



WOODBURY COUNTY BOARD OF ADJUSTMENT SPECIAL MEETING

Wednesday, September 9, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Wednesday, September 9, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA to conduct business and public hearings. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 645 657 659#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF PREVIOUS MEETING(S) MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
A	PUBLIC HEARING (ACTION ITEM): CONSIDERATION OF A VARIANCE APPLICATION FROM LANCE BRITTON ON BEHALF OF LANCE & KAYCI BRITTON FOR RELIEF TO COMPLETE AN EXISTING UNFINISHED DETACHED ACCESSORY GARAGE/BUILDING PRIOR TO THE PRINCIPAL DWELLING, TO LOCATE IT CLOSER TO THE FRONT LOT LINE THAN THE FRONT EDGE OF THE PLANNED PRINCIPAL STRUCTURE, AND TO REDUCE THE REQUIRED FRONT YARD SETBACK FROM 75 FEET DOWN TO 65 FEET, 60 FEET, 55 FEET, OR A DISTANCE THE BOARD OF ADJUSTMENT DEEMS APPROPRIATE ON PARCEL #894631100008 AT 5 ROSE LANE, SIOUX CITY, IOWA 51106. SUMMARY: The Woodbury County Board of Adjustment will hold a public hearing, pursuant to Section 335 of the Code of Iowa, for the consideration of a variance application submitted by Lance Britton on behalf of Lance & Kayci Britton. The application requests approval to complete an existing, unfinished detached garage/accessory building (proposed approximately 24' W x 30' D x 10' H, peak 18' H and subject to changes) on the property. The concrete walls and floor of the structure were already in place when the applicants purchased the property. Specifically, the applicants seek relief from Section 4.12.2 (to permit completion of the accessory garage/building prior to construction of the principal dwelling), Section 4.12.3 (to allow the accessory structure to be positioned closer to the front lot line than the front edge of the planned primary structure), and Section 3.04 (AE Agricultural Estates District Dimensional Standards) to reduce the required front yard setback from 75 feet down to 65 feet, 60 feet, 55 feet, or a distance the Board of Adjustment deems appropriate. The affected property consists of Parcel #894631100008, an approximately 2.11-acre property located at 5 Rose Lane, Sioux City, Iowa 51106, in the Agricultural Estates (AE) Zoning District in Concord Township (T89N R46W), Section 31, Northwest Quarter (NW ¼), legally described as Lot Five (5), in Block One (1), Sun View Addition to Woodbury County, Iowa. The property lies in an Area of Minimal Flood Hazard (Zone X) and is currently used for residential/agricultural estates purposes, with the proposed use being a residential accessory building (garage/shed). The owners/applicants are Lance & Kayci Britton, 1612 Myrtle St., Sioux City, Iowa 51103.

B	INFORMATION ITEM ON THE WOODBURY COUNTY ZONING COMMISSION'S DIRECTION FROM THE BOARD OF SUPERVISORS TO REVIEW THE ZONING ORDINANCE'S PERMITTING PROCEDURES FOR INDUSTRIAL DATA CENTERS FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN (ACTION ITEM)

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Minutes - Woodbury County Board of Adjustment – August 3, 2026

The Board of Adjustment meeting convened on the 3rd of August 2026 at 5:00 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference.

Meeting Audio:

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

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/board_of_adjustment/
 - YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=cLv5FGD7FW0>
-

BA Members Present: Daniel Hair, Pam Clark, Larry Fillipi, Tom Thiesen, Doyle Turner

BA Members Absent: None

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Jason Meihost, Andrew Glover, Randee Glover, David Munro, Thomas Schroeder, Debra Schroeder

1. Call to Order & Roll Call

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

2. Public Comment on Matters Not on the Agenda

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

3. Approval of Previous Meeting Minutes

- **Action:** Consideration of the minutes from the Board of Adjustment meeting held on June 22, 2026.
- **Motion:** Pam Clark moved to accept the minutes from the June 22, 2026 meeting as distributed.
- **Second:** Tom Thiesen seconded the motion.
- **Discussion:** None.
- **Vote:** 5-0 Unanimous approval (Hair, Clark, Thiesen, Fillipi, Turner voting "Aye"). *Motion carried.*

4. Item 4.A: Public Hearing (Action Item) — Consideration of a Conditional Use Permit Application from Croell, Inc. for a Temporary Portable Concrete Batch Plant on Parcel #894435100005 (1536 Ida Avenue, Merville, IA)

- **Staff Report:** Zoning Coordinator Daniel Priestley presented the staff report. Croell, Inc. (Paving Division), on behalf of property owner Countryman James D. Revocable Trust, requested a Conditional Use Permit (CUP) to establish and operate a temporary portable concrete batch plant (Rex Model S portable unit, aggregate stockpiles, silos, cement storage pigs) to support the Iowa DOT Highway 20 reconstruction project. The subject property is a 36.30-acre parcel located at 1536 Ida Avenue, Merville, in the Agricultural Preservation (AP) Zoning District (Arlington Township, Section 35). All equipment will be removed and the site restored upon project completion. The Woodbury County Zoning Commission reviewed the proposal on July 27, 2026, and recommended approval (5-0). Staff highlighted key operational conditions: an expiration date of December 31, 2028 (or project completion), site restoration requirements, and compliance with County Engineer requirements regarding driveway access/extension permits, new culvert installation, and dust control on Ida Avenue.

- **Applicant Presentation:** Jason Meihost, representing Croell, Inc. (New Hampton, IA), addressed the board. He explained that setting up the portable batch plant at this location offers a safe setup utilizing existing project traffic controls to keep batch truck traffic off main public thoroughfares as much as possible. The operational timeline includes setting up and paving from late August through October 2026, returning during the same August–October window in 2027, followed by cleanup and total site removal before December 31, 2028. The plant will occupy approximately 3 to 5 acres of the parcel. Croell, Inc. has applied for secondary road driveway permits, will install a new culvert per county guidelines, apply gravel surfacing to control mud and dust, and maintain Ida Avenue out to Highway 20. Regarding site restoration, the property owner currently uses the site for parking/storage rather than active farming; per the lease agreement, Croell will remove aggregate surfacing for owner reuse, replace topsoil, prep, and seed the ground back to grass or owner specification.
- **Board Discussion:** The board inquired about driveway layout, access, surfacing, and weed control. Meihost clarified that they will utilize the south driveway (south of an unnamed drainage creek) which is wide enough for two-way truck traffic. Director Fillipi emphasized the importance of controlling primary noxious weeds around the perimeter during operation.
- **Public Hearing Closure:**
 - **Motion:** Pam Clark moved to close the public hearing.
 - **Second:** Doyle Turner seconded the motion.
 - **Vote: Approved 5-0. Public hearing closed.**
- **Board Deliberation & Action:** Board members noted that temporary batch plants are standard, necessary support facilities for major highway paving projects like Highway 20. The board agreed with including staff conditions and adding an explicit requirement for noxious weed control.
- **Formal Motion:** Pam Clark moved to approve the Conditional Use Permit for Croell, Inc. to operate a temporary portable concrete batch plant on Parcel #894435100005 subject to staff recommendations with an expiration date of December 31, 2028, or upon completion of the Highway 20 project, whichever comes first, with the added condition that the operator maintain effective primary noxious weed control on the property.
- **Second:** Larry Fillipi.
- **Vote: 5-0** Unanimous approval (Hair, Clark, Thiesen, Fillipi, Turner voting "Aye"). *Motion carried.*

Item 4.B: Public Hearing (Action Item) — Consideration of a Variance Application from Andrew Alan Glover for Relief from Section 3.04 and Section 4.02.4A on Parcel #884517400006 (1871 Grundy Avenue, Merville, IA)

- **Staff Report:** Daniel Priestley presented the staff report. Property owner Andrew Alan Glover requested variance relief to rebuild and enlarge a storm-damaged porch structure on the west (rear) side of his single-family dwelling at 1871 Grundy Avenue, Merville (AP Zoning District, 2.5 acres). The storm on May 16, 2026 damaged the existing porch. The existing house is a legal nonconforming structure situated entirely within the 100-foot front yard setback (~46 ft from the front right-of-way line). Under Section 4.02.4A, expansion of a nonconforming structure is prohibited if it increases nonconformity without a variance. The proposed addition extends ~20 feet to the west (rear, away from Grundy Ave) within the rear portion of the setback, remaining 75 feet or more from the front right-of-way line. The expansion will enclose a basement access and an existing private well head. Staff reviewed consultations with Siouxland District Health (Ivy Bremer); while enclosing well heads is generally discouraged due to maintenance access risks, there is no direct regulatory prohibition in county ordinance. Staff recommended approval subject to an explicit disclaimer and assumption-of-risk condition relieving the county of liability and placing all risk/costs of well maintenance or replacement on the property owner.
- **Applicant Presentation:** Andrew Alan Glover (1871 Grundy Ave) addressed the board. He explained that the private well was hand-dug in 1917, is lined with concrete culvert rings ~4 feet deep, and is capped with a heavy iron grate (manhole-style cover). The well will remain accessible under a 12-foot high roof within a post-frame, three-season utility space featuring dirt/gravel floor (eventual concrete grade) and a roll-up door on the north side for garden tractor access. Glover acknowledged that due to the well's 110-year age, any major pump failure would necessitate drilling a new well rather than repairing the old one, and expressed full willingness to abandon the well and drill a new one if necessary. Enclosing the area under a roof is intended to prevent recurring winter pipe freezing.
- **Public Hearing Closure:**
 - **Motion:** Larry Fillipi moved to close the public hearing.
 - **Second:** Pam Clark seconded the motion.
 - **Vote: Approved 5-0. Public hearing closed.**

- **Board Deliberation & Action:** The board concurred that the applicant's plan was reasonable, minimal relief necessary to recover from storm damage, and that the hold-harmless condition protects the county.
- **Formal Motion:** Larry Fillipi moved to approve the variance application for Andrew Alan Glover (Parcel #884517400006) at 1871 Grundy Avenue, Moville, IA, granting relief from Section 3.04 and Section 4.02.4A of the Woodbury County Zoning Ordinance to authorize the reconstruction and expansion of the storm-damaged rear porch structure, including the enclosure of the basement access and private well access, extending 20 feet or more to the west within the rear portion of the 100-foot front yard setback at a distance of 75 feet or more from the Grundy Avenue right-of-way line, subject to the condition to be included in the official resolution: ***Well Enclosure Assumption of Risk:** Property owner encloses the private well entirely at their own risk. Approval does not imply health department or engineering endorsement, nor does it guarantee future maintenance access. The owner assumes all responsibility for potential complications, including the cost of drilling a new well if repairs become impossible. Woodbury County assumes no liability for issues arising from this enclosure.*
- **Second:** Doyle Turner.
- **Vote:** 5-0 Unanimous approval (Hair, Clark, Thiesen, Fillipi, Turner voting "Aye"). *Motion carried.*

Item 4.C: Public Hearing (Action Item) — Consideration of a Variance Application from David and Megan Munro for Relief from Section 4.12.3 and Section 3.04 on Parcel #894429100010 (2750 140th Street, Moville, IA)

- **Staff Report:** Daniel Priestley presented the staff report regarding a variance request submitted by David and Megan Munro for Parcel #894429100010 (2.01 acres located at 2750 140th Street, Moville, AP Zoning District). The applicants seek to construct a 12'x20' accessory shed (personal storage and private chicken coop) closer to the front lot line than the front edge of the principal dwelling (violating Section 4.12.3) and within the 100-foot front yard setback at approximately 45 feet from the front property line and 105 feet from the roadway centerline (violating Section 3.04). Staff explained that the parcel possesses unique severe physical constraints, including a narrow triangular shape, a 60-foot right-of-way easement along 140th Street/Hwy 140, and 500-year/Zone A floodplain hazards covering the rear southern portion. Placement in front of the house is the only feasible non-floodplain location. A previous shed in the same location blew over during a recent severe storm.
- **Applicant Presentation:** Dave Monroe (2750 140th St) explained that their previous shed was destroyed by storm winds/tornado activity. He seeks to rebuild a matching pole-barn style structure in essentially the same footprint to house his lawnmower and chickens. He confirmed the shed location will not obstruct vehicular sightlines when exiting the driveway.
- **Public Hearing Closure:**
 - **Motion:** Pam Clark moved to close the public hearing.
 - **Second:** Doyle Turner seconded the motion.
 - **Vote:** Approved 5-0. *Public hearing closed.*
- **Board Deliberation & Action:** Board members noted that triangular lot geometry and environmental constraints justify variance relief.
- **Formal Motion:** Pam Clark moved to approve the variance request as presented for David and Megan Munro (Parcel #894429100010) by allowing the accessory structure to be built in front of the principal structure (relief from Section 4.12.3) and reducing the front yard setback from 100 feet to 45 feet from the front property line (relief from Section 3.04).
- **Second:** Larry Fillipi.
- **Vote:** 5-0 Unanimous approval (Hair, Clark, Thiesen, Fillipi, Turner voting "Aye"). *Motion carried.*

Item 4.D: Public Hearing (Action Item) — Consideration of a Variance Application from Thomas A. and Debra S. Schroeder for Relief from Section 3.04 and Section 4.02.4A on Parcel #884704152004 (6500 6th Avenue, Sioux City, IA)

- **Staff Report:** Daniel Priestley presented the staff report. Thomas A. and Debra S. Schroeder requested front yard setback relief for Parcel #884704152004 (3.64 acres, 6500 6th Avenue, Agricultural Estates AE Zoning District, Woodbury Township). The applicants propose constructing an ~846 sq ft L-shaped wooden deck attached to the side and rear of their single-family home. The house was built in 1900 prior to zoning adoption and sits entirely within the required 75-foot front setback, rendering it legal nonconforming under Section 4.02. The nearest corner of the proposed side deck will sit 29.17 feet from the front lot line right-of-way. Priestley noted that the City of Sioux City was consulted due to corporate boundary proximity; Sioux City Planning (Chris Matson) confirmed no issues and noted a voluntary annexation agreement is on file for

future utility extensions. The County Engineer submitted review comments concerning gravel road dust and proximity to a horizontal roadway curve.

- **Applicant Presentation:** Thomas Schroeder (6500 6th Avenue) explained that the main entrance to their 1900 home is on the east side where an old deck is deteriorating. They wish to construct the new L-shaped deck along the south side to overlook their property and rebuild the entry deck simultaneously. Regarding roadway curve risks, Schroeder noted a vehicle leaving the road would impact the house before reaching the deck. The board discussed gravel road dust mitigation, with Director Turner recommending calcium chloride application (Marks Distribution, ~\$1.70/ft) as an effective annual dust suppressant.
- **Public Hearing Closure:**
 - **Motion:** Doyle Turner moved to close the public hearing.
 - **Second:** Larry Fillipi seconded the motion.
 - **Vote:** Approved 5-0. *Public hearing closed.*
- **Board Deliberation & Action:** The board agreed the request was standard and practical, incorporating the County Engineer's advisories into the resolution.
- **Formal Motion:** Pam Clark moved that the Board of Adjustment approve the variance requested by Thomas A. and Debra S. Schroeder for relief from Section 3.04 and Section 4.02.4A of the Woodbury County Zoning Ordinance to permit construction of the proposed L-shaped wooden deck on the side and rear of their home with the nearest corner situated approximately 29.17 feet from the front lot line right-of-way, and that the County Engineer's concerns (owner responsibility for dust control and assumption of risk regarding horizontal curve traffic) be incorporated directly into the official resolution.
- **Second:** Doyle Turner.
- **Vote: 5-0** Unanimous approval (Hair, Clark, Thiesen, Fillipi, Turner voting "Aye"). *Motion carried.*

Item 4.E: Official Posting of Board of Adjustment Agendas Location(s) (Action Item)

- **Staff Report:** Daniel Priestley reported on compliance measures under House File 2490 regarding official physical and digital posting locations for public meeting notices and agendas. To ensure 24/7 public visibility, the county established dual physical posting locations in addition to the official website.
- **Formal Motion:** Pam Clark moved to approve the designation of the doors with glass windows at the former Douglas Street public entrance (current emergency exit) as an official posting location for Board of Adjustment agendas and notices, 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.
- **Second:** Doyle Turner.
- **Vote: 5-0** Unanimous approval (Hair, Clark, Thiesen, Fillipi, Turner voting "Aye"). *Motion carried.*

Item 4.F: Information Item — Zoning Commission Permitting Review for Industrial Data Centers

- **Staff Overview:** Daniel Priestley provided an informational briefing regarding the Board of Supervisors' directive for the Zoning Commission to review permitting procedures for industrial data centers in unincorporated Woodbury County following a county-wide moratorium. The Zoning Commission has scheduled three public town hall listening sessions, beginning Monday, August 31, 2026, at 7:00 PM in Sloan, IA, to gather grassroots public feedback from unincorporated landowners. Priestley discussed the technical scope of data centers (interconnected computer/server facilities, cryptocurrency history, power/water/noise impacts), historical precedent from county utility zoning reviews (industrial solar, wind, nuclear), the importance of clear ordinance definitions and predictability, local government federalism, and the dynamics of municipal annexation.
- **Outcome:** *Information item only; no formal board action required.*

5. Public Comment on Matters Not on the Agenda

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

6. Staff Update

Daniel Priestley reported that due to the Labor Day holiday on Monday, September 7, 2026, the regular September meeting date requires rescheduling. Following a poll of board members, the board established

Wednesday, September 9, 2026 as the next regular meeting date (confirming a quorum).

7. Board Member Comment or Inquiry

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

9. Adjournment

- **Action:**
 - **Motion:** Doyle Turner moved to adjourn the meeting.
 - **Second:** Larr Fillipi second.
 - **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The meeting was adjourned at approximately 6:09 PM.

10. Appendix

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

VARIANCE PROPOSAL

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Application Information

Application Date: August 13, 2026

Applicant(s)/Owner(s): Lance Britton on behalf of Lance & Kayci Britton

Number of Lots: 1

Total Acres: 2.11

Pre-Application Meeting: August 3, 2026

Legal Notice Date: August 27, 2026

Stakeholder(s) Notice Date: August 20, 2026

Neighbor Notification Letter: August 28, 2026

Board of Adjustment Public Hearing: September 9, 2026, 5:00 PM

Property Details

Parcel(s): 894631100008

Township: T89N (Concord Township)

Range: R46W

Section: 31

Quarter: NW ¼

Zoning District: Agricultural Estates (AE)

Floodplain District: Area of Minimal Flood Hazard (Zone X)

Property Address: 5 ROSE LN, SIOUX CITY, IA 51106

Current Use: Residential / Agricultural Estates

Proposed Use: Residential accessory building (garage/shed)

Legal Description

Lot Five (5), in Block One (1), Sun View Addition to Woodbury County, Iowa.

Purpose of Variance Application

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 Lance Britton on behalf of Lance Britton and Kayci Britton. The application pertains to Parcel No. 894631100008, which consists of 2.11 acres located at 5 Rose Lane, Sioux City, Iowa 51106. The property lies in Section 31, Township 89 North, Range 46 West, Concord Township, Woodbury County, Iowa, and identified as Lot Five (5), in Block One (1), Sun View Addition to Woodbury County, Iowa, along Rose Lane, within the Agricultural Estates (AE) Zoning District.

The applicants seek approval to complete their existing, unfinished detached garage (proposed approximately 24' W × 30' D × 10' H, peak 18' H and subject to changes) on the property. The concrete walls and floor of the structure were already in place when the applicants purchased the property. The structure is proposed to be located closer to the front lot line than the front edge of the planned single-family dwelling that has not yet been constructed, and a portion of the building sits inside the standard 75-foot front yard setback.

Specifically, the applicants request variance relief from:

- Section 4.12.2, to permit the completion of an accessory garage/building prior to the construction of the principal dwelling;

- Section 4.12.3 (Accessory Buildings and Structures), to allow the accessory garage to be positioned closer to the front lot line than the front edge of the primary structure; and
- Section 3.04 (AE Agricultural Estates District Dimensional Standards), to reduce the required front yard setback from 75 feet down to 65 feet, 60 feet, 55 feet, or a distance the Board of Adjustment deems appropriate.

These unique circumstances—specifically the pre-existing poured-concrete foundation and walls fixed in place prior to the applicants' ownership, together with the desire to complete the accessory structure before the principal dwelling—create practical difficulties that prevent strict compliance, satisfying the standards for variance relief under Section 2.02.8.F. The requested relief is the minimum necessary; it does not authorize a prohibited use, constitute a de facto ordinance amendment, or vary any floodplain management provisions under Section 5.03 (the property lies in an area of minimal flood hazard). The owners/applicants are Lance & Kayci Britton, 1612 Myrtle St., Sioux City, Iowa 51103 (property address 5 Rose Ln., Sioux City, IA 51106).

Aerial Map



Requirements for Variances

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

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

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

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

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

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

Review Criteria 3: (Section 2.02.8F2-5)

The ordinance also states that no variance shall be granted:

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

Staff Recommendation

Staff recommends approval. The application demonstrates unique physical constraints (pre-existing poured-concrete walls and floor of the accessory structure fixed in place prior to the current owners' purchase) that prevent compliance with standard accessory building location, sequencing, and setback requirements while accommodating the planned principal dwelling. The proposed completion of the existing structure at its current location minimizes impacts and meets the variance criteria under Section 2.02.8F.

Motion for Consideration:

Motion to approve the said variance request as presented by allowing the accessory structure to be completed prior to the principal dwelling, to be located closer to the front lot line than the front edge of the planned principal structure, and to reduce the front yard setback from 75 FT to 55 FT (or such lesser distance as the Board deems appropriate) on the said property.

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

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

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

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

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

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

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

Property Owner	Address	City	State	Zip	Comments
Lance Britton and Kayci Britton, husband and wife, as joint tenants with full rights of survivorship	1612 Myrtle St	Sioux City	IA	51103	No comments received.
Dustin Wenham and Brandie Wenham, husband and wife, as joint tenants with full rights of survivorship	6 Rose Lane	Sioux City	IA	51106	No comments received.
David D. Harris and Andrea L. Harris, husband and wife, as joint tenants with full rights of survivorship	7 Rose Lane	Sioux City	IA	51106	No comments received.
Caryl Lee Johnston	8 Rose Lane	Sioux City	IA	51106	No comments received.
Donald Eggerling and Peggy Eggerling, husband and wife, as joint tenants with full rights of survivorship	3 Rose Lane	Sioux City	IA	51106	No comments received.
Erendida M. Ramirez and Daniel Ramirez-Martinez, husband and wife, as joint tenants with full rights of survivorship	2 Rose Lane	Sioux City	IA	51106	No comments received.
Carla J. DeRoos and Nick B. DeRoos, Trustees, or their successors in trust, under the Carla J. DeRoos Living Trust, dated December 7, 2010	1 Rose Lane	Sioux City	IA	51106	No comments received.
Kyle Kistner and Nicole Kistner, husband and wife, as joint tenants with full rights of survivorship	4 Rose Lane	Sioux City	IA	51106	No comments received.
SMO Holdings, LLC (1/3); GV Olson Holdings, LLC (1/3); JCO Holdings, LLC (1/6); LMO Holdings, LLC (1/6)	141 Rottunda Way	South Sioux City	NE	68776	No comments received.
William C. Amick	6100 Stone Ave	Sioux City	IA	51106	No comments received.
Gary L. Turbes and Janet K. Turbes, husband and wife, as joint tenants with full rights of survivorship	6030 Stone Ave	Sioux City	IA	51106	No comments received.
Dennis G. Rose and Colleen M. Rose, husband and wife, as joint tenants with full rights of survivorship	6000 Stone Ave	Sioux City	IA	51106	No comments received.
Joseph Kopal and Shavonne Kopal, husband and wife, as joint tenants with full rights of survivorship	5930 Stone Ave	Sioux City	IA	51106	No comments received.
Mary Kathleen Jensen	5960 Stone Ave	Sioux City	IA	51106	No comments received.

Source: Engleson Abstract Co., Inc. certification (Document #333724). Map reference: Beacon – Woodbury County, IA / Sioux City (Parcel ID 894631100008).

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): I have reviewed the following requested variance for MEC electric distribution. We have no conflicts, the customer should be made aware that any requested extension or relocation of distribution facilities may be subject to a customer contribution. – Casey Meinen, 8/20/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): I reviewed this for MEC “gas” and we have no conflicts/concerns. – Tyler Ahlquist, 8/20/26.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): No comments.

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: No comments.

WOODBURY COUNTY RECORDER: No comments.

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

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: The WCSWCD has no comment on this request. – Neil Stockfleth, 8/20/26.

WOODBURY COUNTY TREASURER: No comments.

Legal Notice

Sioux City Journal

AFFIDAVIT OF PUBLICATION

Sioux City Journal
2802 Castles Gate Drive
Sioux City 51106
(712) 293-4250

State of Florida, County of Broward, 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:

Aug. 27, 2026

NOTICE ID: hP2x9iBoQf7myEPicAUt

PUBLISHER ID: COL-IA-503595

NOTICE NAME: BA_Meeting_9-9-26

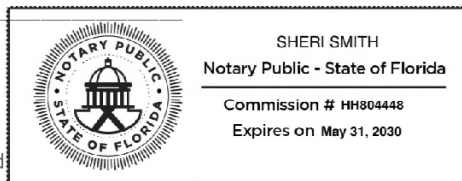
Publication Fee: \$66.20

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 08/28/2026

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARING
BEFORE THE WOODBURY
COUNTY BOARD OF
ADJUSTMENT

The Woodbury County Board of Adjustment will hold a public hearing on the following items, hereafter described in detail, on Wednesday, September 9, 2026, at 5:00 PM or as soon thereafter as the matter may be considered during the public meeting. Said hearing will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item 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 matter should appear at the aforesaid hearing in person or call 712-454-1133 and enter the Conference ID: 645 657 656# 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 Hestley at dhestley@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 4, 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 variance application submitted by the property owner Lance Britton on behalf of Lance Britton and Kayla Britton. The application pertains to Parcel No. 894531100008, which consists of 2.14 acres located at 5 Rose Lane, Sioux City, Iowa 51106. The property lies in Section 31, Township 89 North, Range 46 West, Concord Township, Woodbury County, Iowa, within the Agricultural Estates (AE) Zoning District. The legal description is Lot Five (5), in Block One (1), Sun View Addition to Woodbury County, Iowa. The applicants seek approval to complete their existing unfinished detached garage (proposed approximately 24' W x 30' D x 10' H, peak 18' H and subject to dimensional changes throughout the review process) on the property. The concrete walls and floor of the structure were already in place when the applicants purchased the property. The structure is proposed to be located closer to the front lot line than the front edge of the planned single family dwelling that has not yet been constructed, and a portion of the building sits inside the standard 75-foot front yard setback. Specifically, the applicants request variance relief from Section 4-12.2 to permit the completion of an accessory garage/building prior to the construction of the principal dwelling (Section 4-12.3 Accessory Buildings and Structures), to allow the accessory garage to be positioned closer to the front lot line than the front edge of the primary structure, and Section 3-04 (AE Agricultural Estates District Dimensional Standards), to reduce the required front yard setback from 75 feet down to 65 feet, 60 feet, 55 feet, or a distance the Board of Adjustment deems appropriate. These unique circumstances—specifically the pre-existing poured-concrete foundation and walls fixed in place prior to the applicants' ownership, together with the desire to complete the accessory structure before the principal dwelling—create practical difficulties that prevent strict compliance. The owners/applicants are Lance & Kayla Britton, 1612 Myrtle St., Sioux City, Iowa 51103 (property address: 5 Rose Ln., Sioux City, IA 51106).

The preliminary agenda for the Woodbury County Board of Adjustment special meeting, scheduled for Wednesday, September 9, 2026, at 5:00 PM will be posted on the Woodbury County website on the Board of Adjustment committee page at least 24 hours prior to the meeting. To access it, visit www.woodburycountyowa.gov, navigate to the "Committees" section, and select "Board of Adjustment" (listed under the Iowa Code category). The direct link is https://www.woodburycountyowa.gov/committees/board_of_adjustment/. For inquiries, call 712-279-8639 or email dhestley@woodburycountyowa.gov. COL-IA-503595

Appendix

Variance Application

Opening Statement (email from Lance Britton, August 13, 2026)

Daniel Priestley

From: Lance Britton [REDACTED]
Sent: Thursday, August 13, 2026 2:56 PM
To: Daniel Priestley
Subject: Opening Statement

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

We, Lance and Kayci Britton, property owners of 5 Rose Lane, Sioux City, Iowa (Parcel #894631100008; Lot 5, Block 1, Sun View Addition, Section 31, Concord Township), located within the Agricultural Estates (AE) Zoning District, respectfully request a variance from the Woodbury County Board of Adjustment. We are seeking relief from the Woodbury County Zoning Ordinance in order to complete our existing, unfinished detached garage, which is proposed to be located closer to the front lot line than the front edge of our planned single-family dwelling that has not yet been constructed. Specifically, we request relief from: Section 4.12.2, to permit the completion of an accessory garage/building prior to the construction of our principal dwelling; Section 4.12.3, to allow the accessory garage to be positioned closer to the front lot line than the front edge of the primary structure; and Section 3.04, to reduce the required Agricultural Estates (AE) front yard setback from 75 feet down to 65 feet, 60 feet, 55 feet, or a distance the Board deems appropriate. The existing layout will allow for a building roughly 24' W x 30' D x 10' H, Peak 18' H.

Best regards,

Lance Britton
President - Sharp Lawn Care, Inc.





OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(8)
Page 1 of 3

Variance Application

Owner Information: Owner <u>Lance & Kayci Britton</u> Address <u>1612 Myrtle St</u> <u>Sioux City, IA 51103</u> Phone <u>[REDACTED]</u>	Applicant Information: Applicant <u>Lance Britton</u> Address <u>1612 Myrtle St</u> <u>Sioux City, IA 51103</u> Phone <u>[REDACTED]</u>		
Engineer/Surveyor _____ Phone _____			
Property Information: Property Address or Address Range <u>5 Rose Lane, Sioux City, IA 51106</u> Quarter/Quarter _____ Sec <u>31</u> Township/Range <u>89 N / 46 W</u> Parcel ID # <u>894631100008</u> GIS # <u>905550</u> Total Acres <u>2.11</u> Current Use <u>Residential / Agricultural Estates</u> Proposed Use <u>Residential accessory building (garage/shed)</u> Current Zoning <u>AE (Agricultural Estates)</u>			
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(8)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>8/13/26</u> Staff present <u>Dan Priester</u>			
The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and Board of Adjustment members to conduct a site visit and photograph the subject property. This Variance Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. <table style="width: 100%;"> <tr> <td style="width: 50%;"> Owner <u>Lance Britton</u> Date <u>8/11/2026</u> </td> <td style="width: 50%;"> Applicant <u>Lance Britton</u> Date _____ </td> </tr> </table>		Owner <u>Lance Britton</u> Date <u>8/11/2026</u>	Applicant <u>Lance Britton</u> Date _____
Owner <u>Lance Britton</u> Date <u>8/11/2026</u>	Applicant <u>Lance Britton</u> Date _____		
Fee: <u>\$300</u> Case #: <u>7207</u> Check #: <u>PC ending 7875 #300 3-13-26</u> Receipt #: _____	Date Received RECEIVED AUG 13 2026 WOODBURY COUNTY PLANNING & ZONING		

LS
B/K1

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

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

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

Section F. (1)(a)

- (i) Explain below why granting the variance will not adversely impact nearby properties:
Granting this variance will not adversely impact nearby properties. The concrete walls and floor of this structure were already in place when I purchased the property, and my plan is to finish it and side it to match my home exactly, so it will be clean, attractive, and add to the appearance and value of the neighborhood. Notably, the existing structure is set back even slightly farther from the road than similar accessory buildings on neighboring properties, so it stays well in line with the character of the area and will not crowd or detract from any adjacent property.
- (ii) Explain below why granting the variance will not substantially increases congestion of people, buildings or traffic:
Granting this variance will not substantially increase congestion of people, buildings, or traffic. The structure is a private accessory building for my own residential use on a 2.11-acre parcel. It generates no additional traffic, draws no public gatherings, and its footprint is already established, so there is no added density or congestion of any kind.
- (iii) Explain below why granting the variance will not endanger public health or safety:
Granting this variance will not endanger public health or safety. The building is a solidly constructed structure with full concrete walls and floor, set well back on a large lot. Finishing it will bring it to a completed, well-maintained condition that is safer and more appealing than leaving a partial structure in place, and it poses no risk to public health or safety.
- (iv) Explain below why granting the variance will not overburden public facilities or services:
Granting this variance will not overburden public facilities or services. The building requires no new public utilities, services, or infrastructure beyond what already serves my property. Completing and siding it to match my home will simply finish an existing structure, improving the appearance and value of the neighborhood at no cost or burden to any public facility.

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

Granting this variance will not impair the enjoyment, use, or value of nearby property. Once finished and sided to match my house, the building will be clean and attractive and will bring excellent value and curb appeal to the neighborhood. Because it sits slightly farther back than comparable buildings on neighboring lots, it blends naturally into the area and enhances, rather than diminishes, the enjoyment and value of surrounding properties.

Section F. (1)(b)

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

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

The property cannot yield a reasonable return without this variance because a substantial, permanent structure with full concrete walls and floor already exists on the site. Without the variance I cannot finish and use this building, leaving a costly, half-completed structure that serves no purpose and cannot provide the reasonable use the property is capable of.

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

The property has unique physical constraints because the concrete walls and floor of this building were already constructed, likely around 2015, before I bought the property. The location and footprint were fixed by that prior construction, and roughly 30% of the building sits at about the 65-foot mark rather than the required 75-foot setback. I cannot reasonably relocate a poured-concrete structure.

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

The hardship is not a result of my actions or decisions. The building was already partially constructed, with its concrete walls and floor in place, before I ever purchased the property. I did not choose its placement or setback. I simply wish to finish it responsibly and side it to match my home, which will bring excellent value and appearance to the neighborhood.



WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

Received by:
RECEIVED

JUL 27 2026

WOODBURY COUNTY
PLANNING & ZONING

For Office Use:		Case No. <u>7198</u>	
Zoning District <u>AE</u>	Date Approved _____	Denied _____	By _____
Floodplain District <u>X</u>	Map # <u>202 E</u>	Fee <u>500</u>	Ck/Rct # <u>CC ending 7875</u>
GIS # <u>8946 31 100 008</u>	Mail ☒	Pick up _____	

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Lance Britton Phone: _____

Mailing Address: 1612 Myrtle St City: Sibux City Zip: 51103

Structure will be built at (address): 5 Rose Lane

Occupied by: _____

Quarter/quarter _____ Section 31 Civil Township Concord

or
Subdivision Sun View Addn. Block 1 Lot(s) 5

Name of Contractor: self Phone: _____

Address of Contractor: _____

Anticipated start date of construction: (month/day/year): 8/15/26

Type of structure: House Will this be used for business purposes? No

Structure's Value: 300,000 Size of parcel in acres: 2.2

Remarks: _____

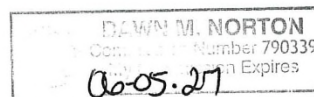
PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature _____

This 39 day of July, 20 26.

Dawn Norton
Notary Public in and for Woodbury County, Iowa



AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

SITE PLAN INSTRUCTIONS

Please do not hesitate to call if you have any questions. The site plan can be drawn on the graph below.

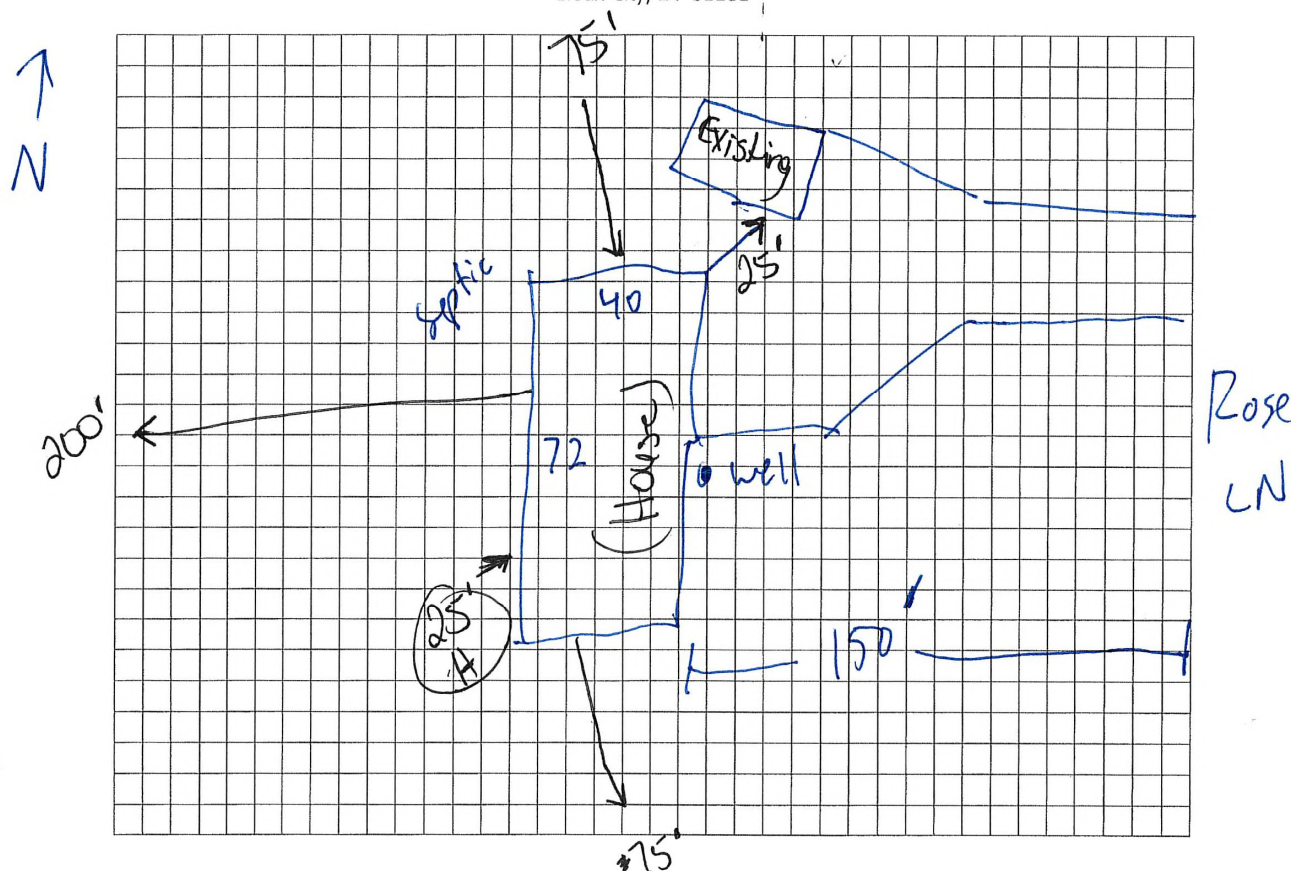
Refer to the setback reference sheet for your zoning district when planning your project.

Following is the list of things we need to see on your site plan, the site plan does not have to be to scale but should include the following:

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

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

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



Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894631100008
Alternate ID	905550
Property Address	5 ROSE LN
	SIoux CITY IA 51106
Sec/Twp/Rng	31-89-46
Brief Tax Description	SUN VIEW ADDN LOTS BLK1
	(Note: Not to be used on legal documents)
Deed Book/Page	2023-05524 (6/19/2023)
Gross Acres	2.11
Net Acres	2.11
Adjusted CSR Pts	0
Zoning	AE - AGRICULTURAL ESTATES
District	0025 CONCORD/LAWTON-BRONSON
School District	LAWTON BRONSON
Neighborhood	N/A

Owner

Deed Holder
[BRITTON LANCE & KAYCI](#)
1612 MYRTLE ST
SIoux CITY IA 51103
Contract Holder
Mailing Address
BRITTON LANCE & KAYCI
1612 MYRTLE ST
SIoux CITY IA 51103

Land

Lot Area 2.11 Acres :91,912 SF

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/1/2023	MISLAND ASSET INVESTMENT LLC	BRITTON LANCE & KAYCI	2023-05524	Vacant lot	Deed		\$135,000.00
4/26/2023	NUMA PROPERTY MANAGEMENT LLC	NISLAND ASSET INVESTMENT LLC	2023-03555	Vacant lot	Deed		\$125,000.00
4/4/2023	WOODBURY COUNTY SHERIFF	BRITTON LANCE & KAYCI	2023-03173	Foreclosures,forfeitures,Sheriff and Tax Sales or transfers arising from default	Deed		\$43,011.00
9/23/2002	ZIMMER DONALD W & PATRICIA D	MONTREUIL GLENN & RENEE	555/1527	NORMAL ARMS-LENGTH TRANSACTION	Deed		\$195,000.00

Permits

Permit #	Date	Description	Amount
6619	11/10/2020	New Dwlg	240,000

Valuation

	2026	2025	2024	2023	2022
Classification	Residential	Residential	Residential	Residential	Residential
+ Assessed Land Value	\$74,400	\$74,400	\$50,200	\$50,200	\$50,200
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$74,400	\$74,400	\$50,200	\$50,200	\$50,200
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$74,400	\$74,400	\$50,200	\$50,200	\$50,200

Sioux City Special Assessments and Fees

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

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

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

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

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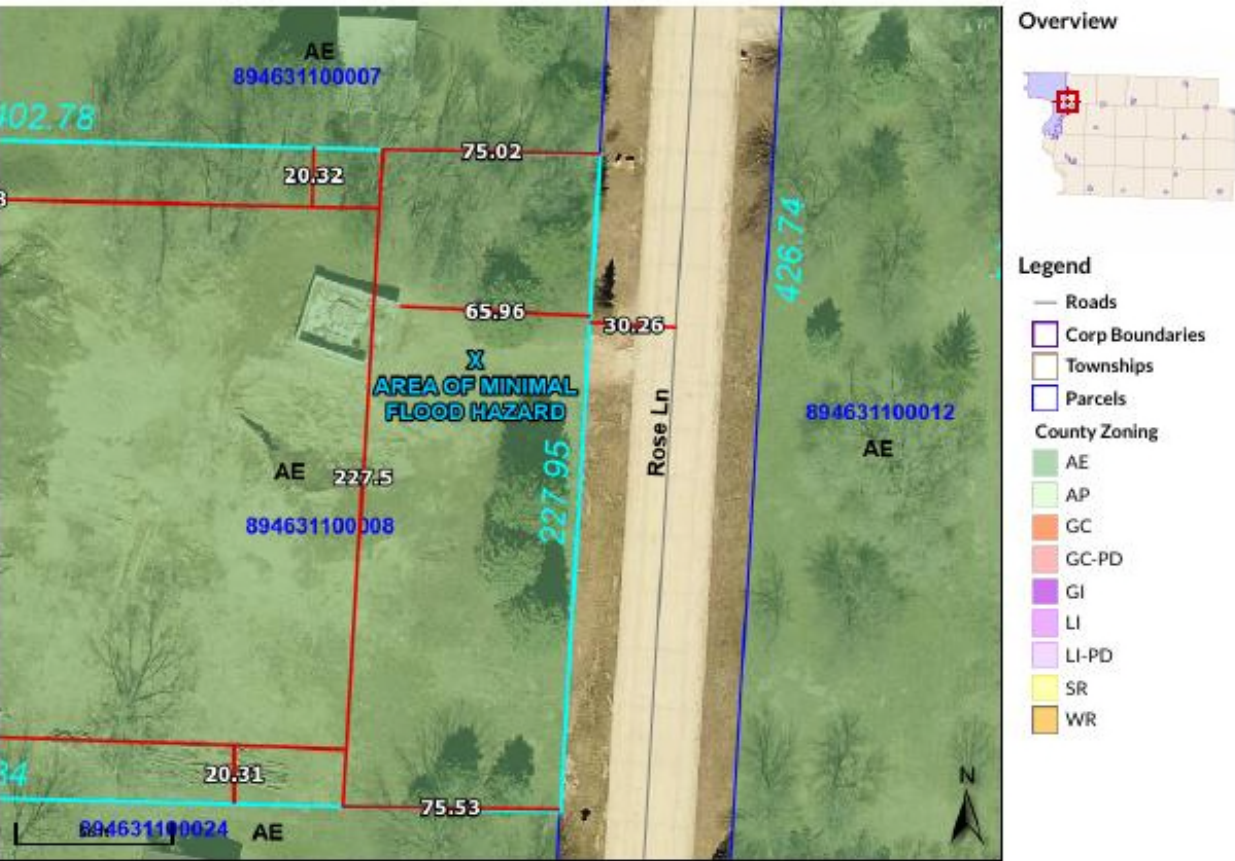
Contact Us

Developed by

SCHNEIDER

SOFTWARE

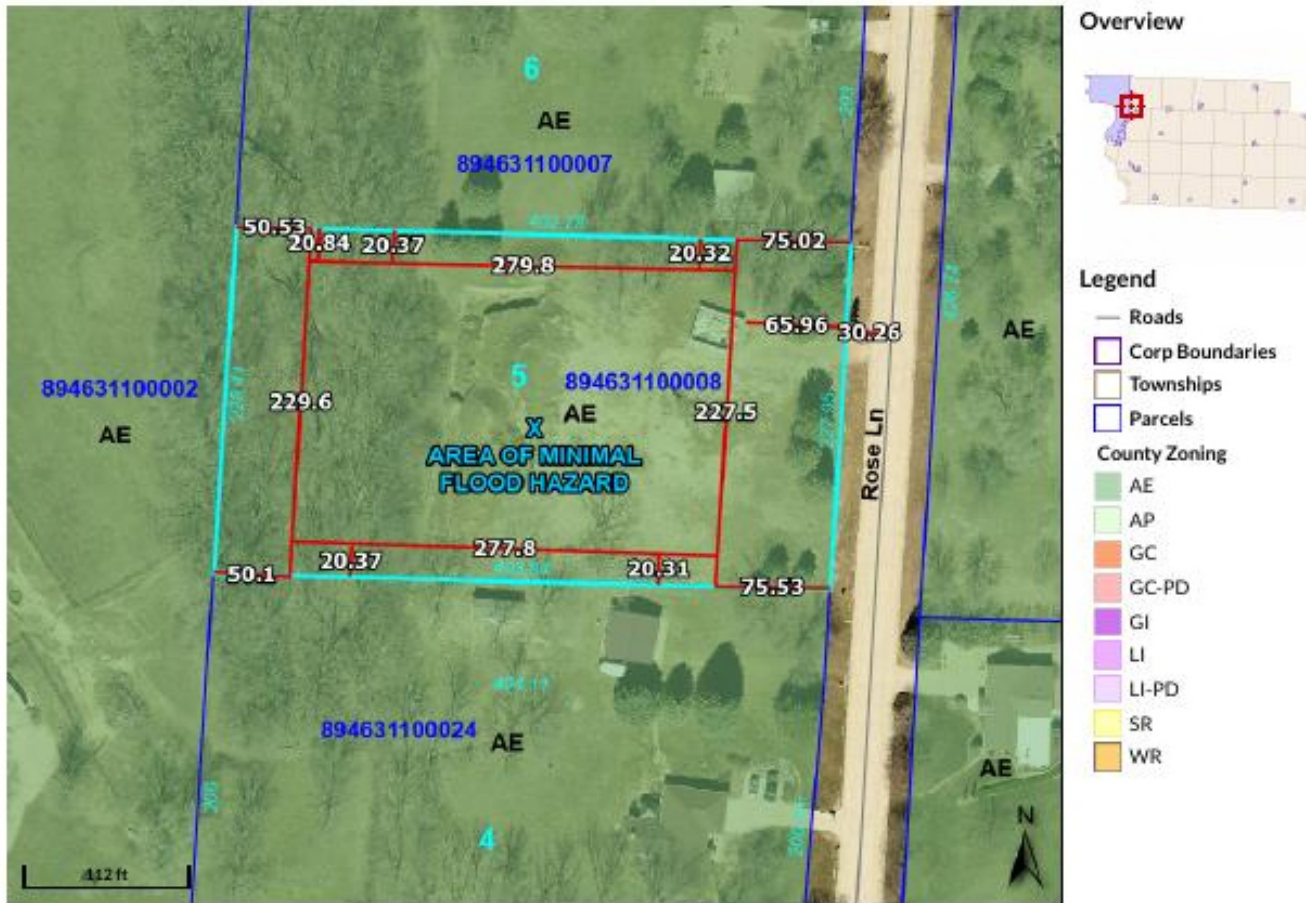
Zoning Map



Parcel ID 894631100008 Alternate ID 905550 Owner Address BRITTON LANCE & KAYCI
Sec/Twp/Rng 31-89-46 Class R 1612 MYRTLE ST
Property Address 5 ROSE LN Acreage 2.11 SIOUX CITY, IA 51103
SIOUX CITY
District 0025
Brief Tax Description SUN VIEW ADDN LOT5 BLK1
(Note: Not to be used on legal documents)

Date created: 8/13/2026
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 BeaconTM Woodbury County, IA / Sioux City

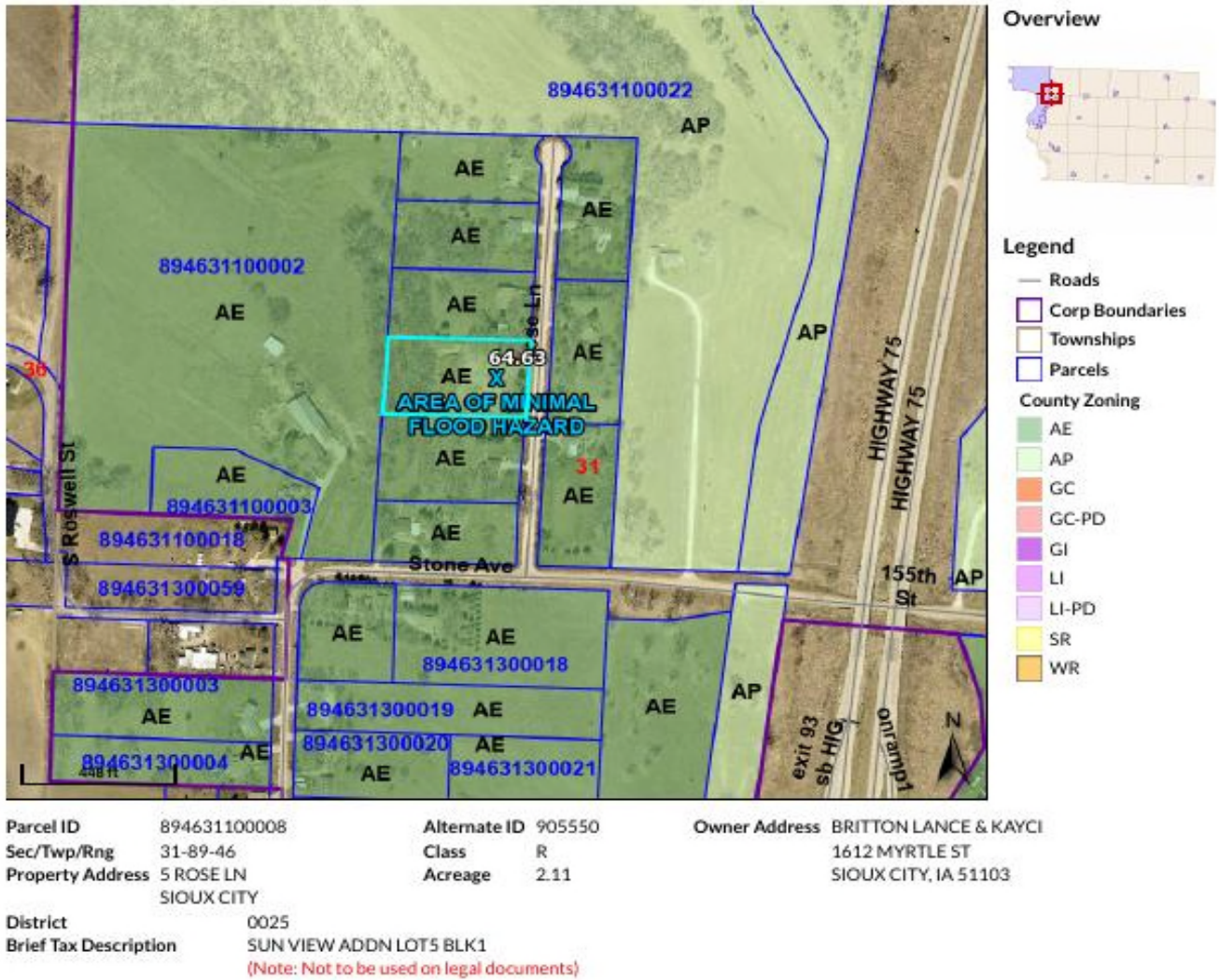


Parcel ID	894631100008	Alternate ID	905550	Owner Address	BRITTON LANCE & KAYCI
Sec/Twp/Rng	31-89-46	Class	R		1612 MYRTLE ST
Property Address	5 ROSE LN	Acreage	2.11		SIOUX CITY, IA 51103
	SIOUX CITY				
District	0025				
Brief Tax Description	SUN VIEW ADDN LOT5 BLK1				
	(Note: Not to be used on legal documents)				

Date created: 8/13/2026
Last Data Uploaded: 8/12/2026 10:18:19 PM

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BeaconTM Woodbury County, IA / Sioux City



Date created: 8/13/2026
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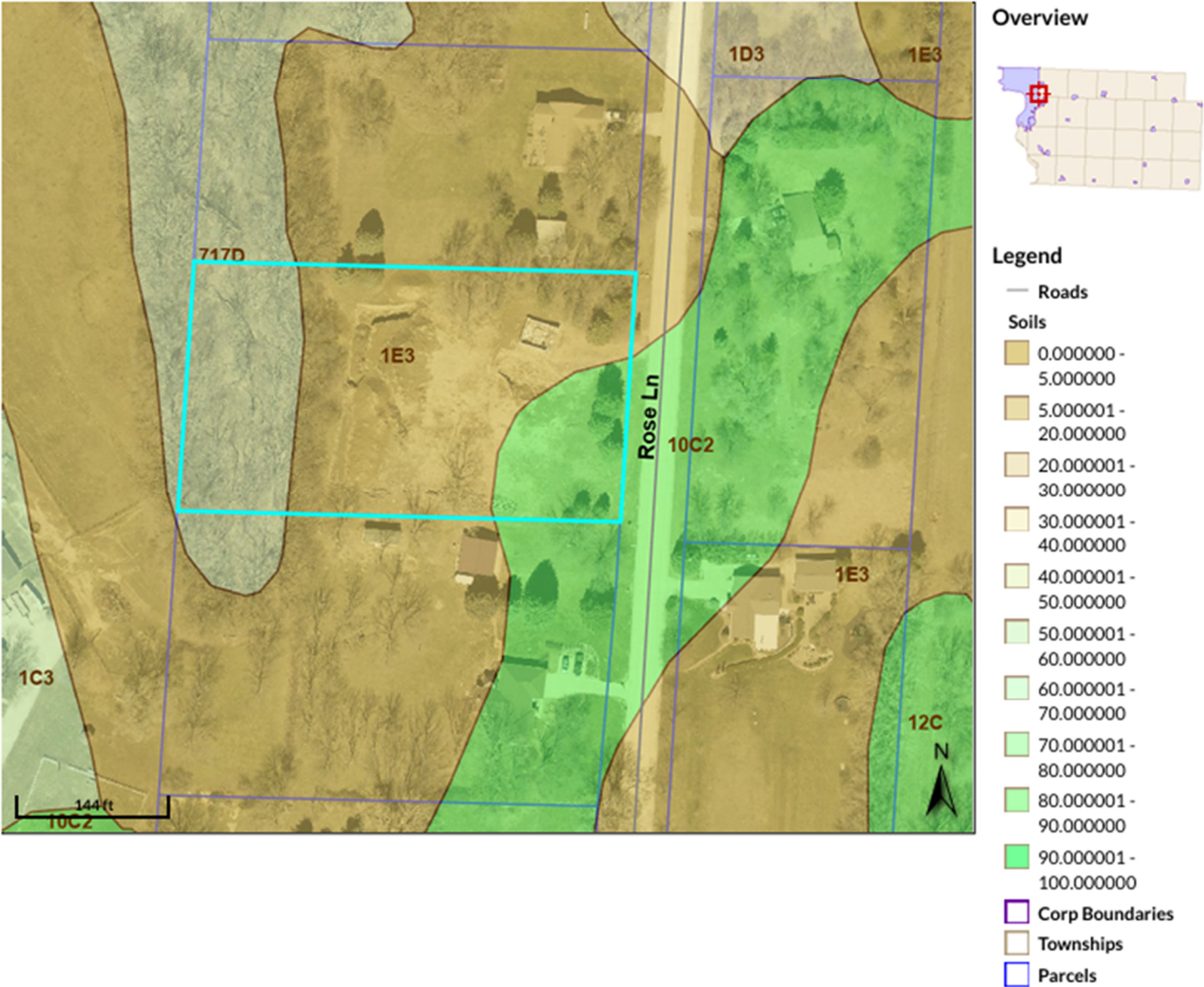
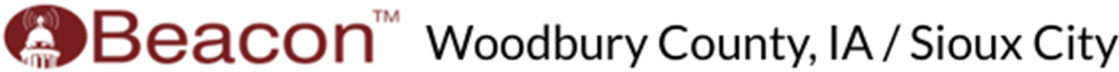
Floodplain Map

Not in the floodplain.

Elevation Map



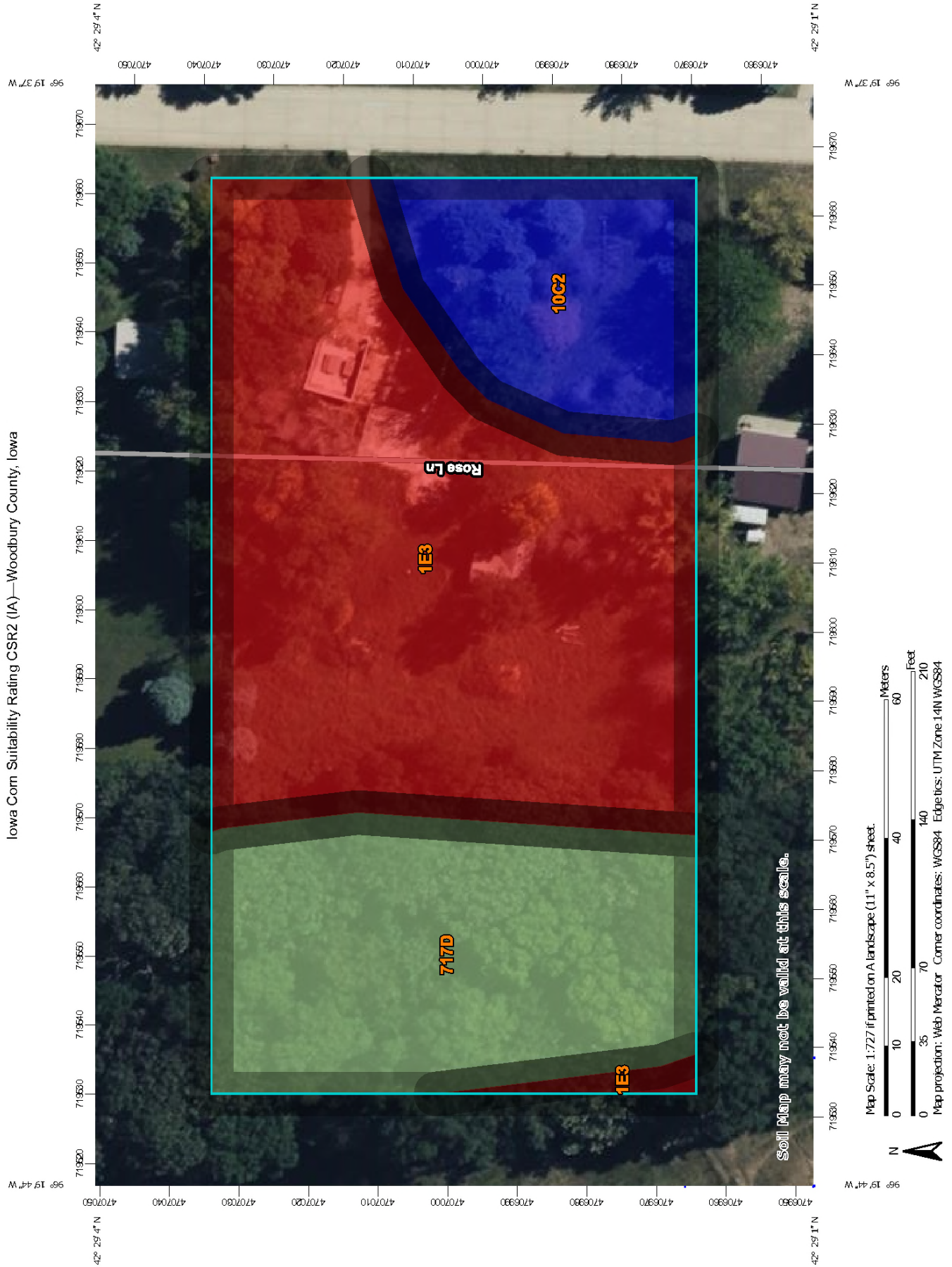
Soil Report



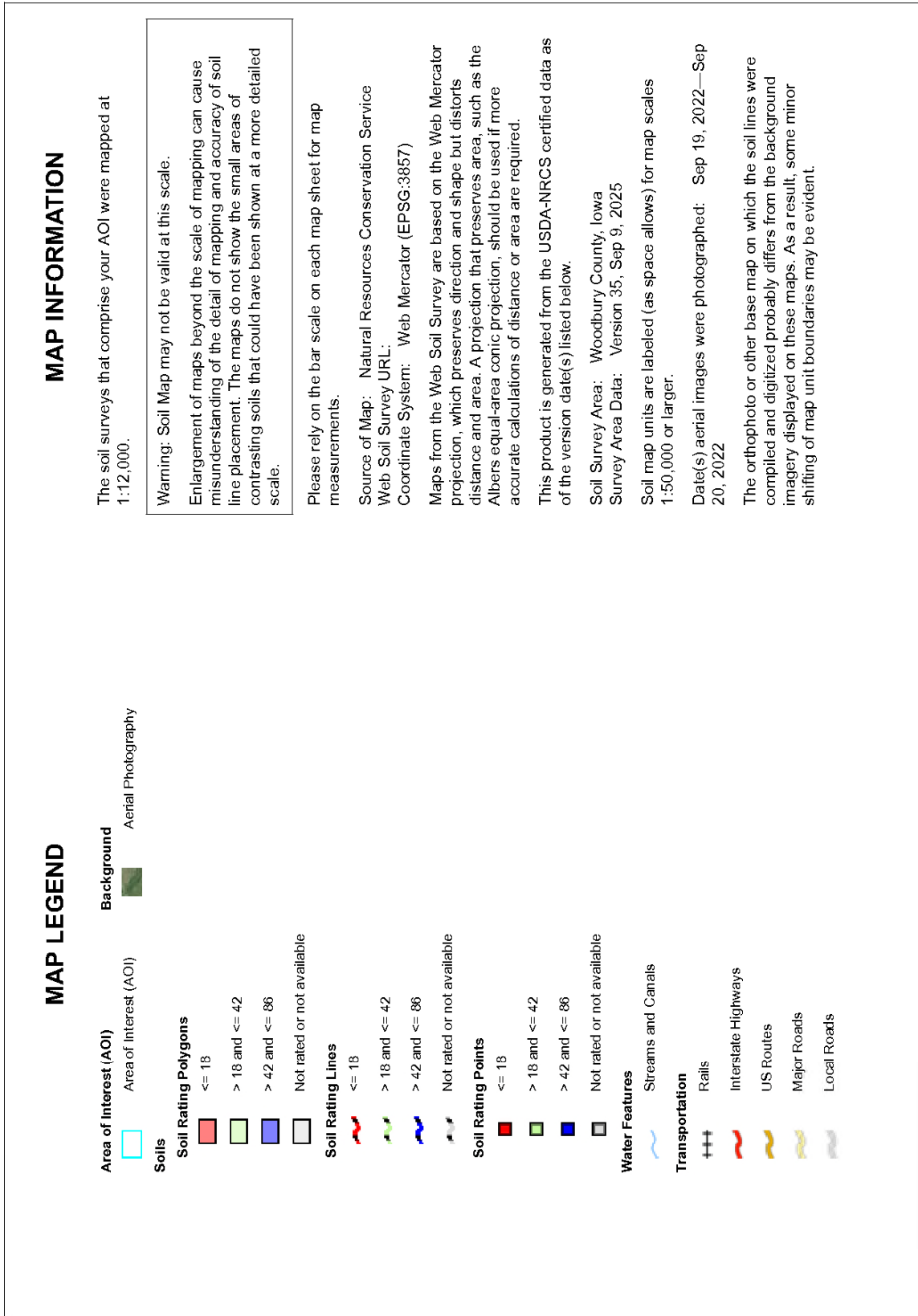
Parcel ID	894631100008	Alternate ID	905550	Owner Address	BRITTON LANCE & KAYCI
Sec/Twp/Rng	31-89-46	Class	R		1612 MYRTLE ST
Property Address	5 ROSE LN	Acreage	2.11		SIOUX CITY, IA 51103
	SIOUX CITY				
District	0025				
Brief Tax Description	SUN VIEW ADDN LOT5 BLK1				
	(Note: Not to be used on legal documents)				

Date created: 8/19/2026
Last Data Uploaded: 8/18/2026 10:12:23 PM

Developed by  **SCHNEIDER**
GEOSPATIAL



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



Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	1.3	55.8%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	0.4	15.6%
717D	Napier-Gullied land complex, 5 to 14 percent slopes	42	0.7	28.6%
Totals for Area of Interest			2.3	100.0%

Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

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

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

Tie-break Rule: Higher

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

Sections of Ordinance from Requested Relief

Section 4.12: Accessory Buildings

2. No accessory building shall be constructed upon a lot until the construction of the principal building has commenced. In no event shall such building be used as a dwelling unless it is a facility designed for human habitation and a certificate of occupancy shall have been issued for such use.

3. No accessory structure shall be constructed closer to the front lot line than the front edge of the principal structure or two times the required front yard setback, whichever distance is shorter, except that free-standing on-premise advertising signs may be placed within the front yard setback subject to the setback requirements in subsection 5.02-7.

Section 3.04: Zoning District Dimensional Standards

Zoning District	AP	AE	NR	SR	GC	HC	LI	GI	--PD
Minimum Lot Area ⁽¹⁾				10,000 sf ⁽¹⁾					
-- Single Family	2 acres ⁽¹⁾	2 acres ⁽¹⁾	2 acres ⁽¹⁾	10,000 sf ⁽¹⁾	--	--	3 acres ⁽¹⁾	3 acres ⁽¹⁾	TBD
-- Two Family				6,000 sf/DU ⁽¹⁾					
-- Multiple Family				4,000 sf/DU ⁽¹⁾					
Minimum Lot Width	200 ft	200 ft	200 ft	80 ft	--	--	60 ft	60 ft	TBD
Front Yard Setback	100 ft	75 ft	75 ft	25 ft	50 ft	50 ft	50 ft	50 ft	TBD
Side Yard Setback	20 ft	20 ft	20 ft	10 ft	10 ft	10 ft	10 ft	10 ft	TBD
-- Accessory Structures	10 ft	10 ft	10 ft	3 ft.					
Corner Side Yard Setback	50 ft	50 ft	50 ft	15 ft	25 ft	25 ft	50 ft	50 ft	TBD
Rear Yard Setback	50 ft	50 ft	50 ft	25 ft	40 ft	10 ft	50 ft	10 ft	TBD
-- Accessory Structures	10 ft	10 ft	10 ft	3 ft					
Maximum Height				45 ft					
-- Accessory Structures	45 ft	45 ft	45 ft	Not more than height of principal structure	45 ft	45 ft	75 ft	--	TBD
Maximum Lot Coverage	--	--	--	30%	--	--			TBD

⁽¹⁾ Minimum lot areas are net of area of rights-of-way.

Variance Regulations from the Woodbury County Zoning Ordinance

1. Variances

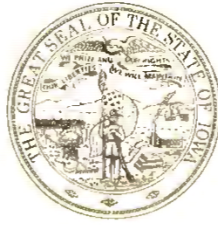
- A. Authority. The Board of Adjustment shall hear and decide on requests for a variance pursuant to subsection 2.01-5. D subject to the procedures, standards and conditions set out in this subsection and Section 335 of the Iowa Code.
- B. Purpose. A variance is intended to provide necessary relief from the requirements of the zoning provisions of this title that would create unnecessary hardships or practical difficulties.
- C. Filing.
 - (1) Right to seek variance. A request for a zoning variance may be filed by any person aggrieved by a provision of the zoning ordinance that limits their intended use of property.
 - (2) Form of application. An application for a variance shall be submitted to the zoning director and shall include at least the following information:

- (a) The name and address of the property owner and the applicant;
 - (b) The address, if any, and the legal description of the property;
 - (c) The current zoning district classification;
 - (d) A specific description of the proposed variance including the section of this title from which a variance is requested;
 - (e) A map, drawn to scale, showing the subject property, all structures and other improvements, with the proposed variance identified;
 - (f) Statements in response to the criteria and standards for approval of variances in subsection 2.02-8. F (1) below.
 - (3) Fee. A filing fee, as established by resolution of the Board of Supervisors to defray administrative costs, shall accompany the notice of appeal.
 - (4) A certified abstractor's listing of the names and mailing addresses of all owners of real property lying adjacent to the subject property.
- D. Stay of Proceedings. A request for a variance appeal shall have the effect of a temporary suspension of enforcement of the provisions of these regulations that are the subject of the variance request until the conclusion of the variance process, unless the zoning director certifies that the suspension may cause imminent peril to life or property.
- E. Review and decision-making process.
- (1) Hearing required. The Board of Adjustment shall conduct a public hearing on the variance request in accordance with subsection 2.02-1. B.
 - (2) Notification. Public notification of the Board of Adjustment hearing on the variance request shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the requested variance.
 - (3) Decision. Within 10 days after the public hearing the Board of Adjustment shall approve, approve with conditions or limitations, or deny the requested variance. The Board of Adjustment shall set forth findings of fact addressing the points enumerated in subsection 2.02-8. F(1) below as a basis for its action.
- F. Requirements for variances:
- (1) In order to grant a variance, the Board of Adjustment must determine that:
 - (a) Granting the variance will not be contrary to the public interest or the general intent and purpose of this title in that it:
 - (i) Adversely impacts nearby properties;
 - (ii) Substantially increases congestion of people, buildings or traffic;
 - (iii) Endangers public health or safety;
 - (iv) Overburdens public facilities or services; or
 - (v) Impairs the enjoyment, use or value of nearby property.
 - (b) Granting the variance is necessary to assure that the owner does not suffer an economic hardship. (Note: Increased financial return or reduced costs to the applicant are not adequate cause for a finding of hardship.) A finding of economic hardship must be based on each of the following:
 - (i) The property cannot yield a reasonable return if used in compliance with the requirements of this title;
 - (ii) The property has unique physical constraints that result in its inability to be used in compliance with the requirements of this title; and
 - (iii) The hardship is not a result of actions by the owner.

- (2) No variance shall be granted which would permit the establishment of a use within a given district which is prohibited therein;
 - (3) No variance shall be granted which is so commonly recurring that it is a de facto amendment of this ordinance; and
 - (4) No variance shall be granted that is more than the minimum relief needed.
 - (5) No variance shall be granted to the provisions of Section 5.03 relative to flood plain management requirements unless the Board of Adjustment considers the factors listed in subsection 5.03-9.C (4).
- G. Conditional approval of variances. The Board of Adjustment may, as a condition related to approval of a variance, impose restrictions and safeguards upon the property and the variance granted if it determines the restrictions to be necessary to minimize adverse effects on other property or the public interest. Such conditions shall be set forth in the resolution of the Board of Adjustment granting the variance. Failure to comply with any conditions imposed on a variance approval is a violation of this title.
- H. Appeal of the actions of the Board of Adjustment. Any interested party may appeal a variance decision of the Board of Adjustment in two ways.
- (1) If the Board of Adjustment approves a variance, the Board of Supervisors pursuant to Section 335.10 of the Iowa Code may remand the matter to the Board of Adjustment for further consideration at any time within 30 days.

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

SEE THE STATE OF IOWA'S CHANGES TO THE VARIANCE REQUIREMENTS BELOW:



STATE OF IOWA
KIM REYNOLDS
GOVERNOR

April 25, 2025

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

Dear Mr. Secretary,

I hereby transmit:

House File 652, an Act concerning county and city regulation of real property and the powers granted to a board of adjustment.

The above House File is hereby approved on this date.

Sincerely,

A handwritten signature in black ink, appearing to read "Kim Reynolds".

Kim Reynolds
Governor of Iowa

cc: Secretary of the Senate
Clerk of the House



House File 652

AN ACT
CONCERNING COUNTY AND CITY REGULATION OF REAL PROPERTY AND THE
POWERS GRANTED TO A BOARD OF ADJUSTMENT.

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

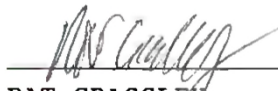
Section 1. Section 335.15, Code 2025, is amended by adding the following new subsection:

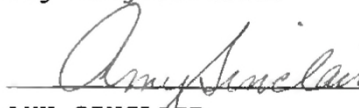
NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

House File 652, p. 2

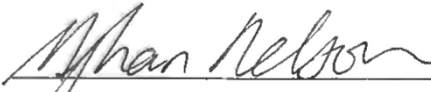
Sec. 2. Section 414.12, Code 2025, is amended by adding the following new subsection:

NEW SUBSECTION. 4. To authorize on appeal, in specific cases, such variance from the terms of the ordinance with respect to the area, dimensional, or other numerical limitations as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in practical difficulties to the property owner in making a beneficial use of the property allowed by the zoning ordinance, and so that the spirit of the ordinance shall be observed and substantial justice done. Area, dimensional, or other numerical limitations subject to variances include but are not limited to requirements for minimum lot size, setbacks, yard widths, height, bulk, sidewalks, fencing, signage, and off-street parking. To receive the requested area, dimensional, or other numerical variance, the property owner must prove that the practical difficulties faced are unique to the property at issue and not self-created and must also demonstrate that granting the variance will not significantly alter the essential character of the surrounding neighborhood.

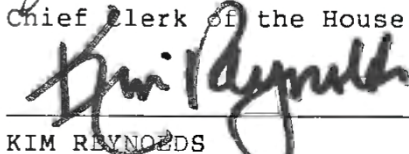

PAT GRASSLEY
Speaker of the House


AMY SINCLAIR
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 652, Ninety-first General Assembly.


MEGHAN NELSON
Chief Clerk of the House

Approved April 25th, 2025


KIM REYNOLDS
Governor