

NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF ADJUSTMENT



**WOODBURY COUNTY
BOARD OF ADJUSTMENT**

Monday, April 6, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, April 6, 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, IA to conduct business and public hearings. 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 may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 742 346 123#** 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 PREVIOUS MEETING(S) MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
»	PUBLIC HEARING (ACTION ITEM): 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, LOCATED AT OR NEAR 2257 PORT NEAL ROAD, SERGEANT BLUFF, IOWA 51054. SUMMARY: The Woodbury County Board of Adjustment will hold this public hearing, pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application 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.
»	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM ROBERT SWEATT ON BEHALF OF THE PROPERTY OWNERS, ROBERT SWEATT AND DEBORAH SWEATT WHO SEEK RELIEF TO MEASURE THE FRONT YARD SETBACK FROM THE FRONT LOT LINE (RIGHT-OF-WAY LINE) ALONG 250TH STREET ON A LEGAL NONCONFORMING LOT INSTEAD OF THE REQUIREMENTS OF A FLAG LOT FOR THE PURPOSES OF BUILDING A SINGLE-FAMILY DWELLING (HOUSE) AND ACCESSORY BUILDING ON PARCEL #874617300004 AT 1911 250TH ST., SALIX, IOWA 51052. SUMMARY: The Woodbury County Board of Adjustment will hold this public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to the parcel numbered 874617300004, consisting of approximately 1.18 acres (excluding rights-of-way) at 1911 250th St., Salix, Iowa 51052, located in Grange Township, T87N R46W, Section 17, in the SW ¼ of the SW ¼, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner lot and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.03.5 of the Woodbury County Zoning Ordinance, which states that for flag lots, the

	<p>required front yard shall be measured from the point back from the street lot line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 200 feet required under Section 3.04: Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. However, the lot is considered a "Legal Nonconforming Lot of Record" under Section 4.02.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Dallas Avenue right-of-way) to facilitate the proposed construction. Property constraints limiting placement options include the parcel size, the corner lot location, and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting buildable areas, elevations, and development standards). Applicant/Owners: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51052.</p>
	<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM TRACY C. KAMRADT AND JASON M. KAMRADT FOR AN ACCESSORY BUILDING (SHED) TO BE BUILT CLOSER TO THE FRONT LOT LINE (RIGHT-OF WAY LINE) AND IN FRONT OF THE PRINCIPAL STRUCTURE (HOUSE) IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #864712300007 AT 3007 CASS AVENUE, SALIX, IOWA. SUMMARY: The Woodbury County Board of Adjustment will hold the public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Tracy C. Kamradt and Jason M. Kamradt. The application pertains to their parcel numbered 864712300007, which consists of 5.81 acres and is situated at 3007 Cass Avenue in Salix, Iowa 51052. The applicants seek approval to construct an accessory building/structure, specifically a shed measuring approximately 40' x 30' x 12'4" with possible adjustments to dimensions during and throughout the review process, on their property located in the Agricultural Estates (AE) Zoning District. To do so, they request relief from two provisions of the Woodbury County Zoning Ordinance. First, they seek a variance from Section 4.12.3 concerning accessory buildings, which prohibits such structures from being located closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback, whichever is shorter. Second, they request a reduction of the front yard setback mandated by Section 3.04 for the AE Zoning District, which requires a minimum of 75 Feet from the front right-of-way line or lot line. The applicants propose placing the shed closer to the front lot line than the existing principal dwelling and establishing a front yard setback of 20 Feet or less. A substantial portion of the property falls within the Special Flood Hazard Area designated as Flood Zone AE, which significantly constrains the available buildable area. The property is located in Lakeport Township, Township 86 North Range 47 West, Section 12, in the southeast quarter of the southwest quarter, encompassing portions of Government Lot 1 and Lot A of Sand Hill Lake. It lies east of Interstate 29 and west of Cass Avenue, approximately two miles south of Salix and three miles north of Sloan. The owners and applicants are Tracy C. Kamradt and Jason M. Kamradt, 3007 Cass Avenue, Salix, Iowa 51052.</p>
	<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM SHAUGHN M. BENSON AND SHAWNA M. BENSON FOR AN ACCESSORY BUILDING/MACHINE SHED TO BE BUILT CLOSER TO THE FRONT LOT LINE (RIGHT-OF WAY LINE) WITH REDUCED FRONT YARD SETBACK AND IN FRONT OF THE PRINCIPAL STRUCTURE (HOUSE) IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT ON PARCEL #894313300001 AT 1248 LENOX AVE., PIERSON, IOWA 51048. SUMMARY: The Woodbury County Board of Adjustment will hold this public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Shaughn M. Benson and Shawna M. Benson. The application pertains to their parcel numbered 894313300001, consisting of 11.85 acres at 1248 Lenox Ave., Pierson, Iowa 51048. The applicants seek to construct an accessory building/machine shed measuring 40' x 80' x 28' total height (subject to possible adjustments during review) on property in the Agricultural Preservation (AP) Zoning District. They request relief from: (1) Section 4.12.3 of the Woodbury County Zoning Ordinance, prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback (whichever is shorter); and (2) Section 3.04, requiring a 100-foot front yard setback in the AP Zoning District. The proposal places the shed closer to the front lot line than the house and at a setback of 50 feet or less. Property constraints (rolling hills/elevation changes, north wooded grove, south fruit trees, southeast septic/leach field, existing buildings including home/barn/lower shed/corn crib, and two creeks with low/flood-prone areas) limit placement options. The property lies in Rutland Township, T89N R43W, including the SW ¼ of the SW ¼ and NW ¼ of the SW ¼. Owners/applicants: Shaughn M. Benson and Shawna M. Benson, 1248 Lenox Ave., Pierson, Iowa 51048.</p>
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN (ACTION ITEM)

PACKET CONTENTS

<p>PREVIOUS MEETING MINUTES – DRAFT</p>	4
<p>PUBLIC HEARING (ACTION ITEM): 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, LOCATED AT OR NEAR 2257 PORT NEAL ROAD, SERGEANT BLUFF, IOWA 51054.</p>	8
<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM ROBERT SWEATT ON BEHALF OF THE PROPERTY OWNERS, ROBERT SWEATT AND DEBORAH SWEATT WHO SEEK RELIEF TO MEASURE THE FRONT YARD SETBACK FROM THE FRONT LOT LINE (RIGHT-OF-WAY LINE) ALONG 250TH STREET ON A LEGAL NONCONFORMING LOT INSTEAD OF THE REQUIREMENTS OF A FLAG LOT FOR THE PURPOSES OF BUILDING A SINGLE-FAMILY DWELLING (HOUSE) AND ACCESSORY BUILDING ON PARCEL #874617300004 AT 1911 250TH ST., SALIX, IOWA 51052.</p>	65
<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM TRACY C. KAMRADT AND JASON M. KAMRADT FOR AN ACCESSORY BUILDING (SHED) TO BE BUILT CLOSER TO THE FRONT LOT LINE (RIGHT-OF WAY LINE) AND IN FRONT OF THE PRINCIPAL STRUCTURE (HOUSE) IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #864712300007 AT 3007 CASS AVENUE, SALIX, IOWA.</p>	94
<p>PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM SHAUGHN M. BENSON AND SHAWNA M. BENSON FOR AN ACCESSORY BUILDING/MACHINE SHED TO BE BUILT CLOSER TO THE FRONT LOT LINE (RIGHT-OF WAY LINE) WITH REDUCED FRONT YARD SETBACK AND IN FRONT OF THE PRINCIPAL STRUCTURE (HOUSE) IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT ON PARCEL #894313300001 AT 1248 LENOX AVE., PIERSON, IOWA 51048.</p>	124

Minutes - Woodbury County Board of Adjustment – March 2, 2026

The Board of Adjustment meeting convened on the 2nd of March 2026 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

Meeting Audio:

For specific content of this meeting, refer to the recorded video on the Woodbury County Board of Adjustment "Committee Page" on the Woodbury County website:

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/board_of_adjustment/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=ve-hqIMAEr0>

BA Members Present: Daniel Hair, Pam Clark, Larry Fillipi, Tom Thiesen, Doyle Turner (via Phone)

BA Members Absent: None

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Darloe Janssen, Corey Parry, Sierra Parry, Jon Wahlberg, Patrick Weaver, Terri Weaver, Scott Watts

1. Call to Order & Roll Call

- **Time:** 5:01 PM
- **Action:** Chair Daniel Hair called the meeting to order and conducted roll call.
- **Details:** The meeting was audio-recorded, and minutes were to be prepared. Attendees were requested to silence cell phones or set them to vibrate and complete the attendance sheet. Chair Hair reviewed the board's procedures for the meeting, including handling housekeeping items, public hearings, staff reports, applicant presentations, public comments, board deliberations, motions, votes, and appeals (within 30 days to a court of record). He emphasized respectfulness, avoidance of repetitious or irrelevant comments, and the need to disclose any ex parte communications prior to deliberations. No ex parte communications were reported.

2. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for public comments on non-agenda items.
- **Outcome:** No public comments were received (including via telephone).

3. Approval of Previous Meeting Minutes

- **Agenda Item:** Approval of the minutes from the February 2, 2026 meeting.
- **Action:**
 - o **Motion:** Pam Clark moved to approve the minutes from the February 2, 2026 meeting.
 - o **Second:** Tom Thiesen seconded the motion.
 - o **Discussion:** No further discussion was held.
 - o **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The minutes were approved as presented.

4. Public Hearing (Action Item): Consideration of a Conditional Use Permit Application from the City of Merville for a Water System Improvement Project, Including Construction of a Water Treatment Plant, a 400,000-Gallon Water Storage Tower Approximately 70 Feet Above Grade (and Subject to Changes Throughout the Review Process), and Two New Wells on Parcel #894432400024.

- **Public Hearing Opened:** Chair Hair opened the public hearing.
- **Summary (from Agenda and Packet):** The conditional use permit application, filed by Carleigh Noel, Development Services Coordinator, on behalf of the City of Merville, seeks approval for a public use on city-owned property to support a water system improvement project, including construction of a water treatment plant, a water storage tower of approximately 400,000 gallons and subject to changes with an approximate height of 70 feet above grade and subject to changes throughout the review process, and two new wells. The affected property consists of Lots 3, 4, 5, and 6 in Merville Heights Addition, an addition to Woodbury County, Iowa, identified as the combined Parcel #894432400024. The approximately 8-acre property is

located in the Agricultural Estates (AE) Zoning District in Arlington Township (T89N R44W), Section 32, and lies about 1,500 feet south of the City of Merville, on the north side of 160th Street, south of Highway 20, and west of Humboldt Avenue. The owner and applicant is the City of Merville, located at 21 Main Street, P.O. Box 420, Merville, IA 51039, with contact information for Carleigh Noel at 1725 Storm Lake Avenue North, Storm Lake, IA 50588.

- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application, noting the property's zoning lot combination into an 8-acre parcel. He referenced the Woodbury County Zoning Commission's recommendation from their February 23, 2026 meeting (pages 8-9 of the packet), signed by Chair Chris Zellmer Zant, emphasizing that the applicant must obtain all necessary federal, state, and local permits prior to construction (including but not limited to grading and right-of-way permits from Woodbury County, if applicable); recommending security fencing as shown on the site plan and maintained for the life of the facility; and suggesting a setback disclaimer regarding the platted 100-foot setbacks from 2004 versus the current AE District 75-foot setbacks. Priestley noted the Zoning Commission meeting had limited public attendance, with Amanda Goodenow of ISG presenting on behalf of the city. No written comments were received prior to the hearing.
- **Applicant Presentation:** Amanda Goodenow (via telephone), representing the City of Merville. Goodenow explained the project involves installing two new wells in the Dakota Aquifer (approximately 300 feet deep), a water tower, and a water treatment plant to replace existing facilities within city limits. The site was selected for its elevation (reducing tower height for cost savings) and good water quality. She addressed the setback issue, noting written permission from the majority lot owner to use the 75-foot setback instead of the platted 100 feet, as the 200-foot chemical setback circles (required by Iowa Code for no-spray zones) fit perfectly within the site at 75 feet; a 100-foot setback would encroach on adjacent farmland, requiring a no-spray agreement. She confirmed test wells were conducted a year and a half ago, and the Iowa DNR construction permit is pending, with extensive test pumping to monitor surrounding wells within 1-2 miles.
- **Board Questions and Discussion During Presentation:** Board members sought clarification on the distance to nearby structures (approximately 400 feet to the east lot), aquifer details (Dakota Aquifer is confined, fed by long-term percolation, not affected by drought), and DNR oversight (construction permit allows drilling, but water use permit requires no impact on surrounding wells; worst-case could require deeper aquifer). Doyle Turner commented on Dakota Sandstone yields, noting no anticipated water shortages.

Public Comments: Darloe Janssen, 4620 Grant St., Sioux City, IA 51108, expressed concerns about well depth, potential impact on surrounding wells (including his property east of the site and a neighbor's feedlots across the road), lack of notification for the neighbor, and drought effects on local water levels; his well is 208 feet deep in the Sand and Gravel aquifer. Jon Wahlberg (via telephone), 2758 160th St., Merville, IA, claimed first rights to the aquifer (his 100-foot well since 1973-1976), questioned the 200-foot spray setback (confirmed as fully on city property), and noted his well is in the Sand and Gravel aquifer. Goodenow responded that impacts are unlikely due to different aquifers, but DNR will monitor and deny permits if concerns arise; notifications may occur during DNR processing.
- **Public Hearing Closed:**
 - **Motion:** Larry Fillipi
 - moved to close the public hearing.
 - **Second:** Pam Clark seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted "Aye").
 - **Outcome:** The public hearing was closed.
- **Board Deliberation:** The board found the project aligns with county regulations, with water concerns under DNR jurisdiction. Priestley noted multi-tier permitting (e.g., floodplain development for water mains) and recommended incorporating Zoning Commission conditions. The board received water main plans into the record (motion by Pam Clark, second by Larry Fillipi, unanimous "Aye"). (The plans are on file with the Planning and Zoning Office)
- **Decision:**
 - **Motion:** Pam Clark moved to approve the conditional use permit application with the following conditions: The applicant must obtain all other necessary federal, state, and local permits prior to construction, including but not limited to grading and right-of-way permits from Woodbury County, if applicable, and provide copies to the Woodbury County Planning and Zoning Office; the security fencing shown on the site plan shall be installed and maintained for the life of the facility; include

the reference disclaimer within any resolution regarding the zoning ordinance setback requirements and make expectations clear to the City of Merville with a letter of explanation and resolution.

-
- **Second:** Tom Thiesen seconded the motion.
- **Discussion:** No further discussion was held. Priestley noted a resolution would be prepared administratively, with a letter from the chair clarifying expectations.
- **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The conditional use permit was approved as requested with conditions. The resolution will be prepared administratively.

5. Public Hearing (Action Item): Consideration of a Variance Application from Corey and Sierra Parry Who Seek Relief from Section 4.12.2 of the Woodbury County Zoning Ordinance, Which Prohibits Construction of an Accessory Building Until Construction of the Principal Building Has Commenced on Parcel #894420476011. The Property Address is 1370 Highway 140, Merville, IA 51039.

- **Public Hearing Opened:** Chair Hair opened the public hearing.
- **Summary (from Agenda and Packet):** The variance application, filed by Corey and Sierra Parry, seeks approval to construct an approximately 50' x 80' shed (subject to potential changes) before completing their principal structure, a single-family dwelling, on their property located at Lot Eleven (11), Block Two (2) 'Wood River Development, Woodbury County, Iowa' Parcel #894420476011, consisting of 2.49 acres in the Agricultural Estates (AE) Zoning District in Arlington Township (T89N R44W), Section 20, Northeast Quarter of the Southeast Quarter, situated more than 0.5 miles north of Merville just south of where Humboldt Avenue meets Highway 140, on the southeast side of Highway 140 and the west side of Humboldt Avenue. Although foundations for both the house and shed would begin at the same time, the applicants intend to prioritize and finish the shed first, seeking relief from Section 4.12.2 of the Woodbury County Zoning Ordinance (page 45), which prohibits construction of an accessory building until construction of the principal building has commenced. The owners and applicants are Corey and Sierra Parry, residing at 731 Florence Avenue, Sioux City, IA 51109. No written comments were received.
- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application, noting the core issue is sequencing construction due to practical difficulties. He referenced the variance questionnaire (page 47 of the packet) and past precedents for similar requests. Staff views the application as having merit under the practical difficulty standard from recent Iowa Code amendments. Priestley noted driveway access concerns with the Iowa DOT are for building permit stage, not the variance.
- **Applicant Presentation:** Corey Parry, 731 Florence Avenue, Sioux City, IA 51109 (Applicant). Parry explained that septic, plumbing, electrical rough-in, and slab foundations for both structures would commence simultaneously; they would then prioritize framing and enclosing the shed (estimated 3 months or less) to store materials, tools, and allow on-site living in a camper (plugged in via outlet, with a basic bathroom in the shed). Focus would shift to the house immediately after, with framing by applicants and other work by contractors. The entire project is anticipated within 1 year, aligned with construction loan requirements, starting ideally by May 1, 2026. He confirmed structures meet or exceed subdivision covenants and AE setbacks (house at 100 feet from highway, shed behind). Driveway uses existing access; DOT permit for residential change is in process, potentially requiring new culvert.
- **Board Questions and Discussion During Presentation:** Board members clarified timeline (shed 3 months max, total project 1 year; materials for shed first, but house materials soon after for shared equipment rental), good faith assurances (precedent for timelines; discussion on 1-2 years for flexibility with Mother Nature/contractors), and positioning (house closer to highway, both within buildable area per survey). Priestley noted building permits require 180 days to commence and 1 year to complete (renewable), with staff monitoring; variance focuses on sequencing, not driveway.
- **Public Comments:** No in-person or telephonic public comments were received.
- **Public Hearing Closed:**
 - **Motion:** Tom Thiesen moved to close the public hearing.
 - **Second:** Pam Clark seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted "Aye").
 - **Outcome:** The public hearing was closed.
- **Board Deliberation:** The board found the request aligns with precedents, citing practical difficulties in sequencing for on-site efficiency. A 2-year timeline for house completion was deemed reasonable for flexibility, with staff monitoring via permits and updates.
- **Decision:**

- **Motion:** Larry Fillipi moved to approve the variance request submitted by Corey and Sierra Parry for the property located at Parcel #894420476011, Lot 11 Wood River Development in Section 20, Township 89N Range 44W Arlington Township zoned Agricultural Estates (AE) to allow construction and completion of an approximately (subject to change) 50' x 80' accessory building (shed) prior to completion of the principal structure (single-family dwelling) as a waiver from the requirements of Section 4.12.2 of the Woodbury County Zoning Ordinance. The approval is subject to the following conditions: The principal dwelling (house) shall be completed within two years from the date of this approval; the shed shall comply with all applicable setbacks, dimensional standards, and building permit requirements in the AE Zoning District.
- **Second:** Tom Thiesen seconded the motion.
- **Discussion:** No further discussion was held. Priestley noted post-approval paperwork would take a few days, including coordination with the chair for signature, after which building permits could proceed. Vote: Unanimous approval (all present voted "Aye").
- **Outcome:** The variance was approved as requested with conditions. The resolution will be prepared administratively.

6. Public Comment on Matters Not on the Agenda

- **Action:** Chair Hair opened the floor for additional public comments.
- **Outcome:** No comments were received.

7. Staff Update

- **Presenter:** Dan Priestley, Zoning Coordinator.
- **Details:** Priestley updated the board on recent Iowa legislation requiring training on public meetings and information laws for elected and appointed officials. He had prepared an internal course but initially learned counties cannot self-train; however, after seeing Linn and Scott Counties reinstated as providers, he submitted an application for approval as a trainer. Pending approval (optimistic), he plans to hold a 1.5-hour session, possibly replacing Iowa State training this year. Current members are grandfathered, but training is still recommended. Upcoming meetings may include more items as spring/summer approaches. No action was taken.

8. Board Member Comment or Inquiry

- **Details:** No comments or inquiries were received.

9. Adjournment

- **Action:**
 - **Motion:** Pam Clark moved to adjourn the meeting.
 - **Second:** Larry Fillipi seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The meeting was adjourned at approximately 6:09 PM.

10. Appendix

- **Received materials:** On file with the Woodbury County Planning and Zoning Office.

Woodbury County Planning and Zoning

Conditional Use Permit Application

Application Details

Date: February 18, 2026

Applicant Information

Peterson Contractors, Inc.
PO Box A
Reinbeck, IA 50669

Owner Information

Kimmel Family Farms LLC
Kent W. Ivener Living Trust
Maxys Family Farm LLC
111 Doral Ln
Dakota Dunes, SD 57049

Property Information

Address: No address. Approximately 2257 Port Neal Road
City: Sergeant Bluff
State: Iowa
Zip: 54054
Parcel Number(s): 874707200001 and 874707200002
Township and Range: T87N R47W (Liberty)
Section: 7
Total Acres: 60.22
Current Use: Agriculture
Proposed Use: Temporary Borrow Source
Current Zoning: General Industrial (GI)

Pre-application Meeting

Date: February 9, 2026
Staff present: Dan Priestley

Zoning Commission Review

March 23, 2026. Recommendation letter and draft minutes contained within this report.

Purpose of Conditional Use Permit Application

The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application 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.

Requirements for Conditional Uses

Standards

In order to grant a conditional use, the Board of Adjustment must determine that:

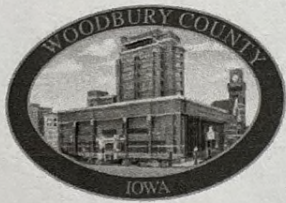
- The conditional use requested is authorized as a conditional use in the zoning district within which the property is located, and any specific conditions or standards described as part of that authorization have been or will be satisfied.
- The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives, and standards of the general plan.
- The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, or other factors affecting public health, safety, and general welfare.
- The proposed use and development will be located, designed, constructed, and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development, and improvement of surrounding property.
- Essential public facilities and services will adequately serve the proposed use or development.
- The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic, or historic features of the subject property or adjacent properties.

Other Considerations

In its review of conditional use requests, the Board of Adjustment shall consider whether, and to what extent:

- The proposed use or development, at the particular location, is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community.
- All possible efforts—including building and site design, landscaping, and screening—have been undertaken to minimize any adverse effects of the proposed use or development.

Planning and Zoning Commission Recommendation



WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Adjustment
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Zoning Commission Recommendation: Conditional Use Permit – Temporary Borrow Pit (Peterson Contractors, Inc.) – Parcels 874707200001 & 874707200002

Dear Board of Adjustment:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the conditional use permit application submitted by Peterson Contractors, Inc. to operate a temporary borrow pit for earth materials to supply approximately 400,000 cubic yards of material for the I-29 / 235th Street (Southbridge) Interchange Project. The property, owned by Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC, is located at approximately 2257 Port Neal Road, Sergeant Bluff, IA 51054 (no formal address assigned), on Parcels 874707200001 and 874707200002, totaling approximately 60.22 acres. The site is situated in the General Industrial (GI) Zoning District within T87N R47W (Liberty Township), Section 7, in the Northeast Quarter (NE ¼), west of Port Neal Road and north of 235th Street. The proposed project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The review occurred at the regular meeting of the Woodbury County Zoning Commission on March 23, 2026.

Following the review, the Zoning Commission voted 5-0 to recommend approval of the application. The recommendation includes the following conditions for consideration:

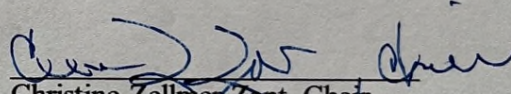
Recommended Conditions of Approval The Conditional Use Permit should be subject to the following conditions:

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.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 24 day of March, 2026.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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=clpNtdcjyQ>

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.

Staff Recommendation

Contingent upon further information that may be received/obtained from the public at the upcoming Board of Adjustment public hearing on April 6, 2026, staff recommends **APPROVAL** of the Conditional Use Permit, subject to the conditions listed below and in concert with the Zoning Commission's recommendation.

Basis for Recommendation The application meets can meet the review standards set forth in Section 2.02-9 of the Woodbury County Zoning Ordinance. Staff has evaluated the proposal against the required findings and other considerations as follows:

1. **Authorized Conditional Use** Borrow/excavation pits are authorized as a conditional use in the GI – General Industrial District (Land Use Summary Table). The applicant has provided a Grading Plan, Storm Water Pollution Prevention Plan (SWPPP), NPDES General Permit No. 2 coverage, and archaeological clearance from the University of Iowa Office of the State Archaeologist. All specific standards referenced in the authorization can be satisfied.
2. **Harmony with Ordinance Purpose and Comprehensive Plan** The temporary borrow operation directly supports a public infrastructure project (I-29 interchange reconstruction) that promotes safety, reduces congestion, and facilitates economic development—core purposes articulated in Section 1.02 of the Zoning Ordinance. The use is temporary (approximately 18–24 months), located in an industrial-zoned area.
3. **No Substantial or Undue Adverse Effects** With the proposed mitigation measures, the operation can minimally impact adjacent properties, neighborhood character, traffic, utilities, or public welfare. The site is buffered by existing highways and topography; a haul route has been submitted, dust, erosion, and noise controls are referenced in the SWPPP and Grading Plan; and no permanent structures are proposed.
4. **Compatibility with Neighborhood and Orderly Development** The location within the GI Zoning District is acceptable for this type of land use.
5. **Adequate Public Facilities and Services** Access is via approved haul routes on Port Neal Road; no new public utilities are required.
6. **No Unnecessary Adverse Effects on Natural, Scenic, or Historic Features** The site contains no known significant natural or historic features (archaeological clearance obtained). Floodplain mapping has been reviewed; the borrow area avoids flood-prone zones.

Other Considerations

- The borrow source is **necessary and in the public interest** to supply approximately 400,000 cubic yards of embankment material for a critical regional transportation project.
- The applicant has incorporated management practices for dust suppression, erosion control, stormwater management to minimize all adverse effects.

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.

Conclusion. Staff finds that the proposed temporary borrow site can satisfy the conditional-use criteria of the Woodbury County Zoning Ordinance with reasonable conditions. Therefore, staff respectfully recommends **APPROVAL** with conditions.

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Public notification of the Board of Adjustment hearing on the conditional use request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested conditional use.

Decision. Within 35 days after the public hearing, the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested conditional use. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-9. F.

The public hearing is scheduled for Monday, April 6 at 5:00 PM. A follow-up meeting, if necessary, is available on Monday, May 4, 2026 at 5:00 PM

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Jeffrey W. Jackson	4101 Seger Ave.	Sioux City	IA	51106
City of Sioux City Real Estate Department	PO Box 447	Sioux City	IA	51102
City of Sioux City Real Estate Department	405 6th Street	Sioux City	IA	51101
LG Everist Inc.	350 S. Main Ave., Ste. 400	Sioux Falls	SD	57104
Union Pacific RR, Tax Department	1400 Douglas St, STOP 1640	Omaha	NE	68179-1640
Marcia Kay Nance Trust	550 Faifax Ave.	Davie	FL	33325
Leonard D. & Patricia J. Jorgensen Joint Revocable Trust	515 Kingston Circle	Sergeant Bluff	IA	51054
Kimmel Family Farms LLC; Maxys Family Farm LLC; Kent W. Ivener Living Trust	111 Doral Lane	Dakota Dunes	SD	57049
Kimmel Family Farms LLC & Kent W. Ivener; Thomas Kimmel	111 Doral Lane	Dakota Dunes	SD	57049
Lane M. & Lucinda L. Jorgensen	2354 Port Neal Road	Sergeant Bluff	IA	51054
Mark S. Godfredson	2359 Barker Ave.	Sergeant Bluff	IA	51054
Brian & Amiee Krogh	2381 Port Neal Rd.	Sergeant Bluff	IA	51054
Douglas Wood	2224 Banner Ave.	Sergeant Bluff	IA	51054
Better Homes Nursery and Gardens Co, a corp.	3800 Stone Park Blvd.	Sioux City	IA	51104

Total Property Owners: 13

Total Properties: 21

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

CITY OF SIOUX CITY: I do not see any issues with this. – Alvin Lorenzo, Airport Manager, 3/5/26.

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 attached conditional use permit for MEC electric distribution. We have no conflicts; the petitioner should be made aware that we do have facilities adjacent to the location and any requested extension or relocation of distribution facilities is subject to a customer contribution. Let me know if you have any questions or concerns. – Casey Meinen, 3/4/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this application for a conditional use permit from Woodbury County for a temporary borrow pit. NIPCO has no issues with this temporary borrow pit. – Jeff Zettel, 3/10/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: See review memo below.

WOODBURY COUNTY RECORDER: No comments. – Diane Swoboda Peterson, 3/4/26.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comments regarding this application. – Neil Stockfleth, 3/4/26

WOODBURY COUNTY TREASURER: No comments.



Woodbury County Secondary Roads Department

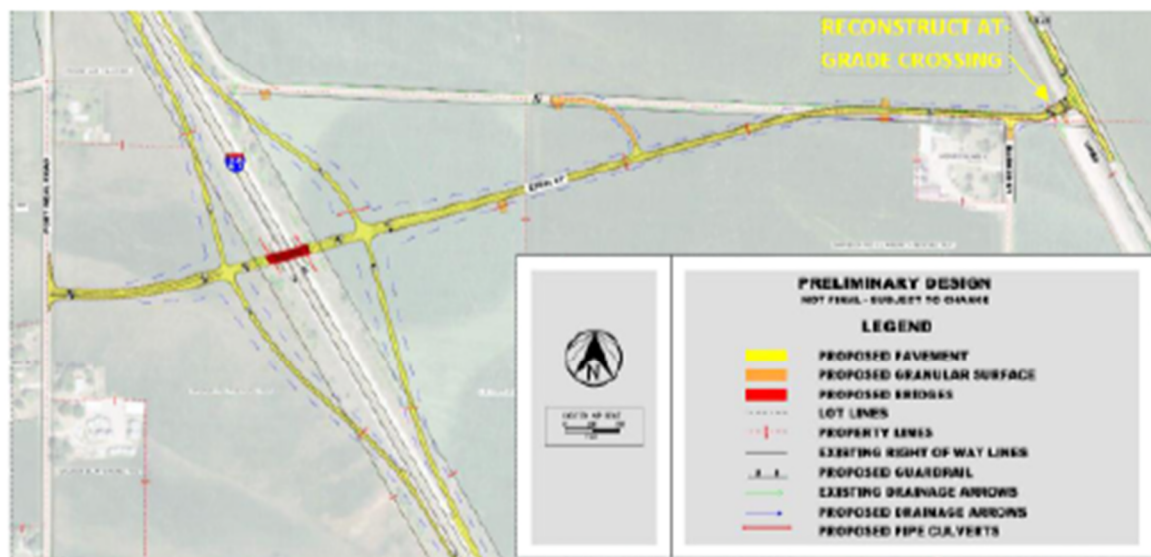
759 E. Frontage Road · Merville, Iowa 51039

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: March 27, 2026
Subject: Peterson Contractors, Inc. – Conditional Use Permit (Borrow Site)

The proposed borrow site will provide material for construction of the I-29 Southbridge Interchange Project, a regional transportation improvement planned by Woodbury County in partnership with the Siouxland Interstate Metropolitan Planning Council, the City of Sioux City, and the City of Sergeant Bluff. This project will improve freight mobility, traffic safety, and interstate access supporting continued development of the [Southbridge Business Park](#) and [Sergeant Bluff Industrial Park](#). The multi-modal connections created by this interchange are illustrated in the referenced Southbridge Business Park [video](#) created over ten years ago.

Utilizing a local borrow source allows the project to obtain necessary construction materials efficiently while reducing hauling distances, truck traffic, and overall project costs. The borrow site is a temporary use associated with construction of this public infrastructure project and will operate in accordance with applicable county and state requirements with continuous inspection by the State. Based on these factors, the proposed borrow site supports a significant public improvement and is consistent with the intent of the Conditional Use Permit standards.



Board of Adjustment Public Hearing Notification

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:

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

PUBLICATION DATES:
Mar. 19, 2026

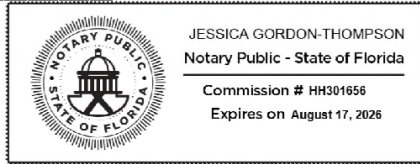
NOTICE ID: elr6rQKnyxdqgg9gUWzi
PUBLISHER ID: COL-IA-502969
NOTICE NAME: BA_4-6-26-1
Publication Fee: \$113.86

Anjana Bhadoriya

(signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: 03/19/2026

J. Thompson

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, April 6, 2026, at 5:00 PM or as soon thereafter as the matters may be considered during the public meeting. Said 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 on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in respect to the matters should appear at the discussed hearings in person or call 712-254-1133 and enter the Conference ID 742 345 1234 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.prestody@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, April 3, 2026.

Item One (1)
The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application 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 applicant requests approval for a temporary borrow site (borrow pit) to extract and supply soil material for the 29 / 25th Street (Southridge) Interchange Project. The applicant has indicated a need for approximately 40,000 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 borrow process and any approval granted by the Board of Adjustment. The affected property consists of Parcels 87470720001 (approximately 36.05 acres) and 87470720002 (approximately 21.27 acres), totaling approximately 57.32 acres, located at or near 2567 Port Neal Road, Sergeant Bluff, Iowa 50541 (no formal address assigned), in the General Industrial (AI) Zoning District, within Liberty Township (T87N R47W), Section 7, Northeast Quarter (NE 1/4). The property is located west of Port Neal Road and north of 239th Street. The property is currently used for agriculture. The project is classified as a borrow pit for earth materials under Section 335.4 of the Woodbury County Zoning Ordinance. The applicant is Peterson Contractors, Inc., PO Box A, Pentlake, IA 50669. The owners are Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Maxys Family Farm LLC, 111 Doran Ln, Dakota Dunes, SD 57046.

Item Two (2)
The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Tracy C. Karnardt and Jason M. Karnardt. The application pertains to their parcel numbered 86471280007, which consists of 5.81 acres and is situated at 3027 Cass Avenue, Galva, Iowa 51022. The applicants seek approval to construct an accessory building/structure, specifically a shed measuring approximately 43 x 30 x 12'4" (subject to possible equipment change to dimensions during and throughout the review process), on their property located in the Agriculture Estates (AE) Zoning District. In addition, they request relief from two provisions of the Woodbury County Zoning Ordinance. First, they seek a variance from Section 4.12 regarding accessory buildings, which prohibits such structures from being located closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback, whichever is shorter. Second, they request a reduction of the front yard setback mandated by Section 3.04 for the AE Zoning District, which requires a minimum of 75 feet from the front right-of-way line to set line. The applicants propose placing the shed

placing the shed closer to the front lot line than the existing principal dwelling and establishing a front yard setback of 20 feet or less. A substantial portion of the property falls within the Special Flood Hazard Area designated as both Flood Zone X (0.2 PCT) and Zone AE, which significantly constrains the available buildable area. The property is located in Lakeport Township (T89N R47W), Section 12, southeast quarter of the southwest quarter (SE ¼ SW ¼), encompassing portions of Government Lot 1 and Lot A of Sand Hill Lake. It lies east of Interstate 29 and west of Cass Avenue, approximately two miles south of Salix and three miles north of Sloan. The owners and applicants are Tracy C. Kamradt and Jason M. Kamradt, 3007 Cass Avenue, Salix, Iowa 51052.

Item Three (3)

The Woodbury County Board of Adjustment will hold a public hearing under Section 395 of the Code of Iowa to consider a variance application submitted by the property owners, Shaughn M. Benson and Shawna M. Benson. The application pertains to their parcel numbered 89431330001, consisting of 11.85 acres at 1248 Lenox Ave., Pierson, Iowa 51048. The applicants seek to construct an accessory building/machine shed measuring 40' x 80' x 28' total height (subject to possible adjustments/changes to dimensions during and throughout the review process) on property in the Agricultural Preservation (AP) Zoning District. They request relief from: (1) Section 4.12.3 of the Woodbury County Zoning Ordinance, prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback (whichever is shorter); and (2) Section 3.04, requiring a 100-foot front yard setback in the AP Zoning District. The proposal places the shed closer to the front lot line than the house and at a setback of 50 feet or less. Property constraints (rolling hills/elevation changes, wooded grove, fruit trees, septicleach field, existing buildings, and creeks) limit placement options. The property lies in Rutland Township (T89N R43W), Section 13, southwest quarter of the southwest quarter (SW ¼ SW ¼) and northwest quarter of the southwest quarter (NW ¼ SW ¼). Owners/applicants: Shaughn M. Benson and Shawna M. Benson, 1248 Lenox Ave., Pierson, Iowa 51048.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyiowa.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyiowa.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email dpnestley@woodburycountyiowa.gov.
OOL-IA-502969

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:
 Mar. 21, 2026

NOTICE ID: QeVsCxK3bqakwk9o0NYK
PUBLISHER ID: COL-IA-502984
NOTICE NAME: BA_4-6-26-2
Publication Fee: \$91.36

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 03/23/2026



Notary Public
 Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING(S) BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT


The Woodbury County Board of Adjustment will hold public hearing(s) on the following item(s), hereafter described in detail, on Monday, April 6, 2026, at 6:00 PM or as soon thereafter as the matter(s) may be considered during the public hearing. Said hearing(s) will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item(s) may now be examined at the office of the Woodbury County Community and Economic Development or the 6th Floor of the courthouse by any interested person. All persons who wish to be heard in regard to the matter(s) should appear at the aforesaid hearing(s) in person or call 712-654-1133 and enter the Conference ID: 742 346 1284 during the meeting to listen or comment. However, if 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 Proctor at dproctor@woodburycountyia.gov. Only signed comments will be so considered and should be received no later than 10:00 AM on Friday, April 3, 2026.

Item One (1)

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to their parcel numbered S1481730004, consisting of approximately 1.18 acres (including right-of-way) at 1911 250th St., Salix, Iowa 51062, located in Orange Township, T87N R46W, Section 17, in the SW 1/4 of the SW 1/4, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner lot and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.03.3 of the Woodbury County Zoning Ordinance, which states that for flat lots the required front yard shall be measured from the point back from the street to line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 220 feet required under Section 3.04, Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. However, the lot is considered a Legal Nonconforming Lot of Record under Section 4.02.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Salix Avenue right-of-way) to facilitate the proposed construction. Property constants limiting placement options include the parcel size, the corner lot location and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting building area, elevations, and development standards). Applicant/Owner: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51062.

The other items that were previously published for this meeting include:

The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa to consider: (1) a conditional use permit for a temporary borrow pit near 2257 Port Neal Road, Sergeant Bluff (Parcel: 87470730001 and 87470730002, General Industrial Zoning District), requested by Peterson Contractors, Inc. for Kimmel Family Farms LLC, Karl W. Isene Living Trust, and Maxys Family Farm LLC to supply ~400,000 cubic yards of soil for the I-25 / 250th Street Interchange Project from Spring 2026 to Fall 2027, per Section 3.03.4 of the Zoning Ordinance (details subject to modification); (2) a variance for Tracy O. and Jacor M. Kamradt at 3007 Cast Avenue, Salix (Parcel



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

864712300007, Agricultural Estates Zoning District) to place a 40' x 30' shed closer to the front lot line than the dwelling with a 20-foot front setback, seeking relief from Section 4.12.3 (accessory building placement) and Section 3.04 (75-foot minimum setback), due to flood zones X (0.2% annual chance) and AE limiting buildable area, and (3) a variance for Shaughn M. and Shawna M. Benson at 1246 Lenox Ave., Person (Parcel 89431330001, Agricultural Preservation Zoning District) to build a 40' x 80' machine shed closer to the front lot line than the dwelling with a ≤50-foot setback, requesting relief from Section 4.12.3 and Section 3.04 (100-foot minimum setback), due to rolling terrain, woods, trees, septic systems, buildings, and flood-prone areas. All applications and dimensions remain subject to possible modifications during review.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyiowa.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyiowa.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email conestey@woodburycountyiowa.gov.
OCL-IA-502864

Supporting Documentation

Letter of Application Submission

PETERSON CONTRACTORS, INC.

ADDRESS REPLY TO:
104 BLACKHAWK STREET
P.O. BOX A
REINBECK, IOWA 50669

HEAVY & HIGHWAY CONTRACTORS



PHONE: (319) 345-2713

FAX: (319) 345-2991

February 19, 2026

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

Re: Woodbury County Parcels 767775 & 767760
Conditional Use Permit Application

Mr. Priestly,

Attached is our Conditional Use Permit application, plans, and required materials for the above property.

Included you will find:

- CUP Application for Proposed Borrow
- Proposed grading plan
- Proposed haul routes
- Storm Water Pollution Prevention plan
- Beacon Property Information
- Radius Search Results
- Office of State Archaeologist site search clearance letter for the subject property

We trust this meets your satisfaction based on our review meeting and our review of the ordinances. We will gladly provide you with any further information you require.

Please contact me any time if you have questions or concerns.

Sincerely,

Jaime Thomas
Senior Project Manager
Peterson Contractors, Inc,
Mobile – 319-415-5210
Email – ~~XXXXXXXXXX@petersoncontractors.com~~

Conditional Use Permit Application



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

RECEIVED
Zoning Ordinance
Section 2.02(9)

FEB 25 2026 Page 6 of 6

CONDITIONAL USE PERMIT APPLICATION

WOODBURY COUNTY
PLANNING & ZONING

Owner Information: Kimmel Family Farms LLC, Ivener Kent W Living Trust, Maxys Family Farm Owner _____ Address <u>111 Doral Ln</u> <u>Dakota Dunes, SD 57049</u> Phone <u>712-251-9967</u>	Applicant Information: Applicant <u>Peterson Contractors, Inc.</u> Address <u>PO Box A</u> <u>Reinbeck, IA 50669</u> Phone <u>319-345-2713</u>
---	---

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to:

Property Information:

Property Address or Address Range Approximately 2257 Port Neal Rd, Sergeant Bluff

Quarter/Quarter NE 1/4 Sec 7 Twnshp/Range T-87N/R47W

Parcel ID # 767775 & 767760 GIS # 87470720001&87470720002 Total Acres 60.22

Current Use AGRICULTURE Proposed Use TEMPORARY BORROW SOURCE

Current Zoning GI

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date 2-9-26 Staff present DANIEL PRIESTLY

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.

This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. **KIMMEL FAMILY FARMS LLC**

Owner <u><i>[Signature]</i></u>	Applicant <u><i>[Signature]</i></u>
Date <u>2-11-26</u>	Date <u>2-11-26</u>

Fee: \$300* Case #: 7142

Check #: 2216

Receipt #: _____

Date Received

IVENER KENT W LIVING TRUST

Owner *[Signature]*

Date 2/11/26

MAXYS FAMILY FARM, LLC

Owner *[Signature]*

Date 2/11/26

PER SECTION 2.02(9)(C)(2 (d) PROVIDE A SPECIFIC DESCRIPTION OF THE PROPOSED CONDITIONAL USE: (Tab at the end of each line to continue)

This site will be a temporary borrow source for the I-29 / 235th Street (Southbridge) Interchange project.

This project will Start in Spring of 2026 and end in the late fall of 2027. With the bulk of the material being hauled in the summer of 2026

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS, WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OR IMPROVEMENT . PROVIDE BY ATTACHMENT.

PER SECTION 2.02(9) (C)(2)(e) PROVIDE A STATEMENT IN RESPONSE TO EACH OF SIX BELOW CRITEREA AND STANDARDS FOR APPROVAL OF CONDITIONAL USES AS LISTED IN SECTION 2.02(9)F OF THE ORDINANCES. (Tab at the end of each line to continue)

- (a) Provide a statement to why you feel the conditional use requested is authorized as a conditional use in the zoning district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied.

Temporary borrow sources are considered conditional use according to the ordinances. Grading, erosion, and sedimentation control will comply with all applicable local and state regulations. The property is zoned for General Industrial. As such, its our understanding that Heavy Construction services and borrow pits for earth materials are acceptable. This site is currently used for agriculture and the site will return to agricultural use at the completion of the project.

- (b) Provide a statement to why the proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan. (Tab at the end of each line to continue)

The property is located on a hard surfaced road with an entrance already in place with excellent access to local and state highways. This property is located in the center of what will already need to be used for haul routes for the project. As such, no additional haul routes will need to be added for this borrow in addition to what what would already be needed for the project.

The proposed property is currently used as, and will be returned to agriculture use at the end of the project.

- (c) Provide a statement to why the proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare. (Tab at the end of each line to continue)

The borrow source has been designed so that there will be no adverse affects to adjacent property. The borrow source is designed so that all storm water will be contained on site. We also have developed a SWPPP and will monitor the site to insure no adjacent properties will be affected.

Additionally the borrow is designed to stay at least 80 feet from adjacent properties at the closest point. With the majority of the disturbed area being substantially further away from adjacent properties to help ensure no other properties area affected.

- (d) Provide a statement to why the proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property. (Tab at the end of each line to continue)

The property owners and the contractor are committed to not adversely affecting neighboring properties. Securing a borrow source along what will already need to be used as a haul route will ensure that there will not be further interference with the orderly use of the surrounding properties and infrastructure. The property will be returned to agriculture as it is currently being used and will stay consistent and compatible with the neighborhood. The overall project will be an improvement and a benefit to the neighborhood by providing additional access to the neighborhood via I-29.

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

Public facilities and services will generally not be needed by the contractor for the borrow area.

We will provide portable bathrooms at the site for our use.

The proposed borrow is located away from anywhere that it would affect essential public facilities and services from being served at the property or neighboring properties.

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

No known significant scenic or historical features are present at the property or adjacent properties to our knowledge.

We have had the Office of the State Archaeologist (OSA) review the property and they found no cultural resources suspected to be at the property and require no additional testing at the site.

Additionally there has been substantial grading completed previously at the property and no significant or historic features were found.

RECEIVED

GRADING PERMIT APPLICATION
WOODBURY COUNTY PLANNING & ZONING
6TH FLOOR COURT HOUSE
620 DOUGLAS STREET
SIOUX CITY, IOWA 51102

FEB 25 2026

WOODBURY COUNTY
PLANNING & ZONING

Applicant's Information: Property Owners: Kimmel Family Farms LLC,
Property Owner(s) Name: Ivener Kent W Living Trust,
Maxys Family Farm

Mailing Address: 111 Doral Ln, Dakota Dunes, SD 57049

Phone No. [REDACTED] E-mail Address: [REDACTED]

Grading Contractor's Information:

Property Owner(s) name: Grading Contractor/Applicant: Peterson Contractors, Inc.

Mailing Address: PO Box A. Reinbeck, IA 50669

Phone No. [REDACTED] E-mail Address: [REDACTED]

Property and location Information:

Property Address: Approximately 2257 Port Neal Rd, Sergeant Bluff

GIS Parcel Number: 87470720001& Quarter: NE 1/4 Section 7 Township T-87N/R47W
874707200002

Purpose for Grading Permit Application:

TEMPORARY BORROW SOURCE for I-29/235th St. Interchange

Will Earthen Material be removed from the parcel? Yes No No. of Cubic Yards 400,000

Will Earthen Material be brought to the parcel? Yes No No. of Cubic Yards

Anticipated Start Date of Grading: 4-6-26 Anticipated End Date of Grading: 12-1-27 or sooner

Any Other Information:

Kimmel Family Farms LLC *Thomas Kimmel* Ivener Kent W Living Trust *Kent Ivener*

Maxys Family Farm *Boof Maxys* *Boof Maxys*
PROPERTY OWNER(S) SIGNATURE CONTRACTOR'S SIGNATURE

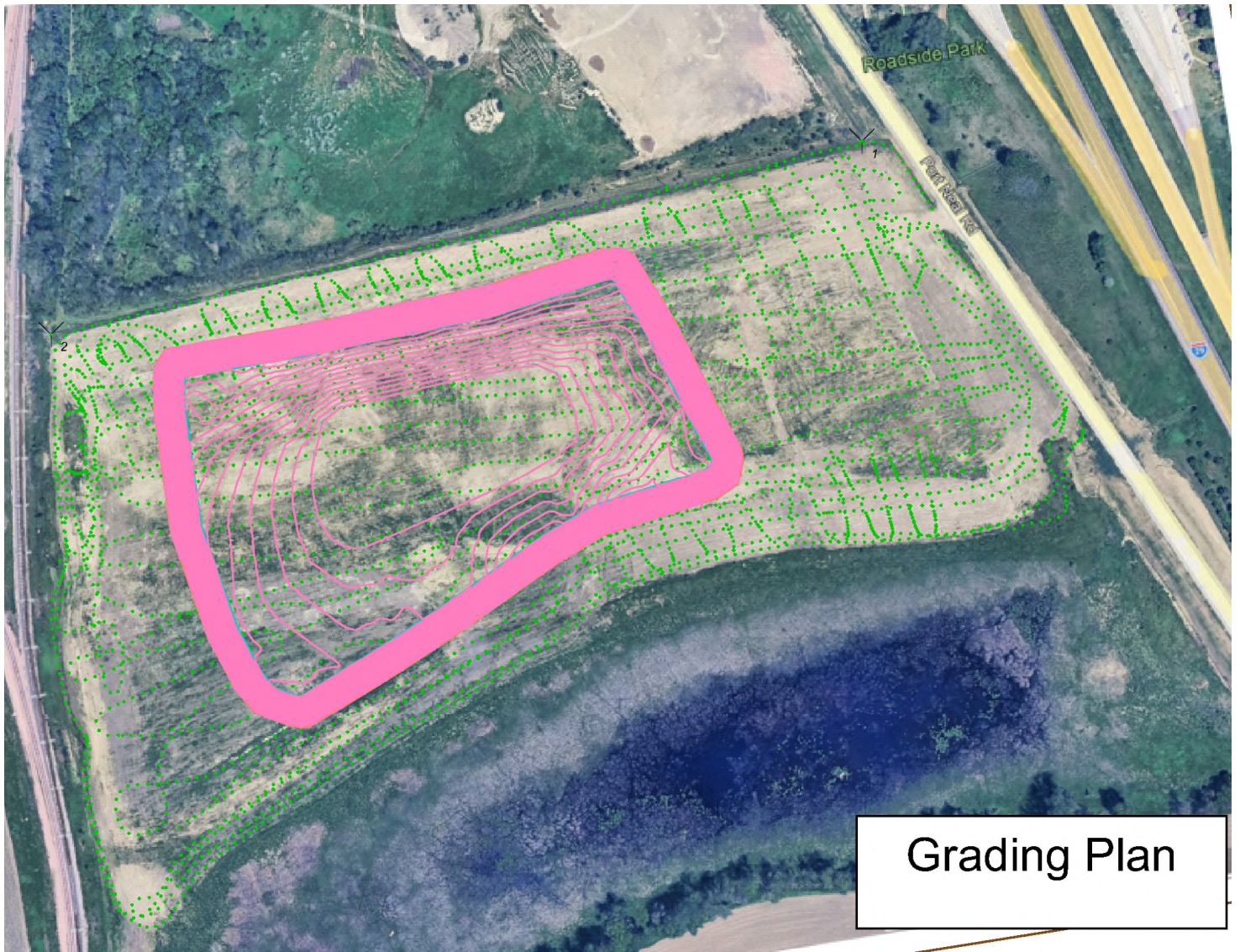
APPROVED: _____ DATE: _____
PLANNING AND ZONING DIRECTOR

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THIS PERMIT BECOMES NULL AND VOID IF GRADING HAS NOT COMMENCED WITHIN 120 DAYS. THE PERMIT EXPIRES TWELVE (12) MONTHS FROM ISSUANCE AND MUST BE RENEWED IF GRADING IS TO CONTINUE.

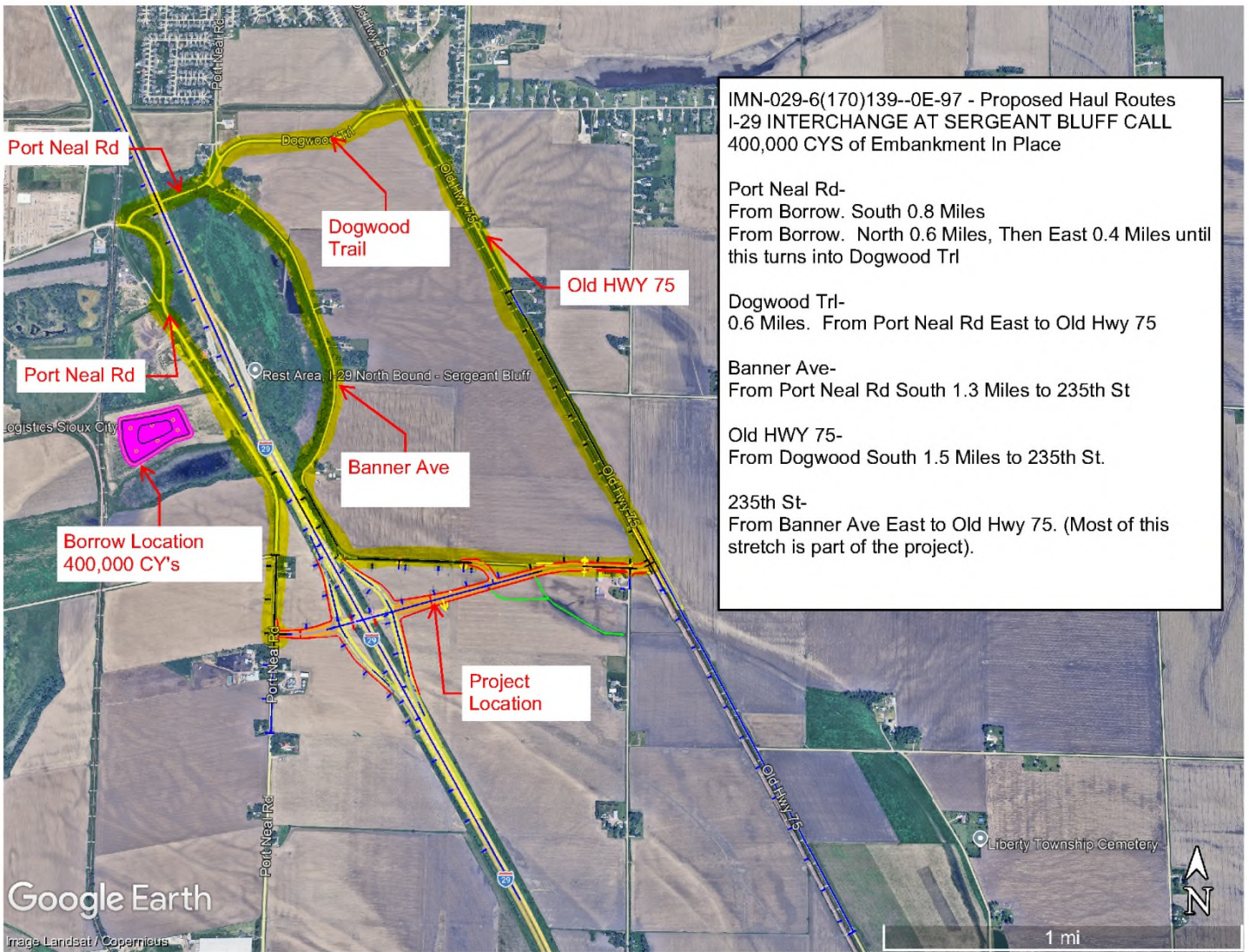
Below -Office Use Only:

Application Number: 7143 Date: Feb. 25, 2026
Parcel's Zoning: GI Parcel's Flood Zone: _____ Map Panel No: 213E
Permit Issue Date: _____ Expiration Date: _____
Approved: _____ Denied: _____

Grading Plan



Proposed Haul Routes



Storm Water Pollution Prevention Plan (SWPPP)

SWPPP PLAN

Address:
2257 Port Neal Rd
Sergeant Bluff, IA

NPDES Applicant:
Peterson Contractors,
Inc.
PO Box A
Reinbeck, IA

NPDES Permit:
47023-46597

POLLUTANT STORAGE AREAS:

Pollutants at site:
DEF Fuel Additive, Motor Oil, Hydraulic Oil,
Antifreeze, Grease, Gasoline, and diesel
Fuel.

Spill Kits located at all fuel tanker locations.
Ensure Spill kits are present at all times.

Dumpster Location.
Dumpster must
remain covered




Pollutant Storage
Area

STABILIZED
CONSTRUCTION
ENTRANCE

Maintain Vegetative
Buffer During
Construction.
Alternatively construct
Topsoil Earthen berm
and / or silt fence to
prevent run off if
needed. Site is
designed to keep
runoff within
pond/borrow pit

ARROWS
REPRESENT FLOW
OF WATER RUNOFF

Legend

-  Contours
-  Design Lines
-  Design Perimeter

EROSION CONTROL NOTES

1. ALL CONTRACTORS SHALL SUBMIT A CONTRACTORS CERTIFICATION PRIOR TO BEGINNING WORK ON SITE. ALL CERTIFICATIONS SHALL BE INCLUDED IN SWPPP
2. ALL DISTURBED AREAS SHALL BE SEEDED, FERTILIZED AND MULCHED AS SOON AS POSSIBLE AFTER CONSTRUCTION IS COMPLETE. MULCH IS REQUIRED ON SLOPES EXCEEDING 4:1.
3. EROSION CONTROL MEASURES AS SHOWN SHALL BE INSTALLED PRIOR TO WORK BEGINNING. ADDITIONAL MEASURES TO MEET THE REQUIREMENTS OF SWPPP MAY BE NEEDED AS SITE CONDITIONS CHANGE. INSPECTOR UPDATE THIS MAP WITH ANY ADDITIONAL MEASURES THAT ARE INSTALLED.
4. INSTALLATION PROCEDURES AND PRACTICE SPECIFICATIONS SHOULD BE IN ACCORDANCE WITH IDOT SPECIFICATIONS. <http://www.iowadot.gov/erl/index.html>

Google Earth

Image © 2025 Airbus

POLLUTION PREVENTION PLAN

This project is regulated by the requirements of the Iowa Department of Natural Resources (IDNR) National Pollutant Discharge Elimination System (NPDES) General Permit No. 2 OR an Iowa Department of Natural Resources (IDNR) National Pollutant Discharge Elimination System (NPDES) Individual storm water permit. The Contractor shall carry out the terms and conditions of this permit and the Pollutant Prevention Plan (PPP).

All contractors shall conduct their operations in a manner that controls pollutants, minimizes erosion, and prevents sediments from entering waters of the state and leaving the highway right-of-way. The prime contractor shall be responsible for compliance and implementation of the PPP for their entire contract. This responsibility shall be further shared with subcontractors whose work is a source of potential pollution as defined in this PPP.

I. RULES AND RESPONSIBILITIES

- A. **Person Contractors:**
 1. Prepares Base PPP included in the project plan.
 2. Prepares Notice of Intent (NOI) submitted to Iowa DNR.
 3. Signature authority on the Base PPP and NOI.
- B. **Contractor/Subcontractor:**
 1. Affected contractor/subcontractors are co-permittees will sign a certification statement adhering to the requirements of the NPDES permit and this PPP plan. Affected contractors/subcontractors are anyone responsible for sediment or erosion controls on involved in any disturbing activities. All co-permittees are legally required under the Clean Water Act to comply with the requirements of the permit and this PPP plan.
 2. Implement and maintain best management practices to ensure compliance with the terms and conditions of this PPP.
 3. All work shall be done in a manner that minimizes erosion and sediment.
 4. Supervise and implement good housekeeping practices.
 5. Conduct weekly inspections of the site and prepare weekly report.
 6. Update PPP whenever there is a change in design, construction, operation or maintenance, which has a significant effect on the discharge of pollutants from the project.
 7. Maintain an up-to-date record that identifies contractors and subcontractors as co-permittees.
 8. Make these plans available to the DNR upon their request.

II. PROJECT SITE DESCRIPTION

- A. This Pollution Prevention Plan (PPP) is for the construction of a **308266 SITE FOR I-29 INTERCHANGE IN SEKANE BLUFF**.
- B. This PPP covers approximately **46.1** acres with an estimated **28** acres being disturbed. The
- C. The PPP is located on the site covered by the permit identified as **040700-0000000000** with a construction
- D. The estimated weighted average runoff coefficient number for this PPP after completion will be **0.28**.

3. Storm Water Site Map

1. Drainage patterns - **SITE WILL SLOPE FROM PERIMETER OF POND 204000 TO CENTER OF POND 204000**
2. Proposed Slopes - **3:1 AT SLOPES OF POND. VARIES WITHIN POND**
3. Areas of Soil Disturbance - **Construction Limits shown on Plan**
4. Location of Controls - **Controls on Plan Sheet**
5. Locations of Stabilization Practices - **Generally within construction limits shown on plan**
6. Locations where storm water is discharged - **NA**
7. Slope face features (including wetlands) - **NA**
8. Locations where storm water is discharged - **Through erosion features to drainage ditch to ditch, pond.**
9. Due to proposed grading, erosion control measures will be installed along the ditch. The ditch will be installed, based on this plan. The ditch will be installed with field checks will be installed until the ditch has been installed.
10. Installed locations may also be modified by field staff. Installed locations will be documented on erosion control plan.
11. Runoff from this work will flow into - **Through erosion features to BAKON CREEK/MISSOURI RIVER**

III. CONTROLS

- A. Preventive vegetation in areas not needed for construction.
 - B. Sections 2064 and 2062 of the DOI Standard Specifications define requirements to implement erosion and sediment control measures. Actual quantities used and installed locations may vary from the Base PPP and amendment of the plan will be documented via swppp site plan. Additional erosion and sediment control items may be required as determined by the contractor during storm water monitoring inspections.
 1. **EROSION AND SEDIMENT CONTROLS**
 - 1) Stabilization Practices
 - a) The site will be stabilized
 - b) Initial stabilization of disturbed areas immediately after clearing, grading, excavating, or other earth disturbing activities have:
 - a) Permanently ceased on any portion of the site, or
 - b) Temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days.
 - c) Staged permanent and/or temporary stabilizing seeding and mulching shall be completed as the disturbed areas are completed. Incomplete areas shall be stabilized according to paragraph III, C, 1, a, 2, b above.
 - 2) Preservation of existing vegetation practices to be used for this project are located on the site plan.
 - 3) Preservation of existing vegetation within the project will act as vegetative buffer strips.
 2. **Structural Practices**
 - a) Structural practices will be implemented to divert flows from exposed soils and detain or otherwise limit runoff and the
 - b) Structural practices to be used for this project are located in the site plan
 3. **Storm Water Management**
 - a) Typical drawings detailing construction of the devices to be used on this project can be found on the plan sheet
 - b) Storm Water Management
 - c) Measures shall be installed during the construction process to control pollutants in storm water discharges that will occur after construction operations have been completed. This may include velocity dissipating devices at discharge locations and along length of outfall channel as necessary to provide a non-erosion velocity flow from structure to water course. If included with this project, these items are located in site plan
2. **OTHER CONTROLS**
 - a) Contractor disposal of unused construction materials and construction material wastes shall comply with applicable state and local waste disposal, sanitary sewer, or septic system regulations. In the event of a conflict with other governmental laws, rules and regulations, the more restrictive laws, rules or regulations shall apply.
 - b) Material Delivery, Storage and Use - Implement practices to prevent discharge of construction materials during delivery, storage, and use.

- 3) **Stockpile Management** - Install controls to reduce or eliminate pollution of storm water from stockpiles of soil and paving.
- 4) **Waste Disposal** - Do not discharge any materials, including building materials, into waters of the state, except as authorized by a Section 404 permit.
- 5) **Spill Prevention and Control** - Implement procedures to contain and clean-up spills and prevent material discharges to the storm drain system and waters of the state.
- 6) **Concrete Retentions and Washout Areas** - Designate temporary concrete washout facilities for rinsing out concrete trucks. Provide directions to truck drivers where designated washout facilities are located. Designated washout areas should be located at least 50 feet away from storm drains, streams or other water bodies. Care should be taken to ensure these facilities do not pollute storm drain systems.
- 7) **Construction Site Sedimentation** - Do not discharge slurry to a waterbody or storm drain. Slurry may be applied on foredocks or removed from the project.
- 8) **Vehicle and Equipment Storage and Maintenance Areas** - Perform on site fueling and maintenance in accordance with all environmental laws such as proper storage of outside fuels and proper disposal of used engine oil or other fluids on site. Employ washing practices that prevent contamination of surface and ground water from wash water.
- 9) **Litter Management** - Ensure employees properly dispose of litter.
- 10) **Dewatering** - Properly treat water to remove suspended sediment before it re-enters a waterbody or discharges off-site. Measures are also to be taken to prevent scour erosion at dewatering discharge point.

3. APPROVED STATE OR LOCAL PLANS

During the course of this construction, it is possible that situations will arise where unknown materials will be encountered. When such situations are encountered, they will be handled according to all Federal, State, and local regulations in effect at the time.

IV. MULTITASK PROCEDURES

The contractor is required to maintain all temporary erosion and sediment control measures in proper working order, including cleaning, repairing, or replacing them throughout the contract period. This shall begin when the features have lost 50% of their capacity.

V. INSPECTION REQUIREMENTS

- A. Inspections shall be made by the contractor at least once every seven calendar days. Storm water monitoring inspections will include:
 1. Date of the inspection.
 2. Summary of the scope of the inspection.
 3. Name and qualifications of the person making the inspection.
 4. Erosion and sediment control measures within disturbed areas for the effectiveness in preventing impacts to receiving waters.
 5. Major observations related to the implementation of the PPP.
 6. Identify corrective actions required to maintain or modify erosion and sediment control measures.
 7. Include storm water monitoring inspection reports in the Amended PPP. Incorporate any additional erosion and sediment control measures determined as a result of the inspection. Immediately begin corrective actions of all deficiencies found within 3 calendar days of the inspection.

VI. NON-STORM WATER DISCHARGES

This includes subsurface drains (i.e., longitudinal and standard subdrains) and slope drains. The velocity of the discharge from these features may be controlled by the use of pipe blocks, Class A stone, erosion stone or other appropriate materials. This also includes unconfined groundwater from dewatering operations, which will be controlled as discussed in Section III of the PPP.

VII. POTENTIAL SOURCES OF OFF RIGHT-OF-WAY (ROW) POLLUTION

Soils, sediment, and other forms of pollution may be transported onto highway right-of-way (ROW) as a result of a storm event. Potential sources of pollution located outside highway ROW are beyond the control of this PPP. Pollution within highway ROW will be conveyed and controlled per this PPP.

VIII. DEFINITIONS

- A. **Base PPP** - Initial Pollution Prevention Plan.
- B. **Amended PPP** - May include Plan Revisions on Contract Modifications for new items, storm water monitoring inspector reports, and fieldbook entries made by the Inspector.
- C. **IDNR Inspector's Daily Report** - This contains the Inspector's daily diary and bid item postings.
- D. **Best Management Practices (BMPs)** - Measures to be used to control erosion and sediment. Also called Best Management Practices (BMPs).
- E. **Signature Authority** - Representative from Designer, or Contractor/Subcontractor authorized to sign various storm water documents.

CERTIFICATION STATEMENT

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Signature _____
 Printed or Typed Name
 Jane Thomas

PROJECT MANAGER
 IOWACERTIFIED SWPPP DESIGNER (ICSD)
 IOWADISTURBANCE CONTROL TECH (ICTD)

National Pollutant Discharge Elimination System (NPDES) Notice of General Permit Coverage Under General Permit No. 2



GOVERNOR KIM REYNOLDS
 LT. GOVERNOR CHRIS COURNOYER
 DIRECTOR KAYLA LYON

DEPARTMENT OF NATURAL RESOURCES
 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
 NOTICE OF GENERAL PERMIT COVERAGE UNDER
 GENERAL PERMIT NO. 2

STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY

This notice of general permit coverage for a storm water discharge associated with construction activity is issued pursuant to the authority of section 402 (b) of the Clean Water Act (U.S.C. 1342(b)), Iowa Code 455B.174, and subrule 567--64.4(2), Iowa Administrative Code. A Notice of Intent has been filed with the Iowa Department of Natural Resources that this storm water discharge complies with the terms and conditions of NPDES General Permit No. 2. Authorization is hereby issued to discharge storm water associated with industrial activity as defined in Part VIII of the Iowa Department of Natural Resources NPDES General Permit No. 2 in accordance with the terms and conditions set forth in the permit.

Owner:

**KIMMEL FAMILY FARMS LLC, IVENER KENT W
 LIVING TRUST, MAXYS FAMILY FARM LLC
 111 DORAL LANE
 DAKOTA DUNES IA 57049
 (319)415-5210**

Contact:

**JAIME THOMAS
 PETERSON CONTRACTORS INC
 PO BOX A
 REINBECK IA 50669
 (341)345-2713**

Permit Coverage Issued To:

**I-29 INTERCHANGE BORROW SITE
 2257 PORT NEAL RD
 in SERGEANT BLUFF, WOODBURY COUNTY
 located at**

1/4 Section	Section	Township	Range
NE	7	87	47W

Coverage Provided Through: 3/9/2029
NPDES Permit Discharge Authorization Number: 47023 - 46597
Discharge Authorization Date: 3/9/2026
Acres Disturbed: 40.1

Project Description : OTHER :

Storm Water Site Inspection

Form 830214
07-14

STORM WATER SITE INSPECTION Inspections Made At Least Once Every Seven Calendar Days

Inspection Date and Time: _____
Project Number: J26041 I-29 Interchange Borrow Site County: WOODBURY
DNR Authorization Number: IA 47023 - 46597
Inspection Made By: _____ Title: _____

Comments and Observations:

Has each Offsite drainage point been observed and in clear of erosion? _____

Any other comments or observations? _____

Deficiencies Found and Additions Required (Include Specific Locations):

Are all Sediment control devices in good condition? _____

Any other deficiencies found or additional BMP's required? _____

Contractor Notification (Name, Notification Date, and Time of Notification):

Date of Corrective Action (Within 3 Days of Inspection) and Corrective Action Performed:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gathered and evaluated the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for knowing violations.

Inspector's Signature: _____ Date: _____

IOWA DEPARTMENT OF NATURAL RESOURCES
NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)
GENERAL PERMIT NO. 2

EFFECTIVE DATES

MARCH 1, 2023 THROUGH FEBRUARY 29, 2028

FOR

STORM WATER DISCHARGE ASSOCIATED WITH
CONSTRUCTION ACTIVITIES

NPDES GENERAL PERMIT NO. 2
TABLE OF CONTENTS

PART I. COVERAGE UNDER THIS PERMIT1

 A. PERMIT AREA..... 1

 B. ELIGIBILITY 1

 C. REQUIRING AN INDIVIDUAL PERMIT 2

 D. AUTHORIZATION..... 2

PART II. NOTICE OF INTENT (NOI) REQUIREMENTS2

 A. DEADLINES FOR NOTIFICATION 2

 B. FAILURE TO NOTIFY..... 2

 C. CONTENTS OF AN NOI..... 2

 D. WHERE TO SUBMIT..... 3

 E. RENOTIFICATION 3

 F. TRANSFER OF COVERAGE UNDER THIS PERMIT 3

 G. NOTICE OF DISCONTINUATION (NOD) 4

PART III. SPECIAL CONDITIONS, MANAGEMENT PRACTICES, AND OTHER NON-NUMERIC LIMITATIONS4

 A. PROHIBITION ON NON-STORM WATER DISCHARGES 4

 B. RELEASES IN EXCESS OF REPORTABLE QUANTITIES..... 4

 C. FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINES 4

PART IV. STORM WATER POLLUTION PREVENTION PLANS (SWPPP)5

 A. DEADLINES FOR SWPPP PREPARATION AND COMPLIANCE 6

 B. SIGNATURE AND SWPPP REVIEW 6

 C. KEEPING SWPPPS CURRENT 6

 D. CONTENTS OF THE SWPPP 6

PART V. RETENTION OF RECORDS10

PART VI. STANDARD CONDITIONS10

 A. ADMINISTRATIVE RULES..... 10

 B. DUTY TO COMPLY..... 11

 C. CONTINUATION OF THE EXPIRED GENERAL PERMIT 11

 D. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE..... 11

 E. DUTY TO MITIGATE..... 11

 F. DUTY TO PROVIDE INFORMATION..... 11

 G. OTHER INFORMATION 11

 H. SIGNATORY REQUIREMENTS 11

 I. CERTIFICATION 12

 J. OIL AND HAZARDOUS SUBSTANCE LIABILITY..... 12

 K. PROPERTY RIGHTS 12

 L. SEVERABILITY..... 12

 M. TRANSFERS..... 12

 N. PROPER OPERATION AND MAINTENANCE 12

 O. INSPECTION AND ENTRY..... 12

 P. PERMIT ACTIONS..... 13

 Q. ENVIRONMENTAL LAWS..... 13

PART VII. REOPENER CLAUSE13

PART VIII. DEFINITIONS13

PART I. COVERAGE UNDER THIS PERMIT

A. PERMIT AREA

This permit covers all areas of the State of Iowa.

B. ELIGIBILITY

1. **Authorizations.**

- a. Except for discharges identified under Parts I.B.2. and I.B.3., this permit may authorize the discharge of storm water associated with industrial activity from construction sites, (those sites or common plans of development or sale that will result in the disturbance of one or more acres total land area, including the disturbance of less than one acre of total land area that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb one acre or more), (hereafter referred to as storm water discharge associated with industrial activity for construction activities), occurring after the effective date of this permit (including discharges occurring after the effective date of this permit where the construction activity was initiated before the effective date of this permit), including storm water discharge associated with industrial activity from areas that are dedicated to producing earthen materials, such as soils, sand and gravel, for use at a single construction site. This permit may also authorize areas where soil is placed permanently or temporarily, also known as fill sites.
- b. This permit may authorize storm water discharge from a construction site that is mixed with storm water discharge associated with industrial activity from sources other than construction activities provided that the storm water discharge from the industrial (non-construction) source is in compliance with the terms of a NPDES general permit, other than this general permit, or an individual permit authorizing such discharge. In addition, the storm water other than from construction shall be in compliance with Part IV.D.6. of this permit.

2. **Limitations on Coverage.** The following discharges associated with industrial activity for construction activities are NOT authorized by this permit:

- a. storm water discharges that are mixed with sources of non-storm water other than discharges identified in Part III.A.2. of this permit;
- b. storm water discharges associated with industrial activity for construction activities which are covered by an existing individual NPDES permit or which are issued a permit in accordance with Part I.C. of this permit. Storm water discharges authorized by an existing individual NPDES permit will be eligible to apply for coverage under this general permit as the existing individual permit expires;
- c. storm water discharges associated with industrial activity for construction activities that the Iowa Department of Natural Resources has determined to be or may reasonably be expected to be contributing to a violation of a water quality standard;
- d. new or expanded storm water discharge associated with industrial activity that discharges to Outstanding Iowa Waters or to Outstanding National Resource Waters; and
- e. discharges from concrete washout activities and from wet sawing of concrete. Waste from concrete washout and wet sawing of concrete is not allowed to be discharged to surface waters and is not allowed to adversely affect a water of the state.

3. **Exclusions.** The following storm water discharges associated with industrial activity from construction activities do not require a NPDES permit: discharges from soil disturbing activities from sites where less than 5 acres is disturbed and the soil disturbing activities are due to routine maintenance that is performed to maintain the original line and grade, hydraulic capacity or original purpose of the site and discharges from agricultural and silvicultural activities including storm water runoff from orchards, cultivated crops, pastures, range lands, and forest lands, but not discharges from concentrated animal feeding operations as defined in 40 CFR Section 122.23, concentrated aquatic production facilities as defined in 40 CFR Section 122.24, discharges to aquaculture projects as defined in 40 CFR Section 122.25, and discharges from silvicultural point sources as defined in 40 CFR Section 122.27.

C. REQUIRING AN INDIVIDUAL PERMIT

1. The Department may require any person authorized by this permit to apply for and obtain an individual NPDES permit. The Department may require any owner or operator authorized to discharge under this permit to apply for an individual NPDES permit only if the owner or operator has been notified in writing that a permit application is required. This notice shall include a brief statement of the reasons for this decision, an application form, a statement setting a deadline for the owner or operator to file the application, and a statement that on the effective date of the individual NPDES permit, coverage under this general permit shall automatically terminate. If an owner or operator fails to submit an individual NPDES permit application required by the Department under this paragraph, coverage of this general permit automatically is terminated at the end of the day specified for submittal of the individual NPDES application.
2. Any person authorized to discharge under this permit may apply for an individual NPDES permit. In such cases, the discharger shall submit the following in accordance with the requirements of subrule 567 IAC 64.3(4):
 - a. an individual application, using industrial application Form 1, Form 2F, and Form 5; and
 - b. all applicable fees identified in rule 567 IAC 64.16.
3. When an individual NPDES permit is issued to a discharger covered under this general permit, the applicability of this general permit to the individual NPDES permittee is automatically terminated on the effective date of the individual NPDES permit. When an individual NPDES permit is denied to a discharger otherwise subject to this permit, the applicability of this permit to the individual NPDES permittee is automatically terminated on the date of such denial, unless otherwise specified by the Department.

D. AUTHORIZATION

A discharger must submit a Notice of Intent (NOI) in accordance with the requirements of Part II of this permit in order for storm water discharge associated with industrial activity for construction activities pursuant to Part I.B. of this permit to be authorized to discharge under this general permit.

PART II. NOTICE OF INTENT (NOI) REQUIREMENTS

A. DEADLINES FOR NOTIFICATION

For storm water discharge associated with industrial activity for construction activities, such activities shall not commence until an authorization has been issued for the project by the Department.

B. FAILURE TO NOTIFY

Dischargers who fail to notify the Department of their intent to be covered, and discharge pollutants to water of the United States within Iowa, without an NPDES permit, are in violation of the CWA and the Code of Iowa.

C. CONTENTS OF AN NOI

A complete NOI shall include the items described in Parts II.C.1., II.C.2., and II.C.3. of this permit.

1. A completed NOI form, DNR Form 542-1415, signed in accordance with Parts VI.H. and VI.I of this permit. The information on the form shall include all of the following:
 - a. Name, address, and location of the construction site for which this notification is submitted. The location shall be provided as the 1/4 section (NE, SE, SW, NW), township, range, and county where the storm water discharge is located;
 - b. The owner's name, address, telephone number, and status (federal, state, private, public or other entity);
 - c. The name, address and telephone number of any operator (contractor) that has been identified as having a role in the storm water pollution prevention plan (SWPPP) for the site required under Part IV.D.7. of this permit. Contractors (operators) identified after the submittal of the completed NOI shall be identified in the SWPPP;
 - d. The type of discharge (new or existing as related to October 1, 1992); whether or not the discharge is to a municipal separate storm sewer system; the date the discharge is to commence; the permit status of the discharge; and, the name of the receiving water(s);

- e. An indication if any existing quantitative data is available describing the concentration of pollutants in storm water discharges. Existing data should not be included as part of the NOI, it should be retained as part of the SWPPP;
 - f. A brief description of the project; an estimated timetable for major activities; and, an estimate of the number of acres of the site on which soil will be disturbed; and
 - g. A certification that compliance with g.(1). through g.(4). are met:
 - g.(1). the SWPPP has been developed before the NOI is submitted to the Department;
 - g.(2). the SWPPP will be implemented on October 1, 1992 for any existing storm water discharge associated with industrial activity for construction activities. For a storm water discharge associated with industrial activity for construction activities that commence after October 1, 1992, the SWPPP shall be implemented with the start of construction activities;
 - g.(3). the NOI will be included and incorporated into the SWPPP and will be updated as required; and,
 - g.(4). the SWPPP provides compliance with Iowa Code section 161A.64 and local sediment and erosion plans and are consistent with the requirements of Part IV of this general permit.
2. **Applicable Fees.** The applicable fees specified in 567 IAC 64.16.
3. **Public Notification.** A demonstration that the public notice specified in 567 IAC 64.6(1)“c”(1) was published at least one day in one newspaper with the largest circulation in the area in which the facility is located or the activity will occur.

D. WHERE TO SUBMIT

Facilities which discharge storm water associated with industrial activity for construction activities must submit items described in Part II.C. of this permit to the Department online at: <https://programs.iowadnr.gov/stormwater/pages/home.aspx> or by mail to the following address: Storm Water Coordinator, Iowa Department of Natural Resources, 502 E 9th St., Des Moines IA 50319-0034.

E. RENOTIFICATION

Prior to the expiration of an authorization issued under this general permit, the permittee is required to resubmit an NOI (no additional public notice is required) with the Department for coverage under the new general permit. If a new general permit has not been reissued prior to the expiration of the current permit, the provisions and coverage of the current permit are extended until replaced by the adoption of a new general permit.

F. TRANSFER OF COVERAGE UNDER THIS PERMIT

For storm water discharge associated with industrial activity for construction activities where the ownership changes, the Department must be notified of the title transfer within 30 days. Both the previous owner(s) and the new owner(s) are responsible for notifying the Department of the transfer and the new owner's name and contact information. This requirement shall be satisfied upon the Department's receipt of the notification of this information by either the previous owner(s) or the new owner(s).

If a storm water discharge associated with industrial activity for construction activities is covered by this general permit, the new owner(s) shall be subject to all terms and conditions of this general permit. A copy of the notice of transfer that was sent to the Department shall be included in the SWPPP.

For construction activity which is part of a larger common plan of development, such as a housing or commercial development project, if a permittee transfers ownership of all or any part of property subject to this permit, both the permittee and transferee shall be responsible for compliance with the provisions of this permit for that portion of the project which has been transferred including when the transferred property is less than one acre in area. If the new owner(s) agree in writing to be solely responsible for compliance with the provisions of this permit for the property which has been transferred, then the existing permittee(s) shall be relieved of responsibility for compliance with this permit for the transferred property, from and after the date the transfer of responsibility is signed. A copy of the notice of transfer of responsibility shall be included in the SWPPP.

G. NOTICE OF DISCONTINUATION (NOD)

1. Within 30 days after final stabilization at a construction site (as defined in Part VIII of this permit), the operator or owner of the facility shall submit a Notice of Discontinuation (NOD) to the Department.
2. A NOD shall include the following information:
 - a. the name of the owner/operator to which the permit was issued;
 - b. the general permit number and permit authorization number;
 - c. the date the construction site reached final stabilization; and,
 - d. the following certification signed in accordance with Part VI.H. of this permit:

I certify under penalty of law that disturbed soils at the identified facility have been finally stabilized and temporary erosion and sediment control measures have been removed or will be removed at an appropriate time. I understand that by submitting this Notice of Discontinuation, that I am no longer authorized to discharge storm water associated with industrial activity for construction activities by Iowa Department of Natural Resources General NPDES Permit No. 2. and that discharging pollutants from storm water associated with industrial activity to waters of the United States is unlawful under the Clean Water Act where the discharge is not authorized by a NPDES permit.

PART III. SPECIAL CONDITIONS, MANAGEMENT PRACTICES, AND OTHER NON-NUMERIC LIMITATIONS

A. PROHIBITION ON NON-STORM WATER DISCHARGES

1. All discharges authorized by this permit shall be composed entirely of storm water except for non-storm discharges listed in Part III.A.2 of this permit.
2. Discharges from firefighting activities; fire hydrant flushings; waters used to wash vehicles in accordance with Part III.C. and Part IV.D.2.C.(2). of this permit; potable water sources including waterline flushings; irrigation drainage; routine external building washdown which does not use detergents; pavement washwaters where spills or leaks of toxic or hazardous materials have not occurred (unless all spilled material has been removed) and where detergents are not used; air conditioning condensate; springs; uncontaminated groundwater; and foundation or footing drains where flows are not contaminated with process materials such as solvents; may be authorized by this permit provided the non-storm water component of the discharge is in compliance with Part IV.D.5. of this permit.

B. RELEASES IN EXCESS OF REPORTABLE QUANTITIES

Any owner or operator identified in the SWPPP is subject to the spill notification requirements as specified in Iowa Code 455B.386. Iowa law requires that as soon as possible but not more than six hours after the onset of a hazardous condition¹ the Department and local sheriff's office or the office of the sheriff of the affected county be notified.

The SWPPP described in Part IV of this permit must be modified within 7 calendar days of knowledge of the release to provide a description of the release and the circumstances leading to the release and to identify and provide for the implementation of steps to prevent the reoccurrence of such releases and to respond to such releases.

C. FEDERAL CONSTRUCTION AND DEVELOPMENT EFFLUENT GUIDELINES

In addition to all other requirements in this permit, all sites and activities required to be authorized under this permit shall comply with the following federal effluent guidelines as applicable to each site and activity.

1. **Erosion and Sediment Controls.** Design, install and maintain effective erosion controls and sediment controls to minimize the discharge of pollutants. At a minimum, such controls must be designed, installed and maintained to:
 - a. Control storm water volume and velocity to minimize soil erosion in order to minimize pollutant discharges;
 - b. Control storm water discharges, including both peak flow rates and total storm water volume, to minimize channel and streambank erosion and scour in the immediate vicinity of discharge points;
 - c. Minimize the amount of soil exposed during construction activity;

¹ see Definitions, Part VIII

- d. Minimize the disturbance of steep slopes;
 - e. Minimize sediment discharges from the site. The design, installation and maintenance of erosion and sediment controls must address factors such as the amount, frequency, intensity and duration of precipitation, the nature of resulting storm water runoff and soil characteristics including the range of soil particle sizes expected to be present on the site; and
 - f. Provide and maintain natural buffers around waters of the United States, direct storm water to vegetated areas and maximize storm water infiltration to reduce pollutant discharges, unless infeasible.
2. **Soil Compaction and Topsoil Preservation.** Practices to minimize soil compaction and preserve topsoil shall be implemented as described in Part IV.D.2.a.(2).iii. of this permit.
3. **Soil Stabilization.** Stabilization of disturbed areas must, at a minimum, be initiated immediately whenever any clearing, grading, excavating or other earth disturbing activities have permanently ceased on any portion of the site or temporarily ceased on any portion of the site and will not resume for a period exceeding 14 calendar days. In drought-stricken areas and areas that have recently received such high amounts of rain that seeding with field equipment is impossible and initiating vegetative stabilization immediately is infeasible, alternative stabilization measures must be employed as specified by the Department. In limited circumstances, stabilization may not be required if the intended function of a specific area of the site necessitates that it remain disturbed.
4. **Dewatering.** Discharges from dewatering activities, including discharges from dewatering of trenches and excavations, are prohibited unless managed by appropriate controls.
5. **Pollution Prevention Measures.** Design, install, implement and maintain effective pollution prevention measures to minimize the discharge of pollutants. At a minimum, such measures must be designed, installed, implemented and maintained to:
- a. Minimize the discharge of pollutants from equipment and vehicle washing, wheel wash water and other wash waters. Wash waters must be treated in a sediment basin or alternative control that provides equivalent or better treatment prior to discharge;
 - b. Minimize the exposure of building materials, building products, construction wastes, trash, landscape materials, fertilizers, pesticides, herbicides, detergents, sanitary waste and other materials present on the site to precipitation and storm water. Minimization of exposure is not required in cases where the exposure to precipitation and to storm water will not result in a discharge of pollutants, or where exposure of a specific material or product poses little risk of storm water contamination (such as final products and materials intended for outdoor use); and
 - c. Minimize the discharge of pollutants from spills and leaks and implement chemical spill and leak prevention and response procedures.
6. **Prohibited Discharges.** The following discharges are prohibited:
- a. Wastewater from washout and cleanout of stucco, paint, form release oils, curing compounds and other construction materials;
 - b. Fuels, oils or other pollutants used in vehicle and equipment operation and maintenance; and
 - c. Soaps or solvents used in vehicle and equipment washing.
7. **Surface Outlets.** When discharging from basins and impoundments, utilize outlet structures that withdraw water from the surface, unless infeasible.

PART IV. STORM WATER POLLUTION PREVENTION PLANS (SWPPP)

A storm water pollution prevention plan (SWPPP) shall be developed for each construction site covered by this permit. SWPPPs shall be prepared in accordance with good engineering practices. The SWPPP shall identify potential sources of pollution which may reasonably be expected to affect the quality of the storm water discharge from the construction activities. In addition, the SWPPP shall describe and ensure the implementation of practices which will be used to reduce the pollutants in storm water discharge associated with industrial activity for construction activities at the construction site and to assure compliance with the terms and conditions of this permit. Facilities must implement the provisions of the SWPPP required under this part as a condition of this permit.

A. DEADLINES FOR SWPPP PREPARATION AND COMPLIANCE

1. **SWPPP Preparation Deadline.** The SWPPP shall be completed prior to the submittal of a NOI to the Department to be covered under this permit and shall be updated as appropriate.
2. **SWPPP Compliance Deadline.** The SWPPP shall provide for compliance with the terms and schedule of the SWPPP prior to the initiation of construction activities.

B. SIGNATURE AND SWPPP REVIEW

1. The SWPPP shall be signed in accordance with Part VI.H. of this permit.
2. The permittee shall make SWPPPs available to the Department upon request; or in the case of a storm water discharge associated with industrial activity for construction activities that discharges through a municipal separate storm sewer system with an NPDES permit, shall make the SWPPP available to the municipal operator of the system.
3. The Department may notify the permittee at any time that the SWPPP does not meet one or more of the minimum requirements of this Part. After such notification from the Department, the permittee shall make changes to the SWPPP and shall submit to the Department a written certification that the requested changes have been made. Unless otherwise provided by the Department, the permittee shall have 3 business days after such notification to make the necessary changes.
4. All SWPPPs received by the Department from the permittee are considered reports that shall be available to the public under Section 308(b) of the CWA and Iowa Code Chapter 22. However, the permittee may claim any portion of a SWPPP as confidential in accordance with Iowa Code Chapter 22 and 561 IAC 2.5.

C. KEEPING SWPPPS CURRENT

The permittee shall amend the SWPPP whenever any of the following occurs: (1) there is a change in design, construction, operation, or maintenance, that has a significant effect on the potential for the discharge of pollutants to the waters of the U.S. and which has not been addressed in the SWPPP; or (2) if the SWPPP proves to be ineffective in eliminating or significantly minimizing pollutants from sources identified in Part IV.D.2. of this permit, or (3) the SWPPP fails to otherwise achieve the general objectives of controlling pollutants in storm water discharge associated with industrial activity for construction activities. In addition, the SWPPP shall be updated to: expeditiously change the site map to include changes at the site, including contractors identified after the submittal of the NOI as Co-permittees, described in Part IV.D.7. of this permit; identify any change in ownership or transference of the permit and permit responsibilities; or, if required, by the occurrence of a hazardous condition (as defined in Part VIII of this permit). Amendments to the SWPPP may be reviewed by the Department in the same manner as Part IV.B.2 of this permit.

D. CONTENTS OF THE SWPPP

The SWPPP shall include the following items:

1. **Site Description.** Each SWPPP shall provide a description of the following:
 - a. a description of the nature of the construction activity;
 - b. estimates of the total area of the site and the area of the site that is expected to be disturbed by excavation, grading, or other activities;
 - c. an estimate of the runoff coefficient of the site after construction activities are completed and existing data describing the soil or the quality of any discharge from the site;
 - d. a site map indicating drainage patterns and approximate slopes anticipated after major grading activities, areas of soil disturbance, the location of structural and nonstructural controls identified in the SWPPP, the location of areas where stabilization practices are expected to occur, surface waters (including wetlands), and locations where storm water is discharged to a surface water; and
 - e. the name of the receiving water(s) and the ultimate receiving water(s).
2. **Controls.** Each SWPPP shall include a description of controls that will be implemented at the construction site. The SWPPP will clearly describe the intended sequence of major activities and for each activity, the appropriate control measures and the timing during the construction process that the measures will be implemented. (For example, perimeter controls for one portion of the site will be installed after the clearing and grubbing

necessary for installation of the measure, but before the clearing and grubbing for the remaining portions of the site. Perimeter controls will be actively maintained until final stabilization of those portions of the site upward of the perimeter control. Temporary perimeter controls will be removed after final stabilization). The description of controls shall address the following minimum components:

a. Erosion and Sediment Controls

- a.(1). Stabilization Practices.** A description of temporary and permanent stabilization practices, including site-specific scheduling of the implementation of the practices. Stabilization practices may include: temporary or permanent seeding after germination and establishment of vegetative cover of sufficient density and height to preclude erosion has been achieved, as well as mulching, geotextiles, sod stabilization, vegetative buffer strips, protection of trees, preservation of mature vegetation, and other appropriate measures. Temporary or continued stabilization must be implemented and maintained when necessary to prevent erosion of seeded areas prior to the establishment of vegetative cover of sufficient density and height to preclude erosion.
- a.(2). Structural Practices.** A description of structural practices to the degree attainable, to divert flows from exposed soils, store flows or otherwise limit runoff from exposed areas of the site. Such practices may include silt fences, earth dikes, brush barriers, drainage swales, sediment traps, check dams, subsurface drains, pipe slope drains, level spreaders, storm drain inlet protection, rock outlet protection, reinforced soil retaining systems, gabions and temporary or permanent sediment basins. Structural practices should be placed on upland soils to the degree attainable. The installation of these devices may be subject to Section 404 of the CWA.
- a.(2).i** For common drainage locations that serve an area with more than 10 disturbed acres at one time, a temporary or permanent sediment basin providing 3,600 cubic feet of storage per acre drained shall be provided where attainable until final stabilization of the site has been achieved. The 3,600 cubic feet of storage area per acre drained does not apply to flows from offsite areas and flows from on-site areas that are either undisturbed or have undergone final stabilization where such flows are diverted around the sediment basin. For drainage locations which serve more than 10 disturbed acres at one time and where a temporary sediment basin providing 3,600 cubic feet of storage per acre drained is not attainable, sediment traps, silt fences, or equivalent sediment controls are required for all sideslope and downslope boundaries of the construction area.
- a.(2).ii** For drainage locations serving 10 or fewer acres, sediment traps, silt fences or equivalent sediment controls are required for all sideslope and downslope boundaries of the construction area or a sediment basin providing for 3,600 cubic feet of storage per acre drained.
- a.(2).iii** Unless infeasible, the following measures shall be implemented at all sites: utilize outlet structures that withdraw water from the surface when discharging from basins, provide and maintain natural buffers around surface waters and direct storm water to vegetated areas to both increase sediment removal and maximize storm water infiltration.

The permittee(s) shall minimize soil compaction and, unless infeasible, preserve topsoil. "Infeasible" shall mean not technologically possible, or not economically practicable and achievable in light of the best industry practices. "Unless infeasible, preserve topsoil" shall mean that, unless infeasible, topsoil from any areas of the site where the surface of the ground for the permitted construction activities is disturbed shall remain within the area covered by the applicable General Permit No. 2 authorization. Minimizing soil compaction is not required where the intended function of a specific area of the site dictates that it be compacted. Preserving topsoil is not required where the intended function of a specific area of the site dictates that the topsoil be disturbed or removed. The permittee(s) shall control storm water volume and velocity to minimize soil erosion in order to minimize pollutant discharges and shall control storm water discharges, including both peak flowrates and total storm water volume, to minimize channel and stream bank erosion

and scour in the immediate vicinity of discharge points. An affidavit signed by the permittee(s) may be submitted to demonstrate compliance.

For construction activity which is part of a larger common plan of development, such as a housing or commercial development project, in which a new owner agrees in writing to be solely responsible for compliance with the provisions of this permit for the property which has been transferred or in which the new owner has obtained authorization under this permit for a lot or lots (as specified in subrule 567 IAC 64.6(6)), the topsoil preservation requirements described above must be met no later than at the time the lot or lots have reached final stabilization as described in this permit.

The topsoil preservation requirement described above shall be implemented for projects that have not received an authorization under this permit prior to October 1, 2012. The topsoil preservation requirements are not required to be implemented for projects that have been authorized prior to October 1, 2012. In residential and commercial developments, a plat is considered a project. For other large areas that have been authorized for multiple construction sites, including those to be started at a future date, such as those located at industrial facilities, military installations and universities, a new construction project not yet surveyed and platted out is considered a project. This stipulation is intended to be interpreted as requiring the topsoil preservation requirements on development plats and construction activities on other extended areas that may have several construction projects permitted under the same authorization to be implemented on those projects not yet surveyed and platted out prior to October 1, 2012 even if other plats and construction activities in the same development or other extended area were authorized prior to October 1, 2012.

- b. Storm Water Management.** A description of measures that will be installed during construction to control pollutants in storm water discharges that will occur after construction operations have been completed. The installation of these devices may be subject to Section 404 of the CWA. This permit only addresses the installation of storm water management measures and not the ultimate operation and maintenance of such structures after the construction activities have been completed and the site has undergone final stabilization. Permittees are only responsible for the installation and maintenance of storm water management measures prior to final stabilization of the site and are not responsible for maintenance after storm water discharges associated with industrial activity have been eliminated from the site.
- b.(1).** Such practices may include: storm water detention structures (including wet ponds); storm water retention structures; flow attenuation by use of open vegetated swales and natural depressions; and infiltration of runoff onsite; and sequential systems (which combine several practices). A goal of 80 percent removal of total suspended solids from those flows which exceed predevelopment levels should be used in designing and installing storm water management controls (where practicable). Where this goal is not met, the permittee shall provide justification for rejecting each practice based on site conditions.
- b.(2).** Velocity dissipation devices shall be placed at discharge locations and along the length of any outfall channel as necessary to provide a non-erosive velocity flow from the structure to a water course so that the natural physical and biological characteristics and functions are maintained and protected (e.g. maintenance of hydrologic conditions present prior to the initiation of construction activities).
- c. Other Controls.**
- c.(1). Waste Disposal.** All wastes composed of building materials must be removed from the site for disposal in permitted disposal facilities. No building material wastes or unused building materials shall be buried, dumped, or discharged at the site.
- c.(2).** Off-site vehicle tracking of sediments shall be minimized.
- c.(3).** The SWPPP shall ensure and demonstrate compliance with applicable State or local waste disposal, sanitary sewer or septic system regulations.

- d. **Approved State or Local Plans.** A SWPPP that is submitted by a facility that discharges storm water associated with industrial activity for construction activities must include the procedures and requirements specified in any applicable sediment and erosion site plans or storm water management plans approved by State or local officials. Any requirements specified in sediment and erosion plans, site permits, or storm water management plans approved by State or local officials that are applicable to protecting surface water resources are, upon submittal of an NOI, incorporated by reference and are enforceable under this permit even if they are not specifically included in the SWPPP.

Operators of facilities seeking alternative permit requirements shall submit an individual permit application in accordance with Part I.C.2. of this permit along with a description of why the requirements in approved State or local plans should not be applicable as a condition of an NPDES permit.

3. **Maintenance.** A description of procedures to maintain in good and effective operating conditions vegetation, erosion and sediment control measures and other protective measures identified in the site plan.
4. **Inspections.** Qualified personnel (provided by the discharger) shall inspect disturbed areas of the construction site that have not been stabilized with a perennial, vegetative cover of sufficient density to preclude erosion at least once every seven calendar days. Unless erosion is evident or other conditions warrant them, regular inspections are not required on areas that have been stabilized with a perennial, vegetative cover of sufficient density to preclude erosion.
- a. Disturbed areas and areas used for storage of materials that are exposed to precipitation shall be inspected for evidence of, or the potential for, pollutants entering the drainage system. Erosion and sediment control measures identified in the SWPPP shall be observed to ensure that they are operating correctly. When discharge locations or points are accessible, they shall be inspected to ascertain whether erosion control measures are effective in preventing significant impacts to receiving waters. Locations where vehicles enter or exit the site shall be inspected for evidence of offsite sediment tracking.
- b. Based on the results of the inspection, the storm water pollution prevention measures identified in the SWPPP shall be revised at the construction site as appropriate as soon as practicable after the inspection and added to the SWPPP within 7 calendar days of the inspection. If the permittee determines that making these changes at the construction site within 72 hours of the inspection is impracticable, the permittee shall document in the SWPPP why it is impracticable and indicate an estimated date by which the changes will be made.
- c. A report shall be made and retained as part of the SWPPP for at least three years after final stabilization has been achieved and a NOD has been submitted to the Department. The report shall be signed in accordance with Part VI.H. of this permit. The report shall contain the following: a summary of the inspection, name(s) and qualifications of personnel making the inspection, the date(s) of the inspection, major observations relating to the implementation of the SWPPP and actions taken in accordance with Part IV.D.4.b. of this permit.
5. **Non-Storm Water Discharges.** Sources of non-storm water listed in Part III.A.2. of this permit that are combined with storm water discharges associated with industrial activity from construction activities must be identified in the SWPPP. Flows from firefighting activities are exempt from this requirement. The SWPPP shall identify and ensure the implementation of appropriate pollution prevention measures for the non-storm water component(s) of the discharge.
6. **Additional Requirements for Storm Water Discharge from Industrial Activities Other than Construction, Including Dedicated Asphalt Plants and Dedicated Cement Plants.** This permit may only authorize a storm water discharge associated with industrial activity from a construction site that is mixed with a storm water discharge from an industrial source other than construction, where all of the following conditions are met:
- a. the industrial source other than construction is located on the same site as the construction activity;
- b. storm water discharges associated with industrial activity from the areas of the site where construction activities are occurring are in compliance with the terms of this permit; and,
- c. storm water discharges associated with industrial activity from the areas of the site where industrial activity other than construction are occurring (including storm water discharges from dedicated asphalt plants and dedicated cement plants) are in compliance with the terms and conditions, including applicable NOI or

application requirements, of a different NPDES general permit or individual permit authorizing such discharges.

7. Contractors.

a. The SWPPP must clearly identify, for each measure in the SWPPP, the contractor(s) and/or subcontractor(s) that will implement the measure. All contractors and subcontractors identified in the SWPPP must sign a copy of the certification statement in Part IV.D.7.b. of this permit in accordance with Part VI.H. of this permit. Upon signing the certification, the contractor or sub-contractor is a co-permittee with the owner and other co-permittee contractors. All certifications must be included in the SWPPP.

b. **Certification Statement.** All contractors and subcontractors identified in a SWPPP in accordance with Part IV.D.7.a. of this permit shall sign a copy of the following certification statement before conducting any professional service at the site identified in the SWPPP:

I certify under penalty of law that I understand the terms and conditions of the general National Pollutant Discharge Elimination System (NPDES) permit that authorizes the storm water discharges associated with industrial activity from the construction site as part of this certification. Further, by my signature, I understand that I am a co-permittee, along with the owner(s) and other contractors and subcontractors signing such certifications, to the Iowa Department of Natural Resources NPDES General Permit No. 2 for Storm Water Discharge Associated with Industrial Activity for Construction Activities at the identified site. As a co-permittee, I understand that I, and my company, are legally required under the Clean Water Act and the Code of Iowa, to ensure compliance with the terms and conditions of the storm water pollution prevention plan (SWPPP) developed under this NPDES permit and the terms of this NPDES permit.

The certification must include the following:

- b.(1). The name and title of the person providing the signature;
- b.(2). The name, address and telephone number of the contracting firm;
- b.(3). The address (or other identifying description) of the site; and
- b.(4). The date the certification is made.

PART V. RETENTION OF RECORDS

- A. For a period of at least three years from the date of the document or the date the site is finally stabilized and a NOD has been submitted, the permittee shall retain copies of SWPPPs, all reports required by this permit, and all records used to complete the NOI.
- B. If there is a construction trailer, shed or other covered structure located on the property, the permittee shall retain a copy of the SWPPP required by this permit at the construction site from the date of project initiation to the date of final stabilization. If there is no construction trailer, shed or other covered structure located on the property, the permittee shall retain a copy of the SWPPP from the date of project initiation to the date of final stabilization at a readily available alternative site approved by the Department and provide it for inspection upon request. If the SWPPP is maintained at an off-site location such as a corporate office, it shall be provided for inspection no later than three hours after being requested.

C. ADDRESSES

All written correspondence to the Department shall be emailed to npdes.mail@dnr.iowa.gov or mailed to the following address: Storm Water Coordinator, Iowa Department of Natural Resources, 502 E 9th St., Des Moines IA 50319-0034.

PART VI. STANDARD CONDITIONS

A. ADMINISTRATIVE RULES

Rules of the Department that govern the operation of a facility in connection with this permit are published in volumes 561 and 567 of the IAC. Reference to the term "rule" in this permit means the designated provision of volume 561 or 567.

B. DUTY TO COMPLY

1. The permittee must comply with all conditions of this permit. Any permit noncompliance constitutes a violation of the Iowa Code and the CWA and is grounds for enforcement action; for termination of coverage under this general permit; or, for denial of a request for coverage under a reissued general permit. Coverage under this general permit does not relieve the permittee of the responsibility to comply with all local, state and federal laws, ordinances, regulations or other legal requirements.
2. **Toxic Pollutants.** The permittee shall comply with effluent standards or prohibitions established under section 307(a) of the CWA for toxic pollutants within the time provided in the regulations that establish these standards or prohibitions, even if this permit has not yet been modified to incorporate the requirement.

C. CONTINUATION OF THE EXPIRED GENERAL PERMIT

This permit expires on February 29, 2028. An expired general permit continues in force until replaced by adoption of a new general permit.

D. NEED TO HALT OR REDUCE ACTIVITY NOT A DEFENSE

It shall not be a defense for a permittee in an enforcement action that it would have been necessary to halt or reduce the permitted activity in order to maintain compliance with the conditions of this permit.

E. DUTY TO MITIGATE

The permittee shall take all reasonable steps to minimize or prevent any discharge in violation of this permit which has a reasonable likelihood of adversely affecting human health or the environment.

F. DUTY TO PROVIDE INFORMATION

The permittee shall furnish to the Department, within three hours, any information which the Department may request to determine compliance with this permit. The permittee shall also furnish to the Department upon request copies of records required to be kept by this permit.

G. OTHER INFORMATION

When the permittee becomes aware that he or she failed to submit any relevant facts or submitted incorrect information in the NOI or in any other report to the Department, he or she shall promptly submit such facts or information.

H. SIGNATORY REQUIREMENTS

All NOIs, NODs, SWPPPs, reports, certifications, or information either submitted to the Department or the operator of a municipal separate storm sewer system, or that this permit requires be maintained by the permittee, shall be signed in accordance with subrule 567 IAC 64.3(8) as follows:

64.3(8) *Identity of signatories of operation permit applications.* The person who signs the application for an operation permit shall be:

- a. *Corporations.* In the case of corporations, a responsible corporate officer. A responsible corporate officer means: (1) A president, secretary, treasurer, or vice-president in charge of a principal business function or any other person who performs similar policy or decision-making functions; or (2) The manager of manufacturing, production, or operating facilities if authority to sign documents has been assigned or delegated to the manager in accordance with corporate procedures.
- b. *Partnerships.* In the case of a partnership, a general partner.
- c. *Sole proprietorships.* In the case of a sole proprietorship, the proprietor.
- d. *Municipal, state, federal, or other public agency.* In the case of a municipal, state, or other public facility, either the principal executive officer or the ranking elected official. A principal executive officer of a public

agency includes: (1) The chief executive officer of the agency; or (2) A senior executive officer having responsibility for the overall operations of a unit of the agency.

- e. *Storm water discharge associated with industrial activity from construction activities.* In the case of a storm water discharge associated with construction activity, either the owner of the site or the general contractor.

The person who signs NPDES reports shall be the same, except that in the case of a corporation or a public body, monitoring reports required under the terms of the permit may be submitted by the person who is responsible for the overall operation of the facility from which the discharge originated.

I. CERTIFICATION

Any person signing documents required by this permit shall make the following certification:

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

J. OIL AND HAZARDOUS SUBSTANCE LIABILITY

Nothing in this permit shall be construed to preclude the institution of any legal action or relieve the permittee from any responsibilities, liabilities, or penalties to which the permittee is or may be subject under section 311 of the CWA.

K. PROPERTY RIGHTS

The issuance of this permit does not convey any property rights of any sort, nor any exclusive privileges, nor does it authorize any injury to private property nor any invasion of personal rights, nor any infringement of Federal, State or local laws or regulations.

L. SEVERABILITY

The provisions of this permit are severable. If any provision of this permit is found to be invalid by this Department or a court of law, such a determination shall not affect validity or enforceability of any other permit term or part. Additionally, if the application of any provision to a particular circumstance is found to be invalid by the Department or a court of law, such a determination shall not affect the validity or enforceability of said provision to other circumstances.

M. TRANSFERS

This permit is not transferable to any person except after notice to the Department. The Department may require the discharger to apply for and obtain an individual NPDES permit as stated in Part I.C of this permit.

N. PROPER OPERATION AND MAINTENANCE

The permittee shall at all times properly operate and maintain all facilities and systems of treatment and control (and related appurtenances) which are installed or used by the permittee to achieve compliance with the conditions of this permit and with the requirements of SWPPPs. Adequate laboratory controls and appropriate quality assurance procedures shall be provided to maintain compliance with the conditions of this permit.

O. INSPECTION AND ENTRY

The permittee shall allow the Department or an authorized representative of EPA, the State, or, in the case of a facility which discharges through a municipal separate storm sewer, an authorized representative of the municipal operator or the separate storm sewer receiving the discharge, upon the presentation of credentials and other documents as may be required by law, to:

1. Enter upon the permittee's premises where a regulated facility or activity is located or conducted or where records must be kept under the conditions of this permit;
2. Provide access to and copy at reasonable times, any records that must be kept under the conditions of this permit;
3. Inspect at reasonable times any facilities or equipment (including monitoring and control equipment), and
4. Sample or monitor, at reasonable times, to assure compliance or as otherwise authorized by the CWA.

P. PERMIT ACTIONS

Coverage under this permit may be terminated for cause. The filing of a request by the permittee for a permit discontinuance, or a notification of planned changes or anticipated noncompliance does not stay any permit condition.

Q. ENVIRONMENTAL LAWS

No condition of this permit shall release the permittee from any responsibility or requirements under other environmental statutes or regulations.

PART VII. REOPENER CLAUSE

If there is evidence indicating potential or realized impacts or water quality due to any storm water discharge associated with industrial activity for construction activities covered by this permit, the owner or operator of such discharge may be required to obtain individual permit in accordance with Part I.C of this permit.

PART VIII. DEFINITIONS

"Best Management Practices" or "BMPs" means schedules of activities, prohibitions of practices, maintenance procedures, and other management practices to prevent or reduce the pollution of waters of the United States. BMPs also include treatment requirements, operating procedures, and practices to control plant site runoff, spillage or leaks, sludge or waste disposal, or drainage from raw material storage.

"Construction site" means a site or common plan of development or sale on which construction activity, including clearing, grading and excavating, results in soil disturbance. A construction site is considered one site if all areas of the site are contiguous with one another and one entity owns all areas of the site.

"CFR" means the Code of Federal Regulations.

"CWA" or "Clean Water Act" means the Federal Water Pollution Control Act.

"Dedicated portable asphalt plant" means a portable asphalt plant that is located on or contiguous to a construction site and that provides asphalt only to the construction site that the plant is located on or adjacent to.

"Dedicated portable concrete plant" means a portable concrete plant that is located on or contiguous to a construction site and that provides concrete only to the construction site that the plant is located on or adjacent to.

"Dedicated sand or gravel operation" means an operation that produces sand and/or gravel for a single construction project.

"Department" means the Iowa Department of Natural Resources.

"Final Stabilization" means that all soil disturbing activities at the site have been completed, and that a uniform perennial vegetative cover with a density of 70%, sufficient to preclude erosion, for the entire disturbed area of the permitted project has been established or equivalent stabilization measures have been employed, or which is

covered by a permanent structure that ensures the ground surface will not be eroded or otherwise impacted by precipitation or runoff, or which has been returned to agricultural production.

“Hazardous condition” means any situation involving the actual, imminent, or probable spillage, leakage, or release of a hazardous substance onto the land, into a water of the state, or into the atmosphere, which creates an immediate or potential danger to the public health or safety or to the environment. *Iowa Code § 455B.381(4)*

“Hazardous substance” means any substance or mixture of substances that presents a danger to the public health or safety and includes but is not limited to a substance that is toxic, corrosive, or flammable, or that is an irritant or that generates pressure through decomposition, heat, or other means. “Hazardous substance” may include any hazardous waste identified or listed by the administrator of the United State Environmental Protection Agency under the Solid Waste Disposal Act as amended by the Resource Conservation and Recovery Act of 1976, or any toxic pollutant listed under section 307 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous substance designated under section 311 of the federal Water Pollution Control Act as amended to January 1, 1977, or any hazardous material designated by the secretary of transportation under the Hazardous Materials Transportation Act. *Iowa Code § 455B.381(5)*

“IAC” means the Iowa Administrative Code.

“Infeasible” means not technologically possible, or not economically practicable and achievable in light of best industry practices.

“Municipality” means a city, town, borough, county, parish, district, association, or other public body created by or under State law.

“NOD” means Notice of Discontinuation (see Part II.G. of this permit.)

“NOI” means Notice of Intent to be covered by this permit (see Part II of this permit.)

“Outstanding Iowa Waters” means those waters which constitute an outstanding state resource such as waters of exceptional recreational or ecological significance. These waters are identified in Appendix B of the Iowa Antidegradation Implementation Procedure manual.

“Outstanding National Resource Waters” means those waters which constitute an outstanding national resource such as waters of national and state parks and wildlife refuges and waters of exceptional recreational or ecological significance. These waters are identified in Appendix B of the Iowa Antidegradation Implementation Procedure manual.

“Permittee” means the owner of the facility or site.

“Qualified personnel” means those individuals capable enough and knowledgeable enough to perform the required functions adequately well to ensure compliance with the relevant permit conditions and requirements of the Iowa Administrative Code.

“Runoff coefficient” means the fraction of total rainfall that will appear at the conveyance as runoff.

“Stabilization” or “Soil Stabilization” means the prevention of soil particles from being dislodged and moving therefore preventing erosion from initiating or continuing.

“Storm Water” means storm water runoff, snow melt runoff, and surface runoff and drainage.

“Storm water discharge associated with industrial activity” means the discharge from any conveyance which is used for collecting and conveying storm water and which is directly related to manufacturing, processing or raw materials storage areas at an industrial plant. The term does not include discharges from facilities or activities excluded from the NPDES program under 40 CFR Part 122. For the categories of industries identified in paragraphs (i) through (x) of this definition, the term includes, but is not limited to, storm water discharges from industrial plant yards; immediate access roads and rail lines used or traveled by carriers of raw materials, manufactured products, waste material, or by-products used or created by the facility; material handling sites; refuse sites; sites used for the application or disposal of process waste waters (as defined at 40 CFR Part 401); sites used for the storage and maintenance of material handling equipment; sites used for residual treatment, storage, or disposal; shipping and receiving areas; manufacturing buildings; storage areas (including tank farms) for raw materials, and intermediate and finished products; and areas where industrial activity has taken place in the past and significant materials remain and are exposed to storm water.

For the purposes of this definition, material handling activities include the storage, loading and unloading, transportation, or conveyance of any raw material, intermediate product, final product, by-product, or waste product. The term excludes areas located on plant lands separate from the plant’s industrial activities, such as office buildings and accompanying parking lots as long as the drainage from the excluded areas is not mixed with storm water drained from the above described areas. Industrial facilities (including industrial facilities that are Federally, State, or municipally owned or operated that meet the description of the facilities listed in these paragraphs (i) to (xi) of this definition) include those facilities designated under 40 CFR Section 122.26(a)(1)(v). The following categories of facilities are considered to be engaging in “industrial activity” for purposes of this definition:

- (i) Facilities subject to storm water effluent limitations guidelines, new source performance standards, or toxic pollutant effluent standards under 40 CFR Subchapter N (except facilities with toxic pollutant effluent standards which are exempted under paragraph (xi) of this definition);
- (ii) Facilities classified within Standard Industrial Classification 24, Industry Group 241 that are rock crushing, gravel washing, log sorting, or log storage facilities operated in connection with silvicultural activities defined in 40 CFR Sections 122.27(b)(2)-(3) and Industry Groups 242 through 249; 26 (except 265 and 267), 28 (except 283), 29, 311, 32 (except 323), 33, 3441, 373; (not included are all other types of silviculture facilities);
- (iii) Facilities classified as Standard Industrial Classifications 10 through 14 (mineral industry) including active or inactive mining operations (except for areas of coal mining operations no longer meeting the definition of a reclamation area under Section 40 CFR 434.11(1) because the performance bond issued to the facility by the appropriate SMCRA authority has been released, or except for areas of non-coal mining operations which have been released from applicable state or federal reclamation requirements after December 17, 1990) and oil and gas exploration, production, processing, or treatment operations, or transmission facilities that discharge storm water contaminated by contact with or that has come into contact with, any overburden, raw material, intermediate products, finished products, by-products or waste products located on the site of such operations; (inactive mining operations are mining sites that are not being actively mined, but which have an identifiable owner/operator; inactive mining sites do not include sites where mining claims are being maintained prior to disturbances associated with the extraction, beneficiation, or processing of mined materials, nor sites where minimal activities are undertaken for the sole purpose of maintaining a mining claim);
- (iv) Hazardous waste treatment, storage, or disposal facilities, including those that are operating under interim status or a permit under Subtitle C of the Resource Conservation and Recovery Act (RCRA);
- (v) Landfills, land application sites, and open dumps that receive or have received any industrial wastes (waste that is received from any of the facilities described under this definition) including those that are subject to regulation under Subtitle D of RCRA;
- (vi) Facilities involved in the recycling of materials, including metal scrap yards, battery reclaimers, salvage yards, and automobile junkyards, including, but not limited to, those classified as Standard Industrial Classifications 5015 and 5093;
- (vii) Steam electric power generating facilities, including coal handling sites;

- (viii) Transportation facilities classified as Standard Industrial Classifications 40, 41, 42 (except 4221-4225), 43, 44, 45 and 5171 which have vehicle maintenance shops, equipment cleaning operations, or airport deicing operations. Only those portions of the facility that are either involved in vehicle maintenance (including vehicle rehabilitation, mechanical repairs, painting, fueling, and lubrication), equipment cleaning operations, airport deicing operations, or which are otherwise identified under paragraphs (i) to (vii) or (ix) to (xi) of this definition are associated with industrial activity;
- (ix) Treatment works treating domestic sewage or any other sewage sludge or wastewater treatment device or system, used in the storage treatment, recycling, and reclamation of municipal or domestic sewage, including land dedicated to the disposal of sewage sludge that are located within the confines of the facility, with a design flow of 1.0 mgd or more, or required to have an approved pretreatment program under 40 CFR Part 403. Not included are farm lands, domestic gardens or lands used for sludge management where sludge is beneficially reused and which are not physically located in the confines of the facility, or areas that are in compliance with section 405 of the CWA;
- (x) Construction activity including clearing, grading and excavation, except operations that result in the disturbance of less than one acre of total land area. Construction activity also includes the disturbance of less than one acre of total land area that is a part of a larger common plan of development or sale if the larger common plan will ultimately disturb one acre or more;
- (xi) Facilities under Standard Industrial Classifications 20, 21, 22, 23, 2434, 25, 265, 267, 27, 283, 285, 30, 31 (except 311), 323, 34 (except 3441), 35, 36, 37 (except 373), 38, 39, and 4221-4225.

“Storm water discharge associated with industrial activity for construction activities” means activities that fall under subparagraph (x) in the definition of storm water discharge associated with industrial activity.

“SWPPP” means storm water pollution prevention plan.

“Topsoil” means the fertile, uppermost part of the soil containing significant organic matter largely devoid of debris and rocks and often disturbed in cultivation.

“Uncontaminated groundwater” means water that is potable for humans, meets the narrative water quality standards in subrule 567 IAC 61.3(2), contains no more than half the listed concentration of any pollutants in subrule 567 IAC 61.3(3), has a pH of 6.5-9.0 and is located in soil or rock strata.

“Water(s) of the State” means any stream, lake, pond, marsh, watercourse, waterway, well, spring, reservoir, aquifer, irrigation system, drainage system and any other body or accumulation of water, surface or underground, natural or artificial, public or private which are contained within, flow through or border upon the State of Iowa or any portion thereof.

Woodbury County, IA / Sioux City

Summary

Parcel ID 874707200001
Alternate ID 767775
Property Address N/A
Sec/Twp/Rng 7-87-47
Brief Tax Description EX RR R/W NWNE 7-87-47
 (Note: Not to be used on legal documents)
Deed Book/Page 2023-11566 (12/5/2023)
Gross Acres 38.95
Net Acres 38.95
Adjusted CSR Pts 809.61
Zoning GI - GENERAL INDUSTRIAL
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[KIMMEL FAMILY FARMS LLC](#)
[111 DORAL LN](#)
 DAKOTA DUNES SD 57049

[IVENER KENT W LIVING TRUST](#)
[3701 CHEYENNE BLVD](#)
 SIOUX CITY IA 51104

[MAXYS FAMILY FARM LLC](#)
[3400 TALBOT RD](#)
 SIOUX CITY IA 51103-1168
Contract Holder
Mailing Address
 KIMMEL FAMILY FARMS LLC
 111 DORAL LN
 DAKOTA DUNES SD 57049



Parcel ID 874707200001 Alternate ID 767775 Owner Address KIMMEL FAMILY FARMS LLC
 Sec/Twp/Rng 7-87-47 Class A 111 DORAL LN
 Property Address Acreage 38.95 DAKOTA DUNES SD 57049
 District 0038
 Brief Tax Description EX RR R/W NWNE 7-87-47
 (Note: Not to be used on legal documents)

Land

Lot Area 38.95 Acres ;1,696,662 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/4/2023	HOLLAND BROS CONSTRUCTION CO INC	KIMMEL FAMILY FARMS LLC	2023-11566	Normal	Deed	Y	\$325,000.00
8/16/2016	KIMMEL FAMILY FARMS LLC &	HOLLAND BROS. CONSTRUCTION CO, INC	749-1197	Normal	Deed		\$1,543,500.00
12/20/2011	CHRISTENSEN ERMA REV TRUST ,%TERRANCE JOHNSTON, SUCCESSOR	KIMMEL THOMAS A & KENT W IVENER	720/4082	Normal	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	\$31,130	\$26,390	\$26,390	\$20,500	\$20,500
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$31,130	\$26,390	\$26,390	\$20,500	\$20,500
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$31,130	\$26,390	\$26,390	\$20,500	\$20,500

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.

Parcel Report - 874707200002

Woodbury County, IA / Sioux City

Summary

Parcel ID 874707200002
Alternate ID 767760
Property Address N/A
Sec/Twp/Rng 7-87-47
Brief Tax Description EX PT TO STATE NENE 7-87-47
 (Note: Not to be used on legal documents)
Deed Book/Page 2023-11566 (12/5/2023)
Gross Acres 21.27
Net Acres 21.27
Adjusted CSR Pts 329.77
Zoning GI - GENERAL INDUSTRIAL
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
KIMMEL FAMILY FARMS LLC
111 DORAL LN
DAKOTA DUNES SD 57049

IVENER KENT W LIVING TRUST
3701 CHEYENNE BLVD
SIOUX CITY IA 51104

MAXYS FAMILY FARM LLC
3400 TALBOT RD
SIOUX CITY IA 51103-1168
Contract Holder
Mailing Address
KIMMEL FAMILY FARMS LLC
111 DORAL LN
DAKOTA DUNES SD 57049



Parcel ID 874707200002	Alternate ID 757760	Owner Address KIMMEL FAMILY FARMS LLC
Sec/Twp/Rng 7-87-47	Class A	111 DORAL LN
Property Address	Acres 21.27	DAKOTA DUNES, SD 57049
District 0038		
Brief Tax Description EXPT TO STATE NENE 7-87-47		
	(Note: Not to be used on legal documents)	

Land

Lot Area 21.27 Acres ;926,521 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
12/4/2023	HOLLAND BROS CONSTRUCTION INC	KIMMEL FAMILY FARMS LLC	2023-11566	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$0.00
8/16/2016	KIMMEL FAMILY FARMS LLC &	HOLLAND BROS CONSTRUCTION CO, INC	749-1197	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed		\$0.00
12/20/2011	CHRISTENSEN ERMA REV TRUST, %TERRANCE JOHNSTON, SUCCESSOR	KIMMEL THOMAS A & KENT W IVENER	720/4082	Normal	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	\$12,670	\$10,740	\$10,740	\$8,350	\$8,350
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$12,670	\$10,740	\$10,740	\$8,350	\$8,350
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$12,670	\$10,740	\$10,740	\$8,350	\$8,350

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.



Office of the State Archaeologist

University of Iowa
700 Clinton Street Building
Iowa City, Iowa 52242
319-384-0732
archaeology.uiowa.edu

Wednesday, February 11, 2026

Jaime Thomas
Peterson Contractors, Inc.
P.O. Box A
Reinbeck, IA 50669

Ref: WD Woodbury **Iowa Site File Search No.** 2026093

Dear Jaime:

I have conducted a search of the Iowa Site File for archaeological sites recorded within a one-mile radius of the area described in your request for search on 2/10/2026. This area is within 87N-47W Sec 7. Our records indicate that no archaeological sites have been reported to the OSA within 100 m of the project location. Four other sites were recorded within one mile of that location at the time of the records search. Other sites may be present at or near the project location but have not been discovered or reported to the OSA.

State Archaeologist John Doershuk and Bioarchaeology Director Lara Noldner have reviewed this Site Search from the standpoint of the Iowa Code sections concerning protection of burials. As you may know, the OSA specifically has authority regarding ancient burials (those 150 years or more in age). Careful review of the data available through the University of Iowa Office of the State Archaeologist (OSA), including known archaeological site locations, locations of previously conducted archaeological surveys, soils, General Land Office mapping, and historical and modern aerial photographs (including lidar) revealed no cultural resources previously documented in the project area and that a substantial lake covered most of the project area prior to development and farming. We concur that prior modification of the landform has been substantial; aeriels and lidar suggest the presence of intact soils is unlikely. Therefore, no archaeological testing is required for this project area. If in the course of project activities evidence of archaeological deposits of potential significance are uncovered including but not limited to human remains; burned earth, charcoal, or ash; large concentrations of stones; or artifacts such as pottery or projectile points, then work must stop in the vicinity, the finds protected, and consultation with OSA initiated to resolve the significance of the finds.

If applicable, a map including the HILD locations (Historic Indian Location Database) and Notable Locations (database of locations with potential historical or archaeological value) is included with this search. Historic documentation indicates an archaeological site may be present at these locations. Your project should take into consideration these potential areas of archaeological interest.

Several caveats are in order. First, this scope will likely not fulfill the requirements of Section 106 of the National Historic Preservation Act but is specifically targeted at identifying burial mounds and/or obvious human remains. No field method short of 100 percent excavation using archaeological techniques will eliminate all possibility of human remains at a location. Therefore, should human remains be exposed as part of proposed activities at any stage of the project, the Iowa burial law [Code of Iowa, Sections 263B, 523I.316(6), and 716.5; IAC 685, Ch.11.1] requires that all work in the vicinity of the finding be halted, the remains protected, local law enforcement officials notified, and the Bioarchaeology Program Director at the OSA contacted immediately (319-384-0740 or 319-384-0732).

Sincerely,

A handwritten signature in black ink that reads "Colleen Randolph".

Colleen Randolph
Site Records Coordinator

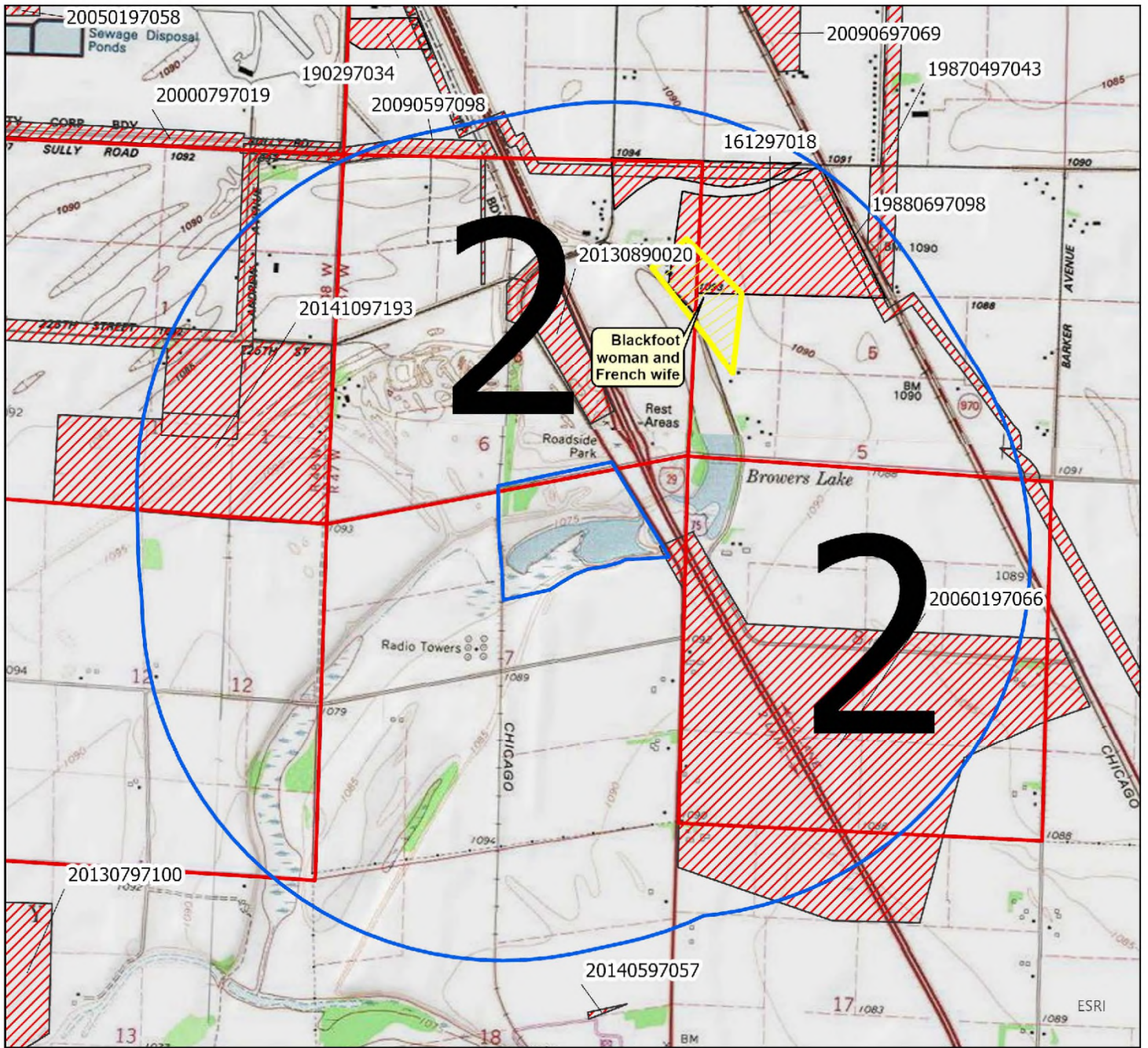
SITE	Cultural Affiliation	Site Type	SITEAREA	DTYPE
13WD150	Historic Euro-American	Historic scatter	1962.8156	polygon
13WD213	Historic Euro-American	Historic farm/residence	35351.8446	polygon
13WD214	Historic Euro-American	Historic scatter	630.3981	polygon
13WD240	Historic Euro-American	Historic scatter	295.4820	polygon

Dtype definitions

Polygon:	Boundaries and location known
Triangle:	Location and boundaries not certain
Inverted Triangle:	Location known, boundaries unknown
Dot: (10 m radius)	Location known, area < 20 m in any direction
Circle:	Location and site area known, exact boundaries not known

Historic Indian Locations Database:

Hild	Name	Reference	Descr
1048	Blackfoot woman and French wife	Past and present of Sioux City and Woodbury 1904 p. 765	Blackfoot woman and French husband at north end of Brower's Lake, she was murdered by Dakota late 1850s



OSA Search 2026093
 Woodbury County
 Search Date: 2/11/2025 CR

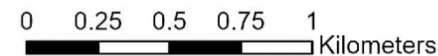
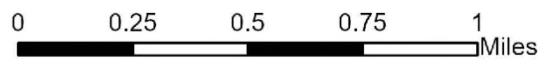
2 Number of sites per section which occur within 1 mile buffer



This map contains confidential site location information. Neither the map nor the associated data may be reproduced or distributed without the consent of the Office of the State Archaeologist.

Precise locations outside of the project area may be withheld pursuant to Iowa Code section 22.7 subsection 20

Data displayed on this map are current as of the date of this search, but are subject to additions and revisions without notice.



Iowa_HILD

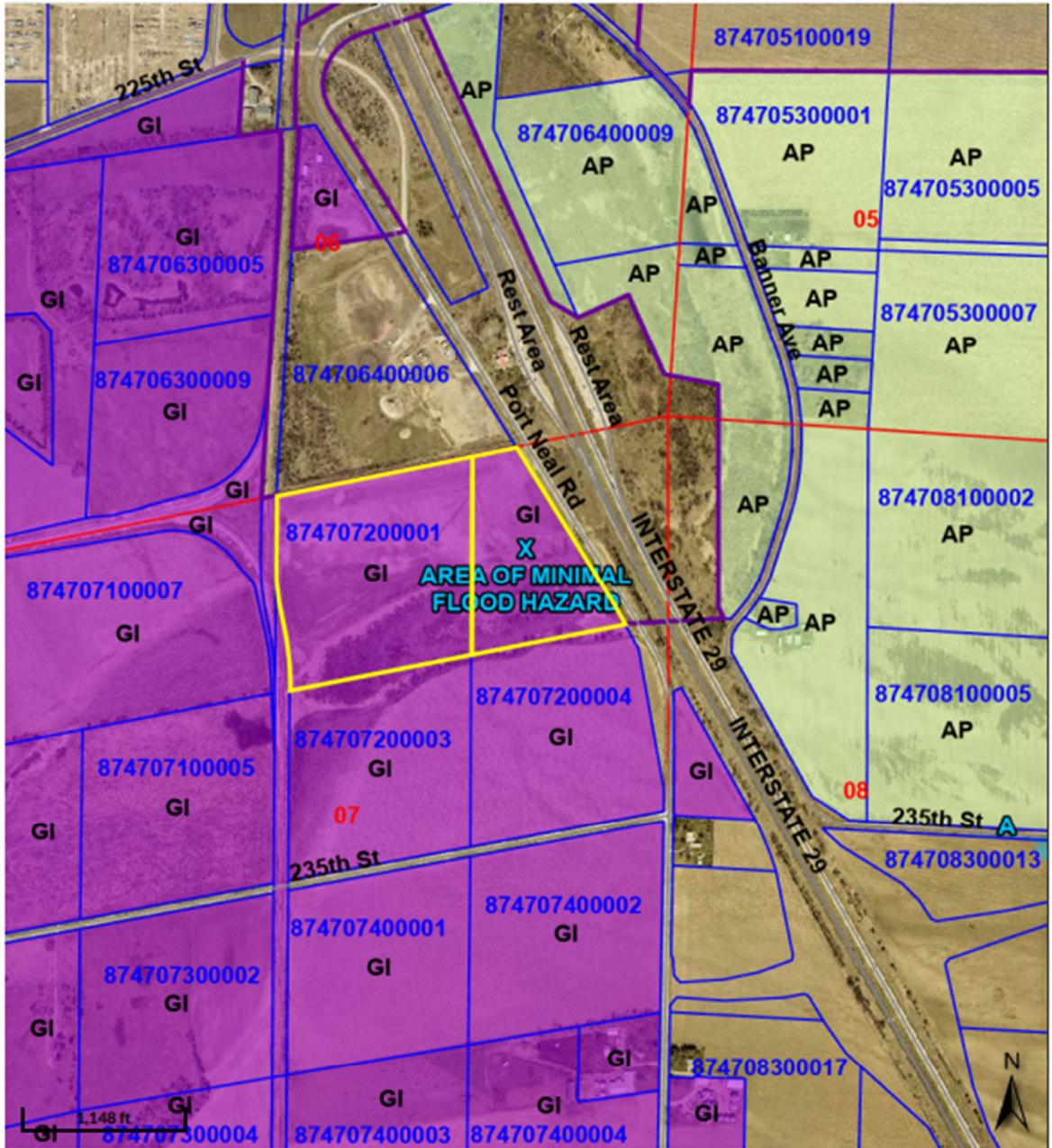
Project area

1-mile buffer

Previously surveyed area, "intense" labeled with SHPO R&C number

Zoning District and Floodplain Map

BeaconTM Woodbury County, IA / Sioux City



Overview



Legend

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

Date created: 3/4/2026
 Last Data Uploaded: 3/3/2026 10:05:23 PM
 Developed by **SCHNEIDER** GEOSPATIAL

Iowa Corn Suitability Rating CSR2

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa
(874707200001 & 874707200002)



USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

3/2/2026 Page 1 of 4

<h3 style="text-align: center; margin: 0;">MAP LEGEND</h3> <div style="display: flex; justify-content: space-between; margin-top: 10px;"> <div style="width: 45%;"> <p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> </div> <div style="width: 45%;"> <p>Background</p> <p> Aerial Photography</p> </div> </div> <p>Soils</p> <p>Soil Rating Polygons</p> <ul style="list-style-type: none"> ≤ 5 > 5 and ≤ 18 > 18 and ≤ 58 Not rated or not available <p>Soil Rating Lines</p> <ul style="list-style-type: none"> ≤ 5 > 5 and ≤ 18 > 18 and ≤ 58 Not rated or not available <p>Soil Rating Points</p> <ul style="list-style-type: none"> ≤ 5 > 5 and ≤ 18 > 18 and ≤ 58 Not rated or not available <p>Water Features</p> <ul style="list-style-type: none"> Streams and Canals <p>Transportation</p> <ul style="list-style-type: none"> Rails Interstate Highways US Routes Major Roads Local Roads 	<h3 style="text-align: center; margin: 0;">MAP INFORMATION</h3> <p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin-top: 10px;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Woodbury County, Iowa Survey Area Data: Version 35, Sep 9, 2025</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
--	--

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
156	Albaton silty clay, 0 to 2 percent slopes, rarely flooded	58	17.3	28.9%
237B	Sarpy loamy fine sand, 2 to 5 percent slopes, rarely flooded	18	19.9	33.0%
5010	Pits, sand and gravel		0.9	1.6%
5044	Fluvaquents, 0 to 2 percent slopes, frequently flooded	5	21.9	36.5%
Totals for Area of Interest			60.1	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

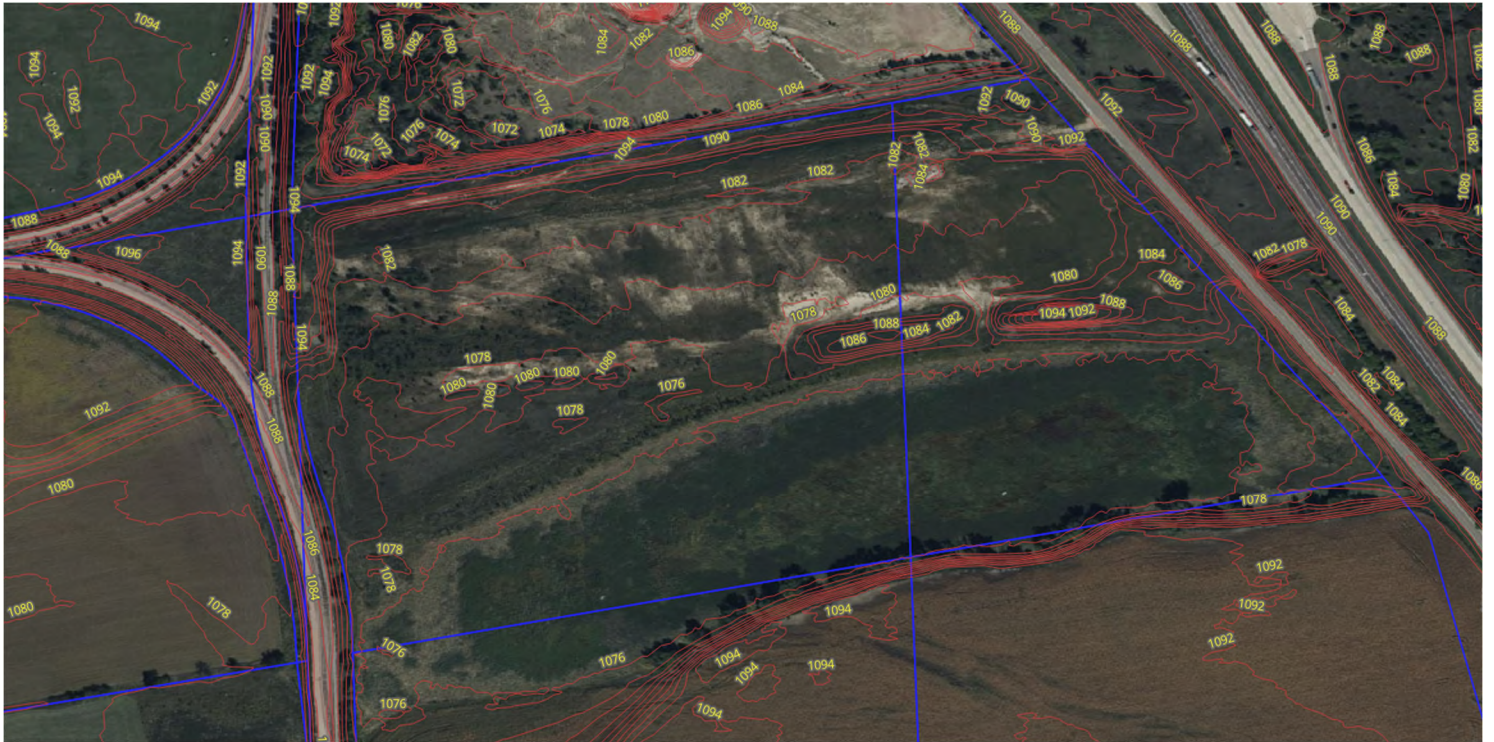
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

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

Tie-break Rule: Higher

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

Elevation Map



Long Description

- **Subject:** A topographic map of a rural or semi-rural development site.
- **Boundaries:** The site is framed by a highway interchange to the west, a straight highway section to the east, and a road to the north.
- **Topography:** * The **red contour lines** indicate elevation changes. Lower elevations (around **1076**) are concentrated in the dark green, potentially marshy or low-lying area in the lower center of the plot.
 - Higher elevations (reaching **1094** and **1096**) are located along the embankments of the surrounding highways and in the bottom right corner of the image.
 - A small ridge or mound is visible in the center-right of the plot, indicated by concentric contour loops labeled **1082** through **1094**.
- **Visual Overlays:**
 - **Blue lines** form a large rectangular grid or boundary across the center.
 - **Yellow text** provides specific elevation values along the red contour lines.
- **Land Cover:** The terrain consists of dark green vegetation, patches of exposed light-colored soil, and cultivated brown fields in the bottom right.

Woodbury County Planning and Zoning

Variance Application

Application Details

Date: March 16, 2026

Applicant Information

Robert Sweatt
PO Box 332
Sergeant Bluff, IA 51054

Owner Information

Robert Sweatt
Deborah Sweatt
PO Box 332
Sergeant Bluff, IA 51054

Property Information

Address: 1911 250th St.
City: Sergeant Bluff
State: Iowa
Zip: 51052
Parcel Number: 874617300004
Township and Range: T87N R46W (Grange)
Section & Quarter: 17 & SW ¼ of the SW ¼
Total Acres: 1.18
Current Use: Agricultural Estates (AE)
Proposed Use: Agricultural Estates (AE) - Residential
Current Zoning: Agricultural Estates (AE)

Pre-application Meeting

Date: March 2025
Staff Present: Dan Priestley

Purpose of Variance Application

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to their parcel numbered 874617300004, consisting of approximately 1.18 acres (excluding rights-of-way) at 1911 250th St., Salix, Iowa 51052, located in Grange Township, T87N R46W, Section 17, in the SW ¼ of the SW ¼, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner lot and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.03.5 of the Woodbury County Zoning Ordinance, which states that for flag lots, the required front yard shall be measured from the point back from the street lot line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 200 feet required under Section 3.04: Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-

acre minimum. However, the lot is considered a "Legal Nonconforming Lot of Record" under Section 4.02.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Dallas Avenue right-of-way) to facilitate the proposed construction. Property constraints limiting placement options include the parcel size, the corner lot location, and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting buildable areas, elevations, and development standards). Applicant/Owners: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51052.

Requirements for Variances

Review Criteria 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:

- ADVERSELY IMPACTS NEARBY PROPERTIES;
- SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;
- ENDANGERS PUBLIC HEALTH OR SAFETY;
- OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;
- IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Review Criteria 2: (Section 2.02.8F1[B])

The ordinance also states that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding for a hardship.) A finding of economic hardship must be based on each of the following:

- THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;
- THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND
- THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

- WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;
- WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND
- THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.
- TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Analysis and Recommendation

Criterion 1 – Not Contrary to the Public Interest / General Intent and Purpose of the Ordinance

The applicant asserts that the variance will not adversely impact nearby properties, increase congestion, endanger public health/safety, overburden facilities, or impair enjoyment/use/value of nearby property. The supporting materials emphasize the lot's legal nonconforming status, floodplain limitations, and the fact that single-family residential use is expressly permitted. No neighbor comments opposing the request were received; stakeholder agencies (except Secondary Roads) offered no objections.

Evaluation: This criterion is not satisfied. The Woodbury County Secondary Roads Department (County Engineer memo dated March 27, 2026) opposes the request. The County previously required relocation of the driveway from 250th Street to Dallas Avenue more than six years ago specifically to improve intersection sight distance and public safety. Re-measuring the front yard from 250th Street would logically encourage (or necessitate) re-establishing access on 250th Street, reintroducing the identical safety hazard the County corrected. Secondary Roads also states that a second driveway on this parcel would violate current access-management policies. This directly implicates the public-interest factors of “endangers public health or safety” and “substantially increases congestion ... or traffic.” Granting the variance would therefore be contrary to the public interest and the ordinance’s purpose of promoting safety.

Criterion 2 – Economic Hardship / Practical Difficulties

The applicant argues that (i) the property cannot yield a reasonable return without the variance because the flag-lot rule, combined with the 1.18-acre size and floodplain location, severely restricts the only feasible building envelope; (ii) the lot has unique physical constraints (corner configuration, substandard width/frontage, floodplain overlay); and (iii) the hardship is not self-created (the lot was legally nonconforming prior to current ownership).

Evaluation: Under the local ordinance economic-hardship test, the applicant has made a plausible case on all three sub-parts. Under the new Iowa Code “practical difficulties” standard, the applicant has also demonstrated that literal enforcement would create practical difficulties unique to this parcel that prevent a beneficial use (single-family dwelling) expressly allowed in the AE district. The constraints (lot shape, legal nonconformity, floodplain) appear site-specific and not self-created by the current owners. This criterion weighs in favor of approval if the public-safety issue can be resolved.

Criterion 3 – Additional Prohibitions

- The variance would not permit a prohibited use (single-family dwellings are permitted in AE and expressly allowed on legal nonconforming lots per Section 4.02.3).
- The request is not so commonly recurring that it would constitute a de facto amendment.
- The relief sought is the minimum necessary to allow construction on this specific parcel.
- The variance does not seek relief from any Section 5.03 floodplain-management requirement (a separate Board review and findings under 5.03-9.C(4) would still be required for any building permit).

Evaluation: All sub-criteria are satisfied.

Overall Analysis

The lot’s legal nonconforming status, corner configuration, substandard frontage/width, and full location within the Special Flood Hazard Area (SFHA) Zone A create practical difficulties for placing a permitted single-family dwelling while complying with the flag-lot front-yard measurement rule. The applicant has satisfied the minimum-relief, prohibited-use, and de-facto-amendment tests, and has demonstrated unique, non-self-created practical difficulties. However, the County Engineer’s opposition on traffic-safety grounds is dispositive under the “not contrary to the public interest” requirement that appears in the zoning ordinance. Re-establishing or facilitating access on 250th Street would undo a prior safety improvement made.

Recommendation

The application fails to meet the mandatory “not contrary to the public interest” requirement of both the Woodbury County Zoning Ordinance because granting the variance would facilitate re-establishment of a driveway location previously relocated by the County for traffic-safety reasons. The County Engineer’s memo constitutes concerns for public safety. All other criteria are met or are not disqualifying; however, the public-safety conflict is significant for consideration.

Should the Board be inclined to approve, staff recommends the following conditions: (1) any building permit remains subject to full compliance with Section 5.03 floodplain regulations; and (3) the variance is granted solely for setback measurement and does not guarantee driveway access on 250th Street.

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance. The public hearing is scheduled for Monday, April 6 at 5:00 PM.

Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) as a basis for its action.

Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.

Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.

- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.
- (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Robert Sweatt and Deborah Sweatt	PO Box 332	Sergeant Bluff	IA	51054
Randall T. Beck, Trustee of Randall T. Beck Revocable Trust	201 1st Street	Sergeant Bluff	IA	51054
Jonathan D. Cornish	16 Union Court	McCook	S D	57049
Jeffrey L. Graber	1851 250th Street	Salix	IA	51052-8005
Gary L. Kruse and Lori A. Kruse	22690 Grande View Ave.	Glenwood	IA	51534
Woodbury County	620 Douglas Street (Board Office)	Sioux City	IA	51101
Trustee of the Dorthy P. Nieman Revocable Trust dated June 27, 2002	115 Air View Drive	Sergeant Bluff	IA	51054
Maria G. Marquez Magana and Luis Orgel	1928 250th St.	Salix	IA	51052

Dale A. Vermilyea and Tresa Vermilyea	1924 250th St.	Salix	IA	51052-8079
Keith S. Beebe	1920 250th St.	Salix	IA	51052

Total Property Owners: 10

Total Properties: 10

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

CITY OF SIOUX CITY: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LOGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following variance application for MEC electric and we have; No conflicts. The petitioner should be made aware that any requested relocation or extension of electric distribution facilities may be subject to a customer contribution. Have a great weekend! – Casey Meinen, 3/17/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this application submitted by Robert Sweatt. NIPCO has no issues with this request. – Jeff Zettel, 3/19/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: No comments.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comments regarding this variance application. – Neil Stockfleth, 3/17/26.

WOODBURY COUNTY TREASURER: No comments.



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: March 27, 2026
Subject: Sweatt Variance

Secondary Roads has reviewed the Sweatt Variance request for the property located at 1911 250th St., Sergeant Bluff, Iowa 51052. The submitted documents reference a proposed driveway location along 250th Street. Over six years ago, the County relocated the previous 250th Street driveway to Dallas Avenue in order to move the access farther away from the intersection and improve safety for the traveling public.

Relocating the driveway back to 250th Street would reintroduce the same safety concerns that prompted the County to move the entrance. In addition, this parcel already has an existing driveway and a second driveway will not be permitted under Secondary Roads access policies.

Based on these concerns, Secondary Roads does not support the requested variance. Any entrance modifications would require an entrance permit and must meet current Secondary Roads standards, including sight distance requirements.

Legal Notification

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:
Mar. 21, 2026

NOTICE ID: QeVsCxK3bqakwk9o0NYk
PUBLISHER ID: COL-IA-502984
NOTICE NAME: BA_4-6-26-2
Publication Fee: \$91.36

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 03/23/2026

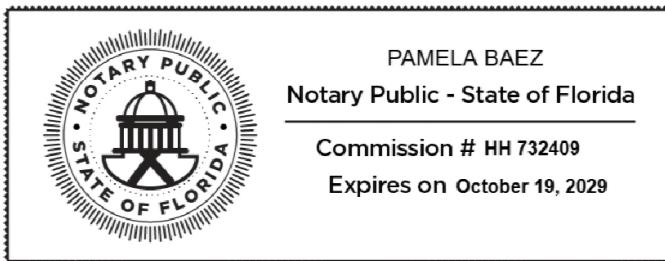
Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING(S) BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will hold public hearing(s) on the following item(s), hereafter described in detail, on Monday, April 6, 2026 at 6:00 PM or as soon thereafter as the matter(s) may be considered during the public hearing. Such hearing(s) will be held in the Board of Supervisor's meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item(s) may now be examined at the office of the Woodbury County Community and Economic Development, or at the 6th Floor of the courthouse by any interested parties. All persons who wish to be heard in regard to the matter(s) should appear at the aforesaid hearing(s) in person or call 712-454-1133 and enter the Conference ID: 742 345 1236 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 Probst at aprobst@woodburycountyia.gov. City signed comments will be considered and should be received no later than 10:00 AM on Friday, April 3, 2026.

Re: One (1)
The Woodbury County Board of Adjustment will hold a public hearing under Section 395 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to three parcels numbered 81491700004, consisting of approximately 1.8 acres (including right-of-way) at 1911 25th St., Salk, Iowa 52586, located in Garage Township, 187th R46W, Section 17, in the SW 1/4 of the SW 1/4, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner lot located within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.65 of the Woodbury County Zoning Ordinance, which states that for flag lots, the required front yard shall be measured from the point back from the street or line that the lot width meets the minimum lot width requirement for the zoning district. The lot has footage on 25th Street of less than the 200 feet required under Section 3.04, Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. However, the lot is considered a "Large Nonconforming Lot of Record" under Section 4.62.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 25th Street right-of-way (rather than from the Dallas Avenue right-of-way) to facilitate the proposed construction. Property constraints, including placement options include the parcel size, the corner lot location, and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting buildable areas, elevations, and development standards). Applicant/Owners: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 25th St., Salk, Iowa 52586.

The other items that were previously published for this meeting include:
The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 395 of the Code of Iowa to consider: (1) a nonstandard use permit for a temporary driveway at 2257 Post Road, Sergeant Bluff (Parcel: 87470720001) and 87470720002, General Industrial Zoning District, owned by Peterson Contractors, Inc. for Kimmel Family Farms LLC, Karl W. Iverson Living Trust, and Mayo Family Farm LLC to supply ~400,000 cubic yards of soil for the I-29/28th Street Interchange Project from Spring 2026 to Fall 2027; per Section 3.03.4 of the Zoning Ordinance (details subject to modification); (2) a variance for Tracy G. and Jean M. Kromm at 307 Cass Avenue, Salk (Parcel



864712300007, Agricultural Estates Zoning District) to place a 40' x 30' shed closer to the front lot line than the dwelling with a 20-foot front setback, seeking relief from Section 4.12.3 (accessory building placement) and Section 3.04 (75-foot minimum setback), due to flood zones X (0.2% annual chance) and AE limiting buildable area, and (3) a variance for Shaughn M. and Shawna M. Benson at 1246 Lenoir Ave., Person (Parcel 89431330001, Agricultural Preservation Zoning District) to build a 40' x 80' machine shed closer to the front lot line than the dwelling with a ≤50-foot setback, requesting relief from Section 4.12.3 and Section 3.04 (100-foot minimum setback), due to rolling terrain, woods, trees, septic systems, buildings, and flood-prone areas. All applications and dimensions remain subject to possible modifications during review.

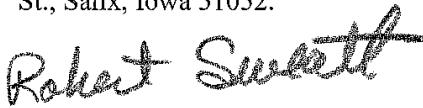
The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email conestey@woodburycountyia.gov.
OCL-IA-502864

Supporting Documentation

This variance application pertains to parcel numbered 874617300004, consisting of approximately 1.18 acres (excluding rights-of-way; approximately 1.17 acres total per records) at 1911 250th St., Salix, Iowa 51052, located in Grange Township, T87N R46W, Section 17, in the SW ¼ of the SW ¼, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner lot and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain.

The applicant/property owner (Robert Sweatt) seeks to construct a single-family residence and an accessory building (shed) on the said property. The request is for relief from Section 4.03.5 of the Woodbury County Zoning Ordinance, which states that for flag lots, the required front yard shall be measured from the point back from the street lot line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 200 feet required under Section 3.04: Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Dallas Avenue right-of-way) to facilitate the proposed construction

Owners/applicants: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51052.

A handwritten signature in black ink that reads "Robert Sweatt". The signature is written in a cursive style with a prominent flourish at the end of the name.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

Owner Information:	Applicant Information:
Owner <u>Robert + Debbie Sweatt</u>	Applicant <u>Robert Sweatt</u>
Address <u>1911 250th St</u>	Address <u>509 E 1st St Sgt Bluff</u>
Phone <u>[REDACTED]</u>	Phone <u>[REDACTED]</u>

Engineer/Surveyor Tim Globel Phone 605 760-3626

Property Information:

Property Address or Address Range 1911 250th St Salix IA 51052

Quarter/Quarter _____ Sec 178746 Twship/Range Liberty

Parcel ID # 874617300004 GIS # 874617300004 Total Acres 2.35

Current Use _____ Proposed Use Family Resident

Current Zoning AE

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date march 25 Staff present [Signature]

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property.

This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner Robert Sweatt Applicant Robert Sweatt

Date 3-11-26 Date 3-11-26

Fee: \$300 Case #: ~~7146~~ 7147

Check #: 3526

Receipt #: _____

Date Received
RECEIVED
MAR 16 2026

WOODBURY COUNTY
PLANNING & ZONING

SEE SEPARATE SHEETS WITH HAND WRITTEN RESPONSE BELOW

**Applicant Statement Re: Variance Requirements
Attachment to Woodbury County, Iowa Variance Application
Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20
Adopted July 22, 2008; Effective August 01, 2008**

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

*Agricultural on North + East
The new house, garage and shop will
no adverse impact on nearby
Properties*

- (ii) Explain below why granting the variance will not substantially increase congestion of people, buildings or traffic:

- (iii) Explain below why granting the variance will not endanger public health or safety:

- (iv) Explain below why granting the variance will not overburden public facilities or services:

*well have own well and septic
Temper
NO*

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

Near by property is Agricultural

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

would not be able to build a home

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

*lot size is 2.35 Acres building site area
is 1.18 Acres*

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

Variance

Date / /

Section F(1)(A)


Explain below why granting the variance will not adversely impact nearby properties

The new house, garage and shop will have no adverse impact on nearby property. It will meet specific, evidence-based criteria with minimal change with surrounding area.

(ii) Explain below why granting the variance will not substantially increase congestion of people, building or traffic

The impact will be minimal and will not generate any more traffic and will maintain neighborhood character.

(iii) Explain below why granting the variance will not endanger health or safety.

No health or safety, because the proposed alternative method, construction or practice provides a level of protection 

Equal to or better than the strict requirements of the current standard

(IV) Explain below why granting the variance will not overburden public facilities or services.

The proposed development or use is consistent with the capacity of infrastructure, aligned with master plans, and represents a minimal change to the area

(V) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property.

The proposed structures will have no impact on sight lines, usage or value of any nearby property. Adjacent to property is a gravel road and an open field

Section F (1) (B)

Date / /

Explain below why the property cannot yield a reasonable return without the granting of the variance.

The unusual triangle shape of the property, the gravel road is adjacent to property.

The physical address of property is on 250th st

(II) Explain below why the hardship is not a result of action or decisions by the owner.

The physical characteristics of the triangle shape lot does have unique building placement with septic field location and well (lot size 235 acres Building site 118 acres)

(III) Explain below why the hardship is not a result of decisions by the owner



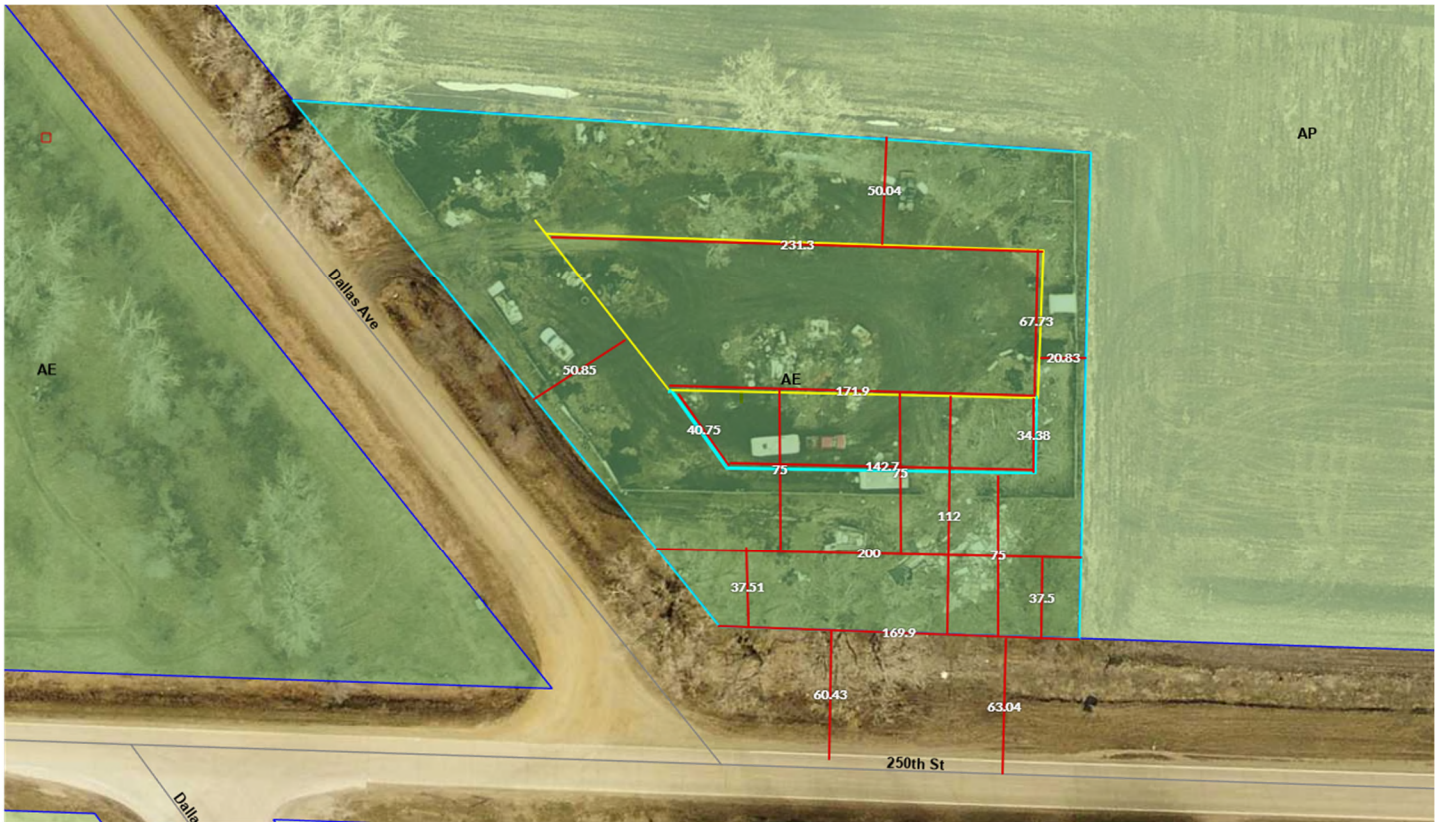
Date

/ /

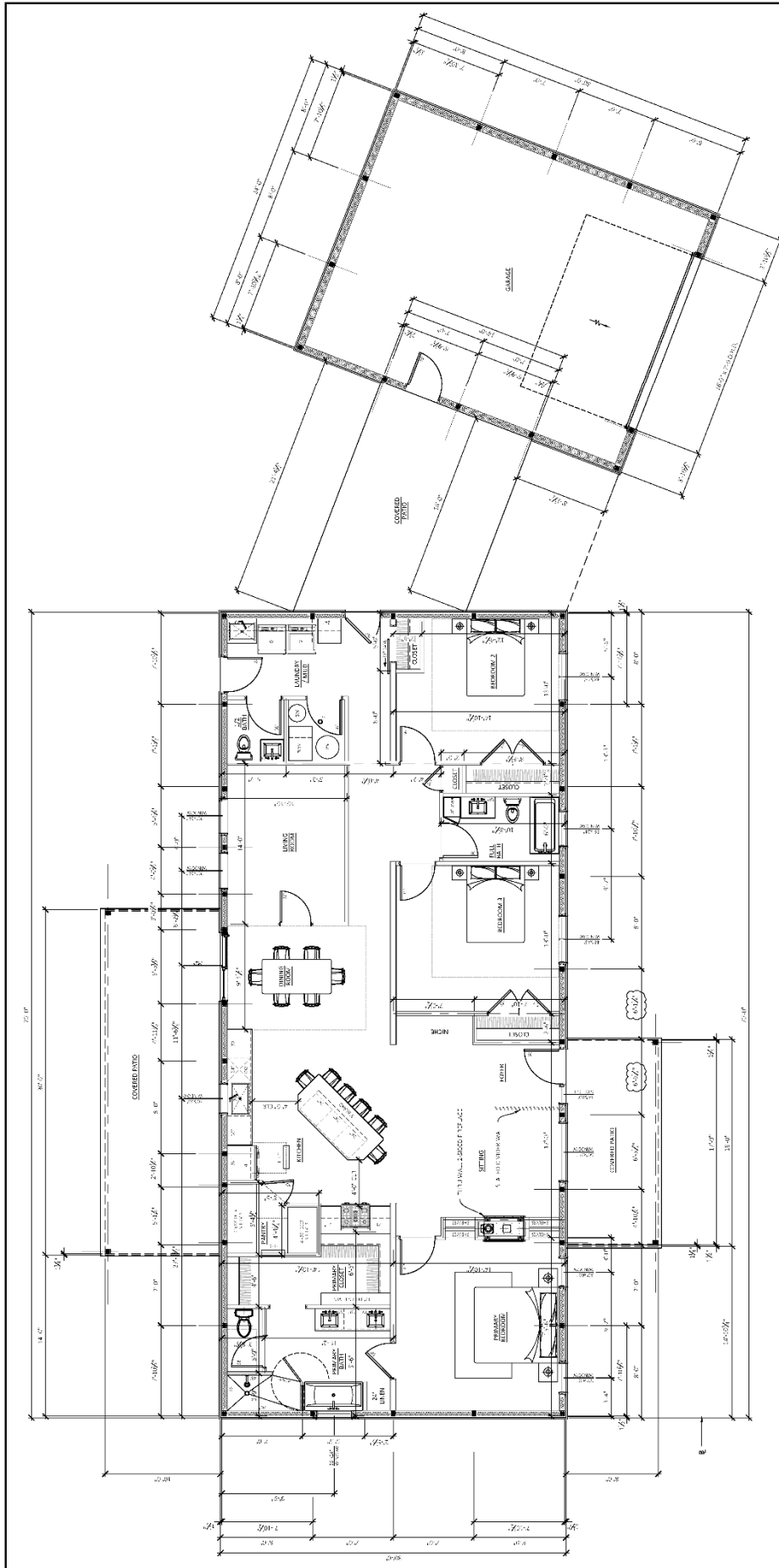
The triangle shape lot is pre-existing. limited area for placement of septic, well and buildings.



Rough Sketch – Subject to Changes



This image shows the required setbacks; the yellow area is the ordinance-required location for a single-family dwelling. Because 250th Street is treated as the front, the front setback is not measured from the right-of-way or front property line. Instead it is measured from the point on the lot where the width reaches the district minimum of 200 ft. On this lot that point occurs about 37 ft back from the front property line. From that point the 75 ft front setback is measured, producing an effective front setback of approximately 112 ft from the front property line. This compressed buildable zone prevents the owner from placing the house using the standard 75 ft front setback measured from the property line. The variance request would waive the Section 4.03.5 requirement of the Woodbury County Zoning Ordinance, which requires front yards on flag lots to be measured from the point where the lot width meets the minimum requirement. The lot's frontage on 250th Street is less than the 200 ft minimum set by Section 3.04.



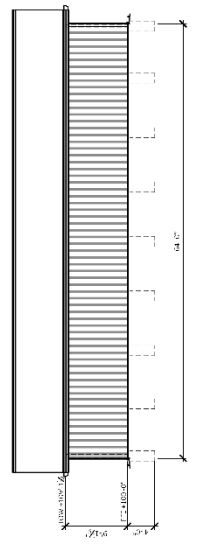
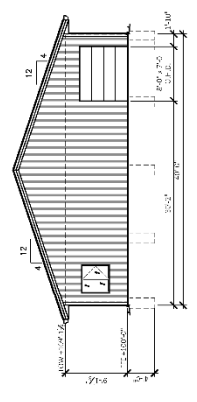
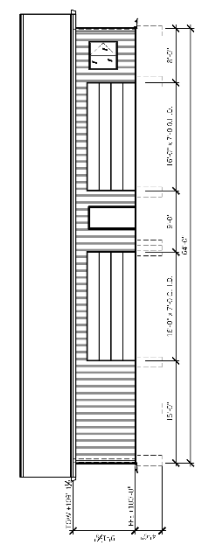
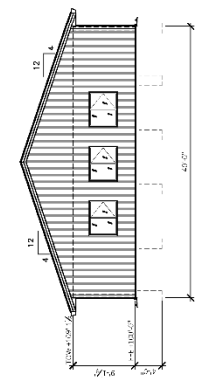
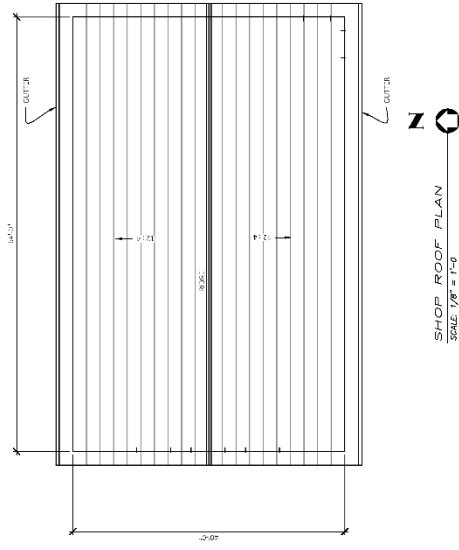
FIRST FLOOR PLAN
SCALE: 1/4" = 1'-0"

NO.	DATE	REVISION

BACON CRANE DESIGN INC.
ARCHITECTS

HOUSE & GARAGE FLOOR PLAN
NEW HOUSE STREET
SAULS VA
WIFE & DERRIE SWEATT
STORGENT BLUFF, IOWA
DATE: 02, 2020 | 225-0779
BY: AWG

10/02/2020 - 11/20/20



SHOP ROOF PLAN & ELEVATIONS

NO.	DATE	REVISION

BACON CRIBER DESIGN INC.
ARCHITECTS

NEW HOUSE STREET
SAULS, VA

WAKE & DAVID SWEATT
SERVANT LEADERSHIP
DATE: 02, 2025 | 225-0779
BY: AWG

10/02/2025 - 11:20PM

Woodbury County, IA / Sioux City

Summary

Parcel ID 874617300004
 Alternate ID 753225
 Property Address 1911 250TH ST
 SALIX IA 51052
 Sec/Twp/Rng 17-87-46
 Brief Tax Description BEG 553' W OF SE COR N295' W432' SE403' E168' TO BEG SW SW 17-87-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 2025-02565 (3/18/2025)
 Gross Acres 1.18
 Net Acres 1.18
 Adjusted CSR Pts 0
 Zoning AE - AGRICULTURAL ESTATES
 District 0037 GRANGE/SB/L
 School District SGT BLUFF LU TON
 Neighborhood N/A

Owner

Deed Holder
 SWEATT ROBERT & DEBORAH
 PO BOX 332
 SERGEANT BLUFF IA 51054
 Contract Holder
 Mailing Address
 SWEATT ROBERT & DEBORAH
 PO BOX 332
 SERGEANT BLUFF IA 51054

Land

Lot Area 1.18 Acres; 51,401 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/17/2025	GARVIN MICHAEL	SWEATT ROBERT & DEBORAH	2025-02565	Vacant lot	Deed		\$35,000.00
5/6/2015	HELMS DOUGLAS % PATRICIA PERKINS	GARVIN MICHAEL	740/10500	Sale with consideration paid for real property of \$10000 or less	Deed		\$5,500.00

Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$26,550	\$17,700	\$17,700	\$17,700	\$17,700
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$26,550	\$17,700	\$17,700	\$17,700	\$17,700
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$26,550	\$17,700	\$17,700	\$17,700	\$17,700

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

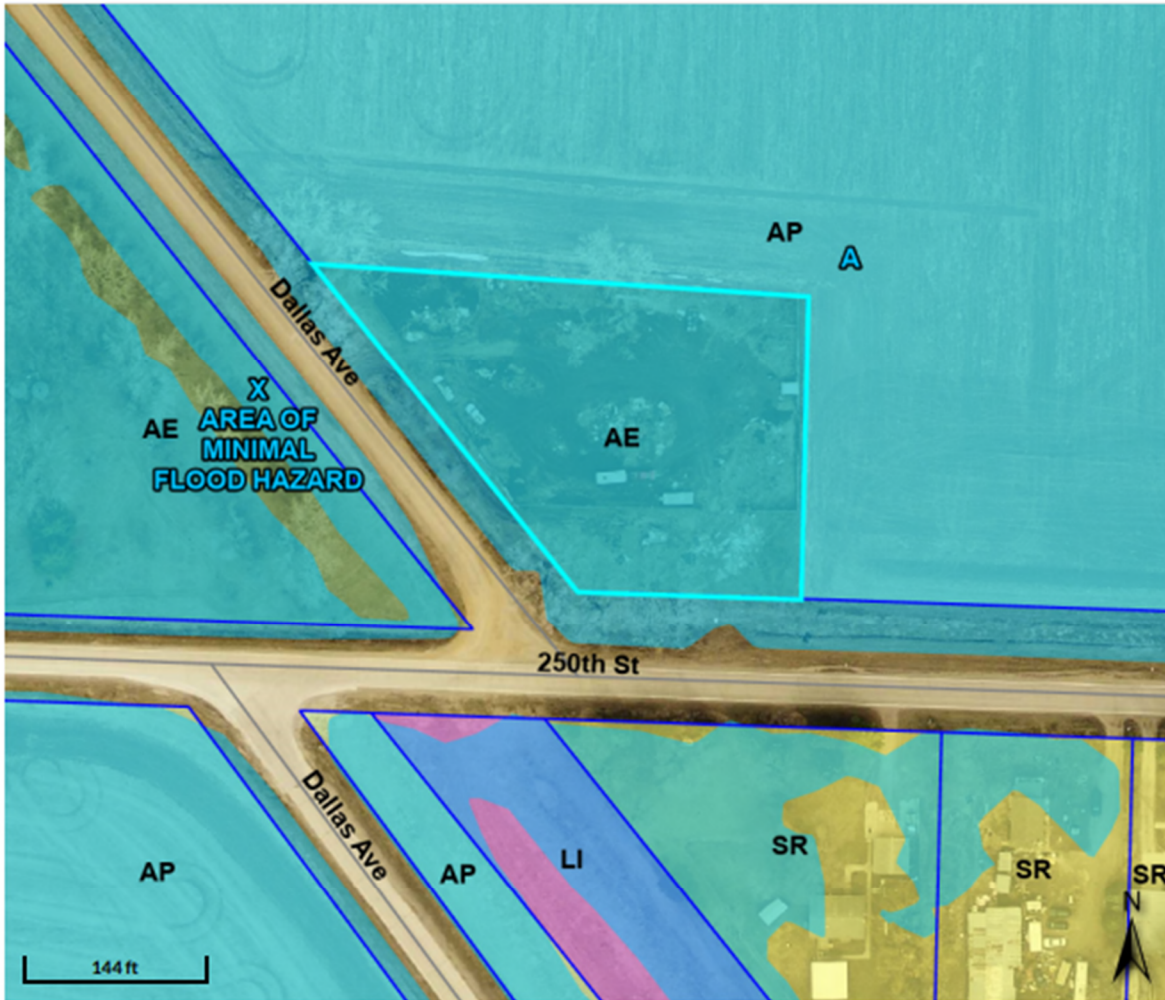
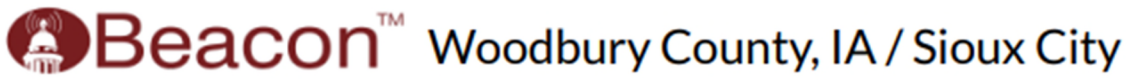
No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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: 3/16/2026, 8:59:47 PM

Contact Us



Zoning District and Floodplain Map



Overview



Legend

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

Parcel ID	874617300004	Alternate ID	753225	Owner Address	SWEATT ROBERT & DEBORAH
Sec/Twp/Rng	17-87-46	Class	R		PO BOX 332
Property Address	1911 250TH ST SALIX	Acreage	1.18		SERGEANT BLUFF, IA 51054
District	0037				
Brief Tax Description	BEG 553' W OF SE COR N295' W432' SE403' E168' TO BEG SW SW 17-87-46				
	<i>(Note: Not to be used on legal documents)</i>				















Date created: 3/17/2026
 Last Data Uploaded: 3/16/2026 9:59:47 PM

Developed by SCHNEIDER
 GEOSPATIAL

Iowa Corn Suitability Rating CSR2



MAP LEGEND

- Area of Interest (AOI)**
 Area of Interest (AOI)
- Soils**
- Soil Rating Polygons**
 = 59
 Not rated or not available
- Soil Rating Lines**
 = 59
 Not rated or not available
- Soil Rating Points**
 = 59
 Not rated or not available
- Water Features**
 Streams and Canals
- Transportation**
 Rails
 Interstate Highways
 US Routes
 Major Roads
 Local Roads
- Background**
 Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service

Web Soil Survey URL:

Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	59	2.0	100.0%
Totals for Area of Interest			2.0	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Tie-break Rule: Higher

Elevation Map



Aerial satellite imagery depicts a roughly rectangular parcel outlined in solid blue lines, enclosing an area of land with a central developed yard or homestead site. The property appears to be bordered on the north and northwest by a curving gravel or dirt rural road (visible as a light tan/beige strip running diagonally), with additional road segments branching off in a Y-shaped intersection or T-junction at the bottom/southwest.

Inside the blue parcel boundary:

The parcel is labeled with several yellow elevation numbers along its boundaries and adjacent properties:

- 1078 (appears multiple times, especially along the northern and eastern edges)
- 1080 (shown along internal divisions or access paths, including a driveway-like strip leading into the site)
- 1076 (along the southern and western portions)
- 1082 (near the road intersection at the bottom)

Contour-like red/orange lines (possibly elevation contours or older boundary references) crisscross the image in wavy patterns, mostly outside or along the edges of the main blue parcel.

Overall, this shows a small rural residential/agricultural property with access from a gravel road intersection, surrounded by larger farmland parcels in a countryside setting typical of rural Woodbury County, Iowa. The blue outline highlights the specific property of interest.

Woodbury County Planning and Zoning

Variance Application

Application Details

Date: March 12, 2026

Applicant Information

Tracy C. Kamradt
Jason M. Kamradt
3007 Cass Ave.
Salix, IA 51052

Owner Information

Tracy C. Kamradt
Jason M. Kamradt
3007 Cass Ave.
Salix, IA 51052

Property Information

Address: 3007 Cass Ave.
City: Salix
State: Iowa
Zip: 51052
Parcel Number: 864712300007
Township and Range: T86N R47W (Lakeport)
Section & Quarter: 12 & SE ¼ of the SW ¼
Total Acres: 5.81
Current Use: Residential - AE
Proposed Use: AE
Current Zoning: AE - Agricultural Estates

Pre-application Meeting

Date: March 5, 2026
Staff Present: Dan Priestley

Purpose of Variance Application

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Tracy C. Kamradt and Jason M. Kamradt. The application pertains to their parcel numbered 864712300007, which consists of 5.81 acres and is situated at 3007 Cass Avenue in Salix, Iowa 51052. The applicants seek approval to construct an accessory building/structure, specifically a shed measuring approximately 40' x 30' x 12'4" with possible adjustments to dimensions during and throughout the review process, on their property located in the Agricultural Estates (AE) Zoning District. To do so, they request relief from two provisions of the Woodbury County Zoning Ordinance. First, they seek a variance from Section 4.12.3 concerning accessory buildings, which prohibits such structures from being located closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback, whichever is shorter. Second, they request a reduction of the front yard setback mandated by Section 3.04 for the AE Zoning District, which requires

a minimum of 75 feet from the front right-of-way line or lot line. The applicants propose placing the shed closer to the front lot line than the existing principal dwelling and establishing a front yard setback of 20 feet or less. A substantial portion of the property falls within the Special Flood Hazard Area designated as Flood Zone AE, which significantly constrains the available buildable area. The property is located in Lakeport Township, Township 86 North Range 47 West, Section 12, in the southeast quarter of the southwest quarter, encompassing portions of Government Lot 1 and Lot A of Sand Hill Lake. It lies east of Interstate 29 and west of Cass Avenue, approximately two miles south of Salix and three miles north of Sloan. The owners and applicants are Tracy C. Kamradt and Jason M. Kamradt, 3007 Cass Avenue, Salix, Iowa 51052.

Requirements for Variances

Review Criteria 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:

- ADVERSELY IMPACTS NEARBY PROPERTIES;
- SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;
- ENDANGERS PUBLIC HEALTH OR SAFETY;
- OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;
- IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Review Criteria 2: (Section 2.02.8F1[B])

The ordinance also states that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding for a hardship.) A finding of economic hardship must be based on each of the following:

- THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;
- THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND
- THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

- WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;
- WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND
- THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.
- TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Analysis and Recommendation

Analysis of Variance Criteria

Review Criteria – Section 2.02.8.F.1(A): Not Contrary to Public Interest / General Intent and Purpose The ordinance requires that the variance not adversely impact nearby properties, substantially increase congestion, endanger public health or safety, overburden public facilities/services, or impair the enjoyment, use, or value of nearby property.

Analysis: The applicants' stated purpose—to place the shed on the only practical non-floodplain portion of the lot (higher ground near Cass Avenue in/adjacent to Zone X)—is reasonable and would not create neighbor impacts, congestion, or floodplain issues. However, the County Engineer has stated that the proposed 20-foot setback from the lot line would place the structure closer to the right-of-way than currently permitted. This raises direct concerns about

snow drifting onto the county road and potential hazards to the traveling public. Secondary Roads has made clear that they will not alter maintenance practices for private development. These road-safety and public-maintenance impacts weigh heavily against a finding that the variance is not contrary to the public interest.

Conclusion on this criterion: This criterion is not necessarily satisfied due to the County Engineer’s recommendation against approval on safety and maintenance grounds.

Review Criteria – Section 2.02.8.F.1(B): Economic Hardship

The ordinance requires proof that (a) the property cannot yield a reasonable return if used in compliance, (b) unique physical constraints prevent compliant use, and (c) the hardship is not the result of actions by the owner.

Analysis: The extensive FEMA Zone AE floodplain covering the majority of the western/central parcel is a pre-existing, documented physical constraint. The existing dwelling is already on the narrow higher-elevation strip near Cass Avenue. Literal enforcement would force any reasonable-sized accessory building into the high-risk floodplain or prevent its construction. The hardship is not self-created.

Conclusion on this criterion: This criterion is satisfied.

Review Criteria – Section 2.02.8.F.2–5: Additional Limitations

No variance may permit a prohibited use, constitute a de-facto amendment, exceed the minimum relief needed, or vary floodplain standards unless specific factors are met.

Analysis: The accessory building is a permitted use. The request is not commonly recurring. The proposed location is outside Zone AE (in/adjacent to Zone X), so no floodplain-management variance is required. However, the “minimum relief needed” is now in question because the County Engineer has identified that even the 20-foot lot-line setback may be too close to the actual right-of-way.

Conclusion on this criterion: This criterion is generally satisfied except for the unresolved right-of-way proximity issue raised by Secondary Roads.

Statutory Standard – Iowa Code § 335.15(4) (HF 652, approved April 25, 2025)

A dimensional variance may be granted only if it (1) is not contrary to the public interest, (2) is needed due to special conditions causing practical difficulties in making beneficial use of the property, (3) observes the spirit of the ordinance and does substantial justice, (4) the difficulties are unique and not self-created, and (5) it will not significantly alter the essential character of the neighborhood.

Analysis: The floodplain creates unique, non-self-created practical difficulties that would prevent beneficial residential use (storage accessory to the allowed dwelling). The neighborhood character would not be significantly altered. However, the County Engineer’s explicit safety and maintenance objections mean the variance would be contrary to the public interest under the new statutory test.

Conclusion on statutory standard: The application partially meets the new Iowa Code standard; the public-interest element is not satisfied.

Overall Analysis on the Merits of the Application

The applicants face a genuine, unique hardship due to the FEMA-mapped Zone AE floodplain that consumes most of the parcel. Under the updated Iowa Code, this type of dimensional relief for practical difficulties is expressly contemplated. However, the County Engineer—whose expertise on county roads and public safety carries significant weight—has formally recommended against approval because the proposed location would place the building too close to the right-of-way. Snow drifting and hazards to the traveling public constitute a legitimate public-interest concern that cannot be dismissed. The conflict between floodplain avoidance and road safety/maintenance cannot

be resolved on the current record without additional information on the exact right-of-way location and an acceptable setback from it.

Recommendation:

The Board may consider a modified approval only if the applicants first work with Secondary Roads to identify an acceptable location and setback measured from the actual right-of-way (rather than the lot line) that eliminates the snow-drifting and public-safety concerns, and then return with revised plans demonstrating compliance.

The Board of Adjustment may, of course, reach a different conclusion after hearing testimony at the public hearing.

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance. The public hearing is scheduled for Monday, April 6 at 5:00 PM.

Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) as a basis for its action.

Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.

Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.

- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.
- (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Jason M. Kamradt & Tracy C. Kamrad	3007 Cass Ave.	Salix	IA	51052
Leo R. & Beverly A. Jochum Joint Revocable Trust	1691 250th St.	Salix	IA	51052
Timothy Ryan McWilliams & Stacey L. McWilliams	21736 Ridge Cir.	Elkhorn	NE	68022
Kari A. Franzen & Joshua A. Walters	3003 Cass Ave.	Salix	IA	51052
State of Iowa (Iowa Conservation)	6200 Park Ave. Ste 200	Des Moines	IA	50321
Ryan L. Johnson & Ashley B. Johnson	3016 Cass Ave.	Salix	IA	51052

Total Property Owners:6

Total Properties: 7

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

CITY OF SIOUX CITY: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LOGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following variance application for MEC electric and the property in question is outside our territory we have; no comment. – Casey Meinen, 3/13/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this application submitted by Tracy C. Kamradt and Jason M. Kamradt. NIPCO has no issues with this application. – Jeff Zettel, 3/19/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: No comments.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comments regarding this variance request. – Neil Stockfleth, 3/13/26.

WOODBURY COUNTY TREASURER: No comments.



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: March 27, 2026

Subject: Kamradt Variance

Secondary Roads has reviewed the Kamradt Variance request at 3007 Cass Avenue Salix, Iowa 51052. The submitted documents indicate the proposed Morton Building would be located 20 feet from the lot line, although the right-of-way does not appear to coincide with the lot line as shown on "Site Plan Instructions." Secondary Roads does not recommend approving structures closer to the right-of-way than currently permitted due to concerns with drifting snow and potential hazards to the traveling public. Secondary Roads cannot modify snow removal operations to accommodate private development.

Any entrance modifications will require a permit and must meet current Secondary Roads standards, including sight distance requirements.

Legal Notification

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:

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

PUBLICATION DATES:
Mar. 19, 2026

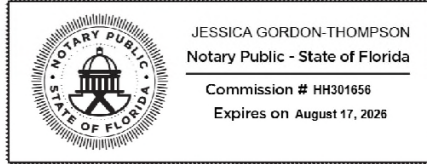
NOTICE ID: elr6rQKnyxdqgq9gUWzi
PUBLISHER ID: COL-IA-502969
NOTICE NAME: BA_4-6-26-1
Publication Fee: \$113.86

Anjana Bhadoriya

(signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **03/19/2026**

J. Ra

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, April 6, 2026, at 8:00 PM or as soon thereafter as the matters may be considered during the public meeting. Said 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 on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in respect to the matters should appear at the aforesaid hearings in person or call 712-54-1133 and enter the Conference ID: 742-861-1258 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 Proctor at dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, April 3, 2026.

Item One (1)
The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Peterson Christensen, the Applicant, on behalf of the property owners Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Mayes Family Farm LLC. The application requests approval for a temporary borrow site (borrow pit) to extract and supply soil material for the I-29 / 285th Street (Southridge) interchange Project. The applicant has indicated a need for approximately 40,000 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 Parcel 874707200001 (approximately 36.06 acres) and 874707200002 (approximately 21.27 acres), totaling approximately 57.33 acres, located at or near 2527 Port Neal Road, Sergeant Bluff, Iowa 50541 (no formal address assigned), in the General Industrial (I1) Zoning District, within Liberty Township (767N R47W) Section 7, Northeast Quarter (NE 1/4). The property is located west of Port Neal Road and north of 239th Street. The property is currently used for agriculture. The project is classified as a borrow pit in earth materials under Section 313.4 of the Woodbury County Zoning Ordinance. The applicant is Peterson Christensen, Inc., PO Box A, Reinbeck, IA 50969. The owners are Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Mayo Family Farm LLC, 111 Doral Ln, Dakota Dunes, SD 57046.

Item Two (2)
The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Tracy C. Kamradt and Jason M. Kamradt. The application pertains to their parcel numbered 844703000001, which consists of 8.81 acres and is situated at 3027 Cass Avenue, Galix, Iowa 50522. The applicants seek approval to construct an accessory building structure, specifically a shed measuring approximately 47 x 35 x 12'4" subject to possible adjustments to dimensions during and throughout the review process, on their property located in the agricultural estate (AE) zoning district. To do so, they request relief from the provisions of the Woodbury County Zoning Ordinance. First, they seek a variance from Section 4.12.3 concerning accessory buildings, which prohibits such structures from being located closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback, whichever is greater. Second, they request a reduction of the front yard setback mandated by Section 3.04 for the AE Zoning District, which requires a minimum of 75 feet from the front right-of-way line or lot line. The applicants propose placing the shed

placing the shed closer to the front lot line than the existing principal dwelling and establishing a front yard setback of 20 feet or less. A substantial portion of the property falls within the Special Flood Hazard Area designated as both Flood Zone X (0.2 PCT) and Zone AE, which significantly constrains the available buildable area. The property is located in Lakeport Township (T89N R47W), Section 12, southeast quarter of the southwest quarter (SE ¼ SW ¼), encompassing portions of Government Lot 1 and Lot A of Sand Hill Lake. It lies east of Interstate 29 and west of Cass Avenue, approximately two miles south of Salix and three miles north of Sloan. The owners and applicants are Tracy C. Kamradt and Jason M. Kamradt, 3007 Cass Avenue, Salix, Iowa 51052.

Item Three (3)

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Shaughn M. Benson and Shawna M. Benson. The application pertains to their parcel numbered 894313300001, consisting of 11.85 acres at 1248 Lenox Ave., Pierson, Iowa 51046. The applicants seek to construct an accessory building/machine shed measuring 40' x 60' x 28' total height (subject to possible adjustments/changes to dimensions during and throughout the review process) on property in the Agricultural Preservation (AP) Zoning District. They request relief from: (1) Section 4.12.3 of the Woodbury County Zoning Ordinance, prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback (whichever is shorter); and (2) Section 3.04, requiring a 100-foot front yard setback in the AP Zoning District. The proposal places the shed closer to the front lot line than the house and at a setback of 50 feet or less. Property constraints (rolling hills/elevation changes, wooded grove, fruit trees, septiceptah field, existing buildings, and creeks) limit placement options. The property lies in Rutland Township (T89N R43W), Section 13, southwest quarter of the southwest quarter (SW ¼ SW ¼) and northwest quarter of the southwest quarter (NW ¼ SW ¼). Owners/applicants: Shaughn M. Benson and Shawna M. Benson, 1248 Lenox Ave., Pierson, Iowa 51046.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email cdonestey@woodburycountyia.gov.
OOL-IA-502966

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:
 Mar. 21, 2026

NOTICE ID: QeVsCxK3bqakwk9o0NYk
PUBLISHER ID: COL-IA-502984
NOTICE NAME: BA_4-6-26-2
Publication Fee: \$91.36

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 03/23/2026



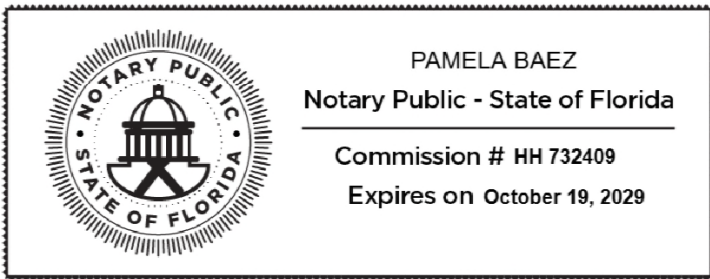
Notary Public
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING(S)
 BEFORE THE WOODBURY
 COUNTY BOARD OF
 ADJUSTMENT**

The Woodbury County Board of Adjustment will hold public hearing(s) on the following item(s), hereafter described in detail, on Monday, April 6, 2026, at 6:00 PM or as soon thereafter as the matter(s) may be considered during the public meeting. Said hearing(s) will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item(s) may now be examined at the office of the Woodbury County Community and Economic Development, or the 6th Floor of the courthouse by any interested person. All persons who wish to be heard in regard to the matter(s) should appear at the aforesaid hearing(s) in person or call 712-554-1133 and enter the Conference ID: 742, 545, 1234 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 Pricopy at dpricopy@woodburycountywa.gov. City signed comments will be considered and should be received no later than 10:00 AM on Friday, April 9, 2026.

Item One (1)
 The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to the parcel numbered S7401300004, consisting of approximately 1.18 acres (including rights-of-way) at 1911 250th St., Salix, Iowa 51052, located in Orange Township, T87N R46W, Section 17, in the SW 1/4 of the SW 1/4, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner of and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.035 of the Woodbury County Zoning Ordinance, which states that for flag lots the required front yard shall be measured from the point back from the street to line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 220 feet required under Section 3.04, Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. However, the lot is considered a Legal Nonconforming Lot of Record under Section 4.02.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Dalus Avenue right-of-way) to facilitate the proposed construction. Property constraints limiting placement options include the parcel size, the owner lot location and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting building area, elevations, and development standards). Applicant/Owner: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51052.

The other items that were previously published for this meeting include:
 The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa to consider: (1) a conditional use permit for a temporary borrow pit near 2257 Port Neal Road, Sergeant Bluff (Parcel: S7470730001 and S7470730002, General Industrial Zoning District), requested by Peterson Contractors, Inc. for Kimmel Family Farms LLC, Karl W. Ivener, Living Trust, and Mayo's Family Farm LLC to supply ~40,000 cubic yards of soil for the I-25 / 232nd Street Interchange Project from Spring 2026 to Fall 2027, per Section 3.03.4 of the Zoning Ordinance (details subject to modification); (2) a variance for Tracy G. and Jason M. Kamradt at 3307 Cass Avenue, Salix (Parcel



864712300007, Agricultural Estates Zoning District) to place a 40' x 30' shed closer to the front lot line than the dwelling with a 20-foot front setback, seeking relief from Section 4.12.3 (accessory building placement) and Section 3.04 (75-foot minimum setback), due to flood zones X (0.2% annual chance) and AE limiting buildable area, and (3) a variance for Shaughn M. and Shawna M. Benson at 1246 Lenoir Ave., Person (Parcel 89431330001, Agricultural Preservation Zoning District) to build a 40' x 80' machine shed closer to the front lot line than the dwelling with a ≤50-foot setback, requesting relief from Section 4.12.3 and Section 3.04 (100-foot minimum setback), due to rolling terrain, woods, trees, septic systems, buildings, and flood-prone areas. All applications and dimensions remain subject to possible modifications during review.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email conestey@woodburycountyia.gov.
OOL-IA-502864

Supporting Documentation

We would like to place a Morton building on our property in a location that is outside of the designated flood zone to reduce the risk of flood damage and protect the structure and its contents. Building outside the flood-prone area will help ensure the safety, longevity, and usability of the building while also minimizing potential impacts from high water events. This location allows the structure to be placed on higher, more stable ground where it will not interfere with natural floodplain functions. By situating the building outside the flood zone, we are taking a responsible approach to development that protects both the property and surrounding area from unnecessary risk.

We are requesting approval of a variance from Section 4.12.3 (Accessory Buildings) and the front yard setback standards in Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance. This variance would allow us to construct an accessory structure (a Morton building) on our parcel zoned Agricultural Estates (AE).

Under Section 4.12.3, no accessory structure may be constructed closer to the front lot line than the front edge of the principal structure or two times the required front yard setback, whichever is shorter. Section 3.04 requires a minimum front yard setback of 75 feet from the front right-of-way line or lot line in the AE Zoning District.

We are requesting relief to allow placement of the proposed Morton building closer to the front lot line than the front edge of our principal dwelling and to reduce the effective front yard setback to approximately 20 feet from the front right-of-way line or lot line.

This placement is necessary due to site-specific constraints on the property, including the presence of a designated flood zone that limits safe and practical building locations. Placing the structure outside the flood-prone portion of the property helps avoid flood risk, protects the structure and its contents, and allows the property to be used safely and responsibly.

A site plan has been submitted with our application illustrating the proposed location of the Morton building relative to the existing principal structure, property lines, right-of-way, and the flood zone area.

March 13, 2026



3-13-26



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

Owner Information: Owner <u>Jason and Tracy Kamradt</u> Address <u>3007 Cass Ave</u> <u>Salix, Ia 51052</u> Phone <u>[REDACTED]</u>	Applicant Information: Applicant <u>Jason and Tracy Kamradt</u> Address <u>3007 Cass Ave</u> <u>Salix, Ia 51052</u> Phone <u>[REDACTED]</u>
--	--

Engineer/Surveyor _____ Phone _____

Property Information:

Property Address or Address Range 3007 Cass Ave Salix Iowa 51052

Quarter/Quarter _____ Sec 12 Twship/Range 12-86-47

Parcel ID # 864712300007 GIS # _____ Total Acres 5.81

Current Use Residential - AE Proposed Use AE

Current Zoning AE - Agricultural Estates

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date 3-5-26 Staff present Don Priestly

The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property.

This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner [Signature] Applicant Jason + Tracy Kamradt
 Date 3-12-26 Date 3-12-26

Fee: \$300 Case #: 7145

Check #: _____

Receipt #: _____

Date Received 3/12/26

Applicant Statement Re: Variance Requirements
Attachment to Woodbury County, Iowa Variance Application
Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20
Adopted July 22, 2008; Effective August 01, 2008

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

(i) Explain below why granting the variance will not adversely impact nearby properties:

Granting this variance for the proposed Morton building will not adversely impact nearby properties. The building will be consistent with other accessory buildings commonly found in the area. It will not create additional traffic, noise, or safety concerns for neighboring properties. The structure will be well maintained and constructed to match the character of the property. Its placement will respect surrounding property lines and will not interfere with

(ii) Explain below why granting the variance will not substantially increase congestion of people, buildings or traffic:

The proposed Morton Building garage will be used only for private residential storage and will not create additional traffic, visitors, or commercial activity. Because the use of the property will remain residential, the variance will not increase congestion of people, buildings, or traffic in the area.

(iii) Explain below why granting the variance will not endanger public health or safety:

The proposed Morton Buildings garage will be built to all required building codes and used only for private storage. It will not involve hazardous materials, increased traffic, or unsafe conditions. Therefore, granting the variance will not endanger public health or safety.

(iv) Explain below why granting the variance will not overburden public facilities or services:

The proposed structure will be used for typical residential accessory purposes and will not significantly increase the demand for utilities, roads, or public services. The building will not generate additional traffic, population density, or usage of water, sewer or other municipal systems beyond what is already expected for the property. Additionally, the variance does not change the overall use of the property and will remain consistent with surrounding residential use. Therefore, existing public infrastructure and services are more than adequate to support the variance without creating additional strain.

- (v) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

The proposed structure will be consistent with the character and use of surrounding properties. The building will be located on the property in a manner that minimizes visibility and impact to neighboring parcels and will not interfere with neighboring property access, light or privacy. Additionally, similar accessory structures exist within the area, making the request compatible with the neighborhood. Because the property will continue to be maintained and used in a responsible manner, the variance will not negatively affect neighboring property values or the ability of nearby owners to enjoy and use their land.

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

Due to the property partially located within a flood zone, which limits where structures can safely and responsibly be built. In order to avoid constructing a building within the flood-prone area, the proposed location must be placed outside of the flood zone. Due to setback requirements and the layout of the lot, complying strictly with the zoning regulations would force the structure closer to or within the flood zone. Granting the variance allows the building to be placed in a safer location on the property while still allowing the owner to reasonably use and improve the land. This approach protects the property from potential flood damage and ensures the property can be used in a practical and responsible manner.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

The property has unique physical constraints that limit where structures can reasonably be placed. A portion of the property lies within a designated flood zone, which restricts development in that area and makes it unsuitable for building. Because of this condition, the usable portion of the lot is reduced, and the standard setback requirements further limit the available space for construction. These physical characteristics are unique to the property and create a hardship that does not generally apply to other properties in the area. Granting the variance will allow the structure to be placed on the buildable portions of the property while avoiding the flood-prone areas, enabling the property to be used in a safe and practical manner.

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

The limitation is caused by existing physical characteristics of the property, including the presence of a designated flood zone and the layout of the lot, which restrict where structures can be reasonably placed. These conditions existed prior to the current request and were not created by the owner. The need for the variance arises solely from these natural and pre-existing constraints, which limit the buildable area of the property. Granting the variance will simply allow the owner to make reasonable use of the property while avoiding the flood-prone area.

SITE PLAN INSTRUCTIONS

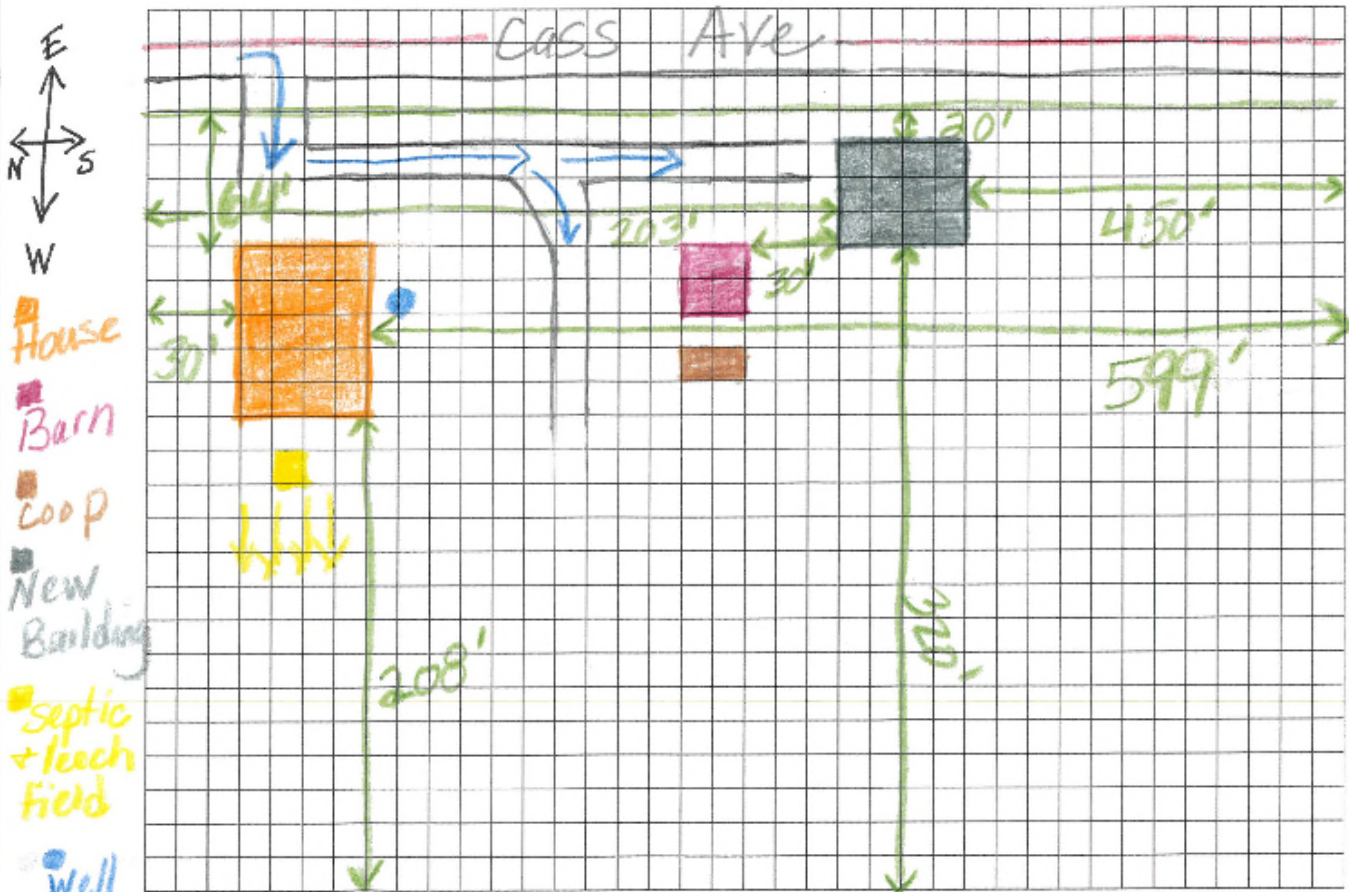
Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below. Refer to the setback reference sheet for your zoning district when planning your project. Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

- Indicate which way is north.
- Show where the road is that goes past the parcel and name it.
- Show the County Right-Of-Way (the distance from the center of the road to the beginning of your lot line. Typically, it is around 33' and ends at your property's fence line.)
- Indicate any field entrances or drives leading into parcel.
- Show any buildings or structures currently on land. Label "Existing" and/or "New"
- Show length, width, and height of new building or addition.
- Indicate septic system and direction leech field flows.
- Show where well is located.
- Indicate with arrowed lines the distance on each side from house to lot line.
- Indicate with arrowed lines the distance on each side from accessory structure to lot line.
- Show there is a minimum of 10' between buildings.

When your Site Plan is complete, please return with completed building permit application and applicable fee. Be sure to sign where indicated before a Notary.

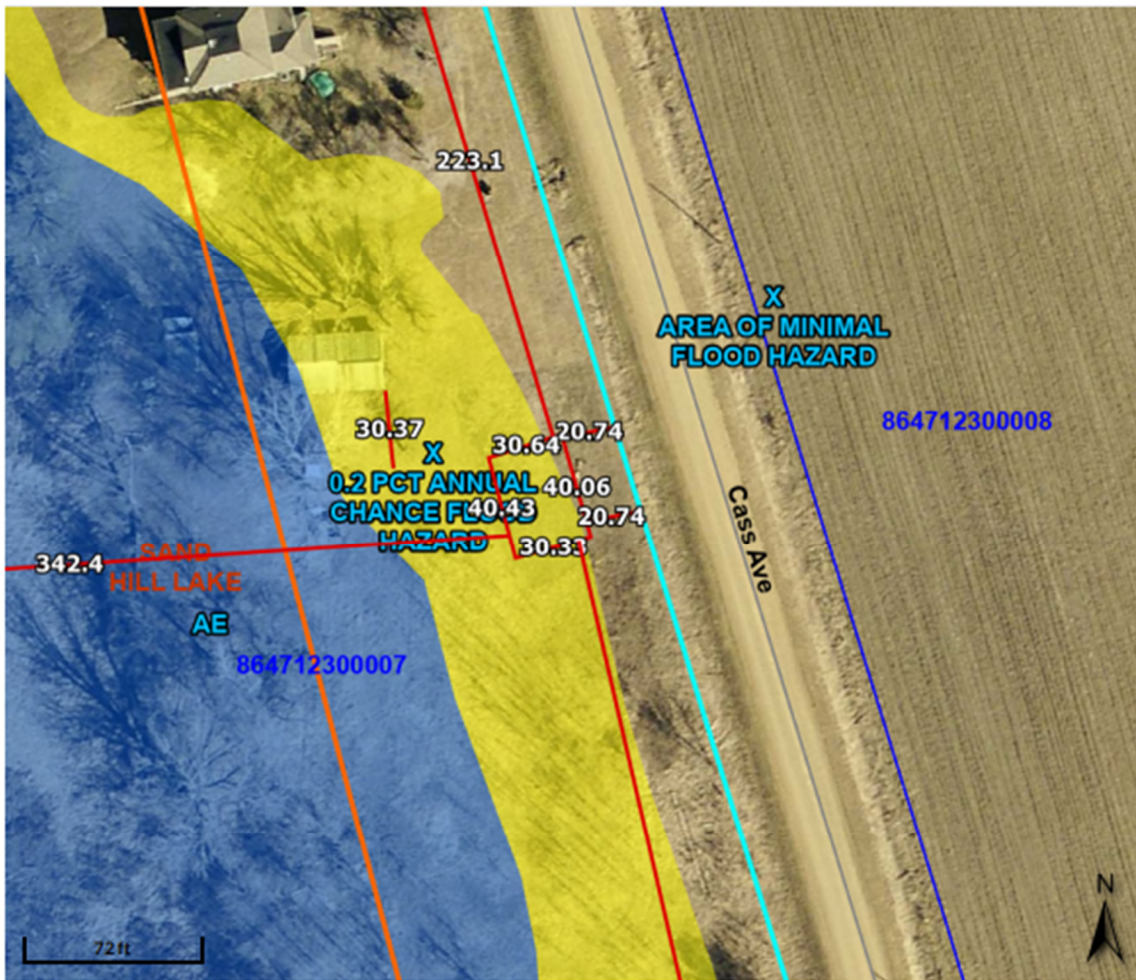
Woodbury County Community & Economic Development
620 Douglas St., 6th Floor
Sioux City, IA 51101

• Driveway -
• Right-of-way -
• lot line -

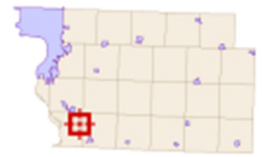


* New Building
40'L x 30'W x 12'4" H

Rough Sketch – Subject to Changes



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Subdivisions
- Parcels

Parcel ID	864712300007	Alternate ID	705315	Owner Address	KAMRADT TRACY C & JASON M
Sec/Twp/Rng	12-86-47	Class	R		3007 CASS AVE
Property Address	3007 CASS AVE SALIX	Acreage	5.81		SALIX, IA 51052
District	0042				
Brief Tax Description	W OF RD GOVT LOT 1 AND SANDHILL LAKE LOT A EX A N IRREG TC T BEG AT NW CORNER GOVT LOT 1 THEC E 137.90 FT TO C/L RD THEC SELY 668 FT THEC SWLY TO W LINE LOT A THEC N TO PT OF BEG 12-86-47				
	<i>(Note: Not to be used on legal documents)</i>				

Date created: 3/13/2026
 Last Data Uploaded: 3/12/2026 9:59:34 PM

Developed by SCHNEIDER
 GEOSPATIAL

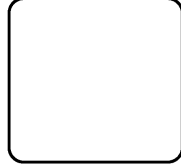
OFFICE: ONAWA, IA
 JOB NO.: 045-152131

JASON KAMRADI
 SAUX, IA

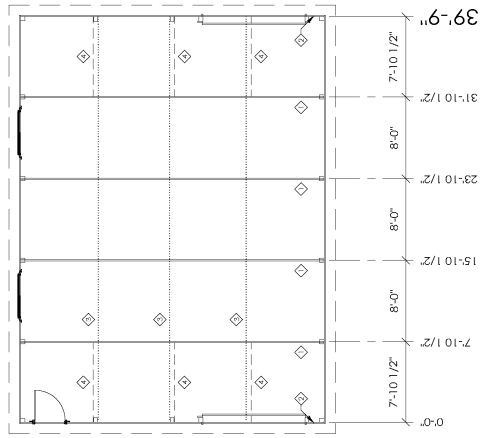
MORTON BUILDINGS, INC.

@MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399 309-263-7774
 309-263-7774

DRAWN BY:	JDC
DATE:	9/10/2026
CHECKED BY:	SR
DATE:	9/12/2026
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----



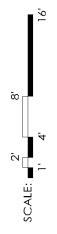
SCALE: AS NOTED
 SHEET NO. OF: S2 S5



TRUSS/BRACING PLAN

TRUSS/BRACING PLAN LEGEND

- ◇ - 30' 3090S1 R.C. TRUSS
- ◇ - 30' END RAFTER ASSEMBLY
- ◇ - 2x4 TRUSS TIES
- ◇ - 2x6 DIAGONAL END BRACES
 (TO EXTEND TO FIRST TRUSS IN FROM ENDWALL)

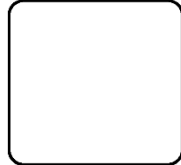


OFFICE: ONAWA, IA
 JOB NO.: 042-152131

JASON KAMRADT
 SAUX, IA

MORTON BUILDINGS, INC.
 630 MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399 309-263-7474

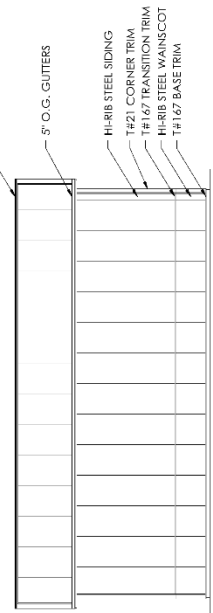
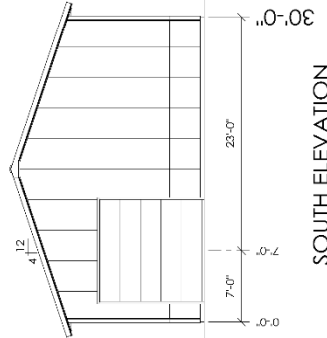
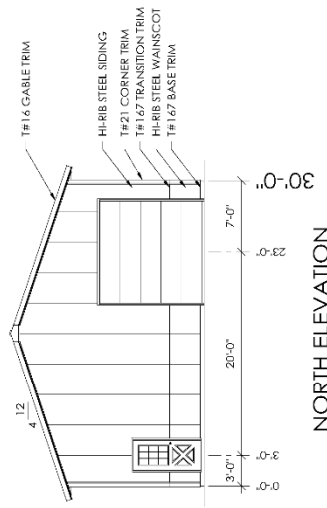
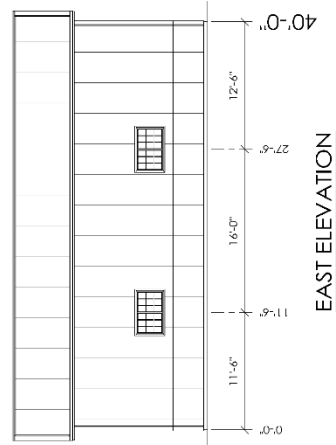
DRAWN BY:	JDG
DATE:	3/10/2026
CHECKED BY:	SR
DATE:	3/12/2026
REVISED DATE:
REVISED DATE:
REVISED DATE:



SCALE: AS NOTED
 SHEET NO. OF: S3 S5

DESIGN AND EXPLANATORY NOTES

1.) EXTERIOR DOOR AND WINDOW LOCATIONS ARE TAKEN FROM THE EXTERIOR FACE OF THE NAILERS AND ARE TO THE CENTER OF THE DOOR AND WINDOW UNITS. VERIFY ALL DOOR AND WINDOW LOCATIONS WITH THE OWNER.



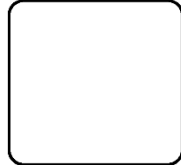
SCALE: 1/4" = 1'-0"
 1/2" = 2'-0"
 3/8" = 4'-0"
 1/8" = 8'-0"

OFFICE: ONAWA, IA
 JOB NO.: 049-152131

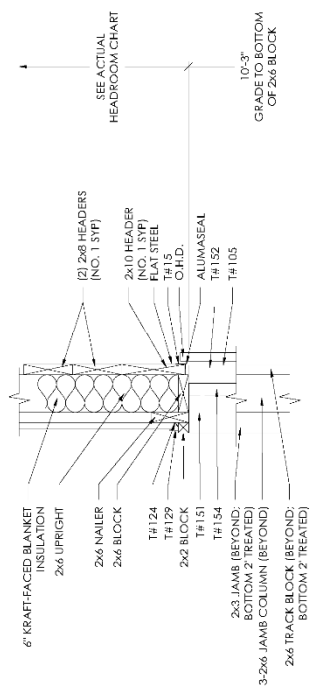
MORTON BUILDINGS, INC.
 SAUX, IA
 JASON KAMRADT

©MORTON BUILDINGS, INC. P.O. BOX 399 MORTON, IL 61550-0399 309-263-7774

DRAWN BY:	IDG
DATE:	3/10/2026
CHECKED BY:	SR
DATE:	3/12/2026
REVISED DATE:	----
REVISED DATE:	----
REVISED DATE:	----



SCALE: AS NOTED
 SHEET NO. OF: S5 S5



OHd HEADER SECTION C
 SCALE: 1" = 1'-0"

ACTUAL HEADROOM CHART FOR OVERHEAD DOORS WITH RAISED CHORD TRUSSES

	South @ 7'-0"	North @ 23'-0"
A" LOW SIDE JAMB COLUMN	2'-2"	2'-2"
A" HIGH SIDE JAMB COLUMN	3'-0"	3'-0"
WIND FACTOR	N/A	N/A
LOWE'S CHORD	N/A	N/A

Parcel Report – 864712300007

Woodbury County, IA / Sioux City

Summary

Parcel ID 864712300007
Alternate ID 705315
Property 3007 CASS AVE
Address SALIX IA 51052
Sec/Twp/Rng 12-86-47
Brief W OF RD GOVT LOT 1 AND SANDHILL LAKE LOT A EX A N IRREG TC T BEG AT
Tax Description NW CORNER GOVT LOT 1 THEC E 137.90 FT TO C/L RD THEC SELY 668 FT
 THEC SWL Y TO W LINE LOT A THEC N TO PT OF BEG 12-86-47
 (Note: Not to be used on legal documents)
[691-392 \(5/7/2007\)](#)
Deed Book/Page
Gross Acres 5.81
Net Acres 5.81
Adjusted CSR 0
Pts
Zoning AE - AGRICULTURAL ESTATES
District 0042 LAKEPORT/WESTWOOD
School District WESTWOOD COMM
Neighborhood N/A



2008 photo

Owner

Deed Holder
[KAMRADT TRACY C & JASON M](#)
[3007 CASS AVE](#)
 SALIX IA 51052
Contract Holder
Mailing Address
 KAMRADT TRACY C & JASON M
 3007 CASS AVE
 SALIX IA 51052

Land

Lot Area 5.81 Acres ;253,084 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 2 Story Frame
Architectural Style N/A
Year Built 1907
Condition Below Normal
Roof Asph / Hip
Flooring
Foundation None
Exterior Material Asb
Interior Material Plas / Drwl
Brick or Stone Veneer
Total Gross Living Area 1,896 SF
Main Area Square Feet 840
Attic Type None;
Number of Rooms 0 above; 0 below
Number of Bedrooms 0 above; 0 below
Basement Area Type Full
Basement Area 840
Basement Finished Area
Plumbing 1 Standard Bath - 3 Fi;
Appliances
Central Air Yes
Heat Yes
Fireplaces
Porches 2S Frame Open (280 SF); 1S Frame Open (54 SF); 1S Frame Enclosed (96 SF);
Decks
Additions 1 Story Frame (216 SF);
Garages

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Pole	HORSE BARN	18	36	1990	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
5/7/2007	KAMRADT TRACY C	KAMRADT TRACY C & JASON M	691/392	QUIT CLAIM DEED	Deed		\$0.00
3/7/2007	BENSON DEWAYNE E & CLARISSA B	KAMRADT TRACY C	689/8886	QUIT CLAIM DEED	Deed		\$0.00
10/1/1998	JONES, ROBERT L & LINDA K	BENSON, DEWAYNE E & CLARISSA B	416/2174	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$52,000.00
12/30/1899	HUBERT, DOROTHY M.	JONES, ROBERT L. & LINDA K.		OFFER TO BUY	Deed		\$0.00

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

Permits

Permit #	Date	Description	Amount
4788	08/22/2006	New Dwlg	7,000

Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$69,600	\$46,000	\$46,000	\$46,000	\$46,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$95,980	\$89,950	\$89,950	\$68,410	\$68,410
= Gross Assessed Value	\$165,580	\$135,950	\$135,950	\$114,410	\$114,410
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$165,580	\$135,950	\$135,950	\$114,410	\$114,410

Sioux City Special Assessments and Fees

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

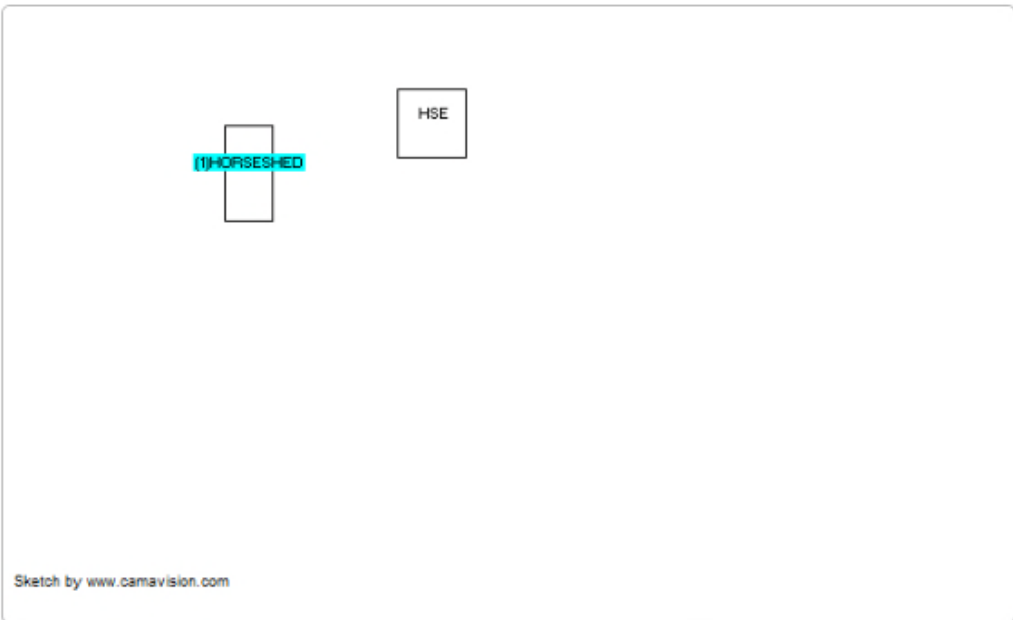
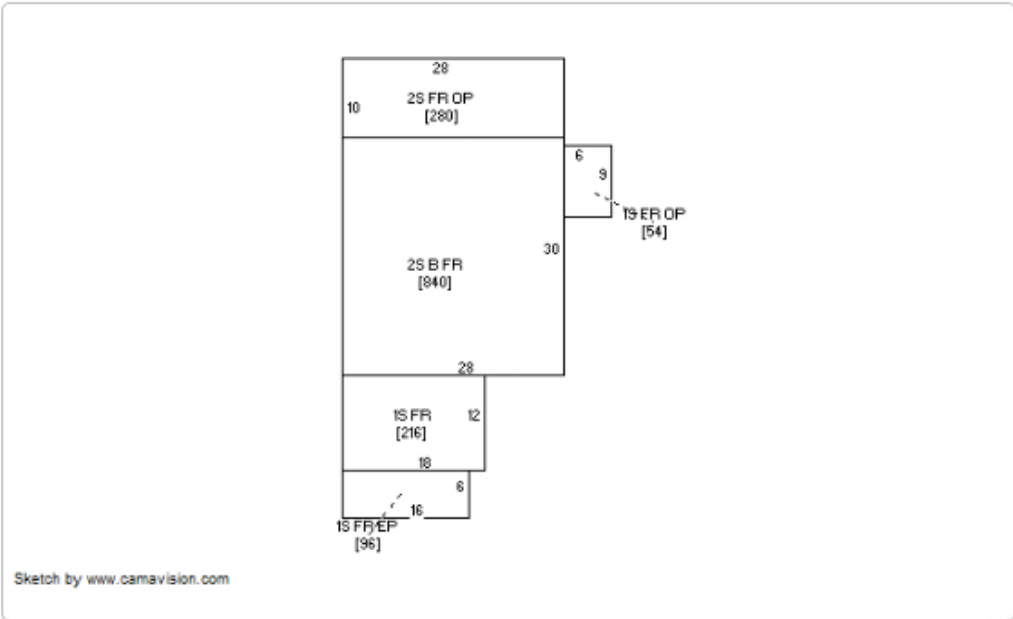
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



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

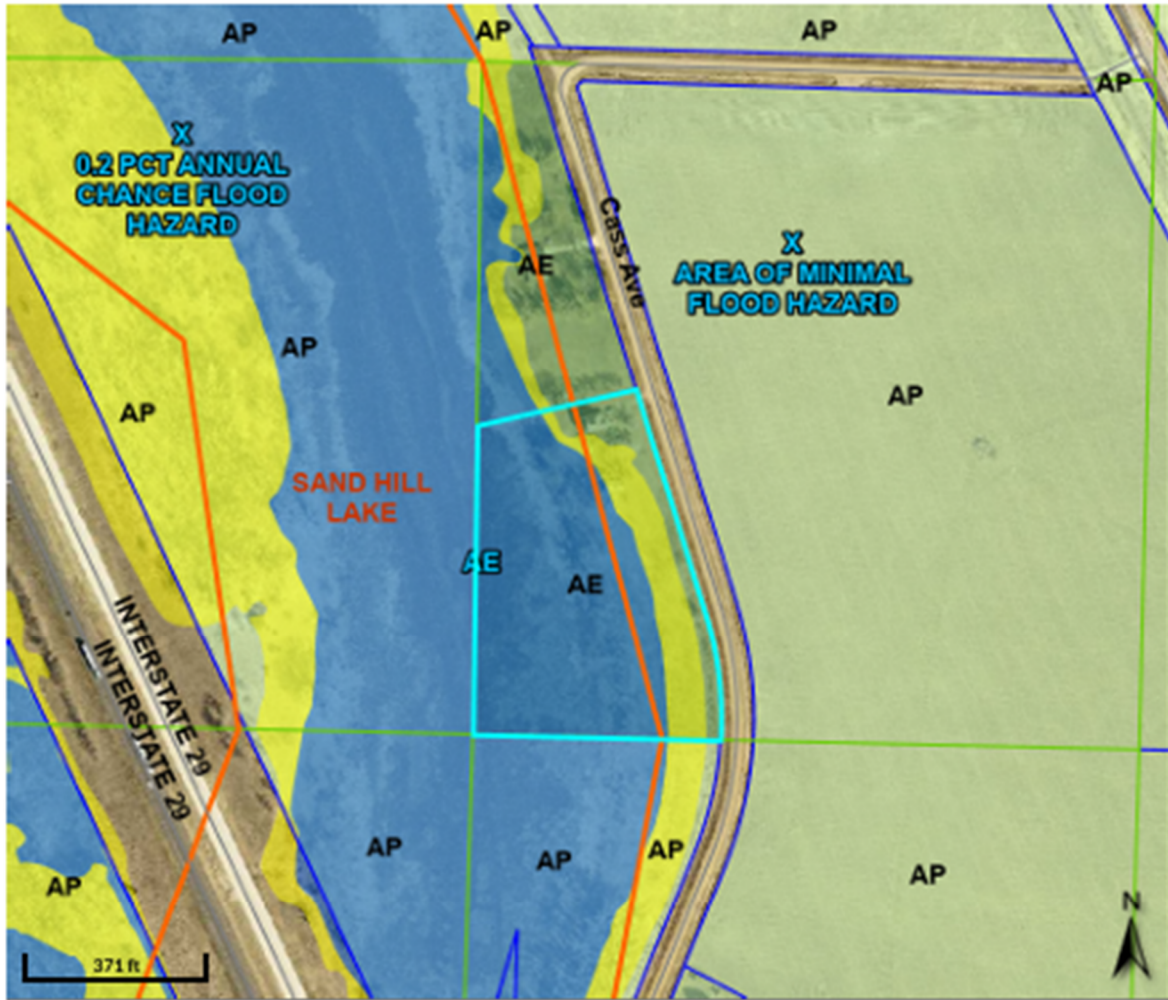
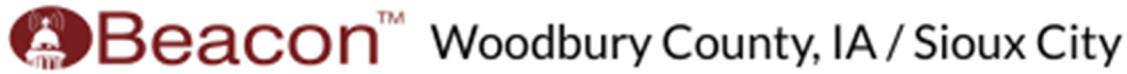
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 3/12/2026, 8:06:47 PM

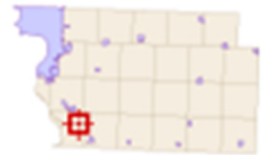
Contact Us

Developed by
SCHNEIDER
CORPORATION

Zoning District and Floodplain Map



Overview



Legend

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

Parcel ID 864712300007
 Sec/Twp/Rng 12-86-47
 Property Address 3007 CASS AVE
 SALIX

Alternate ID 705315
 Class R
 Acreage 5.81

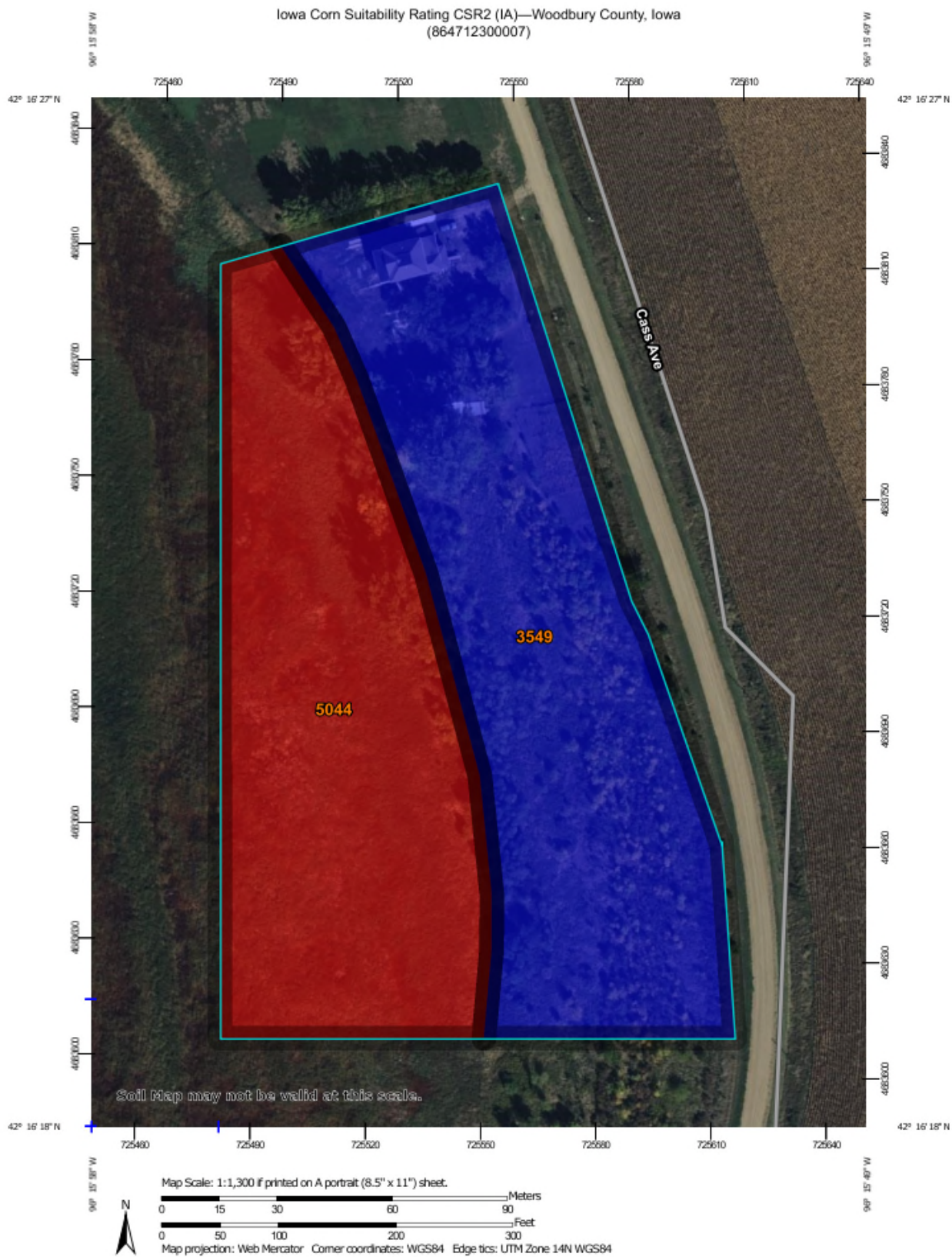
Owner Address KAMRADT TRACY C & JASON M
 3007 CASS AVE
 SALIX, IA 51052

District 0042
 Brief Tax Description W OF RD GOVT LOT 1 AND SANDHILL LAKE LOT A EX A N IRREG TC T BEG AT NW CORNER GOVT LOT 1 THEC E 137.90 FT TO C/L RD THEC SELY 668 FT THEC SWLY TO W LINE LOT A THEC N TO PT OF BEG 12-86-47
 (Note: Not to be used on legal documents)

Date created: 3/12/2026
 Last Data Uploaded: 3/12/2026 7:41:56 PM



Iowa Corn Suitability Rating CSR2



<h3 style="text-align: center; margin: 0;">MAP LEGEND</h3> <p>Area of Interest (AOI)</p> <p> Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <p> ≤ 5</p> <p> > 5 and ≤ 77</p> <p> Not rated or not available</p> <p>Soil Rating Lines</p> <p> ≤ 5</p> <p> > 5 and ≤ 77</p> <p> Not rated or not available</p> <p>Soil Rating Points</p> <p> ≤ 5</p> <p> > 5 and ≤ 77</p> <p> Not rated or not available</p> <p>Water Features</p> <p> Streams and Canals</p> <p>Transportation</p> <p> Rails</p> <p> Interstate Highways</p> <p> US Routes</p> <p> Major Roads</p> <p> Local Roads</p> <p>Background</p> <p> Aerial Photography</p>	<h3 style="text-align: center; margin: 0;">MAP INFORMATION</h3> <p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Woodbury County, Iowa Survey Area Data: Version 35, Sep 9, 2025</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
--	---

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77	3.0	52.3%
5044	Fluvaquents, 0 to 2 percent slopes, frequently flooded	5	2.7	47.7%
Totals for Area of Interest			5.7	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

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

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

Tie-break Rule: Higher

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

Elevation Map



The attached map is an aerial/satellite imagery overlay depicting flood hazard zones and topographic elevation contours for the property located at **3007 Cass Ave, Salix, IA 51052** (Woodbury County, Iowa). The image is oriented with north toward the top. A straight, linear road—labeled **Cass Ave**—runs vertically along the right (eastern) side of the visible area, appearing as a light gray or paved strip bordered by darker shoulders or adjacent land. The property directly abuts this road on its eastern side.

- The **large blue shaded region** covers the majority of the left (western) and central portions of the map. This represents the **Zone AE Special Flood Hazard Area** (high-risk floodplain), where the **1% annual chance flood** (commonly called the 100-year flood or base flood) has been analyzed in detail by FEMA, and specific **Base Flood Elevations (BFEs)** are established. The blue shading follows an irregular, curving pattern, likely tracing a natural drainageway, stream, or low-lying floodplain associated with nearby water features (such as tributaries or low terrain in the Missouri River alluvial influence area common in parts of Woodbury County).
- The **yellow shaded region** forms a narrower, elongated band immediately east of (and adjacent to) much of the blue Zone AE area. This yellow shading indicates the **Zone X area with 0.2% annual chance flood hazard** (also known as the 500-year floodplain or moderate flood risk zone). Zone X in this context identifies areas outside the primary high-risk floodplain but still subject to flooding in less frequent, more extreme events. The yellow zone acts as a transitional buffer, running roughly parallel to the blue area's eastern boundary and extending toward Cass Ave in places, creating a strip-like shape along the road's western edge.

Elevation information is provided via black contour lines with numeric labels primarily within the yellow and blue shaded areas:

- Lower values cluster in the western blue Zone AE, including repeated labels such as **1064**, **1065**, **1066**, and **1068**. These indicate the lowest elevations, corresponding to the deepest parts of the floodplain near the presumed watercourse or lowest terrain.
- Elevations increase progressively moving eastward: labels include **1070**, **1072**, **1074**, and multiple **1076** markings, especially closer to Cass Ave and within/near the yellow Zone X band.
- Contours are more densely spaced in some sections (indicating steeper slopes or transitions) and more widely spaced in others (gentler gradients), overall showing a clear westward-to-eastward rise in ground level from the floodplain toward the road.

A residential structure (the house at 3007 Cass Ave) is visible in the central portion of the map, situated on higher ground within or immediately adjacent to the yellow Zone X area, directly fronting Cass Ave to the east. The building appears positioned near the eastern limit of the yellow shading, outside the blue high-risk Zone AE. To the east of Cass Ave, the visible land appears as open, unshaded agricultural or field areas (likely lower flood risk or Zone X unshaded). West of the blue zone, darker tones suggest possible vegetation or wooded areas near the water feature. In summary, the map illustrates that the property at 3007 Cass Ave lies outside the high-risk **Zone AE** floodplain but within or very close to the moderate-risk **Zone X 0.2% annual chance** flood hazard area, on elevated ground (approximately 1074–1076 feet based on visible contours) that rises eastward away from the lower-lying blue floodplain to the west. The flood risk transitions from high (blue, closer to the drainage/low area) to moderate (yellow, nearer the property and road) and presumably lower farther east.

Woodbury County Planning and Zoning

Variance Application

Application Details

Date: March 13, 2026

Applicant Information

Shaughn M. Benson
Shawna M. Benson
1248 Lenox Ave.
Pierson, IA 51048

Owner Information

Shaughn M. Benson
Shawna M. Benson
1248 Lenox Ave.
Pierson, IA 51048

Property Information

Address: 1248 Lenox Ave.
City: Pierson
State:
Zip: 51048
Parcel Number: 894313300001
Township and Range: T89N R43W (Rutland Township)
Section & Quarter: SW ¼, including SW ¼ of the SW ¼ and the NW ¼ of the SW ¼
Total Acres: 11.85
Current Use: Residential - AP
Proposed Use: Residential - AP
Current Zoning: Agricultural Preservation (AP)

Pre-application Meeting

Date: March 9, 2026
Staff Present: Dan Priestley

Purpose of Variance Application

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Shaughn M. Benson and Shawna M. Benson. The application pertains to their parcel numbered 894313300001, consisting of 11.85 acres at 1248 Lenox Ave., Pierson, Iowa 51048. The applicants seek to construct an accessory building/machine shed measuring 40' x 80' x 28' total height (subject to possible adjustments during review) on property in the Agricultural Preservation (AP) Zoning District. They request relief from: (1) Section 4.12.3 of the Woodbury County Zoning Ordinance, prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback (whichever is shorter); and (2) Section 3.04, requiring a 100-foot front yard setback in the AP Zoning District. The proposal places the shed closer to the front lot line than the house and at a setback of 50 feet or less. Property constraints (rolling hills/elevation changes, north wooded grove, south fruit trees, southeast septic/leach field,

existing buildings including home/barn/lower shed/corn crib, and two creeks with low/flood-prone areas) limit placement options. The property lies in Rutland Township, T89N R43W, including the SW ¼ of the SW ¼ and NW ¼ of the SW ¼. Owners/applicants: Shaughn M. Benson and Shawna M. Benson, 1248 Lenox Ave., Pierson, Iowa 51048.

Requirements for Variances

Review Criteria 1: (Section 2.02.8F1[A])

In terms of the variance application process, it is the duty of the Board of Adjustment to determine that the granting of the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:

- ADVERSELY IMPACTS NEARBY PROPERTIES;
- SUBSTANTIALLY INCREASES CONGESTION OF PEOPLE, BUILDINGS OR TRAFFIC;
- ENDANGERS PUBLIC HEALTH OR SAFETY;
- OVERBURDENS PUBLIC FACILITIES OR SERVICES OR;
- IMPAIRS THE ENJOYMENT, USE OR VALUE OF NEARBY PROPERTY.

Review Criteria 2: (Section 2.02.8F1[B])

The ordinance also states that granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: increased financial return or reduced costs to the applicant are not adequate cause for a finding for a hardship.) A finding of economic hardship must be based on each of the following:

- THE PROPERTY CANNOT YIELD A REASONABLE RETURN IF USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE;
- THE PROPERTY HAS UNIQUE PHYSICAL CONSTRAINTS THAT RESULT IN ITS INABILITY TO BE USED IN COMPLIANCE WITH THE REQUIREMENTS OF THIS TITLE; AND
- THE HARDSHIP IS NOT A RESULT OF ACTIONS BY THE OWNER.

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

- WHICH WOULD PERMIT THE ESTABLISHMENT OF A USE WITHIN A GIVEN DISTRICT WHICH IS PROHIBITED THEREIN;
- WHICH IS SO COMMONLY RECURRING THAT IT IS A DE FACTO AMENDMENT OF THIS ORDINANCE; AND
- THAT IS MORE THAN THE MINIMUM RELIEF NEEDED.
- TO THE PROVISIONS OF SECTION 5.03 RELATIVE TO FLOOD PLAIN MANAGEMENT REQUIREMENTS UNLESS THE BOARD OF ADJUSTMENT CONSIDERS THE FACTORS LISTED IN SUBSECTION 5.03-9.C (4).

Staff Analysis and Recommendation

Criterion 1 – Not Contrary to Public Interest (§ 2.02.8.F(1)(A))

No adverse impact on nearby properties, traffic, health/safety, public facilities, or property values. No objections from neighboring owners or any agency (County Engineer, utilities, IDNR, etc.). Site plan and topography confirm no drainage or encroachment issues.

HF 652 Alignment: Does not alter essential rural character of surrounding farmsteads. Conclusion: Fully satisfied.

Criterion 2 – Economic Hardship / Practical Difficulties (§ 2.02.8.F(1)(B))

Applicant documented unique physical constraints: rolling hills/elevation changes (10-ft contours), north woods, south fruit trees, southeast septic/leach field, existing buildings, and two creeks/flood-prone low areas. These prevent any compliant location for the shed while maintaining function and access. Constraints are pre-existing and not owner-created. Literal compliance denies beneficial use of the 11.85-acre parcel for an allowed accessory structure.

HF 652 Alignment (controlling): Practical difficulties are unique, not self-created; variance preserves AP District spirit and serves substantial justice. Conclusion: Satisfied under both ordinance and statutory standards.

Criterion 3 – Prohibited Uses, Minimum Relief, etc. (§ 2.02.8.F(2)–(5))

- Use is expressly permitted (accessory to residential).
- Site-specific, not a de facto amendment.
- Requests minimum relief necessary (≈50 ft setback).
- Not in floodplain. HF 652 Alignment: Limited to numerical standards; meets uniqueness and character tests. Conclusion: Fully satisfied.

Overall Analysis on the Merits

The application is a textbook dimensional variance. Extensive, documented site constraints render strict compliance impossible without denying reasonable use. No public opposition; all agencies neutral or supportive. Under HF 652, practical difficulties are unique and not self-created; the variance will not change the neighborhood’s rural character. The AP District’s intent is preserved—the shed remains accessory and supports lawful residential/agricultural use.

Recommendation

Approve the requested variances subject to these conditions:

1. Maintain minimum feasible setback (50 feet or less) to clear all constraints.
2. Obtain all required building permits and comply with remaining ordinance provisions.
3. Approval runs with the land.

Recommendation subject to public hearing testimony on April 6, 2026.

Board of Adjustment Action

Hearing required. After receiving the report of the planning and zoning commission, the Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.

Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance. The public hearing is scheduled for Monday, April 6 at 5:00 PM.

Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) as a basis for its action.

Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.

Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.

- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.

- (2) Any aggrieved party may appeal a decision of the Board of Adjustment within 30 days as provided by Section 335.18 of the Iowa Code. Such an appeal suspends the effect of the action of the Board of Adjustment until the appeal has been resolved. Any construction or cost incurred during the period subject to appeal is at the risk of the applicant.

Comments from Owners of Real Property Lying within 500 feet from the Subject Property

Shaughn M. Benson and Shawna M. Benson	1248 Lenox Ave.	Pierson	IA	51048
Joyce Bogenrief, Ann Krutz, and Tony Meissner	6435 V. Avenue	Aurellia	IA	51005
Charles Albert Meissner	3908 110th St.	Pierson	IA	51048
Thomas E. Hardie and Barbar Hardie, as Joint Hardie dated August 31, 2023	203 Front Street	Pierson	IA	51048
Gregory H. Herbold, Trustee of the Gregory H. Herbold Revocable Trust Dated May 4, 2023, an undivided one half (1/2) interest; and Teresa J. Herbold, Trustee of the Teresa J. Herbold, Trustee of the Teresa J. Herbold Revocable Trust Dated May 4, 2023, an undivided one half (1/2) interest	6405 A. Avenue	Pierson	IA	51048

Total Property Owners:6

Total Properties: 7

Daniel Priestley

From: Terri Herbold [REDACTED]
Sent: Tuesday, March 24, 2026 7:08 PM
To: Daniel Priestley
Subject: Public Hearing on Variance Application/Shaugn Benson

Follow Up Flag: Follow up
Flag Status: Flagged

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.**

Mr. Priestley,

We have no objection to Shaughn and Shawna Benson building their accessory building/machine shed on their property at 1248 Lenox Avenue, Pierson, IA 51048.

[REDACTED]
[REDACTED]
[REDACTED]

Greg H. Herbold [REDACTED]

Teresa J. Herbold [REDACTED]

Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

CITY OF SIOUX CITY: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): I have reviewed the following variance application for MEC electric; and this parcel is outside our service territory we have no comment. Have a great week, sounds like it's going to be super nice! – Casey Meinen, 3/16/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Have reviewed this application submitted by Shaughn M. Benson and Shawna M. Benson. NIPCO has no issues with this application. – Jeff Zettel, 3/19/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: See review memo below.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comments regarding this request. – Neil Stockfleth, 3/16/26.

WOODBURY COUNTY TREASURER: No comments.



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: March 27, 2026
Subject: Benson Variance

Secondary Roads has reviewed the Benson Variance request for the property located at 1248 Lenox Avenue, Pierson, Iowa 51048. The submitted documents reference a proposed loop driveway; however, the driveway was not depicted in the materials provided. Therefore, no comments can be made regarding the proposed driveway at this time.

Any entrance modifications will require a permit and must meet current Secondary Roads standards, including sight distance requirements.

Legal Notification

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:

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

PUBLICATION DATES:
Mar. 19, 2026

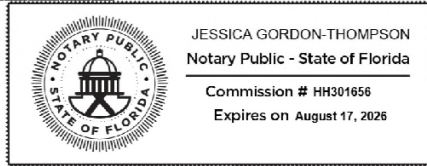
NOTICE ID: elr6rQKnyxdqgq9gUWzi
PUBLISHER ID: COL-IA-502969
NOTICE NAME: BA_4-6-26-1
Publication Fee: \$113.86

Anjana Bhadoriya

(signed)

VERIFICATION

State of Florida
County of Orange



Subscribed in my presence and sworn to before me on this: **03/19/2026**

J. Rao

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, April 6, 2026, at 8:00 PM or as soon thereafter as the matters may be considered during the public meeting. Said 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 on the 6th Floor of the courthouse by any interested persons. All persons who wish to be heard in respect to the matters should appear at the aforesaid hearings in person or call 712-54-1133 and enter the Conference ID: 742-861-1258 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 Proctor at dproctor@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, April 3, 2026.

Item One (1)
The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa, to consider a conditional use permit application submitted by Peterson Christensen, the Applicant, on behalf of the property owners Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Mayes Family Farm LLC. The application requests approval for a temporary borrow site (borrow pit) to extract and supply soil material for the I-29 / 285th Street (Southridge) interchange Project. The applicant has indicated a need for approximately 40,000 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 Parcel 874707200001 (approximately 36.06 acres) and 874707200002 (approximately 21.27 acres), totaling approximately 57.33 acres, located at or near 2527 Port Neal Road, Sergeant Bluff, Iowa 51254 (no formal address assigned), in the General Industrial (I1) Zoning District, within Liberty Township (T67N R7W) Section 7, Northeast Quarter (NE 1/4). The property is located west of Port Neal Road and north of 239th Street. The property is currently used for agriculture. The project is classified as a borrow pit in earth materials under Section 313.4 of the Woodbury County Zoning Ordinance. The applicant is Peterson Christensen, Inc., PO Box A, Reinbeck, IA 50969. The owners are Kimmel Family Farms LLC, Kent W. Ivener Living Trust, and Mayo Family Farm LLC, 111 Doral Ln, Dakota Dunes, SD 57046.

Item Two (2)
The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Tracy C. Kramert and Jason M. Kramert. The application pertains to their parcel numbered 844703000001, which consists of 8.81 acres and is situated at 3027 Cass Avenue, Galix, Iowa 51022. The applicants seek approval to construct an accessory building structure, specifically a shed measuring approximately 47 x 35 x 12'4" subject to possible adjustments to dimensions during and throughout the review process, on their property located in the Agricultural Estates (AE) zoning district. To do so, they request relief from the provisions of the Woodbury County Zoning Ordinance. First, they seek a variance from Section 4.12.3 concerning accessory buildings, which prohibits such structures from being located closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback, whichever is greater. Second, they request a reduction of the front yard setback mandated by Section 3.04 for the AE Zoning District, which requires a minimum of 75 feet from the front right-of-way line or lot line. The applicants propose placing the shed

placing the shed closer to the front lot line than the existing principal dwelling and establishing a front yard setback of 20 feet or less. A substantial portion of the property falls within the Special Flood Hazard Area designated as both Flood Zone X (0.2 PCT) and Zone AE, which significantly constrains the available buildable area. The property is located in Lakeport Township (T89N R47W), Section 12, southeast quarter of the southwest quarter (SE ¼ SW ¼), encompassing portions of Government Lot 1 and Lot A of Sand Hill Lake. It lies east of Interstate 29 and west of Cass Avenue, approximately two miles south of Salix and three miles north of Sloan. The owners and applicants are Tracy C. Kamradt and Jason M. Kamradt, 3007 Cass Avenue, Salix, Iowa 51052.

Item Three (3)

The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by the property owners, Shaughn M. Benson and Shawna M. Benson. The application pertains to their parcel numbered 894313300001, consisting of 11.85 acres at 1248 Lenox Ave., Pierson, Iowa 51046. The applicants seek to construct an accessory building/machine shed measuring 40' x 60' x 28' total height (subject to possible adjustments/changes to dimensions during and throughout the review process) on property in the Agricultural Preservation (AP) Zoning District. They request relief from: (1) Section 4.12.3 of the Woodbury County Zoning Ordinance, prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback (whichever is shorter); and (2) Section 3.04, requiring a 100-foot front yard setback in the AP Zoning District. The proposal places the shed closer to the front lot line than the house and at a setback of 50 feet or less. Property constraints (rolling hills/elevation changes, wooded grove, fruit trees, septiceptah field, existing buildings, and creeks) limit placement options. The property lies in Rutland Township (T89N R43W), Section 13, southwest quarter of the southwest quarter (SW ¼ SW ¼) and northwest quarter of the southwest quarter (NW ¼ SW ¼). Owners/applicants: Shaughn M. Benson and Shawna M. Benson, 1248 Lenox Ave., Pierson, Iowa 51046.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email donestley@woodburycountyia.gov.
OOL-IA-502966

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:
 Mar. 21, 2026

NOTICE ID: QeVsCxK3bqakwk9o0NYk
PUBLISHER ID: COL-IA-502984
NOTICE NAME: BA_4-6-26-2
Publication Fee: \$91.36

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 03/23/2026



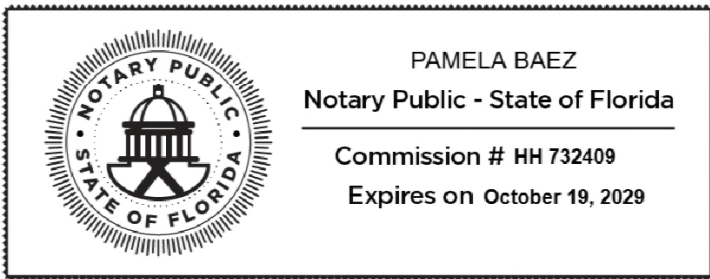
Notary Public
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING(S)
 BEFORE THE WOODBURY
 COUNTY BOARD OF
 ADJUSTMENT**

The Woodbury County Board of Adjustment will hold public hearing(s) on the following item(s), hereafter described in detail, on Monday, April 6, 2026, at 6:00 PM or as soon thereafter as the matter(s) may be considered during the public meeting. Said hearing(s) will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item(s) may now be examined at the office of the Woodbury County Community and Economic Development, or the 6th Floor of the Courthouse by any interested person. All persons who wish to be heard in regard to the matter(s) should appear at the aforesaid hearing(s) in person or call 712-554-1133 and enter the Conference ID: 742, 545, 1234 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 Pricopy at dpricopy@woodburycountywa.gov. City signed comments will be considered and should be received no later than 10:00 AM on Friday, April 3, 2026.

Item One (1)
 The Woodbury County Board of Adjustment will hold a public hearing under Section 335 of the Code of Iowa to consider a variance application submitted by Robert Sweatt on behalf of the property owners, Robert Sweatt and Deborah Sweatt. The application pertains to the parcel numbered S740130000, consisting of approximately 1.18 acres (including rights-of-way) at 1911 250th St., Salix, Iowa 51052, located in Orange Township, T87N R65W, Section 17, in the SW 1/4 of the SW 1/4, in the Agricultural Estates (AE) Zoning District. The property is situated on a corner of and lies within the Special Flood Hazard Area (SFHA) - Zone A of the floodplain. The applicants seek to construct a single-family residence and an accessory building (shed) on the property. They request relief from Section 4.035 of the Woodbury County Zoning Ordinance, which states that for flag lots the required front yard shall be measured from the point back from the street to the line that the lot width meets the minimum lot width requirement for the zoning district. The lot has frontage on 250th Street of less than the 220 feet required under Section 3.04, Zoning District Dimensional Standards for the AE Zoning District (which also requires a minimum lot area of 2 acres). The lot is also below the 2-acre minimum. However, the lot is considered a Legal Nonconforming Lot of Record under Section 4.02.3, which provides that in any zoning district in which single-family dwellings are permitted, a single-family residence may be erected on a legal nonconforming lot of record provided that no additional nonconformity is created. The variance is requested to allow measurement of the front yard setback from the 250th Street right-of-way (rather than from the Dalus Avenue right-of-way) to facilitate the proposed construction. Property constraints limiting placement options include the parcel size, the owner lot location and the property's position in the Special Flood Hazard Area (SFHA) - Zone A of the floodplain (with associated floodplain regulations under Section 5.03 of the Zoning Ordinance potentially affecting building area, elevations, and development standards). Applicant/Owner: Robert Sweatt (Applicant/Owner) and Deborah Sweatt (Owner), 1911 250th St., Salix, Iowa 51052.

The other items that were previously published for this meeting include:
 The Woodbury County Board of Adjustment will hold a public hearing pursuant to Section 335 of the Code of Iowa to consider: (1) a conditional use permit for a temporary borrow pit near 2257 Port Neal Road, Sergeant Bluff (Parcel: 87470720001 and 87470720002, General Industrial Zoning District), requested by Peterson Contractors, Inc. for Kimmel Family Farms LLC, Karl W. Ivener, Living Trust, and Mayo's Family Farm LLC to supply ~40,000 cubic yards of soil for the I-25 / 232nd Street Interchange Project from Spring 2026 to Fall 2027, per Section 3.03.4 of the Zoning Ordinance (details subject to modification); (2) a variance for Tracy G. and Jason M. Kamradt at 3307 Cass Avenue, Salix (Parcel



864712300007, Agricultural Estates Zoning District) to place a 40' x 30' shed closer to the front lot line than the dwelling with a 20-foot front setback, seeking relief from Section 4.12.3 (accessory building placement) and Section 3.04 (75-foot minimum setback), due to flood zones X (0.2% annual chance) and AE limiting buildable area, and (3) a variance for Shaughn M. and Shawna M. Benson at 1246 Lenox Ave., Person (Parcel 89431330001, Agricultural Preservation Zoning District) to build a 40' x 80' machine shed closer to the front lot line than the dwelling with a ≤50-foot setback, requesting relief from Section 4.12.3 and Section 3.04 (100-foot minimum setback), due to rolling terrain, woods, trees, septic systems, buildings, and flood-prone areas. All applications and dimensions remain subject to possible modifications during review.

The preliminary agenda for the Woodbury County Board of Adjustment meeting, scheduled for Monday, April 6, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyia.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyia.gov/committees/board_of_adjustment/. For inquiries, call 712-279-6609 or email conestey@woodburycountyia.gov.
OOL-IA-502864

Supporting Documentation

Woodbury County Planning and Zoning Office
And/or Board of Adjustment Members

To whom it may concern:

Shaughn and Shawna Benson are requesting to build an Accessory Building/Machine Shed (Dimensions of 40ft wide x 80ft long x 28ft total height) building, on the property located at 1248 Lenox Ave., Pierson, IA. They have submitted a variance application to request relief from the 100 Foot Front Yard Setback requirement in the Agricultural Preservation (AP)/Residential Zoning District as required in Section 3.04: Zoning District Dimensional Standards and relief from Section 4.12.3 which states: "No accessory structure shall be constructed closer to the front lot line than the front edge of the principal structure or two times the required front yard setback, whichever distance is shorter, except that free-standing on-premise advertising signs may be placed within the front yard setback subject to the setback requirements in subsection 5.02-7." The request is to build up to 50 feet or less from the front lot line and to have the accessory building/machine shed located closer to the front lot line than the front edge of the house.

We have limited options for placement of accessory building/machine shed upon our property and requesting a front yard setback distance of 50 feet to build a wheelchair accessible machine shed with bathroom which would be located between our home and Lenox Avenue. Current plan for the machine shed would be for mom-in-law personnel quilting/crafting activities and storage.

Current property layout limitations of the: rolling hill/elevation differences, north-wooded grove wind block, south-fruit producing trees, southeast-septic/leach field, west-home and barn, established existing buildings (lower machine shed and corn crib), along with the two separate creeks and their associated lower ground next to the flood plain/prone areas did not leave much other options for the placement of new 40ft wide x 80ft long x 28ft total height building.

Benefits of the desired location is to make it easily accessible from the house for an individual in a wheelchair and/or elderly access. Simplified access to current REC electric utility transformer, utilize private water supply and majority of private septic system/oversized leach field. Also, in today's age of online ordering we need better access for large rural Fed-Ex and UPS trucks, which currently have a challenging task of trying to turning around. By installing a circular drive between the house and new machine shed, the trucks would be able to drive out forward onto Lenox Avenue, instead of the typical method of the drivers currently finding it easier to back out onto Lenox. New building would have use past its current intended purpose as the general design would be typical of an agricultural building, similar aesthetics to existing machine shed on site and blend in with the rural agricultural community.

Sincerely,



Shaughn and Shawna Benson
1248 Lenox Ave
Pierson, IA 51048
March, 13 2026



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning

Ordinance

Section 2.02(8)

Page 1 of 3

Variance Application

<p>Owner Information:</p> <p>Owner <u> Shaughn and Shawna Benson </u></p> <p>Address <u> 1248 Lenox Ave, </u> <u> Pierson, IA 51048 </u></p> <p>Phone <u> [REDACTED] </u></p>	<p>Applicant Information:</p> <p>Applicant <u> Shaughn and Shawna Benson </u></p> <p>Address <u> 1248 Lenox Ave, </u> <u> Pierson, IA 51048 </u></p> <p>Phone <u> 7 [REDACTED] </u></p>
<p>Engineer/Surveyor <u> N/A </u> Phone <u> N/A </u></p>	
<p>Property Information:</p> <p>Property Address or Address Range <u> 1248 Lenox Ave, Pierson, IA 51048 </u></p> <p>Quarter/Quarter_W / SW <u> </u> Sec_13 <u> </u> Twnshp/Range <u> 89/43 </u></p> <p>Parcel ID # <u> 894313300001 </u> GIS # <u> 8943133300001 </u> Total Acres <u> 11.85 </u></p> <p>Current Use <u> Agriculture Preserve/Residential </u> Proposed Use <u> Agriculture Preserve/Residential </u></p> <p>Current Zoning <u> Agriculture Preserve/Residential </u></p>	
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(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> March, 9 2026 </u> Staff present <u> Daniel Priestley </u></p>	
<p>The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property.</p> <p>This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p> <p>Owner <u> Shaughn & Shawna Benson </u> <i>Shawn Benson</i> Applicant <u> Shaughn & Shawna Benson </u> <i>Shawn Benson</i></p> <p>Date <u> March, 13 2026 </u> Date <u> March, 13 2026 </u></p>	

Fee: \$300 Case #: _____ Check #: _____ Receipt #: _____	Date Received
--	---------------

**Applicant Statement Re: Variance Requirements
 Attachment to Woodbury County, Iowa Variance Application
 Pursuant to Requirement of Zoning Ordinance Section 2.02:8.F(1) - Pages 19-20
 Adopted July 22, 2008; Effective August 01, 2008**

In order to grant any variance the Board of Adjustment must determine that granting the variance will not be contrary to the public interest or the general intent and purpose of the ordinances:

(If filling out form online, tab at the end of each line to continue on next line.)

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:

Existing land is agriculture and currently existing structures lie between residences. Only neighbor to the west currently has structures between residence and road. The new building to be used primarily for equipment storage and repair of personal equipment/machinery. New building to be used as a secondary place to the Residence to place quilting materials and quilting machine for hobby. Have 2 cargo containers moved from Arizona which contain the quilting supplies/machine, cookie jars and kiln/pottery supplies. Building aesthetics to be similar to existing machine shed on site.

- (ii) Explain below why granting the variance will not substantially increases congestion of people, buildings or traffic:

Building to be used for storage and as hobby room for personal use. No anticipated increase in traffic to property anticipated just used for personal use. NOTE* Added benefit will be the addition of a loop driveway which will reduce the occurrence of Fed-Ex and UPS trucks from backing out onto Lenox Ave.

Explain below why granting the variance will not endanger public health or safety:

No anticipated activities which would cause safety of health issues anticipated. Building to be used similar to existing machine shed on site. No health or safety issues have occurred in the past or anticipated in the future.

- (iii) Explain below why granting the variance will not overburden public facilities or services:

Property located in rural Woodbury county and public facilities or services to be minimal. Only service to be provided is electricity to power building. Well and sewer is private and will service building. Working with Woodbury REC to help service electrical to new structure.

- (iv) Explain below why granting the variance will not impair the enjoyment, use or value of nearby property:

No anticipated decrease in visual aesthetics of the countryside or major change in the appeal of the countryside.

Section F. (1)(b)

In order to explain why granting the variance is necessary to assure that the owner does not suffer an economic hardship answer the below questions. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship is based upon each of the following questions.

- i) Explain below why the property cannot yield a reasonable return without the granting of the variance:

Location of the building is key to the enjoyment and use based upon:

1. Ability of wheelchair and elderly access – elevation and distance location from primary residence minimal elevation change.
2. Upgrade for loop driveway for larger UPS and FED-Ex trucks.
3. No room within primary residence that is accessible and room to locate – Setup for 14' quilting machine and area for 100's bolts for fabric/padding on shelving. Previous Arizona location ~ 24' x 30' for quilting machine, fabric/material on shelves. Back room for cookie jars ~ 10' x 30'.

- ii) Explain below why the property has unique physical constraints that result in its inability to be used without the granting of the variance:

1. Site restrictions – North portion wooded grove for wind block.
2. Existing building(s) locations and vehicular access limitations.
3. Fruit orchard location.
4. Existing sewer and leach field.
5. Animal pasture(s) areas with barn/field shed access.
6. Creek(s) path and limited access due to nature and water/flood areas.
7. Elevation differences which makes wheelchair and walking a challenge.

- iii) Explain below why the hardship is not a result of actions or decisions by the owner:

Current buildings locations established prior to purchasing property. Home was upgraded with new structure in 2002-2004 for custom built wheelchair accessible structure but, house kept in same location due to utilities and driveway location. New shed location just makes sense to current property layout and without having to make major changes.

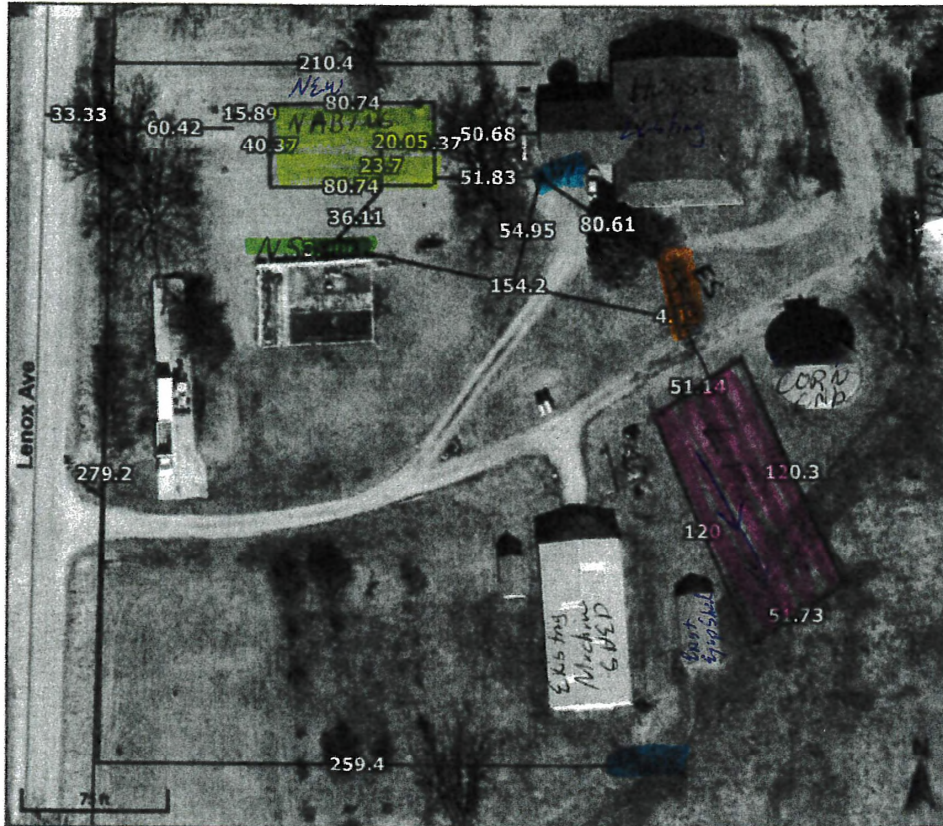
Structure will be just north of the old barn location. The old barn was taken down but foundation and cement floor used as the current garden location. North of the old barn goes uphill which provides some relief from lower barn location but removal of the hill was required to keep the new building elevation within easy access from the primary residence.

8. Variances

A. Authority. The Board of Adjustment shall hear and decide on requests for a variance pursuant to subsection 2.01-5. D subject to the procedures, standards and conditions set out in this subsection and Section 335 of the Iowa Code.

B. Purpose. A variance is intended to provide necessary relief from the requirements of the zoning provisions of this title that would create unnecessary hardships or practical difficulties.

C. Filing.



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels



W1 - Deep Well Supply

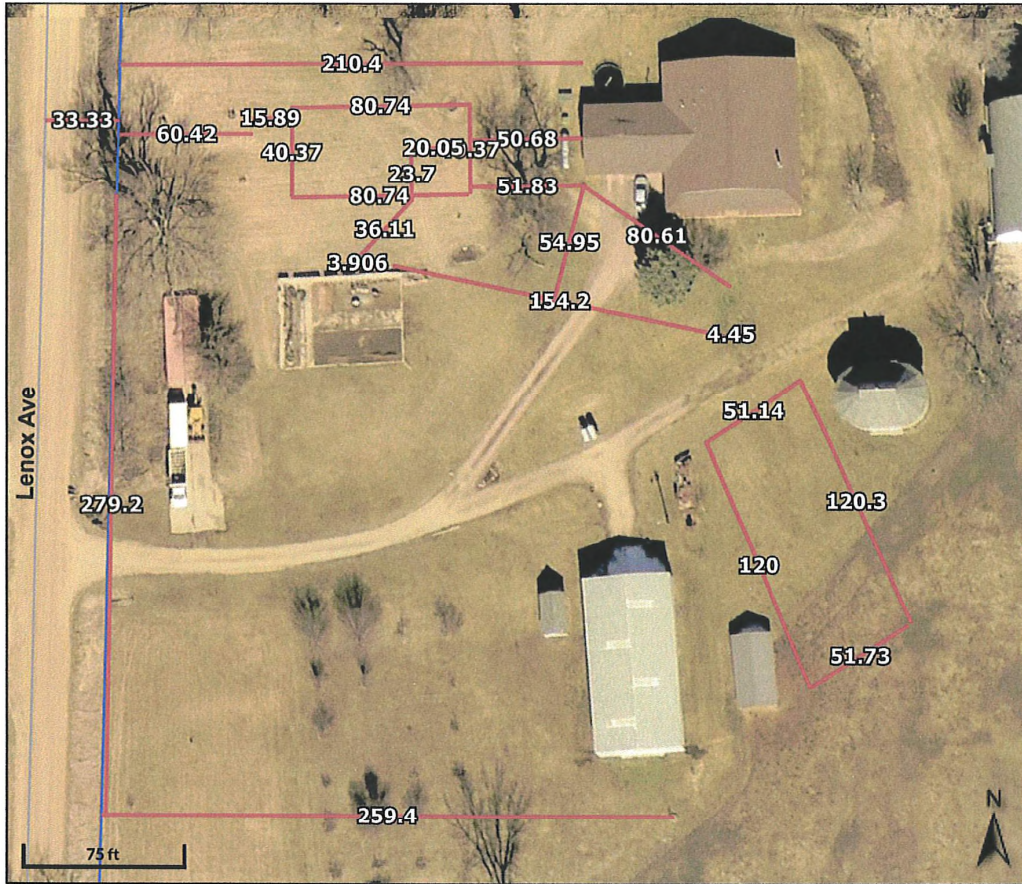
W2 - Shallow Well

LF - Existing Leach field

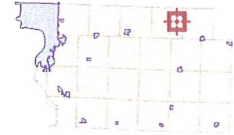
ES - Existing 1500 Gal Septic tank + 1500 Effluent Tank

NS - New 1250 Gal Septic Tank

NAB-MS - New Accessory Building - Machine Shed



Overview



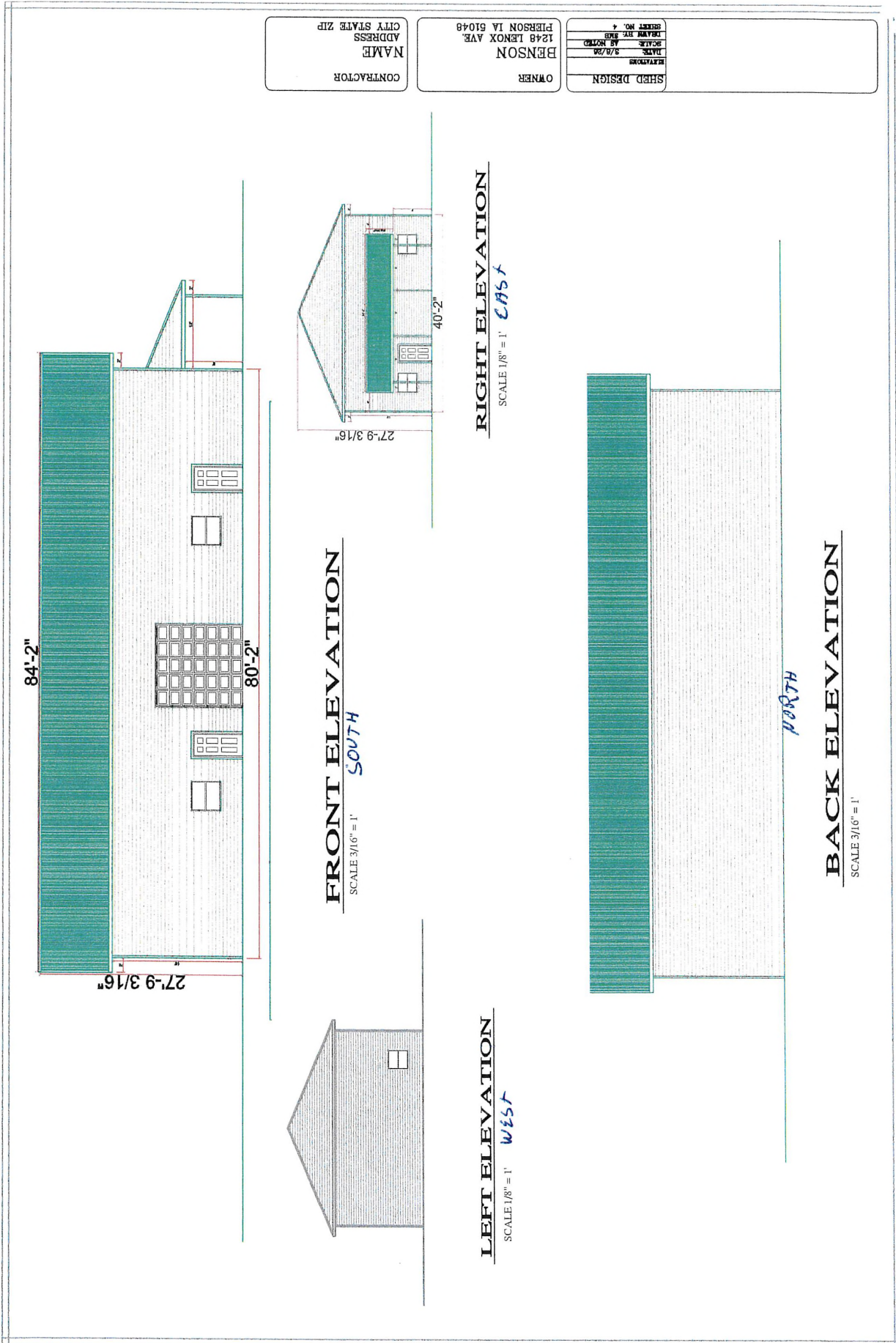
Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels

Parcel ID	894314400002	Alternate ID	849195	Owner Address	HERBOLD GREGORY H REVOCABLE TRUST
Sec/Twp/Rng	14-89-43	Class	AD		6405 A AVE
Property Address	1257 LENOX AVE	Acreage	39.0		PIERSON, IA 51048
	PIERSON				
District	0022				
Brief Tax Description	NESE 14-89-43				
	(Note: Not to be used on legal documents)				

Date created: 3/11/2026
 Last Data Uploaded: 3/11/2026 10:52:00 AM

Developed by **SCHNEIDER**
 GEOSPATIAL



Parcel Report – 894313300001

Woodbury County, IA / Sioux City

Summary

Parcel ID 894313300001
Alternate ID 848910
Property 1248 LENOX AVE
Address PIERSON IA 51048
Sec/Twp/Rng 13-89-43
Brief AN IRREG TCT BEG 1126.52' N OF SW COR SW1/4 & PT OF BEG; THEC CONT N 1238.87' THEC S ELY 52 DEG 279.87' THEC S ELY 43 DEG 275.79' THEC S ELY 21 DEG 199.42' THEC S 70 DEG E 259.74' THEC SWLY 55 DEG 213.66' THEC S 471.49' THEC W 548.53' TO PT OF BEG; W 1/2 SW 1/
Tax Description (Note: Not to be used on legal documents)
Deed Book/Page 417-2011 (11/13/1998)
Gross Acres 11.85
Net Acres 11.85
Adjusted CSR 0
Pts
Zoning AP - AGRICULTURAL PRESERVATION
District 0022 RUTLAND/KINGLSEY-PIERSON
School District KINGSLEY PIERSON
Neighborhood N/A



2008 Photo

Owner

Deed Holder
BENSON SHAUGHN M & SHAWNA M
1248 LENOX AVE
PIERSON IA 51048
Contract Holder
Mailing Address
BENSON SHAUGHN M & SHAWNA M
1248 LENOX AVE
PIERSON IA 51048

Land

Lot Area 11.85 Acres; 516,186 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style Ranch
Year Built 2004
Condition Normal
Roof Asph / Gable
Flooring
Foundation Conc
Exterior Material Vinyl
Interior Material Drwl
Brick or Stone Veneer
Total Gross Living Area 2,560 SF
Main Area Square Feet 2560
Attic Type None;
Number of Rooms 7 above; 4 below
Number of Bedrooms 4 above; 2 below
Basement Area Type Full
Basement Area 2,560
Basement Finished Area 264 - Minimal Finish
Plumbing 2 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3; 1 Lavatory; 1 Cust Bath - 3 Fixt;
Appliances 1 Dishwasher;
Central Air Yes
Heat Heat Pump
Fireplaces 1 Gas;
Porches 1S Frame Open (1,008 SF); 1S Frame Open (144 SF);
Decks
Additions
Garages 936 SF - Att Frame (Built 2004);

Agricultural Buildings

Plot#	Type	Description	Width	Length	Year Built	Building Count
0	Shed	SHED	10	12	1941	1
0	Barn - Flat	BARN	40	56	1910	1
0	Machine or Utility Building	MACHINE SHED	16	32	1946	1
0	Crib	CRIB	26	40	1948	1
0	Barn - Flat	BARN	40	60	1948	1
0	Poultry House	HEN HOUSE	16	32	1920	1
0	Steel Utility Building	MACHINE SHED	38	79	1970	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/13/1998	MORGAN DOUG G	BENSON SHAUGN M & SHAWNA M	RL 417 IM 2011	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$70,000.00
1/5/1998	MEISSNER, FRITZ	MORGAN, DOUG	391/139	FULLFILLMENT OF PRIOR YEAR CONTRACT	Deed		\$52,000.00
8/20/1997			382/0359	ASSUMPTION OF CONTRACT	Deed		\$67,500.00

Valuation

	2025	2024	2023	2022	2021
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$68,400	\$45,000	\$45,000	\$45,000	\$45,000
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$479,650	\$452,760	\$452,760	\$337,550	\$337,550
= Gross Assessed Value	\$548,050	\$497,760	\$497,760	\$382,550	\$382,550
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$548,050	\$497,760	\$497,760	\$382,550	\$382,550

Sioux City Special Assessments and Fees

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

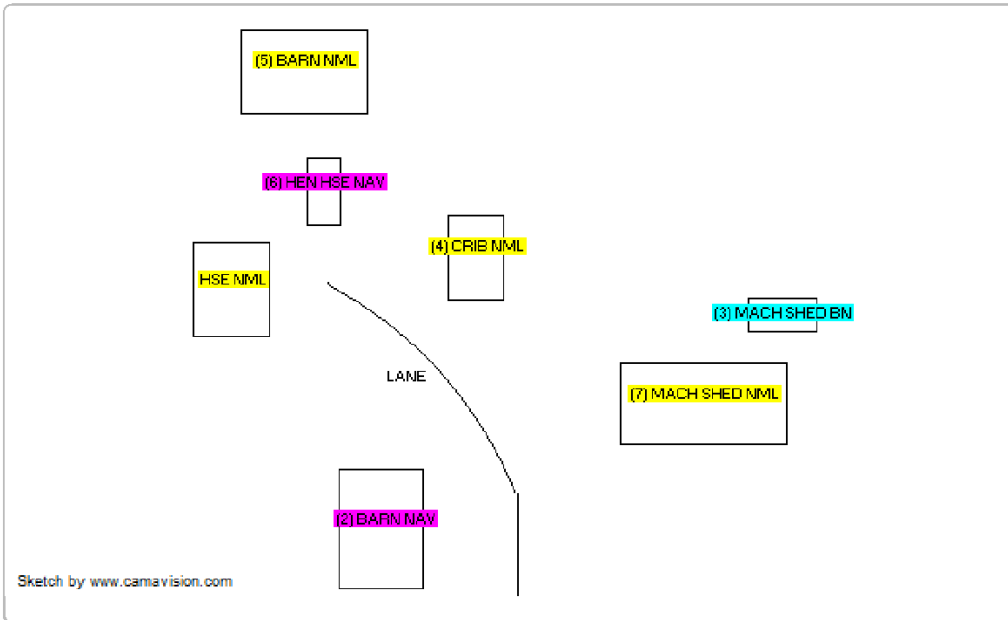
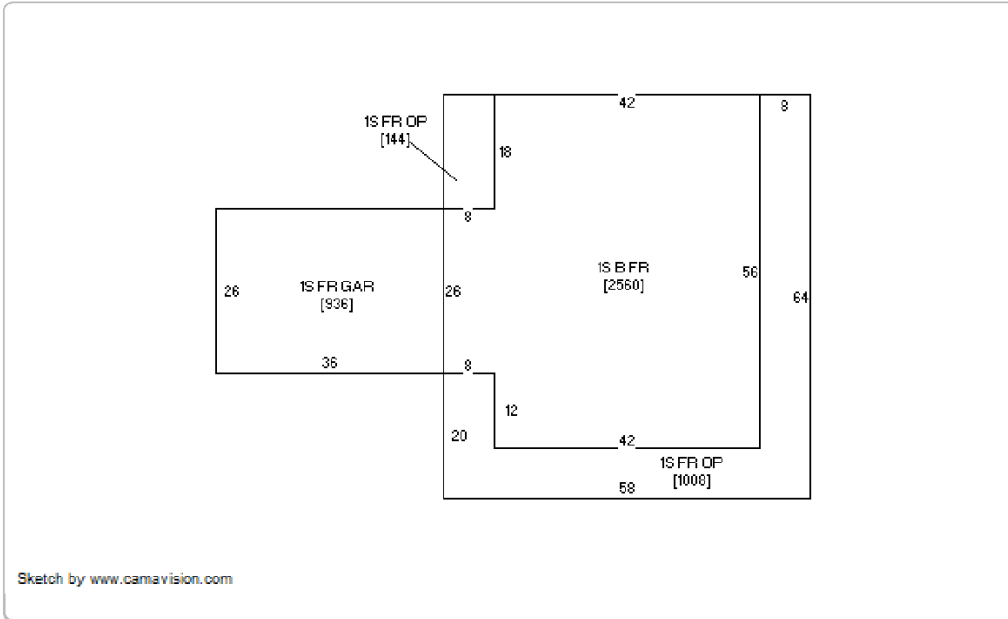
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



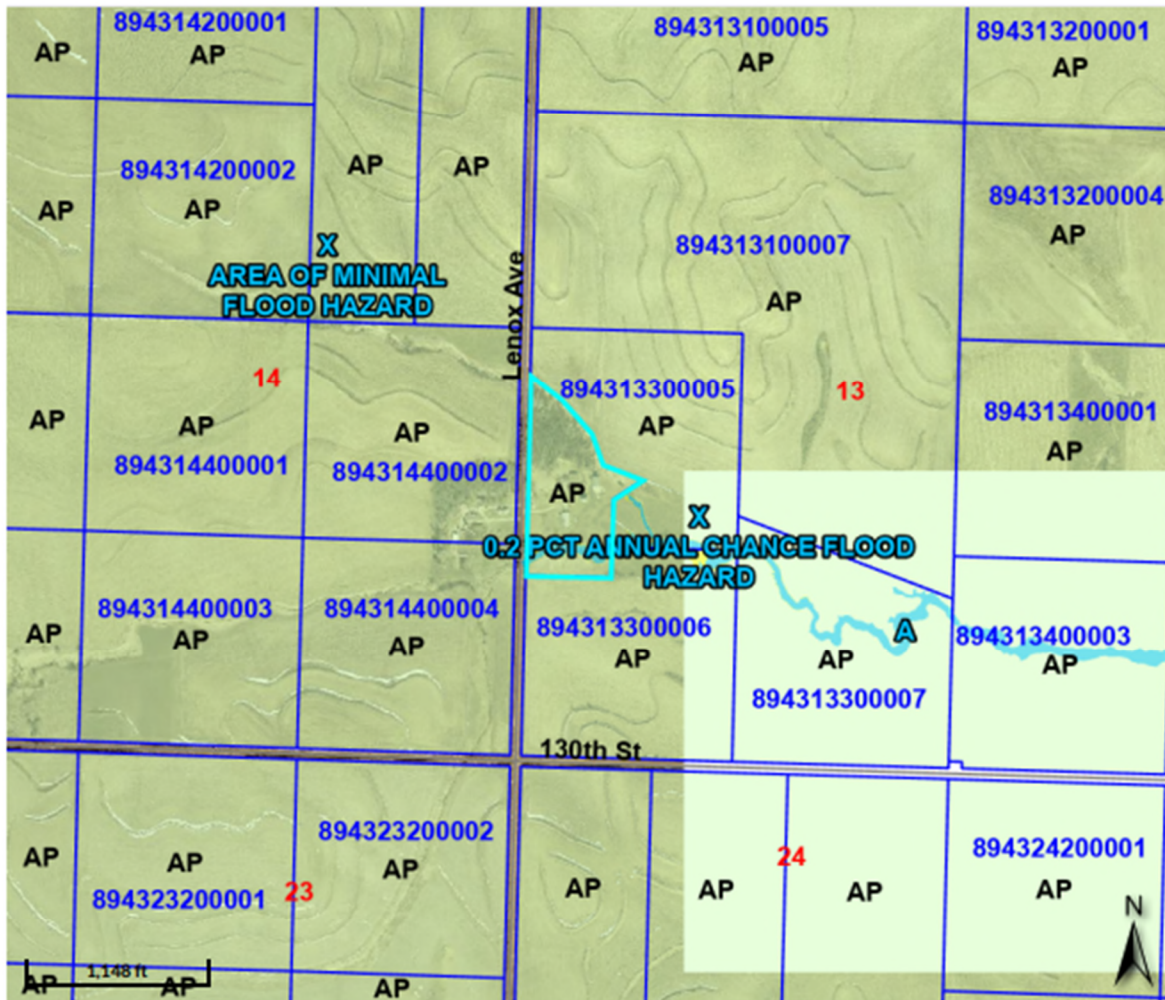
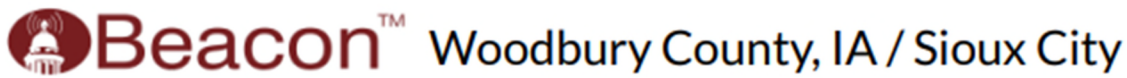
No data available for the following modules: Commercial Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 3/12/2026, 8:59:34 PM

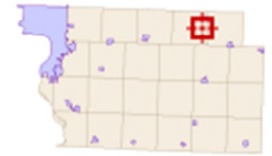
Contact Us



Zoning District and Floodplain Map



Overview



Legend

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

Parcel ID	894313300001	Alternate ID	848910	Owner Address	BENSON SHAUGHN M & SHAWNAM
Sec/Twp/Rng	13-89-43	Class	R		1248 LENOX AVE
Property Address	1248 LENOX AVE	Acreage	11.85		PIERSON, IA 51048
	PIERSON				

District 0022

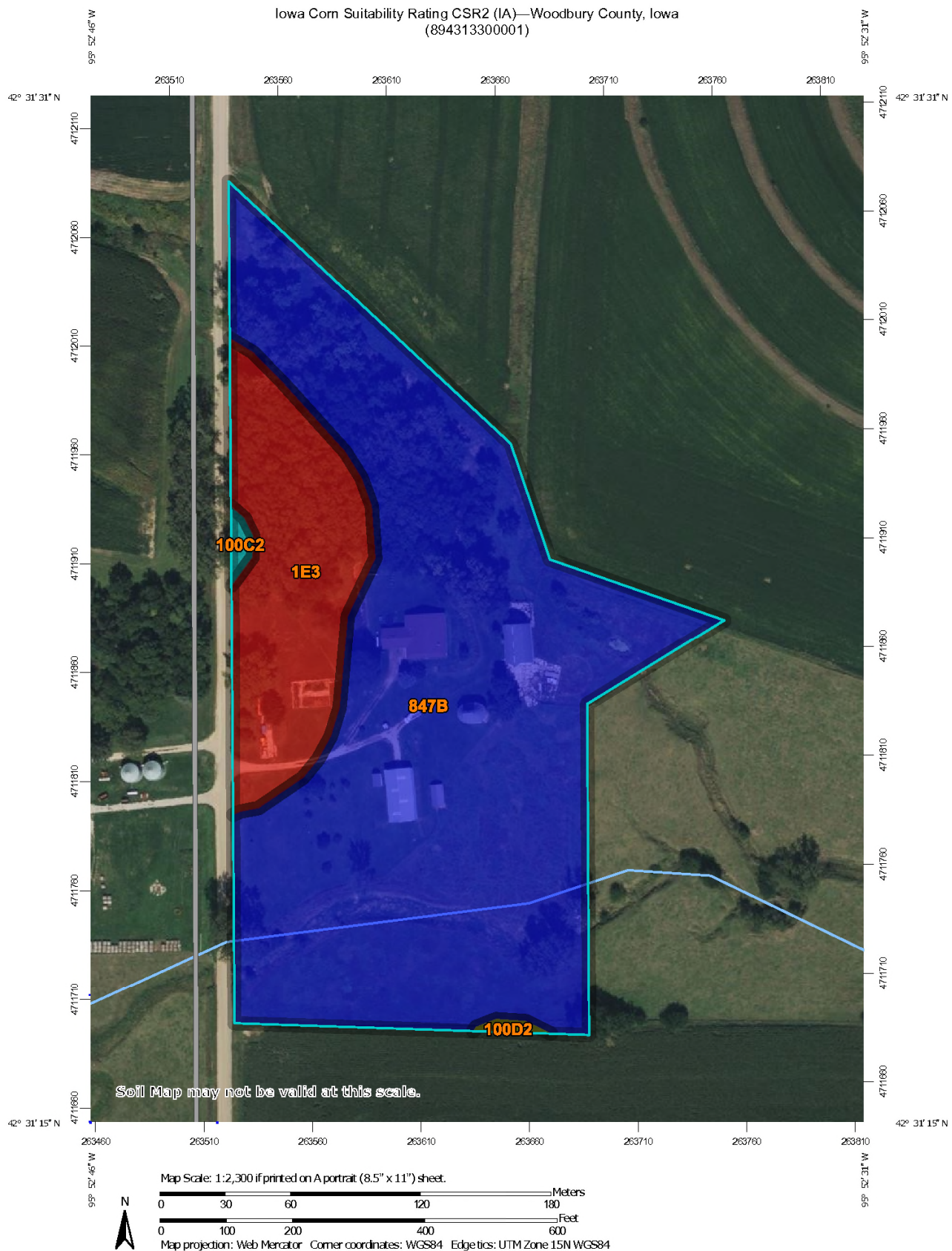
Brief Tax Description AN IRREG TCT BEG 1126.52' N OF SW COR SW1/4 & PT OF BEG; THEC CONT N 1238.87' THEC SELY 52 DEG 279.87' THEC SELY 43 DEG 275.79' THEC SELY 21 DEG 199.42' THEC S 70 DEG E 259.74' THEC SWLY 55 DEG 213.66' THEC S 471.49' THEC W 548.53' TO PT OF BEG; W1/2 SW1/

(Note: Not to be used on legal documents)

Date created: 3/13/2026
 Last Data Uploaded: 3/12/2026 9:59:34 PM



Iowa Corn Suitability Rating CSR2



<h3 style="text-align: center; margin: 0;">MAP LEGEND</h3> <p>Area of Interest (AOI) Area of Interest (AOI)</p> <p>Soils</p> <p>Soil Rating Polygons</p> <table border="0" style="width: 100%;"> <tr><td></td><td><= 18</td></tr> <tr><td></td><td>> 18 and <= 60</td></tr> <tr><td></td><td>> 60 and <= 85</td></tr> <tr><td></td><td>> 85 and <= 86</td></tr> <tr><td></td><td>Not rated or not available</td></tr> </table> <p>Soil Rating Lines</p> <table border="0" style="width: 100%;"> <tr><td></td><td><= 18</td></tr> <tr><td></td><td>> 18 and <= 60</td></tr> <tr><td></td><td>> 60 and <= 85</td></tr> <tr><td></td><td>> 85 and <= 86</td></tr> <tr><td></td><td>Not rated or not available</td></tr> </table> <p>Soil Rating Points</p> <table border="0" style="width: 100%;"> <tr><td></td><td><= 18</td></tr> <tr><td></td><td>> 18 and <= 60</td></tr> <tr><td></td><td>> 60 and <= 85</td></tr> <tr><td></td><td>> 85 and <= 86</td></tr> <tr><td></td><td>Not rated or not available</td></tr> </table> <p>Water Features Streams and Canals</p> <p>Transportation</p> <table border="0" style="width: 100%;"> <tr><td></td><td>Rails</td></tr> <tr><td></td><td>Interstate Highways</td></tr> </table>		<= 18		> 18 and <= 60		> 60 and <= 85		> 85 and <= 86		Not rated or not available		<= 18		> 18 and <= 60		> 60 and <= 85		> 85 and <= 86		Not rated or not available		<= 18		> 18 and <= 60		> 60 and <= 85		> 85 and <= 86		Not rated or not available		Rails		Interstate Highways	<h3 style="text-align: center; margin: 0;">MAP INFORMATION</h3> <p>The soil surveys that comprise your AOI were mapped at 1:12,000.</p> <div style="border: 1px solid black; padding: 5px; margin: 10px 0;"> <p>Warning: Soil Map may not be valid at this scale.</p> <p>Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.</p> </div> <p>Please rely on the bar scale on each map sheet for map measurements.</p> <p>Source of Map: Natural Resources Conservation Service Web Soil Survey URL: Coordinate System: Web Mercator (EPSG:3857)</p> <p>Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.</p> <p>This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.</p> <p>Soil Survey Area: Woodbury County, Iowa Survey Area Data: Version 35, Sep 9, 2025</p> <p>Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.</p> <p>Date(s) aerial images were photographed: Sep 5, 2021—Oct 14, 2021</p> <p>The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.</p>
	<= 18																																		
	> 18 and <= 60																																		
	> 60 and <= 85																																		
	> 85 and <= 86																																		
	Not rated or not available																																		
	<= 18																																		
	> 18 and <= 60																																		
	> 60 and <= 85																																		
	> 85 and <= 86																																		
	Not rated or not available																																		
	<= 18																																		
	> 18 and <= 60																																		
	> 60 and <= 85																																		
	> 85 and <= 86																																		
	Not rated or not available																																		
	Rails																																		
	Interstate Highways																																		

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	2.4	18.7%
100C2	Monona silty clay loam, 5 to 9 percent slopes, eroded	85	0.1	0.5%
100D2	Monona silty clay loam, 9 to 14 percent slopes, eroded	60	0.0	0.3%
847B	Judson-Rawles complex, 0 to 5 percent slopes	86	10.4	80.6%
Totals for Area of Interest			13.0	100.0%

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

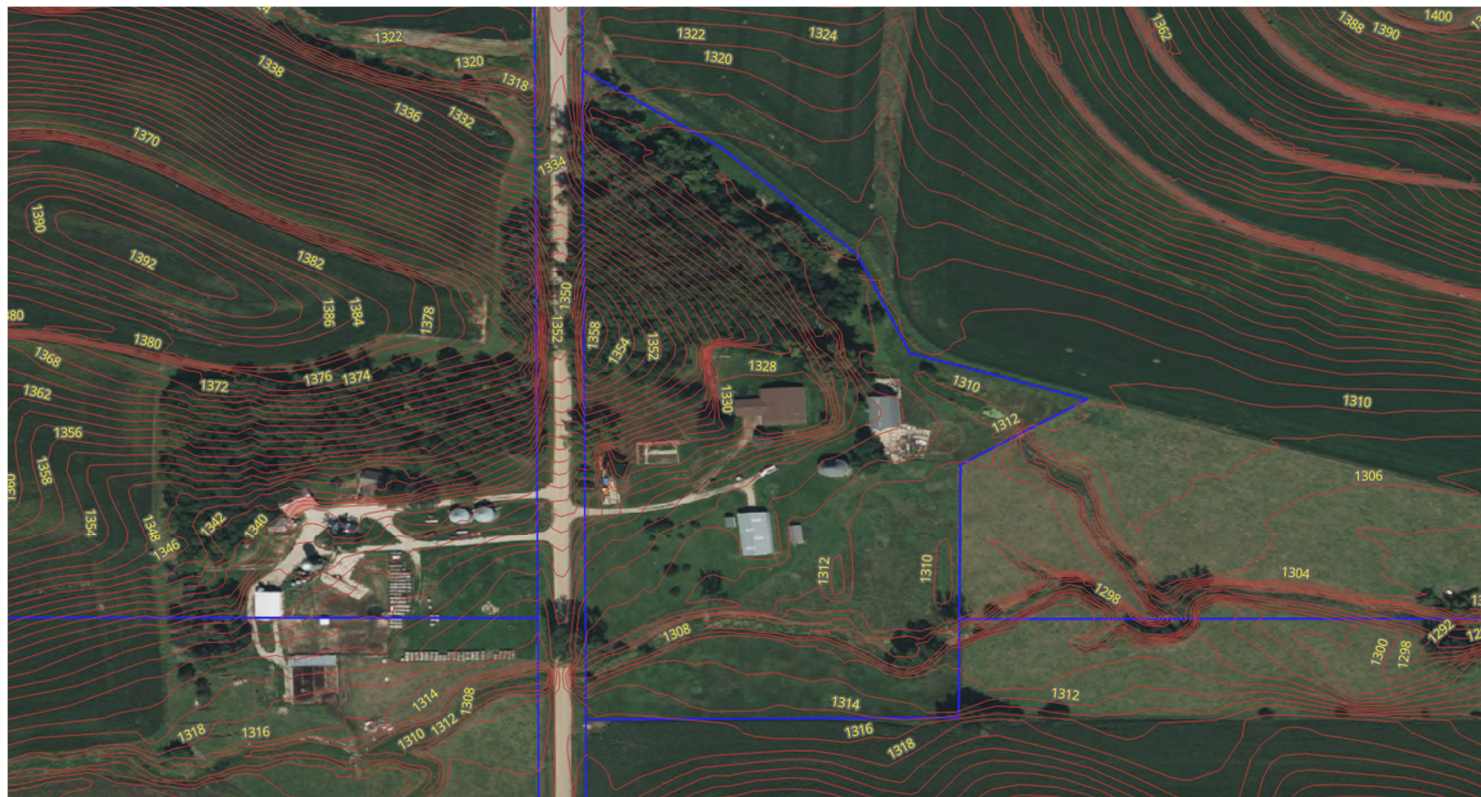
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

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

Tie-break Rule: Higher

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

Elevation Map



The image is a **topographic map excerpt** showing a rural area with overlaid **contour lines**, aerial/satellite imagery background, and parcel or property boundary lines in blue. It depicts rolling farmland terrain crossed by a road, with farmsteads, buildings, and natural features.

The map uses **red/orange contour lines** labeled with elevation numbers (in feet above sea level), spaced to represent changes in elevation. The contour interval (difference in elevation between adjacent lines) appears to be **10 feet**, based on the sequence of labels (e.g., increments like 1300, 1304, 1306, 1308, 1310, 1312, 1314, 1316, 1318, 1320, up to higher values like 1380–1400 in surrounding areas). This is common for detailed LiDAR-derived or county-level topographic layers in Iowa, though some USGS historical quads in the Sioux City region use 20-foot intervals.

Key visual elements and layout:

- A **vertical north-south road** (likely a rural county road or township road) runs approximately through the center of the image, appearing as a straight light-colored strip with a dashed blue vertical line overlaid near or along it. This road divides the map roughly in half.
- **Blue lines** outline a property parcel or zoning boundary of interest. The boundary forms an irregular polygon:
 - It begins west of the road, crosses the road eastward, then turns south and southeast.
 - The eastern portion includes a roughly rectangular extension.
 - The southern and southeastern sections follow lower terrain contours, creating jagged edges.
 - Overall, the parcel covers approximately 40–80 acres (rough visual estimate) of mixed open field and treed areas.
- **Terrain description:** The land is hilly/rolling, typical of northwest Iowa loess hills or glacial terrain near Sioux City.
 - West of the road: Steeper slopes with closely spaced contours (indicating steeper gradients), especially in the northern and central-western parts (elevations rising from around 1300–1310 ft to 1370–1390+ ft). Numerous closed contour loops suggest small hills, ridges, or knolls.

- East of the road: Gentler slopes overall, with more widely spaced contours in the central and southern areas (indicating flatter or gradually sloping land, around 1300–1320 ft).
 - A pronounced valley or low area runs diagonally southeast from near the road, with contours dropping to around 1298–1304 ft.
 - Higher ground (up to 1390–1400 ft) appears in the far north and northwest corners.
- **Built features and land use:**
 - Several farmsteads or building clusters are visible as light-colored rectangular or irregular shapes (roofs/buildings) amid darker green vegetation/trees.
 - One prominent farmstead is located just east of the road near the center, with multiple structures (including what appear to be barns, houses, silos, and possible grain bins or tanks—visible as small circular features).
 - Another smaller group of buildings/sheds is farther west, near higher contours.
 - Scattered trees or wooded patches appear as darker green irregular blobs, mostly along drainages or near buildings.
 - Open fields dominate, appearing in lighter green/tan tones (likely cropland or pasture).
- **Map annotations:** Numerous small yellow/orange numeric labels are placed directly on many contour lines (e.g., 1310, 1312, 1314, 1328, 1330, 1340, 1350, 1360, 1370, 1380, 1390). These indicate exact elevation in feet. Some labels are partially obscured by features but follow standard topographic conventions.
- **Overall orientation:** North is toward the top of the image (standard for most maps), with the road running roughly north-south.