

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

Monday, December 22, 2025 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, December 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, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. 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 <i>WINGERT & CLARK ADDITION</i> MINOR SUBDIVISION (ONE LOT) APPLICATION ON PARCEL #884607400004 FROM TAYLOR WINGERT / WINGERT FAMILY TRUST. (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will hold this public hearing to consider a recommendation to the Board of Supervisors for a proposed minor subdivision application: to be known as <i>Wingert & Clark Addition</i> . Taylor Clark has submitted an application for the Wingert Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres from Parcel #884607400004, located in the SW ¼ of the SE ¼, Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. Applicant/Owner(s): Taylor Clark, 1821 180th St., Lawton, IA 51030-9720 / Wingert Family Trust, 1855 180th Street, Lawton, IA 51030-9720.
»	PUBLIC HEARING: CONSIDERATION OF PROPOSED <i>SNYDER'S BEND ADDITION</i> MINOR SUBDIVISION (FOUR LOTS) APPLICATION ON PARCEL #874732400009 FROM ROBERT B. ANKERSTJERNE (ACTION ITEM) SUMMARY: The Woodbury County Zoning Commission will hold this public hearing to consider a recommendation to the Board of Supervisors for a proposed minor subdivision application: to be known as <i>Snyder's Bend Addition</i> . Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) two (2) acre lots from a portion of Parcel #874732400009, located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant 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 development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052

»	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 A PORTION OF PARCEL #874732400009 FROM ROBERT B. ANKERSTJERNE (ACTION ITEM) SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold this public hearing to consider the application for a recommendation to the Board of Supervisors 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 Robert B. Ankerstjerne. The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Applicant/Owner: Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.
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

Subject to Additions/Deletions

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Woodbury County Zoning Commission Meeting Minutes

Date: November 24, 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=E2lrRoiGx6w>

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
- **Supervisors Present:** Kent Carper, David Dietrich
- **Public Attendees:** Gary Haruan, Cindy Foix, Leo Lidgett, Gary McMullen, Darlynn McMullen, Susan Chapman, Chad Brady, Lisa Brosamle, David Brosamle, Jim Thomas, Amiee Krogh, Deborah Sulsberger, Glenna Tevis, Bonnie Brosamle, Linda Arnolt, Roger Lorenzen, Mike Mooney, Rich Pope, Amy Sulsberger, Chuck Sattler, Jason Yockey, Doug Miller, Chris Kennedy, Keith Pease, Doug Skinner, Brenton Feuchtenberger

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on November 24, 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 Christine Zellmer Zant conducted a roll call, noting that Commissioners Christine Zellmer Zant, Tom Bride, Jeff Hanson, Corey Meister, and Steve Corey were present.

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 (September 22, 2025). No corrections or additions were noted. Commissioner Jeff Hanson made a motion to approve the minutes as presented, which was seconded by Commissioner Tom Bride. The motion passed unanimously with all Commissioners present voting "aye." (5-0)

Public Hearing: Consideration of Proposed Brosamle Addition Minor Subdivision (Two Lots) Application on Parcels #884501200002, # 884501200004, 884501200005, and #884501200006 from Brosamle Farms, LLC (Action Item)

Chair Zellmer Zant opened the public hearing.

Zoning Coordinator Dan Priestley presented the staff report. Brosamle Farms, LLC submitted an application for a two-lot minor subdivision named Brosamle Addition, dividing 150.57 acres from four government lots into Lot 1 (126.23 acres) and Lot 2 (24.34 acres). The properties are in Section 1, Township 88N, Range 45W (Moville Township), Government Lots 5, 6, 7, and 8, zoned Agricultural Preservation (AP). Located two miles southeast of Moville, south of 160th Street and west of Ida Avenue. The proposal was noticed in the Sioux City Journal on November 13, 2025, and neighbors within 1,000 feet were notified by letter on November 10, 2025. Stakeholders, including government agencies and utilities, were notified. The Woodbury County Engineer confirmed compliance with Iowa Code closure requirements and advised coordination for access permits. The property is not in a floodplain. The City of Moville waived review via Council Resolution 2025-14. The proposal meets basic approval criteria. After packet printing, neighbor David Brosamle (1625 Ida Avenue) verbally expressed no objections.

Applicant representative David Brosamle spoke, stating his name and address for the record. He explained he owns one-fifth of the land and seeks to purchase the rest from the LLC for continued pasture use since the 1970s, raising cattle, with no plans for housing development. He noted existing road access and thanked staff for assistance.

No other public comments were received.

Commissioners had no questions. Priestley confirmed the verbal comment from David Brosamle was entered into the record.

Commissioner Tom Bride made a motion to close the public hearing. Corey Meister seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Commissioner Jeff Hanson made a motion to recommend approval of the plat as submitted to the Board of Supervisors. Commissioner Steve Corey seconded. No further discussion. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Priestley explained next steps: The plat goes to the Board of Supervisors for final approval, requiring signatures from county departments and stakeholders, then recording in the Recorder's Office if approved.

**Public Hearing: Consideration of Proposed 252nd Overlook Minor Subdivision (Five Lots)
Application on Parcel #874624200011 (2374 252nd, Hornick, IA 51026) from Doug Skinner of
Skinner Holdings, LLC (Action Item)**

Chair Zellmer Zant opened the public hearing,

Priestley presented the staff report noting this item is associated with the subsequent rezone application (from AP to AE) and they would be discussed together but voted on separately. Doug Skinner of Skinner Holdings, LLC applied for a five-lot minor subdivision named 252nd Overlook on a 36.50-acre portion in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87N, Range 46W. GIS Parcel #874624200011, at 2374 252nd Street, Hornick, IA, seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, south of 252nd Street. Currently zoned AP, not in floodplain. Noticed in Sioux City Journal on November 13, 2025; neighbors notified November 10, 2025. Stakeholders notified. County Engineer confirmed Iowa Code compliance, advised access coordination. Proposals meet basic requirements contingent on hearing input.

Priestley noted additional information received post-packet: County Engineer Laura Sievers' memo with a correction (754.64 feet on the plat, not 757.63). Commissioner Tom Bride made a motion to receive the memo into the record and associate the corrected number with the final plat. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Priestley read and requested receipt of public comments into the record:

- Reverend Jim Thomas Jr. (November 20, 2025): Opposes rezone/subdivision, citing blocked scenic views of Loess Hills, privatization, altering rural character; urges denial to preserve appeal.
- Citizen petition by Gary McMullen (November 21, 2025, 35-40 signatures): Opposes, citing inadequate gravel roads, reduced Loess Hills enjoyment, potential tax hikes, strain on services, fragile soil risks; included map.
- Richard Pope (November 21, 2025): Opposes due to Loess Hills soil (low CSR, steep slopes, erosion-prone), part of Iowa's largest prairie remnant; recommends denying to preserve non-crop values.
- Seth Brooks (on behalf of Loess Hills National Scenic Byway, via Golden Hills RC&D, November 21, 2025): Urges evaluation for impacts on Loess Hills National Scenic Byway, ecology, viewshed; stresses responsible decisions.
- Gary and Darlynn McMullen (November 21, 2025): Strongly oppose; preserve unique Loess Hills for public enjoyment (visible from byway); warn of road deterioration with traffic.

Commissioner Cory Meister made a motion to receive all documents (names, petition, letters, emails) into the record. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Applicant Doug Skinner (Skinner Holdings, LLC) and Brenton Feuchtenberger presented. Skinner addressed what he called misinformation in the petition: Minimal financial impact on distant residents; only McMullens within 1,000 feet; three homes won't materially impact steep/windy 252nd Street or Highway 141 (no engineer report supports otherwise); "limit development" means "no development"; tax increases misstated (AE vs. AP taxation differs, precedent for AE nearby); three homes won't affect watershed/aquifer; increases safety via more residents; no county services strain; hypocrisy in petitioner's 2004 home build. Emphasized property rights over emotion/opinion.

Feuchtenberger provided handouts (maps, explanations). Commissioner Tom Bride made a motion to receive handouts into the record. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Feuchtenberger explained backstory: Purchased 290 acres over two years (highlighted in red on map), seeking to buy remaining land excluding existing home (#4). Minor subdivision/rezone required; not intending dense development (e.g., Whispering Creek); could create 12-14 lots but proposing five (one unbuildable); follows quarter-quarter lines, congruent with AP spirit (two homes per 40 acres); access (Xs on map) for hunting; no immediate home-building plans; compromise limits future density; AP allows similar without rezone via road splits/natural boundaries.

Public comments (opposition focused on preserving Loess Hills, environmental fragility, road maintenance/traffic, rural character, dairy proximity odors, watershed/erosion, increased services strain, tax impacts, scenic byway views):

- Gary McMullen: Lives across opposes due to unique landscape preservation, visible from byway; road deterioration; resentment. Existing house driveway would drive through hunting area, safety issue.
- Cindy Foix: Opposes: fragile ecosystem, erosion risks; questions access/maintenance; preserve for future generations. Question if proposed easement with 3 additional lots would remain AP. Concerns of hunting lodge or condos being allowed.
- Leo Lidgett: Opposes: Loess Hills rarity, erosion-prone; development threatens; references past protections.
- Susan Chapman: Opposes; preserve views/character; road safety concerns post-rain.
- Chad Brady: Opposes; environmental impact, soil fragility; alternatives exist elsewhere.
- Jim Thomas: Opposes; blocks public views, privatizes; deny to preserve appeal.

- Amiee Krogh: Opposes; Loess Hills conservation priority; development risks.
- Supervisor Carper: Shotgun or rifle hunting may be issue, bow not as much; sees both sides. Recommended Board of Supervisors visit site.
- Deborah Sulsberger: Opposes; steep roads unsuitable for more traffic; preserve natural state.
- Darlynn McMullen: Stated rumor that 10 homes would be built.
- Doug Miller: Questioned as to why not just buy it instead of doing subdivision.
- Glenna Tevis: Questions restrictions (single-family only? No condos/lodges?); dairy odor concerns. Priestley clarified: AE allows single-family dwellings; multi-family prohibited/conditional; hunting lodges not enumerated but hospitality uses restricted.
- Linda Arnolt: Opposes; maintain sparse areas per 2040 plan; soil conservation recommends AP; dairy complaints; road calls to engineer.
- Roger Lorenzen: Opposes; road conditions after rain; adds gravel miles.
- Mike Mooney: Opposes; environmental devastation risks.
- Rich Pope: Praises handling fragile Loess Hills issues; population growth vs. environment; questions AP to AE advantage (density, setbacks differ; AE for multi-lots per ordinance). Priestley explained: AE for >2 parcels per quarter-quarter; setbacks 75 ft vs. 100 ft; uses mostly similar, density key. Once area is lost, it's gone.
- Amy Sulsberger: Opposes; preserve prairie remnant.
- Chuck Sattler: Opposes; road maintenance strain.
- Jason Yockey: Questions order (rezone before subdivide?); could approve subdivision but deny rezone, limiting builds. Priestley: Possible to delay rezone; triggers at building permit if >2 homes.
- Jim Thomas: Opposes; dairy proximity clarification (2-3 miles, valley/road separation). Keep sparse areas sparse.
- Chris Kennedy: Opposes; watershed impacts.
- Keith Pease: Questions practical AP vs. AE differences with restrictions (density control; some AP commercial uses prohibited in AE). Priestley displayed ordinance table online, explaining uses (agriculture identical; residential density differs; some commercial restricted in AE).
- Commissioner Bride commented on property rights, not high density project.
- Commissioner Zant also spoke of property rights; conservation.
- Commissioner Steve Corey commented on landowner rights, easement approves of easement compromise.

Skinner reiterated compromise: Restriction limits to three additional homes max, aligning with AP; no current build plans.

Commissioner Tom Bride commented: Beneficial intent; AP already allows worse scenarios.
Commissioner Steve Corey offered site visit with supervisors.

Commissioner Tom Bride made a motion to close the public hearing. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Commissioner Jeff Hason announced that he would be abstaining for voting on the two agenda items from Doug Skinner due to non-financial conflicts of interest.

Commissioner Tom Bride made a motion to recommend approval of the subdivision to the Board of Supervisors, using the updated draft including the correct dimension form the county engineer with restriction of no more than three additional homes. Commissioner Steve Corey seconded. The motion passed by voice vote (ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson).

**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 #874624200011 from Doug Skinner of Skinner Holdings, LLC (2374
252nd, Hornick, IA 51026) (Action Item)**

Chair Zellmer Zant opened the public hearing. (Discussions overlapped with prior item but focused on rezone specifics: AP vs. AE differences, density, uses.)

Priestley reiterated: Rezone for 36.50 acres to accommodate lots per Section 3.01.1.B; meets requirements contingent on input.

Priestley asked the Commission to receive an updated draft of the Zoning Ordinance Map Amendment Rezone ordinance language into the record to correct the acres to 36.50 acres. Commissioner Steve Corey made a motion to receive the updated draft of the rezone ordinance. Commissioner Tom Bride seconded the motion. The motion passed by voice vote ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.

Public comments continued from prior hearing, emphasizing opposition to rezone for same reasons (preservation, etc.). Additional clarifications on AP (agricultural focus, 2 homes/quarter-quarter) vs. AE (allows more density but with restrictions; some uses prohibited).

Commissioner questions: Practical differences with restriction (minimal; density key); ordinance nuances (farmer exemptions, building permits).

Commissioner Steve Corey made a motion to close the public hearing. Commissioner Corey Meister seconded. The motion passed unanimously by voice vote. ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.

Commissioner Bride made a motion to recommend the rezone to the Board of Supervisors, using the updated draft with restriction of no more than three additional homes. Commissioner Steve Corey seconded. No further discussion. The motion passed by voice vote (ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.)

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

Priestley updated: Zoning Commission/Board of Adjustment applications open, deadline December 1, 2025. New state law requires training (~1.5 hours) for new members (ex-parte, public engagement); existing members grandfathered. Exploring in-house compliance system; applies to Supervisors too. Brosamle item to Supervisors sooner (no rezone); Skinner items on December 9, 16, or 23, 2025.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

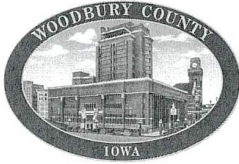
Adjournment

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 7:49 PM.

Appendix

Received Materials on subsequent pages.

- County Engineer's Review Memo making a change to the final plat to 754.64 feet.
- Written comments from citizens.
- Map from Brenton Feuchtenberger
- Updated draft of the Zoning Ordinance Map Amendment



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

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

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: November 19, 2025
Subject: 252nd Overlook – Minor Subdivision.

The Secondary Roads Department has completed its review of the 252nd Overlook Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa. Please note that the measured distance of **757.63' should be revised to 757.64'**.

The plat does not identify any proposed new entrance or access locations to the County road system. If new access points are intended, the developer and any future landowner will need to coordinate with the County Engineer's Office to ensure adequate sight distance and to obtain the required entrance permit. Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

PUBLIC COMMENTS SUMMARY (as of 11/24/25 at 9:40 AM CT)

Jim Thomas (Reverend James G. Thomas Jr.), November 20, 2025, 5:25 PM

Jim Thomas, a pastor living across the valley, opposes rezoning Parcel #87462420001 from AP to AE, arguing it would block public scenic views of Woodbury County and the Loess Hills, privatizing them for new lot owners and altering the rural character into subdivision-like development. He urges denial to preserve the area's appeal despite potential tax benefits, and plans to attend the meeting for more points.

Citizen Petition (Circulated by Gary McMullen), November 21, 2025, 9:00 AM

A petition with ~35-40 signatures from nearby residents opposes the 252nd Overlook five-lot subdivision and AP-to-AE rezone for Parcel #87462420001, citing inadequate gravel roads for increased traffic, reduced Loess Hills enjoyment for locals and Byway travelers, potential tax hikes from rising property values, strain on county services, and risks to the fragile soil. It includes a property map and emphasizes preserving the area's scenic value.

Richard Pope, November 21, 2025, 11:43 AM

Richard Pope, a retired agronomist, personally opposes subdividing the Skinner property due to its fragile Loess Hills soils (low CSR2, steep slopes prone to erosion like recent Sioux City failures), which are unsuitable for development and part of Iowa's largest prairie remnant. He recommends denying the zoning change to limit building in the steep western bluffs and preserve non-crop values over inflated realtor assessments.

Seth Brooks (on behalf of Loess Hills National Scenic Byway, via Golden Hills RC&D), November 21, 2025, 3:57 PM

Seth Brooks, representing the Loess Hills National Scenic Byway, urges evaluation of the AP-to-AE rezone at Parcel #87462420001 for impacts on the Luton Special Landscape Area's ecology and the Byway's viewshed along Old Highway 141, where surveys value undeveloped ridgelines, vistas, and prairie. He stresses responsible decisions to maintain scenic qualities for residents, visitors, and governments.

Gary and Darlynn McMullen, November 21, 2025, 7:54 PM

Gary and Darlynn McMullen, living directly across from the proposed five-lot subdivision, strongly oppose it and the rezone, arguing the unique "Little Egypt" Loess Hills landscape should be preserved for public enjoyment as it's visible from the Scenic Byway. They warn the steep, poorly maintained gravel road will deteriorate with more traffic, and resent the late-resubmitted email.



Proposal for rezoning GIS Parcel #87462420001

From Jim Thomas <jjthomas10@gmail.com>

Date Thu 11/20/2025 5:25 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

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

Proposal for rezoning GIS Parcel #87462420001

Attn: Dan Priestley

My name is Jim Thomas. – I live across the valley from this zoning proposal. Depending on the height of the houses, you would be able to see them across the valley from me. I moved to a small 2 ½ acre plot of land back in 2000. It wasn't easy to find an acreage because most of the area was zoned AP (Agricultural Preservation). The AP designation only allowed a limited number of houses per section. It is the reason I moved to my current property.

It is my understanding that the focus of Agricultural Preservation (AP Zoning) is to preserve the "rural character of the area". This parcel is located in a remote area that offers incredible scenic views from one of the highest points in Woodbury County. These views are currently accessible to anyone from the road.

The proposal to zone this as an Agricultural Estate would block these views and make them only accessible to the people who build houses on proposed Lots 1 & 2. While this may benefit the seller and owners of these lots, it would not preserve the "rural character of the area". It would dramatically change the character of the land and the area.

I completely understand why someone would want to develop this area, as it would command a premium price due to the views. I also appreciate the desire for more tax revenue. I would ask that you deny this rezoning request and preserve the "rural character of the area". It is why people build in this area. As the property currently sits, it preserves the land's character and allows the owner and people driving down the road to enjoy an incredible view of Woodbury County and the Loess Hills. Rezoning this property as an Agricultural Estate would make it more like a subdivision, and if that is what people want, we have plenty of those in the cities of Woodbury County.

I plan to attend the meeting and raise other issues for consideration, but I wanted to get something in writing in case my schedule doesn't work out.

Sincerely,

Reverend James G Thomas Jr.
Pastor at Holly Springs Bible Fellowship
2407 Franklin Ave
Hornick, IA 51026

--

Jim Thomas
Holly Springs Bible Fellowship

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

RECEIVED

NOV 21 2025

WE, THE UNDERSIGNED, HEREBY PETITION the Woodbury County (Iowa) Planning and Zoning Commission to deny a five-lot minor subdivision application and a Zoning Ordinance Map Amendment (Rezone) application filed by Doug Skinner of Skinner Holdings LLC. The proposed minor subdivision, named the 252nd Overlook, is for a 36.50-acre property known as GIS Parcel #87462420001. The property is situated at 252nd Street, Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. The application to rezone from Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District is proposed to accommodate the future development of the lots, which is required under Section 3.01.1B of the Woodbury County Zoning Ordinance. The maps on the attached page show the boundaries of the property to be used for this minor subdivision.

WE STATE OR BELIEVE:

1. That the petitioners own and/or reside on land bordering or within five miles of the proposed minor subdivision.
2. That 252nd Street is a steep, winding, gravel, dusty, minimally-maintained road that cannot handle the traffic of the proposed minor subdivision.
3. That additional traffic on Old Highway 141 to access the minor subdivision will negatively affect the condition of the road.
4. That future development of the lots will decrease enjoyment of the Loess Hills by those who live in them and by those who travel the Loess Hills National Scenic Byway for enjoyment.
5. That future development of the lots will increase land value and, therefore, increase property taxes for current residents.
6. That the construction of new wells for homes in the minor subdivision may negatively affect the water table in the area.
7. That future development of the lots will put additional strain on county services such as fire and police protection.
8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11/20/2025	<i>Michael J. Mooney</i>	Michael J. Mooney	2339 County Rd. D-35 Hornick IA
11/20/2025	<i>Angela Mooney</i>	Angela Mooney	2299 County Rd D-35 Hornick IA
11/20/2025	<i>Theresa Cholewa</i>	Theresa Cholewa	252nd St Hornick IA
11/20/2025	<i>Theresa Cholewa</i>	Theresa Cholewa	252nd St Hornick IA
11/20/2025	<i>Angela Mooney</i>	Angela Mooney	2311 E D-35 Hornick IA
11/20/2025	<i>Douglas Skinner</i>	Douglas Skinner	2321 Co Rd D-35 Hornick Ia.
11/20/2025	<i>Helen Jenkins</i>	Helen Jenkins	2321 County Rd D-35 Hornick IA
11/20/2025	<i>Robert J. Reuter</i>	Robert J. Reuter	2339 County Rd D-35 Hornick IA

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

WE, THE UNDERSIGNED, HEREBY PETITION the Woodbury County (Iowa) Planning and Zoning Commission to deny a five-lot minor subdivision application and a Zoning Ordinance Map Amendment (Rezone) application filed by Doug Skinner of Skinner Holdings LLC. The proposed minor subdivision, named the 252nd Overlook, is for a 36.50-acre property known as GIS Parcel #87462420001. The property is situated at 2374 252nd Street, Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. The application to rezone from Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District is proposed to accommodate the future development of the lots, which is required under Section 3.01.1B of the Woodbury County Zoning Ordinance. The maps on the attached page show the boundaries of the property to be used for this minor subdivision.

WE STATE OR BELIEVE:

1. That the petitioners own and/or reside on land bordering or within five miles of the proposed minor subdivision.
2. That 252nd Street is a steep, winding, gravel, dusty, minimally-maintained road that cannot handle the traffic of the proposed minor subdivision.
3. That additional traffic on Old Highway 141 to access the minor subdivision will negatively affect the condition of the road.
4. That future development of the lots will decrease enjoyment of the Loess Hills by those who live in them and by those who travel the Loess Hills National Scenic Byway for enjoyment.
5. That future development of the lots will increase land value and, therefore, increase property taxes for current residents.
6. That the construction of new wells for homes in the minor subdivision may negatively affect the water table in the area.
7. That future development of the lots will put additional strain on county services such as fire and police protection.
8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11-20-25	<i>Anna E. Fox</i>	ANNA E. FOX	2420 270 ST
11-20-25	<i>Cynthia Fox</i>	CYNTHIA FOX	2420 270 ST, HORNICK, IA
11/20/25	<i>James Thomas</i>	JAMES THOMAS	2407 FRODO LANE, HORNICK, IA
11/20/25	<i>Leah Vollbaum</i>	LEAH VOLBAUM	2308 DEERBURN TR HORNICK, IA
11-20-25	<i>Sara Capri</i>	SARA CAPRI	2202 270 ST HORNICK, IA
11-20-25	<i>Rose Cape</i>	ROSE CAPE	2202 270 ST HORNICK, IA
11-20-25	<i>Cora Williams</i>	CORA WILLIAMS	2201 Old Highway 141 Hornick, IA
11-20-25	<i>Lois Bengt</i>	LOIS BENGT	2243 CLARK ST HORNICK, IA 51026
11-20-25	<i>Tyler Kaiti</i>	TYLER KAITI	2245 E RD 25 Hornick, IA 51026


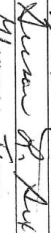


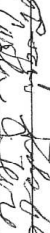

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7. That future development of the lots will put additional strain on county services such as fire and police protection.
8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11-20-25		Susan L. Sexton	2413 Old Hwy 14, Hornick IA
11-20-25		Steven T. Tews	2413 Old Hwy 14, Hornick IA 51026
11-20-2025		Edwin D. Myrtue	2539 Old Hwy 14, Hornick IA 51026
11-20-2025		Carolyn K. Lohmeyer	2381 Old Hwy 14, Hornick IA 51026
11-20-25		Bruce T. Lewis	2381 Old Hwy 14, Hornick IA 51026
11-20-25		Gary M. McMillen	2375 252 nd St, Hornick IA 51026

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

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Signatures:

Date	Signature	Printed Name	Address
11-20-25	Rebin Beem	Robin Beem	2329 Grundy Ave, Hornick, IA 51026
11-20-25	Jesse Beem	Jesse Beem	2329 Grundy Ave, Hornick, IA 51026
11/20/25	Colton Beem	Colton Beem	2605 280th Hornick IA 51026
11/20/25	Debra Fuhlman	Linda Fuhlman	2641 Franklin Ave, Hornick, IA 51026
11/20/2025	Salix & Salix	Deborah C. Salixberger	2587 Franklin Ave, Hornick, IA 51026
11/20/2025	Amy Salixberger	Amy Salixberger-Sattler	2755 Grundy Ave, Hornick, IA 51026
11/20/25	Clay Benton	Clay Benton	2785 Grundy Ave, Hornick, IA 51026
11/20/2025	Charles Sattler	Charles Sattler	2755 Grundy Ave, Hornick, IA 51026







Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

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8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11/30/25		Joe Kopp	2346 240 th Hornick, IA
11/30/25		Taylor Miller	2498 Deer Run Trail Hornick, IA
11-20-25		Doug Miller	2341 240 th St
11-20-25		Chris Kopp	2470 Franklin Ave Hornick, IA
11-20-25		Sam Kennedy	2470 Franklin Ave Hornick, IA
11-20-25		Darlyn McMullen	2375 252nd St, Hornick, IA

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

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WE STATE OR BELIEVE:

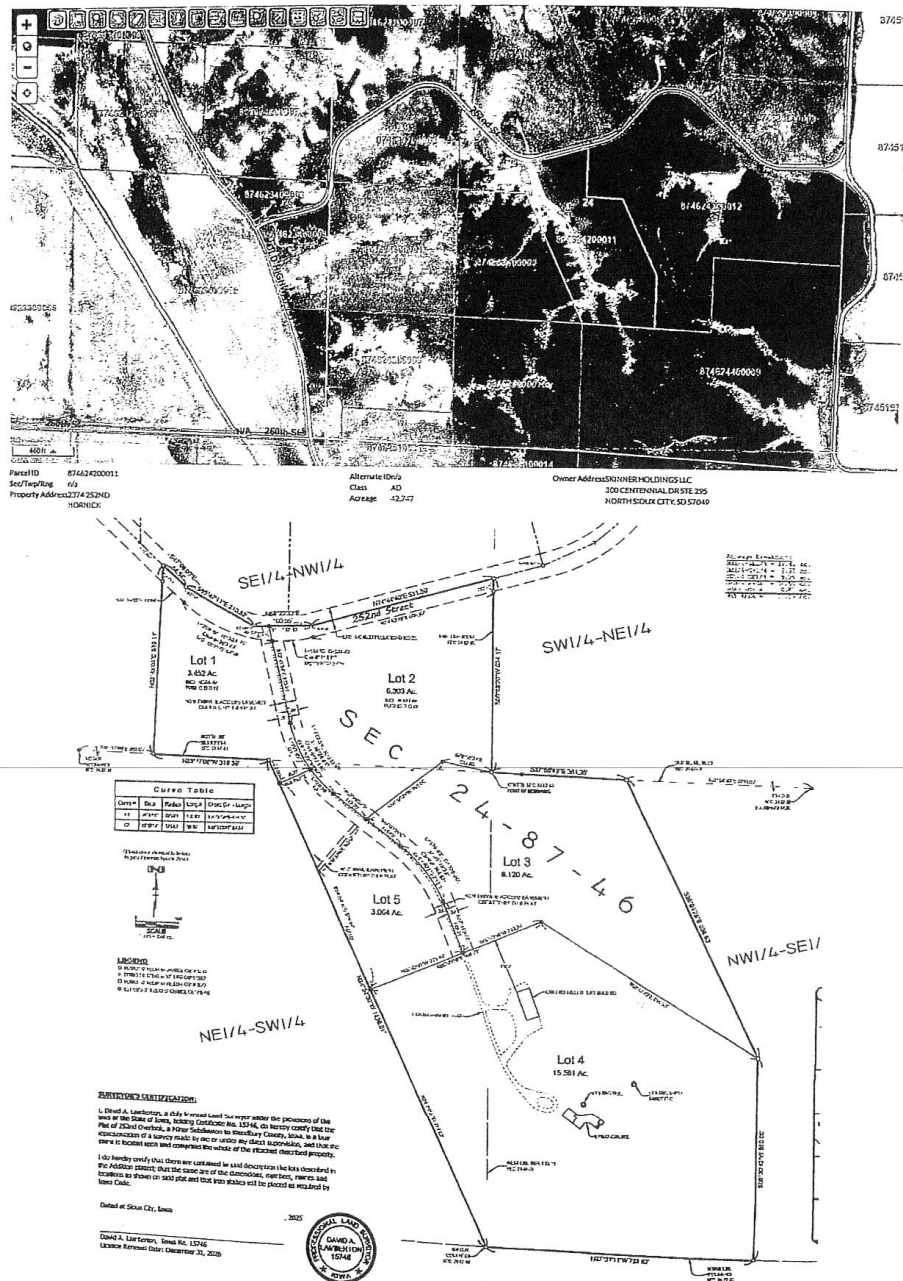
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Signatures:

Date	Signature	Printed Name	Address
11/20/25	<i>[Signature]</i>	JASON YOCKEY	2223 240 th STREET Hornick, IA 51026
11/20/25	<i>[Signature]</i>	Shauna Yockey	2223 240 th St Hornick IA 51026
11/20/25	<i>[Signature]</i>	Matt Brock	2389 252 nd St Hornick IA 51026
11/20/25	<i>[Signature]</i>	POETZ LORENZEN	2303 County RD D25 Hornick IA 51026
11/20/25	<i>[Signature]</i>	Jennifer L. Lorenzen	2303 County Rd D25 Hornick IA 51026
11/20/25	<i>[Signature]</i>	Colin A. Modlin	2317 County Rd D25 Hornick IA 51026
11/20/25	<i>[Signature]</i>	Denise A. Modlin	2317 County Rd D25 Hornick IA 51026

Petition circulator: Gary McMullen, 2375 252nd St., Hornick, Iowa 51026

Attachment to the Petition to the Woodbury County Planning and Zoning Commission



11/21/25, 12:40 PM

Skinner property comments - Daniel Priestley - Outlook



Skinner property comments

From Richard Pope <ropope1951@gmail.com>

Date Fri 11/21/2025 11:43 AM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

 1 attachment (15 KB)

Comments on the SKinner tract proposal.docx;

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

I have attached some comments for consideration by the Zoning board.

Thank you

These comments are s in regard to the proposal to subdivide the Skinner property, 2374 252nd St. Hornick.

I am Rich Pope, a resident of Sloan. These comments are my personal thoughts about the proposed activity, and do not reflect any organizations I am affiliated with, particularly the Woodbury County Conservation Foundation board and the Exec. Committee of the Loess Hills Alliance. I am a retired agronomist with a degree and subsequent career experience in soil management and soil morphology and genesis related to land use.

I am specifically troubled by extensive development in the front range of the loess hills landform. I realize that from the casual observer areas like this site have little value other than natural areas/hunting ground and with its location can be attractive as housing sites. I

This site consists of predominantly fragile soils. I caution reviewers to not pay close attention to the CSR2 ratings on the site, which only have value in evaluating soils for corn (and soybean) production. Obviously, this site is not appropriate for crop production, other than the existing wildlife food plots. The CSR2 rating system is primarily designed as a tool to help assessors to evaluate land for tax purposes, but CSR2 has been appropriated by realtors for private land sales and hence, assessing artificial “value” based on suitability for crop production. But land areas have other values that are more appropriate to consider.

A significant portion of the area is mapped as Hamburg silt loam and Ida silt loam. Both are Typic Udorthents, which means the erosion of surface materials limits soil development geologically. Slopes range from 14 to more than 80 percent, and the soils formed in loess. Loess is a well sorted, wind-deposited deposit that loses strength and will severely erode if water flow is concentrated and the loess becomes saturated. As an example, look at the recent South Cornelia street failure from piping and channeling from a broken main in Sioux City. That means that the area can be quickly degraded by any intensive development. And once a small subdivision is established, expansion can involve more of these fragile areas that once lost cannot be reclaimed. This Skinner site features a prairie ecosystem that since European settlement has undergone the influx of trees and shrubs. However, the prairie community present is still there and is part of the loess hills landform, the largest remaining prairie area in Iowa.

In my opinion, development in Woodbury County should be extremely limited especially within the first mile or two of the loess bluffs on the western side of the landform (Missouri River valley). This zone is where the most steep and fragile soil areas exist.

I encourage the board to deny the zoning change for this tract.



P.O. BOX 189
OAKLAND, IOWA 51560
P: 712.482.3029
F: 712.482.5590
WWW.GOLDENHILLSRCD.ORG

November 21, 2025

Woodbury County Zoning Commission,

I am writing on behalf of the Loess Hills National Scenic Byway™ about the proposed development at 2374 252nd Street, Hornick, IA (Parcel #874624200011) and application to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District in Woodbury County.

The Loess Hills are a distinctive and important landform in western Iowa, recognized for their ecological, scenic, and cultural significance. The parcel under consideration for rezoning is located within the Luton Special Landscape Area of the Loess Hills landform. Special Landscape Areas are locations identified for their notable natural or scenic characteristics and are intended to receive heightened consideration in land-use decisions. While this area is privately owned and primarily used for agricultural purposes, it remains an uncommon landscape type within Woodbury County. Residents living near the site have contacted our organization to express concerns regarding potential development and its effects on the broader Loess Hills landform.

This parcel also falls within the viewshed of the Loess Hills National Scenic Byway along Old Highway 141. According to the Corridor Management Plan, scenic quality is a defining intrinsic characteristic of the Byway, shaped by both natural features—such as landform, vegetation, and open vistas—and human-made elements that reflect the region's rural heritage. Public surveys, visual perception studies, and viewshed mapping completed during the Byway's planning process consistently identify several qualities that travelers value: long or unobstructed sight distances, undeveloped ridgelines, prairie vegetation, varied land cover, and minimal visual interruption within prominent viewpoints. These findings guide land-use strategies intended to preserve and enhance the scenic character of the Byway corridor.

Given these considerations, we respectfully recommend that the Woodbury County Zoning Commission evaluate how rezoning and future development on this parcel may affect both the ecological features of the Loess Hills and the scenic resources identified in the Corridor Management Plan of the Loess Hills National Scenic Byway. Responsible land-use decisions within the Byway viewshed play an important role in maintaining the landscape characteristics that residents, visitors, and local governments have indicated are most valued.

Sincerely,


Seth A Brooks

Seth Brooks
Byway Coordinator, Loess Hills National Scenic Byway

 Outlook

RE: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel #874624200011)

From Seth Brooks <seth.brooks@goldenhillsrccd.org>
Date Fri 11/21/2025 3:57 PM
To Daniel Priestley <dpriestley@woodburycountyia.gov>

 1 attachment (234 KB)
LHNSB Hornick Rezoning Comments.pdf;

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

The email below says comments are due by November 17, but I heard some another person that comments were due at 4:00pm today. If comments are still being accepted for this hearing, but consider the attached.

Thank you.

Seth Brooks
Project Coordinator
Golden Hills RC&D
712 South Highway Street
PO Box 189
Oakland, IA 51560
(712) 482-3029
seth.brooks@goldenhillsrccd.org



From: Daniel Priestley <dpriestley@woodburycountyia.gov>
Sent: Wednesday, November 12, 2025 8:34 AM
To: Daniel Priestley <dpriestley@woodburycountyia.gov>
Subject: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel #874624200011)

Second Request –

Comments about Development (minor subdivision/rezone) at 2374 252nd Street, Hornick, IA (Parcel #874624200011)

Dear Woodbury County Stakeholder:

Second Requested for Comments. Please know, the property parcel number is **Parcel #874624200011**.

Woodbury County Planning and Zoning has received an application from Doug Skinner of Skinner Holdings LLC for a five (5) lot minor subdivision and an application for a Zoning Ordinance Map Amendment (Rezone) to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision/rezone, named 252nd Overlook is for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as **GIS Parcel #874624200011**. The property is situated at 2374 252nd St., Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The **Woodbury County Zoning Commission** will conduct both public hearings at **5:00 PM on Monday, November 24, 2025** to consider the applications for recommendations to the Board of Supervisors. The hearings will be held in the basement of the **Woodbury County Courthouse at 620 Douglas St., Sioux City, IA 51101**.

Attached to this email is the review packet for your reference. We kindly ask you to review the enclosed documents and provide any comments or concerns you may have regarding these applications. Your input is valuable and will be considered as part of the review process.

Please provide your comments no later than **10:00 AM on Monday, November 17, 2025**.

Thank you for your time and consideration.

Respectfully and sincerely,

Dan Priestley

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

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



Parcel ID 874624200011
Sec/Twp/Rng n/a
Property Address 2374 252ND
HORNICK

Alternate ID n/a
Class AD
Acreage 42.747

Owner Address SKINNER HOLDINGS LLC
300 CENTENNIAL DR STE 295
NORTH SIOUX CITY, SD 57049



Outlook

Skinner (5) lot minor subdivision

From Gary McMullen <1966duece.gm@gmail.com>

Date Fri 11/21/2025 7:54 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

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

Hi Dan

My name is Gary McMullen I reside at 2375 252nd St. Hornick IA. My property is directly across the street from the proposed 252nd Overlook (5) lot minor subdivision submitted by Doug Skinner of Skinner Holdings LLC. We are strongly opposed to minor subdivision and zoning map amendment (rezone).

We feel the Loess Hills unique landform should be left alone so everyone can enjoy. This (5) lot minor subdivision will be seen from the Loess Hills National Scenic Byway.

This proposed subdivision is on a poorly maintained gravel road with a very steep incline. I believe this road will continue to deteriorate with the increased traffic flow.

This area known as Little Egypt is a unique landscape admired by many and should be preserved.

I sent this email a couple days ago and did not realize it did not get to you. I know it is late but wanted to resend anyway.

Sincerely

Gary and Darlynn McMullen
2375 252nd St., Hornick IA 51026

Pictometry Imagery



Alternate IDn/a
Class AD
Acreage 35.69

Owner AddressSKINNER HOLDINGS LLC
300 CENTENNIAL DR STE 295
NORTH SIOUX CITY, SD 57049

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS 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): Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049

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 **November 24, 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 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

<p><u>DRAFT – SUBJECT TO CHANGES THROUGHOUT THE PUBLIC HEARINGS AND READINGS PROCESS</u></p>



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

PRELIMINARY REPORT – DECEMBER 17, 2025

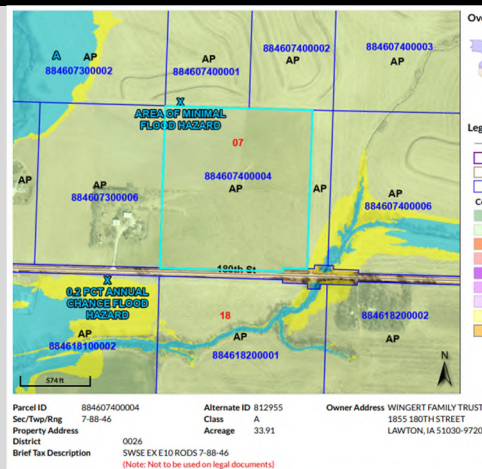
WINGERT & CLARK ADDITION – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS		PROPERTY DETAILS		CONTENTS	
Applicant(s)/Owner(s):	Taylor Clark / Wingert Family Trust	Parcel(s):	884607400004	SUMMARY, AERIAL MAP, PLAT EXCERPT	
Application Type(s):	Minor Subdivision	Township/Range:	T88N R46W (Floyd)	APPLICATION	
Name of Subdivision:	Wingert & Clark Addition	Section:	7	FINAL PLAT	
Application Date:	November 19, 2025	Quarter:	SW ¼ of the SE ¼	REVIEW CRITERIA	
Number of Lots:	1	Zoning District:	Agricultural Preservation (AP)	PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
Total Acres:	5.00 (4.54 Net)	Floodplain:	Zone X (Not in floodplain)	SUPPORTING DOCUMENTATION	
Extraterritorial Review:	None	Property Address:	No address		
Legal Notice Date:	December 11, 2025	<p>A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS:</p> <p>COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 7; THENCE SOUTH 89°48'59" EAST 714.66 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°48'59" EAST 453.62 FEET TO THE SOUTHEAST CORNER OF A PARCEL SHOWN AND DESCRIBED IN A SURVEY RECORDED IN ROLL 185 IMAGE 773 IN THE OFFICE OF THE WOODBURY COUNTY RECORDER; THENCE NORTH 00°00'39" EAST 479.86 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE NORTH 89°48'59" WEST 453.62 FEET; THENCE SOUTH 00°00'39" WEST 479.86 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.</p>			
Neighbor(s) Notice Date:	December 10, 2025				
Stakeholder(s) Notice Date:	December 1, 2025				
Zoning Commission Public Hearing Date:	December 22, 2025				
Board of Supervisors Agenda Date:	TBD				
Attorney:	Robert J. Rehan, 712-255-1085				
Surveyor:	James C. Sailer, 712-546-8118				

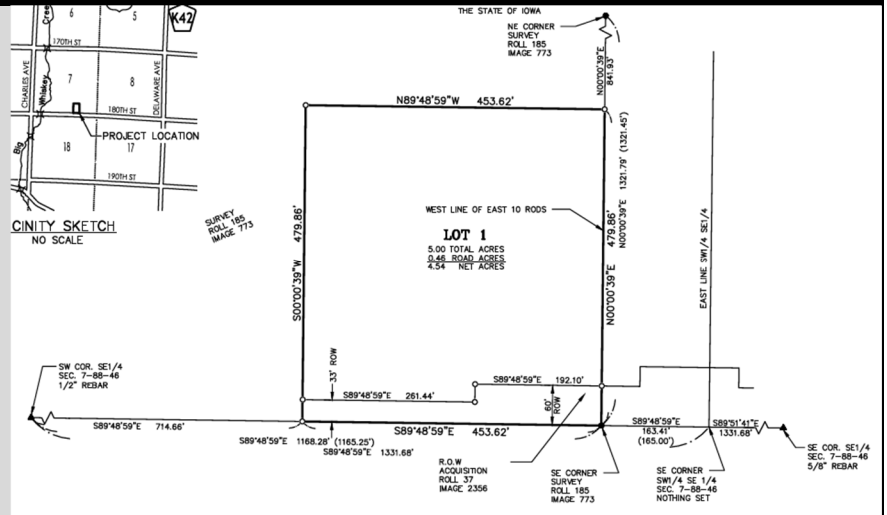
SUMMARY

Taylor Clark has submitted an application for the Wingert Family Trust for a one-lot minor subdivision. The proposed subdivision, named *Wingert & Clark Addition*, seeks to divide 5.00 total acres from Parcel #884607400004, located in the SW ¼ of the SE ¼, Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. The property exceeds two miles from incorporated areas and does not require extraterritorial review. This minor subdivision proposal has been properly noticed in the Sioux City Journal Legals section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer reported that the "plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy." The engineer also indicated that the plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The property owners should coordinate with the engineer's office for future access which require permitting. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval.

AERIAL MAP



PLAT EXCERPT



RECEIVED

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

NOV 19 2025

Applicant: Taylor Clark WOODBURY COUNTY
PLANNING & ZONING
Name of Owner

Mailing Address: 1821 180th St. Lawton IA 51030-9720
Street City or Town State and Zip + 4

Property Address: 180th Street Lawton IA 51030-9720
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] E-mail Address: [REDACTED]

To subdivide land located in the SW Quarter of Section 7 88N 46W

Civil Township Floyd GIS Parcel # 884607400004

Name of Subdivision: Wingert & Clark Addition

Subdivision Area in Acres 5 Number of Lots 1

Attachments:

1. Eight (8) copies of grading plans; if required.
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: Schlotfeldt Engineering, Inc./James C. Sailer Ph/Cell: 712-546-8118

Attorney: Rehan Law Firm/Robert J. Rehan Ph/Cell: 712-255-1085

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

Owner's Signature: [Signature]

Zoning Director: [Signature]

For Office Use Only:

Zoning District AP Flood District X Date 7/31 No. 7131

Application Fee 4 Lots or less (\$300*+ Additional Fees) \$300 CL#303

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

*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.

INDEX LEGEND

PREPARED BY AND
RETURN TO: SCHLOTFELDT ENGINEERING INC.
P.O. BOX 806
LE MARS, IOWA 51031
712-548-8118

SURVEYOR: JAMES C. SAILER P.L.S.
REGISTRATION # 12090

OWNERS/SUBDIVISORS: WINGERT FAMILY TRUST
1855 180TH ST LAWTON, IA 51030

LOCATION: WINGERT & CLARK ADDITION
SW 1/4 SE 1/4, 7-88-46
WOODBURY COUNTY, IOWA

SURVEYORS DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE 1/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE 1/4 OF SAID SECTION 7; THENCE SOUTH 89°48'59" EAST 714.66 FEET ALONG THE SOUTH LINE OF SAID SE 1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°48'59" EAST 453.62 FEET TO THE SOUTHEAST CORNER OF A PARCEL SHOWN AND DESCRIBED IN A SURVEY RECORDED IN ROLL 185 IMAGE 773 IN THE OFFICE OF THE WOODBURY COUNTY RECORDER; THENCE NORTH 0°00'39" EAST 479.86 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE NORTH 89°48'59" WEST 453.62 FEET; THENCE SOUTH 0°00'39" WEST 479.86 FEET TO THE POINT OF BEGINNING, CONTAINING 5.00 ACRES.

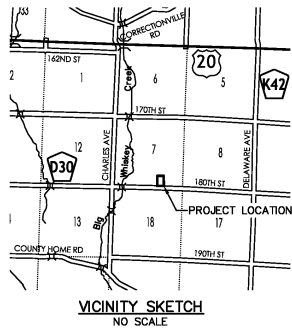
OWNERS

LARRY & LINDA WINGERT

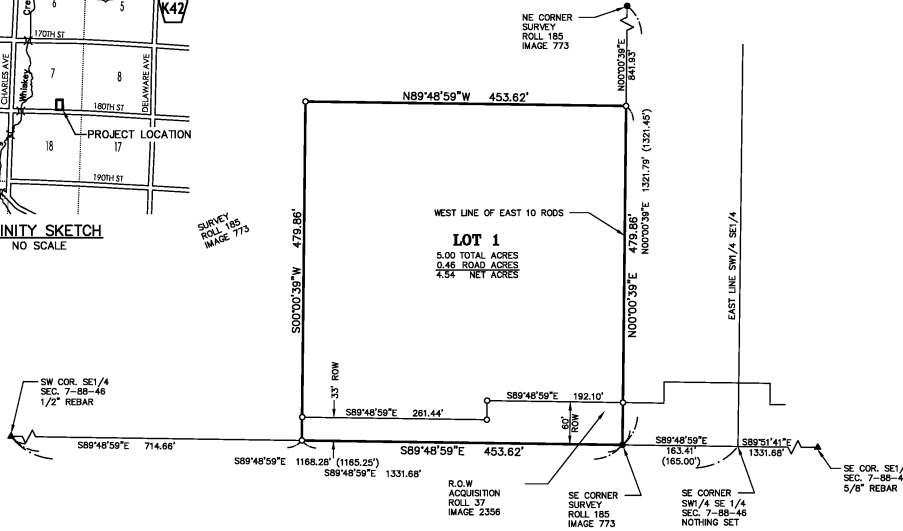
SURVEYOR
JAMES C. SAILER

SETBACKS

FRONT YARD - 10'
SIDE YARD - 20'
ACCESSORY STRUCTURES - 10'
REAR YARD - 50'
ACCESSORY STRUCTURES - 10'



VICINITY SKETCH
NO SCALE



SURVEYORS CERTIFICATE

I, JAMES C. SAILER, A FULLY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 12090, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF WINGERT & CLARK 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 COMPREHENSES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREET DESCRIBED IN THE ADDITION PLAT; THAT THE SAME ARE OF DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT, AND THAT IRON STAKES WILL BE PLACED AS REQUIRED BY IOWA CODE.

DATED AT SIOUX CITY, IOWA, _____ 20____.

JAMES C. SAILER, IOWA LICENSE NO. 12090
MY LICENSE EXPIRES: 12/31/2028

AUDITOR'S CERTIFICATE OF APPROVAL OF SUBDIVISION PLAT NAME

ON THIS _____ DAY OF _____ 20____, THE PLYMOUTH COUNTY AUDITOR'S OFFICE HAS REVIEWED THE SUBDIVISION PLAT OF: WINGERT & CLARK ADDITION TO PLYMOUTH COUNTY, IOWA AND PURSUANT TO IOWA CODE 354.6(2) AND 354.6(3), WE APPROVE OF THE SUBDIVISION NAME OR TITLE AND HAVE NO OBJECTIONS TO THIS SUBDIVISION PLAT BEING RECORDED.

SIGNED
MICHELLE K. SKAFF, COUNTY AUDITOR, WOODBURY COUNTY, IOWA

COUNTY ENGINEERS CERTIFICATE

I, LAURA SEVENS, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

DATED _____

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

FINAL PLAT WINGERT & CLARK ADDITION A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

THAT LARRY WINGERT AND LINDA WINGERT, CO-TRUSTEES OF WINGERT FAMILY TRUST, AS OWNERS AND PROPRIETORS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, PLATTED AND PLATTED INTO LOTS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JIM SAILER, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THE PLAT OF WINGERT & CLARK ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE _____ DAY OF _____ 20____.

LARRY WINGERT

LINDA WINGERT

STATE OF IOWA : SS

WOODBURY COUNTY : _____

THIS INSTRUMENT WAS ACKNOWLEDGED BEFORE ME ON THE _____ DAY OF _____ 20____, BY LARRY & LINDA WINGERT.

NOTARY PUBLIC IN AND FOR
THE STATE OF IOWA

BOARD OF SUPERVISORS RESOLUTION

RESOLUTION NUMBER: _____

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____ 20____ FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THE PLAT OF WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF ORDINANCES 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 WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO 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 _____ 20____.

PRINTED NAME: _____ SIGNATURE: _____

CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST: _____ SECRETARY

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT WE ARE THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA, AND DO FURTHER CERTIFY THAT THE SUBDIVISION PLAT OF WINGERT & CLARK ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF

WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____ 20____ 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 _____ 20____.

PRINTED NAME: _____ SIGNATURE: _____

CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION
WOODBURY COUNTY, IOWA

TREASURERS 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 _____ 20____.

TINA M. BERTRAND
TREASURER
WOODBURY COUNTY, IOWA

OPINION OF TITLE

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

DEAR SIR:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Wingert & Clark Addition, a Minor Subdivision to Woodbury County, Iowa, described more particularly as:

A parcel of land located in the Southeast Quarter (SE 1/4) of Section Seven (7), Township Eighty-eight (88) North, Range Forty-six (46) West of the 5th Principal Meridian, Woodbury County, Iowa described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE 1/4) of said Section Seven (7); thence South Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (S 89°48'59") East Seven Hundred Fourteen and Sixty-six Hundredths feet (714.66') along the South line of said Southeast Quarter (SE 1/4) to the point of beginning; thence continuing along said South line South Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (S 89°48'59") East Four Hundred Fifty-three and Sixty-two Hundredths feet (453.62') to the Southeast corner of a parcel shown and described in a survey recorded in Roll 185 Image 773 in the office of the Woodbury County Recorder; thence North Zero Degrees Zero Minutes Thirty-nine Seconds (N 0°00'39") East Four Hundred Seventy-nine and Eighty-six Hundredths feet (479.86') along the East line of said parcel; thence North Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (N 89°48'59") West Four Hundred Fifty-three and Sixty-two Hundredths feet (453.62'); thence South Zero Degrees Zero Minutes Thirty-nine Seconds (S 0°00'39") West Four Hundred Seventy-nine and Eighty-six Hundredths feet (479.86') to the point of beginning. Containing 5.00 acres

and was last certified by Englewood Abstract Co., Inc. dated _____ 20____ at _____ o'clock _____m. and from said abstract find good and merchantable title to said premises vested in Larry Wingert and Linda L. Wingert, Co-Trustees of Wingert Family Trust, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

- Easement filed May 29, 1975 on Roll 37, Image 2356 conveyed to Woodbury County in connection with a public highway.
- Easement filed September 26, 1941 in Book 154, Page 580 conveyed to Standard Oil Company in connection with the operation of an underground pipeline.
- Resolution No. 6332 and Resolution No. 6333 each filed May 12, 1977 on Roll 62 at Images 2118 and 2120 relating to lands in Woodbury County designated as a flood hazard area located in an established flood zone.
- The property in caption is subject to applicable zoning ordinances adopted by Woodbury County. To determine the effect of such ordinances upon marketability of the caption, please consult the office of the County Zoning Administrator.
- Matters shown on the final plat of Wingert & Clark Addition.
- All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

DATED: _____ 20____.

ROBERT J. REHAN
ATTORNEY AT LAW

FINAL PLAT DISCLAIMER

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY

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

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.
	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
	Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.
	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.

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 Dec. 11, 2025

NOTICE ID: hB5hv5dGu23sLZBkuyte
PUBLISHER ID: COL-IA-502626
NOTICE NAME: ZC_2025_12_22_PHS
Publication Fee: \$96.65

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

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



Notary Public
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
 BEFORE THE WOODBURY
 COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on Monday, December 22, 2025 at 5:00 PM or as soon thereafter as the matter 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, 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: 338 066 5274 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 Pridley at: dpripley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, December 17, 2025.

Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Winger & Clark Addition. Taylor Clark has submitted an application for the Winger Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.10 acres from Parcel #88460740004, located in the SW 1/4 of the SE 1/4, Section 7, T86N R45W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 16th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bonanza. Applicant/Owner: Taylor Clark, 1821 16th St., Lawton, IA 51303-9720 / Winger Family Trust, 1855 18th Street Lawton, IA 51350-9720.

Item Two (2)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Snyder's Bend Addition. Robert B. Ankersperme has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) approximately two (2) acre lots from a portion of Parcel #674720451000, located in Tax Lot R of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 35, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 26th Street and north of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant 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 development of the lots, which is required under Section 3.011 B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Ankersperme, 1401 275th St., Salix, IA 51552.

Item Three (3)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): 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 Robert B. Ankersperme, 1401 275th St., Salix, IA 51552.



PAMELA BAEZ
 Notary Public - State of Florida
 Commission # HH 732409
 Expires on October 19, 2029

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced herefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 806.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record
COL-1A-502626

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	6
Notification Letter Date:	TBD
Public Hearing Board:	Zoning Commission
Public Hearing Date:	December 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			
Wingert Family Trust	1855 180th St.	Lawton	IA	51030-9720	No comments.
Agreement Grantee: Navigator Heartland Greenway, LLC, a Delaware limited liability company	2626 Cole Avenue, Suite 900	Dallas	TX	75204	No comments.
Michael Anthony Wingert and Amy Elizabeth Wingert	1821 180th Street	Lawton	IA	51030-9720	No comments.
Mary K. Myl Trust Agreement of 2008	2912 Hamilton Blvd., Suite 102	Sioux City	IA	51104-2413	No comments.
Aaron William Peterson	1669 County Home Road	Sioux City	IA	51106	No comments.
Peterson Farms, LTC	1825 County Home Road	Bronson	IA	51007	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 proposed minor subdivision for MEC electric an we have; no comments. – Casey Meinen, 12/2/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	Reviewed for MEC “gas”, we have no conflicts or concerns. The developer should be aware that any extension of the natural gas facilities to the proposed site would be subject to customer contributions. – Tyler Ahlquist, 12/1/25.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed the Wingert & Clark Addition. NIPCO has no issues with this addition. – Jeff Zettel, 12/9/25.
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. – Diane Swoboda Peterson, 12/1/25.
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 proposed subdivision. – Neil Stockfleth, 12/1/25.
WOODBURY COUNTY TREASURER:	The 2nd half of 2024 taxes in the amount of \$491 is outstanding. This amount would need to be paid before receive the Treasurer’s certification. – Tina Bertrand, 12/1/25.



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

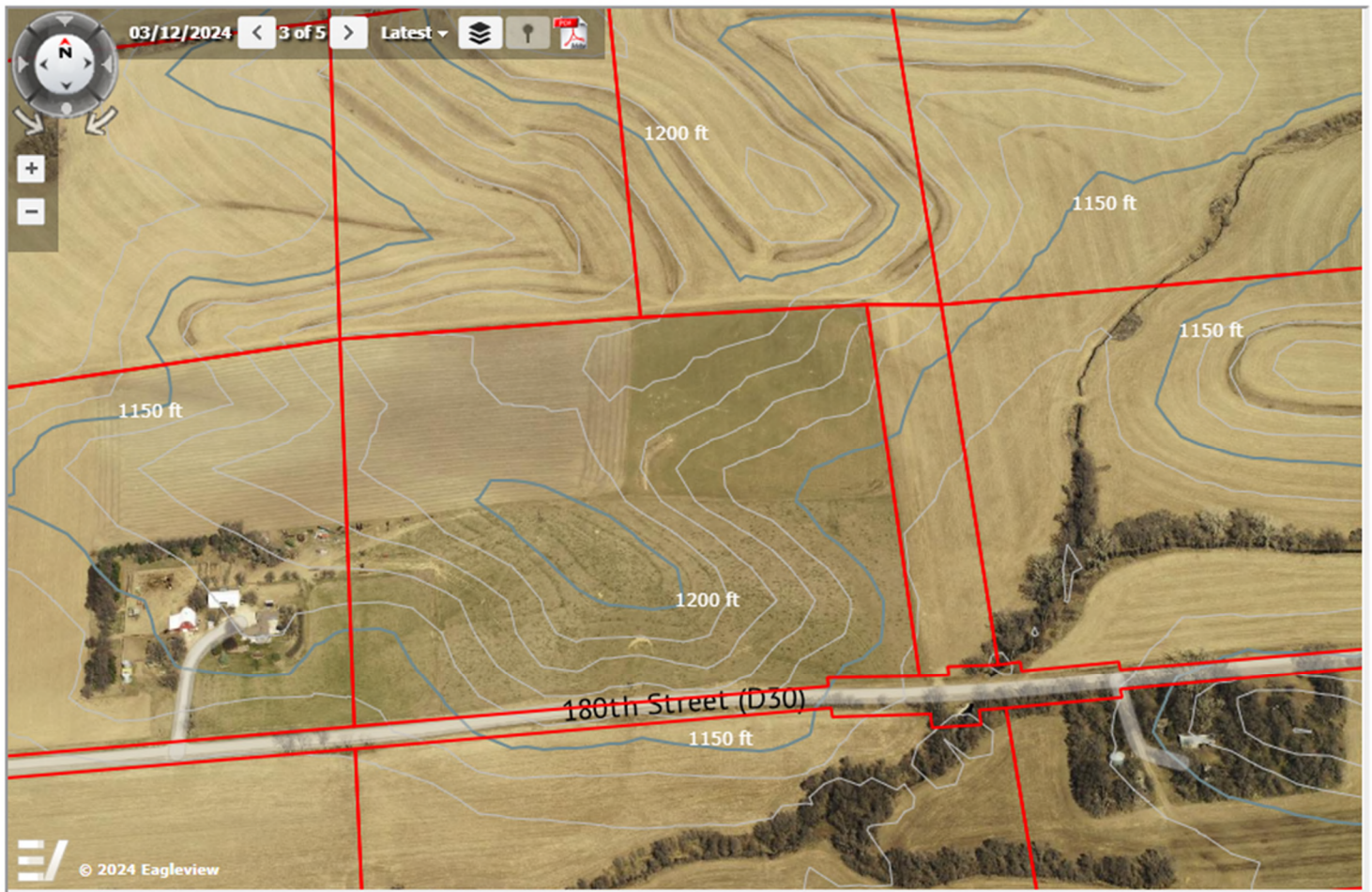
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: December 12, 2025
Subject: Wingert & Clark Addition

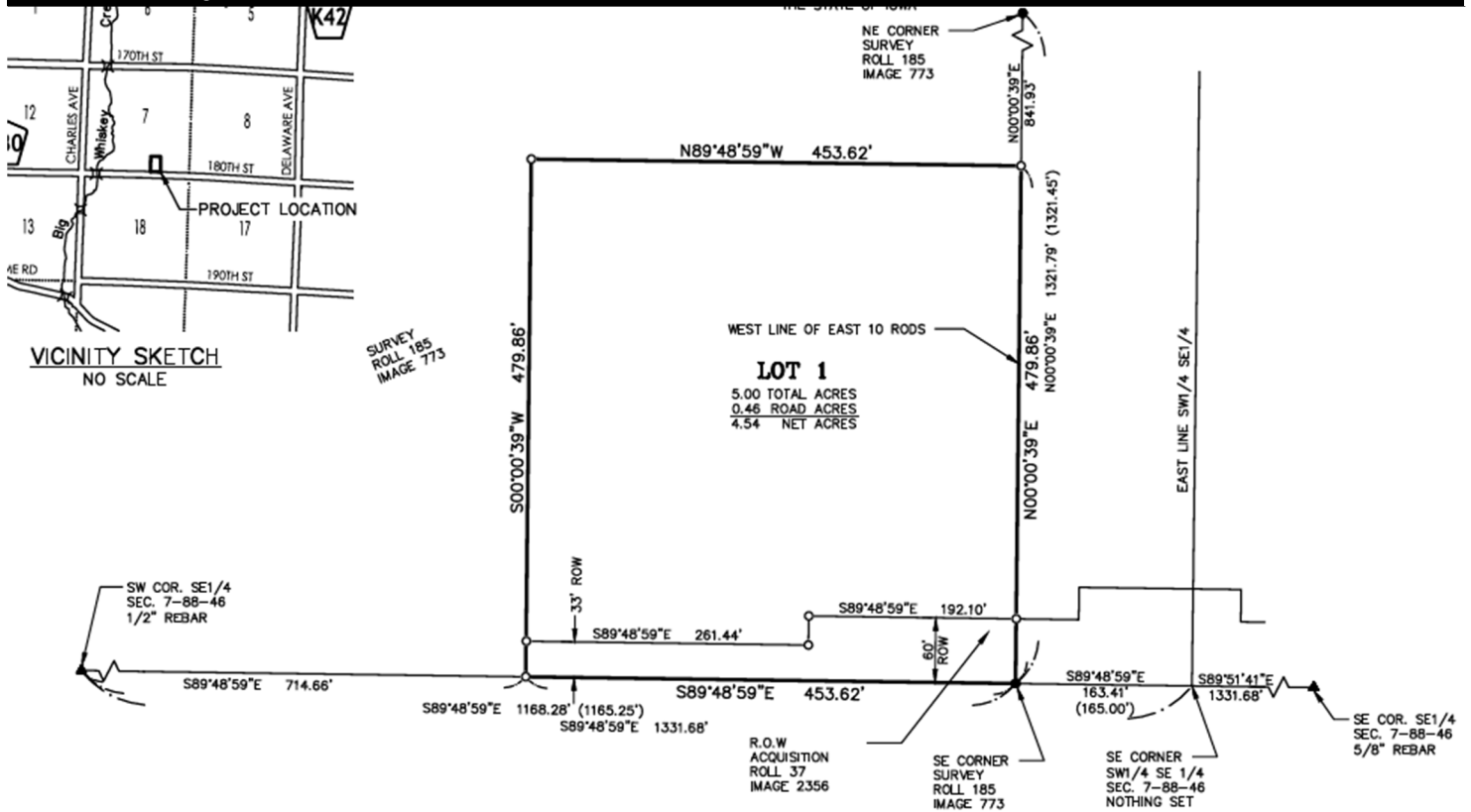
The Secondary Roads Department has completed its review of the Wingert & Clark Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy.

The plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under the Woodbury County Entrance and Access Management Policy. A review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance.

PICTOMETRY



PLAT MAP EXCERPT



TITLE OPINION

OPINION OF TITLE

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

DEAR SIR:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Wingert & Clark Addition, a Minor Subdivision to Woodbury County, Iowa, described more particularly as:

A parcel of land located in the Southeast Quarter (SE $\frac{1}{4}$) of Section Seven (7), Township Eighty-eight (88) North, Range Forty-six (46) West of the 5th Principal Meridian, Woodbury County, Iowa described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE $\frac{1}{4}$) of said Section Seven (7); thence South Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (S 89°48'59") East Seven Hundred Fourteen and Sixty-six Hundredths feet (714.66') along the South line of said Southeast Quarter (SE $\frac{1}{4}$) to the point of beginning; thence continuing along said South line South Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (S 89°48'59") East Four Hundred Fifty-three and Sixty-two Hundredths feet (453.62') to the Southeast corner of a parcel shown and described in a Survey recorded in Roll 185 Image 773 in the office of the Woodbury County Recorder; thence North Zero Degrees Zero Minutes Thirty-nine Seconds (N 00°00'39") East Four Hundred Seventy-nine and Eighty-six Hundredths feet (479.86') along the East line of said parcel; thence North Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (N 89°48'59") West Four Hundred Fifty-three and Sixty-two Hundredths feet (453.62'); thence South Zero Degrees Zero Minutes Thirty-nine Seconds (S 00°00'39") West Four Hundred Seventy-nine and Eighty-six Hundredths feet (479.86') to the point of beginning. Containing 5.00 acres

and was last certified by Engleson Abstract Co., Inc. dated _____, 20__ at _____ o'clock ____m. and from said abstract find good and merchantable title to said premises vested in Larry Wingert and Linda L. Wingert, Co-Trustees of Wingert Family Trust, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

- a) Easement filed May 29, 1975 on Roll 37, Image 2356 conveyed to Woodbury County in connection with a public highway.
- b) Easement filed September 26, 1941 in Book 154, Page 580 conveyed to Standard Oil Company in connection with the operation of an underground pipeline.
- c) Resolution No. 6332 and Resolution No. 6333 each filed May 12, 1977 on Roll 62 at Images 2118 and 2120 relating to lands in Woodbury County designated as a flood hazard area located in an established flood zone.
- d) The property in caption is subject to applicable zoning ordinances adopted by Woodbury County. To determine the effect of such ordinances upon marketability of the caption, please consult the office of the County Zoning Administrator.
- e) Matters shown on the final plat of Wingert & Clark Addition.
- f) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

DATED: _____, 20__.

ROBERT J. REHAN
ATTORNEY AT LAW

Woodbury County, IA / Sioux City

Summary

Parcel ID 884607400004
 Alternate ID 812955
 Property Address N/A
 Sec/Twp/Rng 7-88-46
 Brief Tax Description SWSE EX E10 RODS 7-88-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 2024-11557 (11/27/2024)
 Gross Acres 33.91
 Net Acres 33.91
 Adjusted CSR Pts 1933.52
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0026 FLOYD/LAWTON-BRONSON
 School District LAWTON BRONSON
 Neighborhood N/A

Owner

Deed Holder
[WINGERT FAMILY TRUST](#)
[1855 180TH STREET](#)
 LAWTON IA 51030-9720
 Contract Holder
 Mailing Address
 WINGERT FAMILY TRUST
 1855 180TH STREET
 LAWTON IA 51030-9720

Land

Lot Area 33.91 Acres; 1,477,120 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/27/2024	WINGERT LINDA L, WINGERT LARRY R	WINGERT FAMILY TRUST	2024-11557	NO LONGER USED (formerly Sale of two of more separately assessed parcels)	Deed	Y	\$0.00
3/30/2009	WINGERT LARRY R	WINGERT LARRY R & LINDA L	704/2407	Quit Claim Deed	Deed		\$0.00

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

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$74,200	\$62,900	\$62,900	\$48,870	\$48,870
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$74,200	\$62,900	\$62,900	\$48,870	\$48,870
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$74,200	\$62,900	\$62,900	\$48,870	\$48,870

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

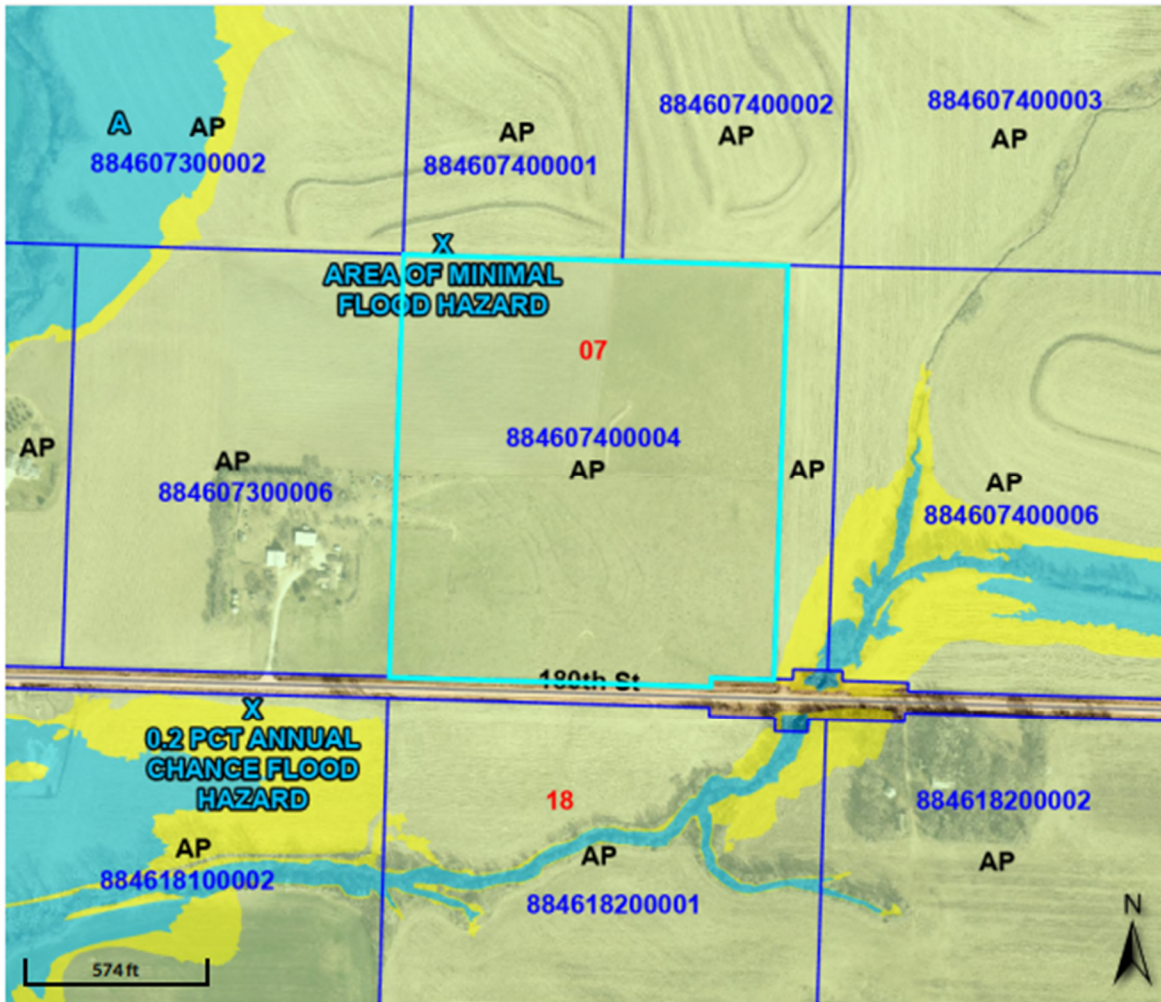
No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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: 11/28/2025, 8:57:03 PM

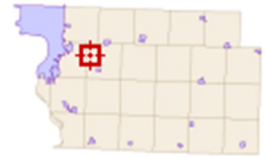
Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

ZONING MAP



Overview



Legend

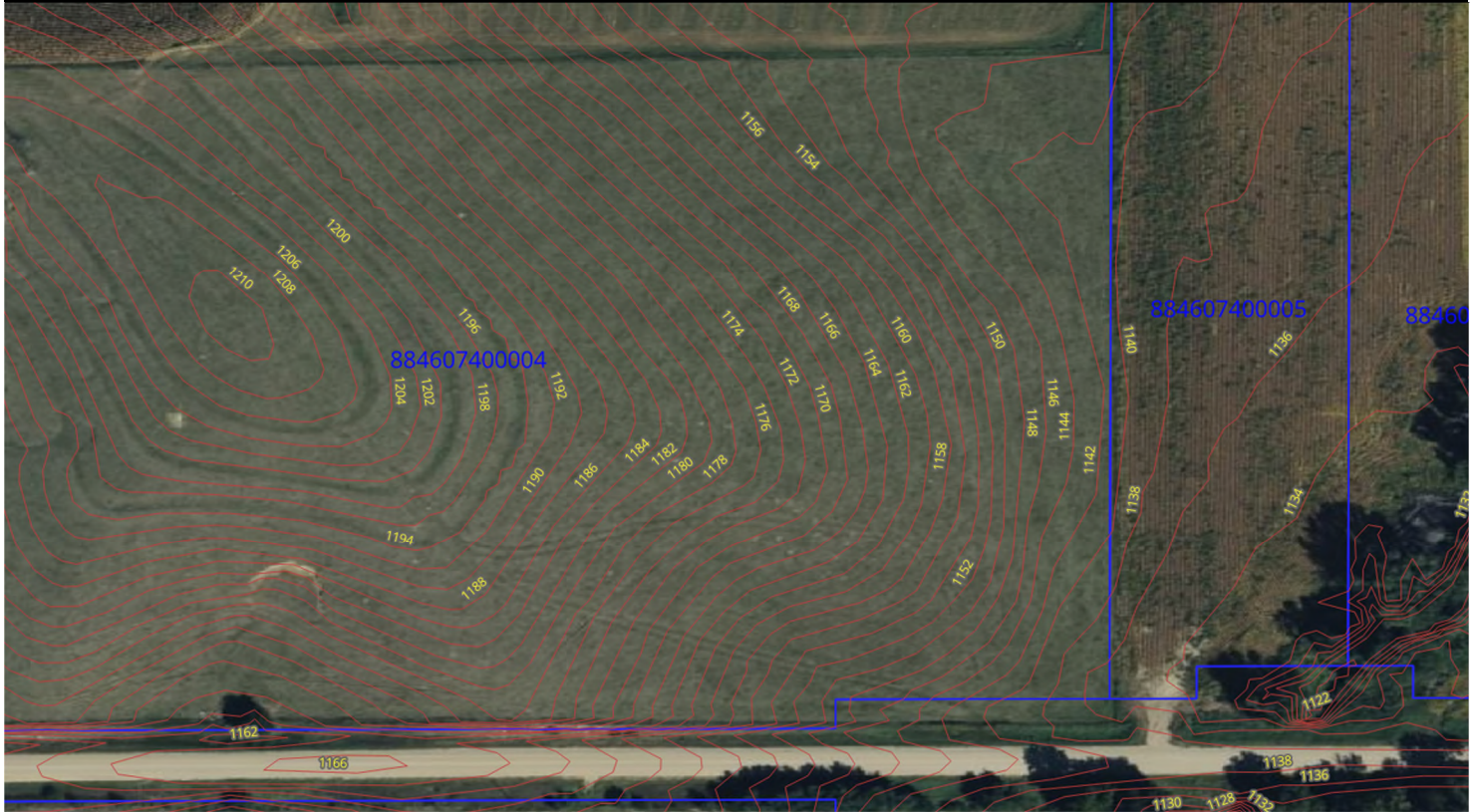
- Roads
- Corp Boundaries
- Townships
- Parcels
- County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

Parcel ID	884607400004	Alternate ID	812955	Owner Address	WINGERT FAMILY TRUST
Sec/Twp/Rng	7-88-46	Class	A		1855 180TH STREET
Property Address		Acreage	33.91		LAWTON, IA 51030-9720
District	0026				
Brief Tax Description	SWSE EX E10 RODS 7-88-46				
	(Note: Not to be used on legal documents)				

SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

ELEVATION MAP



SOIL REPORT

Summary

Parcel ID	884607400004
Gross Acres	33.91
ROW Acres	0.00
Gross Taxable Acres	33.91
Exempt Acres	0.00
Net Taxable Acres	33.91
Average Unadjusted CSR2	56.94
	(Gross Taxable Acres - Exempt Land)
	(1930.7 CSR2 Points / 33.91 Gross Taxable Acres)

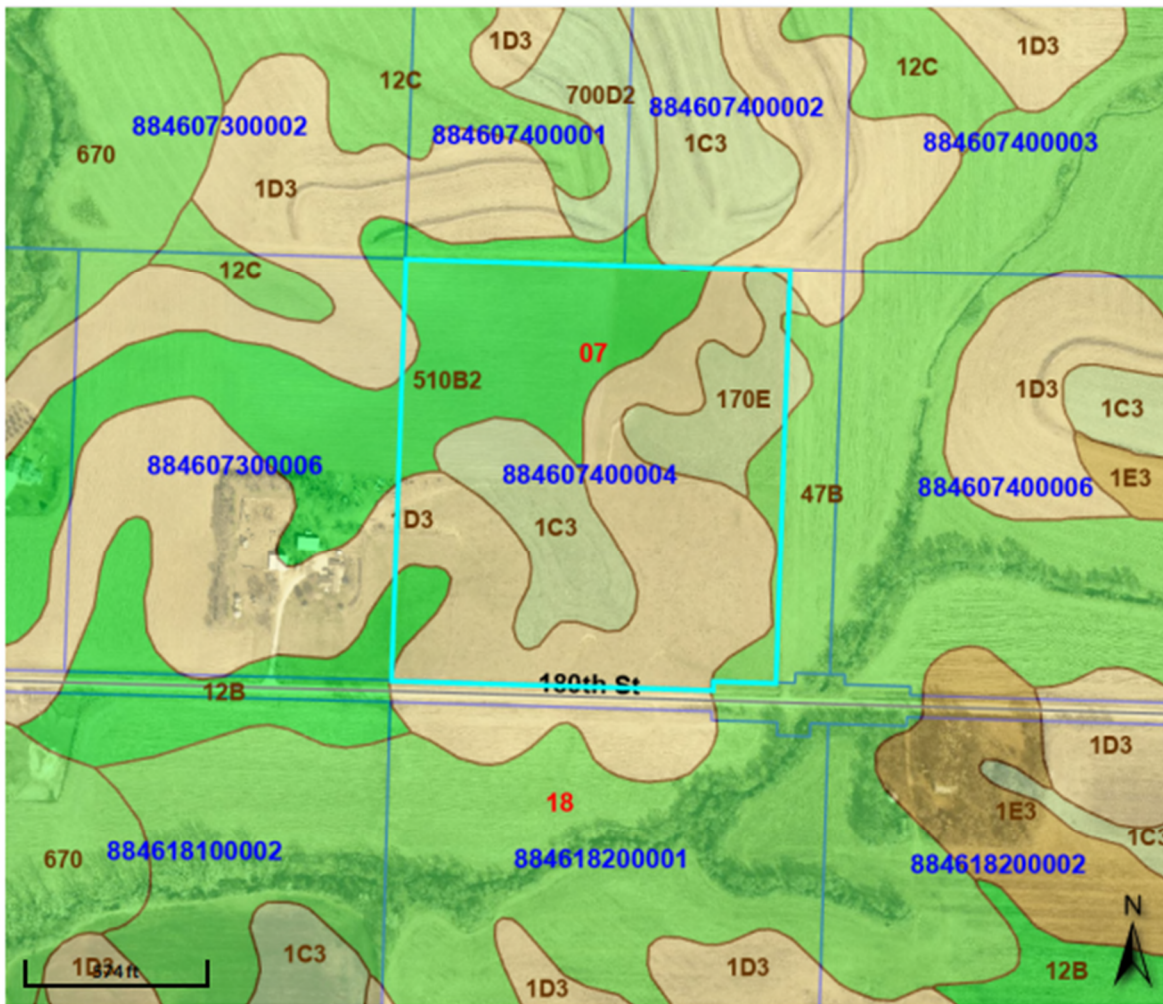
Agland Active Config 2025
 Processed Date and Time 2025-01-21 08:20:21

Sub Parcel Summary

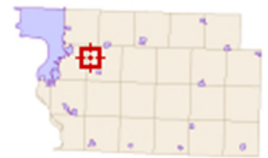
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.91	56.94	1,930.70	1,930.70
Non-Crop	0.00	0.00	0.00	0.00
Total	33.91		1,930.70	1,930.70

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	Napier silt loam, 2 to 5 percent slopes	93.00	0.73	67.89	67.89
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	8.86	815.12	815.12
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	1.13	96.05	96.05
100% Value	1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58.00	4.82	279.56	279.56
100% Value	170E	Napier-Castana silt loams, 9 to 20 percent slopes	56.00	3.51	196.56	196.56
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	14.86	475.52	475.52
Total				33.91	1,930.70	1,930.70



Overview



Legend

— Roads

Soils

- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000

■ Corp Boundaries

■ Townships

■ Parcels

Parcel ID 884607400004
 Sec/Twp/Rng 7-88-46
 Property Address
 District 0026
 Brief Tax Description SWSE EX E10 RODS 7-88-46

Alternate ID 812955
 Class A
 Acreage 33.91

Owner Address WINGERT FAMILY TRUST
 1855 180TH STREET
 LAWTON, IA 51030-9720

(Note: Not to be used on legal documents)



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

PRELIMINARY REPORT – DECEMBER 17, 2025

SNYDER'S BEND ADDITION – MINOR SUBDIVISION PROPOSAL AND ZONING ORDINANCE MAP AMENDMENT PROPOSAL

APPLICATION DETAILS

Applicant(s)/Owner(s):	Robert B. Ankerstjerne
Application Type(s):	Minor Subdivision & Zoning Ordinance Map Amendment (Rezone) from AP to AE
Name of Subdivision:	Snyder's Bend Addition
Application Date:	December 1, 2025
Number of Lots:	4
Total Acres:	7.99 (8)
Extraterritorial Review:	City of Salix, Resolution No. 2025-15, December 10, 2025
Legal Notice Date:	December 11, 2025
Neighbor(s) Notice Date:	December 10, 2025
Stakeholder(s) Notice Date:	December 4, 2025
Zoning Commission Public Hearing Date:	December 22, 2025
Board of Supervisors Agenda Date:	January 13, 20, 27, all at 4:40 PM
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Jeff Snoozy, 712-281-3922

PROPERTY DETAILS

Parcel(s):	874732400009
Township/Range:	T87N R47W (Liberty)
Section(s):	32 & 33
Quarter:	Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5 th P.M., Woodbury County, Iowa
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property Address:	None

CONTENTS

SUMMARY, AERIAL MAP, PLAT EXCERPT	
APPLICATION – MINOR SUBDIVISION	
FINAL PLAT	
REVIEW CRITERIA	
APPLICATION – REZONE & REVIEW CRITERIA	
PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
SUPPORTING DOCUMENTATION	

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

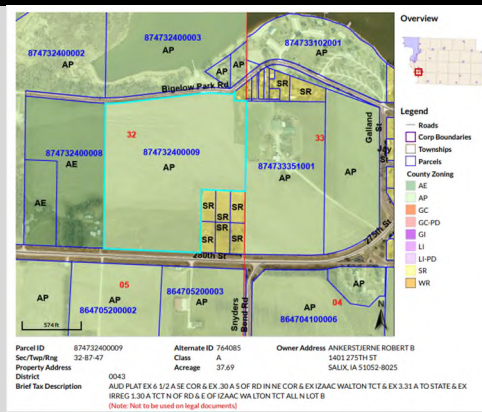
Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M., thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 00 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less
Subject to any and all easements of record

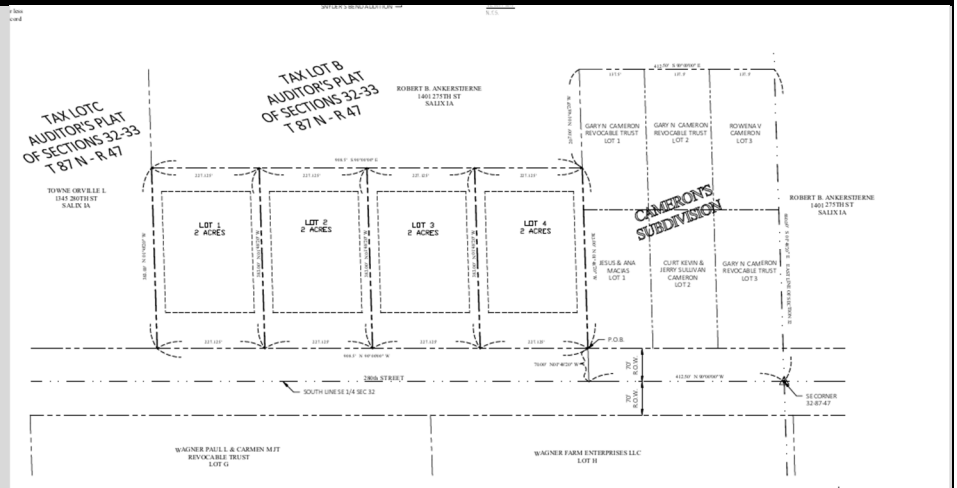
SUMMARY

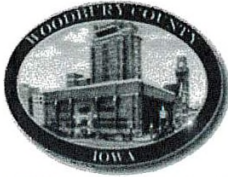
Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne 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 development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. These proposals have been noticed in the Sioux City Journal legal section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that the plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy. The engineer also indicated that the plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone.

AERIAL MAP



PLAT EXCERPT





OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance

Section 2.02(4)

Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>Robert Ankerstjerne</u> Address <u>1401 275th</u> <u>Salix IA 51052</u> Phone [REDACTED]	Applicant Information: Applicant <u>Robert Ankerstjerne</u> Address <u>1401 275th</u> <u>Salix IA 51052</u> Phone [REDACTED]		
Engineer/Surveyor <u>JEFF SNOOZY</u> Phone <u>712-281-3822</u>			
Property Information: Property Address or Address Range <u>1345 to 1359 280th street</u> Quarter/Quarter <u>SE, SE</u> Sec <u>32</u> Twnshp/Range <u>87N, 47W</u> Parcel ID # <u>874732400009</u> or GIS # <u>874732400009</u> Total Acres _____ Current Use <u>Ag</u> Proposed Use <u>Residential</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) _____ CR52 53.25			
<p>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).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>8/18/25</u> - <u>Robert Ankerstjerne</u> Staff present <u>D. P. S. Ruy</u></p> <p>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.</p> <p>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.</p>			
Owner <u>Robert Ankerstjerne</u> Applicant <u>Robert Ankerstjerne</u> Date <u>11-10-2025</u> Date <u>11-10-2025</u>			
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%;"> Fee: \$400 Case #: <u>7134</u> Check #: <u>\$400 CR #5455</u> Receipt #: _____ </td> <td style="width: 50%; text-align: center; vertical-align: top;"> RECEIVED DEC - 1 2025 WOODBURY COUNTY PLANNING & ZONING </td> </tr> </table>		Fee: \$400 Case #: <u>7134</u> Check #: <u>\$400 CR #5455</u> Receipt #: _____	RECEIVED DEC - 1 2025 WOODBURY COUNTY PLANNING & ZONING
Fee: \$400 Case #: <u>7134</u> Check #: <u>\$400 CR #5455</u> Receipt #: _____	RECEIVED DEC - 1 2025 WOODBURY COUNTY PLANNING & ZONING		

CR52
53.25
72

LOCATION: SECTION 32-T87N-R47W
REQUESTED BY: ROBERT B. ANKERSTIERNE
PROPRIETOR: ROBERT B. ANKERSTIERNE
SURVEYOR: JEFF SNOOZY, LS 17734
RETURN TO: SNOOZY SURVEYING
19 ALCOMA DRIVE
NORTH SIOUX CITY, SD 57049

FINAL PLAT
SNOOZY'S BLIND ADDITION, A MINOR SUB-DIVISION TO
WOODBURY COUNTY, IOWA

LEGAL DESCRIPTION

A tract of land in Tax Lot B of the Auditor's Plat of parts of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M., thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearing assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet, thence North 91 Degrees, 48 Minutes, 20 Seconds West for a distance of 79.00 feet to the point of beginning, thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet, thence North 87 Degrees, 48 Minutes, 00 Seconds West for a distance of 183.00 feet, thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet, thence South 85 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning.

Said tract contains 7.99 Acres more or less
Subject to say and all easements of record

ZONING

Front: 75 feet
Interior Side: 20 feet
Rear: 50 feet

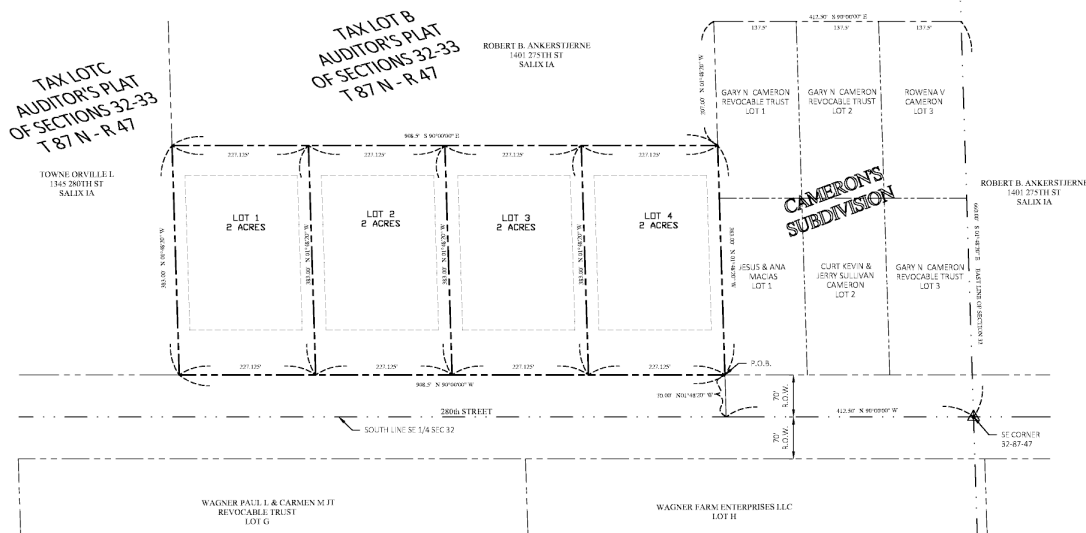
Accessory Buildings

Front: 75 feet
Interior Side: 10 feet
Rear: 10 feet



SNOOZY'S BLIND ADDITION

WOODBURY COUNTY, IOWA



LEGEND

- FOUND PIN AS NOTED
- SET CAPPED PIN
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- △ SECTION CORNER AS NOTED

CERTIFICATION:

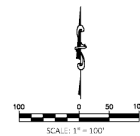
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

OWNER/SUBDIVIDER

ROBERT B. ANKERSTIERNE
1401 275TH STREET
SALIX, IA 51052
PHONE: 712-203-1632

LAND SURVEYOR

JEFF SNOOZY
19 ALCOMA DRIVE
NORTH SIOUX CITY, SOUTH DAKOTA 57049
PHONE: 712-281-3922



JEFF S. SNOOZY, PLS #17734 DATE _____
LICENSE RENEWAL DATE: DEC. 31, _____ SHEETS COVERED BY THIS SEAL _____

SNOOZY SURVEYING
19 ALCOMA DRIVE
NORTH SIOUX CITY, SD 57049
PHONE: 712-281-3922

BACON CREEK DESIGN INC.
SIOUX CITY, IOWA 51106

SURVEYED BY: JSS DATE: 12/22/25
DRAWN BY: JSS DATE: 12/22/25
PAGE 1 OF 2

Dec 02, 2025 - 1:45pm

		LOCATION: SECTION 32 T87N-R47W REQUESTED BY: ROBERT B. ANKERSTIERNE PROPRIETOR: ROBERT B. ANKERSTIERNE SURVEYOR: JEFF SNOOZY, LS 17734 RETURN TO: SNOOZY SURVEYING 19 ALCOMA DRIVE NORTH SIOUX CITY, SD 57049
FINAL PLAT SEYDLER'S BEND ADDITION, A MINOR SUB-DIVISION TO WOODBURY COUNTY, IOWA		
SURVEYORS' CERTIFICATE I, Jeff Snoozy, a duly licensed land surveyor under the provisions of the laws of the State of Iowa, holding certificate no. 17734, do hereby certify that the subdivision plat of Seydlers Bend Addition, a Minor Sub-Division to 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 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 set at each corner of every lot and tract except as noted on said plat. Dated at Sioux City, Iowa on this _____ day of _____, 20____ Jeff Snoozy, LS Iowa No. 17734 License renewal date: _____ AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE The County Auditor hereby accepts and approves the name of Seydlers Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, for use in Woodbury County, Iowa, as required by Iowa code section 354.6(2). Date _____, 20____ Michelle K. Skaff Woodbury County Auditor and Recorder By: Diane Swoboda Peterson, Deputy DEDICATION BY PROPRIETOR Know all men by these presents: That Robert B. Ankerstjerne, is the owner of the real estate described in the attached surveyor's certificate and has, in the presence of law, caused said described real estate to be surveyed, staked, and platted into lots, easements, and access roads, as is particularly shown and set forth in the attached plat and said certificate of Jeff S. Snoozy, a licensed surveyor who surveyed and platted the real estate to be shown as Seydlers Bend Addition, a Minor Sub-Division, and that the same is prepared with the free consent and accordance with the desire as owner and proprietor thereof. Executed at _____ on the _____ day of _____, 20____ By: Robert B. Ankerstjerne, Owner State of Iowa : _____ Woodbury County : ss _____ On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said county and state, personally appeared Robert B. Ankerstjerne, to me known to be a person named in and who executed the foregoing instrument, and acknowledged to have executed the same as a voluntary act and deed. Notary Public: _____ TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS: I, Tina M. Bettstrand, 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 M. Bettstrand Treasurer Woodbury County, Iowa CERTIFICATE OF COUNTY ASSESSOR: I, Tyler Magnusen, hereby certify that on this _____ day of _____, 20____, A copy of this plat was filed in the Woodbury County Assessor's office. Dated: _____ Tyler Magnusen Woodbury County Assessor AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING State of Iowa : _____ County of Woodbury : _____ Docket Number: _____ Filed for record, this _____ day of _____, 20____, at _____ O'clock ____ M. recorded in plat envelope _____, indexed and delivered to the county auditor of Woodbury County, Iowa. Dated: _____ Michelle K. Skaff Auditor and Recorder Woodbury County, Iowa By: Diane Swoboda Peterson, Deputy RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION: I, the undersigned, being chairman of the Woodbury County Zoning Commission for Woodbury County, Iowa, do hereby certify that said commission has heretofore taken under advisement the plat of Seydlers Bend Addition, a Minor Sub-Division in, Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of _____, 20____ 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 _____, 20____ Chairman Woodbury County Zoning Commission of Woodbury County, Iowa WOODBURY COUNTY ENGINEER'S CERTIFICATE I, _____, P.E. County Engineer for the County of Woodbury, 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 and that all dimensions both linear and angular necessary for location of lots, tracks, streets, alleys, and easements, (if any are shown, that improvements were designed to meet or exceed accepted engineering design practices and will be installed pursuant to an agreement and security provided by the developer. Dated _____, 20____ Engineer for the County of Woodbury _____, P.E. BOARD OF SUPERVISOR'S RESOLUTION RESOLUTION NO. _____ Resolution accepting and approving the subdivision plat of Seydlers Bend Addition, a Minor Sub-Division, Woodbury County, Iowa. Whereas, the owners and proprietors did on this _____ day of _____, 20____ file with the Woodbury County Zoning Commission a certain plat designated as Seydlers Bend 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, resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa that said plat of Seydlers Bend Addition, a Minor Sub-Division, Woodbury County, Iowa, as hereto attached and forming part of the resolution be, and the same hereby is 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 the resolution as required by law. Passed and Approved this _____ day of _____, 20____ Chairman Board of Supervisors Woodbury County, Iowa Attest: Secretary _____		
<div>SNOOZY SURVEYING 19 ALCOMA DRIVE NORTH SIOUX CITY, SD 57049</div>		<div>BACON CREEK DESIGN INC. SIOUX CITY, IOWA 51108</div>
SURVEYED BY: JSS DRAWN BY: ABE PAGE 2 OF 2		DATE: 10/06/25 DATE: 10/02/25

Dec 02, 2025 - 1:45pm

FINAL PLAT DISCLAIMER

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY

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

RESOLUTION NO. 2025-15

A RESOLUTION WAIVING THE SALIX CITY COUNCIL'S RIGHT TO REVIEW AND APPROVE A MINOR SUBDIVISION TO BE KNOWN AS SNYDER'S BEND ADDITION, A MINOR SUBDIVISION LOCATED OUTSIDE CITY LIMITS IN WOODBURY COUNTY, IOWA

WHEREAS, the owner of property legally described as:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less
Subject to any and all easements of record

in the County of Woodbury and State of Iowa has advised the City of Salix of plans for a Minor Subdivision of the property to be named Snyder's Bend Addition; and

WHEREAS, the property is located in Woodbury County, Iowa within the two-mile radius of the City of Salix, Iowa's incorporated limits; and

WHEREAS, Salix has established by ordinance pursuant to Iowa Code Section 354.9 jurisdiction to govern the division of land within a two-mile radius of the City's corporate limits; and

WHEREAS, the property owner will be completing a subdivision review including submitting the Final Plat of SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION to the Woodbury County Planning and Zoning Commission for compliance with Woodbury County, Iowa's subdivision ordinance for rural subdivisions; and

WHEREAS, Iowa Code Section 354.9 authorizes the City to waive by resolution its right to review and approve a subdivision within a two-mile radius of the City's boundaries if the property is in unincorporated area of Woodbury County which had adopted an ordinance governing the division of land; and

WHEREAS, the City Council of the City of Salix, Iowa has considered the proposed minor subdivision for the legally described area above and is satisfied that a minor subdivision review and approval by the City of Salix is not needed for the proposed development.


NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Salix, Iowa, pursuant to authority granted in Iowa Code Section 354.9, hereby waives the City's review and approval the Final Plat of the SNYDER'S BEND ADDITION, a Minor Sub-division as would otherwise be required by the City's Code of Ordinances.
2. The Mayor is authorized to sign a Certified Resolution on behalf of the City of Salix, Iowa in connection with the SNYDER'S BEND ADDITION, a Minor Sub-division for recording with the Woodbury County Recorder.

Council Member VanAuken introduced the resolution and moved that said resolution be adopted; seconded by Council Member Burkhart, and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following name Council Members voted:

	Aye	Nay	Absent	Abstain
Denise Burkhart	X			
Karen Allen	X			
Cindy Van Auken	X			
Emily Clayton	X			
Nick Black	X			

PASSED AND APPROVED this 10th day of December 2025.


Kevin Nelson, Mayor

Attest:


City Clerk

I, Ashley Mareau, City Clerk, do hereby certify that the foregoing Resolution 2025-15 was duly and properly adopted by the City Council of the City of Salix, Iowa at its regular meeting the 10th day of December, 2025.


City Clerk

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 the review memo from the County Engineer and it has been included within this report.

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

The subdivision plat confirms with the Zoning and Subdivision ordinance content that the property owner makes arrangements with the County Engineer's office for driveway access to each lot as per the Engineer's review memo.

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.

The Woodbury County Comprehensive Plan 2040 ("Comp Plan") includes this property as Rural Residential on the Future Land Use Map which is compliant with both the establishment of new residential lots and a rezone from AP to AE.

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

Staff finds that the subdivision plat and written proposal has the opportunity to meet the applicable standards on paper. However, no application is considered complete until it has gone through the public hearing process. The public hearing is a critical step for gathering information about the project and for ensuring compatibility with existing and future neighboring properties. If deemed necessary, the Zoning Commission and Board of Supervisors may impose conditions to maximize compatibility.

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.

LEGAL DESCRIPTION:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less
Subject to any and all easements of record

RECEIVED

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

DEC - 1 2025

Applicant: Robert B Anker stjerne WOODBURY COUNTY PLANNING & ZONING
Name of Owner

Mailing Address: 1401 275th Salix IA 51052
Street City or Town State and Zip + 4

Property Address: Salix IA 51052
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] Email Address: [REDACTED]

To subdivide land located in the SE Quarter of Section 32-87-47

Civil Township Nest Liberty GIS Parcel # 874732400009

Name of Subdivision: Snyder's Bend

Subdivision Area in Acres 2.0 Acres Number of Lots 4

Attachments:

1. Eight (8) copies of grading plans; if required.
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: JEFF SPOOZY Ph/Cell: 712-291-3922

Attorney: Bob Rehm Ph/Cell: 712-255-1085

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

Owner's Signature: [Signature]Zoning Director: [Signature]**For Office Use Only:**

Zoning District AP Flood District _____ Date 12/1/25 No. 7133

Application Fee \$300 4 Lots or less (\$300*+ Additional Fees) OK #5455

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

*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.

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS 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): Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275th St., Salix, IA 51052

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 **December 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 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less
Subject to any and all easements of record

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS PROCESS**

EVALUATION CRITERIA

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

To be determined through the review process including the public hearing process.

(https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf).

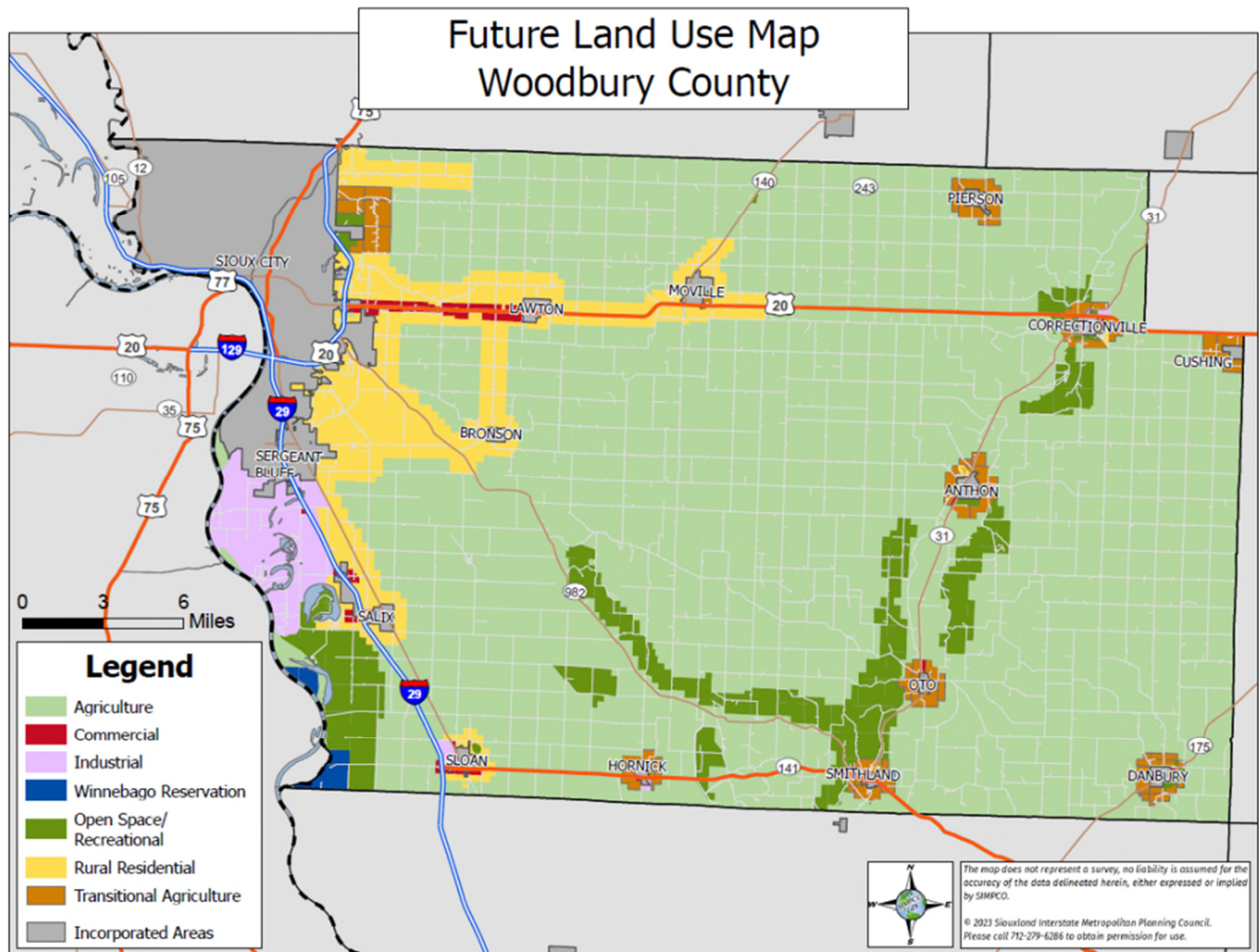


Figure 7.4 Future land use map

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

To be determined through the review process including the public hearing process.

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

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

CSR

Iowa Corn Suitability Rating (CSR2) (IA)

Corn suitability ratings provide a relative ranking of all soils mapped in the state of Iowa based on their potential to be utilized for intensive row crop production. The CSR2 is an index that can be used to rate one soil's potential yield against another over a period of time. The CSR2 considers average weather conditions as well as frequency of use of the soil for row crop production. 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 with severe limitations for row crops. The ratings listed in this table assume a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) that soils lower on the landscape are not affected by frequent floods, 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 outcroppings, field boundaries, noncrossable drainage ways, and so forth. Even though predicted average yields will change with time, the CSRs are expected to remain relatively constant in relation to one another over time. Reference ISPAID manual, Iowa State University Extension Service.

Report—Iowa Corn Suitability Rating (CSR2) (IA)

Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the state of Iowa based on their potential to be utilized for intensive row crop production. The CSR2 is an index that can be used to rate one soil's potential yield against another over a period of time. 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 with severe limitations for row crops.

Iowa Corn Suitability Rating (CSR2) (IA)—Woodbury County, Iowa		
Map symbol	Map unit name	IA CSR2
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	72
518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flooded	11
3146	Onawa-Albion complex, 0 to 2 percent slopes, rarely flooded	72

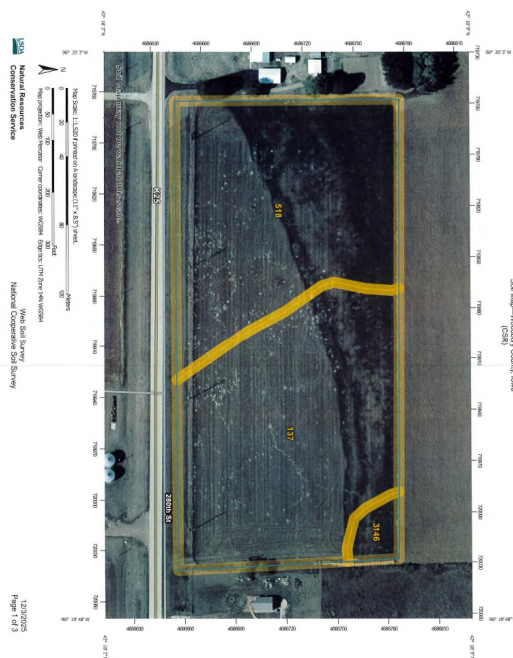
Data Source Information

Soil Survey Area: Woodbury County, Iowa
Survey Area Date: Version 35, Sep 9, 2025

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/3/2025
Page 1 of 1



Soil Map—Woodbury County, Iowa

CSR

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	4.5	50.5%
518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flooded	4.2	46.8%
3146	Onawa-Albion complex, 0 to 2 percent slopes, rarely flooded	0.2	2.7%
Totals for Area of Interest		8.9	100.0%

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/3/2025
Page 3 of 3

USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

12/3/2025
Page 2 of 3

MAP LEGEND

- Area of Interest (AOI)
- Area of Interest (AOI)
- Scale
- Soil Map Unit Polygons
- Soil Map Unit Lines
- Soil Map Unit Points
- Special Point Features
- Water Features
- Transportation
- Background

MAP INFORMATION

The soil map displays the complete AOI. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time.


Warning: Soil Map may not be valid at this scale. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time.

Source of Map: Natural Resources Conservation Service. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time.

Map Date: Version 35, Sep 9, 2025. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time.

Map Date: Version 35, Sep 9, 2025. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time.

Map Date: Version 35, Sep 9, 2025. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time. The map is a digital file that can be viewed at any time.

Compatibility with adjacent land uses.	
	
Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.	
To be determined through the review process including the public hearing process.	
Any other relevant factors.	
This Zoning Ordinance Map Amendment (Rezone) proposal for AP the AE is being completed concurrently with the minor subdivision process to establish four lots.	

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
Dec. 11, 2025

NOTICE ID: hB5hv5dGu23sLZBkuyte
PUBLISHER ID: COL-IA-502626
NOTICE NAME: ZC_2025_12_22_PHs
Publication Fee: \$96.65

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange

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

[Signature]

Notary Public
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, December 22, 2025 at 6:00 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, 600 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, or 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 712-594-1153 and enter the Conference ID: 538 866 5294 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 Proctery at dproctery@woodburycountyia.gov. Only signed documents will be considered and should be received no later than 10:00 AM on Wednesday, December 17, 2025.

Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Winger's & Clark Addition. Taylor Clark Inc. submitted an application for the Winger Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres from Parcel #58400740004, located in the SW 1/4 of the SE 1/4, Section 7, T88N R47W (Purd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 160th Street and east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Benson. Applicant(s): Taylor Clark, 1621 160th St., Lawton, IA 51350-9720 / Winger Family Trust, 1655 160th Street, Lawton, IA 51350-9720.

Item Two (2)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Snyder's Band Addition. Robert B. Anversgerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) approximately two (2) acre lots from a portion of Parcel #47202040000, located in Tax 1 of B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 3 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 26th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant 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 development of the lots, which is required under Section 1.01.1 B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Anversgerne, 1401 279th St., Salix, IA 51252.

Item Three (3)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 333 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 Robert B. Anversgerne, 1401 279th St., Salix, IA 51252.



PAMELA BAEZ
Notary Public - State of Florida
Commission # HH 732409
Expires on October 19, 2029

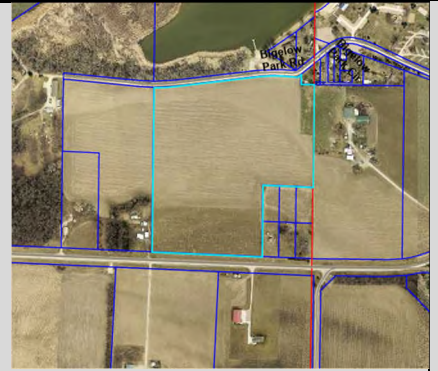
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 363.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 363.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record
COL-1A-502626

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	12
Notification Letter Date:	December 5, 2025
Public Hearing Board:	Zoning Commission (Minor Subdivision; Rezone); Board of Supervisors (Rezone; Minor Subdivision is agenda item).
Public Hearing Date:	December 22, 2025 (Zoning Commission)
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
Robert B. Ankerstjerne	1401 275th St.	Salix	IA	51052-8025	No comments.
Calvin L. Towne and Beverly E. Towne	1345 280th St.	Salix	IA	51052	No comments.
Kimberly A. Choquette	1329 280th St.	Salix	IA	51052	No comments.
State of Iowa, Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments.
The Joint Revocable Trust of Paul L. Wagner and Carment M. Wagner dated February 19, 2018	2715 Benton Ave.	Salix	IA	51052	No comments.
Wagner Farm Enterprises, LLC	1358 280th St.	Salix	IA	51052	No comments.
MidAmerican Energy Co.	PO Box 657	Des Moines	IA	50303-0657	No comments.
Lane M. Jorgensen and Lucinda L. Jorgensen	2354 Port Neal Road	Sgt. Bluff	IA	51054	No comments.
Trustee of the Gary N. Cameron Revocable Trust dated June 24, 2020	120 Lakeview Lane	Salix	IA	51052	No comments.
Jesus Macias and Ana C. Macias	308 E. 33rd St.	South Sioux City	NE	68776	No comments.
Curt Kevin Cameron and Jerry Sullivan Cameron	220 Anderson	Vermillion	SD	57069	No comments.
Estate of Rowena V. Cameron	PO Box 140	Salix	IA	51052	No comments.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	
CITY OF LAWTON:	
FIBERCOMM:	
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	
LOESS HILLS NATIONAL SCENIC BYWAY:	
LOESS HILLS PROGRAM:	
LOGLINES:	
LUMEN:	
MAGELLAN PIPELINE:	
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric distribution and we have; no conflicts. This area of the county is not in our service territory. Josh you may want to review and comment Neal-Monona 161kv line runs past this parcel and may be in easement. Have a safe weekend, Gentleman! – Casey Meinen, 12/5/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	
NORTHERN NATURAL GAS:	
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed Snyder's Bend Addition. NIPCO has no issues with this addition. – Jeff Zettel, 12/9/25.
NUSTAR PIPELINE:	
SIouxLAND DISTRICT HEALTH DEPARTMENT:	I have reviewed this parcel and proposed site; it appears since each lot is 2 acres they should have adequate room for a well and septic system. – Ivy Bremer, 12/4/25.
WIATEL:	
WINNEBAGO TRIBE:	
WOODBURY COUNTY ASSESSOR:	

WOODBURY COUNTY AUDITOR:	
WOODBURY COUNTY CONSERVATION:	
WOODBURY COUNTY EMERGENCY MANAGEMENT:	
WOODBURY COUNTY EMERGENCY SERVICES:	
WOODBURY COUNTY ENGINEER:	
WOODBURY COUNTY RECORDER:	No comments. – Diane Swoboda Peterson, 12/4/25.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	
WOODBURY COUNTY SHERIFF:	
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 12/9/25.
WOODBURY COUNTY TREASURER:	2024 taxes are paid in full. – Tina Bertrand, 12/4/25.



Woodbury County Secondary Roads Department

759 E. Frontage Road · Moline, Iowa 51039

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

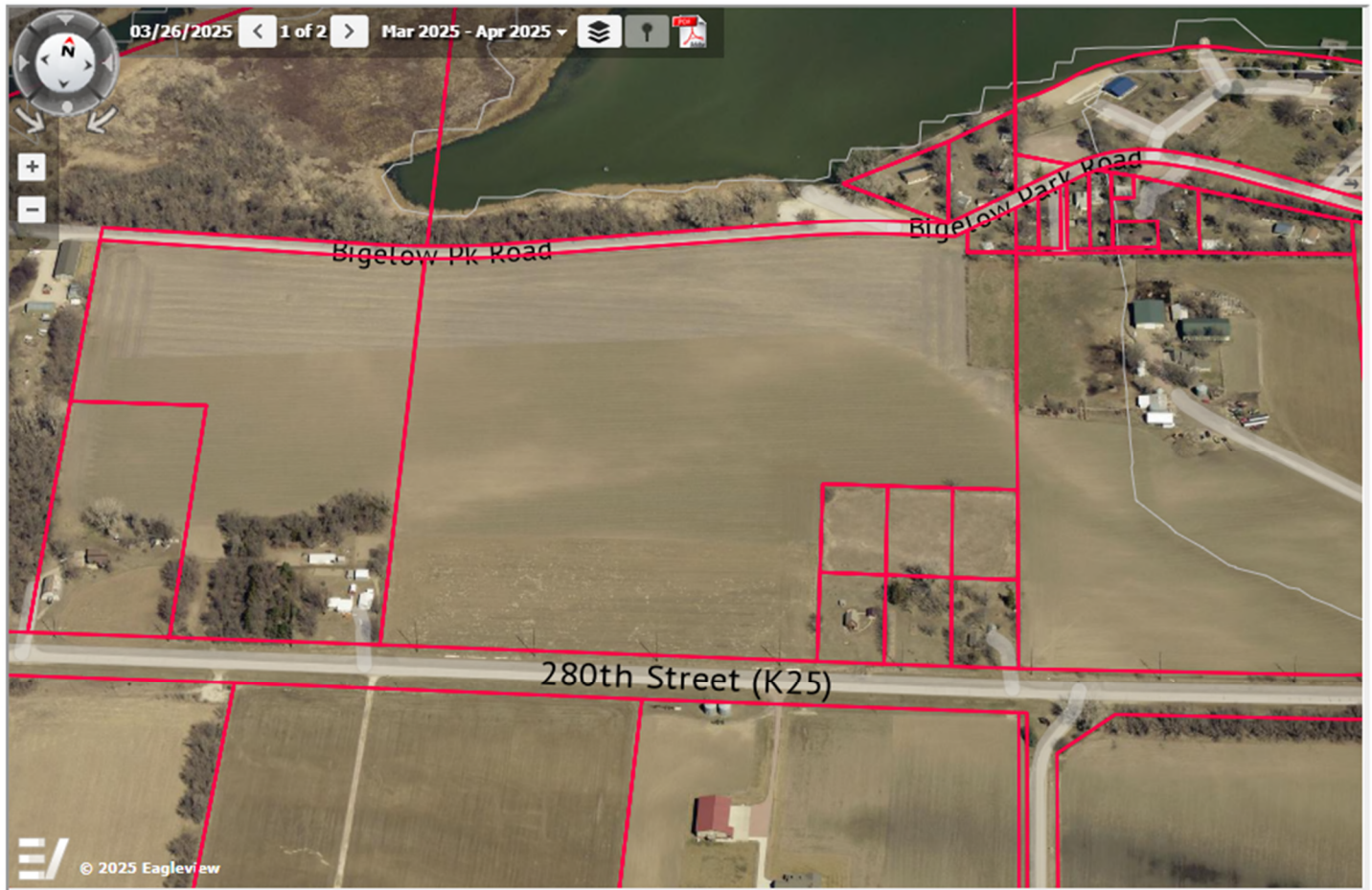
To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: December 12, 2025
Subject: Synder's Bend Addition

The Secondary Roads Department has completed its review of the Synder's Bend Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy.

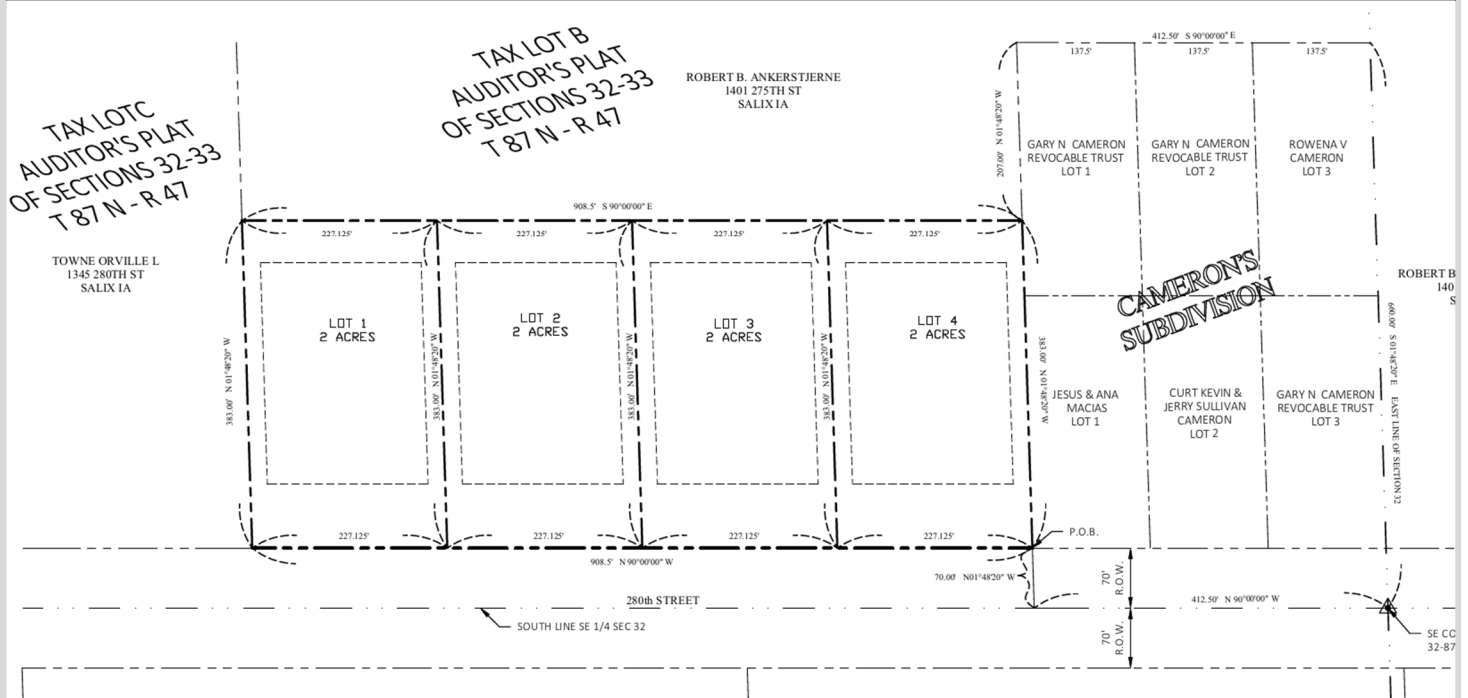
The plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under the Woodbury County Entrance and Access Management Policy. A review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance.

Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

PICTOMETRY



PLAT MAP EXCERPT



TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Sir/Madam:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa, described more particularly as:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections Thirty-two (32) and Thirty-three (33) in Township Eighty-seven (87) North, Range Forty-seven (47) West and part of Sections Four (4) and Five (5) in Township Eighty-six (86) North, Range Forty-seven (47) West lying in the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-two (32), Township Eighty-seven (87) North, Range Forty-seven (47) West of the 5th Principal Meridian, Woodbury County, Iowa, more particularly described as follows:
Commencing at the Southeast corner of the Southeast Quarter (SE $\frac{1}{4}$) of Section Thirty-two (32), Township Eighty-seven (87), Range Forty-seven (47) West of the 5th Principal Meridian thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter (SE $\frac{1}{4}$) for a distance of Four Hundred Twelve and Fifty Hundredths feet (412.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Seventy feet (70.00') to the point of beginning; thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Three Hundred Eighty-three Hundredths feet (383.00'); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") East for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence South One Degree Forty-eight Minutes Twenty Seconds (S 01°48'20") East for a distance of Three Hundred Eighty-three feet (383.00') to the point of beginning.

Said tract contains 7.99 acres more or less.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated _____, 2026 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Robert B. Ankerstjerne, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Robert B. Ankerstjerne, a single person to United Bank of Iowa dated and filed April 1, 2011 on Roll 715, Image 6574.

The above mortgage secures a line of credit. Although the secured debt may be reduced to a zero balance, the mortgage will remain in effect until it is released.

b) Easement filed June 19, 1969 in Book 1213, Page 303 conveyed to Woodbury County in connection with a public highway.

c) Easement filed June 19, 1969 in Book 1213, Page 310 conveyed to Woodbury County in connection with a public highway.

d) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 985 conveyed to Iowa Public Service Company.

e) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 987 conveyed to Iowa Public Service Company.

f) Resolution No. 6332 filed May 12, 1977 on Roll 62, Image 2118 adopted by the Woodbury County Board of Supervisors designating flood hazard areas.

g) Resolution No. 6333 filed May 12, 1977 on Roll 62, Image 2120 adopted by the Woodbury County Board of Supervisors pertaining to the issuance of building permits located in designated flood hazard areas.

h) Notice of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.

i) Property is subject to applicable zoning ordinances adopted by Woodbury County.

j) Matters reflected on the final plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa.

k) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, 2026.

ROBERT J. REHAN, Attorney at Law

Woodbury County, IA / Sioux City

Summary

Parcel ID 874732400009
 Alternate ID 764085
 Property Address N/A
 Sec/Twp/Rng 32-87-47
 Brief AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX 1 ZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF
 Tax Description IZAAC WALTON TCT ALL N LOT B
 (Note: Not to be used on legal documents)
 Deed Book/Page 536-1718 (6/14/2001)
 Gross Acres 37.69
 Net Acres 37.69
 Adjusted CSR Pts 2002.22
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0043 LIBERTY/WESTWOOD
 School District WESTWOOD COMM
 Neighborhood N/A

Owner

Deed Holder
[ANKERSTJERNE ROBERT B](#)
[1401 275TH ST](#)
 SALIX IA 51052-8025
 Contract Holder
 Mailing Address
 ANKERSTJERNE ROBERT B
 1401 275TH ST
 SALIX IA 51052-8025

Land

Lot Area 37.69 Acres; 1,641,776 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/14/2001	ANKERSTJERNE MARY	ANKERSTJERNE ROBERT	536/1718	NO CONSIDERATION	Deed		\$0.00

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

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800

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](#)

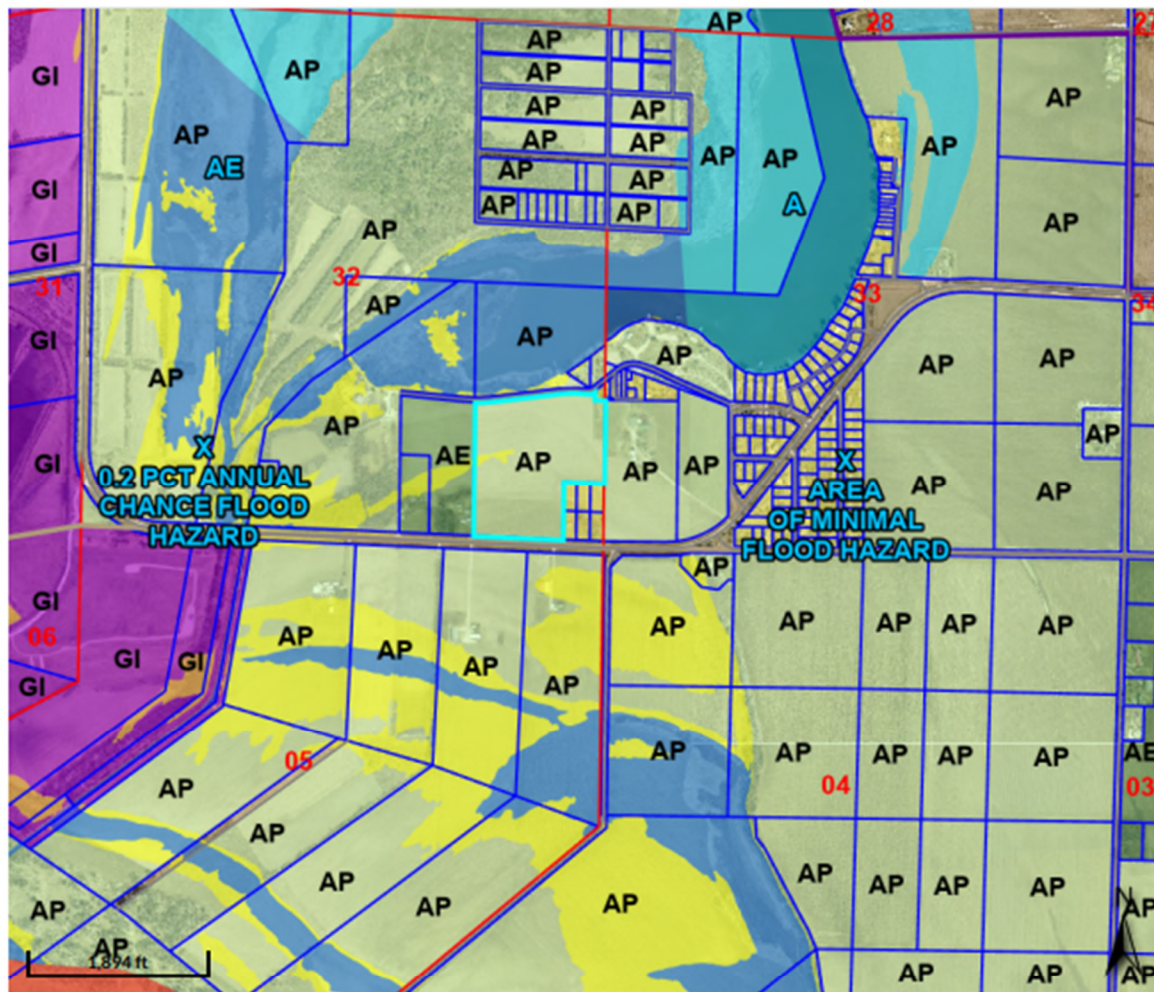
No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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](#)
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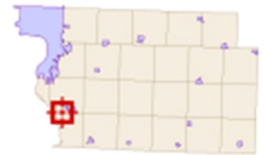
Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

ZONING MAP



Overview



Legend

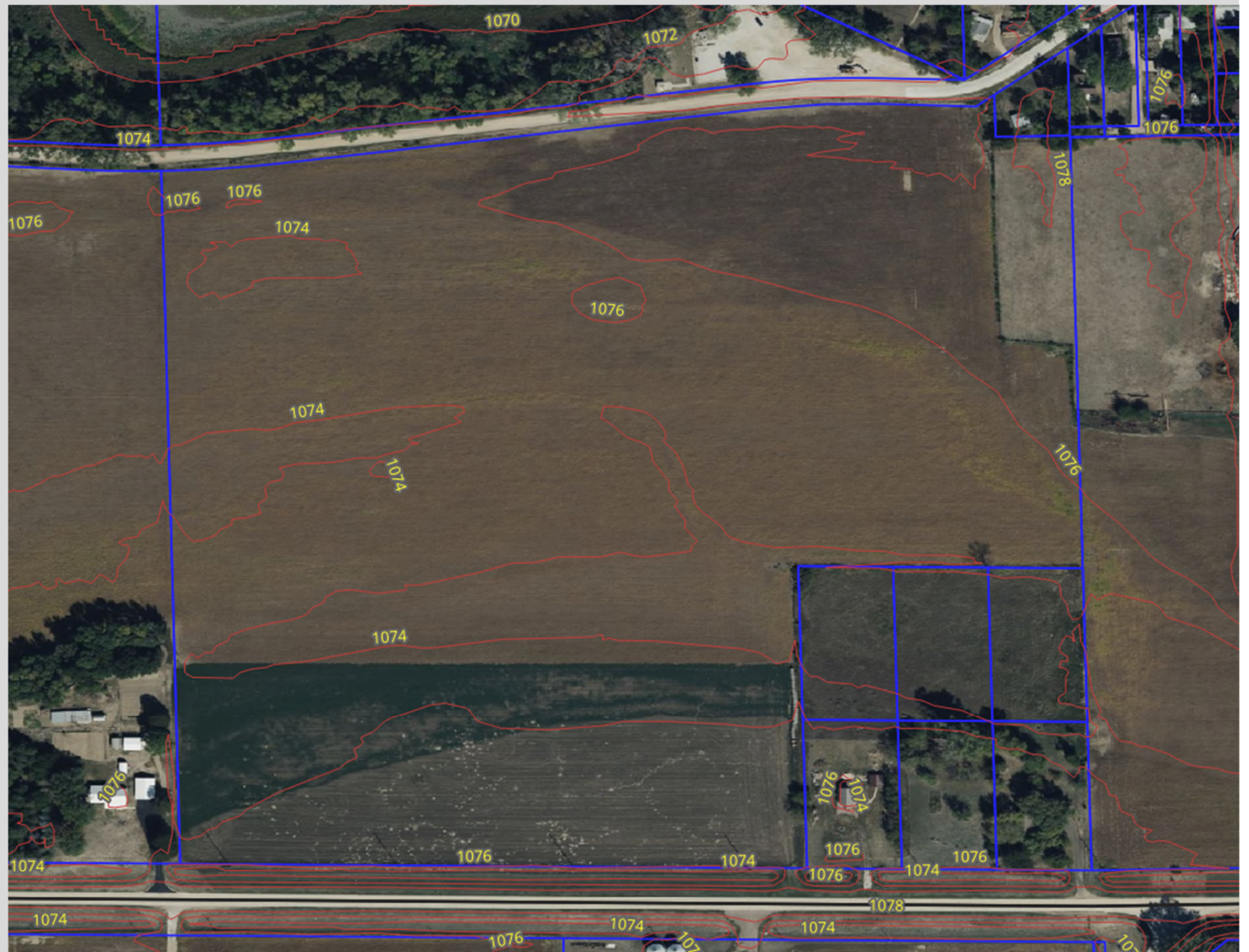
- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels
- County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

Parcel ID	874732400009	Alternate ID	764085	Owner Address	ANKERSTJERNE ROBERT B
Sec/Twp/Rng	32-87-47	Class	A		1401 275TH ST
Property Address		Acreage	37.69		SALIX, IA 51052-8025
District	0043				
Brief Tax Description	AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B				
	(Note: Not to be used on legal documents)				

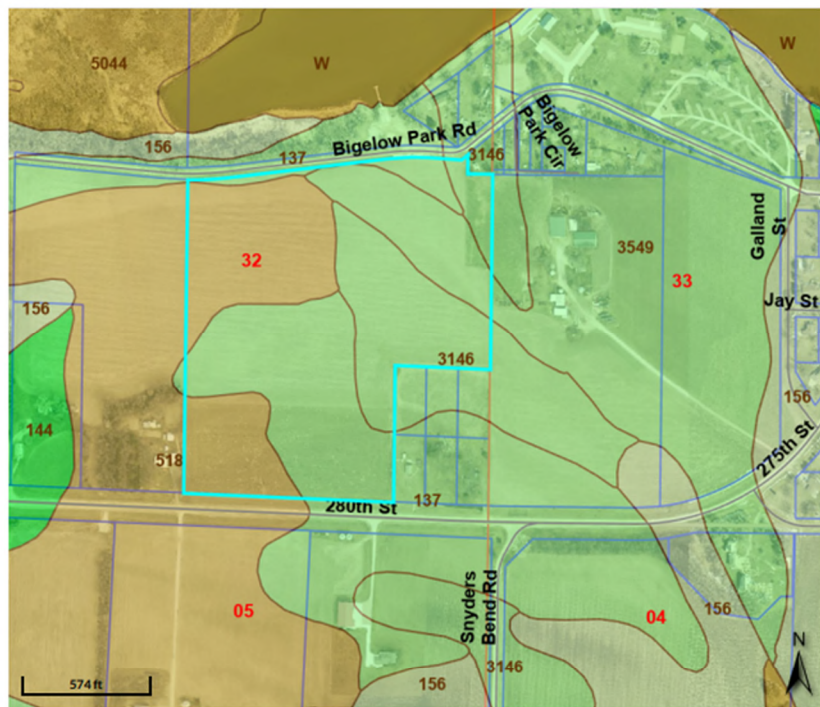
SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

ELEVATION MAP



SOIL REPORT



Overview



Legend

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

Parcel ID 874732400009 Alternate ID 764085 Owner Address ANKERSTJERNE ROBERT B
 Sec/Twp/Rng 32-87-47 Class A 1401 275TH ST
 Property Address Acreage 37.69 SALIX, IA 51052-8025
 District 0043
 Brief Tax Description AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B
 (Note: Not to be used on legal documents)

Summary

Parcel ID 874732400009
 Gross Acres 37.69
 ROW Acres 0.00
 Gross Taxable Acres 37.69
 Exempt Acres 0.00
 Net Taxable Acres 37.69 (Gross Taxable Acres - Exempt Land)
 Average Unadjusted CSR2 53.25 (2007.05 CSR2 Points / 37.69 Gross Taxable Acres)

Agland Active Config 2025
 Processed Date and Time 2025-01-21 09:40:47

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	37.69	53.25	2,007.05	2,007.05
Non-Crop	0.00	0.00	0.00	0.00
Total	37.69		2,007.05	2,007.05

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	4.83	371.91	371.91
100% Value	137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely	72.00	12.36	889.92	889.92
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	8.52	613.44	613.44
100% Value	518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flo	11.00	11.98	131.78	131.78
Total				37.69	2,007.05	2,007.05