

Woodbury County Zoning Commission Meeting Minutes

Date: March 23, 2026

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=clpNtdcjydQ>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Public Attendees:** Jaime Thomas, Dolf Ivener, Tom Kimmel, Kent Ivener, Michele Ivener

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on March 23, 2026. 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. All Commissioners 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 on February 23, 2026.

- Commissioner Jeff Hanson made a motion to approve the minutes as presented. The motion was seconded by Commissioner Steve Corey. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 5-0 (5 ayes, 0 nays).

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.

Chair Christine Zellmer Zant commenced with the conditional use permit review.

Zoning Coordinator Daniel Priestley presented the staff report on the conditional use permit application for a temporary borrow pit (borrow site) for extraction and supply of earth materials, as detailed in the agenda and meeting packet. The application, submitted by Peterson Contractors, Inc. on behalf of the

property owners Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC (111 Doral Ln, Dakota Dunes, SD 57049), requests approval for a temporary borrow site to extract and supply approximately 400,000 cubic yards of soil material for the I-29 / 235th Street (Southbridge) Interchange Project. Operations are 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.

Priestley noted this is a Zoning Commission public review meeting (not a formal public hearing; that occurs at the Board of Adjustment on April 6, 2026), for recommending to the Board of Adjustment. The staff recommendation is approval, contingent upon further information that may be received at the Board of Adjustment public hearing, subject to the nine conditions outlined in the staff report. The proposal meets the conditional use standards in Section 2.02-9 of the Woodbury County Zoning Ordinance, including authorization in the GI District, harmony with the ordinance and comprehensive plan, no substantial adverse effects on adjacent properties or public welfare (with proposed mitigation), compatibility with the neighborhood, adequate public facilities, and no unnecessary adverse effects on natural or historic features. The temporary borrow operation is necessary and in the public interest to support a critical regional transportation infrastructure project.

Jamie Thomas with Peterson Contractors, Inc. (project manager) was present and confirmed that all typical requirements (haul routes approved by Iowa DOT and county, dust control with water truck, etc.) would be followed. Commissioners had no questions. Priestley noted that the applicant has provided a Grading Plan, Storm Water Pollution Prevention Plan (SWPPP), NPDES General Permit No. 2 coverage, archaeological clearance, and haul route plan.

Commissioner Jeff Hanson made a motion that the Woodbury County Zoning Commission, having reviewed the Conditional Use Permit application for the proposed temporary borrow/excavation pit in the GI – General Industrial District as presented and having considered the staff report and recommendation in full, hereby recommends APPROVAL of the Conditional Use Permit to the Board of Adjustment, subject to the **nine conditions of approval** identified in the staff report.

Recommended Conditions of Approval The Conditional Use Permit should be subject to the following conditions:

1. **Permit Expiration** The permit shall expire on **December 31, 2028** or a date to be determined in conjunction with the applicant/property owners, or upon written confirmation from the Iowa DOT that the I-29 / 235th Street Interchange Project is complete and all borrow operations have ceased, whichever occurs first. Any extension requires a new application and public hearing.
2. **Hours of Operation** Operations (including excavation, hauling, and equipment use) are limited to **6:00 a.m. to 8:00 p.m., Monday through Sunday.**
3. **Compliance with All Local, State, and Federal Requirements** The applicant shall obtain and maintain in good standing all required permits, including (but not limited to) Iowa DNR NPDES General Permit No. 2, SWPPP, Grading Permit, Iowa DOT haul-route approval, and any other local, state, or federal approvals. Copies of all permits and annual compliance reports shall be filed with the Planning & Zoning Department. Failure to maintain compliance shall constitute grounds for revocation.
4. **Dust, Erosion, and Stormwater Control** Dust suppression (watering, chemical stabilizers, or equivalent) and erosion-control BMPs shall be implemented as outlined in the SWPPP.

5. **Site Reclamation and Restoration** The site shall be returned to a stable, non-eroding condition suitable for agricultural use or another appropriate General Industrial (GI) use. Final grading, seeding, and mulching shall be completed within 30 days of cessation of borrow operations.
6. **Traffic and Haul-Route Maintenance** Hauling shall follow the routes shown on the submitted Haul Route Plan.
7. **Noise, Security, and Screening** Noise must be kept to a minimum. The site shall be secured with temporary fencing and signage as shown on the Grading Plan. No materials shall be stockpiled outside the approved borrow area.
8. **Monitoring and Reporting** The applicant shall provide progress reports to the Zoning Coordinator documenting volumes excavated, reclamation status, and compliance with all conditions. The County reserves the right to conduct on-site inspections at reasonable times.
9. **Additional Standard Condition** This permit runs with the land for the benefit of the named applicant and property owners only and is non-transferable without Zoning Director approval.

Commissioner Steve Corey seconded. No further discussion. All in favor voted "aye" (unanimous, 5-0). No oppositions. Priestley noted the Board of Adjustment hearing on April 6, 2026, at 5:00 PM in the same room.

No public hearing was opened or closed for this item, as it was a review (not a formal hearing).

Public Comment on Matters Not on the Agenda

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

Staff Update

Dan Priestley provided updates:

- **Open Meetings Law Training:** The legislature passed new training requirements for board members. Priestley developed an internal training course that was submitted to the IPIB. The IPIB has reviewed it and is recommending approval pending formal board action. Once approved, the course will be listed on the IPIB website as a provider option, with certificates issued. Priestley noted the training could be made available to city staff and others.
- **Meeting Rescheduling Due to Memorial Day:** The Commission discussed the May 2026 meeting schedule. Due to Memorial Day falling on Monday, May 25, 2026, the regular meeting is proposed to be moved to Wednesday, May 27, 2026. Commissioner Jeff Hanson noted he may be out of town but could attend remotely if needed for quorum. No formal action was required.

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 5:29 PM.