

**NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION**



# WOODBURY COUNTY ZONING COMMISSION

**Monday, July 27, 2026 at 5:00 PM**

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, July 27, 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 7<sup>th</sup> St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

## AGENDA

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| 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)                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| » | <b>PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #894227300022) - TO BE KNOWN AS KNAACK ADDITION.</b> Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as applicant contact), has submitted an application for a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #894227300022, located in the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th Principal Meridian (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Osceola Avenue at 1441 Osceola Ave., Correctionville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Correctionville. Applicant(s)/Owner(s): Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust, Mailing Address: 1441 Osceola Ave., Correctionville, IA 51016. Property Address: 1441 Osceola Ave., Correctionville, IA 51016. |
| » | <b>PUBLIC HEARING (ACTION ITEM): PROPOSED MINOR SUBDIVISION (Parcel #864632400010) - TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION.</b> Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #864632400010, located in the Southeast Quarter (SE ¼) of the Southeast Quarter (SE ¼) of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan. Applicant(s)/Owner(s): Jason Silbernagel and Clara J. Silbernagel, Mailing Address: 3375 Dillon Ave., Sloan, IA 51055. Property Address: 3375 Dillon Ave., Sloan, IA 51055.                                                                                      |

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| » | <p><b>REVIEW OF CONDITIONAL USE PERMIT APPLICATION (Parcel 894435100005) (ACTION ITEM):</b><br/> <b>Review of a conditional use permit application submitted by Croell, Inc. (Paving Division) (Applicant), on behalf of the property owner Countryman James D. Revocable Trust.</b> The application requests approval to establish and operate a temporary portable concrete batch plant (Rex Model S portable unit, silos, storage pils, aggregate stockpiles, etc.) to support the Iowa DOT Highway 20 Reconstruction Project. The applicant has indicated that all equipment will be removed and the site restored to agricultural use upon completion of the project; however, the final duration, operational details, and conditions remain subject to modification or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of Parcel 894435100005, approximately 36.30 acres, located at 1536 Ida Avenue, Merville, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T89N R44W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural farmland. The project is classified as a conditional use for a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Croell, Inc., Paving Division, 2010 Kenwood Avenue, New Hampton, IA 50659. The owner is Countryman James D. Revocable Trust, 2957 150th Street, Merville, IA 51039-8096.</p> |
| » | <p><b>OFFICIAL POSTING OF ZONING COMMISSION AGENDAS LOCATION(S) (ACTION ITEM):</b><br/> Consideration and approval to designate the doors with the glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, and to continue designating the bulletin board inside the north entrance of the Woodbury County Courthouse for that same purpose, and to reaffirm woodburycountyiowa.gov as the county's primary internet presence for such postings, in compliance with House File 2490.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| » | <p><b>RECEIPT OF DIRECTION FROM THE WOODBURY COUNTY BOARD OF SUPERVISORS REGARDING INDUSTRIAL DATA CENTERS (ACTION ITEM)</b> for the purpose to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with any proposed changes to the Board of Supervisors. Through this review, the Commission is authorized to hold necessary public input sessions as part of this process. At this meeting, the Zoning Commission will formally receive the Board of Supervisors' directive and discuss potential scheduling options ahead for gathering public input in preparation of a recommendation.</p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |
| 6 | <p><b>PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      |
| 7 | <p><b>STAFF UPDATE (INFORMATION ITEM)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
| 8 | <p><b>COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  |
| 9 | <p><b>ADJOURN</b></p>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                             |

*Subject to Additions/Deletions*

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| <b>PREVIOUS MEETING MINUTES</b>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                  | <b>4</b>  |
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## Woodbury County Zoning Commission Special Meeting Minutes

**Date:** June 22, 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/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=BAvkjUQk0UI>

### Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson
- **Commissioners Absent:** Steve Corey and Corey Meister.
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisors Present:** Kent Carper

### Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on June 22, 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, and Jeff Hanson were present. Steve Corey and Corey Meister were 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 special meeting on May 27, 2026.

- **Motion:** Commissioner Tom Bride made a motion to approve the minutes as presented.
- **Second:** The motion was seconded by Commissioner Jeff Hanson.
- **Vote:** The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 3-0 (3 ayes, 0 nays).

**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.**

- **Staff Report:** Dan Priestley, Zoning Coordinator, explained that the Board of Supervisors approved this measure the previous Tuesday. The legislature mandates maximum public



transparency, including the officially designated location of the bulletin board and active posting of upcoming meetings. This will become a standard annual organizational item passed every January with the new board. It officially cements long-standing practices into the minutes and official policy of the Board of Adjustment.

- **Board Questions and Discussion:** Chair Zellmer Zant asked if there were any comments from the board members. No board inquiries or objections were raised.
- **Action:**
  - **Motion:** Commissioner Tom Bride moved 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, as presented by staff.
  - **Second:** The motion was seconded by Commissioner Jeff Hanson.
  - **Vote: The motion passed unanimously with a 3-0 vote (3 ayes, 0 nays).** Chair Christine Zellmer Zant opened the public 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:

- Zoning Coordinator Daniel Priestley presented an update regarding upcoming county items. He encouraged the Commission members to monitor the upcoming Board of Supervisors meeting scheduled for the following evening (June 23, 2026). The supervisors are slated to consider a potential data center moratorium following substantial public concern raised regarding a project area in Salix, IA.
- Priestley indicated that the posted public agenda for the Board of Supervisors includes a directive instructing the Zoning Commission to systematically study data center-based development policies over the next several months. This formal study will mirror the comprehensive methodology previously utilized for solar energy regulations, incorporating public engagement, field assessments, and technical analysis to formulate an orderly regulatory recommendation for the Board.

#### **Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

#### **Adjournment**

Commissioner Tom Bride moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (3-0) The meeting adjourned at approximately 5:08 PM.

# MINOR SUBDIVISION PROPOSAL

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## Application Information

**Applicant(s)/Owner(s):** Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (also referenced as Knaack Patrick Cheryl Irrevocable Trust; contact/related: Brad Knaack, 1307 Megans Way, Correctionville, IA 51016)

**Name of Proposed Subdivision:** Knaack Addition

**Application Date:** June 25, 2026

**Number of Lots:** 2 (Lot 1 and Lot 2)

**Total Acres:** 13.80 acres gross (including county right-of-way); 11.84 acres net (excluding county right-of-way)

**Extraterritorial Review Status:** City of Correction - To be determined

**Legal Notice Date:** July 16, 2026 (Sioux City Journal)

**Stakeholder(s) Notice Date:** June 30, 2026

**Neighbor Notice Date:** July 10, 2026

**Zoning Commission Public Hearing Date:** July 27, 2026

**Board of Supervisors Agenda Date:** TBD

**Attorney:** W.E. (Gene) Collins

**Surveyor:** Alan L. Fagan, Iowa Licensed Land Surveyor No. 15082, Al Fagan Land Surveying, P.C., P.O. Box 858, Merrill, IA 51038 (712-539-1471)

## Property Details

**Parcel(s):** 894227300022

**Township:** T89N

**Range:** 42W

**Section:** 27

**Quarter:** Southwest Quarter (SW 1/4)

**Zoning District:** Agricultural Preservation (AP)

**Floodplain District:** Area of Minimal Flood Hazard (per Beacon map)

**Property Address:** 1441 Osceola Ave., Correctionville IA 51016

## Legal Description

PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89°03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3°40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49°48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0°00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89°59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS. NOTE: THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

## Proposal Summary

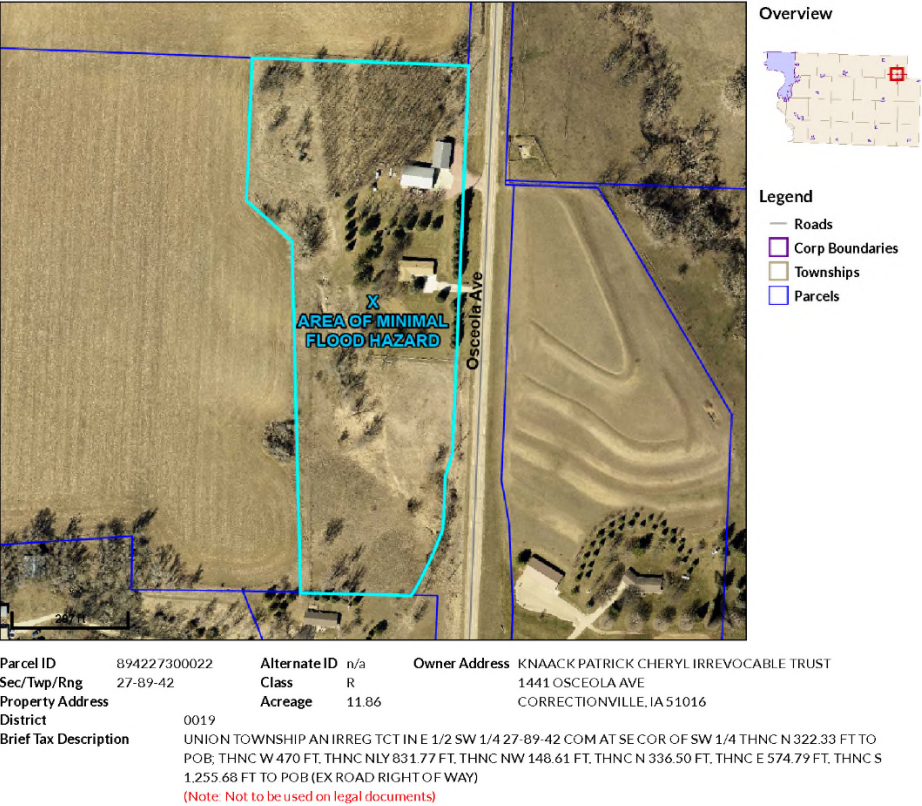
Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as contact), has submitted an application for a two-lot minor subdivision to be named the Knaack Addition. The applicants seek to divide 13.80 total acres (11.84 acres net excluding county right-of-way) from Parcel #894227300022, located in the SW 1/4 of Section 27, T89N R42W (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard. The property is located along/near Osceola Avenue (L36) and 150th Street, east of Correctionville. This minor subdivision proposal has been properly noticed according to county requirements. Neighbors within 1000 feet have been duly notified. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and requested to comment. The Woodbury County Engineer reviewed the plat and found it conforms with the closure requirements of the Woodbury County Subdivision Ordinance. Based on the information received, the submitted plat, title opinion, agricultural uses, and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval.

## Staff Recommendation

Planning & Zoning staff recommends approval of the proposed two-lot minor subdivision as submitted.

Aerial Map

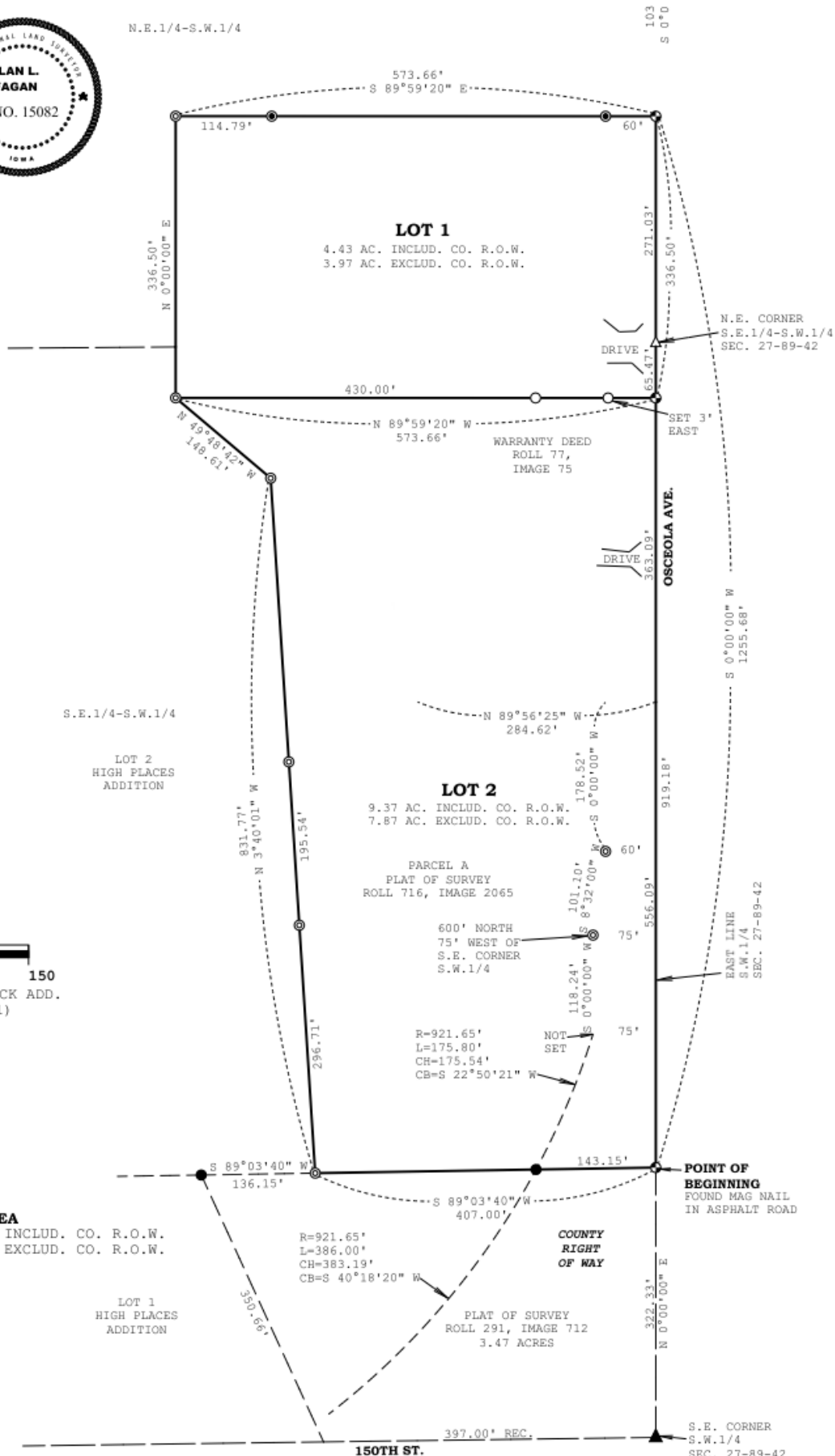
 Woodbury County, IA / Sioux City



Date created: 6/25/2026  
Last Data Uploaded: 6/25/2026 2:37:35 PM  
Developed by  SCHNEIDER  
GEOSPATIAL

## Plat Excerpt

31, 2026



SEE EASEMENT FOR PUBLIC HIGHWAY BOOK 117, PAGE 617.





FINAL PLAT  
KNAACK ADDITION  
WOODBURY COUNTY, IOWA

SURVEYOR'S DESCRIPTION:

PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89°03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3°40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49°48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0°00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89°59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE:  
THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF KNAACK ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA \_\_\_\_\_, 2026.

ALAN L. FAGAN  
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2027



AREA BREAKDOWN LOT 1

PT. N.E.1/4-S.W.1/4  
3.60 AC. INCLUD. CO. R.O.W.  
3.29 AC. EXCLUD. CO. R.O.W.

PT. S.E.1/4-S.W.1/4  
0.83 AC. INCLUD. CO. R.O.W.  
0.74 AC. EXCLUD. CO. R.O.W.

OWNER/SUBDIVIDER

SCOTT A. KNAACK, TRUSTEE OF THE  
CHERYL KNAACK PATRICK IRREVOCABLE  
TRUST

SURVEYOR

ALAN L. FAGAN

MONUMENTS

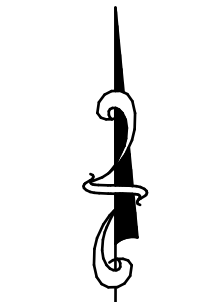
⊙= 5/8" REBAR FOUND

●= 5/8" YELLOW CAPPED  
REBAR #12090 FOUND

⊙= 1/2" YELLOW CAPPED  
REBAR #15082 FOUND

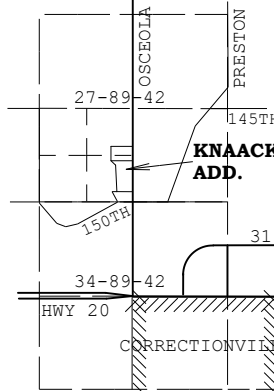
○= 1/2" YELLOW CAPPED  
REBAR #15082 SET

⊙= MAG NAIL SET IN  
ASPHALT ROAD  
(UNLESS NOTED)



0 75 150

27-89-42 KNAACK ADD.  
2026 (51)



TOTAL AREA

13.80 AC. INCLUD. CO. R.O.W.  
11.84 AC. EXCLUD. CO. R.O.W.

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

SCOTT A. KNAACK, TRUSTEE OF THE CHERYL KNAACK PATRICK IRREVOCABLE TRUST, THE OWNER OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS KNAACK ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

SCOTT A. KNAACK

STATE OF IOWA : SS

WOODBURY COUNTY:

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED SCOTT A. KNAACK, TO ME KNOWN TO BE THE PERSON NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE

MY COMMISSION EXPIRES: \_\_\_\_\_

BOARD OF SUPERVISORS' RESOLUTION

RESOLUTION NO.

RESOLUTION ACCEPTING AND APPROVING KNAACK ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS KNAACK ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF KNAACK ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MARK NELSON

CHAIRMAN

BOARD OF SUPERVISORS

WOODBURY COUNTY, IOWA

ATTEST:

MICHELLE K. SKAFF

SECRETARY

COUNTY ENGINEER'S CERTIFICATE

I, LAURA SIEVERS, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

LAURA SIEVERS, P.E.

COUNTY ENGINEER

WOODBURY COUNTY, IOWA

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF KNAACK ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHRIS ZELLMER ZANT

CHAIRMAN

WOODBURY COUNTY ZONING COMMISSION OF

WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_

TYLER MOGENSEN

WOODBURY COUNTY ASSESSOR

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED \_\_\_\_\_

TINA BERTRAND

TREASURER,

WOODBURY COUNTY, IOWA

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF KNAACK ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2026.

MICHELLE K. SKAFF

WOODBURY COUNTY AUDITOR

BY: DIANE SWOBODA PETERSON, DEPUTY

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA : SS

COUNTY OF WOODBURY:

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_\_\_ AT \_\_\_\_\_

O'CLOCK \_\_\_\_M. RECORDED IN PLAT ENVELOPE \_\_\_\_\_, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_

MICHELLE K. SKAFF

AUDITOR AND RECORDER

WOODBURY COUNTY, IOWA

BY: DIANE SWOBODA PETERSON, DEPUTY

Mr. Brad Knaack  
1307 Megans Way  
Correctionville, IA 51016

Dear Mr. Knaack:

At your request I have examined the Abstract of Title to:

PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0°00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89°03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3°40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49°48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0°00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89°59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0°00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0°00'00"E.

also described as follows:

A parcel of land located in the Southwest Quarter (SW ¼) of said Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, further described as follows: Commencing at the Southwest (SW) ¼ Corner of said Section 27; thence due North 880 feet to the point of beginning; thence West 285 feet; thence North 14 Degrees 02' West 721.55 feet then East 460 feet; thence South 700 feet to the point of beginning. Said parcel contains 5.99 acres, more or less, including 0.96 acres, more or less of public road right of way; and Part of the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the Southeast (SE) ¼ Corner of said Southwest Quarter (SW ¼) and the Southeast (SE) Corner of a parcel described on a plat of survey recorded on Roll 291, Image 712 in the Woodbury County Recorder's Office; thence North 0 Degrees 0'00" East along the East line of said Southwest Quarter (SW ¼) and the East line of said parcel for 322.33 feet to the Northeast (NE) Corner of said parcel and the point of beginning; thence South 89 Degrees 03'30" West along the North line of said parcel for 407 feet; thence North 3 Degrees 40'00" West for 831.77 feet; thence North 49 Degrees 48'42" West for 148.61 feet; thence North 0 Degrees 0'00" East for 336.50 feet; thence South 89 Degrees 59'20" East for 114.79 feet to the Northwestly Corner of a parcel described on a Warranty Deed recorded on Roll 77, Image 75 in the Woodbury County Recorder's Office; thence S 13 Degrees 59'27" East along a Westerly line of said parcel for 720.76 feet to the Southwesterly Corner of said parcel; thence S 89 Degrees 56'25" East along the South line of said parcel for 284.62 feet to the Southeast (SE) Corner of said parcel and the East line of said Southwest Quarter (SW ¼); thence South 0 Degrees 0'00" West along said East line for 556.09 feet to the point of beginning. Containing 7.83 acres including county right of way and 6.83 acres excluding said right of way. Subject and together with any and all easements, restrictions and encumbrances. NOTE: The East line of said Southwest Quarter (SW ¼) is assumed to bear North 0 Degrees 0'00" East,

as evidenced by Abstract of Title thereto which you have caused to be delivered to me and which consists of one part, being Abstract of Title last certified as No. 332524 of Engleeson Abstract Company, Sioux City, Iowa, consisting of 38 entries on 39 typewritten pages, commencing with United States Patent dated November 1, 1860, and filed of record on September 16, 1912, in Book O, Page 625 in the Office of the Woodbury County, Iowa, Recorder. The Abstract of Title was prepared pursuant to Sections 614.29 through 614.38 of the Code of Iowa and Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association and is certified to as complete and accurate to the \_\_\_\_ day of \_\_\_\_\_, 2026, at a/p m.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of SCOTT A. KNAACK, TRUSTEE OF THE CHERYL KNAACK PATRICK IRREVOCABLE TRUST DATED MARCH 7, 2022, by virtue of a Warranty Deed from Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder, all subject, however, to the following defects, qualifications and encumbrances:

1. Entry No. 31 of Abstract 332524 discloses a Warranty Deed by which Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, conveyed the captioned real estate to the current titleholder (trust.) The deed is dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder. In order to convey the property examined to a third party purchaser, there must be filed of record a Trustee's Affidavit in substantially the form required by Iowa Code Section 614.14(2) and a Purchaser's Affidavit of the immediate purchaser from the Trustee or an Affidavit of a subsequent purchaser, stating that it relied on the Trustee's Affidavit and has no notice or knowledge of any adverse claims arising out of the execution and recording of the Deed from the Trustee. The property should be conveyed to a third party purchaser via execution and filing of a Trustee Warranty Deed.

2. Entry No. 25 of Abstract 332524 discloses the filing of a Plat of Survey prepared by Alan L. Fagan, Iowa Licensed Land Surveyor, as filed of record on May 12, 2011, on Roll 716, Image 2065 in the Office of the Woodbury County, Iowa, Recorder. Said Survey shows a 33' roadway easement running along the East side of the property, clarifies the specific dimension and defines the metes and bounds description of the real estate which be the object of this Abstract of Title Opinion. The property is shown to contain 7.83 gross acres with 6.83 net acres. You are also bound to take notice of any Easements or setback lines appearing on the face of said Plat, and of any restrictive covenants which may affect the use and enjoyment of the real estate examined. For further particulars, please examine the Abstract Entry or the Plat of Survey as filed of record.

3. As shown at Entry No. 7 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 18, 1952, and filed of record on April 22, 1952, in Book 697, Page 192 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys unto Woodbury County, Iowa, for road purposes and for use as a public highway a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.

4. As shown at Entry No. 10 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 12, 1971, and filed of record on April 20, 1971, in Book 1273, Page 50 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys for road purposes a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.

5. Entry No. 24 of Abstract 332524 discloses that the property may be subject to an Easement Agreement in favor of Mid-American Energy Company dated October 4, 2004, and filed of record on October 25, 2004 on Roll 662, Image 1948 in the Office of the Woodbury County, Iowa, Recorder. Said Agreement grants to Mid-American Energy Company, an Iowa Corporation, its successors and assigns, a perpetual right-of-way Easement in, upon, over, across and along a portion of the described real estate for the purposes of constructing, reconstructing, operating, maintaining and removing electric transmission and/or distribution lines to be located on the premises, including the necessary poles, wires and other appurtenances for the transmission and distribution of electric energy and for communication and electrical controls, together with the right of ingress and egress and the right to trim, cut down and remove such trees, brush, saplings and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines, upon, over, along and across the portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement Agreement as filed of record.

6. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the conditions and acquired the property without knowing about such conditions.

7. The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.

8. Real estate taxes for fiscal year 2024-2025 in the total amount of \$2,690 and taxes for previous years are shown as paid in full. Parcel No. 894227300022.

9. If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.[]

10. The Abstract contains a Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Woodbury County, Iowa, for Notices of Commencement of Work posted, Preliminary Notices posted and/or Mechanic Liens(s) indexed against property described herein and the Abstractor found: NONE. The Abstractor assumes no liability for the errors or omissions on the part of the Mechanics' Notice and Lien Registry.

11. This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstractor.

12. You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We make no finding to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

W.E. (GENE) COLLINS  
IOWA TITLE GUARANTY NO. 3013  
WEC:c

|                                        |                                            |
|----------------------------------------|--------------------------------------------|
| DATE OF SURVEY: MARCH 31, 2026         |                                            |
| INDEX LEGEND                           |                                            |
| SURVEYOR: ALAN L. FAGAN                | 712 539-1471                               |
| MAIL TO: AL FAGAN LAND SURVEYING, P.C. |                                            |
| P.O. BOX 858 - MERRILL, IA 51038       |                                            |
| COUNTY:                                | WOODBURY                                   |
| SECTION(S):                            | 27 T. 89 N., R. 42 W.                      |
| ALIQUOT PART:                          | PART OF THE S.W.1/4                        |
| CITY:                                  |                                            |
| SUBDIVISION:                           |                                            |
| BLOCK(S):                              |                                            |
| LOT(S):                                |                                            |
| PROPRIETOR(S):                         | CHERYL KNAACK PATRICK<br>IRREVOCABLE TRUST |
| REQUESTED BY:                          | BRAD KNAACK                                |

AL FAGAN  
LAND SURVEYING, P.C.  
P.O. BOX 858  
MERRILL, IA 51038  
712 539-1471



## Subdivision Plat Modification Disclaimer

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

### **ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY**

- RESOLUTION FROM THE NEAREST CITY
- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL LOT FRONTAGE, IF APPLICABLE
- MORTGAGE RESOLUTION, IF APPLICABLE
- FLOODPLAIN BASE FLOOD ELEVATION DATA, IF APPLICABLE
- Etc.

## Planning & Zoning Staff – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

- shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
- shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
- shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
- shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
- shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.

## Zoning Commission – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

- shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
- shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
- may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
- shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.

## 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**

Jul. 16, 2026

**NOTICE ID:** Mq4VZQK1osVaFm7B2Y2s

**PUBLISHER ID:** COL-IA-503452

**NOTICE NAME:** ZC\_PHS\_7-27-26

**Publication Fee:** \$66.20

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
 County of Orange



JESSICA GORDON-THOMPSON  
 Notary Public - State of Florida  
 Commission # HH301656  
 Expires on August 17, 2026

Subscribed in my presence and sworn to before me on this: **07/16/2026**

*J. R.*

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, July 27, 2026 at 5:00 PM** or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 600 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 said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-484-1133 and enter the Conference ID: **638 086 5374** 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, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). Only signed comments will be considered and should be received no later than **10:00 AM on Friday, July 24, 2026**.

**Item One (1)**  
**Public Hearing - MINOR SUBDIVISION PROPOSED MINOR SUBDIVISION:** To be known as **Knaack Addition**, Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack as apparent contact), has submitted an application for a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.20 acres (11.84 acres excluding county right-of-way) from Parcel #6462730022, located in the Southwest Quarter (SW ¼) of Section 27, Township 69 North, Range 42 West of the 5th Principal Meridian (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Osceola Avenue at 1441 Osceola Ave., Correctionville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Correctionville. **Applicant(s)/Owner(s):** Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust, Mailing Address: 1441 Osceola Ave., Correctionville, IA 51016, Property Address: 1441 Osceola Ave., Correctionville, IA 51016.

**Item Two (2)**  
**Public Hearing - MINOR SUBDIVISION PROPOSED MINOR SUBDIVISION:** To be known as **Twisted Timber Acres Addition**, Jason Silbermager and Clara J. Silbermager have submitted an application for a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #64623420010, located in the Southeast Quarter (SE ¼) of Section 32, Township 66 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan. **Applicant(s)/Owner(s):** Jason Silbermager and Clara J. Silbermager, Mailing Address: 3375 Dillon Ave., Sloan, IA 51055, Property Address: 3375 Dillon Ave., Sloan, IA 51055.

The preliminary agenda for the Woodbury County Zoning Commission meeting, scheduled for Monday, July 27, 2026, at 5:00 PM will be posted on the Woodbury County website on the Zoning Commission committee page at least 24 hours prior to the meeting. To access it, visit [www.woodburycountyia.gov](http://www.woodburycountyia.gov), navigate to the "Committees" section, and select "Zoning Commission" (listed under the Iowa Code category). The direct link is <https://www.woodburycountyia.gov/committees/zoning-commission/>. For inquiries, call 712-279-6603 or email [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). COL-IA-503452

## Area Property Owner(s) Notification (1000 Feet)

| Property Owner(s):                                                                                       | Address:          | City:            | State: | Zip:       | Comment(s):                                                                                                                                                                                 |
|----------------------------------------------------------------------------------------------------------|-------------------|------------------|--------|------------|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Trustee of the Cheryl Knaack Patrick Irrevocable Trust dated March 7, 2022                               | 1441 Osceola Ave  | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Trustee of the David G. Linn Revocable Trust                                                             | 1410 Michigan Ave | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Gabe Demarest and Jo L. Demarest                                                                         | 4199 150th St     | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Karen D. Utesch Revocable Living Trust Dated July 11, 2017                                               | 4559 Talbot Road  | Sioux City       | IA     | 51103-1025 | No comments.                                                                                                                                                                                |
| Lloyd E. Parker and Jody K. Parker, Husband and wife, as joint tenants with full rights of survivorship  | 4161 150th St     | Correctio nville | IA     | 51016-8072 | Phone conversation on July 20, 2026. Inquired about the project and its impact on property taxes. Stated it was not a rezone. Just a split of a parcel via the minor subdivision procedure. |
| Trustee of the Revocable Trust of Lloyd E. Parker 2020                                                   | 4161 150th St     | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Mark A. Demarest and Jo L. Demarest, Husband and wife, as joint tenants with full rights of survivorship | 4197 150th St     | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Trustee of the David G. Linn Revocable Trust                                                             | 1410 Michigan Ave | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| The Estate of Lucille McCormick                                                                          | 1551 Osceola Ave  | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Alan L. Linn and Jayne E. Linn, Husband and wife, as joint tenants with full rights of survivorship      | 3939 130th St     | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Kathleen Hoffmann                                                                                        | 213 Elm St        | Correctio nville | IA     | 51016      | No comments.                                                                                                                                                                                |
| Chase Earnest Fitch                                                                                      | 1488 Lenox Ave    | Correctio nville | IA     | 51016-8145 | No comments.                                                                                                                                                                                |

## Stakeholder Comments

911 COMMUNICATIONS CENTER: 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):** Casey Meinen, MidAmerican Energy (June 30, 2026):" I have reviewed the following proposed minor subdivision for MEC electric distribution, and we have no conflicts. The petitioner should be made aware that any requested extension or relocation of our facilities may be subject to a customer contribution."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

**NORTHWEST IOWA POWER COOPERATIVE (NIPCO):** Jeff Zettel, NIPCO (July 6, 2026): " Have reviewed this proposed Knaack Addition minor subdivision. NIPCO has no issues with this proposal."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEGBAGO TRIBE: 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:** Review memo provided below.

**WOODBURY COUNTY RECORDER:** Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (July 6, 2026): "Looks good to me. Thank you."

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

**WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:** Neil Stockfleth, WCSWCD (June 30, 2026): "The WCSWCD has no comments regarding this proposal."

**WOODBURY COUNTY TREASURER:** Tina Bertrand, (July 8, 2026): "Treasurers office does not have any comments." See updated email below.

**Daniel Priestley**

---

**From:** Tina Bertrand  
**Sent:** Wednesday, July 22, 2026 9:20 AM  
**To:** Daniel Priestley  
**Subject:** RE: Taxes for Parcel #864632400010

Dan,

The certified taxes for AY2024 are paid in full. However, it should be noted that the Treasurer's certification expires once the AY2025 taxes are certified to the Treasurer by the Auditor. What that means is based on the public hearing date there is a chance that the Auditor will certify taxes while the parcel owner is collecting signatures. If the plat is not filed before taxes are certified, then the parcel owner will need to pay taxes, and I may need to re-certify. Technically the Auditor is supposed to deliver taxes to the Treasurer on or before June 30<sup>th</sup>, and the Treasurer would have the obligation to collect taxes for the split. Typically, I do not sign the Treasurer's certification from now until taxes are certified. Always an issue this time of year. This will likely impact Parcel #894227300022 as well which I did not include in my comments.

Below is the code section regarding certificate of the treasurer:

f. A certificate of the treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with section 354.12. A certificate of the treasurer shall expire upon the next annual delivery of the tax list from the county auditor to the county treasurer pursuant to the procedures set forth in section 443.4. An expired certificate of the treasurer shall not be considered an acceptable document presented to the recorder for recording.

443.4 Tax list delivered — informality and delay. The county auditor shall make an entry upon the tax list showing what it is, for what county and year, and deliver it to the county treasurer on or before June 30, taking the treasurer's receipt therefor; and such list shall be a sufficient authority for the treasurer to collect the taxes therein levied. No informality therein, and no delay in delivering the same after the time above specified, shall affect the validity of any taxes, sales, or other proceedings for the collection of such taxes.

Tina M. Bertrand  
Woodbury County Treasurer  
822 Douglas St. Room 102  
Sioux City, IA 51101  
712-279-6495

# County Engineer's Review Memo



## 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: July 17, 2026

Subject: Knaack Addition – Minor Subdivision

The Woodbury County Secondary Roads Department has completed its review of the Knaack Addition Minor Subdivision.

The plat closure appears to comply with Section 355.8 of the Iowa Code, which governs subdivision plats and closure accuracy.

The plat does not identify any proposed new entrances or access points to the county road system. If a new entrance is proposed in the future, an entrance permit will be required. As part of the permit review process, sight distance and other safety conditions will be evaluated, and the property owner may be required to make improvements to provide the required safe sight distance.

Any modifications to an existing entrance will also require an entrance permit and must meet current Woodbury County entrance standards.



## Extraterritorial Review

## RESOLUTION NO. 2026-50

**A RESOLUTION WAIVING THE CITY OF CORRECTIONVILLE'S RIGHT TO  
EXTRATERRITORIAL REVIEW OF THE FINAL PLAT OF KNAACK ADDITION, A MINOR  
SUBDIVISION IN WOODBURY COUNTY, IOWA**

WHEREAS, the City of Correctionville, Iowa, has been presented with the Final Plat of **Knaack Addition**, a Minor Subdivision located in Woodbury County, Iowa; and

WHEREAS, the proposed subdivision lies within the City's extraterritorial subdivision review jurisdiction; and

WHEREAS, pursuant to the City Code of the City of Correctionville and applicable provisions of the Code of Iowa, the City Council may waive its right to conduct an extraterritorial review of a subdivision plat; and

WHEREAS, the City Council has reviewed the matter and finds it to be in the best interest of the City to waive its right to review the Final Plat of Knaack Addition.

NOW, THEREFORE, BE IT RESOLVED by the City Council of the City of Correctionville, Iowa, that the City hereby declines to exercise its right of extraterritorial review and formally waives its right to review the Final Plat of Knaack Addition, a Minor Subdivision in Woodbury County, Iowa.

PASSED AND APPROVED by the City Council of the City of Correctionville, Iowa, this 13 day of July, 2026.

Motion by Council Member Volkert.

Second by Council Member Heilman.

Roll Call Vote:

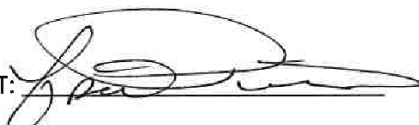
AYES: Alioth, Hansen, Petty, Heilman, Volkert

NAYS: None

ABSENT: None

ABSTAIN: None

ATTEST:

  
April Putzier, City Clerk

APPROVED:

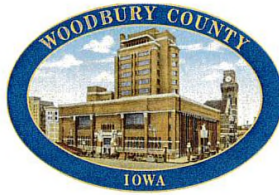
  
Ken Bauer, Mayor

# Appendix

## Application

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa



RECEIVED

JUN 25 2026

## APPLICATION FOR A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA

### MINOR SUBDIVISION APPLICATION

#7184  
CL #13822 \$300

You may print, complete, and return this page with the required documents and payment to the Woodbury County Planning & Zoning Office, 620 Douglas Street, Sioux City, IA 51101. Before formally submitting your application, please schedule a pre-application meeting with Planning & Zoning staff at 712-279-6609.

### APPLICANT AND OWNER INFORMATION

Owner:

CHERYL KNAACK PATRICK IRREVOCABLE TRUST

Mailing Address:

1441 OSCEOLA AVE.

City:

CORRECTIONVILLE

State:

IOWA

Zip:

51016

Property Address:

1441 OSCEOLA AVE.

City:

CORRECTIONVILLE

State:

IA

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa

Zip:

51016

Phone Number:

BRAD KNAACK

E-mail Address:

**SUBDIVISION LOCATION**

Quarter of Section:

SW 1/4

Civil Township:

UNION

SECTION 27-89-42

GIS Parcel Number:

89 42273000 22 - AP

Proposed Subdivision Name:

KNAACK ADDITION

Subdivision Area in Acres:

13.80 ACRES

Number of Lots:

2

Acres for Each Lot Individually:

LOT 1 - 4.43 ACRES

LOT 2 - 9.37 ACRES

**SURVEYOR AND ATTORNEY**

Surveyor Name:

ALAN L. FAGAN

Phone Number:

712 539-1471

Attorney:

W.E. (GENE) COLLINS

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa

Phone:

712 546-8844

Email:

genecollins@lemarslaw.net

## OWNER CONSENT

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.



Owner's signature:

ALAN FAGAN FOR OWNER

Owner Name Print:

CHERYL KNAACK PATRICK

Date:

JUNE 17, 2026

## REQUIRED ATTACHMENTS

1. Eight (8) copies of grading plans; if required.
2. Eight (8) copies of final plats (complete per Section 4.01 of the Subdivision Ordinance).
3. An attorney's opinion of the abstract.
4. A certified abstractor's certificate to include:
  - Legal description of proposed subdivision.
  - Plat showing clearly the boundaries of the subdivision.
  - A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000 feet.

## FOR OFFICE USE ONLY

Zoning Director:

Dan Priestley

Date Received:

June 25, 2026

6/17/26, 10:11 AM

Application for a Minor Subdivision in Woodbury County, Iowa

**DESCRIPTION AND FEES****Final plat – 4 lots or less**

\$300\* + Additional Fees

**Final plat – more than 4 lots**

\$300\* + \$5.00 per lot + Additional Fees

\*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

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This content was printed from the County website at [WOODBURYCOUNTYIOWA.GOV](https://www.woodburycountyiowa.gov) on June 17, 2026.

## Title Opinion

Mr. Brad Knaack  
1307 Megans Way  
Correctionville, IA 51016

Dear Mr. Knaack:

At your request I have examined the Abstract of Title to: PART OF THE S.W.1/4 OF SECTION 27, TOWNSHIP 89 NORTH, RANGE 42 WEST OF THE OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.E. CORNER OF SAID S.W.1/4 AND THE S.E. CORNER OF A 3.47 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 291, IMAGE 712 IN THE WOODBURY COUNTY RECORDER'S OFFICE; THENCE N.0 00'00"E. ALONG THE EAST LINE OF SAID S.W.1/4 AND THE EAST LINE OF SAID PARCEL FOR 322.33 FEET TO THE N.E. CORNER OF SAID PARCEL, THE S.E. CORNER OF PARCEL A DESCRIBED ON A PLAT OF SURVEY RECORDED ON ROLL 716, IMAGE 2065 IN THE WOODBURY COUNTY RECORDER'S OFFICE, AND THE POINT OF BEGINNING; THENCE S.89 03'40"W. ALONG THE NORTH LINE OF SAID 3.47 ACRE PARCEL AND THE SOUTH LINE OF SAID PARCEL A FOR 407.00 FEET TO THE S.W. CORNER OF SAID PARCEL A; THENCE N.3 40'01"W. ALONG THE WESTERLY LINE OF SAID PARCEL A FOR 831.77 FEET; THENCE N.49 48'42"W. ALONG SAID WESTERLY LINE FOR 148.61 FEET; THENCE N.0 00'00"E. ALONG SAID WESTERLY LINE FOR 336.50 FEET TO THE N.W. CORNER OF SAID PARCEL A; THENCE S.89 59'20"E. ALONG THE NORTH LINE OF SAID PARCEL A AND THE NORTH LINE OF A 5.99 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 77, IMAGE 75 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 573.66 FEET TO THE N.E. CORNER OF SAID 5.99 ACRE PARCEL AND THE EAST LINE OF SAID S.W.1/4; THENCE S.0 00'00"W. ALONG THE EAST LINE OF SAID 5.99 ACRE PARCEL, THE EAST LINE OF SAID PARCEL A, AND THE EAST LINE OF SAID S.W.1/4 FOR 1255.68 FEET TO THE POINT OF BEGINNING. CONTAINING 13.80 ACRES INCLUDING COUNTY RIGHT OF WAY AND 11.84 ACRES EXCLUDING SAID RIGHT OF WAY. ALL BEING SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.W.1/4 IS ASSUMED TO BEAR N.0 00'00"E.

also described as follows:

A parcel of land located in the Southwest Quarter (SW ¼) of said Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, further described as follows: Commencing at the South Quarter (S ¼) Corner of said Section 27; thence due North 880 feet to the point of beginning; thence West 285 feet; thence North 14 Degrees 02' West 721.55 feet then East 460 feet; thence South 700 feet to the point of beginning. Said parcel contains 5.99 acres, more or less, including 0.96 acres, more or less of public road right of way; AND Part of the Southwest Quarter (SW ¼) of Section 27, Township 89 North, Range 42 West of the 5th P.M., Woodbury County, Iowa, described as follows: Commencing at the Southeast (SE ) Corner of said Southwest Quarter (SW ¼) and the Southeast (SE) Corner of a parcel described on a plat of survey recorded on Roll 291, Image 712 in the Woodbury County Recorder's Office; thence North 0 Degrees 0'00" East along the East line of said Southwest Quarter (SW ¼) and the East line of said parcel for 322.33 feet to the Northeast (NE) Corner of said parcel and the point of beginning; thence South 89 Degrees 03'30" West along the North line of said parcel for 407 feet; thence North 3 Degrees 40'00" West for 831.77 feet; thence North 49 Degrees 48'42" West for 148.61 feet; thence North 0 Degrees 0'00" East for 336.50 feet; thence South 89 Degrees 59'20" East for 114.79 feet to the Northwesterly Corner of a parcel described on a Warranty Deed recorded on Roll 77, Image 75 in the Woodbury County Recorder's Office; thence S 13 Degrees 59'27" East along a Westerly line of said parcel for 720.76 feet to the Southwesterly Corner of said parcel; thence S 89 Degrees 56'25" East along the South line of said parcel for 284.62 feet to the Southeast (SE) Corner of said parcel and the East line of said Southwest Quarter (SW ¼); thence South 0 Degrees 0'00" West along said East line for 556.09 feet to the point of beginning. Containing 7.83 acres including county right of way and 6.83 acres excluding said right of way. Subject and together with any and all easements. NOTE: The East line of said Southwest Quarter (SW ¼) is assumed to bear North 0 Degrees 0'00" East,

as evidenced by Abstract of Title thereto which you have caused to be delivered to me and which consists of one part, being Abstract of Title last certified as No. 332524 of Engleson Abstract Company, Sioux City, Iowa, consisting of 38 entries on 39 typewritten pages, commencing with the United States Patent dated November 1, 1860, and filed of record on September 16, 1912, in Book O, Page 625 in the Office of the Woodbury County, Iowa, Recorder. The Abstract of Title was prepared pursuant to



Sections 614.29 through 614.38 of the Code of Iowa and Chapter 11 of the Iowa Land Title Examination Standards of the Iowa State Bar Association and the Abstracting Standards of the Iowa Land Title Association and is certified to as complete and accurate to the \_\_\_\_ day of \_\_\_\_\_, 2026, at \_\_\_\_\_ a/p m.

Assuming said Abstract to be complete and accurate, I am of the opinion from my examination of the records thereon referred to that at the last mentioned date title of record in fee simple to the above-described property was in the name of SCOTT A. KNAACK, TRUSTEE OF THE CHERYL KNAACK PATRICK IRREVOCABLE TRUST DATED MARCH 7, 2022, by virtue of a Warranty Deed from Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder, all subject, however, to the following defects, qualifications and encumbrances:

1. Entry No. 31 of Abstract 332524 discloses a Warranty Deed by which Cheryl Knaack Patrick and Kenneth L. Patrick, wife and husband, conveyed the captioned real estate to the current titleholder (trust.) The deed is dated March 7, 2022, and filed of record on March 15, 2022, as Inst. #2022-03269 in the Office of the Woodbury County, Iowa, Recorder. In order to convey the property examined to a third party purchaser, there must be filed of record a Trustee's Affidavit in substantially the form required by Iowa Code Section 614.14(2) and a Purchaser's Affidavit of the immediate purchaser from the Trustee or an Affidavit of a subsequent purchaser, stating that it relied on the Trustee's Affidavit and has no notice or knowledge of any adverse claims arising out of the execution and recording of a Deed from the Trustee. The property should be conveyed to a third party purchaser via execution and filing of a Trustee Warranty Deed.
2. Entry No. 25 of Abstract 332524 discloses the filing of a Plat of Survey prepared by Alan L. Fagan, Iowa Licensed Land Surveyor, as filed of record on May 12, 2011, on Roll 716, Image 2065 in the Office of the Woodbury County, Iowa, Recorder. Said Survey shows a 33' roadway easement running along the East side of the property, clarifies the specific dimension and defines the metes and bounds description of the real estate which be the object of this Abstract of Title Opinion. The property is shown to contain 7.83 gross acres with 6.83 net acres. You are also bound to take notice of any Easements or setback lines appearing on the face of said Plat, and of any restrictive covenants which may affect the use and enjoyment of the real estate examined. For further particulars, please examine the Abstract Entry or the Plat of Survey as filed of record.
3. As shown at Entry No. 7 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 18, 1952, and filed of record on April 22, 1952, in Book 697, Page 192 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys unto Woodbury County, Iowa, for road purposes and for use s a public highway a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.
4. As shown at Entry No. 10 of Abstract 154672, the property is subject to an Easement in favor of Woodbury County, Iowa, dated April 12, 1971, and filed of record on April 20, 1971, in Book 1273, Page 50 in the Office of the Woodbury County, Iowa, Recorder. Said Easement sells and conveys for road purposes a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement as filed of record.
5. Entry No. 24 of Abstract 332524 discloses that the property may be subject to an Easement Agreement in favor of Mid-American Energy Company dated October 4, 2004, and filed of record on October 25, 2004 on Roll 662, Image 1948 in the Office of the Woodbury County, Iowa, Recorder. Said Agreement grants to Mid-American Energy Company, an Iowa Corporation, its successors and assigns, a perpetual right-of-way Easement in, upon, over, across and along a portion of the described real estate for the purposes of constructing, reconstructing, operating, maintaining and removing electric transmission and/or distribution lines to be located on the premises, including the necessary poles, wires and other appurtenances for the transmission and distribution of electric energy and for communication and electrical controls, together with the right of ingress and egress and the right to trim, cut down and remove such trees, brush, saplings and bushes as may interfere with the proper construction, maintenance, operation or removal of said lines, upon, over, along and across a portion of the described real estate. For further particulars, please examine the Abstract entry or the Easement Agreement as filed of record.
6. You should determine whether any solid wastes, hazardous substances, pollutants, above or below ground storage tanks, drainage wells, water wells, landfill sites or other environmentally regulated conditions exist on the property. Such conditions are not ordinarily shown in the Abstract, but they may result in injunctions, fines, required cleanup, or other remedial actions under federal, state or local laws. These laws may impose liens against the property and personal liability against the owner even though the owner did nothing to create the conditions and acquired the property without knowing about such conditions.

7. The property is subject to Woodbury County Zoning Ordinances and the Woodbury County Flood Plain Management Ordinance which regulate the use and occupancy of the land under examination and in addition, regulate the subdivision of all land within the unincorporated area of Woodbury County. For additional information, complete copies of the zoning regulations and the Flood Plain Management Ordinance are on file in the Office of the Woodbury County Zoning Administrator, Woodbury County Courthouse, Sioux City, Iowa.

8. Real estate taxes for fiscal year 2024-2025 in the total amount of \$2,690 and taxes for previous years are shown as paid in full. Parcel No. 894227300022.

9. If the subject premises is served by a private sewer system, it may have to be inspected and found to meet standards prior to a transfer of title. If inspection is required, recording of the documents of conveyance will be denied unless the appropriate certificate is filed or unless a statutory exception applies.

10. The Abstract contains a Mechanics' Notice and Lien Registry maintained by the Iowa Secretary of State for Woodbury County, Iowa, for Notices of Commencement of Work posted, Preliminary Notices posted and/or Mechanic Liens(s) indexed against property described herein and the Abstracter found: NONE. The Abstracter assumes no liability for the errors or omissions on the part of the Mechanics' Notice and Lien Registry.

11. This Title Opinion includes all such matters of record shown in the Abstract which have not become void or unenforceable under applicable statutes of limitation and the Iowa Title Standards, including but not limited to contracts, mortgages, assignments, liens, leases, assignments of rent, building setback lines, easements, restrictive covenants, leases and encumbrances, unpaid real estate taxes or assessments and all amendments to such documents up to and including the time of the last Abstract certification by the participating Abstractor.

12. You are also charged with the right of parties in actual possession of said property, of liens for work done or materials furnished within the statutory period, and of bankruptcy proceedings. We made no finding as to claims or rights of parties in military or naval service of the United States not set out in the Abstract, nor does this opinion cover any finding as to defects to the title that may be disclosed by an actual survey.

Respectfully submitted,

W.E. (GENE) COLLINS  
IOWA TITLE GUARANTY NO. 3013  
WEC:cc

## Parcel Report(s)

## Woodbury County, IA / Sioux City

## Summary

Parcel ID 894227300022  
 Alternate ID  
 Property N/A  
 Address  
 Sec/Twp/Rng 27-89-42  
 Brief UNION TOWNSHIP AN IRREG TCT IN E 1/2 SW 1/4 27-89-42 COM AT SE COR  
 Tax Description OF SW 1/4 THNC N 322.33 FT TO POB; THNC W 470 FT, THNC NLY 831.77 FT,  
 THNC NW 148.61 FT, THNC N 336.50 FT, THNC E 574.79 FT, THNC S 1,255.68  
 FT TO POB (EX ROAD RIGHT OF WAY)  
 (Note: Not to be used on legal documents)  
 Deed Book/Page (6/14/2023)  
 Gross Acres 11.86  
 Exempt Acres 3.00  
 Net Acres 8.86  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0019 UNION/RIVER VALLEY  
 School District RIVER VALLEY CO  
 Neighborhood N/A



## Owner

Deed Holder  
 KNAACK PATRICK CHERYL IRREVOCABLE TRUST  
[1441 OSCEOLA AVE](#)  
 CORRECTIONVILLE IA 51016  
 Contract Holder  
 Mailing Address  
 KNAACK SCOTT A  
 1441 OSCEOLA AVE  
 CORRECTIONVILLE IA 51016

## Land

Lot Area 11.86 Acres; 516,622 SF

## Residential Dwellings

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 Story Frame  
 Architectural Style N/A  
 Year Built 1979  
 Condition Normal  
 Roof Asph / Gable  
 Flooring  
 Foundation Wd  
 Exterior Material WD/HD/BD  
 Interior Material Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 1,608 SF  
 Main Area Square Feet 1608  
 Attic Type None;  
 Number of Rooms 4 above; 0 below  
 Number of Bedrooms 2 above; 0 below  
 Basement Area Type Full  
 Basement Area 1,608  
 Basement Finished Area  
 Plumbing 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3; 1 Toilet Room (1/2 Bat;  
 Appliances 1 Dishwasher; 1 Barbeque;  
 Central Air Yes  
 Heat Yes  
 Fireplaces 1 Prefab;  
 Porches 1S Frame Open (156 SF);  
 Decks Wood Deck (136 SF);  
 Additions  
 Garages 600 SF - Att Frame (Built 1979);  
 2,400 SF (40F W x 60F L) - Det Frame (Built 2012);

## Yard Extras

#1 - (1) MACHINE SHED Quantity=2,856.00, Units=Square Feet, Height=0, Built 1982

Sales

| Date     | Seller                | Buyer                                   | Recording  | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|----------|-----------------------|-----------------------------------------|------------|-----------------------|------|--------------|--------|
| 3/7/2022 | KNAACK PATRICK CHERYL | KNAACK PATRICK CHERYL IRREVOCABLE TRUST | 2022-03269 | No consideration      | Deed |              | \$0.00 |

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

Permits

| Permit# | Date       | Description | Amount |
|---------|------------|-------------|--------|
| 5467    | 10/18/2011 | New Bldg    | 25,000 |

Valuation

|                           | 2026        | 2025        | 2024        | 2023        |
|---------------------------|-------------|-------------|-------------|-------------|
| Classification            | Residential | Residential | Residential | Residential |
| + Assessed Land Value     | \$90,000    | \$90,000    | \$60,000    | \$60,000    |
| + Assessed Building Value | \$0         | \$0         | \$0         | \$0         |
| + Assessed Dwelling Value | \$239,780   | \$239,780   | \$215,420   | \$215,420   |
| = Gross Assessed Value    | \$329,780   | \$329,780   | \$275,420   | \$275,420   |
| - Exempt Value            | (\$5,400)   | (\$5,400)   | (\$5,400)   | (\$5,400)   |
| = Net Assessed Value      | \$324,380   | \$324,380   | \$270,020   | \$270,020   |

Sioux City Special Assessments and Fees

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

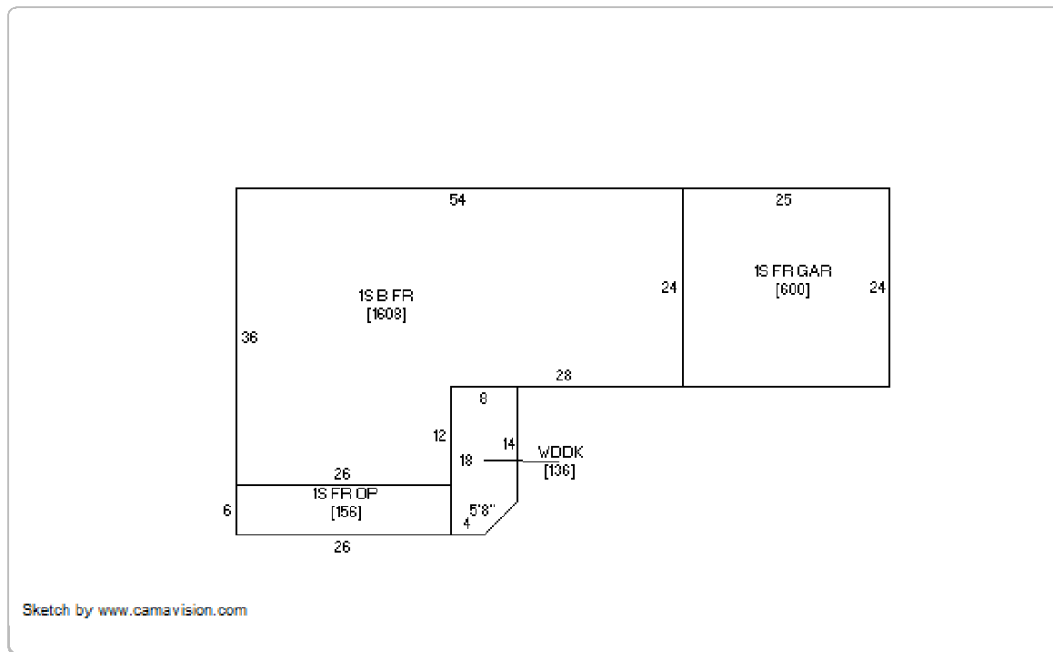
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



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

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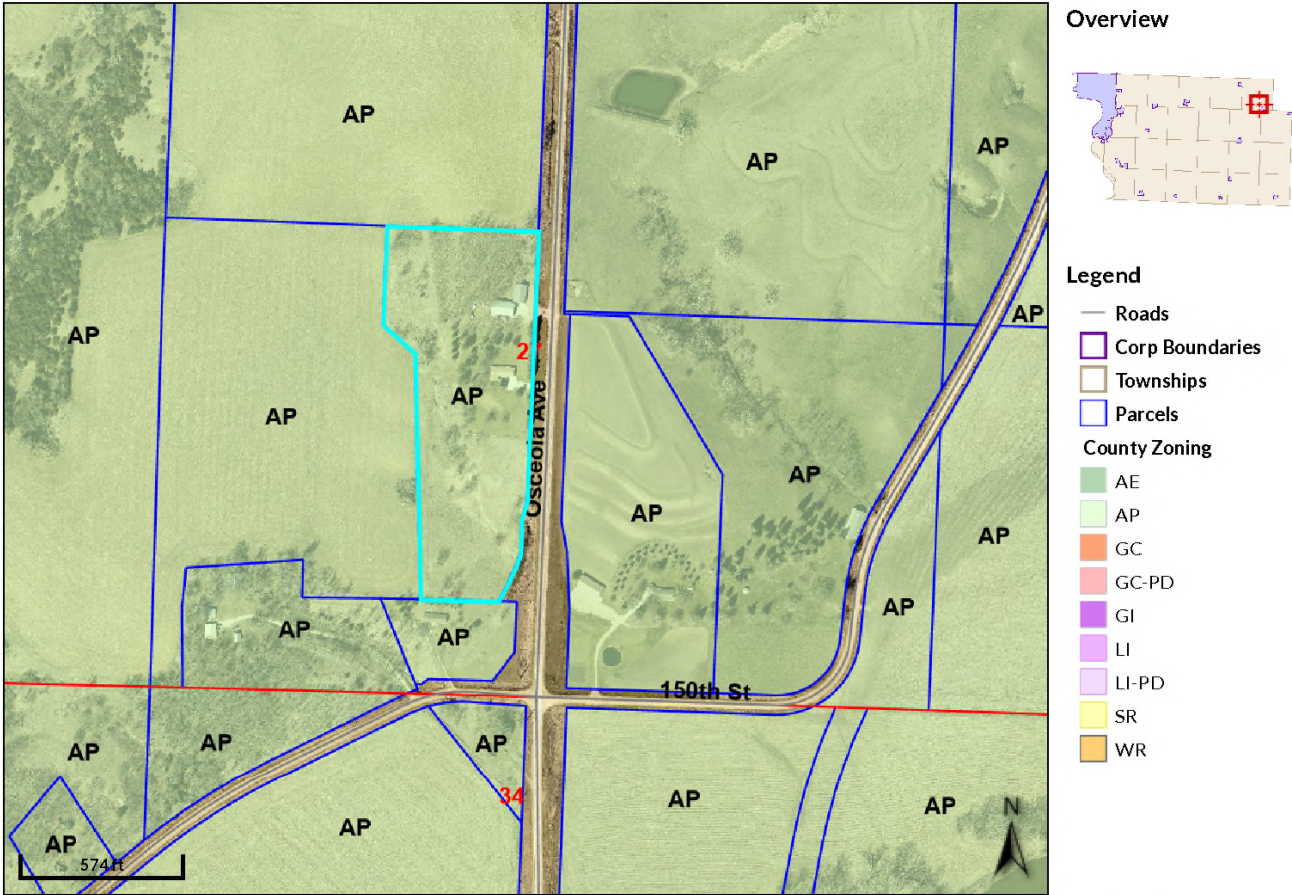
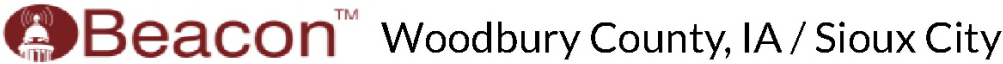
[| User Privacy Policy](#) | [GDPR Privacy Notice](#)

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Zoning Map



|                       |                                                                                                                                                                                                                                                  |              |       |               |                                         |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|---------------|-----------------------------------------|
| Parcel ID             | 894227300022                                                                                                                                                                                                                                     | Alternate ID | n/a   | Owner Address | KNAACK PATRICK CHERYL IRREVOCABLE TRUST |
| Sec/Twp/Rng           | 27-89-42                                                                                                                                                                                                                                         | Class        | R     |               | 1441 OSCEOLA AVE                        |
| Property Address      |                                                                                                                                                                                                                                                  | Acreage      | 11.86 |               | CORRECTIONVILLE, IA 51016               |
| District              | 0019                                                                                                                                                                                                                                             |              |       |               |                                         |
| Brief Tax Description | UNION TOWNSHIP AN IRREG TCT IN E 1/2 SW 1/4 27-89-42 COM AT SE COR OF SW 1/4 THNC N 322.33 FT TO POB; THNC W 470 FT, THNC NLY 831.77 FT, THNC NW 148.61 FT, THNC N 336.50 FT, THNC E 574.79 FT, THNC S 1,255.68 FT TO POB (EX ROAD RIGHT OF WAY) |              |       |               |                                         |
|                       | (Note: Not to be used on legal documents)                                                                                                                                                                                                        |              |       |               |                                         |

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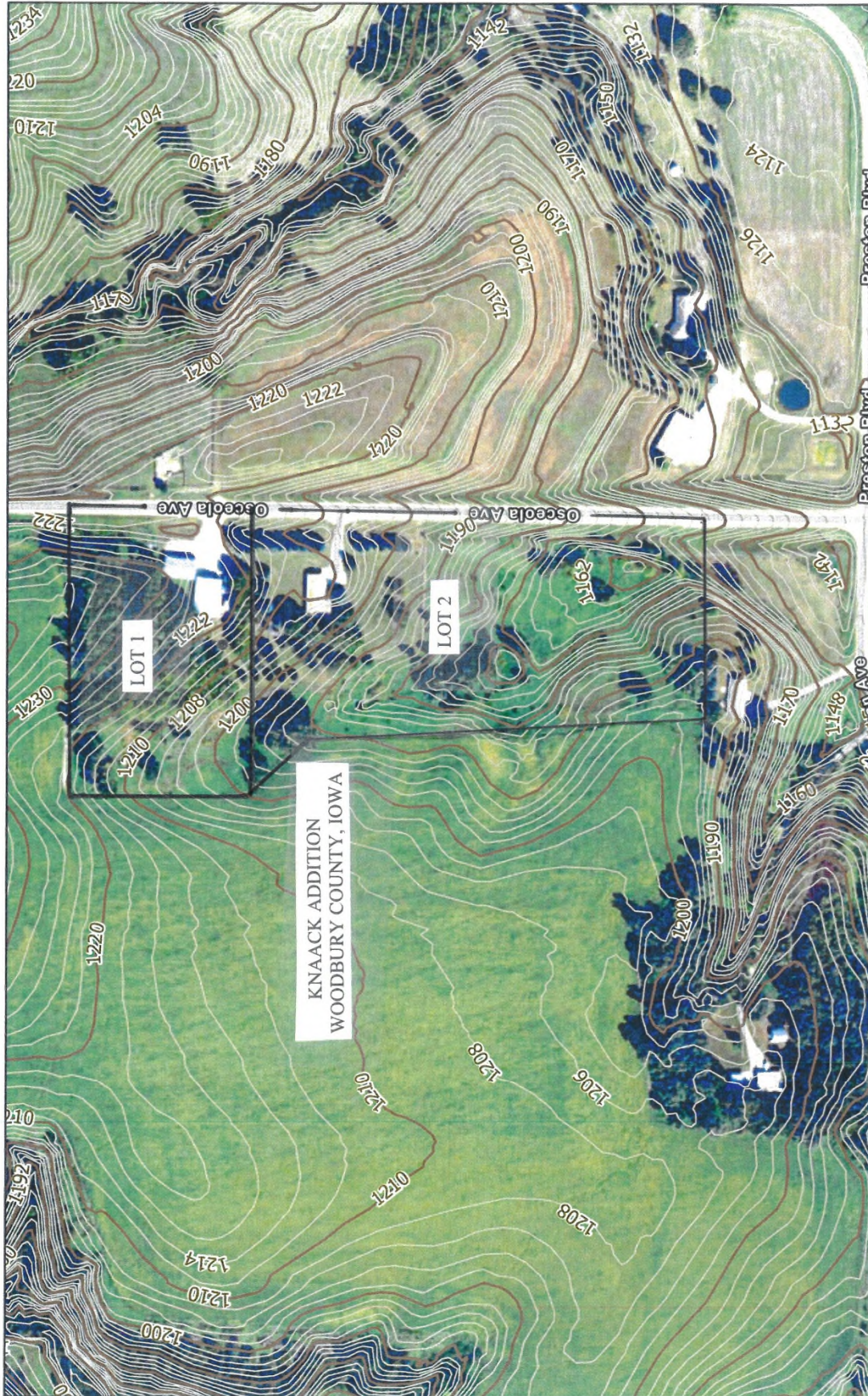


Floodplain Map

The property is in a Zone X and is not within the Special Flood Hazard Area (SFHA). See Zoning Map.



Iowa Geographic Map Server



6/9/2026, 2:25:41 PM

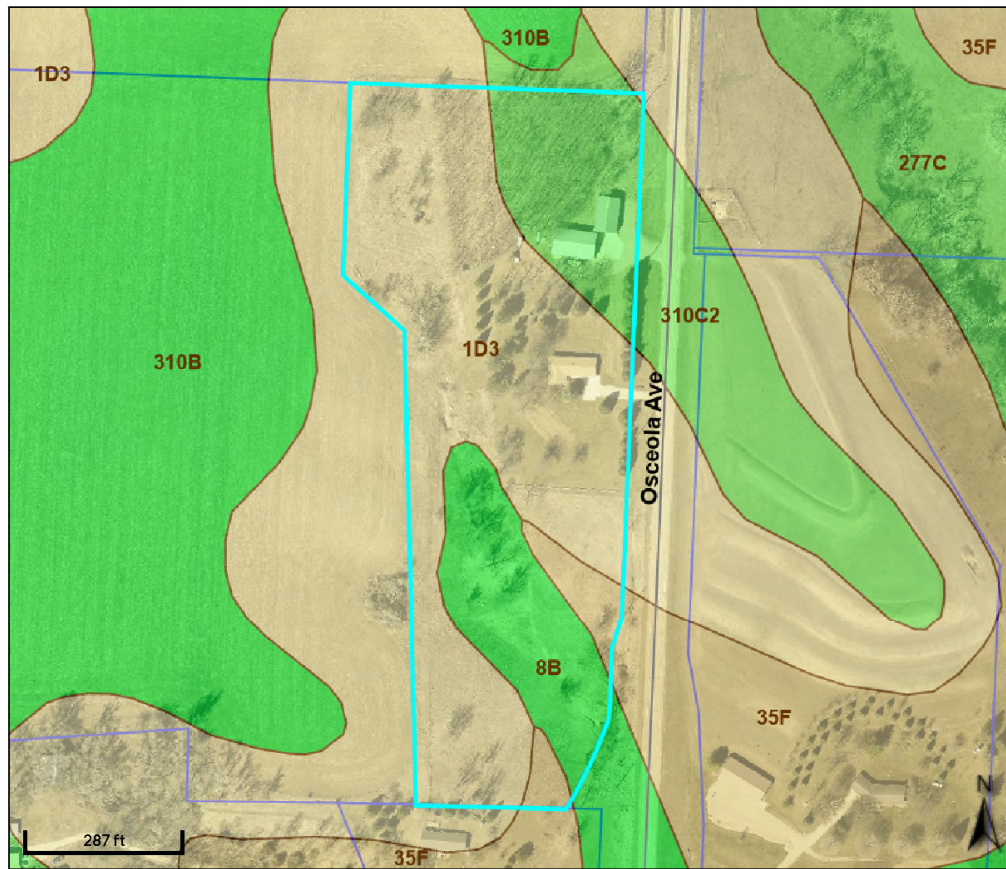
World Hydro Reference Overlay  
Iowa - 2025 Orthophotos  
Red: Band\_1  
Green: Band\_2  
Blue: Band\_3

1:4.514  
0 0.03 0.06 0.09 0.11 mi  
0 0.04 0.09 0.18 km  
Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Source: Esri

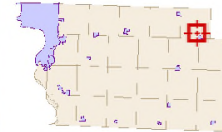
Iowa State University GIS Facility



## Soil Report



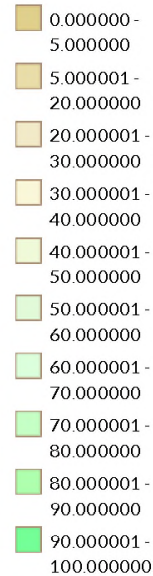
## Overview



## Legend

— Roads

## Soils



□ Corp Boundaries

□ Townships

□ Parcels

|                       |                                                                                                                                                                                                                                                  |              |       |               |                                         |
|-----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-------|---------------|-----------------------------------------|
| Parcel ID             | 894227300022                                                                                                                                                                                                                                     | Alternate ID | n/a   | Owner Address | KNAACK PATRICK CHERYL IRREVOCABLE TRUST |
| Sec/Twp/Rng           | 27-89-42                                                                                                                                                                                                                                         | Class        | R     |               | 1441 OSCEOLA AVE                        |
| Property Address      |                                                                                                                                                                                                                                                  | Acres        | 11.86 |               | CORRECTIONVILLE, IA 51016               |
| District              | 0019                                                                                                                                                                                                                                             |              |       |               |                                         |
| Brief Tax Description | UNION TOWNSHIP AN IRREG TCT IN E 1/2 SW 1/4 27-89-42 COM AT SE COR OF SW 1/4 THNC N 322.33 FT TO POB; THNC W 470 FT, THNC NLY 831.77 FT, THNC NW 148.61 FT, THNC N 336.50 FT, THNC E 574.79 FT, THNC S 1,255.68 FT TO POB (EX ROAD RIGHT OF WAY) |              |       |               |                                         |
|                       | (Note: Not to be used on legal documents)                                                                                                                                                                                                        |              |       |               |                                         |

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## Soil Types Within the Property Boundary

The property contains the following coded soil types:

- **1D3** — Ida silt loam, 9 to 14 percent slopes, severely eroded
- **8B** — Judson silty clay loam, 2 to 5 percent slopes
- **35F** — Liston-Burchard complex, 18 to 25 percent slopes
- **310C2** — Galva silty clay loam, 5 to 9 percent slopes, eroded

# MINOR SUBDIVISION PROPOSAL

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## Application Information

**Applicant(s)/Owner(s):** Jason Silbernagel and Clara J. Silbernagel (husband and wife, as joint tenants with full rights of survivorship and not as tenants in common)

**Name of Proposed Subdivision:** Twisted Timber Acres Addition

**Application Date:** June 30, 2026 (application prepared/printed from county website; stamped/received July 2, 2026 by Woodbury County Planning & Zoning)

**Number of Lots:** 2

**Total Acres:** 6.32 acres (including County Right of Way); approximately 5.81 acres excluding ROW (net land area)

**Extraterritorial Review Status:** City of Sloan, Waived via Resolution No. 2026-15 on July 16, 2026

**Legal Notice Date:** July 16, 2026 (Sioux City Journal)

**Stakeholder(s) Notice Date:** July 6, 2026

**Neighbor Notice Date:** July 10, 2026

**Zoning Commission Public Hearing Date:** July 27, 2026

**Board of Supervisors Agenda Date:** TBD

**Attorney:** Chuck Corbett (Moore, Corbett, Moeller & Meis, LLP; Iowa Title Guaranty #2255), Phone: (712) 252-0020, Email: ccorbett@moorecorbett.com

**Surveyor:** Alan Fagan, Phone: (712) 539-1471 (signed owner consent as agent)

## Property Details

**Parcel(s):** 864632400010

**Township:** T86N (Sloan)

**Range:** R46W

**Section:** 32

**Quarter:** Southeast Quarter (SE 1/4)

**Zoning District:** Agricultural Preservation (AP)

**Floodplain District:** Zone X (Not in floodplain)

**Property Address:** 3375 Dillon Ave, Sloan, IA 51055

## Legal Description

PART OF THE S.E.1/4 OF SECTION 32, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID S.E.1/4; THENCE S.1°49'02"W. ALONG THE EAST LINE OF SAID S.E.1/4 FOR 1326.00 FEET TO THE N.E. CORNER OF A 5.75 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 55, IMAGE 404 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S.1°49'02"W ALONG SAID EAST LINE, THE EAST LINE OF SAID 5.75 ACRE PARCEL AND THE EAST LINE OF A 0.57 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT NUMBER: 2020-13997 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 670.79 FEET TO THE S.E. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.87°55'58"W. ALONG THE SOUTH LINE OF SAID 0.57 ACRE PARCEL AND PARALLEL WITH THE SOUTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE S.W. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.1°49'02"E. ALONG THE WEST LINE OF SAID 0.57 ACRE PARCEL AND THE WEST LINE OF SAID 5.75 ACRE PARCEL FOR 672.17 FEET TO THE N.W. CORNER OF SAID 5.75 ACRE PARCEL; THENCE S.87°44'22"E. ALONG THE NORTH LINE OF SAID 5.75 ACRE PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 5.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS. NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR N.1°49'02"E.

## Proposal Summary

Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be named the Twisted Timber Acres Addition. The applicants seek to divide 6.32 total acres (5.81 acres net excluding county right-of-way) from Parcel #864632400010, located in the SE 1/4 of Section 32, T86N R46W (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District and is in an area of minimal flood hazard (not in the floodplain). The property is located along Dillon Avenue in rural Sloan Township, Woodbury County. This minor subdivision proposal has been properly noticed according

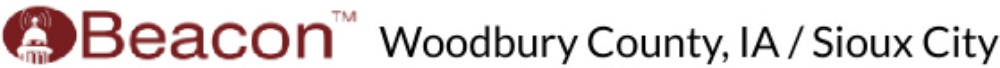
to county requirements. Neighbors within 1000 feet have been duly notified. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and requested to comment. The Woodbury County Engineer reviewed the plat and found it conforms with the closure requirements of the Woodbury County Subdivision Ordinance. Based on the information received, the submitted plat, title opinion, existing residential and agricultural uses, and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets criteria for approval.

## Staff Recommendation

Planning & Zoning staff recommends approval of the proposed two-lot minor subdivision as submitted.



Aerial Map

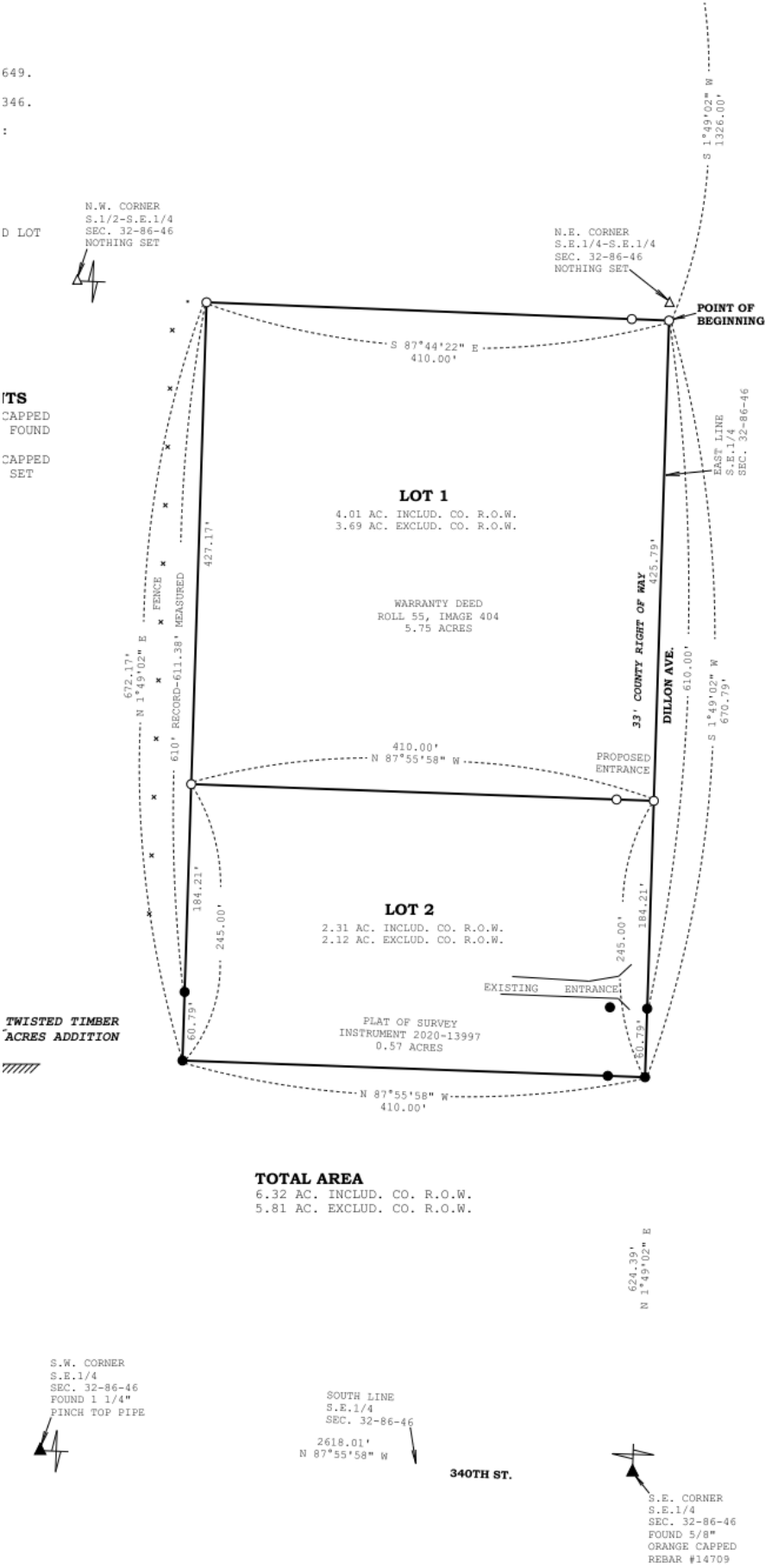


|                       |                                                                                                                                                                               |              |     |               |                             |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----|---------------|-----------------------------|
| Parcel ID             | 864632400010                                                                                                                                                                  | Alternate ID | n/a | Owner Address | SILBERNAGEL JASON & CLARA J |
| Sec/Twp/Rng           | 32-86-46                                                                                                                                                                      | Class        | R   |               | 3375 DILLON AVE             |
| Property Address      | 3375 DILLON AVE                                                                                                                                                               | Acreage      | n/a |               | SLOAN, IA 51055             |
|                       | SLOAN                                                                                                                                                                         |              |     |               |                             |
| District              | 0046                                                                                                                                                                          |              |     |               |                             |
| Brief Tax Description | SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB |              |     |               |                             |
|                       | (Note: Not to be used on legal documents)                                                                                                                                     |              |     |               |                             |

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Plat Excerpt





**NOTES**  
SEE WARRANTY DEED ROLL 55, IMAGE 404. THIS DOCUMENT SHOWS 410' X 610' PARCEL IS FIVE ACRES MORE OR LESS. PARCEL IS 5.75 ACRES.

SEE CORRECTIVE QUIT CLAIM DEED DOCUMENT NUMBER: 2023-11086.

SEE PLAT OF SURVEY INSTRUMENT NUMBER: 2020-13997.

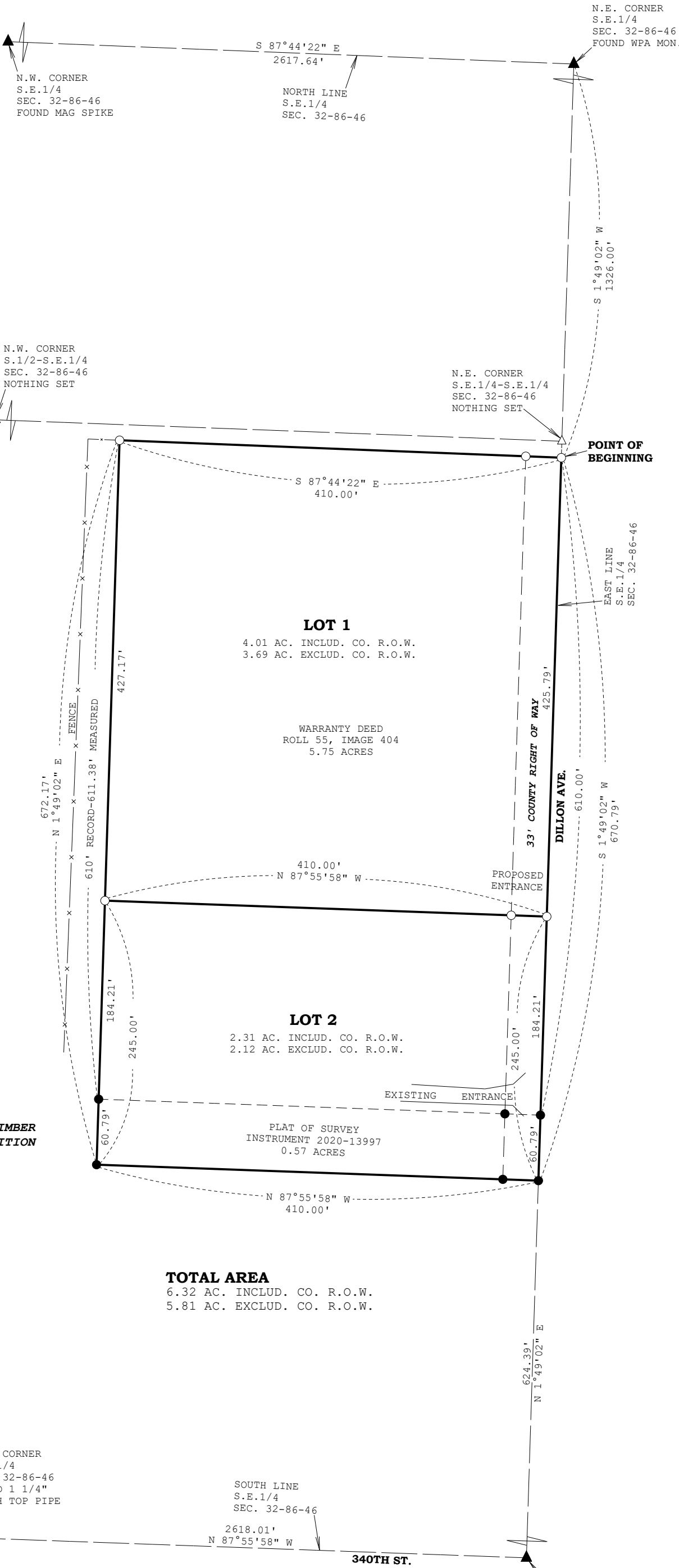
SEE CORNER CERTIFICATE ROLL 414, IMAGE 1649.

SEE CORNER CERTIFICATE ROLL 752, IMAGE 1346.

SEE CORNER CERTIFICATE INSTRUMENT NUMBER: 2025-01071.

SEE AFFIDAVIT OF POSSESSION INSTRUMENT NUMBER: 2026-06500.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LOT 1 AND LOT 2, TWISTED TIMBER ACRES ADDITION.



**TOTAL AREA**  
6.32 AC. INCLUD. CO. R.O.W.  
5.81 AC. EXCLUD. CO. R.O.W.

**OWNERS/SUBDIVIDERS**  
JASON SILBERNAGEL AND  
CLARA J. SILBERNAGEL

**SURVEYOR**  
ALAN L. FAGAN

**SURVEYOR'S DESCRIPTION:**  
PART OF THE S.E.1/4 OF SECTION 32, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID S.E.1/4; THENCE S.1°49'02\"W. ALONG THE EAST LINE OF SAID S.E.1/4 FOR 1326.00 FEET TO THE N.E. CORNER OF A 5.75 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 55, IMAGE 404 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S.1°49'02\"W ALONG SAID EAST LINE, THE EAST LINE OF SAID 5.75 ACRE PARCEL AND THE EAST LINE OF A 0.57 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT NUMBER: 2020-13997 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 670.79 FEET TO THE S.E. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.87°55'58\"W. ALONG THE SOUTH LINE OF SAID 0.57 ACRE PARCEL AND PARALLEL WITH THE SOUTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE S.W. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.1°49'02\"E. ALONG THE WEST LINE OF SAID 0.57 ACRE PARCEL AND THE WEST LINE OF SAID 5.75 ACRE PARCEL FOR 672.17 FEET TO THE N.W. CORNER OF SAID 5.75 ACRE PARCEL; THENCE S.87°44'22\"E. ALONG THE NORTH LINE OF SAID 5.75 ACRE PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 5.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR N.1°49'02\"E.

#### SURVEYOR'S CERTIFICATE

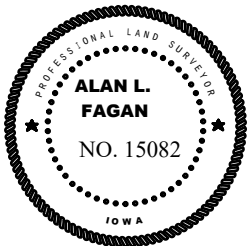
I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

DATED AT SIOUX CITY, IOWA \_\_\_\_\_, 2026.

ALAN L. FAGAN  
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2027



## FINAL PLAT TWISTED TIMBER ACRES ADDITION WOODBURY COUNTY, IOWA

#### DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

JASON SILBERNAGEL AND CLARA J. SILBERNAGEL, HUSBAND AND WIFE, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT \_\_\_\_\_, IOWA, THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

JASON SILBERNAGEL

CLARA J. SILBERNAGEL

STATE OF IOWA :  
WOODBURY COUNTY: : SS

ON THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED JASON SILBERNAGEL AND CLARA J. SILBERNAGEL, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE  
MY COMMISSION EXPIRES: \_\_\_\_\_

#### BOARD OF SUPERVISORS' RESOLUTION RESOLUTION NO. \_\_\_\_\_

RESOLUTION ACCEPTING AND APPROVING TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

MARK NELSON  
CHAIRMAN  
BOARD OF SUPERVISORS  
WOODBURY COUNTY, IOWA

ATTEST: MICHELLE K. SKAFF  
SECRETARY

#### AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DATED \_\_\_\_\_, 2026.

MICHELLE K. SKAFF  
WOODBURY COUNTY AUDITOR  
BY: DIANE SWOBODA PETERSON, DEPUTY

#### AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :  
COUNTY OF WOODBURY: : SS

DOCKET NO: \_\_\_\_\_

FILED FOR RECORD, THIS \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_ AT \_\_\_\_\_

O'CLOCK \_\_\_\_M. RECORDED IN PLAT ENVELOPE \_\_\_\_\_, INDEXED AND

DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED \_\_\_\_\_

MICHELLE K. SKAFF  
AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA  
BY: DIANE SWOBODA PETERSON, DEPUTY

#### RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF TWISTED TIMBER ACRES ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 2026 APPROVE THE SAME AND DOES FURTHER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2026.

CHRIS ZELLMER ZANT  
CHAIRMAN  
WOODBURY COUNTY ZONING COMMISSION OF  
WOODBURY COUNTY, IOWA

#### CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE \_\_\_\_ DAY OF \_\_\_\_\_, 202\_\_, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED \_\_\_\_\_

TYLER MOGENSEN  
WOODBURY COUNTY ASSESSOR

#### TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED \_\_\_\_\_

TINA BERTRAND  
TREASURER,  
WOODBURY COUNTY, IOWA

#### COUNTY ENGINEER'S CERTIFICATE

I, LAURA SIEVERS, P.E., THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT I HAVE REVIEWED THE ATTACHED PLAT AND HAVE MATHEMATICALLY COMPUTED THE ERROR OF CLOSURE OF THE PLAT PERIMETER AND OF THE LOTS CONTAINED THEREIN, AND FIND THAT SAID PLAT CONFORMS WITH THE CLOSURE REQUIREMENTS OF THE WOODBURY COUNTY SUBDIVISION ORDINANCE FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY, IOWA.

LAURA SIEVERS, P.E.  
COUNTY ENGINEER  
WOODBURY COUNTY, IOWA

June 12, 2026

MS,193  
Woodbury County Recorder  
Sioux City, Iowa

We have examined the abstract of title to:

Part of the SE ¼ of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the NE Corner of said SE ¼; thence S 1°49'02\"W along the East line of said SE ¼ for 1326.00 feet to the NE corner of a 5.75 acre parcel described on a Warranty Deed recorded on Roll 55, Image 404 in the Woodbury County Recorder's Office and the Point of Beginning; thence continuing S 1°49'02\"W along said East line, the East line of said 5.75 acre parcel and the East line of a 0.57 acre parcel described on a Plat of Survey recorded on Instrument Number: 2020-13997 in the Woodbury County Recorder's Office for 670.79 feet to the SE corner of said 0.57 Acre parcel; thence N 87°55'58\"W along the South line of said 0.57 parcel and parallel with the South line of said SE ¼ for 410.00 feet to the SW corner of said 0.57 acre parcel; thence N 1°49'02\"E along the West line of said 0.57 acre parcel and the West line of said 5.75 acre parcel for 672.17 feet to the NW corner of said 5.75 acre parcel; thence S 87°44'22\"E along the North line of said 5.75 acre parcel and parallel with the North line of said SE 1.4 for 410.00 feet to the Point of Beginning. Containing 6.32 acres including County Right of Way and 5.81 acres excluding said Right of Way. Subject to and together with any and all Easements, Restrictions and Covenants.

Said abstract commences with the root of title, October 12, 1976, contains entries 1 to 25 inclusive and ends May 13, 2026 at 5:00 pm, the last continuation being by Sedgwick Talley Abstract.

From such examination we find merchantable title to said property as shown at entry 19 in:

JASON SILBERNAGEL AND CLARA J. SILBERNAGEL,  
HUSBAND AND WIFE, AS JOINT TENANTS  
WITH FULL RIGHTS OF SURVIVORSHIP AND  
NOT AS TENANTS IN COMMON

subject, however, to the following:

1.At entries 21 and 22 are shown resolutions of the Woodbury County Board of Supervisors which are recorded on Roll 62 at Image 2118 and Roll 62 at Image 2120 and which relate to the establishment of a Flood Hazard Area by the Board. You should ascertain whether this property is included in the Flood Hazard Area, and, if so, the effects that such classification would have upon its marketability.

2.At entry 23 is shown the adoption of a soil and water resource conservation plan by the Woodbury Soil and Water Conservation District, filed July 29, 1992 on Roll 266 at Image 2343.

3.At entry 24 it is shown that this property is subject to zoning regulations filed August 29, 2008, on Roll 699 at Images 7213-7312 and on Roll 699 at Images 7313-7339.

4.At entry 25 it is shown that the 2025/2025 real estate taxes in the sum of \$991.00 have been paid in full.

□

Respectfully,

MOORE, CORBETT, MOELLER & MEIS, LLP.

By: Charles L. Corbett  
Iowa Title Guaranty #2255

CLC/bk  
25618

AL FAGAN  
LAND SURVEYING, P.C.  
P.O. BOX 858  
MERRILL, IA 51038  
712 539-1471

| INDEX LEGEND                                                               |                                               |
|----------------------------------------------------------------------------|-----------------------------------------------|
| SURVEYOR: ALAN L. FAGAN                                                    | 712 539-1471                                  |
| MAIL TO: AL FAGAN LAND SURVEYING, P.C.<br>P.O. BOX 858 - MERRILL, IA 51038 |                                               |
| COUNTY:                                                                    | WOODBURY                                      |
| SECTION(S):                                                                | 32 T. 86 N., R. 46 W.                         |
| ALIQUOT PART:                                                              | PART OF THE S.E.1/4                           |
| CITY:                                                                      |                                               |
| SUBDIVISION:                                                               |                                               |
| BLOCK(S):                                                                  |                                               |
| LOT(S):                                                                    |                                               |
| PROPRIETOR(S):                                                             | JASON SILBERNAGEL AND<br>CLARA J. SILBERNAGEL |
| REQUESTED BY:                                                              | JASON SILBERNAGEL & CLARA J. SILBERNAGEL      |

## Subdivision Plat Modification Disclaimer

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

### **ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND RECORDED SEPARATELY**

- RESOLUTION FROM THE NEAREST CITY
- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL LOT FRONTAGE, IF APPLICABLE
- MORTGAGE RESOLUTION, IF APPLICABLE
- FLOODPLAIN BASE FLOOD ELEVATION DATA, IF APPLICABLE
- Etc.

PRELIMINARY DRAWING  
TWISTED TIMBER ACRES ADDITION  
WOODBURY COUNTY, IOWA

NOTES

SEE WARRANTY DEED ROLL 55, IMAGE 404. THIS DOCUMENT SHOWS 410' X 610' PARCEL IS FIVE ACRES MORE OR LESS. PARCEL IS 5.75 ACRES.

SEE CORRECTIVE QUIT CLAIM DEED DOCUMENT NUMBER: 2023-11086.

SEE PLAT OF SURVEY INSTRUMENT NUMBER: 2020-13997.

SEE CORNER CERTIFICATE ROLL 414, IMAGE 1649.

SEE CORNER CERTIFICATE ROLL 752, IMAGE 1346.

SEE CORNER CERTIFICATE INSTRUMENT NUMBER: 2025-01071.

THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LOT 1 AND LOT 2. TWISTED TIMBER ACRES ADDITION.

SETBACKS

FRONT YARD - 100'

SIDE YARD - 20'

ACCESSORY STRUCTURE - 10'

REAR YARD - 50'

ACCESSORY STRUCTURE - 10'

ZONING

AD AGRICULTURAL PRESERVATION

OWNERS/SUBDIVIDERS

JASON STERNACKI, AND  
CLARA J. SILBERNAGEL

SURVEYOR

ALAN L. FAGAN

UTILITIES

POWER - WPCO

TELEPHONE - LONG LINER

WATER/SEWER

PRIVATE WELL &  
SEPTIC SYSTEM

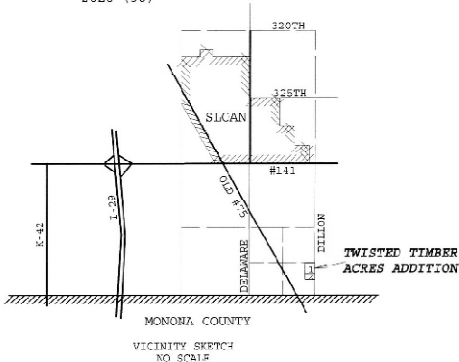
MONUMENTS

● = 5/8" ORANGE CAPPED  
REBAR #14709 FOUND

○ = 1/2" YELLOW CAPPED  
REBAR #15082 SET

SCALE 1"=100'

0 50 100  
32-86-46 SE SE  
2026 (30)



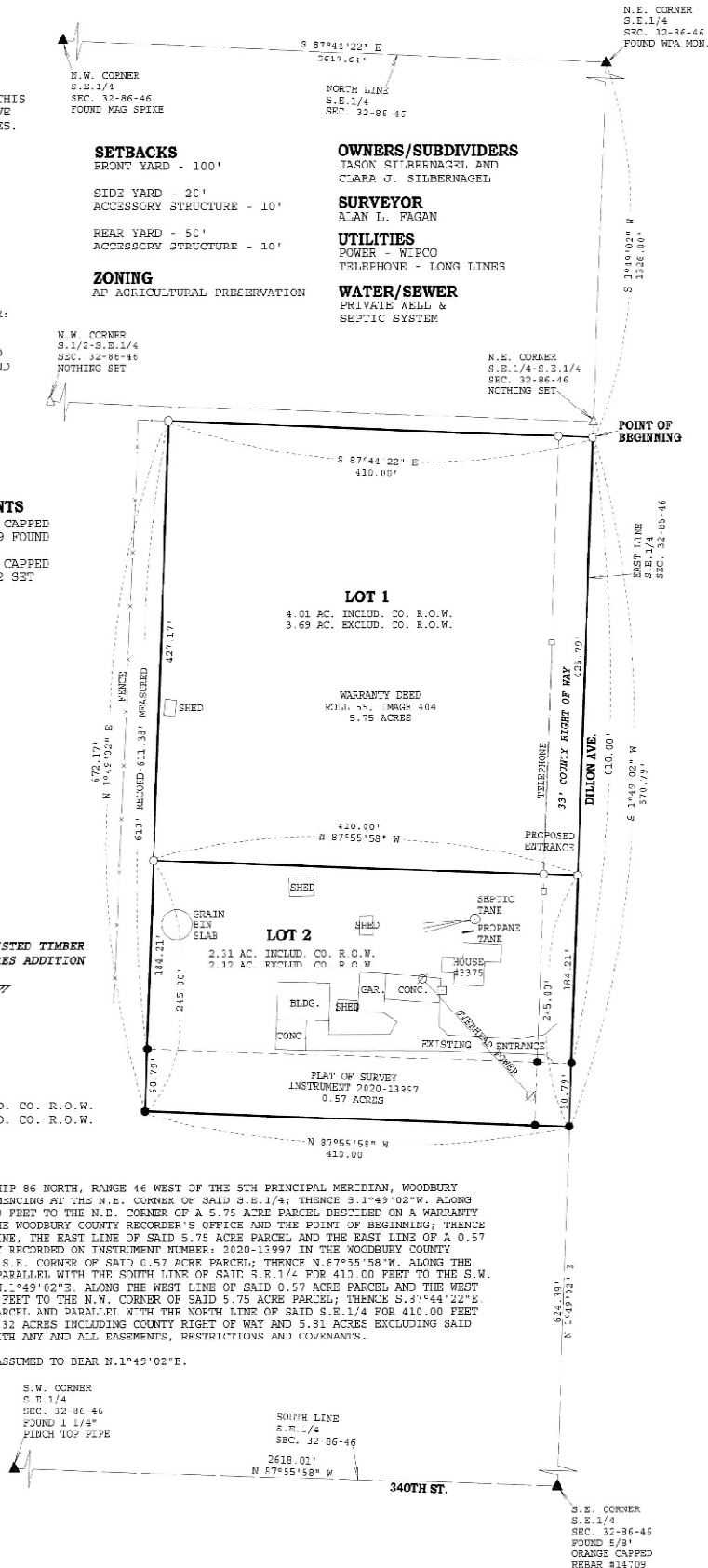
TOTAL AREA

6.32 AC. INCLUD. CO. R.O.W.  
5.81 AC. EXCLUD. CO. R.O.W.

SURVEYOR'S DESCRIPTION:

PART OF THE S.E.1/4 OF SECTION 32, TOWNSHIP 86 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.E. CORNER OF SAID S.E.1/4; THENCE S.1°49'02"W. ALONG THE EAST LINE OF SAID S.E.1/4 FOR 1326.00 FEET TO THE N.E. CORNER OF A 5.75 ACRE PARCEL DESCRIBED ON A WARRANTY DEED RECORDED ON ROLL 55, IMAGE 404 IN THE WOODBURY COUNTY RECORDER'S OFFICE AND THE POINT OF BEGINNING; THENCE CONTINUING S.1°49'02"W. ALONG SAID EAST LINE, THE EAST LINE OF SAID 5.75 ACRE PARCEL AND THE EAST LINE OF A 0.57 ACRE PARCEL DESCRIBED ON A PLAT OF SURVEY RECORDED ON INSTRUMENT NUMBER: 2020-13997 IN THE WOODBURY COUNTY RECORDER'S OFFICE FOR 670.79 FEET TO THE S.E. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.87°55'58"W. ALONG THE SOUTH LINE OF SAID 0.57 ACRE PARCEL AND PARALLEL WITH THE SOUTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE S.W. CORNER OF SAID 0.57 ACRE PARCEL; THENCE N.°49'02"E. ALONG THE WEST LINE OF SAID 0.57 ACRE PARCEL AND THE WEST LINE OF SAID 5.75 ACRE PARCEL FOR 672.17 FEET TO THE N.W. CORNER OF SAID 5.75 ACRE PARCEL; THENCE S.3°44'22"E. ALONG THE NORTH LINE OF SAID 5.75 ACRE PARCEL AND PARALLEL WITH THE NORTH LINE OF SAID S.E.1/4 FOR 410.00 FEET TO THE POINT OF BEGINNING. CONTAINING 6.32 ACRES INCLUDING COUNTY RIGHT OF WAY AND 5.81 ACRES EXCLUDING SAID RIGHT OF WAY. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE EAST LINE OF SAID S.E.1/4 IS ASSUMED TO BEAR N.1°45'02"E.





## Planning & Zoning Staff – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

- shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.
- shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and
- shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and
- shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and
- shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.

## Zoning Commission – Review Criteria (Subdivision Ordinance)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

- shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and
- shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and
- may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and
- shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.

## 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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**

Jul. 16, 2026

**NOTICE ID:** Mq4VZQK1osVaFm7B2Y2s

**PUBLISHER ID:** COL-IA-503452

**NOTICE NAME:** ZC\_PHS\_7-27-26

**Publication Fee:** \$66.20

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
 County of Orange



Subscribed in my presence and sworn to before me on this: **07/16/2026**

*J. R. Thompson*

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, July 27, 2026 at 5:00 PM** or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 600 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 said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-484-1133 and enter the Conference ID: **638 086 5374** 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, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). Only signed comments will be considered and should be received no later than **10:00 AM on Friday, July 24, 2026**.

**Item One (1)**

**Public Hearing - MINOR SUBDIVISION PROPOSED MINOR SUBDIVISION:** To be known as **Knaack Addition**, Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust (with Brad Knaack, as apparent contact), has submitted an application for a two-lot minor subdivision to be known as the Knaack Addition. The applicants seek to divide approximately 13.80 acres (11.84 acres excluding county right-of-way) from Parcel #6462730022, located in the Southwest Quarter (SW ¼) of Section 27, Township 69 North, Range 42 West of the 5th Principal Meridian (Union Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Osceola Avenue at 1441 Osceola Ave., Correctionville, IA 51016, in Union Township, north of the intersection of Osceola Avenue and 150th Street and northwest of Correctionville. **Applicant(s)/Owner(s):** Scott A. Knaack, Trustee of the Cheryl Knaack Patrick Irrevocable Trust, Mailing Address: 1441 Osceola Ave., Correctionville, IA 51016, Property Address: 1441 Osceola Ave., Correctionville, IA 51016.

**Item Two (2)**

**Public Hearing - MINOR SUBDIVISION PROPOSED MINOR SUBDIVISION:** To be known as **Twisted Timber Acres Addition**, Jason Silbernagel and Clara J. Silbernagel have submitted an application for a two-lot minor subdivision to be known as the Twisted Timber Acres Addition. The applicants seek to divide approximately 6.32 acres (5.81 acres excluding county right-of-way) from Parcel #64623420010, located in the Southeast Quarter (SE ¼) of Section 32, Township 66 North, Range 46 West of the 5th Principal Meridian (Sloan Township). The property is located within the Agricultural Preservation (AP) Zoning District. The property is located on Dillon Avenue at 3375 Dillon Ave., Sloan, IA 51055, in Sloan Township, just north of the point where Dillon Avenue meets 340th Street, and south of Sloan. **Applicant(s)/Owner(s):** Jason Silbernagel and Clara J. Silbernagel, Mailing Address: 3375 Dillon Ave., Sloan, IA 51055, Property Address: 3375 Dillon Ave., Sloan, IA 51055.

The preliminary agenda for the Woodbury County Zoning Commission meeting, scheduled for Monday, July 27, 2026, at 5:00 PM will be posted on the Woodbury County website on the Zoning Commission committee page at least 24 hours prior to the meeting. To access it, visit [www.woodburycountyia.gov](http://www.woodburycountyia.gov), navigate to the "Committees" section, and select "Zoning Commission" (listed under the Iowa Code category). The direct link is <https://www.woodburycountyia.gov/committees/zoning-commission/>. For inquiries, call 712-279-6603 or email [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). COL-IA-503452

## Area Property Owner(s) Notification (1000 Feet)

| Property Owner(s):                                                                                                                                                                                                                                                                                                  | Address:               | City:      | State: | Zip:       | Comment(s):  |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------------|------------|--------|------------|--------------|
| Jason Silbernagel and Clara J. Silbernagel, husband and wife, as joint tenants with full rights of survivorship                                                                                                                                                                                                     | 3375 Dillon Ave        | Sloan      | IA     | 51055      | No comments. |
| Dale B. Smith, Rita J. Nichols, Michael W. Smith and The Gene Smith Revocable Trust                                                                                                                                                                                                                                 | 906 Shannon Dr         | Sloan      | IA     | 51055      | No comments. |
| Trustees of The Burnett G. Firstenberger, Jr. and Kathleen M. Firstenberger Revocable Living Trust U/A October 10, 2023 & Trustee of the Rebecca A. Flynn Living Trust dated October 13, 2017, and any amendments thereto & Trustees of the Peter T. Flynn Trust dated October 13, 2017, and any amendments thereto | 318 W 14th St          | Washington | MO     | 63090      | No comments. |
| Union Pacific Railroad                                                                                                                                                                                                                                                                                              | 1400 Douglas Stop 1640 | Omaha      | NE     | 68179-1640 | No comments. |
| Scot-Lin L.C., an Iowa limited liability company                                                                                                                                                                                                                                                                    | 4860 N. Hopkins St     | Milwaukee  | WI     | 53209-0448 | No comments. |

## Stakeholder Comments

911 COMMUNICATIONS CENTER: 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):** Casey Meinen, MidAmerican Energy (July 6, 2026): "I have reviewed the following minor subdivision for MEC electric distribution and we have; no comments."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

**NORTHWEST IOWA POWER COOPERATIVE (NIPCO):** Jeff Zettel, NIPCO (July 15, 2026): "Have reviewed this request submitted by Jason Silbernagel and Clara J. Silbernagel. NIPCO has no issues with this application."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: 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:** Review memo provided below.

**WOODBURY COUNTY RECORDER:** Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (July 6, 2026):  
"Looks good to me. Thank you."

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

**WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:** Neil Stockfleth, WCSWCD (July 6, 2026): "The WCSWCD has no comments regarding this proposal."

**WOODBURY COUNTY TREASURER:** See email below.

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**Daniel Priestley**

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**From:** Tina Bertrand  
**Sent:** Wednesday, July 22, 2026 9:20 AM  
**To:** Daniel Priestley  
**Subject:** RE: Taxes for Parcel #864632400010

Dan,

The certified taxes for AY2024 are paid in full. However, it should be noted that the Treasurer's certification expires once the AY2025 taxes are certified to the Treasurer by the Auditor. What that means is based on the public hearing date there is a chance that the Auditor will certify taxes while the parcel owner is collecting signatures. If the plat is not filed before taxes are certified, then the parcel owner will need to pay taxes, and I may need to re-certify. Technically the Auditor is supposed to deliver taxes to the Treasurer on or before June 30<sup>th</sup>, and the Treasurer would have the obligation to collect taxes for the split. Typically, I do not sign the Treasurer's certification from now until taxes are certified. Always an issue this time of year. This will likely impact Parcel #894227300022 as well which I did not include in my comments.

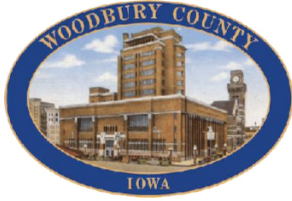
Below is the code section regarding certificate of the treasurer:

f. A certificate of the treasurer that the land is free from certified taxes and certified special assessments or that the land is free from certified taxes and that the certified special assessments are secured by bond in compliance with section 354.12. A certificate of the treasurer shall expire upon the next annual delivery of the tax list from the county auditor to the county treasurer pursuant to the procedures set forth in section 443.4. An expired certificate of the treasurer shall not be considered an acceptable document presented to the recorder for recording.

443.4 Tax list delivered— informality and delay. The county auditor shall make an entry upon the tax list showing what it is, for what county and year, and deliver it to the county treasurer on or before June 30, taking the treasurer's receipt therefor; and such list shall be a sufficient authority for the treasurer to collect the taxes therein levied. No informality therein, and no delay in delivering the same after the time above specified, shall affect the validity of any taxes, sales, or other proceedings for the collection of such taxes.

Tina M. Bertrand  
Woodbury County Treasurer  
822 Douglas St. Room 102  
Sioux City, IA 51101  
712-279-6495

# County Engineer's Review Memo



## 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: July 17, 2026  
Subject: Twisted Timber Acres Addition – Minor Subdivision

The Woodbury County Secondary Roads Department has completed its review of the proposed Twisted Timber Acres Addition – Minor Subdivision.

Based on our review, the subdivision plat closure appears to comply with Section 355.8 of the Code of Iowa, which establishes the requirements for subdivision plat accuracy and closure.

The plat identifies a proposed new entrance on Dillon Avenue, located north of the existing entrance. The proposed entrance will require an entrance permit from the Woodbury County Secondary Roads Department. As part of the permit review, drainage and sight distance considerations will be evaluated. Depending on field conditions, the property owner may be required to make improvements necessary to establish a minimum sight distance in accordance with current Secondary Roads standards.

Any modifications to the existing entrance will also require an entrance permit and must comply with current Woodbury County Secondary Roads standards.



## Extraterritorial Review

## CITY OF SLOAN, IOWA

## RESOLUTION NO. 2026-15

**RESOLUTION WAIVING THE RIGHT TO REVIEW FINAL SURVEY PLAT – PART  
OF THE REAL ESTATE LOCATED IN THE SE ¼ OF SECTION 32 T-86-N, R-46-W  
OF THE 5<sup>th</sup> P.M., CITY OF SLOAN, WOODBURY COUNTY, IOWA**

**WHEREAS**, Jason Silbernagel and Clara J Silbernagel have presented a Final Plat of Real Estate, a Minor Subdivision, known as Twisted Timber Acres Addition, to the City Council of the City of Sloan, Iowa for approval of the final survey plat attached hereto; and

**WHEREAS**, pursuant to the provisions of Iowa Code § 354.9, the City Council of the City of Sloan, Iowa, being fully informed of the matter, desires to waive its right to review the final survey plat.

**NOW THEREFORE, BE IT RESOLVED** by the Council of the City of Sloan, Iowa:

Section 1. The City Council of the City of Sloan, Iowa waives its right to review the final survey plat attached hereto.

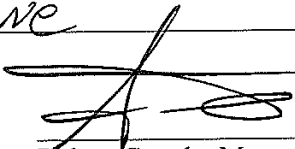
**ADOPTED and APPROVED this 16<sup>th</sup> day of July 2026.**

**Roll Call Vote -**

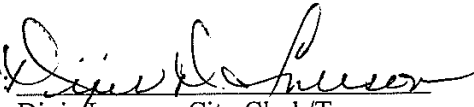
Ayes: Mitchell, Sturlil, Bundy, Lett, Brekke

Nays: None

Absent: None

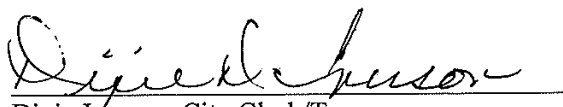
  
Robert Copple, Mayor or  
Scott Brekke, Mayor Pro-Tem

ATTEST:

  
Dixie Iverson, City Clerk/Treasure

I hereby certify that the foregoing constitutes a true and complete copy of a resolution duly adopted and approved by the City Council of the City of Sloan, at a regular meeting held on July 16, 2026, at which all council members were present or accounted for.

I further certify that Councilman Mitchell moved for adoption and approval of said resolution and that Councilman Sturlil seconded said motion.

  
Dixie Iverson, City Clerk/Treasurer



**CERTIFICATE**

I, Dixie D. Iverson, City Clerk/Treasurer of the City of Sloan, Iowa, hereby certify that attached hereto is a true and correct copy of Resolution No. 2026-15 duly adopted by the City Council of the City of Sloan, Iowa, at a regular meeting of the Council held on July 16, 2026, at which all Council Members were present or accounted for. I further certify that Councilperson Mitchell move for adoption of such Resolution and Councilperson Stonilil seconded such motion which thereafter, upon roll call vote, was duly adopted.

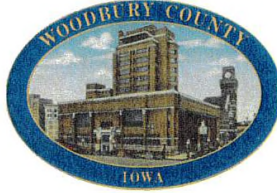
(SEAL)

Dixie D. Iverson  
Dixie D. Iverson, City Clerk/Treasurer

# Appendix Application

6/30/26, 4:05 PM

Application for a Minor Subdivision in Woodbury County, Iowa

#7189  
CL#13827

## APPLICATION FOR A MINOR SUBDIVISION IN WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION

WOODBURY COUNTY  
PLANNING & ZONING

JUL 2 2026

RECEIVED

RECEIVED

JUL 2 2026

WOODBURY COUNTY  
PLANNING & ZONING

You may print, complete, and return this page with the required documents and payment to the Woodbury County Planning & Zoning Office, 620 Douglas Street, Sioux City, IA 51101. Before formally submitting your application, please schedule a pre-application meeting with Planning & Zoning staff at 712-279-6609.

### APPLICANT AND OWNER INFORMATION

Owner: CLARA AND JASON SILBERNAGEL

Mailing Address: 3375 DILLON AVE.

City: SLOAN

State: IA

Zip: 51055

Property Address: 3375 DILLON AVE.

City: SLOAN

State: IA

6/30/26, 4:05 PM

Application for a Minor Subdivision in Woodbury County, Iowa

Zip: 51055

Phone Number: [REDACTED]

E-mail Address: [REDACTED]

**SUBDIVISION LOCATION**

Quarter of Section:

SE 1/4

Civil Township:

SLOAN

32-86-46

GIS Parcel Number:

864632400010

Proposed Subdivision Name:

TWISTED TIMBER ACRES ADDITION

Subdivision Area in Acres:

6.32 ACRES

Number of Lots:

2

Acres for Each Lot Individually:

LOT 1 - 4.01 AC , LOT 2 - 2.31 AC

**SURVEYOR AND ATTORNEY**

Surveyor Name:

ALAN FAGAN

Phone Number:

712 539-1471

Attorney:

CHUCK CORBETT



## Title Opinion

June 12, 2026

78,193

Woodbury County Recorder

Sioux City, Iowa

We have examined the abstract of title to:

Part of the SE ¼ of Section 32, Township 86 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the NE Corner of said SE ¼; thence S 1°49'02" W along the East line of said SE ¼ for 1326.00 feet to the NE corner of a 5.75 acre parcel described on a Warranty Deed recorded on Roll 55, Image 404 in the Woodbury County Recorder's Office and the Point of Beginning; thence continuing S 1°49'02" W along said East line, the East line of said 5.75 acre parcel and the East line of a 0.57 acre parcel described on a Plat of Survey recorded on Instrument Number: 2020-13997 in the Woodbury County Recorder's Office for 670.79 feet to the SE corner of said 0.57 Acre parcel; thence N 87°55'58" W along the South line of said 0.57 parcel and parallel with the South line of said SE ¼ for 410.00 feet to the SW corner of said 0.57 acre parcel; thence N 1°49'02" E along the West line of said 0.57 acre parcel and the West line of said 5.75 acre parcel for 672.17 feet to the NW corner of said 5.75 acre parcel; thence S 87°44'22" E along the North line of said 5.75 acre parcel and parallel with the North line of said SE 1.4 for 410.00 feet to the Point of Beginning. Containing 6.32 acres including County Right of Way and 5.81 acres excluding said Right of Way. Subject to and together with any and all Easements, Restrictions and Covenants.

Said abstract commences with the root of title, October 12, 1976, contains entries 1 to 25 inclusive and ends May 13, 2026 at 5:00 pm, the last continuation being by Sedgwick Talley Abstract.

From such examination we find merchantable title to said property as shown at entry 19 in:

JASON SILBERNAGEL AND CLARA J. SILBERNAGEL,  
HUSBAND AND WIFE, AS JOINT TENANTS  
WITH FULL RIGHTS OF SURVIVORSHIP AND  
NOT AS TENANTS IN COMMON

subject, however, to the following:

1. At entries 21 and 22 are shown resolutions of the Woodbury County Board of Supervisors which are recorded on Roll 62 at Image 2118 and Roll 62 at Image 2120 and which relate to the establishment of a Flood Hazard Area by the Board. You should ascertain whether this property is included in the Flood Hazard Area, and, if so, the effects that such classification would have upon its marketability.
2. At entry 23 is shown the adoption of a soil and water resource conservation plan by the Woodbury Soil and Water Conservation District, filed July 29, 1992 on Roll 266 at Image 2343.
3. At entry 24 it is shown that this property is subject to zoning regulations filed August 29, 2008, on Roll 699 at Images 7213-7312 and on Roll 699 at Images 7313-7339.
4. At entry 25 it is shown that the 2025/2025 real estate taxes in the sum of \$991.00 have been paid in full.

Respectfully,

MOORE, CORBETT, MOELLER & MEIS, LLP.

By: Charles L. Corbett  
Iowa Title Guaranty #2255  
CLC/bk  
25618

7/5/26, 11:07 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 864632400010

## Woodbury County, IA / Sioux City

### Summary

Parcel ID 864632400010  
 Alternate ID  
 Property 3375 DILLON AVE  
 Address SLOAN IA 51055  
 Sec/Twp/Rng 32-86-46  
 Brief SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE  
 Tax Description COR OF SE 1/4 THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT,  
 THNC E 410 FT, THNC S 670.79 FT TO POB  
 (Note: Not to be used on legal documents)  
 Deed Book/Page (11/20/2023)  
 Gross Acres 0.00  
 Net Acres 0.00  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0046 SLOAN/WESTWOOD  
 School District WESTWOOD COMM  
 Neighborhood N/A



2012 PHOTO

### Owner

Deed Holder  
 SILBERNAGEL JASON & CLARA J  
 3375 DILLON AVE  
 SLOAN IA 51055  
 Contract Holder  
 Mailing Address  
 SILBERNAGEL JASON & CLARA J  
 3375 DILLON AVE  
 SLOAN IA 51055

### Land

Lot Area 5.80 Acres ;252,648 SF

### Residential Dwellings

Residential Dwelling  
 Occupancy Single-Family / Owner Occupied  
 Style 1 1/2 Story Frame  
 Architectural Style N/A  
 Year Built 1937  
 Condition Above Normal  
 Roof Asph / Gable  
 Flooring  
 Foundation TILE  
 Exterior Material Stl  
 Interior Material Pls / Drwl  
 Brick or Stone Veneer  
 Total Gross Living Area 1,694 SF  
 Main Area Square Feet 686  
 Attic Type None;  
 Number of Rooms 7 above; 1 below  
 Number of Bedrooms 3 above; 0 below  
 Basement Area Type Full  
 Basement Area 686  
 Basement Finished Area  
 Plumbing 2 Standard Bath - 3 Fi; 1 Toilet Room (1/2 Bat; 1 Lavatory;  
 Appliances  
 Central Air No  
 Heat Yes  
 Fireplaces  
 Porches Frame 3 Seasons (180 SF);  
 Decks  
 Additions 1 Story Frame (280 SF);  
 1 Story Frame (248 SF);  
 Garages 576 SF - Det Frame (Built 1937);

7/5/26, 11:07 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 864632400010

Agricultural Buildings

| Plot # | Type                         | Description   | Width | Length | Year Built | Building Count |
|--------|------------------------------|---------------|-------|--------|------------|----------------|
| 0      | Bin - Wire Grain Storage     | GRANARY       | 12    | 18     | 1900       | 1              |
| 0      | Poultry House                | HEN HOUSE     | 14    | 14     | 1900       | 1              |
| 0      | Poultry House                | BROODER HOUSE | 12    | 16     | 1900       | 1              |
| 0      | Crib                         |               | 28    | 36     | 1900       | 1              |
| 0      | Bin - Grain Storage (Bushel) |               | 0     | 0      | 1900       | 1              |
| 0      | Lean-To                      |               | 22    | 36     | 1900       | 1              |

Yard Extras

#1 - (1) Garage 0 SF, Frame, Average Pricing, Built 2024

Sales

| Date       | Seller                          | Buyer                       | Recording  | Sale Condition - NUTC | Type | Multi Parcel | Amount |
|------------|---------------------------------|-----------------------------|------------|-----------------------|------|--------------|--------|
| 10/31/2023 | JOHNSON LINDA P REVOCABLE TRUST | SILBERNAGEL JASON & CLARA J | 2023-11086 | Quit Claim Deed       | Deed |              | \$0.00 |
| 10/31/2023 | JOHNSON LINDA P REVOCABLE TRUST | SILBERNAGEL JASON & CLARA J | 2023-10385 | Quit Claim Deed       | Deed |              | \$0.00 |

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

Valuation

|                           | 2026        | 2025        | 2024        | 2023        |
|---------------------------|-------------|-------------|-------------|-------------|
| Classification            | Residential | Residential | Residential | Residential |
| + Assessed Land Value     | \$72,000    | \$72,000    | \$48,000    | \$48,000    |
| + Assessed Building Value | \$0         | \$0         | \$0         | \$0         |
| + Assessed Dwelling Value | \$156,040   | \$156,040   | \$145,290   | \$145,290   |
| = Gross Assessed Value    | \$228,040   | \$228,040   | \$193,290   | \$193,290   |
| - Exempt Value            | \$0         | \$0         | \$0         | \$0         |
| = Net Assessed Value      | \$228,040   | \$228,040   | \$193,290   | \$193,290   |

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

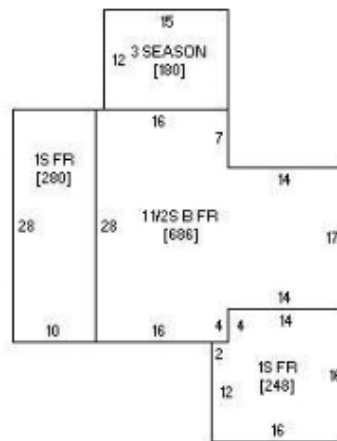
Photos



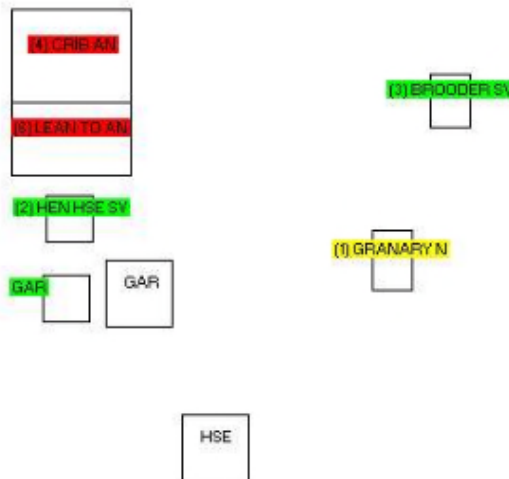
Sketches

7/5/26, 11:07 AM

Beacon - Woodbury County, IA / Sioux City - Parcel Report: 864632400010



Sketch by www.camavision.com



Sketch by www.camavision.com

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

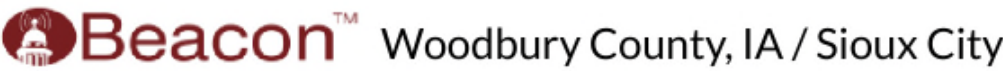
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**SCHNEIDER**  
GEO SPATIAL

Zoning Map

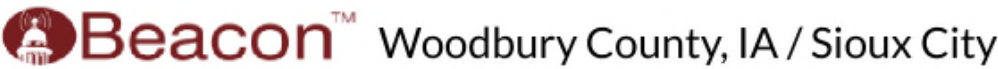


|                       |                                                                                                                                                                               |              |     |               |                             |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----|---------------|-----------------------------|
| Parcel ID             | 864632400010                                                                                                                                                                  | Alternate ID | n/a | Owner Address | SILBERNAGEL JASON & CLARA J |
| Sec/Twp/Rng           | 32-86-46                                                                                                                                                                      | Class        | R   |               | 3375 DILLON AVE             |
| Property Address      | 3375 DILLON AVE                                                                                                                                                               | Acreage      | n/a |               | SLOAN, IA 51055             |
|                       | SLOAN                                                                                                                                                                         |              |     |               |                             |
| District              | 0046                                                                                                                                                                          |              |     |               |                             |
| Brief Tax Description | SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB |              |     |               |                             |
|                       | (Note: Not to be used on legal documents)                                                                                                                                     |              |     |               |                             |

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Floodplain Map



|                       |                                                                                                                                                                               |              |     |               |                             |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----|---------------|-----------------------------|
| Parcel ID             | 864632400010                                                                                                                                                                  | Alternate ID | n/a | Owner Address | SILBERNAGEL JASON & CLARA J |
| Sec/Twp/Rng           | 32-86-46                                                                                                                                                                      | Class        | R   |               | 3375 DILLON AVE             |
| Property Address      | 3375 DILLON AVE                                                                                                                                                               | Acreage      | n/a |               | SLOAN, IA 51055             |
|                       | SLOAN                                                                                                                                                                         |              |     |               |                             |
| District              | 0046                                                                                                                                                                          |              |     |               |                             |
| Brief Tax Description | SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB |              |     |               |                             |
|                       | (Note: Not to be used on legal documents)                                                                                                                                     |              |     |               |                             |

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Iowa Geographic Map Server



6/30/2026, 2:41:02 PM

World Hydro Reference Overlay

Iowa - 2025 Orthophotos

Green: Band\_2

Blue: Band\_3

Red: Band\_1

1:2,257

0 0.01 0.03 0.05 mi

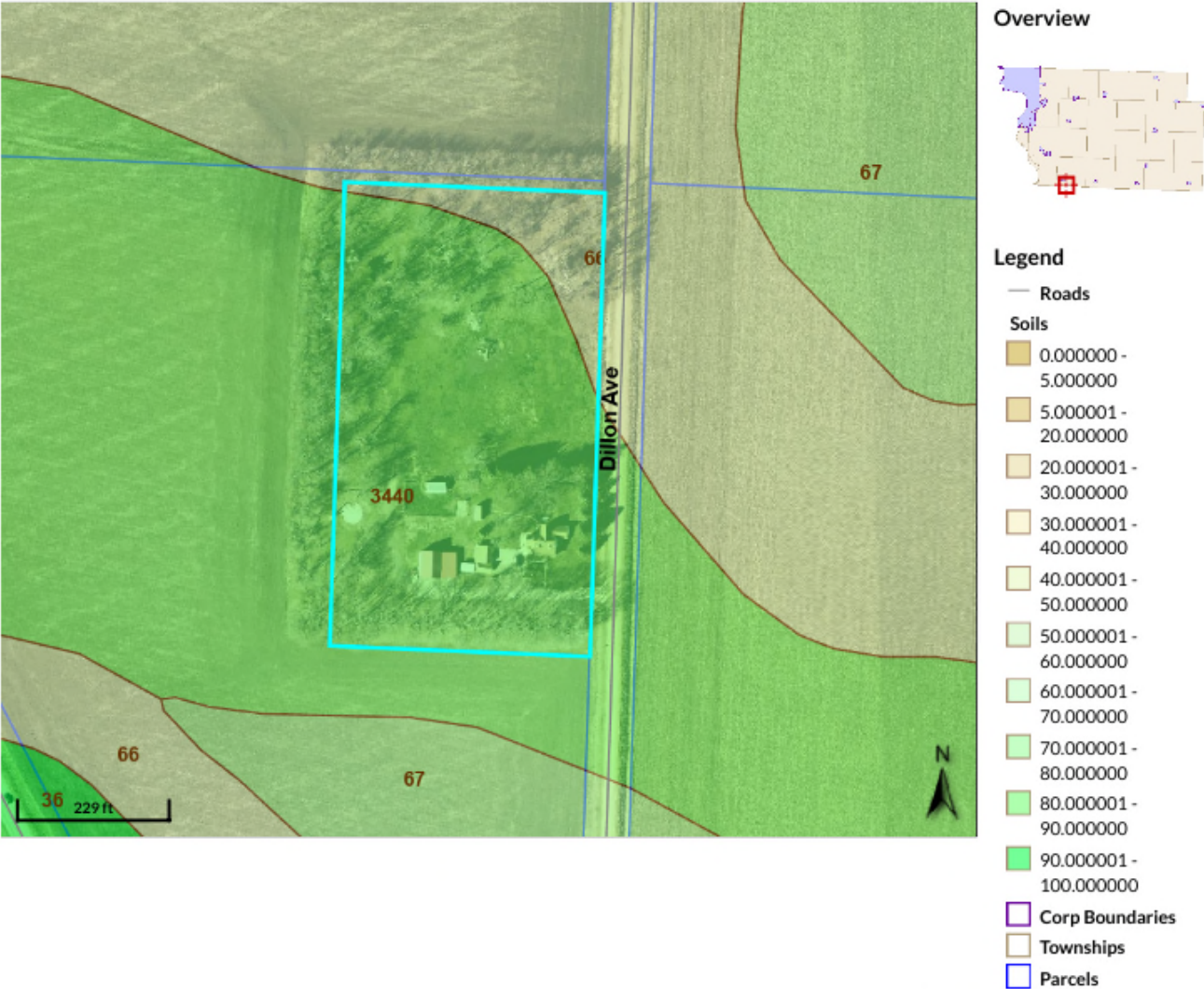
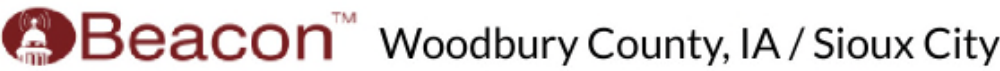
0 0.02 0.04 0.09 km

Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community, Sources: Esri

Iowa State University GIS Facility



Soil Report



|                       |                                                                                                                                                                               |              |     |               |                             |
|-----------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--------------|-----|---------------|-----------------------------|
| Parcel ID             | 864632400010                                                                                                                                                                  | Alternate ID | n/a | Owner Address | SILBERNAGEL JASON & CLARA J |
| Sec/Twp/Rng           | 32-86-46                                                                                                                                                                      | Class        | R   |               | 3375 DILLON AVE             |
| Property Address      | 3375 DILLON AVE                                                                                                                                                               | Acreage      | n/a |               | SLOAN, IA 51055             |
|                       | SLOAN                                                                                                                                                                         |              |     |               |                             |
| District              | 0046                                                                                                                                                                          |              |     |               |                             |
| Brief Tax Description | SLOAN TOWNSHIP A TCT IN SE SE OF 32-86-46 DESCRIBED AS COM AT SE COR OF SE ¼ THNC N 624.39 FT TO POB; THNC W 410 FT, THNC N 670.79 FT, THNC E 410 FT, THNC S 670.79 FT TO POB |              |     |               |                             |
|                       | (Note: Not to be used on legal documents)                                                                                                                                     |              |     |               |                             |

Date created: 7/5/2026  
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# CONDITIONAL USE PERMIT PROPOSAL

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## Application Information

**Application Date:** June 24, 2026

**Applicant(s)/Owner(s):** Croell, Inc. (Paving Division, 2010 Kenwood Avenue, New Hampton, Iowa 50659) / Countryman James D. Revocable Trust (2957 150<sup>th</sup> Street, Merville, Iowa 51039-8096)

**Permit Type:** Conditional Use for a temporary portable concrete batch plant

**Property Address:** 1536 Ida Avenue, Merville, Iowa 51039

**Parcel(s):** 894435100005

**Total Acres:** 36.30

**Current Use:** Agricultural Farmland and Agricultural Land

**Proposed Use:** Temporary Portable Concrete Batch Plant (Rex Model S portable unit, silos, storage pigs, aggregate stockpiles, etc., to support Iowa DOT Highway 20 Reconstruction Project in 2026–2027)

**Pre-App Date:** June 24, 2026 (pre-application meeting with Daniel Priestley)

**Legal Notice Date:** July 21, 2026

**Stakeholder(s) Notice Date:** July 6, 2026

**Neighbor Notice Date:** July 17, 2026

**Zoning Commission Review Date:** July 27, 2026

**Board of Adjustment Public Hearing:** August 3, 2026

## Property Details

**Parcel(s):** 894435100005

**Township:** T89N

**Range:** R47W

**Section:** 35

**Quarter:** SW ¼ NW ¼

**Total Acres:** 36.60

**Zoning District:** Agricultural Preservation (AP)

**Floodplain District:** Zone X (Not in floodplain)

**Property Address:** 1536 IDA AVE., MOVILLE IA 51039

## Legal Description

The Northwest Quarter (NW1/4) of Section Thirty-five (35), Township Eighty-nine (89) North, Range Forty-four (44) West of the 5th P.M., Woodbury County, Iowa, Except A parcel of land located in a part of the Southwest 1/4 of the Northwest 1/4 and in a part of the Southeast 1/4 of the Northwest 1/4 of Section 35, Township 89 North, Range 44 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Southeast Corner of the Northwest 1/4 of said Section 35; thence North 01°34'26" East, 38.58 feet along the East line of said Northwest 1/4 to the Point of Beginning; thence continuing North 01°34'26" East, 116.33 feet along said East line; thence North 89°15'39" West, 1210.78 feet; thence South 83°58'45" West, 801.84 feet to a point on the existing North right of way line of Primary Road U.S. 20; thence in an Easterly direction along said existing North right of way line for the following Five courses, South 88°30'10" East, 626.03 feet; thence North 86°45'06" East, 363.56 feet; thence South 83°03'48" East, 138.39 feet; South 83°08'52" East, 165.06 feet; thence South 88°44'49" East, 715.01 feet to the Point of Beginning, containing 3.81 acres and

All rights of direct access between Local Road known as Ida Avenue and grantors' remaining property abutting thereon in the SW 4 NW 4 of Section 35, Township 89 North, Range 44 West, Woodbury County, Iowa, from Primary Road No. U.S. 20 Centerline to a point 217 feet north from said centerline, on the east side.



Proposal Summary

Permission to establish and operate a temporary portable concrete batch plant on the site solely for the duration of the Highway 20 reconstruction project. All equipment will be removed and the site restored to agricultural use upon completion. No permanent structures or foundations.

Aerial Map



|                       |                                               |              |        |               |                                    |
|-----------------------|-----------------------------------------------|--------------|--------|---------------|------------------------------------|
| Parcel ID             | 894435100005                                  | Alternate ID | 861770 | Owner Address | COUNTRYMAN JAMES D REVOCABLE TRUST |
| Sec/Twp/Rng           | 35-89-44                                      | Class        | A      |               | 2957 150TH STREET                  |
| Property Address      | 1536 IDA AVE                                  | Acreage      | 36.3   |               | MOVILLE, IA 51039-8096             |
|                       | MOVILLE                                       |              |        |               |                                    |
| District              | 0049                                          |              |        |               |                                    |
| Brief Tax Description | ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44 |              |        |               |                                    |
|                       | (Note: Not to be used on legal documents)     |              |        |               |                                    |

## Site Plan



## 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

The planning and zoning commission shall review the application for a conditional use and report its findings and recommendations to the Board of Adjustment before their public hearing on the application. In their review, the planning commission shall consider each of the standards and other considerations for review of conditional uses. The Zoning Commission is scheduled to make recommendation to the Board of Adjustment at their regular scheduled public meeting. The review session is not a public hearing but is open to the public.

## 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 August 3, 2026 at 5:00 PM. A follow-up meeting, if necessary, is available during the first week of September, if necessary.



OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sioux City Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 293-4250**.

Notice ID: U2YKv2YAlb1NFYgNu4FB | **Proof Updated: Jul. 15, 2026 at 11:25am CDT**  
Notice Name: BA\_PHS\_8-3-26 | Publisher ID: COL-IA-503471

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

|                                   |                    |
|-----------------------------------|--------------------|
| FILER                             | FILING FOR         |
| Dan Priestley                     | Sioux City Journal |
| dpriestley@woodburycountyiowa.gov |                    |
| (712) 279-6609                    |                    |

|                      |      |                  |
|----------------------|------|------------------|
| Columns Wide:        | 1    | Ad Class: Legals |
| Total Column Inches: | 18.4 |                  |
| Number of Lines:     | 219  |                  |

|                                  |          |
|----------------------------------|----------|
| 07/21/2026: General Legal Notice | 144.98   |
| Subtotal                         | \$144.98 |
| Tax                              | \$0.00   |
| Processing Fee                   | \$0.00   |
| Total                            | \$144.98 |

See Proof on Next Page

# **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, August 3, 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 aforesaid hearings in person or call 712-454-1133 and enter the Conference ID: 742 346 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 Priestley at [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Friday, July 31, 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 Croell, Inc. (Paving Division) (Applicant), on behalf of the property owner Countyman James D. Revocable Trust. The application requests approval to establish and operate a temporary portable concrete batch plant (Flex Model S portable unit, silos, storage pigs, aggregate stockpiles, etc.) to support the Iowa DOT Highway 20 Reconstruction Project. The applicant has indicated that all equipment will be removed and the site returned to agricultural use upon completion of the project; however, the final duration, operational details, and conditions remain subject to modification or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of Parcel 894435100005, approximately 36.30 acres, located at 1536 Ida Avenue, Moline, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T89N, R44W), Section 35 in the Southwest Quarter of the Northwest Quarter (SW ¼ NW ¼). The property is located north of Highway 20 and east of Ida Avenue. The property is currently used for agricultural farmland. The project is classified as a conditional use for a temporary concrete batch plant under Section 3.03.4 of the Woodbury County Zoning Ordinance. The applicant is Croell, Inc., Paving Division, 2010 Kenwood Avenue, New Hampton, IA 50659. The owner is Countyman James D. Revocable Trust, 2957 150th Street, Moline, IA 51039-8006.

## **Item Two (2)**

The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owner and applicant, Andrew Alan Glover. The application requests a variance from Section 3.04 (Zoning District Dimensional Standards) of the Woodbury County Zoning Ordinance to authorize the reconstruction and enlargement of an existing storm-damaged back porch structure on the west (rear) side of the single-family dwelling to enclose a basement access and well as an enclosed addition to the house. The existing residential structure is a legal nonconforming building because it lies within the required 100-foot front yard setback, and the applicant requests variance relief as necessary to locate the proposed addition on the back of the house within the rear portion of the 100-foot front setback, specifically seeking relief to allow construction at 75 feet or more (or as otherwise necessary) from the front right-of-way line. The addition will extend 20 FT or more to the west and the final location, dimensions, and configuration are subject to changes throughout the review and public hearing process and any additional variance relief intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 864517400006, approximately 2.56 acres,

called at 1871 Grundy Avenue, Moline, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Township 89 North (T89N), Range 45 West (R45W), Section 17 in the Northeast Quarter of the Southeast Quarter (NE ¼ SE ¼). The property is located around 3.3 miles southwest of Moline and about one half (0.5) mile south of 180th Street on the west side of Grundy Avenue. The property is currently used as a single-family residential dwelling and is surrounded on three sides by farmland. The applicant and owner is Andrew Alan Glover, 1871 Grundy Ave., Moline, IA 51039.

## **Item Three (3)**

The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owners and applicants, David Munro and Megan Munro. The application requests variance relief from Section 4.12.3 (Accessory Buildings and Structures) and the front yard setback requirements of Section 3.04 (AP Agricultural Preservation District Dimensional Standards) of the Woodbury County Zoning Ordinance to authorize the building of an accessory structure (an approximately 12-foot by 20-foot shed for personal storage and a private chicken coop and subject to changes throughout the review and public hearing process) closer to the front lot line than the front edge of the principal structure. Due to unique physical constraints, including the property's triangular shape and right-of-way easements, the applicants propose placing the shed approximately 45 feet from the front property line and 105 feet from the centerline of the adjoining road (which encroaches within the standard 100-foot front yard setback) or closer as necessary and any additional variance relief intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 894429100010, approximately 2.01 acres, located at 2750 140th Street, Moline, Iowa 51039, in the Agricultural Preservation (AP) Zoning District, within Arlington Township (T89N, R44W), Section 29 in the Northwest Quarter and the Northeast Quarter (NW ¼ and NE ¼). The property is located about 900 feet north of Moline and southwest of the point where 140th Street meets Highway 140. The property is currently used for residential purposes. The applicants and owners are David & Megan Munro, 2750 140th St., Moline, Iowa 51039.

## **Item Four (4)**

The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, to consider a variance application submitted by the property owners and applicants, Thomas A. and Debra S. Schroeder. The application requests relief from the strict application of Section 3.04 (Zoning District Dimensional Standards) front yard setback requirements of the Woodbury County Zoning Ordinance to authorize the construction of a deck on the side and rear of their home. The proposed project consists of an L-shaped wooden deck of approximately 846 square feet (comprising a rear portion of 45' x 14' at 8.5' height and a side portion of 8' x 29' at 4.5' height) and subject to changes. The existing home is a legal nonconforming structure built in 1900 located entirely within the required 75-foot front yard setback, and the applicants propose constructing the deck such that the nearest corner of the proposed side deck will sit approximately 29.17 feet from the front lot line right-of-way and be subject to changes throughout the review process and any additional variance relief intensity deemed necessary may be determined by the Board of Adjustment. The affected property consists of Parcel 864704152004, approximately 3.64 acres, located at 6500 6th Avenue, Sioux City, Iowa 51106, in the Agricultural Estates (AE) Zoning District, within Woodbury Township (T88N, R47W), Section 4. The property is described as Woodbury Township (Morningside Addition, Second Filing) Morningside Second Lots 1 through 29 in Block 44 and the vacated north/south alley in Block 44. The property directly abuts the City of Sioux City's corporate line. The property is also located near the point where Deatur Street meets 6th Avenue. The property is currently used for residential purposes. The applicants and owners are Thomas A. and Debra S. Schroeder, 6500 6th Avenue, Sioux City, Iowa 51106.

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**Tuesday, July 21, 2026**

**Notice Content****NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT**

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COL-IA-503471

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## Area Property Owner(s) Notification (500 Feet)

| Name                                                                    | Address        | City    | State | Zip        | Comments     |
|-------------------------------------------------------------------------|----------------|---------|-------|------------|--------------|
| Trustee of the James D. Countryman Revocable Trust Dated March 14, 2024 | 2957 150th St. | Moville | IA    | 51039-8096 | No comments. |
| Richard Davis and Cynthia Davis, husband and wife, as tenants in common | 2967 185th St. | Moville | IA    | 51039      | No comments. |
| Trustees of the Carol U. Logan Revocable Trust Dated November 8, 2023   | PO Box 189     | Moville | IA    | 51039-0189 | No comments. |

## Stakeholder Comments

911 COMMUNICATIONS CENTER: 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):** Casey Meinen, MidAmerican Energy (July 6, 2026): "I have reviewed the following proposed temporary concrete batch plant for MEC electric distribution and we have, no comment. Have a great week!"

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

**NORTHWEST IOWA POWER COOPERATIVE (NIPCO):** Jeff Zettel, NIPCO (July 15, 2026): "Have reviewed the Croell, Inc. (Paving Division), seeking permission to establish and operate a temporary portable concrete batch plant. NIPCO has no issues with this application."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: 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:** Review memo provided below.

**WOODBURY COUNTY RECORDER:** No comments.

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

**WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:** Neil Stockfleth, WCSWCD (July 6, 2026): "The WCSWCD has no comments regarding this proposal."

**WOODBURY COUNTY TREASURER:** Tina Bertrand, (July 8, 2026): "Treasurers office does not have any comments."

## County Engineer's Review Memo:



### 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: July 17, 2026

Subject: Croell, Inc. Temporary Concrete Batch Plant

The Woodbury County Secondary Roads Department has reviewed the proposed location for the temporary concrete batch plant at 1536 Ida Avenue, Merville, Iowa 51039.

Secondary Roads has no objections to the proposed temporary batch plant for use in support of the Iowa DOT US 20 paving project during the 2026 and 2027 construction seasons.

The contractor has agreed to maintain the adjacent gravel roadway and provide dust control as necessary to promote safe roadway conditions.

Based on the information submitted, no modifications to the existing driveway are proposed. Should any entrance modifications be required, the contractor must obtain the appropriate permit from the Woodbury County Secondary Roads Department. Any modifications must comply with current Secondary Roads standards, including applicable sight distance requirements.

# Appendix

## Application



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance  
Section 2.02(9)

Page 1 of 6

### CONDITIONAL USE PERMIT APPLICATION

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                          |                                                                                                                                                                                   |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>Owner Information:</b><br>Owner <u>Countryman James D Revocable Trust</u><br>Address <u>2957 150th Street</u><br><u>Moville, Iowa 51039-8096</u><br>Phone <u>[REDACTED]</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                           | <b>Applicant Information:</b><br>Applicant <u>Croell, Inc. Paving Division</u><br>Address <u>2010 Kenwood Avenue</u><br><u>New Hampton, Iowa 50659</u><br>Phone <u>[REDACTED]</u> |
| We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to:<br><u>Croell, Inc.</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                   |
| <b>Property Information:</b><br>Property Address<br>or Address Range <u>1536 Ida Avenue Moville, Iowa 51039</u><br>Quarter/Quarter <u>SWNW</u> Sec <u>35</u> Twship/Range <u>89N-44W</u><br>Parcel ID # <u>894435100005</u> GIS # _____ Total Acres <u>36.30</u><br>Current Use <u>Agricultural Farmstead and Agricultural Land</u> Proposed Use <u>Temporary Portable Concrete Batch Plant</u><br>Current Zoning <u>AP - AGRICULTURALPRESERVATION</u>                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                   |                                                                                                                                                                                   |
| <p><b>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).</b></p> <p><b>A formal pre-application meeting is recommended prior to submitting this application.</b></p> <p>Pre-app mtg. date <u>June 24th, 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 Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.</p> <p>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.</p> <div style="display: flex; justify-content: space-between;"> <div style="width: 45%;">             Owner <u>[Signature]</u><br/>             Date <u>6-24-26</u> </div> <div style="width: 45%;">             Applicant <u>[Signature]</u><br/>             Date <u>6-24-26</u> </div> </div> |                                                                                                                                                                                   |
| <b>Fee: \$300*</b> <b>Case #:</b> _____<br>Check #: _____<br>Receipt #: _____                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                            | Date Received _____                                                                                                                                                               |



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)

Permission to establish and operate a temporary portable concrete batch plant, including associated silos, storage pils, aggregate stockpiles, trailers, tanks, and support equipment, to supply concrete for the Iowa DOT Highway 20 Reconstruction Project through Merville, Iowa during the 2026 and 2027 construction seasons.

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 CRITERIA 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.

Section 3.03.4 of the Woodbury County Zoning Ordinance identifies temporary concrete mixing, temporary asphalt mixing, and temporary aggregate crushing and screening as land uses that may be considered by Conditional Use Permit within the Agricultural Preservation (AP) District. The proposed Rex Model S portable concrete batch plant is a temporary facility established solely to support the Iowa Department of Transportation Highway 20 Reconstruction Project through Merville, Iowa.

The proposed operation will consist of one portable concrete batch plant, one combination cement and fly ash silo, four to six portable storage pils, aggregate stockpiles, portable water storage, admixture storage, and associated support equipment. No permanent buildings or foundations will be constructed as part of this project. The facility will operate only for the duration necessary to complete the Highway 20 reconstruction project during the 2026 and 2027 construction seasons. Upon completion of construction, all temporary equipment, stockpiles, utilities, and ancillary facilities will be removed and the property restored for continued agricultural use.

Croell, Inc. will comply with all applicable Woodbury County ordinances, Iowa Department of Transportation requirements, Iowa Department of Natural Resources environmental permits, and all other applicable federal, state, and local regulations governing the operation of a temporary concrete batch plant.

- (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 proposed temporary batch plant is consistent with the purpose and intent of the Agricultural Preservation District because it does not permanently convert agricultural land or interfere with the long-term agricultural productivity of the property. The proposed use is temporary, directly related to a public infrastructure improvement, and will cease immediately upon completion of the Iowa Department of Transportation Highway 20 Reconstruction Project.

The selected location was chosen because of its immediate proximity to the construction corridor. Locating the batch plant adjacent to the project significantly reduces haul distances between the concrete production facility and the paving operation, reducing heavy truck traffic on county secondary roads while improving construction efficiency and maintaining concrete quality.

The proposed location also provides important public safety benefits. During active paving operations, concrete haul trucks will primarily travel within or immediately adjacent to the Iowa Department of Transportation traffic control zone established for the project. Utilizing existing lane closures and controlled work zones substantially reduces interactions between construction traffic and the traveling public when compared to hauling concrete from a more distant permanent batch plant.

The reduced haul distance also decreases fuel consumption, vehicle emissions, and unnecessary travel on county roadways while improving project efficiency and reducing wear on public infrastructure.

Because the proposed facility is temporary, compatible with the surrounding agricultural setting, and will be completely removed upon completion of construction, the proposed use is consistent with both the intent of the Agricultural Preservation District and the long-term goals of Woodbury County.

- (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 proposed temporary batch plant has been designed and located to minimize impacts upon adjacent properties while safely supporting construction of the Iowa Department of Transportation Highway 20 Reconstruction Project.

The facility has been positioned within the agricultural portion of the property to maximize separation from the existing residence and farmstead improvements. Internal traffic circulation has been arranged so construction vehicles remain within designated operating areas and do not interfere with residential access.

Operations will generally occur Monday through Friday between 6:00 a.m. and 8:00 p.m. Any temporary schedule adjustments necessary to accommodate paving operations or weather conditions will be coordinated with the Iowa Department of Transportation.

Dust generation will be controlled through regular application of water to aggregate stockpiles, unpaved haul roads, staging areas, and other disturbed surfaces as conditions require. Cement and fly ash will be stored in enclosed systems equipped with dust collection equipment and filtration systems. Vehicle speeds within the plant site will be limited, and good housekeeping practices will be maintained throughout the project.

Noise impacts will be minimized through proper maintenance of equipment, functional mufflers, limiting unnecessary equipment idling, prompt repair of malfunctioning equipment, and locating major processing equipment within the designated plant area away from the residence whenever practical.

Traffic safety was a primary consideration in selecting the proposed location. During peak production, the facility may receive approximately 176 inbound material deliveries and up to 250 outbound concrete deliveries per day. Because the plant is located immediately adjacent to the Highway 20 reconstruction corridor, most truck traffic will travel within or immediately adjacent to the Iowa Department of Transportation controlled construction zone and lane closures established for the project. This significantly reduces interaction between construction vehicles and the traveling public, minimizes truck travel on county secondary roads, and improves overall safety for motorists and construction personnel.

Truck access to the site will utilize approved access locations from Ida Avenue. Croell, Inc. will continue coordinating with the Woodbury County Engineer and the Iowa Department of Transportation regarding access, hauling operations, and any roadway requirements necessary to safely accommodate project traffic.

Additional operational procedures, including dust control, noise mitigation, environmental protection measures, spill prevention, and traffic management, are described in Exhibit A – Operational Management, Mitigation, and Site Restoration Plan.

- (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 proposed temporary batch plant has been designed to be fully compatible with surrounding agricultural land uses. The facility utilizes portable, modular equipment, including the Rex Model S portable batch plant, portable cement and fly ash storage, storage pigs, portable water tanks, trailers, and associated support equipment. No permanent foundations or permanent structures will be constructed.

The proposed layout centralizes plant operations within a designated operating area while maintaining separation from the existing residence and surrounding agricultural activities.

The facility's temporary nature allows all equipment and materials to be removed immediately upon project completion.

Following completion of the Highway 20 reconstruction project, all batching equipment, silos, storage pigs, aggregate stockpiles, trailers, temporary utilities, and associated facilities will be removed from the property. Disturbed areas will be graded as necessary, temporary surfacing removed where appropriate, compacted areas restored as practical, and the property returned to agricultural use in accordance with the property owner's wishes.

Because no permanent development is proposed, the temporary operation will not interfere with the orderly development or future agricultural use of surrounding property.

- (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)

Existing public facilities and services are adequate to support the proposed temporary operation. The facility has been intentionally located adjacent to the Highway 20 reconstruction corridor to reduce transportation demands on county secondary roads and improve project efficiency. Water required for concrete production and plant operations will be obtained from an on-site creek under an Iowa Department of Natural Resources Registration of Minor Non-Recurring Water Use. Croell, Inc. will obtain the required registration prior to withdrawing water and will conduct all water use in accordance with Iowa DNR requirements. Because the water source is located on the project site, the operation will not place demand on municipal water systems or rural water infrastructure.

The proposed facility has been located immediately adjacent to the Highway 20 reconstruction project, minimizing truck travel on county secondary roads while improving delivery efficiency and public safety. Croell, Inc. will continue coordinating with the Woodbury County Engineer regarding site access from Ida Avenue and will comply with any roadway access permits, traffic control requirements, or road maintenance agreements deemed necessary by the County Engineer. Emergency services, utility services, and transportation infrastructure are adequate to serve the temporary operation throughout the duration of the project. Additional information regarding traffic management and operational procedures is provided in Exhibit A – Operational Management, Mitigation, and Site Restoration Plan.

- (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)

The proposed temporary batch plant will not result in unnecessary adverse impacts to significant natural, scenic, or historic features located on the subject property or surrounding lands.

The approximately 36.3-acre property consists primarily of an existing agricultural farmstead and cultivated cropland. The site does not contain known native woodland, designated conservation wetlands, or recognized historic landmarks that would be adversely affected by the proposed temporary operation.

Croell, Inc. will implement appropriate erosion and sediment control measures to prevent off-site runoff and protect adjacent agricultural lands. Spill prevention procedures will be maintained throughout the project, and fuels, admixtures, and other materials will be stored and handled in accordance with applicable environmental regulations.

Following completion of the Highway 20 reconstruction project, all temporary facilities and materials will be removed, disturbed areas restored, and the property returned to agricultural use. As a result, the proposed operation will have no permanent adverse impacts upon the natural, scenic, or agricultural character of the property.

## Exhibit A

### **Operational Management, Mitigation, and Site Restoration Plan**

#### **Croell, Inc. – Portable Concrete Batch Plant**

#### **Iowa DOT Highway 20 Reconstruction Project – Merville, Iowa**

##### **Project Description**

Croell, Inc. proposes to operate a temporary portable concrete batch plant on Parcel ID 894435100005, located at 1536 Ida Avenue, Merville, Iowa. The property consists of approximately 36.3 acres and is zoned AP – Agricultural Preservation.

The facility will support the Iowa Department of Transportation Highway 20 Reconstruction Project through Merville. The temporary plant will consist of a Rex Model S portable concrete batch plant, one combination cement and fly ash silo, four to six ground-level storage pids, aggregate stockpiles, water storage tanks, admixture storage, and associated support equipment.

Operations are anticipated to occur during portions of the 2026 and 2027 construction seasons. Current plans anticipate production beginning in August 2026 and concluding in early October 2026, with the remaining project work occurring during the 2027 construction season.

The plant is expected to produce approximately 2,500 cubic yards of concrete per day during peak paving operations.

##### **Public Benefit and Need**

The proposed facility is necessary to provide the concrete production capacity required to complete the Highway 20 reconstruction project in a safe, efficient, and timely manner.

Locating the batch plant adjacent to the project substantially reduces haul distances, improves concrete quality and delivery consistency, reduces fuel consumption, lowers vehicle emissions, and minimizes truck travel on public roadways. The facility directly supports a major public infrastructure investment that will improve transportation safety and mobility throughout the region.

The proposed use is temporary and project-specific and will be removed upon completion of the highway reconstruction project.

##### **Traffic Management and Public Safety Plan**

Traffic safety was a primary consideration in selecting the proposed batch plant location.

The facility is located immediately adjacent to the Highway 20 reconstruction corridor and within an area subject to Iowa Department of Transportation traffic-control measures associated with the project. During active paving operations, much of the truck traffic serving the batch plant and transporting concrete to the paving operation will travel within or immediately adjacent to controlled construction zones and restricted-access portions of the project corridor.

As a result, batch plant traffic will have substantially less interaction with the general motoring public than would occur if concrete were transported from a more distant permanent facility.

Locating the batch plant adjacent to the project:

- Reduces truck miles traveled on public roadways.
- Minimizes travel through residential and commercial areas.
- Reduces exposure between construction vehicles and the traveling public.
- Improves efficiency of concrete delivery operations.

- Improves overall project safety for motorists and construction personnel.
- Supports compliance with Iowa DOT traffic-control and safety requirements.

During peak paving operations, the facility may receive approximately 176 inbound material deliveries and up to 250 outbound concrete deliveries per day. Actual traffic volumes will vary based upon production schedules, weather conditions, and construction activities.

All truck movements will utilize approved project access routes and comply with applicable Iowa DOT traffic-control requirements.

## Dust Control Plan

Croell, Inc. recognizes the importance of minimizing dust generation and maintaining good housekeeping practices throughout the duration of the project.

The following dust-control measures will be implemented as necessary:

- Application of water to haul roads, stockpiles, and traffic areas during dry conditions.
- Maintenance of moisture content within aggregate stockpiles when practical.
- Use of enclosed cement and fly ash storage systems.
- Dust collection systems on batching equipment and silos.
- Prompt cleanup of spilled materials.
- Limiting unnecessary vehicle speeds within the facility.
- Regular inspection and maintenance of dust-control equipment.
- Good housekeeping practices throughout the site.

Dust-control measures will be adjusted as needed to respond to weather conditions and site activities.

## Noise Mitigation Statement

The proposed batch plant is temporary and will operate only during the duration of the highway reconstruction project.

Noise-generating activities will primarily consist of:

- Aggregate handling.
- Material delivery trucks.
- Concrete haul trucks.
- Portable batching equipment.
- Loader and support equipment operations.

The following measures will be utilized to minimize noise impacts:

- Proper maintenance of all equipment and vehicle mufflers.
- Limiting unnecessary equipment idling.
- Prompt repair of malfunctioning equipment.
- Locating equipment within the designated plant area away from nearby residences whenever practical.
- Restricting operations to established project working hours except as required for project-related activities or emergency situations.

Because the facility is located within an active highway construction corridor and is temporary in nature, noise impacts are expected to be limited to the duration of the project.

## Compatibility With Surrounding Land Uses

The proposed facility is compatible with surrounding agricultural land uses and the temporary nature of the highway reconstruction project.

The selected location provides substantial separation from adjacent properties and allows operations to occur within an existing agricultural setting.

The facility will not involve construction of permanent buildings or permanent changes to the property.

The property owner has authorized the use of the site for temporary batch plant operations associated with the project.

The temporary nature of the facility and the mitigation measures described herein are intended to



minimize impacts on neighboring properties while supporting completion of a significant public infrastructure project.

## Hours of Operation

The facility will generally operate:

Monday through Friday

6:00 a.m. to 8:00 p.m.

Occasional adjustments to operating hours may be necessary to accommodate weather conditions, paving schedules, equipment maintenance, or other project-related requirements.

Any extended operations would occur only when necessary to support construction activities and maintain project schedules.

## Environmental Protection Measures

Croell, Inc. will implement reasonable environmental protection measures throughout the project including:

- Spill prevention and response procedures.
- Proper storage and handling of fuels and lubricants.
- Proper storage and handling of cementitious materials.
- Routine site inspections.
- Stormwater and erosion-control practices as required.
- Immediate cleanup of spills and material releases.
- Compliance with applicable federal, state, county, and Iowa Department of Transportation requirements.

Spill response materials and equipment will be maintained onsite throughout the duration of operations.

## Site Restoration Plan

The proposed batch plant is temporary and will be removed upon completion of the Highway 20 reconstruction project.

Upon completion of operations:

- All batching equipment will be removed from the site.
- Cement and fly ash silos will be removed.
- Storage pigs and trailers will be removed.
- Aggregate stockpiles and excess materials will be removed.
- Temporary utilities and ancillary equipment will be removed.
- Any accumulated waste materials will be properly disposed of.
- Disturbed areas will be graded as necessary to blend with surrounding site conditions.
- The property will be restored to a condition suitable for its previous agricultural use unless otherwise requested by the property owner.

No permanent structures associated with the batch plant will remain following project completion.

## Conclusion

The proposed portable concrete batch plant is necessary to efficiently complete the Iowa Department of Transportation Highway 20 Reconstruction Project through Merville.

The facility provides significant public benefits by supporting a major transportation improvement project while reducing haul distances, improving delivery efficiency, reducing truck travel on public roadways, and enhancing overall project safety.

The proposed operation is temporary, will employ appropriate dust, noise, traffic, and environmental controls, and will be fully removed upon completion of the project. The site will be restored following project completion, ensuring no long-term impacts to surrounding properties or land uses.





TERRY E. BRANSTAD, GOVERNOR  
KIM REYNOLDS, LT. GOVERNOR

STATE OF IOWA

DEPARTMENT OF NATURAL RESOURCES  
CHUCK GIPP, DIRECTOR

**PERMIT ISSUANCE**

**CERTIFIED MAIL**

May 1, 2014

91 7199 9991 7032 5930 6519

Bob Hansen  
Department Manager  
Croell Redi-Mix Inc. Portable 136  
P.O. Box 430  
New Hampton, IA 50659

Subject: Issuance of Air Quality Construction Permit for Croell Redi-Mix Inc. Portable 136

Plant ID: PP-12-000  
Project Number: 14-158

Dear Mr. Hansen:

This letter transmits the air quality construction permit for the following air contaminant source as described in your generalized air construction permit application for a Concrete Batch Plant received on April 24, 2014. The Department understands that the application reflected accurate and complete information. This permit is issued for a portable concrete batch plant.

| Emission Unit                                        | Control  | Testing | Permit Number |
|------------------------------------------------------|----------|---------|---------------|
| Croell Redi-Mix Inc. Portable 136<br>Wet Batch Plant | Baghouse | None    | 14-A-293      |

Your attention is directed toward the specified Permit Conditions contained within this permit, specifically Sections 11, 14 and 15 (Emission Unit and Point Characteristics, Operating Limits and Operating Condition Monitoring, respectively). Please review these conditions and the entirety of the Air Construction Permit to understand the requirements necessary to remain in compliance with the permit.

Initial compliance testing is not required. As a condition of the generalized permit, no initial performance testing is required. However, the Department reserves the right to require testing for all emission units in the future if needed. Opacity exceeding the Indicator Opacity or a test failure of any other emission unit at this facility will be used as the primary indicators for the Department to consider requiring compliance stack testing.

Bob Hansen  
Croell Redi-mix Inc. Portable 136  
May 1, 2014  
Page 2 of 2

Based upon information submitted during the application process, the Department has determined that the concrete batch plant is not subject to the National Emission Standards for Hazardous Air Pollutants (NESHAP) at this time.

Per application, the diesel engine was manufactured in 2001. Hence, the engine is not subject to the New Source Performance Standards (NSPS). NSPS requirements are explained in Section 13 of the permit.

According to the Department records, this facility is not a major stationary source for the purposes of Prevention Significant Deterioration (PSD). In addition, this facility is not subject to the Title V Operating Program at this time.

If you have any questions concerning this project, please contact Priyanka Painuly, the review engineer, by telephone at 515-725-9546 or by email at [Priyanka.Painuly@dnr.iowa.gov](mailto:Priyanka.Painuly@dnr.iowa.gov). You may also contact the Air Construction Permit Hotline at 1.877.AIR.IOWA (1.877.247.4692) with any construction permit related questions.

Sincerely,



Gary Smith, Senior Environmental Engineer  
Construction Permit Section  
Air Quality Bureau

Enc.: Permit 14-A-293

Web Site: <http://www.iowadnr.gov/InsideDNR/RegulatoryAir.aspx>

Forms:

<http://www.iowadnr.gov/InsideDNR/RegulatoryAir/ConstructionPermits/ApplicationForms.aspx>



GOVERNOR KIM REYNOLDS  
 LT. GOVERNOR CHRIS COUNOYER  
 DIRECTOR KAYLA LYON

DEPARTMENT OF NATURAL RESOURCES  
 NATIONAL POLLUTANT DISCHARGE ELIMINATION SYSTEM (NPDES)  
 NOTICE OF GENERAL PERMIT COVERAGE UNDER  
 GENERAL PERMIT NO. 3

**STORM WATER DISCHARGE ASSOCIATED WITH CONSTRUCTION ACTIVITY FOR  
 ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND  
 CONSTRUCTION SAND AND GRAVEL FACILITIES**

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. 3. 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. 3 in accordance with the terms and conditions set forth in the permit.

Owner:

**CROELL, INC.  
 2010 KENWOOD AVE.  
 NEW HAMPTON IA 50659  
 (800)765-1490**

Contact:

**JEN SIMPSON  
 CROELL, INC.  
 2010 KENWOOD AVE. PO BOX 430  
 NEW HAMPTON IA 50659  
 (641)394-6789**

**Permit Coverage Issued To:**

**CROELL, INC.  
 1691 375TH ST  
 in LAKE CITY, CALHOUN COUNTY  
 located at**

| 1/4 Section | Section | Township | Range |
|-------------|---------|----------|-------|
| NW          | 22      | 86N      | 34W   |

**Coverage Provided Through:**

**4/1/2027**

**NPDES Permit Discharge Authorization Number:**

**21467 - 21234**

**Discharge Authorization Date:**

**4/1/2012**



[www.iowadnr.gov/wateruse](http://www.iowadnr.gov/wateruse)

## Water Use Registration Application

**IDNR CASHIER'S USE ONLY**  
**0975-542-WATR-PA-0570****Contact Information**

This section includes contact information regarding the registration holder and property owner for this Registration. The listed registration holder will receive all communications from the program.

**Registration Holder****Contact**Business Name: **Croell Inc.**Name: **Jason Meihost**

Email: [REDACTED]

Primary Phone: **319-530-5760** Ext:

Secondary Phone:

Fax:

**Address**Address 1: **2010 Kenwood Ave**

Address 2:

City: **New Hampton**State: **Iowa**Zip: **50659****Water Sources**

This section includes information regarding the type of sources of water withdrawn for this Registration. Identify all unique sources of water to be used.

Source Name: **Mcelhaney Creek**Source Type: **Stream/River****Water Usage****The water withdrawn will be put to the following beneficial use(s):**☐ **Aquifer Remediation** ☐ **Water Level** ☐ **Dust Suppression** ☐ **Directional Drilling** ☐ **Highway Construction**☒ **Mix Water** ☐ **Pressure Testing** ☐ **Test Pumping** ☐ **Other** \_\_\_\_**Comments/Details (optional):**

N/A

**Allocation****Requested Amount**

Maximum quantity desired: **750,000.00 Gallons**    Maximum pumping rate: **400.00 GPM**

**Estimated Dates of Water Withdrawal**

Begin Date: **07/27/2026**    End Date: **11/27/2026**

**Documents Uploaded**

- The following attachment is required for all new applications:
- A scaled map or aerial photo that clearly displays the following information:
    - Water use location boundaries
    - Labeled point locations of all withdrawal sites (wells & intakes)
    - Labeled depths of any wells

Optional: Additional supporting documents can also be uploaded.

| File Name                       |
|---------------------------------|
| Woodbury Co Water Discharge Map |

Woodbury County, IA / Sioux City

Summary

|                       |                                               |
|-----------------------|-----------------------------------------------|
| Parcel ID             | 894435100005                                  |
| Alternate ID          | 861770                                        |
| Property Address      | 1536 IDA AVE                                  |
|                       | MOVILLE IA 51039                              |
| Sec/Twp/Rng           | 35-89-44                                      |
| Brief Tax Description | ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44 |
|                       | (Note: Not to be used on legal documents)     |
| Deed Book/Page        | <a href="#">2024-02194(3/15/2024)</a>         |
| Gross Acres           | 36.30                                         |
| Net Acres             | 36.30                                         |
| Adjusted CSR Pts      | 1814.83                                       |
| Zoning                | AP - AGRICULTURAL PRESERVATION                |
| District              | 0049 ARLINGTON/WD-C                           |
| School District       | WOODBURY CENTRAL                              |
| Neighborhood          | N/A                                           |



Owner

Deed Holder  
[COUNTRYMAN JAMES D REVOCABLE TRUST](#)  
[2957 150TH STREET](#)  
MOVILLE IA 51039-8096  
Contract Holder  
Mailing Address  
COUNTRYMAN JAMES D REVOCABLE TRUST  
2957 150TH STREET  
MOVILLE IA 51039-8096

Land

Lot Area 36.30 Acres; 1,581,228 SF

Residential Dwellings

|                         |                                                                                             |
|-------------------------|---------------------------------------------------------------------------------------------|
| Residential Dwelling    |                                                                                             |
| Occupancy               | Single-Family / Owner Occupied                                                              |
| Style                   | 1 Story Frame                                                                               |
| Architectural Style     | N/A                                                                                         |
| Year Built              | 1910                                                                                        |
| Condition               | Above Normal                                                                                |
| Roof                    | Asph / Gable                                                                                |
| Flooring                |                                                                                             |
| Foundation              | Brk                                                                                         |
| Exterior Material       | Alum                                                                                        |
| Interior Material       | Plas                                                                                        |
| Brick or Stone Veneer   |                                                                                             |
| Total Gross Living Area | 1,038 SF                                                                                    |
| Main Area Square Feet   | 384                                                                                         |
| Attic Type              | 1/2 Finished; 134 SF                                                                        |
| Number of Rooms         | 0 above; 0 below                                                                            |
| Number of Bedrooms      | 0 above; 0 below                                                                            |
| Basement Area Type      | None                                                                                        |
| Basement Area           | 140                                                                                         |
| Basement Finished Area  |                                                                                             |
| Plumbing                | 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3;                                            |
| Appliances              | 1 Dishwasher;                                                                               |
| Central Air             | Yes                                                                                         |
| Heat                    | Heat Pump                                                                                   |
| Fireplaces              |                                                                                             |
| Porches                 |                                                                                             |
| Decks                   |                                                                                             |
| Additions               | 1 Story Frame (120 SF);<br>1 Story Frame (280 SF) (140 Bsmt SF);<br>1 Story Frame (120 SF); |
| Garages                 | 572 SF - Att Frame (Built 1993);                                                            |

Agricultural Buildings

| Plot# | Type                         | Description  | Width | Length | Year Built | Building Count |
|-------|------------------------------|--------------|-------|--------|------------|----------------|
| 0     | Silo - Concrete              | SILO         | 21    | 65     | 1965       | 1              |
| 0     | Crib                         | CRIB         | 26    | 28     | 1967       | 1              |
| 0     | Bin - Grain Storage (Bushel) |              | 0     | 0      | 1967       | 1              |
| 0     | Shed                         | FEED SHED    | 10    | 18     | 1969       | 1              |
| 0     | Bin - Grain Storage (Bushel) |              | 0     | 0      | 1973       | 1              |
| 0     | Steel Utility Building       | MACHINE SHED | 48    | 120    | 1978       | 1              |
| 0     | Steel Bulk Feed Tank         | BULK BIN     | 9     | 0      | 1980       | 1              |
| 0     | Steel Bulk Feed Tank         | BULK BIN     | 6     | 0      | 1980       | 1              |
| 0     | Silage Trench/Bunker         | SILO BUNKER  | 30    | 100    | 1991       | 1              |
| 0     | Steel Utility Building       | MACHINE SHED | 48    | 60     | 1994       | 1              |
|       | Bin - Grain Storage (Bushel) |              | 42    | 27     | 2005       | 1              |
|       | Steel Utility Building       |              | 40    | 60     | 2021       | 1              |

Yard Extras

#1 - (1) Auger, Horizontal 6 Auger Dia., 56.00 LF, Built 1960

Sales

| Date       | Seller             | Buyer                              | Recording  | Sale Condition - NUTC       | Type | Multi Parcel | Amount       |
|------------|--------------------|------------------------------------|------------|-----------------------------|------|--------------|--------------|
| 3/14/2024  | COUNTRYMAN JAMES D | COUNTRYMAN JAMES D REVOCABLE TRUST | 2024-02194 | No consideration            | Deed |              | \$0.00       |
| 12/17/2008 | COUNTRYMAN LLOYD   | COUNTRY JAMES                      | 701/1667   | SALE BETWEEN FAMILY MEMBERS | Deed |              | \$685,000.00 |

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

Valuation

|                           | 2026                      | 2025                      | 2024                      | 2023                      | 2022                      |
|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|---------------------------|
| Classification            | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture | Ag Dwelling / Agriculture |
| + Assessed Land Value     | \$69,730                  | \$69,730                  | \$59,110                  | \$59,110                  | \$45,920                  |
| + Assessed Building Value | \$54,900                  | \$54,900                  | \$59,950                  | \$59,040                  | \$42,360                  |
| + Assessed Dwelling Value | \$111,770                 | \$111,770                 | \$98,960                  | \$98,960                  | \$78,640                  |
| = Gross Assessed Value    | \$236,400                 | \$236,400                 | \$218,020                 | \$217,110                 | \$166,920                 |
| - Exempt Value            | \$0                       | \$0                       | \$0                       | \$0                       | \$0                       |
| = Net Assessed Value      | \$236,400                 | \$236,400                 | \$218,020                 | \$217,110                 | \$166,920                 |

Sioux City Special Assessments and Fees

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

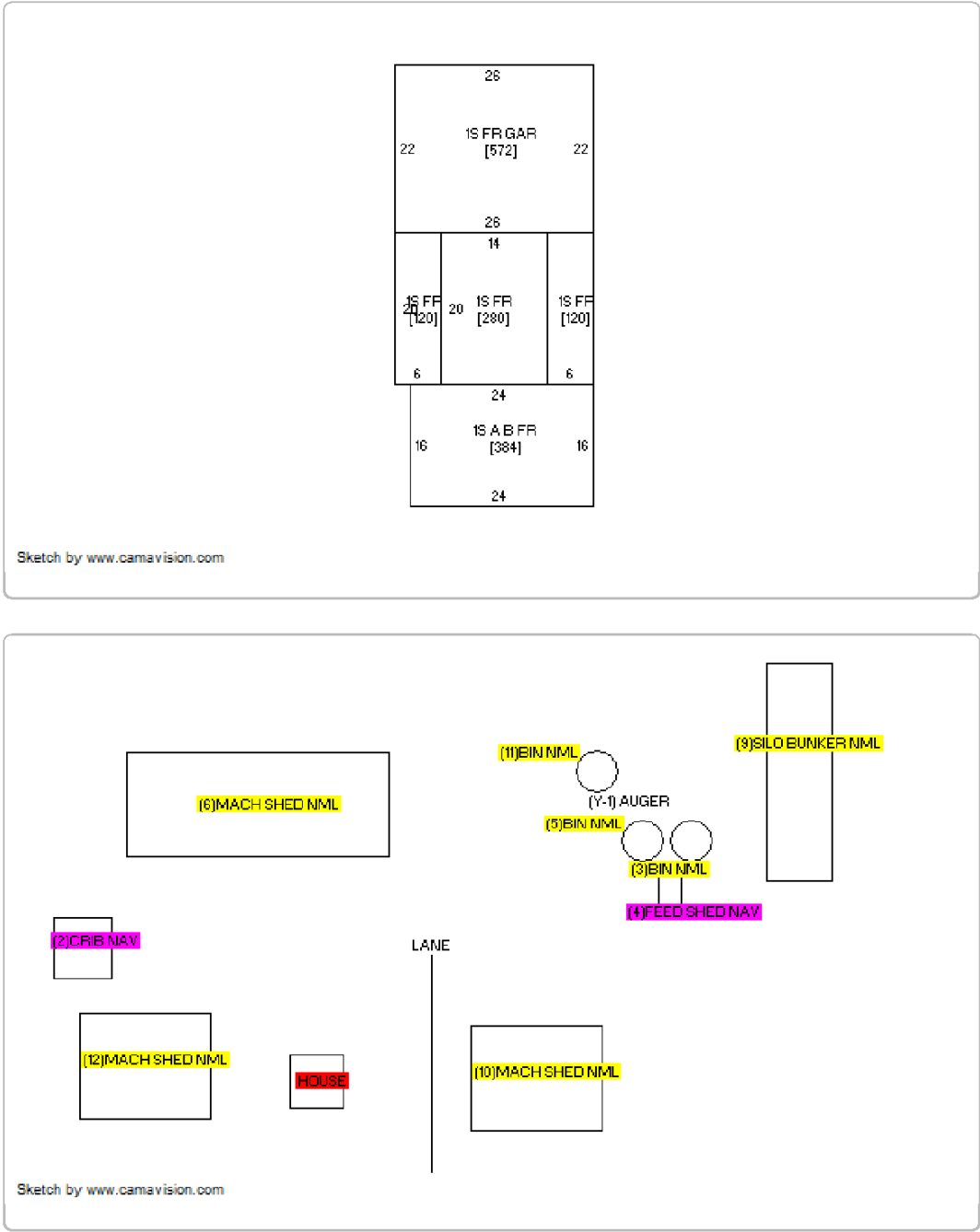
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



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

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Contact Us

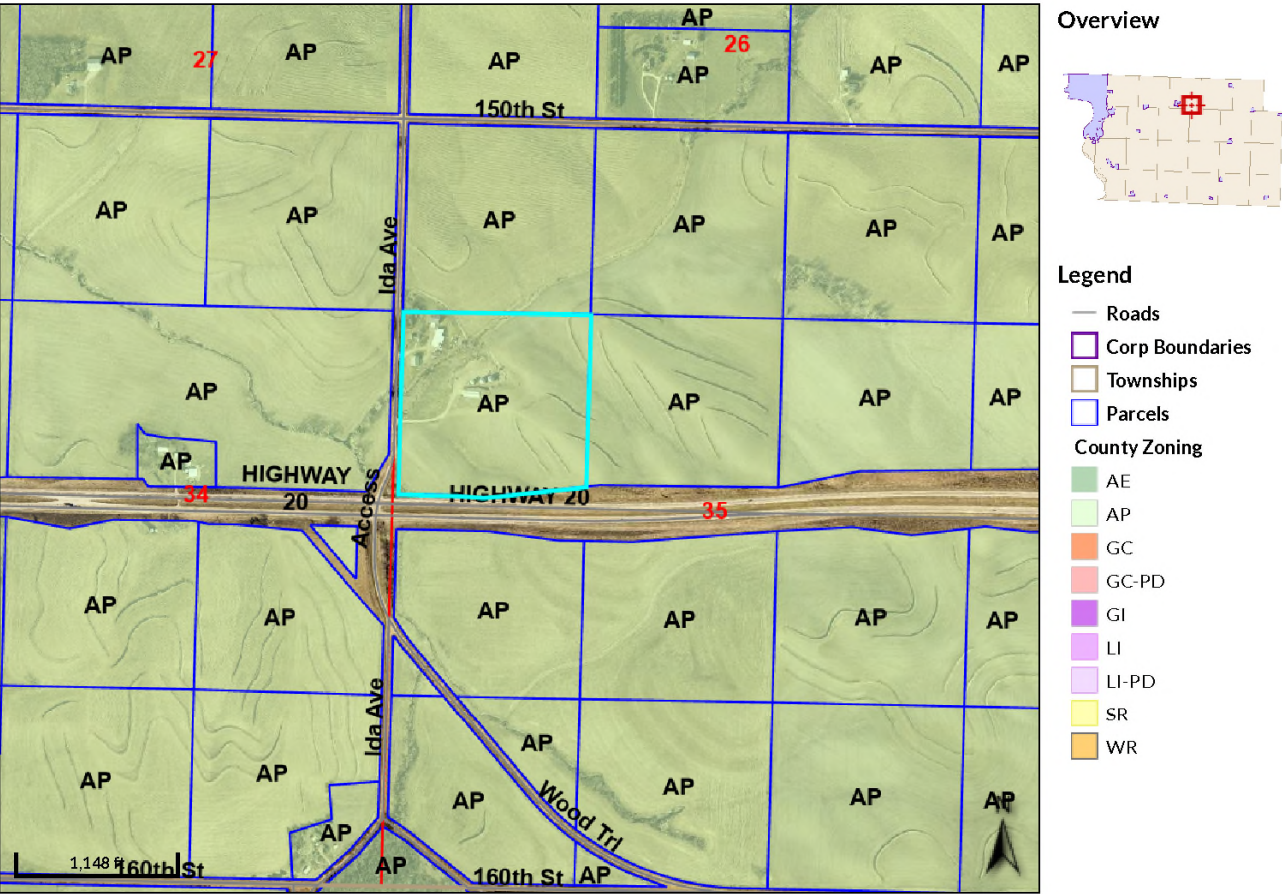
Developed by  
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Zoning Map

 **Beacon**<sup>TM</sup>

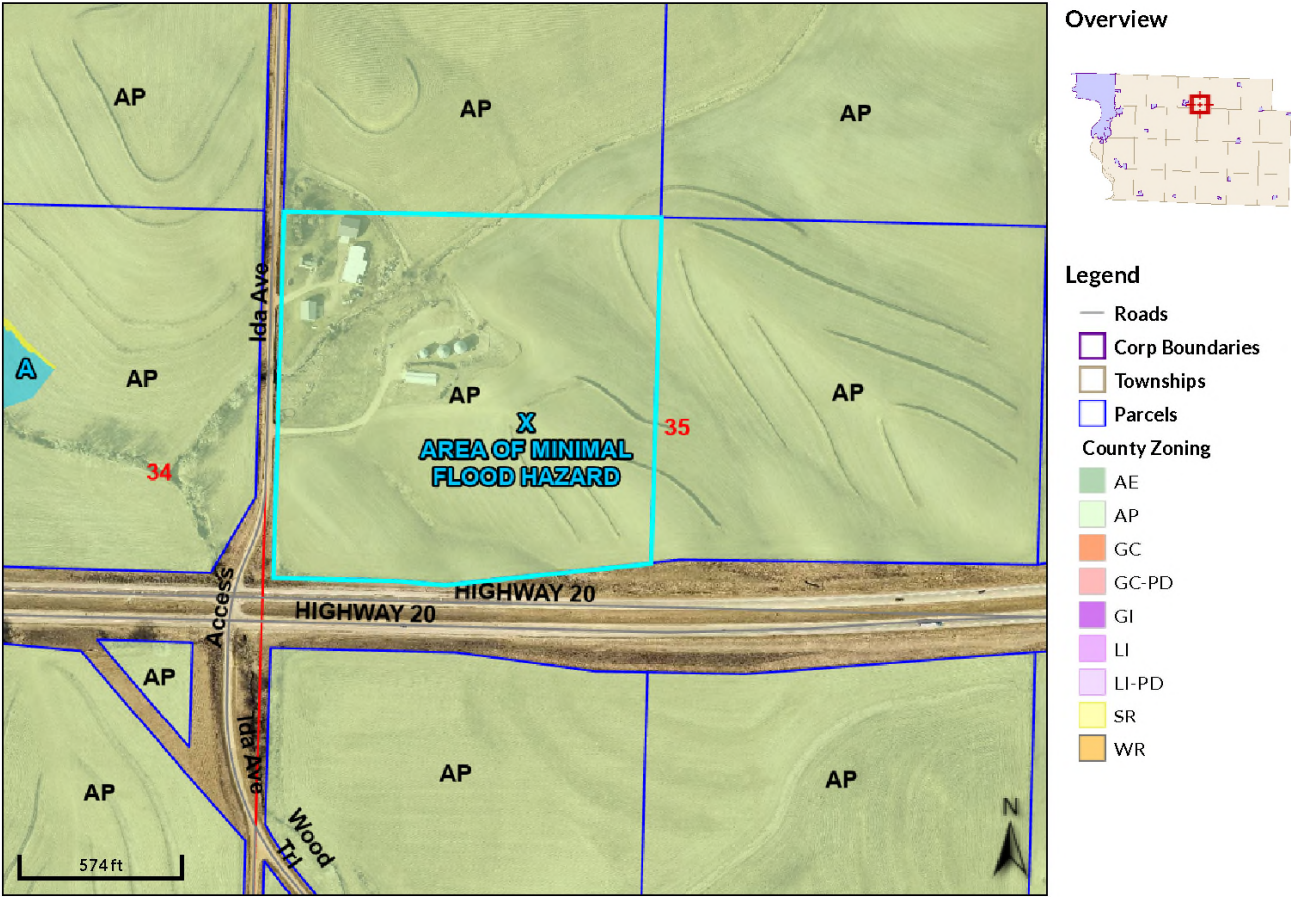
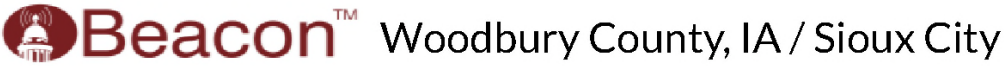
Woodbury County, IA / Sioux City



|                       |                                               |              |        |               |                                    |
|-----------------------|-----------------------------------------------|--------------|--------|---------------|------------------------------------|
| Parcel ID             | 894435100005                                  | Alternate ID | 861770 | Owner Address | COUNTRYMAN JAMES D REVOCABLE TRUST |
| Sec/Twp/Rng           | 35-89-44                                      | Class        | A      |               | 2957 150TH STREET                  |
| Property Address      | 1536 IDA AVE                                  | Acreage      | 36.3   |               | MOVILLE, IA 51039-8096             |
|                       | MOVILLE                                       |              |        |               |                                    |
| District              | 0049                                          |              |        |               |                                    |
| Brief Tax Description | ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44 |              |        |               |                                    |
|                       | (Note: Not to be used on legal documents)     |              |        |               |                                    |

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Floodplain Map



|                       |                                               |              |        |               |                                    |
|-----------------------|-----------------------------------------------|--------------|--------|---------------|------------------------------------|
| Parcel ID             | 894435100005                                  | Alternate ID | 861770 | Owner Address | COUNTRYMAN JAMES D REVOCABLE TRUST |
| Sec/Twp/Rng           | 35-89-44                                      | Class        | A      |               | 2957 150TH STREET                  |
| Property Address      | 1536 IDA AVE                                  | Acreage      | 36.3   |               | MOVILLE, IA 51039-8096             |
|                       | MOVILLE                                       |              |        |               |                                    |
| District              | 0049                                          |              |        |               |                                    |
| Brief Tax Description | ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44 |              |        |               |                                    |
|                       | (Note: Not to be used on legal documents)     |              |        |               |                                    |

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Elevation Map



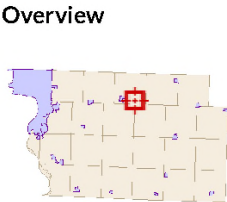
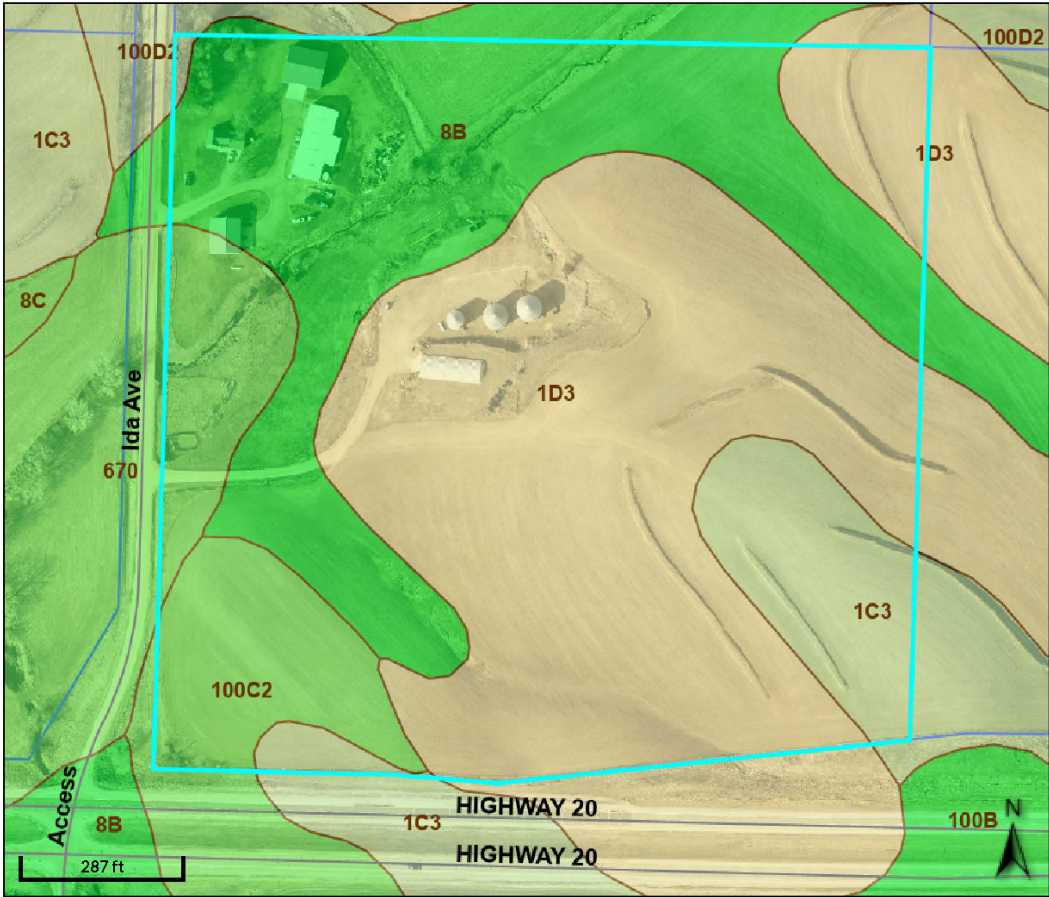




Soil Report

 **Beacon**<sup>TM</sup>

Woodbury County, IA / Sioux City



Legend

— Roads

Soils

- 0.000000 - 5.000000
- 5.000001 - 20.000000
- 20.000001 - 30.000000
- 30.000001 - 40.000000
- 40.000001 - 50.000000
- 50.000001 - 60.000000
- 60.000001 - 70.000000
- 70.000001 - 80.000000
- 80.000001 - 90.000000
- 90.000001 - 100.000000

 Corp Boundaries

 Townships

 Parcels

|                       |                                               |              |        |               |                                    |
|-----------------------|-----------------------------------------------|--------------|--------|---------------|------------------------------------|
| Parcel ID             | 894435100005                                  | Alternate ID | 861770 | Owner Address | COUNTRYMAN JAMES D REVOCABLE TRUST |
| Sec/Twp/Rng           | 35-89-44                                      | Class        | A      |               | 2957 150TH STREET                  |
| Property Address      | 1536 IDA AVE                                  | Acreage      | 36.3   |               | MOVILLE, IA 51039-8096             |
|                       | MOVILLE                                       |              |        |               |                                    |
| District              | 0049                                          |              |        |               |                                    |
| Brief Tax Description | ARLINGTON TOWNSHIP SWNW(EX ROAD ROW) 35-89-44 |              |        |               |                                    |
|                       | (Note: Not to be used on legal documents)     |              |        |               |                                    |

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Woodbury County, IA / Sioux City

Summary

|                         |                     |                                                  |
|-------------------------|---------------------|--------------------------------------------------|
| Parcel ID               | 894435100005        |                                                  |
| Gross Acres             | 36.30               |                                                  |
| ROW Acres               | 0.00                |                                                  |
| Gross Taxable Acres     | 36.30               |                                                  |
| Exempt Acres            | 0.00                |                                                  |
| Net Taxable Acres       | 36.30               | (Gross Taxable Acres - Exempt Land)              |
| Average Unadjusted CSR2 | 58.99               | (2141.24 CSR2 Points / 36.3 Gross Taxable Acres) |
|                         |                     |                                                  |
| Agland Active Config    | 2025                |                                                  |
| Processed Date and Time | 2026-02-20 12:03:41 |                                                  |

Sub Parcel Summary

| Description | Acres | CSR2  | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|-------------|-------|-------|------------------------|----------------------|
| 100% Value  | 25.68 | 53.37 | 1,370.54               | 1,370.54             |
| Non-Crop    | 10.62 | 72.57 | 770.70                 | 452.84               |
| Total       | 36.30 |       | 2,141.24               | 1,823.38             |

Soil Summary

| Description | SMS   | Soil Name                                                    | CSR2  | Adjusted Acres | Unadjusted CSR2 Points | Adjusted CSR2 Points |
|-------------|-------|--------------------------------------------------------------|-------|----------------|------------------------|----------------------|
| 100% Value  | 8B    | Judson silty clay loam, deep loess, 2 to 5 percent slopes    | 92.00 | 5.27           | 484.84                 | 484.84               |
| 100% Value  | 100C2 | Monona silty clay loam, 5 to 9 percent slopes, eroded        | 85.00 | 2.70           | 229.50                 | 229.50               |
| 100% Value  | 670   | Rawles silt loam, 0 to 2 percent slopes, occasionally floode | 82.00 | 0.24           | 19.68                  | 19.68                |
| 100% Value  | 1C3   | Ida silt loam, 5 to 9 percent slopes, severely eroded        | 58.00 | 2.98           | 172.84                 | 172.84               |
| 100% Value  | 1D3   | Ida silt loam, 9 to 14 percent slopes, severely eroded       | 32.00 | 14.49          | 463.68                 | 463.68               |
| Non-Crop    | 8B    | Judson silty clay loam, deep loess, 2 to 5 percent slopes    | 92.00 | 5.69           | 523.48                 | 273.58               |
| Non-Crop    | 670   | Rawles silt loam, 0 to 2 percent slopes, occasionally floode | 82.00 | 1.75           | 143.50                 | 79.24                |
| Non-Crop    | 100D2 | Monona silty clay loam, 9 to 14 percent slopes, eroded       | 60.00 | 0.07           | 4.20                   | 2.74                 |
| Non-Crop    | 1D3   | Ida silt loam, 9 to 14 percent slopes, severely eroded       | 32.00 | 3.11           | 99.52                  | 97.28                |
| Total       |       |                                                              |       | 36.30          | 2,141.24               | 1,823.38             |

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## **PUBLIC NOTICES DESIGNATION**

### **ACTION ITEM: OFFICIAL POSTING OF ZONING COMMISSION AGENDAS LOCATION(S):**

Consideration and approval to designate the doors with the glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, and to continue designating the bulletin board inside the north entrance of the Woodbury County Courthouse for that same purpose, and to reaffirm woodburycountyiowa.gov as the county's primary internet presence for such postings, in compliance with House File 2490.

### **Suggested Motion:**

Motion to approve the designation of the doors with the glass windows at the former Douglas Street public entrance/current emergency exit as an official posting location for Zoning Commission agendas and notices, and to continue designating the bulletin board inside the north entrance of the Woodbury County Courthouse for that same purpose, and to reaffirm woodburycountyiowa.gov as the county's primary internet presence for such postings, in compliance with House File 2490.



**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, appearing to read "Kim Reynolds", written over a horizontal line.

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.

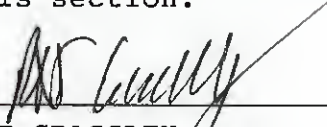
(b) The government body shows by clear and convincing evidence that the requests impose an unreasonable burden on the government body and compliance would substantially interfere with essential governmental operations.

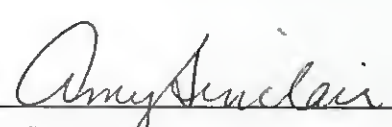
(c) The requests are submitted in a manner or accompanied by communication that constitute harassment of public officers or employees as provided in section 718.4.

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

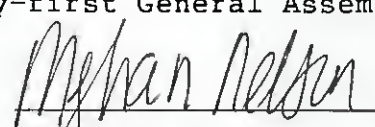
5. Upon finding by a preponderance of the evidence that the requester has not engaged in a pattern of vexatious conduct, a court shall order the payment of all costs and reasonable

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

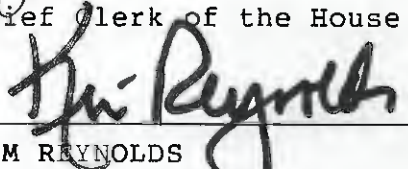
  
\_\_\_\_\_  
PAT GRASSLEY  
Speaker of the House

  
\_\_\_\_\_  
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 15<sup>th</sup>, 2026

  
\_\_\_\_\_  
KIM REYNOLDS  
Governor

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/17/2026 Weekly Agenda Date: 6/23/2026

Elected Official / Department Head / Citizen: Mark Nelson

## Wording for Agenda Item:

Direction for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

## Action Required:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Hold Public Hearing ☐

Informational ☐

Attachments ☐

Set Time:

Reviewed by County Attorney's Office: ☐

## Background & Financial Impact:

Following concerns raised by staff and the public at the June 16, 2026 Board of Supervisors meeting regarding industrial data center development, the Board directs the Zoning Commission to review the Woodbury County Zoning Ordinance. The current conditional use permit procedures lack sufficient specificity for data center projects. The Commission shall evaluate the permitting process for large-scale industrial data centers using its standard review procedures and public meetings to solicit community input, and shall recommend ordinance amendments to establish clearer standards, approval criteria, and procedures.

## Recommendation:

Direct for the Woodbury County Zoning Commission to review the Zoning Ordinance's permitting procedures for industrial data centers and to prepare and present a recommendation



with proposed changes to the Board of Supervisors. Through their review, the Commission is authorized to hold necessary public input sessions as part of this process.

*Approved by Board of Supervisors on March 17, 2026*

## PLANNING FOR DATA CENTER PUBLIC INPUT SESSIONS

The Board of Supervisors have directed the Zoning Commission to develop a recommendation regarding data centers. At the July 27, 2026, meeting, the Commission will need to prioritize its schedule for the months ahead. The goal is to continue regular monthly business at the courthouse while also adding additional dates for public input sessions in the towns.

Below is a blank draft schedule for consideration, with space between regular meetings to be determined. The Commission should reach consensus on the dates most appropriate for each Commissioner to attend so that a full quorum is present. Since the Supervisors expect the Commission to hold meetings throughout the county, the Commission will also need to determine the communities and the appropriate dates for each session.

| Date                                | Meeting Type               | Location            | Purpose                                                                                                                           |
|-------------------------------------|----------------------------|---------------------|-----------------------------------------------------------------------------------------------------------------------------------|
| Monday, July 27, 2026, 5:00 PM      | Regular Monthly Meeting    | Courthouse Basement | Conduct regular business. Process applications. Adopt the Fall Schedule for Data Center Input. Data center agenda item for input. |
| TO BE DETERMINED                    | Townhall Listening Session | TO BE DETERMINED    | Collect direct input from the public in a townhall format.                                                                        |
| TO BE DETERMINED                    | Townhall Listening Session | TO BE DETERMINED    | Collect direct input from the public in a townhall format.                                                                        |
| Monday, August 24, 2026, 5:00 PM    | Regular Monthly Meeting    | Courthouse Basement | Conduct regular business. Process applications. Data center discussion agenda item for input.                                     |
| TO BE DETERMINED                    | Townhall Listening Session | TO BE DETERMINED    | Collect direct input from the public in a townhall format.                                                                        |
| TO BE DETERMINED                    | Townhall Listening Session | TO BE DETERMINED    | Collect direct input from the public in a townhall format.                                                                        |
| Monday, September 28, 2026, 5:00 PM | Regular Monthly Meeting    | Courthouse Basement | Conduct regular business. Process applications. Data center discussion agenda item for input.                                     |
| TO BE DETERMINED                    | Townhall Listening Session | TO BE DETERMINED    | Collect direct input from the public in a townhall format.                                                                        |

|                                    |                            |                     |                                                                                               |
|------------------------------------|----------------------------|---------------------|-----------------------------------------------------------------------------------------------|
| TO BE DETERMINED                   | Townhall Listening Session | TO BE DETERMINED    | Collect direct input from the public in a townhall format.                                    |
| Monday, October 26, 2026, 5:00 PM  | Regular Monthly Meeting    | Courthouse Basement | Conduct regular business. Process applications. Data center discussion agenda item for input. |
| Monday, November 23, 2026, 5:00 PM | Regular Monthly Meeting    | Courthouse Basement | Conduct regular business. Process applications. Data center discussion agenda item for input. |

**The following list of sources includes a compilation of recent and relevant resources addressing the multifaceted challenges and considerations in data center development, with a primary focus on zoning, land-use entitlements, permitting processes, regulatory compliance, environmental impacts, and community engagement.**

The sources include legal alerts and client advisories, practical engineering and planning guides, policy primers and toolkits from academic, governmental, and nonprofit organizations, and industry perspectives on design, efficiency, and local governance. Together, they highlight common themes such as the limitations of outdated zoning codes, the importance of early due diligence, strategies for navigating public opposition and appeals, infrastructure demands (power, water, traffic), and best practices for balancing economic benefits with environmental and community protections.

**This is not an comprehensive list.** It serves as an informational starting point to build foundational knowledge.

**Bohler. (2023, October).** *Navigating the data center design and approval process* (by John Wright, PE). Bohler. <https://bohlerengineering.com/blog/insight/navigating-the-data-center-design-and-approval-process/> (Attachment: Navigating the Data Center Design and Approval Process - Bohler.pdf)

**Calabrese, A., & Promrat, K. (2026, June 19).** *Data center development: Key zoning and entitlement considerations*. DLA Piper. <https://www.jdsupra.com/legalnews/data-center-development-key-zoning-and-1288236/>

**Community & Environmental Defense Services (CEDs). (n.d.).** *datacenter - Community & Environmental Defense Services*. CEDs. <https://ceds.org/>

**Crowell & Moring LLP. (2026, June 23).** *EPA hands over AI data center regulation to states and communities to develop best practices*. Crowell & Moring. <https://www.crowell.com/en/insights/client-alerts/epa-hands-over-ai-data-center-regulation-to-states-and-communities-to-develop-best-practices>

**Cuddy & Feder LLP. (2015, December 14; content current as of 2026).** *Due diligence and zoning for data centers.* Cuddy & Feder LLP. <https://www.cuddyfeder.com/due-diligence-and-zoning-for-data-centers/>

**Energy Policy and Innovation Center (EPICenter), Georgia Institute of Technology. (n.d.).** *Data Center – Energy Policy and Innovation Center (EPICenter).* Georgia Tech. <https://epicenter.energy.gatech.edu/data-center/>

**Etienne, B. (2025, September 29).** *Zoning and permitting challenges for data centers: A growing infrastructure dilemma.* LinkedIn. <https://www.linkedin.com/pulse/zoning-permitting-challenges-data-centers-growing-dilemma-etienne-2az8e>

**Farber, D. (2025, August 4).** *Data center permitting: A roadmap.* Legal Planet. <https://legal-planet.org/2025/08/04/data-center-permitting-a-roadmap/>

**Federal Energy Management Program, U.S. Department of Energy. (2024, July 26).** *Best practices guide for energy-efficient data center design.* U.S. Department of Energy. <https://www.energy.gov/cmei/femp/articles/best-practices-guide-energy-efficient-data-center-design>

**FitzPatrick Lentz & Bub (Morgan, S. J.). (2025, December 15).** *Key data center zoning considerations for developers.* FitzPatrick Lentz & Bub. <https://www.flblaw.com/key-data-center-zoning-considerations-for-developers/>

**Fluet, J. (2021, July 22).** *Data centers evolved: A primer for planners.* Planning Magazine. American Planning Association. <https://www.planning.org/planning/2021/summer/data-centers-evolved-a-primer-for-planners/>

**Gordon, S. (2026, April 20).** *Data centers are here, and more are coming. Our zoning is not ready.* Smart Growth America. <https://www.smartgrowthamerica.org/knowledge-hub/news/data-centers-are-here-and-more-are-coming-our-zoning-is-not-ready/>

**Haines, M. S., Wilhelm, J. G., & Barnes, J. M. (2026, March 13).** *Navigating permitting challenges: A practical guide for data center development in Pennsylvania.* Reed Smith. <https://www.reedsmith.com/articles/navigating-permitting-challenges-a-practical-guide-for-data-center-development-in-pennsylvania/>

**K&L Gates. (n.d./2026 context).** *Your questions answered: What data centers and energy-intensive infrastructure developers and operators need to know.* K&L Gates. <https://www.klgates.com/Your-Questions-Answered-What-Data-Centers-and-Energy-Intensive-Infrastructure-Developers-and-Operators-Need-to-Know>

**LightBox. (2025, April 10).** *Zoning and land use considerations for data centers.* LightBox Insight. <https://www.lightboxre.com/insight/zoning-and-land-use-considerations-for-data-centers/>

**Hall, A. (2025, June 25).** *Zoning and land use considerations for data centers.* Data Center Knowledge. <https://www.datacenterknowledge.com/data-center-site-selection/zoning-and-land-use-considerations-for-data-centers>

**MaxLife Commercial. (2026, June).** *Data centers: Community impact & permitting guide.* MaxLife Commercial. <https://maxlifedevelopment.com/blog/data-center-community-impact-permitting-guide/>

**Mayo, R. L. (2025, October).** *Data center regulation in the United States.* Sheila and Robert Challey Institute for Global Innovation and Growth, North Dakota State University. <https://www.ndsu.edu/sites/default/files/documents/DataCenterRegulationInUSFinal.pdf>

**National Association of Counties (NACo). (2026, February).** *NACo informational primer and county considerations: Data centers.* NACo. <https://www.naco.org/resource/naco-informational-primer-and-county-considerations-data-centers>

**North Star Data Center Policy Toolkit (AINOW). (n.d.).** *Local interventions.* AINOW. <https://datacenters.ainowinstitute.org/local/>

**Penn State Extension. (2026, April 2; updated).** *Data centers: A guide to common questions.* Penn State Extension. <https://extension.psu.edu/data-centers-a-guide-to-common-questions>

**Southern Environmental Law Center (SELC). (n.d.).** *Getting it right: Local approaches to data center development.* SELC. <https://www.selc.org/resource/getting-it-right-local-approaches-to-data-center-development/>

**StruxHub. (n.d.).** *Data center construction compliance: Top tools for streamlining permits and compliance in data center construction.* StruxHub. <https://struxhub.com/blog/data-center-construction-compliance-top-tools-for-streamlining-permits-and-compliance-in-data-center-construction/>

**SWCA. (n.d.).** *From dirt to data: The full lifecycle playbook for data center permitting (expert insights).* SWCA. <https://www.swca.com/news-insights/from-dirt-to-data-the-full-life-cycle-playbook-for-data-center-permitting/>

**Trinity Consultants. (2025, June 23).** *Powering the next generation of data centers: Navigating due diligence and air permitting for data center development.* Trinity Consultants. <https://trinityconsultants.com/resources/powering-the-next-generation-of-data-centers-navigating-due-diligence-and-air-permitting-for-data-center-dev>

**Urban Land Institute (ULI) Americas Data Center Product Council. (2024).** *Local guidelines for data center development.* Urban Land Institute. [https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper\\_hm\\_2024-11-12\\_final-final-round.pdf](https://knowledge.uli.org/-/media/files/research-reports/2024/uli-data-center-whitepaper_hm_2024-11-12_final-final-round.pdf)

**York County Planning Commission (YCPC). (2025, August; revised April 2026).** *Data center model ordinance.* York County Planning Commission. <https://www.ycpc.org/DocumentCenter/View/5537/Data-Centers-Model-Ordinance---2026-Update-PDF?bidId=>