

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

MONDAY, JUNE 22, 2026 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, June 22, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. Please use the 7th St. entrance. This agenda also serves as a notice of gathering of a majority of the members of the Zoning Commission who are expected to be present for the Woodbury County Board of Adjustment meeting to begin on Monday, June 22 at 4:45 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 ZONING COMMISSION 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	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN WITH OPEN MEETINGS & PUBLIC RECORDS TRAINING EVENT TO IMMEDIATELY FOLLOW

Subject to Additions/Deletions

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

You are hereby notified that a majority of the Woodbury County Zoning Commission members may be attending both the Woodbury County Board of Adjustment meeting scheduled for Monday, June 22, 2026 at 4:45 PM and the "Iowa Open Meetings & Public Records Training" for educational purposes immediately following the closure of the Zoning Commission meeting (scheduled for 5:00 PM the same evening and same location) in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. The training 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".

Woodbury County Zoning Commission Special Meeting Minutes

Date: May 27, 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=EzhNpTAX4Y0>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Corey Meister, Steve Corey
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Public Attendees:** Bill Smith

Call to Order

The Woodbury County Zoning Commission special meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on May 27, 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. Commissioners Christine Zellmer Zant, Tom Bride, Corey Meister, and Steve Corey were present. Commissioner Jeff Hanson was absent.

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 March 23, 2026.

- Commissioner Tom Bride 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 4-0 (4 ayes, 0 nays).

Public Hearing: Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011. Applicant: William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052.

Chair Christine Zellmer Zant opened the public hearing.

Zoning Coordinator Daniel Priestley presented the staff report on the zoning ordinance map amendment (rezone) application. The application, submitted by William J. Smith, requests rezoning of the 16.96-acre property identified as Parcel #874727200011, located in Liberty Township (T87N R47W), Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The

property is located on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75.

The staff recommendation is approval. The proposal is consistent with the Woodbury County Comprehensive Plan 2040, including the Future Land Use Map designation of "Rural Residential." The rezone is necessary to comply with the density limitations in the AP district (no more than two residences per quarter-quarter section), as two single-family dwellings already exist in the relevant quarter-quarter section. The AE district allows for the proposed residential use while maintaining compatibility with surrounding agricultural and rural residential character. No significant adverse comments were received from neighboring property owners or stakeholders. A Magellan pipeline easement exists on the property, which will be addressed administratively during the building permit process.

William J. Smith (Bill Smith), the applicant, was present and addressed the Commission. He confirmed his intent to build a single-family home on the property.

Commissioners had no further questions for the applicant or staff.

There were no additional public comments.

Commissioner Tom Bride made a motion to close the public hearing. The motion was seconded by Commissioner Corey Meister. The motion passed unanimously (4-0).

Commissioner Tom Bride commented that the easement with the pipeline has really nothing to do with the rezone issue and would be spelled out within the easement between the landowner and the company.

Commissioner Tom Bride then made a motion to recommend approval of the rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) to the Board of Supervisors. Commissioner Steve Corey seconded the motion. No further discussion. All in favor voted "aye" (unanimous, 4-0). No oppositions.

Priestley noted that the Board of Supervisors will hold public hearings on the application on June 9, 16, and 23, 2026.

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: Priestley is now credentialed to administer the training. He proposed scheduling the Iowa Public Information Board training for the Zoning Commission (and potentially the Board of Adjustment) following a future meeting (June 22, 2026).
- Priestley also discussed ongoing staff review of the certified abstractor listing requirements and notification distances in the Zoning Ordinance (particularly for telecommunication towers and other conditional uses) to ensure consistency with current practices and Iowa Code. He noted this is for research purposes and may lead to future ordinance update discussions.

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 5:20 PM.



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 place 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.

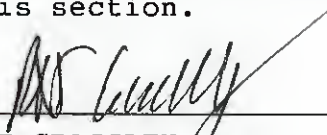
(b) The government body shows by clear and convincing evidence that the requests impose an unreasonable burden on the government body and compliance would substantially interfere with essential governmental operations.

(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.

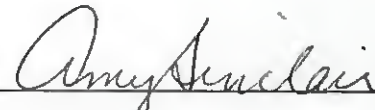
(2) "Vexatious conduct" does not include solely a large volume of requests made by a person or a representative of the news media.

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.

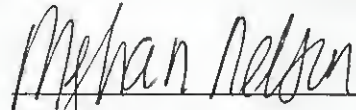


PAT GRASSLEY
Speaker of the House



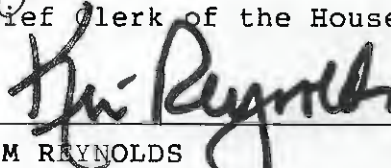
AMY SINCLAIR
President of the Senate

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