

NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF ADJUSTMENT



**WOODBURY COUNTY
BOARD OF ADJUSTMENT
SPECIAL MEETING**

MONDAY, JUNE 22, 2026 at 4:45 PM

You are hereby notified that a **special meeting** of the Woodbury County Board of Adjustment will be held on **Monday, June 22, 2026 at 4:45 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board of Adjustment. Please use the 7th St. entrance. This agenda also serves as a notice of gathering of a majority of the members of the Board of Adjustment who are expected to be present for the Woodbury County Zoning Commission meeting to begin on Monday, June 22 at 5:00 PM and the "Open Meetings & Public Records Training Event" to be held following the adjournment of the Zoning Commission meeting. See more details below.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF MINUTES FROM PREVIOUS MEETING(S) (ACTION ITEM)
5	ITEM(S) OF BUSINESS (ACTION ITEMS)
»	ACTION ITEM: APPROVAL OF PUBLIC NOTICE BULLETIN BOARD LOCATION - CONSIDERATION AND APPROVAL TO OFFICIALLY DESIGNATE THE PHYSICAL BULLETIN BOARD LOCATED JUST INSIDE THE NORTH ENTRANCE OF THE WOODBURY COUNTY COURTHOUSE NEAR THE SECURITY STATION AS THE OFFICIAL, PROMINENT, AND CONSPICUOUS LOCATION FOR POSTING WOODBURY COUNTY BOARD OF ADJUSTMENT MEETING AGENDAS AND NOTICES IN COMPLIANCE WITH HOUSE FILE 2490 AND WOODBURYCOUNTYIOWA.GOV FOR THE PRIMARY INTERNET PRESENCE.
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 WITH OPEN MEETINGS & PUBLIC RECORDS TRAINING EVENT TO IMMEDIATELY FOLLOW THE ZONING COMMISSION MEETING SCHEDULED FOR 5:00 PM

Subject to Additions/Deletions

**NOTICE OF GATHERING OF THE
WOODBURY COUNTY BOARD OF ADJUSTMENT
FOR THE WOODBURY COUNTY ZONING COMMISSION MEETING AND THE IOWA OPEN
MEETINGS & PUBLIC RECORDS TRAINING COURSE**

You are hereby notified that a majority of the Woodbury County Board of Adjustment members may be attending both the Woodbury County Zoning Commission meeting scheduled for Monday, June 22, 2026 at 5:00 PM and the "Iowa Open Meetings & Public Records Training" for educational purposes immediately following the closure of the Zoning Commission meeting in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. The meeting is tentatively scheduled to begin at 5:15 PM or shortly thereafter the closure of the Zoning Commission meeting. For more information visit the Woodbury County Community & Economic Development (Planning & Zoning) page under departments at www.woodburycountyiowa.gov and then click on "Open Meetings & Public Records Training Event".

Minutes - Woodbury County Board of Adjustment – April 6, 2026

The Board of Adjustment meeting convened on the 6th Day of April 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=B4Q-UqM8H8I>

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

BA Members Absent: None

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Robert Sweatt, Deborah Sweatt, Jaime Thomas, Tracy Kamradt, Brian Mesz, Tom Kimmel, Kendra Kamradt, Shaughn Benson, Kent & Michele Ivener, Bryan Mesz

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 March 2, 2026 meeting.
- **Action:**
 - o **Motion:** Tom Thiesen moved to approve the minutes from the March 2, 2026 meeting.
 - o **Second:** Larry Fillipi 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 – 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.

- **Public Hearing Opened:** Chair Hair opened the public hearing.
- **Summary (from Agenda and Packet):** The 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, requests approval for a temporary borrow site to extract and supply soil material for the I-29 / 235th Street (Southbridge) Interchange Project. The applicant 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. The affected property consists of Parcels 874707200001 (approximately 38.95 acres) and 874707200002 (approximately 21.27 acres), totaling approximately 60.22 acres, in the General Industrial (GI) Zoning District, Liberty Township (T87N R47W), Section 7 (NE ¼). The property is located west of Port Neal Road and north of 235th Street. The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance.

- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application, noting the Zoning Commission’s review and recommendation for approval at their March 23, 2026 meeting (recommendation letter and draft minutes in the packet), including nine recommended conditions.
- **Applicant Presentation:** Jaime Thomas (Peterson Contractors, Inc., Reinbeck, IA) appeared on behalf of the applicant. He provided a brief overview of the project to haul dirt for the interchange ramps, bridge, and new road. The borrow pit is designed to become a permanent pond after extraction, with surrounding areas remaining farmable. In response to board questions, he confirmed operations would primarily occur in 2026 with completion by the end of 2027 (subject to weather or other factors).
- **Board Questions and Discussion During Presentation:** Board members discussed elevation changes (permanent pond), timeline, and the Zoning Commission’s recommended expiration of December 31, 2028 (one year beyond the applicant’s anticipated completion). No written comments were received prior to the hearing.
- **Public Comments:** No in-person or telephonic public comments were received.
- **Public Hearing Closed:**
 - **Motion:** Larry Fillipi moved to close the public hearing.
 - **Second:** Doyle Turner 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 to be a straightforward conditional use permit consistent with prior borrow pit approvals and the Zoning Commission’s recommendation. The board agreed the nine conditions were reasonable and standard; one additional condition (control of primary noxious weeds) was added.
- **Decision:**
 - **Motion:** Pam Clark moved to approve the conditional use permit application subject to the nine conditions listed in the Zoning Commission’s recommendation letter (pages 10 and 11 of the packet), along with the added condition of control of primary noxious weeds.
 - **Second:** Doyle Turner seconded the motion.
 - **Discussion:** No further discussion was held. Priestley noted the permit would be prepared administratively.
 - **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 Robert Sweatt on Behalf of the Property Owners Robert Sweatt and Deborah Sweatt to 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.

- **Public Hearing Opened:** Chair Hair opened the public hearing.
- **Summary (from Agenda and Packet):** The variance application pertains to the parcel numbered 874617300004, consisting of approximately 1.18 acres (excluding rights-of-way) at 1911 250th St., Salix, Iowa 51052, in Grange Township (T87N R46W), Section 17 (SW ¼ of the SW ¼), in the Agricultural Estates (AE) Zoning District. The property is a legal nonconforming lot 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). They request relief from Section 4.03.5 of the Woodbury County Zoning Ordinance (flag lot front yard setback measurement) and Section 3.04 (AE Zoning District dimensional standards requiring minimum 2-acre lot area and 200 feet of frontage). The lot is considered a legal nonconforming lot of record under Section 4.02.3. The variance would allow

measurement of the front yard setback from the 250th Street right-of-way rather than from the Dallas Avenue right-of-way.

- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application and requested that two new items be received into the record: (1) a statement from Gary Walters (Garrets Drainage District) regarding the planned driveway crossing a lateral of the drainage district, and (2) the April 6, 2026 updated county engineer memo (including attached driveway application) confirming the proposed 250th Street driveway meets current entrance requirements and that the existing Dallas Avenue driveway will be removed.
- **Motion to Receive New Material:**
 - **Motion:** Daniel Hair moved to receive the new material into the record from Gary Walters and an updated review memo from Woodbury County Engineer include an attached driveway application.
 - **Second:** Larry Fillipi seconded the motion.
 - **Vote:** Unanimous approval (all present voted “Aye”).
- **Applicant Presentation:** Robert Sweatt (509 E Street, Sergeant Bluff, IA) appeared on behalf of the owners. He explained the purchase of the lot last year for their forever home and preference for paved 250th Street access (versus gravel Dallas Avenue) due to winter conditions and mud. Construction is planned for this year. He confirmed coordination with Secondary Roads on the driveway location (125 feet from Dallas Avenue edge).
- **Board Questions and Discussion During Presentation:** Board members and staff discussed the corner lot configuration, floodplain (Zone A) requirements (elevation 1 foot above BFE with surveyor certification and 18-foot extension beyond walls), driveway safety clarification (prior removal was at previous owner’s request, not county public safety concern; new location meets minimum standards), and Secondary Roads policies. County Engineer Laura Sievers confirmed the proposed driveway meets requirements and clarified the prior safety note was based on the previous owner’s request. No public comments were received.
- **Public Comments:** No in-person or telephonic public comments were received.
- **Public Hearing Closed:**
 - **Motion:** Pam Clark moved to close the public hearing.
 - **Second:** Larry Fillipi 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 presented practical difficulties consistent with recent Iowa Code amendments, with the updated county engineer memo resolving driveway concerns. The board emphasized the need for full compliance with all county regulations, particularly floodplain requirements under Section 5.03.
- **Decision:**
 - **Motion:** Larry Fillipi moved to approve the variance request submitted by Robert Sweatt on behalf of the property owners Robert Sweatt and Deborah Sweatt for the property located at Parcel #874617300004 at 1911 250th St., Salix, Iowa 51052 to allow measurement of the front yard setback from the 250th Street right-of-way line instead of the requirements of a flag lot for the purposes of building a single-family dwelling and accessory building as a waiver from the requirements of Section 4.03.5 of the Woodbury County Zoning Ordinance. The approval is subject to the following conditions: The applicant must follow all county zoning regulations regarding the permitting of the house and shed, not limited to Section 5.03 of the floodplain regulations and all other applicable county regulations.
 - **Second:** Doyle Turner seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Unanimous approval (all present voted “Aye”).
 - **Outcome:** The variance was approved as requested with conditions. The resolution will be prepared administratively.

6. 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.

- **Public Hearing Opened:** Chair Hair opened the public hearing.

- **Summary (from Agenda and Packet):** The variance application pertains to the parcel numbered 864712300007 (5.81 acres) at 3007 Cass Avenue, Salix, Iowa 51052, in Lakeport Township (T86N R47W), Section 12 (SE ¼ of the SW ¼, Government Lot 1 and Lot A of Sand Hill Lake), in the AE Zoning District. The applicants seek to construct an accessory building (shed) measuring approximately 40' x 30' x 12'4" (subject to adjustments). They request relief from Section 4.12.3 (prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback) and Section 3.04 (AE minimum 75-foot front yard setback). The proposal places the shed closer to the front lot line than the principal dwelling at a setback of 20 feet or less. A substantial portion of the property lies within Special Flood Hazard Area (Flood Zone AE), constraining buildable area.
- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application, noting the floodplain constraints (Zone AE and Zone X/500-year) and county engineer comments on snow drifting and right-of-way proximity.
- **Applicant Presentation:** Brian Mesz (1620 140th St., Sioux City, IA), speaking on behalf of the applicants Tracy C. Kamradt and Jason M. Kamradt (3007 Cass Avenue, Salix, IA), presented a sketch and two photographs (received into the record) showing the proposed location in the yellow (Zone X) area to avoid the blue (Zone AE) floodplain. He noted the building grade is approximately 9 feet below the road, with mature trees providing windbreak, and offered flexibility to adjust within the yellow zone. Tracy Kamradt confirmed the location and constraints.
 - **Motion:** Larry Flippi moved to receive the sketch from Brian Mesz into the record.
 - **Second:** Doyle Turner seconded the motion.
 - **Vote:** Unanimous approval (all present voted "Aye").
 - **Motion:** Doyle Turner moved to receive the photographs from Brian Mesz into the record.
 - **Second:** Tom Thiesen seconded the motion.
 - **Vote:** Unanimous approval (all present voted "Aye").
- **Board Questions and Discussion During Presentation:** Extensive discussion occurred with County Engineer Laura Sievers regarding snow drifting, right-of-way proximity, and safety/maintenance concerns. Board members and staff reviewed practical difficulties due to the floodplain constraining buildable area, Beacon mapping limitations (not a survey), and the need for a site plan demonstrating the structure is out of Zone AE. The board considered a 20-foot setback, stay-out-of-floodplain requirement, and build-at-own-risk disclaimer. No public comments were received.
- **Public Hearing Closed:**
 - **Motion:** Doyle Turner moved to close the public hearing.
 - **Second:** Larry Fillipi seconded the motion.
 - **Vote:** Unanimous approval (all present voted "Aye").
 - **Outcome:** The public hearing was closed.
- **Board Deliberation:** The board found practical difficulties due to floodplain constraints (unique lot characteristics limiting placement options) and determined the request met the variance criteria under recent Iowa Code amendments. A 20-foot setback from the right-of-way, requirement to stay out of the AE floodplain, and a build-at-own-risk disclaimer were deemed appropriate, with the burden on the applicant to provide a site plan confirming location. Pam Clark stepped out of the meeting during deliberation.
- **Pam Clark** announced she is departing the meeting.
- **Decision:**
 - **Motion:** Daniel Hair moved to approve the variance request submitted by Tracy C. Kamradt and Jason M. Kamradt for the property located at Parcel #864712300007 at 3007 Cass Avenue, Salix, Iowa to allow the accessory building (shed) to be built in front of the principal structure (house) and within and up to 20 feet of the county right-of-way line out of the AE floodplain, with the disclaimer that this building will be built at the owner's own risk and must stay out of the AE floodplain, as a waiver from the requirements of Sections 4.12.3 and 3.04 of the Woodbury County Zoning Ordinance.
 - **Second:** Doyle Turner seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Approved 4-0 (Pam Clark not present).
 - **Outcome:** The variance was approved as requested with conditions. The resolution will be prepared administratively.

7. 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.

- **Public Hearing Opened:** Chair Hair opened the public hearing.
- **Summary (from Agenda and Packet):** The variance application pertains to the parcel numbered 894313300001 (11.85 acres) at 1248 Lenox Ave., Pierson, Iowa 51048, in Rutland Township (T89N R43W, SW ¼ of the SW ¼ and NW ¼ of the SW ¼), in the Agricultural Preservation (AP) Zoning District. The applicants seek to construct an accessory building/machine shed measuring 40' x 80' x 28' total height (subject to adjustments). They request relief from Section 4.12.3 (prohibiting accessory structures closer to the front lot line than the front edge of the principal dwelling or twice the required front yard setback) and Section 3.04 (AP minimum 100-foot front yard setback). The proposal places the shed closer to the front lot line than the house at a setback of 50 feet or less. Property constraints include rolling hills/elevation changes, wooded grove, septic/leach field, existing buildings, and creeks.
- **Staff Report:** Dan Priestley, Zoning Coordinator, summarized the application, noting topography, family accessibility needs, and county engineer comments.
- **Applicant Presentation:** Shaughn M. Benson (1248 Lenox Ave., Pierson, IA) appeared on behalf of the owners. He explained the need for the shed east of the house for accessibility (straight shot, avoiding hills and creeks) and proposed a loop driveway within the property for better vehicle access (no changes to Lenox Avenue approaches). He noted the rezoning from agricultural to AP and provided flexibility with “50 feet or less.”
- **Board Questions and Discussion During Presentation:** Board members reviewed the site constraints, driveway loop, and front lot line definition (Lenox Avenue as the servicing road). No public comments were received.
- **Public Hearing Closed:**
 - **Motion:** Doyle Turner moved to close the public hearing.
 - **Second:** Larry Fillipi seconded the motion.
 - **Vote:** Approved 4-0 (Pam Clark not present).
 - **Outcome:** The public hearing was closed.
- **Board Deliberation:** The board found the request to be a textbook variance due to practical difficulties from topography and family accessibility needs (not self-created), with no impact on rural character or public safety. The layout fits the property naturally.
- **Decision:**
 - **Motion:** Doyle Turner moved to approve the variance request submitted by Shaughn M. Benson and Shawna M. Benson for the property located at Parcel #894313300001 at 1248 Lenox Ave., Pierson, Iowa 51048 to allow the accessory building/machine shed to be built in front of the principal structure and up to 50 feet from the right-of-way line as a waiver from the requirements of Sections 4.12.3 and 3.04 of the Woodbury County Zoning Ordinance.
 - **Second:** Tom Thiesen seconded the motion.
 - **Discussion:** No further discussion was held.
 - **Vote:** Approved 4-0 (Pam Clark not present).
 - **Outcome:** The variance was approved as requested with conditions. The resolution will be prepared administratively.

8. Public Comment on Matters Not on the Agenda

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

9. Staff Update

- **Presenter:** Dan Priestley, Zoning Coordinator.
- **Details:** Priestley announced that the Iowa Public Information Board has granted approval for him (via the Planning and Zoning Office) to provide the required training on public meetings and information laws (Iowa Code Chapters 21 and 22) for elected and appointed officials. He noted the application process, curriculum review, and that Woodbury County is now a listed provider (pending website update). Current board members are grandfathered, but training is recommended. Future sessions (approximately 1.5 hours) may be scheduled in conjunction with board meetings, with invitations extended to other local jurisdictions at no cost. No action was taken.

10. Board Member Comment or Inquiry

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

11. Adjournment

- **Action:**
 - **Motion:** Larry Fillipi moved to adjourn the meeting.
 - **Second:** Tom Thiesen 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:**

Daniel Priestley

From: Gary Walters <garywalters5504@gmail.com>
Sent: Tuesday, March 17, 2026 3:44 PM
To: Daniel Priestley
Subject: Sweatt property 1911 250th St

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.**

Dear Dan,

Thank you for submitting the variance application to me for this property.

My only comment would be relative to the planned driveway/access lane into the new proposed home/garage. The driveway does cross a lateral of the Garretson drainage district. If there are any plans to relocate the existing driveway I would simply suggest that the applicant be aware of the governance restrictions of the drainage district.

Gary Walters
Co-owner of land in sec 18 of Grange twp and trustee of the Farmers Drainage District

Received from zoning staff.



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: April 6, 2026 - UPDATED
Subject: Sweatt Variance

Secondary Roads has reviewed the Sweatt Variance request for the property located at 1911 250th Street, Sergeant Bluff, Iowa 51052. The documents submitted reference a proposed driveway location along 250th Street.

The landowner has worked with Secondary Roads to identify a driveway location that meets current entrance permit requirements. An entrance permit application has been submitted for the proposed driveway on 250th Street. The existing driveway on Dallas Avenue will be removed at the time the new entrance on 250th Street is constructed. Please see the attached driveway application.

Any future modifications to the entrance location or configuration will require submission of a new entrance permit application and must meet all current Secondary Roads standards in effect at the time of application, including required sight distance.

This review is provided for zoning purposes only and does not constitute the final approval of the entrance permit.

Received from county staff.

Woodbury County Entrance Permit

Owner/Applicant Name <i>Robert Sweatt</i>		Address <i>509 East</i>		
Phone Number	Cell Number	City <i>Sgt Bluff</i>	State <i>IA</i>	Zip <i>51054</i>
Email Address				
Applicant Signature <i>x Robert Sweatt</i>				Date
Contractor's Name <i>SMAC</i>		Address		
Phone Number	Cell Number	City	State	Zip
Email Address				
Road Name <i>250th</i>	Section No. <i>17</i>	Township (N) <i>GRANGE</i> <i>87</i>	Range (W) <i>46</i>	
New Residence (Width) <i>54' x 42'</i>	New Field Entrance (Width)	Widening Existing (New width)		
Comments <i>move driveway off Dalys to pavement on 250th</i>	Metal* Culvert Req. 12 ga. 2-2/3 in by 1/2 in corrugations <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Payment Included <input type="checkbox"/> Yes <input type="checkbox"/> No	

Woodbury County Secondary Roads only

This permit expires on	Sight Distance Left <i>good</i>	Sight Distance Right <i>good</i>	Permit Number
Road Name <i>250th</i>	Section No. <i>17</i>	GPS Coordinates	
Location is approved as requested (circle one) <input checked="" type="radio"/> Yes <input type="radio"/> No		Location is moved to	
Required Culvert Size <i>36" or bigger</i>	Culvert Length <i>54'</i>	Side Slope	Top Width
Remarks <i>Driveway must be removed before moving to new location</i>			

Site Reviewer Signature *Michael* Date *4/2/20*

Woodbury County Engineer Signature *[Signature]* Date *4/2/20*

Acceptance of Work Signature _____ Date _____

Any property owner desiring an access to any county road shall make written application on the prescribed form available through the County Engineers Office. All entrances shall be constructed in a manner to acceptable standards. This permit shall expire one year after date of approval by Woodbury County, if proposed driveway or entrance construction is not completed within that time. Permit fee \$20.

read payment

*Concrete culverts must meet Iowa DOT specifications.

Received from county staff.



Received from Bryan Mesz



Received from Bryan Mesz



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

May 15, 2026

The Honorable Paul Pate
Secretary of State of Iowa
State Capitol
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2490, an Act relating to public meetings and records, including public notice requirements for meetings of a governmental body, supervision and fees associated with examining and copying public records, employment separation information for certain government employees, contractors, or appointees, and injunctions to restrain vexatious requesters.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink that reads "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 2490

AN ACT

RELATING TO PUBLIC MEETINGS AND RECORDS, INCLUDING PUBLIC NOTICE REQUIREMENTS FOR MEETINGS OF A GOVERNMENTAL BODY, SUPERVISION AND FEES ASSOCIATED WITH EXAMINING AND COPYING PUBLIC RECORDS, EMPLOYMENT SEPARATION INFORMATION FOR CERTAIN GOVERNMENT EMPLOYEES, CONTRACTORS, OR APPOINTEES, AND INJUNCTIONS TO RESTRAIN VEXATIOUS REQUESTERS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 21.4, subsection 1, paragraph a, Code 2026, is amended to read as follows:

a. Except as provided in subsection 3, a governmental body shall give notice of the time, date, and place of each meeting, including a reconvened meeting of the governmental body, and the tentative agenda of the meeting, in a manner reasonably calculated to apprise the public of that information.

Reasonable

(1) Giving notice under this paragraph shall include advising all of the following:

(a) Advising the news media who have filed a request for notice with the governmental body and ~~posting.~~

(b) Posting the notice on a bulletin board or other in a prominent and conspicuous place which is easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting, or if no such office exists, at the building in which the meeting is to be held annually designated for such purposes by the governmental body, in a manner such that the notice is visible at all times.

(c) Posting the notice on the primary internet site owned or maintained and regularly updated by the governmental body or other primary internet presence moderated by the governmental body, if applicable.

(2) If a tentative agenda has been posted and is amended within the time frame established in subsection 2, paragraph "a", the governmental body shall mark the agenda "AMENDED" and identify the amended provisions. Upon amendment, the governmental body shall give notice in accordance with subparagraph (1).

Sec. 2. Section 22.3, Code 2026, is amended to read as follows:

22.3 Supervision — fees.

1. a. The examination and copying of public records shall be done under the supervision of the lawful custodian of the records or the lawful custodian's authorized designee.

b. The lawful custodian shall not require the physical presence of a person requesting or receiving a copy of a public record and shall fulfill requests for a copy of a public record received in writing, by telephone, or by electronic means.

~~Although fulfillment~~

2. a. Fulfillment of a request for a copy of a public record may be contingent upon receipt of payment of reasonable expenses, ~~the~~. The lawful custodian shall make every reasonable effort to provide the public record requested at no cost other than copying costs for a record which takes less than thirty minutes to produce.

b. In the event expenses are necessary, such expenses ~~shall~~ must be reasonable and shall be communicated to the requester upon receipt of the request.

c. A person may contest the reasonableness of the lawful custodian's expenses as provided for in this chapter.

3. The lawful custodian may adopt and enforce reasonable rules regarding the examination and copying of the public records and the protection of the records against damage or disorganization.

4. The lawful custodian shall provide a suitable ~~plae~~ location for the examination and copying of the public records, but if it is impracticable to do the examination and copying of the records in the office of the lawful custodian, the person desiring to examine or copy shall pay any necessary expenses of providing a place for the examination and copying.

~~2. All reasonable expenses of the examination and copying shall be paid by the person desiring to examine or copy.~~

5. a. The lawful custodian may charge a reasonable fee for the services of the lawful custodian or the custodian's authorized designee in supervising the examination and copying of the public records. All reasonable expenses of the examination and copying shall be paid by the person desiring to examine or copy the public record.

b. If copy equipment is available at the office of the lawful custodian of any public records, the lawful custodian shall provide any person a reasonable number of copies of any public record in the custody of the office upon the payment of a fee. The fee for the copying service as determined by the lawful custodian shall not exceed the actual cost of providing the service. Actual costs shall include only those reasonable expenses directly attributable to supervising the examination of and making and providing copies of public records. Actual costs shall not include charges for ordinary expenses or costs such as employment benefits, depreciation, maintenance, electricity, or insurance associated with the administration of the office of the lawful custodian.

c. Costs for legal services should only be utilized for the redaction or review of legally protected confidential information. ~~However, a~~

d. A county recorder shall not charge a fee for the examination and copying of public records necessary to complete and file claims for benefits with the Iowa department of veterans affairs or the United States department of veterans affairs.

Sec. 3. Section 22.7, subsection 11, paragraph a, Code 2026, is amended by adding the following new subparagraphs:

NEW SUBPARAGRAPH. (6) The last date the individual, who resigned from or was discharged by the government body, performed work or actively carried out essential functions of the position, regardless of whether the information is contained in a written document, contract, agreement, or arrangement.

NEW SUBPARAGRAPH. (7) The amount of moneys and public benefits provided to the individual for any continuation of pay, severance, or other compensation or benefits in excess of the amounts owed for work performed by the individual prior to the individual's last day as an employee, contractor, or appointee for the government body, regardless of whether the information is contained in a written document, contract, agreement, or arrangement.

Sec. 4. NEW SECTION. 22.8A Injunction to restrain vexatious requester.

1. The district court may grant an injunction restraining the right of a person found to be a vexatious requester to examine public records under section 22.2 from a specific government body, or may impose reasonable limitations on the manner, frequency, or scope of such requests. A hearing shall be held on a request for injunction after reasonable notice, as determined by the court, is given to the person alleged to be a vexatious requester. The government body seeking an injunction shall ensure compliance with the notice requirement. Such an injunction may be issued only if the petition supported by affidavit shows, and if the court finds, all of the following:

a. The requests, considered in totality, would clearly not be in the public interest.

b. The requests, considered in totality, constitute a pattern of vexatious conduct.

c. The continuation of such requests would substantially and irreparably injure the government body's ability to perform the government body's duties or functions.

d. Less restrictive measures under this chapter are inadequate to provide sufficient relief.

2. In an action brought under this section, the court shall

take into account the policy of this chapter that free and open examination of public records is generally in the public interest even though such requests may cause inconvenience or embarrassment to public officials or others. A court may issue an injunction under this section only if the government body seeking the injunction demonstrates by clear and convincing evidence that this section authorizes the issuance of the injunction.

3. In determining whether conduct constitutes vexatious conduct under this section, the court may consider any of the following:

a. The number, frequency, timing, scope, and content of public requests.

b. The nature of oral and written communications related to the public requests.

c. Any prior administrative or judicial findings regarding the conduct of the requester.

d. All other relevant circumstances.

4. For purposes of this section:

a. "News media" includes any person who regularly gathers, prepares, photographs, records, writes, edits, reports, or publishes news for monetary consideration.

b. (1) "Vexatious conduct" means a pattern of public records requests that satisfies one or more of the following:

(a) The requests are designed primarily to harass the government body, its officers, or its employees.

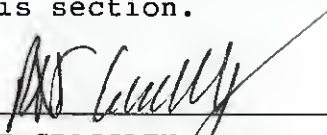
(b) The government body shows by clear and convincing evidence that the requests impose an unreasonable burden on the government body and compliance would substantially interfere with essential governmental operations.

(c) The requests are submitted in a manner or accompanied by communication that constitute harassment of public officers or employees as provided in section 718.4.

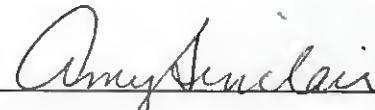
(2) "Vexatious conduct" does not include solely a large volume of requests made by a person or a representative of the news media.

5. Upon finding by a preponderance of the evidence that the requester has not engaged in a pattern of vexatious conduct, a court shall order the payment of all costs and reasonable

attorney fees, including appellate attorney fees, to the requester by the government body in the action brought under this section.

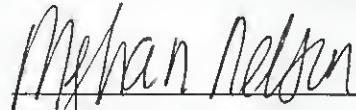


PAT GRASSLEY
Speaker of the House



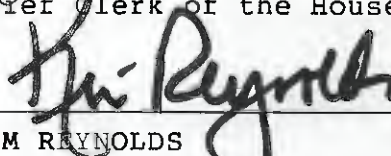
AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2490, Ninety-first General Assembly.



MEGHAN NELSON
Chief Clerk of the House

Approved May 15th, 2026



KIM REYNOLDS
Governor