

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

Monday, March 23, 2026 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, March 23, 2026 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)
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION: TEMPORARY BORROW PIT (BORROW SITE) FOR EXTRACTION AND SUPPLY OF EARTH MATERIALS FOR THE I-29 / 235TH STREET (SOUTHBRIDGE) INTERCHANGE PROJECT , INCLUDING APPROXIMATELY 400,000 CUBIC YARDS OF MATERIAL WITH OPERATIONS TENTATIVELY SCHEDULED FROM SPRING 2026 THROUGH FALL 2027 (AND SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS), ON PARCELS #874707200001 AND #874707200002. SUMMARY: Consideration of a conditional use permit application (for a recommendation to the Board of Adjustment) submitted by Peterson Contractors, Inc. (Applicant), on behalf of the property owners Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC. The application requests approval for a temporary borrow site (borrow pit) to extract and supply soil material for the I-29 / 235th Street (Southbridge) Interchange Project. The applicant has indicated a need for approximately 400,000 cubic yards of material, with operations proposed to support construction tentatively scheduled from Spring 2026 through Fall 2027; however, the final volume, duration, and operational details remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of Parcels 874707200001 (approximately 38.95 acres) and 874707200002 (approximately 21.27 acres), totaling approximately 60.22 acres, located at or near 2257 Port Neal Road, Sergeant Bluff, Iowa 51054 (no formal address assigned), in the General Industrial (GI) Zoning District, within Liberty Township (T87N R47W), Section 7 in the Northeast Quarter (NE ¼). The property is located west of Port Neal Road and north of 235th Street. The property is currently used for agriculture. The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Peterson Contractors, Inc., PO Box A, Reinbeck, IA 50669. The owners are Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC, 111 Doral Ln, Dakota Dunes, SD 57049.
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