEL J. LEFEBVRE

ROSEMARY J. LEFEBVRE

STATE OF IOWA :
WOODBURY COUNTY:

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIG A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DANIE LEFEBVRE AND ROSEMARY J. LEFEBVRE, HUSBAND AND WIFE, TO ME KNOWN TO BE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEE

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

OWNERS/SUBDIVIDERS
DANIEL J. LEFEBVRE AND
ROSEMARY J. LEFEBVRE AS
TRUSTEES OF THE LEFEBVRE
FAMILY TRUST

SURVEYOR
ALAN L. FAGAN

SETBACKS
FRONT YARD - 100'
SIDE YARD - 20'
ACCESSORY STRUCTURE - 10'
REAR YARD - 50'
ACCESSORY STRUCTURE - 10'

TITLE OPINION

July 23, 2025

TITLE OPINION

Dan LeFebvre
16550 Delaware Ave.
Lawton, IA 51030

Re: Title Opinion in Support of Plat - 1650 Delaware Ave. Lawton, IA 51030

Dear Mr. LeFebvre,

Pursuant to your request, we have examined the Abstract of Title in one part prepared by Sedgwick Talley Abstract, numbering 1-46; purporting to reflect matters of record pertaining to the following-described property situated in Woodbury County, Iowa:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°58'24"W. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°58'24"W. FOR 363.90 FEET THENCE N.1°36'33"W. FOR 809.14 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.89°59'24"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

Which property is to be platted as the LeFebvre Addition, the 20th day of June, 2025 at 5:00 p.m. and certify that, as of the date of the last continuation of the abstract, and a 24-month chain of title is shown and vested of record in:

Daniel L. LeFebvre and Rosemary J. LeFebvre, as Trustees of the LeFebvre Family Trust under agreement dated the 18th day of July 2014,

by virtue of a Quit Claim Deed noted at Entry 42 dated July 18, 2014 and filed July 21, 2014 at Roll 736 Image 3028;

subject to the following restrictions and limitations:

INTEREST IN THE SUBJECT REAL ESTATE

1.PLAT DESCRIPTION. The plat appears to be located within the description of the Abstract.

2.MORTGAGES/FINANCING STATEMENTS/ASSIGNMENT OF RENTS. None shown.

3.REAL ESTATE TAXES. Entry 46 shows Taxes for 2023/24: 1st installment \$2,333.00, paid; 2nd installment \$2,333.00, paid. Parcel No. 8846014100004

4.PERSONAL LIENS. The Abstract reflects that searches for personal liens have been made and all such liens, if any, are reflected herein. No searches have been made against any parties outside the chain of title to the property. No judgments appear against the Litchholder as a result of the abstractor searches.

5.MECHANICS LIENS. The Abstract reflects that appropriate searches for mechanic's liens have been made and reports no adverse findings.

6.Please Note: You should take notice that purchase money liens have priority over and are senior to pre-existing judgments against real estate purchasers and any other right, title, or lien arising either directly or indirectly by, through, or under the purchaser. An exception is made in this opinion for unrecorded purchase money liens which are not included in the abstract and, therefore, not identified in this opinion.

LIMITED INTERESTS IN THE SUBJECT REAL ESTATE

7.EASEMENTS. A Right of Way Easement benefitting Northwest Iowa Power Cooperative is described at Entry 4 of the Abstract. Said electric transmission easement was dated and acknowledged December 29, 1953 and filed October 26, 1973 in Roll 22, Image 549. Entry 23 of the Abstract shows an Easement Agreement recorded April 6, 1984 on Roll 305, Image 864 granting a perpetual easement for ingress and egress over and across the South Forty feet of the real estate.

8.PLOTS. Entry 1 of the Abstract shows a Diagram of Section 4-88-46. Entry 25 of the Abstract reveals a Survey recorded September 23, 1994 on Roll 315, Image 1240. Entry 31 of the Abstract shows a Corner Certificate recorded February 12, 1996 on Roll 241, Image 1298.

9.RESOLUTIONS. At Entry 16 is referenced a resolution of controlled access abutting primary highways adopted by the Iowa State Highway Commission pursuant to Chapter 148 of the 56th General Assembly, which was filed July 16, 1956 in Book 833, page 322. Entry 17 of the Abstract describes the adoption of Zoning Regulations dated January 11, 1971 and filed March 5, 1971 at Book 1240, Page 9. For further information and amendments thereto, a complete copy of regulations on file in the office of the County Zoning Administrator's office. The Abstract at Entry 18 reveals a Resolution of the Woodbury County Board of Supervisors #6332 recorded May 12, 1977 at Roll 62, Image 2119. For maps of the various Flood Zones and particulars you are directed to consult the Office of the Woodbury County Zoning Administrator. Entry 19 discloses Resolution #6333 recorded May 12, 1977 at Roll 62, Image 2120 containing provisions and regulations regarding flood zone. Entry 45 of the Abstract shows Zoning Regulations filed August 29, 2008 supported by Resolutions No., 10,455 and 10,456. For complete details, see instruments on file in the County Zoning Office.

10.ZONING. The property is subject to the zoning ordinances of Woodbury County, Iowa.

11.COVENANTS. None shown.

12.This title opinion is subject to our standard exceptions attached hereto and by this reference incorporated herein. You should take note of these exceptions.

13.After complying with the above requirements, closing the real estate transaction, and recording the appropriate documents, please have the abstract continued in final form and returned to us for a final examination and title opinion.

SEE ATTACHED CAUTIONS.

Sincerely,

Emilee B. Gehling
Partner
ITS #10271
Gehling Osborn Law Firm, PLC
600 4th Street, Suite 900
Sioux City, IA 51101
(712) 226-4601 (Direct)
(712) 226-4600 (Main)
Emilee@gsplawfirm.com

The Abstract is being held for Daniel LeFebvre.

GEHLING OSBORN LAW FIRM, PLC
CAUTIONS TO TITLE OPINIONS

This title opinion is limited to an examination of the condition of title to the abstracted real estate covering the period of time up to the most recent certification.

This opinion is provided to the persons or entities identified as the addressees of this opinion, and it is not to be relied upon by any other person or entity.

This opinion is confined to an examination of the abstract only. This opinion is made subject to exceptions reserved by the abstractor in preparing the above reference abstracts.

The abstract may be prepared pursuant to the Iowa 40-Year Marketable Title Act (Iowa Code §§ 614.29 to 614.38). Effective July 1, 2009, any property served by private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless exempted by law. Iowa Code § 455.172(11).

Please note: No visual inspection of the property has been made. Certain matters are not discernible from the abstract. Your attention is, therefore, called to the fact that you are required to take notice of the following potential encumbrances on the real estate under examination:

RIGHTS

1.This opinion does not cover the rights of any parties in possession. It shall be determined by independent means if there are any parties in possession and if they have any rights.
2.This opinion does not cover the rights of undisclosed spouses.

ZONING/REGULATIONS

3.The boundaries, whether all structures are within those boundaries, and anything that would be revealed by a survey, and similar municipal ordinances.

4.Any facts which would be disclosed by a visual inspection or survey and which would identify physical use, location of easements and improvements on bordering real estate. This opinion does not assure correctness of boundary and lot lines.

5.Unidentified or unreported zoning or other ordinances relative to building, improvements, use or access.

6.Flood Plain regulations, if any.

The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous waste, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that federal, state, and local regulations may, in the event that there are environmental or public health violations, permit injunctive relief and require removal and remedial actions or other "clean up activity." The costs of such "clean up" may become a lien against the real estate under examination, and you may have personal liability even though you may not have disposed of such hazardous substances on the real estate under examination that would subject you to liability for environmental clean-up. You are advised to seek independent professional evaluations of potential environmental exposures.

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

7.Real estate taxes and special assessments not yet spread on the county books and charges for municipal services, which are not included in the abstract, that constitute a lien on the benefited property. It would be advisable to check with the City Clerk, Board of Supervisors, or the County Auditor's office to determine if any resolutions of necessity for special assessments have been adopted or charges have been assessed which pertain to the real estate under examination.

8.Real estate taxes for the current year, which will not become a lien until June 30, and the responsibility for payment thereof.

9.Whether the property may be or become subject to additional or corrected assessments for real estate taxes by authority of Section 443.6 through 443.22, The Code.

10.Whether a "due on sale" clause will interfere with your plans, if any, to assume an existing mortgage.

11.Financing Statements filed with the Secretary of State in Des Moines, including those covering crops.

12.Unrecorded purchase money liens.

13.The right to file mechanic's liens against the premises for labor or materials furnished in connection with improvements thereon within 90 days from furnishing of the last item of material or labor. In this regard, you should examine the same and satisfy yourself that no labor or materials have been furnished for improvements within the last 90 days or, if such improvements have been made, that all suppliers of labor or materials have been fully paid.

14.Whether the City claims any unrecorded liens for sidewalk maintenance, weed cutting, building demolition or utilities including storm water drainage.

MISCELLANEOUS

15. Forged or altered instruments.

16.Whether there have been any bankruptcy filings that may affect the property. No opinion can be given concerning the effect of bankruptcy proceedings on title to the real property.

17.Whether you are entitled to a homestead credit and/or a Veteran's exemption. Persons entitled should file application thereof f.

18.Whether it would be appropriate to participate in the Iowa Title Guaranty Program, operated through the Title Guaranty Division of the Iowa Finance Authority, (515) 242 -4989.

ADDITIONAL NOTE: The abstract that we have examined in preparing this opinion is a valuable document which is expensive to replace if it is lost. After the abstract is examined, we normally deliver it to the closing agent or the financial institution making the loan. We do not keep clients' abstracts in our office. It is the client's responsibility to be certain that the abstract is returned to them and kept in a safe place at the conclusion of the transaction.

Woodbury County, IA / Sioux City

Summary

Parcel ID 884604100004
 Alternate ID 811966
 Property 1650 DELAWARE AVE
 Address LAWTON IA 51030
 Sec/Twp/Rng 4-88-46
 Brief AN IRREG TCT BEG 40' E & 406.46' N OF SW CORNER SWNW & PT OF BEG; THEC
 Tax Description E 363.90 FT THEC N TO N LINE SW NW THEC W TO A PT 40 FT E OF NW C CORNER
 NW SW THEC S TO PT OF BEG SW NW 4-88-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 736-3028 (7/18/2014)
 Gross Acres 6.70
 Net Acres 6.70
 Adjusted CSR Pts 0
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0026 FLOYD/LAWTON-BRONSON
 School District LAWTON BRONSON
 Neighborhood N/A



Owner

Deed Holder
 LEFEBVRE FAMILY TRUST
 1650 DELAWARE AVE
 LAWTON IA 51030
 Contract Holder
 Mailing Address
 LEFEBVRE FAMILY TRUST
 1650 DELAWARE AVE
 LAWTON IA 51030

Land

Lot Area 6.70 Acres; 291,852 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1994
 Condition Above Normal
 Roof Asph / Gable
 Flooring
 Foundation TILE
 Exterior Material Vinyl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,768 SF
 Main Area Square Feet 1768
 Attic Type None;
 Number of Rooms 6 above; 2 below
 Number of Bedrooms 3 above; 1 below
 Basement Area Type Full
 Basement Area 1,768
 Basement Finished Area 884 - Minimal Finish
 Plumbing 2 Standard Bath - 3 Ft; 1 Shower Stall Bath - 3; 1 Sink;
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches
 Decks Wood Deck (320 SF); Concrete Patio (932 SF); Vinyl/CompoDeck (159 SF);
 Additions
 Garages 768 SF - Att Frame (Built 1994);

Agricultural Buildings

Plot#	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		30	45	1994	1
	Steel Utility Building		30	56	2015	1
	Lean-To		0	0	2015	1

Yard Extras

#1 - (1) Swimming Pool (Residential) 924 SFWSA, Vinyl, Cover=No, Heat=None, Diving Brd=Average, Built 1998

Permits

Permit#	Date	Description	Amount
5942	04/03/2015	Utility Shed	12,500

Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$73,200	\$49,000	\$49,000	\$49,000	\$49,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$449,700	\$424,910	\$424,910	\$319,800	\$319,800
= Gross Assessed Value	\$522,900	\$473,910	\$473,910	\$368,800	\$368,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$522,900	\$473,910	\$473,910	\$368,800	\$368,800

Sioux City Special Assessments and Fees

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

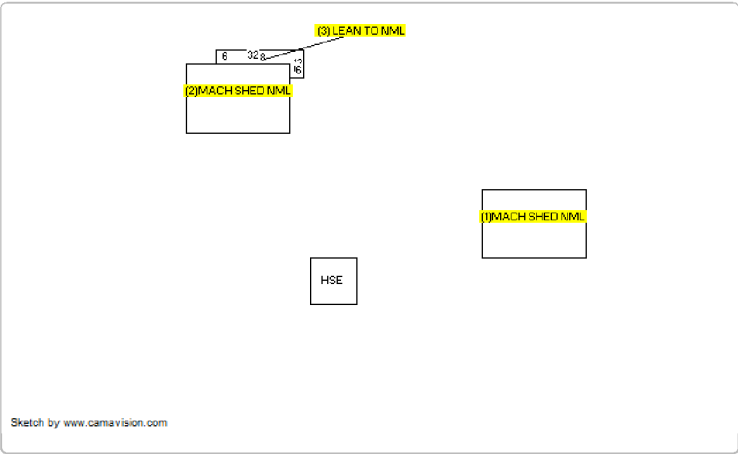
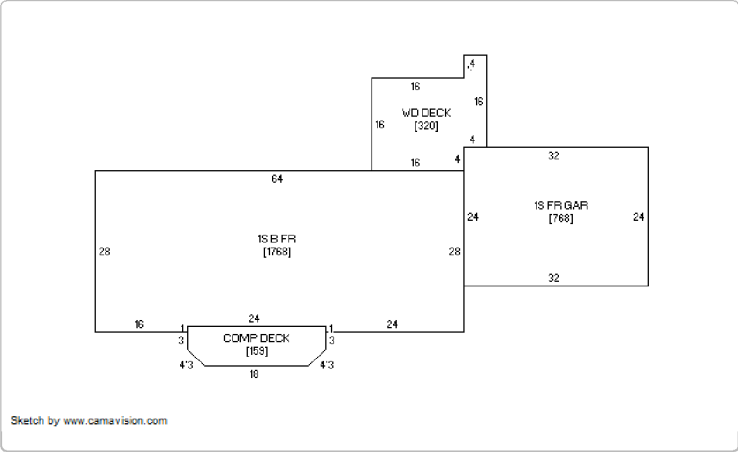
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



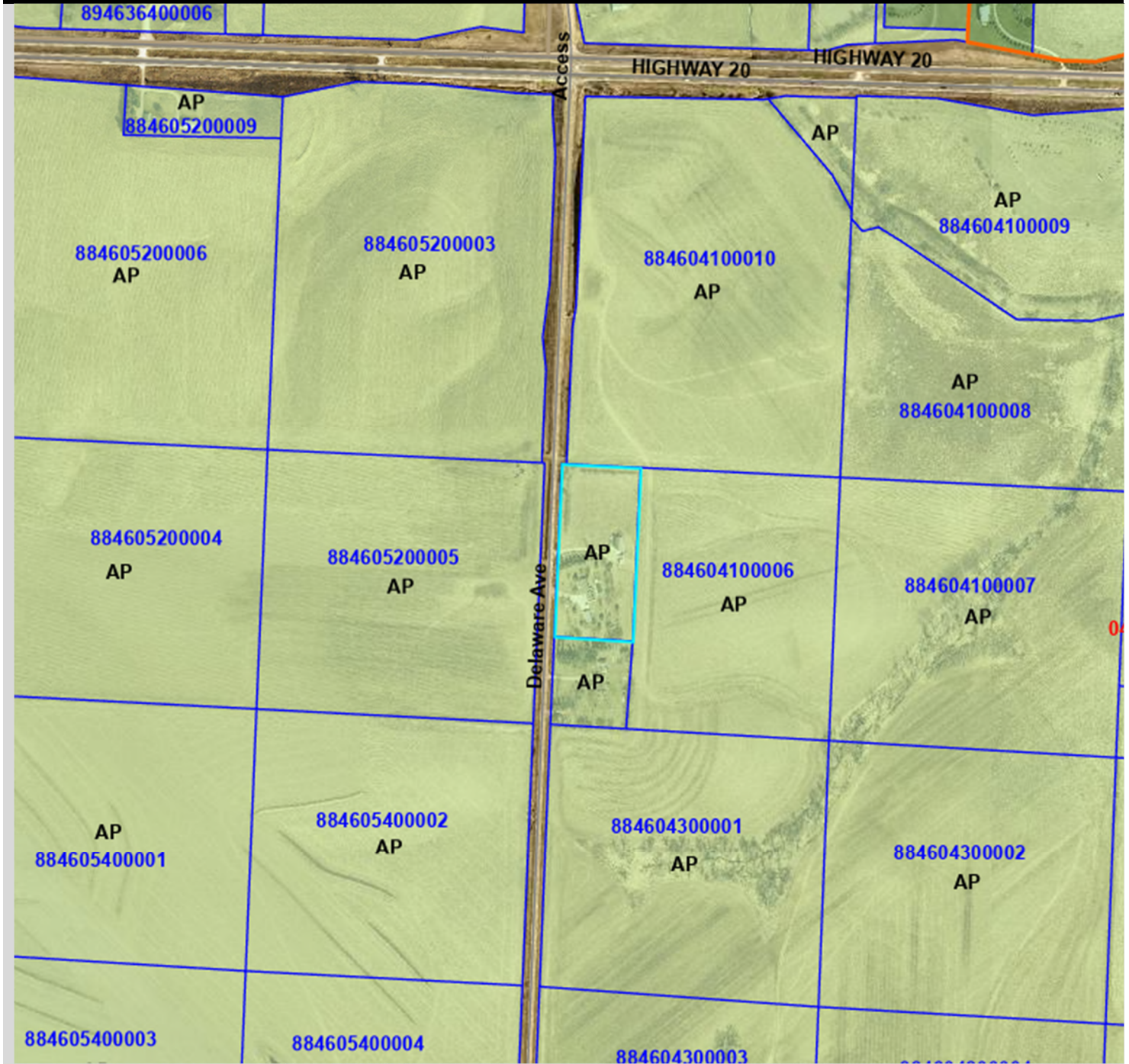
No data available for the following modules: Commercial Buildings, Sales, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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 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: 8/12/2025, 9:00:29 PM

Contact Us



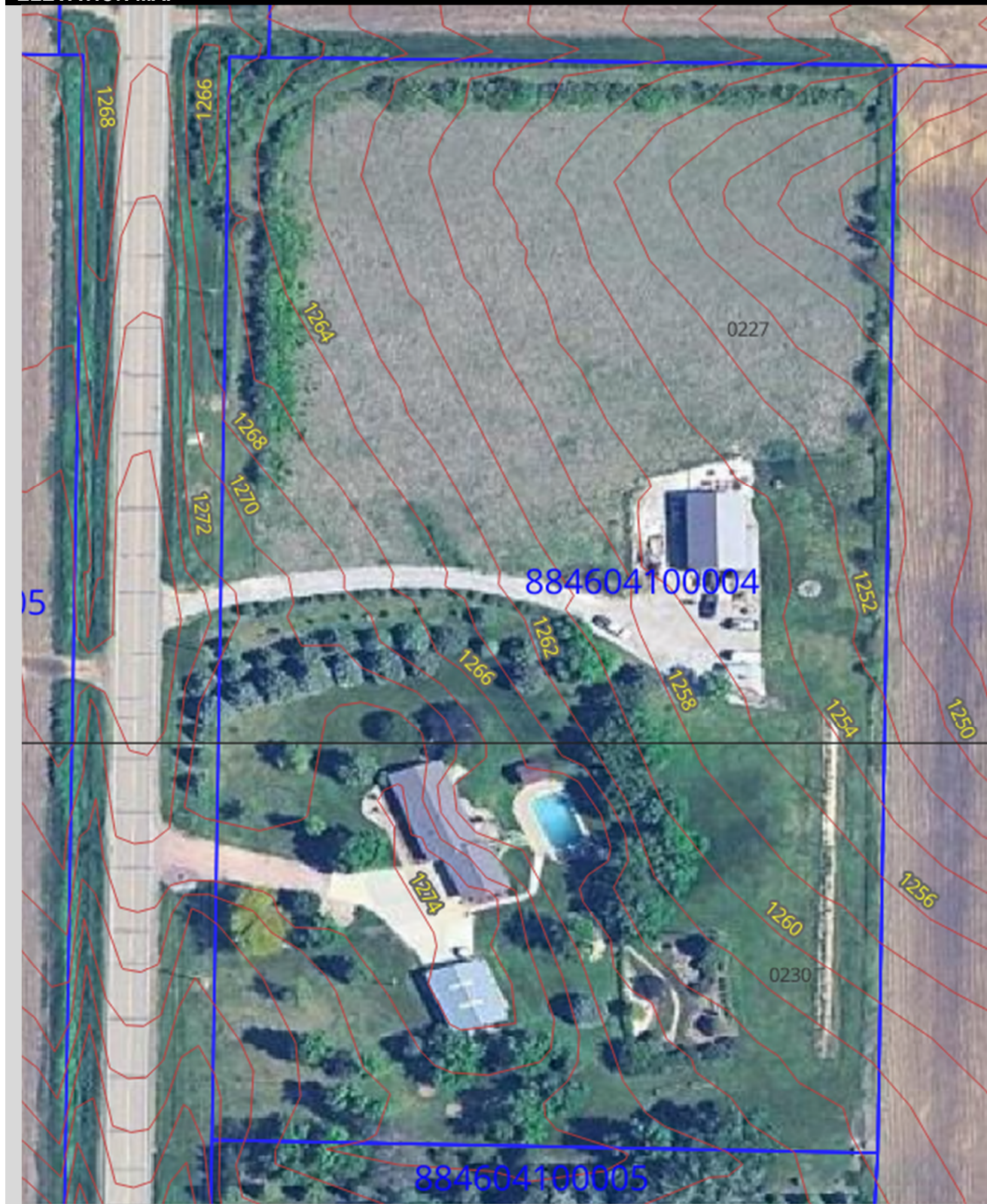
ZONING MAP



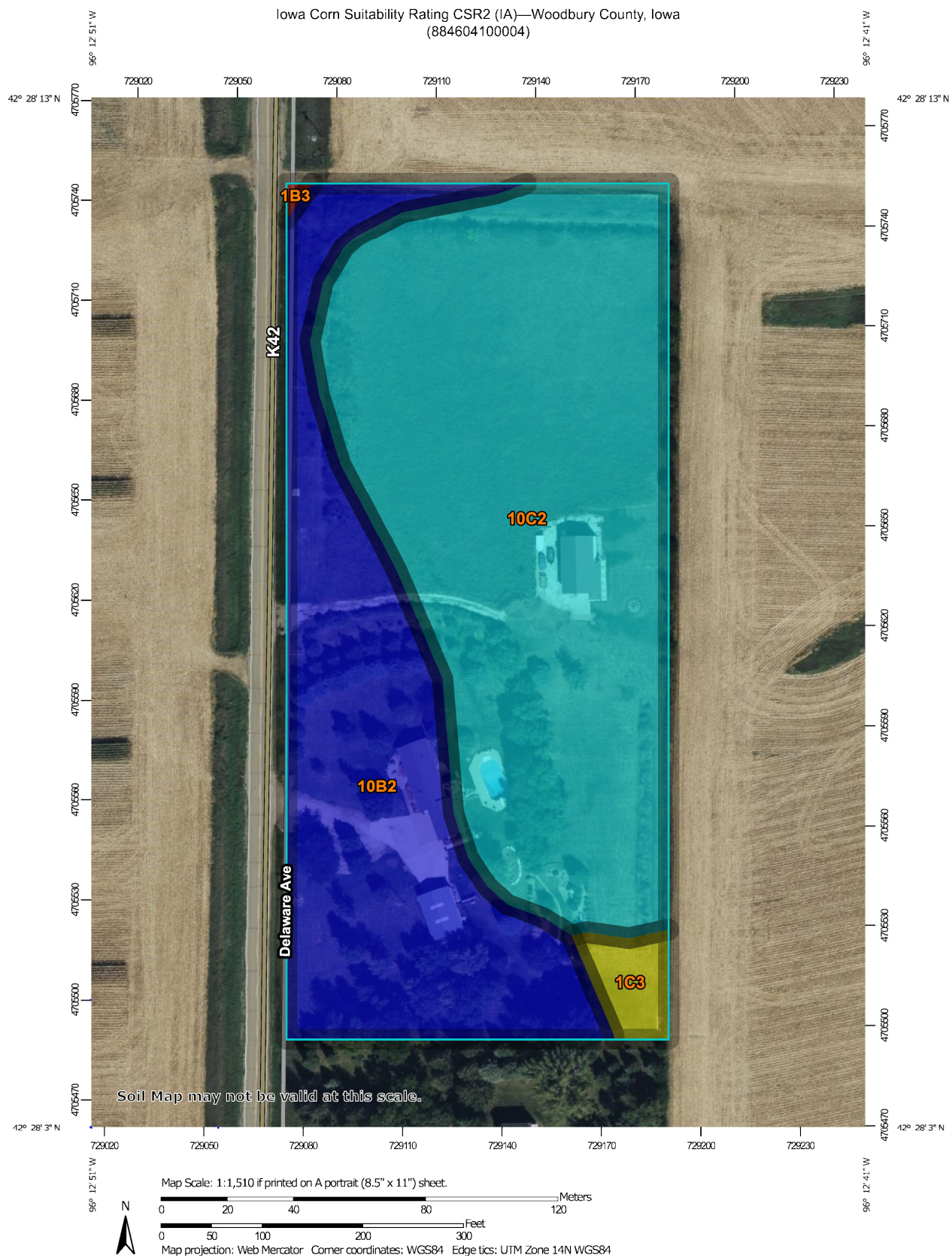
SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

ELEVATION MAP



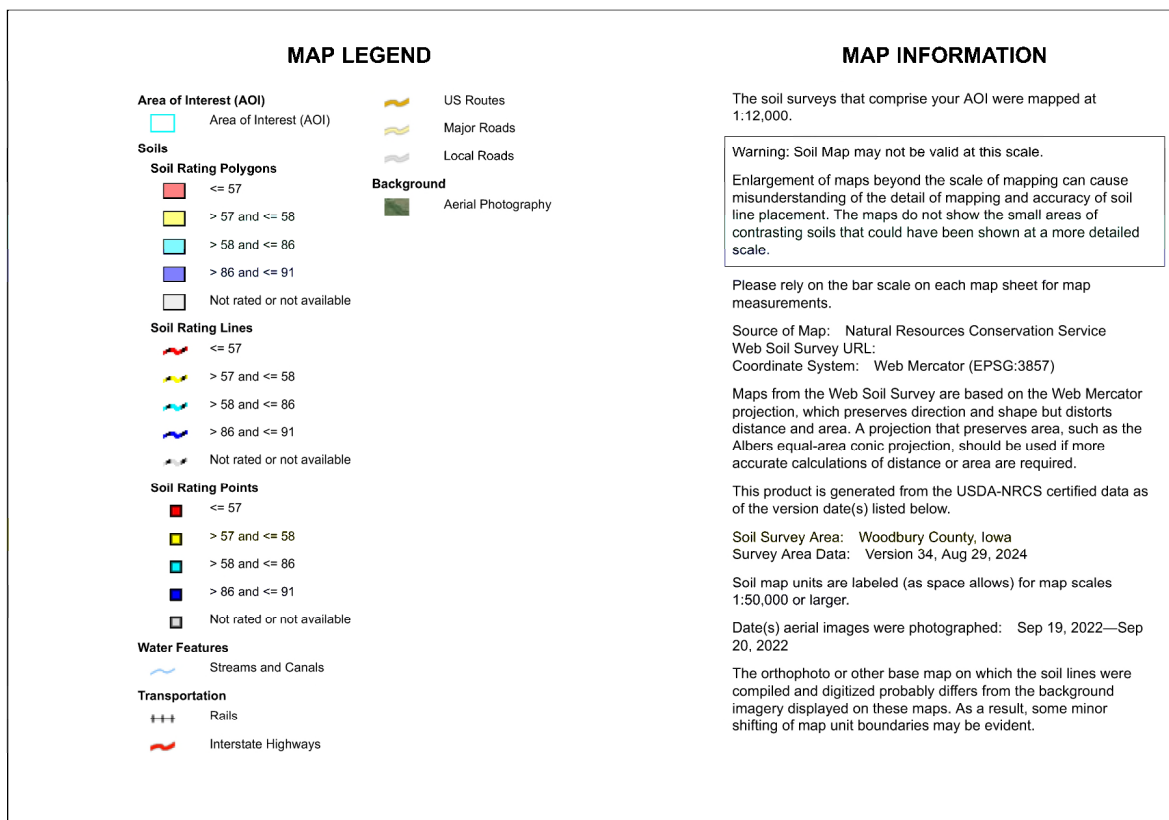
SOIL REPORT



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/13/2025
Page 1 of 4



Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1B3	Ida silt loam, 2 to 5 percent slopes, severely eroded	57	0.0	0.1%
1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58	0.2	2.4%
10B2	Monona silt loam, 2 to 5 percent slopes, eroded	91	2.6	35.9%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	4.5	61.5%
Totals for Area of Interest			7.3	100.0%

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

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.



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

Analysis of Woodbury County Zoning Ordinance Amendment(s): Public Service Garages as Conditional Uses in AP and AE Districts

Overview of the Amendment(s)

The proposed amendment to the Woodbury County Zoning Ordinance, targets Article 3, Section 3.03-4, which contains the Land Use Summary Table of Allowed Uses in Each Zoning District. Specifically, it revises the classification of "Public service garage" from a prohibited use (denoted as "--") to a conditional use (denoted as "C") in two zoning districts: the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. This change, outlined in Amendment #1, would permit such garages subject to review and approval by the Board of Adjustment, as detailed in Article 2, Section 2.02-9 of the ordinance. The amendment aligns with the ordinance's administrative procedures for text amendments, which require public hearings, recommendations from the Planning and Zoning Commission, and final approval by the Board of Supervisors.

Under the current ordinance, public service garages are outright prohibited in the AP and AE districts, limiting their establishment to more commercial or industrial zones like General Commercial (GC), Highway Commercial (HC), Limited Industrial (LI), or General Industrial (GI). By shifting to a conditional use, the amendment introduces a case-by-case evaluation process, allowing the Board of Adjustment to impose conditions that mitigate potential impacts on surrounding land uses, such as setbacks, screening, or operational restrictions (per Article 2, Section 2.02-9). This ensures compliance with the ordinance's overarching purpose in Article 1, Section 1.02, which emphasizes promoting public health, safety, and welfare while preserving agricultural land, reducing road congestion, and encouraging efficient development patterns.

Role of Public Service Garages

Public service garages are facilities primarily used by government or public entities for the storage, maintenance, and repair of vehicles and equipment essential to public infrastructure and services. These might include county road maintenance departments, emergency response fleets (e.g., fire or ambulance vehicles), utility service vehicles, or school district transportation hubs. Such garages support critical functions outlined in the ordinance's purpose, such as securing safety from fire, flood, and other dangers (Article 1, Section 1.02-2-C); facilitating transportation and public requirements (Article 1, Section 1.02-2-E); and securing economy in governmental expenditures (Article 1, Section 1.02-2-F).

In a rural county like Woodbury, where agricultural activities dominate, public service garages play a vital role in maintaining infrastructure that directly benefits farming communities. For instance, they enable timely road repairs to prevent erosion, support emergency access during the seasons, and ensure efficient delivery of services like snow removal or utility maintenance without requiring long-distance travel from urban centers. Prohibiting these uses entirely in agricultural districts could undermine the ordinance's emphasis on fostering agriculture by forcing public entities to locate facilities in distant industrial zones, increasing response times and operational costs.

Importance of Flexibility in Permitting within the AP Zoning District

The AP Zoning District is designed to preserve prime agricultural land by prioritizing farming and related uses while minimizing non-agricultural development that could lead to fragmentation or loss of productive soil. As the primary zoning district in Woodbury County—covering vast unincorporated areas dominated by cropland, livestock operations, and open spaces—this district reflects the ordinance's core intent to conserve natural resources, protect soil from erosion, and prevent excessive scattering of population. However, the county's rural character necessitates flexibility for essential public infrastructure, as rigid prohibitions could hinder the very welfare and efficiency the ordinance seeks to promote.

Allowing public service garages as conditional uses in the AP district introduces necessary adaptability without compromising preservation goals. Under the conditional use process (Article 2, Section 2.02-9), proposals must demonstrate minimal impact on neighborhoods to avoid conflicts. A county maintenance garage in an AP area could reduce road waste and congestion by enabling localized equipment storage, rather than relying on centralized facilities that increase traffic on rural roads. Without this flexibility, public entities might face challenges in providing cost-effective services, potentially leading to higher taxes or reduced infrastructure maintenance—contrary to the ordinance's aim of securing economy in governmental expenditures. The conditional approval mechanism ensures that only suitable proposals proceed, with public hearings allowing input from stakeholders to balance agricultural preservation with public needs.

Potential Suitability Near the AE Zoning District

The AE Zoning District (Article 3, Section 3.01-2) serves as a transitional zone between intensive agriculture and low-density residential development, allowing larger estate-style lots for rural living while maintaining an agricultural focus. This district accommodates non-farm residences and limited uses, making it a buffer area where some public infrastructure could integrate without significantly disrupting farming. Extending conditional use status to public service garages in AE districts recognizes that suitable locations may exist near these areas and allow for the public scrutiny of whether a location is appropriate or not. These districts often border AP zones or incorporated areas, creating opportunities for strategic placement that minimizes farmland conversion—e.g., on parcels with marginal soil quality or existing access roads. The conditional use review would evaluate site-specific factors, such as compliance with setback requirements and visual clearance standards to prevent nuisances, and other relevant factors.

Public Comment(s)

As of the printing of this packet, there have been no major public comments of opposition or support regarding these amendment(s). Casey Meinen of MidAmerican Energy stated on September 15, 2025, "I have reviewed the follow zoning amendments for MEC electric, and we have, No comment".

Conclusion

This amendment enhances the Woodbury County Zoning Ordinance by providing balanced flexibility for public service garages in the AP and AE districts, ensuring that essential infrastructure can support agricultural and rural communities without unchecked development. It upholds the ordinance's foundational principles of health, safety, and resource conservation (Article 1, Section 1.02) while adapting to the county's predominantly agricultural landscape. By requiring Zoning Commission and Board of Adjustment oversight, the change promotes thoughtful integration, potentially reducing long-term costs and improving service delivery in unincorporated areas.

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:

Anjana Bhadoriya, 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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Sep. 11, 2025

NOTICE ID: 64HJVw3T77hTCG28Qwec

PUBLISHER ID: COL-IA-502253

NOTICE NAME: ZC_9-22-25_PH

Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
ON SEVERAL ZONING
ORDINANCE TEXT AMENDMENTS,
A MAP AMENDMENT (REZONE),
AND A MINOR SUBDIVISION
(SUMMARIES BELOW)**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the aforesaid public hearings in person or call 712-454-1333 and enter the Conference ID: 636 085 5378 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. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.05-4 of the Woodbury County Zoning Ordinance on Page 36. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "-" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column and/or the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including date and section reference, is subject to change and/or correction in the draft and final ordinance version.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 201.36(1)(7)(a) (1) and other applicable Iowa Code sections.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# 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. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed

amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "..." (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "..." (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage."

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby

aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02 1 B(1)(e); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06 3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing colocation references and requirements (Section 5.05 1 and Section 5.05 5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08 9 A); and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Three (3):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004**

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼;

THENCE N 89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING, THENCE N 89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

**Item Four (4):
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004**

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUB-

DIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition. Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept 11, 2025. The SB-Advocate is an Official Woodbury County newspaper. (PN#091125-0013)

The applicant, Angel Sheeley, is looking to make and sell wine slushies at Flippin Vintage on Friday and Saturday.

Motion by Andrea Johnson, seconded by Ron Hanson to Approve Special Liquor License: Slush Up & Drink LLC.

Motion Carried. [Unanimous]
4. ADJOURNMENT:
Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]
Mayor/Mayor Pro-Tem
Attest:

Danny Christoffers, City Clerk
Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept. 11, 2025. The SB-Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

**SERGEANT BLUFF, IOWA
City Council Special
Meeting Minutes
Thursday, September 4, 2025
@ 12pm Council Chambers
501 4th Street;
Sergeant Bluff, IA**

1. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER; 12:00 pm

Attendee Name Title Status
Ryan Panowicz Absent
Mark Reinders Absent
Kirk Moriarty Remote
Andrea Johnson Assistant Mayor Pro Tem Present
Ron Hanson Mayor Pro Tem Present
Jon Winkel Mayor Absent

2. APPROVAL OF THE AGENDA:

Motion by Andrea Johnson, seconded by Kirk Moriarty to Approve the Agenda. Motion Carried. [Unanimous]
3. DISCUSSION/ACTION

ITEMS:
3.a Special Liquor License: Slush Up & Drink LLC

See PUBLIC/LEGAL NOTICES P18

Sergeant Bluff Advocate - 9/11/25

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

ORDINANCE NO. ____ (TBD)

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03-4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

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

Amendment #1:

The Woodbury County Zoning Ordinance, Article 3, Section 3.03-4, Land Use Summary Table of Allowed Uses in each Zoning District on Page 39, is hereby amended to revise the classification of "Public service garage" from a prohibited use to a conditional use in the following zoning district(s):

- AP — Agricultural Preservation Zoning District
- AE – Agricultural Estates Zoning District

The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03-4) shall be amended to reflect the following:

- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AP Zoning District.
- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

Explanation: This amendment would allow “Public service garage” as a Conditional Use in the AP Zoning District and the AE Zoning District, subject to review by the Zoning Commission and review and approval by the Board of Adjustment in accordance with the procedures outlined in the Woodbury County Zoning Ordinance.

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS



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

Analysis of Proposed Amendments to the Woodbury County Zoning Ordinance

The proposed ordinance introduces four targeted changes aimed at clarifying regulations, aligning with state law, and correcting internal inconsistencies. These amendments serve primarily as housekeeping measures to enhance the ordinance's clarity, enforceability, and consistency without introducing substantive policy shifts. They address accessory dwelling units (ADUs), public notification procedures, telecommunication towers, and utility-scale solar energy systems (US-SES). Below is an explanation of the purpose of each amendment, its importance for clarification and housekeeping, and how it aligns with the existing ordinance structure.

Amendment 1: Adding Maximum Dimensions for Accessory Dwelling Units (ADUs) and Permitting Non-Compliance with Iowa Code 331.301(27)(a)(1)

Location and Action: This amendment repeals and replaces Section 4.04.2 on Page 43 (Article 4: General Requirements, under Lot Requirements). The current text references ADUs in accordance with Iowa Code 331.301(27) but lacks size limits. The replacement adds a cap of 1,000 square feet or 50% of the primary residence's size (whichever is larger) and permits ADUs that do not comply with Iowa Code 331.301(27)(a)(1) to align with primary dwellings in a county without adopted building codes. For the purposes of this subsection, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Chapter 103A.

Purpose: The addition of size limits ensures ADUs remain secondary and accessory to the primary single-family residence, preventing them from becoming de facto primary dwellings or oversized structures that could alter neighborhood character or strain infrastructure. This aligns with the ordinance's emphasis on appropriate land use and density (e.g., Section 1.02: Purpose, which promotes efficient development patterns and prevents excessive population concentration). Permitting ADUs to align with primary dwellings in a county without adopted building codes ensures consistency, as Woodbury County has not adopted formal building codes. This provision places ADUs on equal footing with primary residences, reflecting the county's rural context.

Importance for Clarification and Housekeeping: This change clarifies ambiguous aspects of ADU development, reducing potential disputes or misinterpretations by property owners and zoning officials. As a housekeeping measure, it maintains internal consistency and ensures compliance with state law without overregulating in a county lacking building codes. Without this, enforcement could lead to uneven application, undermining the ordinance's goals of promoting orderly development.

Amendment 2: Adding Utility-Scale Solar Energy Systems (US-SES) to Public Notification and Correcting the Telecommunication Towers Reference

Location and Action: This repeals and replaces Section 2.02.1 B(1)(e) on Page 8 (Article 2: Administration, under Public Hearings and Public Notification). The current text requires mailed notices to property owners within 500 feet for most conditional uses but expands to one mile for specific large-scale uses like airports, landfills, and telecommunication towers (referencing subsection 5.06-3, which is incorrect). The replacement adds US-SES (as regulated in Section 5.08) to the one-mile notification radius and corrects the telecommunication towers reference to subsection 5.05.

Purpose: Including US-SES in the notification section mirrors the treatment of similar impactful uses like telecommunication towers. The reference correction fixes a cross-referencing error (the original 5.06-3 does not exist; telecommunication towers are detailed in Section 5.05), preventing confusion in administrative procedures.

Importance for Clarification and Housekeeping: Enhanced notification clarifies the process for stakeholders, promoting transparency in Board of Adjustment hearings and aligning with open meetings requirements. As housekeeping, it corrects a typographical error ensuring the ordinance's administrative framework is accurate and functional.

Amendment 3: Aligning Telecommunication Tower Applications with State Code by Removing Colocation Requirements

Location and Action: This repeals Section 5.05.5 B on Page 77 (Article 5: Supplemental Requirements, under Telecommunication Towers) and redesignates subsequent subsections (C becomes B, D becomes C, E becomes D, and the original E is removed). The repealed text requires an affidavit of unsuccessful colocation efforts or technical evidence against colocation.

Purpose: Iowa state code (e.g., Chapter 335) does not mandate colocation affidavits for tower approvals, focusing instead on safety, height, and compatibility (as reflected in the ordinance's tower regulations in Section 5.05). Removing this requirement aligns local policy with state standards, reducing unnecessary burdens on applicants while maintaining setbacks, height limits, and conditional use processes (Section 2.02.9). This streamlines applications.

Importance for Clarification and Housekeeping: The amendment eliminates redundant or non-mandatory language, improving the ordinance's efficiency and consistency with broader regulatory frameworks.

Amendment 4: Correcting the Road Use and Repair Agreement Reference in the Utility-Scale Solar Section

Location and Action: This repeals and replaces Section 5.08.9 B on Page 89 (Article 5: Supplemental Requirements, under Utility-Scale Solar Energy Systems). The current text incorrectly references "Section 6.1" for road identification in pre-construction surveys. The replacement corrects it to "Section 5.08.9 A," which properly details road use agreements.

Purpose: The correction fixes a cross-referencing error, ensuring applicants reference the correct subsection for identifying roads affected by US-SES construction. This supports the ordinance's emphasis on infrastructure protection (Section 1.02.B, reducing road waste) by requiring accurate pre-construction surveys, ongoing maintenance, and dust control—critical for large projects involving heavy equipment.

Importance for Clarification and Housekeeping: TAs a housekeeping measure, it maintains the ordinance's internal integrity, ensuring cross-references in Article 5 are accurate.

Public Comments and Overall Considerations

There have been no major comments of public opposition or support for these amendments, indicating broad acceptance as minor clarifications rather than controversial changes. On September 15, 2025, Casey Meinen of MidAmerican Energy stated: "I have reviewed the follow zoning amendments for MEC electric and we have; No comment." This neutral feedback from a key stakeholder in energy-related projects (e.g., US-SES) underscores the amendments' non-impactful nature.

Summary

These amendments are housekeeping efforts to refine the zoning ordinance for better clarity and administrative efficiency. They do not alter the core purposes outlined in the ordinance but ensure the document remains a practical tool for zoning enforcement in Woodbury County's unincorporated areas. Adoption would enhance compliance without imposing new burdens on residents or developers.

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:

Anjana Bhadoriya, 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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Sep. 11, 2025

NOTICE ID: 64HJVw3T77hTCG28Qwec

PUBLISHER ID: COL-IA-502253

NOTICE NAME: ZC_9-22-25_PH

Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
ON SEVERAL ZONING
ORDINANCE TEXT AMENDMENTS,
A MAP AMENDMENT (REZONE),
AND A MINOR SUBDIVISION
(SUMMARIES BELOW)**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 636 025 5378 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. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.05-4 of the Woodbury County Zoning Ordinance on Page 36. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "-" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column and/or the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including date and section reference, is subject to change and/or correction in the draft and final ordinance version.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 201.36(1)(7)(a) (1) and other applicable Iowa Code sections.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# 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. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed

amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "..." (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "..." (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage."

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby

aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02 1 B(1)(e); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06 3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing colocation references and requirements (Section 5.05 1 and Section 5.05 5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08 9 A); and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Three (3):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004**

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼;

THENCE N 89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING, THENCE N 89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

**Item Four (4):
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004**

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUB-

DIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition. *Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept 11, 2025. The SB-Advocate is an Official Woodbury County newspaper. (PN#091125-0013)*

The applicant, Angel Sheeley, is looking to make and sell wine slushies at Flippin Vintage on Friday and Saturday.

Motion by Andrea Johnson, seconded by Ron Hanson to Approve Special Liquor License: Slush Up & Drink LLC.

Motion Carried. [Unanimous]
4. ADJOURNMENT:
Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]
Mayor/Mayor Pro-Tem
Attest:

Danny Christoffers, City Clerk
Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept. 11, 2025. The SB-Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

**SERGEANT BLUFF, IOWA
City Council Special
Meeting Minutes
Thursday, September 4, 2025
@ 12pm Council Chambers
501 4th Street;
Sergeant Bluff, IA**

1. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER; 12:00 pm

Attendee Name Title Status
Ryan Panowicz Absent
Mark Reinders Absent
Kirk Moriarty Remote
Andrea Johnson Assistant Mayor Pro Tem Present
Ron Hanson Mayor Pro Tem Present
Jon Winkel Mayor Absent

2. APPROVAL OF THE AGENDA:

Motion by Andrea Johnson, seconded by Kirk Moriarty to Approve the Agenda. Motion Carried. [Unanimous]
3. DISCUSSION/ACTION

ITEMS:
3.a Special Liquor License: Slush Up & Drink LLC

See PUBLIC/LEGAL NOTICES P18

Sergeant Bluff Advocate - 9/11/25

Public notices may also be found at www.PublicNotices.com

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 839 086 5374 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@woodburycountycow.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "..." (Prohibited use) designation in the AP Zoning District column for "Public service garage" and/or the AE Zoning District column for "Public service garage" with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

Item Two (2): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (ADUs) OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REFERENCES. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(3)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby eliding ADU building code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.09, to the public-notification subsection in Section 2.02 1 B (1)(v); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06 3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing collocation references and requirements (Section 5.05 1 and Section 5.05 5 B) correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08 9 3) from Section 6.1 to Section 5.08 9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

Item Three (3): CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004

SUMMARY: The Woodbury County Zoning Commission will consider a recommendation to the Board of Supervisors to rezone a portion of the property located in the Township 35S, Range 66W, Ely of the SW 1/4 of the NW 1/4 of the Agricultural Preservation (AP) Zoning District, to the Agricultural Estates (AE) Zoning District for a 6.75-acre parcel. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW 1/4 of the NW 1/4 of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

Item Four (4): CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004

SUMMARY: The Woodbury County Zoning Commission will consider a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots, Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW 1/4 of the NW 1/4 of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

Get All the School News for your scrapbooks!

JUST \$22 in the MVAO and MVAOGOU school news items have pictures and news items in which your child/grandchild is involved in their mailbox.

Get a Free Month!

Just sent before your renewal is sent before we remind you, we'll add a month to your subscription!

Send this to:
 The Danbury Review,
 Box 207, IA 51019.

Name _____
 Address _____
 City, State, Zip _____

WOODBURY COUNTY ZONING COMMISSION

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public 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 (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 839 086 5374 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@woodburycountycow.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "..." (Prohibited use) designation in the AP Zoning District column for "Public service garage" and/or the AE Zoning District column for "Public service garage" with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (ADUs) OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REFERENCES. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(3)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby eliding ADU building code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.09, to the public-notification subsection in Section 2.02 1 B (1)(v); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06 3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing collocation references and requirements (Section 5.05 1 and Section 5.05 5 B) correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08 9 3) from Section 6.1 to Section 5.08 9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

Item Three (3): CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004

SUMMARY: The Woodbury County Zoning Commission will consider a recommendation to the Board of Supervisors to rezone a portion of the property located in the Township 35S, Range 66W, Ely of the SW 1/4 of the NW 1/4 of the Agricultural Preservation (AP) Zoning District, to the Agricultural Estates (AE) Zoning District for a 6.75-acre parcel. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW 1/4 of the NW 1/4 of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

Item Four (4): CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004

SUMMARY: The Woodbury County Zoning Commission will consider a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots, Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW 1/4 of the NW 1/4 of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

DRAFT SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

ORDINANCE NO. _____

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE 331.301(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION.

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

Amendment 1: To add maximum dimensions for accessory dwelling units and to exempt this ordinance from Iowa Code 331.301(27)(a)(1) to place accessory dwellings in alignment of primary dwellings as a county without adopted building codes.

Location: Page 43, Section 4.04: Lot Requirements

Action: Repeal and replace Section 4.04.2 as follows:

Current Text to Repeal:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same lot as a single-family residence, in accordance with Iowa Code 331.301(27).

Replacement Text:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same

lot as a single-family residence. An accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single-family residence, whichever is larger. For the purposes of this subsection, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Section 103 A.

Amendment 2: Addition of Utility-Scale Solar Energy Systems to the public notification subsection and the correction of the referenced subsection for Telecommunication Towers.

Location: Page 8, Section 2.02.1 B(1)(e)

Action: Repeal and replace Section 2.02.1 B(1)(e) as follows:

Current Text to Repeal:

(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property for an airport, sanitary landfill, telecommunication tower, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Replacement Text:

(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within five hundred (500) feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, construction of a telecommunication tower as provided in **subsection 5.05, or a Utility-Scale Solar Energy System (US-SES) as provided in subsection 5.08**, notices shall be mailed to all owners of real property located within one (1) mile of the subject property for an airport, sanitary landfill, telecommunication tower, **or Utility-Scale Solar Energy System (US-SES)**, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Amendment 3: To align telecommunication policy with the requirements of state code as it pertains to removal of colocation requirements.

Location: Page 77, Section 5.05.5 B

Action: Repeal Section 5.05.5 B and redesignate subsequent subsections.

Current Text to Repeal:

B. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or co-locate the applicant's tele-communications facilities on a tower or useable antenna support; or written

technical evidence from an engineer that the applicant's telecommunications facilities cannot be installed or co-located on another tower or useable antenna support structure.

Redesignations:

- Redesignate **Section 5.05.5 C** as **Section 5.05.5 B**
- Redesignate **Section 5.05.5 D** as **Section 5.05.5 C**
- Redesignate **Section 5.05.5 E** as **Section 5.05.5 D**
- Remove **Section 5.05.5 E**

Amendment 4: Correction of reference to road use and repair agreement in the Utility-Scale Solar section

Location: Page 89, Section 5.08.9 B

Action: Repeal and replace Section 5.08.9 B as follows:

Current Text to Repeal:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Replacement Text:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to **Section 5.08.9 A**. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading_____

Date of Public Hearing and Second Reading_____

Date of Public Hearing and Third Reading_____

Date of Adoption_____

Published/Effective Date_____

ROUGH DRAFT SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS