

NOTICE OF MEETING OF THE WOODBURY COUNTY ZONING COMMISSION



WOODBURY COUNTY ZONING COMMISSION

Monday, September 28, 2026 at 5:00 PM

You are hereby notified that a meeting of the Woodbury County Zoning Commission will be held on **Monday, September 28, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Commission. Please use the 7th St. entrance. 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

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)
A	PUBLIC HEARING: CONSIDERATION OF PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) APPLICATION ON PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER) (ACTION ITEM). SUMMARY: The Woodbury County Zoning Commission will hold this public hearing to consider a recommendation to the Board of Supervisors for a proposed minor subdivision application: to be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream. The property is located along 110th Street (County Road D12) in Concord Township, Woodbury County, Iowa, near the Sioux City area, in the vicinity of 1418 110th Street (Sioux City, Iowa 51108). Additionally, the applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District (see next agenda item). This rezoning is proposed concurrently with the subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509.
B	PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER) (ACTION ITEM). SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold this public hearing to consider the application for a recommendation to the Board of Supervisors for a Zoning Ordinance Map Amendment (Rezone) to the Woodbury County Zoning Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N½-NW¼) of

Subject to Additions/Deletions

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	Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property is located along 110th Street (County Road D12) in Concord Township, in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision (see previous agenda item) to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. This rezone is associated with the previous agenda item.
C	PUBLIC HEARING: CONSIDERATION OF PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT ON PARCEL #884703400012 FROM SAM M. PETERSON (ACTION ITEM). SUMMARY: Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold this public hearing to consider the application for a recommendation to the Board of Supervisors for a Zoning Ordinance Map Amendment (Rezone) to the Woodbury County Zoning Ordinance and/or Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of the property identified as Parcel #884703400012, located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property is located at 1555 170th Lane, Sioux City, Iowa 51106. Property Owner(s)/Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.
D	REVIEW OF A CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS (#884729400003, #884732400002, #874705300001, #874705300005) IN THE SERGEANT BLUFF AREA ON UNINCORPORATED LAND. SUMMARY: The Woodbury County Zoning Commission will review this conditional use permit application for a recommendation to the Woodbury County Board of Adjustment submitted by Northern Natural Gas Company (Applicant), through its authorized representative Andrew Hardenburger, Senior Right of Way Agent. The application requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline (including associated temporary construction activities and subsequent removal of the existing pipeline) on four parcels in the Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue; on three parcels the new alignment is offset approximately 25 feet east of the existing line, and on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected properties consist of the following parcels: Parcel 884729400003 (approximately 33.26 acres), located at/near 7284 Lakeport Rd., Sergeant Bluff, IA 51054 and also referred to as 7284 Old Lakeport Rd., Sergeant Bluff, IA 51054, in the Agricultural Estates (AE) Zoning District, within Section 29, Township 88 North, Range 47 West (SW¼ of the SE¼). Some portions of the property are located in the Special Flood Hazard Area (Zone A). Owner: Gladys M. Rogers, et al. / Rogers Merrill Revocable Trust & Rogers Glennis J. Revocable Trust; Parcel 884732400002 (approximately 35.20 acres), located at or near or just north of 7374 Old Lakeport Rd., Sergeant Bluff, IA 51054, in the Agricultural Preservation (AP) Zoning District, within Section 32, Township 88 North, Range 47 West (NW¼ of the SE¼). Owner: Jack Cook Farms Inc; Parcel 874705300001 (approximately 38.75 acres), located at 2230 Banner Ave., Sergeant Bluff, IA 51054, in the Agricultural Preservation (AP) Zoning District, within Section 5, Township 87 North, Range 47 West (NW¼ of the SW¼). Owner: Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh; Parcel 874705300005 (approximately 37.50 acres), agricultural tract adjacent to the above, in the Agricultural Preservation (AP) Zoning District, within Section 5, Township 87 North, Range 47 West (N 15/16 of the NE¼ of the SW¼). Owner: Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh. The properties are currently used for agricultural purposes (with single-family residences on select parcels). The project is classified as a conditional use for a pipeline under the Woodbury County Zoning Ordinance Land Use Summary Table of Allowed uses in each Zoning District (Section 3.03.4). The applicant is Northern Natural Gas Company, P.O. Box 3330, Omaha, NE 68103. The authorized representative is Andrew Hardenburger, Senior Right of Way Agent, Liberty Core Contractor doing business for Northern Natural Gas Company.

E	REVIEW OF A CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN (OWNER/APPLICANT) ON PARCEL #894608100010. SUMMARY: The Woodbury County Zoning Commission will review this conditional use permit application for a recommendation to the Woodbury County Board of Adjustment submitted by Steven Sitzmann (Applicant/Owner). The application requests renewal of the previously approved conditional use permit (Resolution No. BA 452, adopted September 3, 2025) for a borrow pit for the extraction and removal of earth materials to level a sloped hill on the approximately 3.99-acre property, facilitating future development of a single-family dwelling (including associated site preparation, grading, and restoration activities). The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The affected property consists of the following parcel: Parcel 894608100010 (approximately 3.99 acres), located at 1546 110th Street, Sioux City, IA 51108, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision. Owner: Steven L. Sitzmann & Deon A. Sitzmann. The property is currently used for residential purposes. The applicant is Steven Sitzmann, 1546 110th Street, Sioux City, IA 51108.
F	ACTION ITEM: SELECTION OF ONE (1) ZONING COMMISSION REPRESENTATIVE TO BE A LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO). SUMMARY: The Zoning Commission will determine which Commissioner from its five (5) member panel will serve as liaison to the Siouxland Interstate Metropolitan Planning Council (SIMPCO)
G	ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY. SUMMARY: The Zoning Commission will consider subsequent dates and times for any additional town hall sessions to be added to the upcoming schedule.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	COMMISSIONER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN

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REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF AN EXISTING NATURAL GAS PIPELINE ON FOUR PARCELS IN THE SERGEANT BLUFF AREA.

REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN (OWNER/APPLICANT) ON PARCEL #894608100010.

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Woodbury County Zoning Commission Meeting Minutes

SPECIAL MEETING – TOWN HALL – MOVILLE, IA

Date: September 21, 2026

Time: 7:00 PM

Location: Moville Area Community Center, 815 Main Street, Moville, IA 51039

MEETING VIDEO:

For specific content of this meeting, refer to the recorded video/audio on the Woodbury County Zoning Commission “Committee Page” on the Woodbury County website.

YouTube Direct Link (Full): <https://www.youtube.com/watch?v=VuiS7elOeTM>

This full complete version includes one set camera angle. Due to a loss of connection, there includes a Part 1 and Part 2 Version linked below that does not include a portion of Dan Priestley and Board of Supervisors Chairman Mark Nelson's initial comments.

YouTube Direct Link (Part 1): <https://www.youtube.com/watch?v=65Ke7SIeE18>

YouTube Direct Link (Part 2): <https://www.youtube.com/watch?v=dT2vrGwEu6Q>

County Website Link: https://www.woodburycountyiowa.gov/committees/zoning_commission/

Attendees

Commissioners Present: Christine Zellmer Zant – Chair; Tom Bride – Vice Chair; Corey Meister; Steve Corey; Jeff Hanson

Staff Present: Daniel Priestley – Zoning Coordinator; Dawn Norton – Senior Clerk

Supervisor(s) Present: Mark Nelson (Board of Supervisors Chair, in person); Daniel Bittinger (in person)

Public Attendees (sign-in / present): Tyler Manker, Andrew Glover, Randa Glover, Bob Kempers, Dianne Kempers, Chris Gonzales, Randy Beaver, Sherry Beaver, Mort Zenor, Bev Zenor, Christian Gonzales, Mary Livermore, Marcia Kuehl, Gloria Wahlberg, Shelia Stau, Dan Bittinger, Tony Yanak, Janet Yanak, Jillian Leekly, Missi Lenz, Mitch Nelson, Erin Nelson, Larry Fillipi, John Nealy, Marcia Nealy, Greg Manker, Tina Manker, Chris Countryman, Steve Bleil, Gary McMullen, Darlynn McMullen, Vicki Hulse, Ron Butler Sr., Deb Butler, Stacey Butler, Ronald Butler, Joe Mehlhaff, Chase Koehler, Michael Peterson, Rita Leckband, Doug Leckband, Gary Byers, Cody Griffin, Kolby DeWitt, Robert Knaack, Denise Knaack, Pam Clark, Ann Hopp, Diane Weaver, John Weaver, Dan Volkert, Karen Havlicek, Bill Havlicek, Ben Havlicek, Leslie Willet, Daniel Hair, Catelin Drey, Justin Smith, Rick Diamond, Joe Davis, Rick Davis, Sarah Sanford, Mackennen Sanford, Alexis Mawes-Gregg, Linette Ross, Mayh Ross, Delton Knight, Troy Knight, Shari Zenor Kiple, Ashley Wolfe, Mitchell Peterson, Jody House, Rev. Harold Werley, Tom Morgan, Tim Hoy, Amanda Davis, Kevin Alons, Brittney Wilson, Kurt Nash, Nathan Ryan, Terry Waugh, Dawn Thomas, Keely Purscell, Margaret Scott, Brian Sadler, Jim Fischer, Bret Hayworth, Doyle Turner, Sam Domnick, Jayden Lloyd, Michael O'Mara, E. Griesel, Jodi Nelson, etc. +/- 93

Call to Order

The Woodbury County Zoning Commission special town-hall meeting was called to order at approximately 7:00 PM on September 21, 2026, at the Moville Area Community Center, 815 Main Street, Moville, IA. Chair Christine Zellmer Zant opened the meeting, welcomed those in attendance, and reviewed standard Commission procedures. The meeting was audio-taped and minutes prepared. Procedures for public comment (three-minute limit with a 30-second grace period, statement of name and address or affiliation, respectful and on-topic comments directed to the Commission) were explained. The Chair and Commission

noted that this was a listening/input session focused solely on data-center permitting in the unincorporated areas of Woodbury County. Incorporated cities and towns regulate their own zoning independently.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Corey Meister, Steve Corey, and Jeff Hanson. A full Commission was present. Supervisor Mark Nelson (Board Chair) and Supervisor Daniel Bittinger were present in person. Commissioners briefly introduced themselves: Chair Zellmer Zant (south of Bronson, unincorporated, multi-generation farm family); Vice Chair Tom Bride (east edge of Sioux City); Steve Corey (rural Salix, 32 years); Corey Meister (rural Merville); Jeff Hanson (rural Woodbury County, adjacent to Lawton).

Public Comment on Matters Not on the Agenda

No public comments were offered on matters not listed on the agenda at the opening of the meeting.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous special town-hall meeting held August 31, 2026, in Sloan. A motion was made by to approve the minutes by Corey Meister. The motion was seconded by Steve Corey. All in favor said “aye.” No opposition. The motion carried unanimously (5-0).

ITEM(S) OF BUSINESS – PUBLIC TOWN HALL MEETING TO SEEK INPUT FROM THE PUBLIC ABOUT THE PERMITTING PROCESS OF DATA CENTERS IN UNINCORPORATED WOODBURY COUNTY (ACTION / INFORMATION)

Zoning Coordinator Daniel Priestley provided background. He explained that the Board of Supervisors had placed a moratorium on data-center applications in the unincorporated area in June 2026 to slow the process and allow orderly public input and research. The Commission’s role is to collect information and ultimately recommend ordinance amendments or other measures to the Board of Supervisors. Priestley emphasized that the town halls and any resulting regulations apply only to the unincorporated areas under county zoning jurisdiction; incorporated cities regulate their own zoning independently. He displayed and discussed the Woodbury County Comprehensive Plan 2040 Future Land Use Map, highlighting the agricultural character of most of the county (green on the map) and the designated general-industrial area south of Sergeant Bluff between the Missouri River and Interstate 29. He noted the recent solar debate and the importance of corn-suitability rating and agricultural protection. Priestley stressed that any ordinance must be rooted in the comprehensive plan’s goals for the community the county wants to be through 2040. He invited written submissions by email (dpriestley@woodburycountyiowa.gov) or mail to Planning and Zoning, 620 Douglas Street, 6th Floor, Sioux City, IA 51101, and noted a questionnaire available at the back table. He asked the public to be respectful of all perspectives and to observe the three-minute limit (with 30-second courtesy). The goal is for every person who wishes to speak to have a first opportunity before any second rounds.

The floor was then opened for public comment limited to three minutes per speaker (with a short grace period of 30 seconds). Speakers were asked to state their name for the record. The following individuals spoke in the order listed below. When a person spoke more than once, each appearance is shown separately in sequence.

Public Comments – Speakers in Order of Appearance

1. Mark Nelson (Chair, Woodbury County Board of Supervisors)

- Thanked the five volunteer Zoning Commission members for their service.
- Posed three questions to the public for response either at the meeting or later by email/phone:

- Question 1 – Does the developer or end-user matter? Is there a preference for local developers serving local institutions (hospital, financial institution, school, government) versus large outside companies such as Google or Meta with no local roots?
- Question 2 – Does the size of the data center matter? Facilities can range from 1–2 acres (size of a small home) to thousands of acres and multi-story campuses. Is there appetite for small facilities, large facilities, or none at all?
- Question 3 – Does location matter, and does location depend on size? Traditionally industrial uses have been directed to the industrial corridor (CF, Port Neal, etc.). Hyperscale facilities may fit only there; smaller facilities might be considered near rural communities or existing substations.
- Stated he would now sit back and listen; thanked the large crowd for attending.

2. Christian Gonzalez

- Stated there is no way to compartmentalize, rationalize, or use “word witchcraft” to separate what is truly at stake.
- Expressed concern that many in the audience may not fully understand the internal as well as external factors of large corporations introducing data centers.
- Cited ecological and environmental damage caused by data centers and questioned the real purpose behind the industry.
- Raised speculation about a mass-surveillance grid and AI building databases on every citizen down to likes, dislikes, and mannerisms.
- Argued that if Facebook, Meta, and YouTube are already problematic, bringing that technology here is a huge danger.
- Concluded there is no condition or regulation that would allow him to accept data centers into the community; urged that they be stopped.

3. Justin Smith

- Agreed with the previous speaker.
- Stated that bringing in data centers of any size or purpose is a taint on the community.
- Emphasized that Woodbury County is an agricultural community at heart and that even its industrial sector has always retained an industrial-agricultural nature.
- Noted he works at an industrial agricultural plant (pea processing) across the river in Nebraska and values the long partnership between Iowa and Nebraska rural agricultural communities.
- Supported additional industry only if it remains focused on the county’s agricultural soul and heart.
- Referenced a lengthy (>100-page) document posted by a counselor; while the beginning spoke strongly of agricultural roots, the reference materials were largely about how to build data centers and how to massage zoning laws “without costly delays.”
- Stated the community should care about the cost to its way of living, not the costs of giant corporations.
- Declared he is vehemently against any type of data center in the county, city, or surrounding towns.
- Noted Iowa’s spiking cancer rates and stated he could see only harm, not help, from data centers.

4. Delton Knight

- Stated he currently rents but plans to purchase rural property soon; therefore the issue concerns him directly.

- Asked what data centers actually bring: they do not bring many permanent jobs and, from what he has heard, do not help the local community.
- Expressed concern that projects are sometimes approved not because the people want them but because some part of government can make money from them.
- Stated he does not care about government making more money; governments already take plenty.
- Believed that if a data center ends up in the county, that will be the reason.

5. Janet Yanack

- Thanked the County Supervisors and Planning and Zoning Commission for offering the opportunity for citizens to voice opinions.
- Stated there has been a rush to build massive centers and that normal safeguards have been abandoned; that should not happen in local backyards.
- Insisted that environmental-impact studies, market-value studies for surrounding properties, water-usage and source disclosures, energy and backup-energy sources, and noise and air-pollution levels must be included in county zoning ordinances.
- Highlighted the often-ignored risk to emergency services: data centers and their construction carry risks that rural emergency services are neither trained nor equipped to handle.
- Raised e-waste as a critical issue; cited Jim Puckett (Basel Action Network) that society cannot ethically manage current e-waste, and hyperscale centers replace servers, graphics cards, and racks every 3–5 years, generating still more.
- Stated pollution does not stop at city, county, or state borders; the obligation is to protect water, soil, and rural lifestyle for future generations.
- Noted Iowa ranks second in cancer rates in the United States; hyperscale data centers and other industries must be held to a higher standard if the goal is to reduce cancer rates.
- Concluded that allowing unchecked access to land and resources is not in the best interest of county citizens or Iowa.

6. Ben Sanford

- Wanted to put the scale of AI data centers into perspective with concrete numbers.
- A typical mid-size AI data center consumes roughly 110 million gallons of water per year (over 300,000 gallons daily / over 12,000 gallons per hour).
- Average Iowa home (low end) consumes about 832 kWh per month; a standard AI data center consumes around 72 GWh per month—enough to power roughly 81,000 Iowa homes.
- Explained that a gigawatt is 1 billion watts (1,000 megawatts).
- After construction, even the largest data centers employ fewer than 150 constant on-site workers; a typical center employs around 27.
- Compared noise to wind turbines (with which many rural residents are familiar); an AI data center is roughly half as loud as a turbine but still loud enough to cause damage to people and animals living or passing nearby.
- Strongly urged anyone with a say in implementing or allowing data centers to reconsider.

7. Keely Purscell (Member, Winnebago Tribal Council)

- Spoke on behalf of the Winnebago Tribal Council in opposition to a data center anywhere in Woodbury County.
- Stated the Tribe are landowners and good neighbors.
- Compared data centers to large retail buildings that are abandoned and left as dead structures, and to wind turbines whose 20–30-year lifespan leaves waste for the landowner.

- Asserted that the planned data center for Salix is already obsolete; better technology exists that uses far less water and energy.
- Emphasized protection of farmland, water, and future generations.
- Urged the Commission to say “no.”

8. Doug Leckband

- Asked to see a show of hands of anyone with a positive view.

9. Tom Morgan

- Lives in rural/unincorporated Mobile area and has farm ground in the county.
- Is not firmly for or against the proposal and feels not knowledgeable enough to decide.
- Worries that the public meetings may be creating an overly negative “against everything” atmosphere.
- Questions whether Woodbury County is turning away business opportunities by not exploring alternatives.
- Wants the county to reach out and see if there’s another way to work with companies like Google.
- Thinks the county needs help with property taxes.
- Says rural Woodbury County is being hit hard by property taxes.

10. Pam Clark

- Lives in rural Woodbury County on a small acreage.
- Not fully informed enough to strongly support or oppose the issue.
- Notes that AI is already widely used in hospitals, businesses, and schools, and sees it as a growing technology.
- Believes data centers can provide benefits and efficiency.
- Suggests there is plenty of unused or unproductive land in other parts of the U.S. where data centers could be built.
- Strongly values Woodbury County’s productive farmland and soil.
- Opposes using prime farmland for large data centers because it would remove land from farming and food production.
- Main concern is protecting farmland from being taken over and covered by data centers.

11. Keely Purscell (Member, Winnebago Tribal Council)

- Mentioned attending a Winnebago Tribe-sponsored teach-in about the effects of data centers.
- Cited ecologist Elijah Small saying hyperscale data centers can affect an area within a six-mile radius.
- Claimed data centers dry out the air enough to cause wood in homes to crack.
- Said the dry air makes it very hard to grow anything.
- Warned that these effects could harm homeowners and property values.
- Said research showed the Missouri River is at 14% health from headwaters to ocean.
- Compared the river’s condition to a loved one whose heart or organs were only working at 14%.
- Argued the river should be protected because it sustains everyone.
- Opposed Woodbury County approving data centers if they would contribute to the Missouri River’s decline.
- Emphasized that the concern comes from a scientist’s findings, not just personal opinion.

12. Mitchell Peterson

- Said he is against the proposal.

- Lives close to the 900-acre area and did not expect to live next to something like this.
- Said location matters.
- Acknowledged industrial land may seem like a good place for data centers, but raised concerns about impacts on the Winnebago Tribe of Nebraska.
- Referenced the tribe's presentation about temperature changes from data centers and effects on walleye spawning.
- Warned that placing many data centers along the river could affect more than just Woodbury County.
- Said decisions should consider the bigger picture and who else will be affected.
- Invited people to an event in the city park on Friday at 5 p.m.

13. Justin Smith

- Said they had an additional comment after speaking earlier.
- Referred to comments from a Winnebago Nebraska representative and a young man about water use.
- Pointed to the Colorado River as an example of heavy activity leading to major environmental harm.
- Said the Colorado River no longer reaches the ocean because of development and water use.
- Asked people to imagine a similar outcome for the Missouri River.
- Noted they work near the Missouri River in the industrial area.
- Warned that if the Missouri River were similarly harmed, Iowa's economy could be affected.

14. Delton Knight

- Said there are other places companies could use that are not farmable land.
- Questioned why the project should be built here specifically.
- Believes the reason is that it costs less to build here than elsewhere.
- Said local resources are being targeted because they are available.
- Argued that wealthy companies should spend money to build somewhere that won't harm others or local resources.
- Said the issue is "all about the money," especially for big companies and governments.
- Stated that's just their opinion.

15. Ben Havlicek

- Identified as Ben Hich and said he still lives in town.
- Noted that AI is being used in schools, but said some students use AI search tools to cheat on assignments.
- Questioned whether AI is being used for its intended purpose.
- Said AI data sets store a huge amount of data.
- Believes the human mind and human intuition will always be better than AI.

16. Karen Havlicek

- Reiterated concerns about emergency-services impact on both incorporated and unincorporated areas.
- Noted that rural communities always look for the common good while city and county budgets are stretched thin by the status of the Iowa legislature.
- Emphasized reliance on volunteer emergency services who put their lives on the line daily.
- Stated tax dollars are already stretched at the county and local level.

- Reiterated that rural areas have always been the domain of the farmer and the duty is to leave the land better for the next generation; AI data centers will impact that next generation.

17. Jody Nelson

- Pointed out that a hyperscale AI data center is never “just a data center.”
- Neighbors have already received letters requesting land options for battery-storage facilities (BESS).
- Large substations will also be required; eminent domain can be used to site them.
- Warned that the project could create another huge industrial area in a place that is currently agricultural—a major consideration.

18. Dawn Thomas

- Described herself as probably the most pro-data-center speaker of the evening, but with important caveats.
- Has no inherent objection to data centers per se, but regulatory guardrails must be in place.
- Called for mandatory use of closed-loop cooling systems, required infrastructure development, and renewable-energy sources.
- Expressed concern about financial trade-offs: companies seek tax breaks so that the public pays for streets, lines, and water infrastructure.
- Opposed granting tax exemptions; if companies come, they must pay their full share, including property taxes.

19. Sherry Zenor Kiple

- Although residing in an incorporated area, stated she is heavily impacted by unincorporated decisions.
- Reminded the Commission of the ripple effect: even a facility placed in an industrial zone affects far beyond that zone.
- Spoke against property-tax incentives; the same argument was made for wind turbines and the money never offset the true costs and risks.
- Stated there is no amount of money that counters the environmental, EMS-strain, noise, and other costs already articulated by previous speakers.
- Noted that companies come because of local resources and may view the community as “pushovers” for the almighty dollar; the community has the heart not to be bought out.
- Strongly discouraged data centers across the board for all the reasons already stated.

20. Mark Nelson (Board of Supervisors Chair)

- Noted that the Board of Supervisors received significant flak for imposing the moratorium and scheduling the town-hall series, but it was the right decision.
- Pointed to the huge crowds in Sloan and Menville (and expected in Salix) as evidence the process is valued.
- Compared turnout favorably to the earlier solar hearings (which were roughly one-quarter the size).
- Expressed pride in the speakers, many of whom claimed not to be good public speakers yet delivered excellent remarks.
- Stated the Board tries hard to listen to the people of the county; the Zoning Commission is a channel for that input.
- Confirmed the Board has no regrets about the process.

21. Daniel Priestley (Zoning Coordinator – process and technical remarks)

- Explained the nuts-and-bolts of conditional-use permits and the criteria the Commission and Board of Adjustment already apply: necessity and desirability for the public good, impacts on neighborhoods and the county, and public health, safety, and welfare.
- Noted that the solar debate produced decommissioning standards and a partnership among the Zoning Commission, Board of Adjustment, and Board of Supervisors.
- Emphasized the need for precise definitions: data centers can range from small accessory server rooms serving a single business to hyperscale campuses; a blanket ban risks unintended consequences.
- Distinguished hyperscale (high-energy GPU/AI computation) from traditional server farms or co-location facilities.
- Stated he has compiled an annotated bibliography of best practices from other jurisdictions while remaining careful not to simply “copy-paste” ordinances that do not fit Iowa or Woodbury County conditions.
- Reiterated the Future Land Use Map’s designation of the industrial corridor south of Sergeant Bluff / between the river and I-29 as the primary industrial area.
- Noted contact with Iowa DNR indicating most large data centers prefer connection to public/city water systems—raising annexation and inter-jurisdictional issues.
- Urged cities and the county to watch one another carefully; annexation pressure is already visible.
- Stressed that water, energy, noise, lighting, closed-loop vs. open-loop cooling, and development-plan detail will be key questions any permitting apparatus must enable the county and public to ask.

22. Keely Purscell (Member, Winnebago Tribal Council)

- Distinguished traditional data centers (5–10 kW, air-cooled, single-building, serving a single company or local government—already present in county, city, church, and tribal facilities) from hyperscale AI data centers.
- Hyperscale facilities are used for AI training, surveillance, and machine learning; they draw 500–250+ kW per rack, are liquid-cooled (hence water demand), and occupy 500-plus-acre campuses (the Salix proposal is approximately 900 acres).
- Hyperscale centers serve global, not local, needs.
- Urged the Commission to leave room for the small, locally owned data centers that already exist while saying “no” to hyperscale facilities that use local data for “nefarious reasons” (targeted advertising, seed recommendations, etc.).
- Stated hyperscale operators are not good neighbors.

23. Tom Bride

- Reiterated the three questions posed at the beginning of the meeting (developer/end-user, size, and location relative to size) as a useful pathway for distinguishing small traditional facilities from hyperscale projects.
- Encouraged the public to communicate answers to Supervisor Nelson and to staff.

Closing of Public Town-Hall Input and Announcements

After confirming that all who wished to speak a first time had been heard, the Chair invited any remaining comments and then closed the public-input portion. Staff reminded attendees that written comments and completed questionnaires could still be left on the table or submitted later to Dan Priestley (dpriestley@woodburycountyiowa.gov or Planning & Zoning, 620 Douglas Street, 6th Floor, Sioux City, IA 51101).

Steve Corey - An announcement was made of a gathering / bus-tour stop in Salix on Friday at 5:00 PM at Salix City Park, organized by parties traveling the country to share information about data centers; the public was encouraged to attend as part of the collective learning process.

The next scheduled town-hall meeting is Monday, November 9, 2026, at 7:00 PM at the Salix Community Center, 317 Tipton Street, Salix, IA 51052. Additional meetings may be scheduled in other communities as needed.

Adjournment

There being no further business, a motion was made by Corey Meister and seconded by Steve Corey to adjourn. All in favor said “aye.” The motion carried unanimously (5-0). The meeting was adjourned.

Woodbury County Planning and Zoning

Minor Subdivision Application – Proposed Bollmeyer Second Addition
Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer, Manager)

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Application Information

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer, Manager)

Mailing Address: 30585 300th Street, Hinton, IA 51024-8509

Name of Proposed Subdivision: Bollmeyer Second Addition

Application Date: Received August 3, 2026 (Case / File No. referenced with concurrent Rezone Case #1202)

Number of Lots: 7 lots + 2 outlots (Outlots A & B reserved for future road purposes)

Total Acres: 17.255 gross acres; approximately 14.407 net acres

Extraterritorial Review Status: Completed September 14, 2026 via City of Sioux City Resolution No. 2026-0863

Legal Notice Date: September 17, 2026

Neighbor Notice Date: September 14, 2026

Zoning Commission Public Hearing Date: Monday, September 28, 2026 at 5:00 PM

Board of Supervisors Agenda Date: To be determined.

Surveyor: David A. Lamberton, P.L.S., DGR Engineering, 6115 Whispering Creek Drive, Sioux City, IA 51106, Ph: 712-266-1554

Attorney: David L. Updegraff, 505 5th Street, Suite 204, Sioux City, IA 51101, Ph: 712-252-5700

Property Details

Parcel(s): Portions of GIS Parcel #894607100002 and #894607100014 (and related)

Township: Concord (T89N)

Range: R46W

Section: 7 – North half of the Northwest Quarter (N½-NW¼)

Zoning District (Current): Agricultural Preservation (AP)

Proposed Zoning (Concurrent Application): Agricultural Estates (AE)

Floodplain District: Portions within Special Flood Hazard Area (SFHA) associated with unnamed stream; Zone A / Area of Minimal Flood Hazard noted on adjacent areas. Iowa DNR Base Flood Elevation determinations obtained (Projects 2026-0978 and 2026-0979).

Property Address / Vicinity: Along 110th Street (County Road D12) near Barker Avenue, Concord Township, near Sioux City, IA 51108 area.

Legal Description

That portion of the North half of the Northwest quarter of (N½-NW¼) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW¼ of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a

distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224: All that part of the Northwest ¼ of the Northwest ¼ of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest ¼ of the Northwest ¼ of said Section 7; thence North 90°00'00" East along the North line of said Northwest ¼ of the Northwest ¼ for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Proposal Summary

JD Legacy Farms, LLC (Dennis Bollmeyer) has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from land located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township). The property is currently located within the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment application has been filed to rezone the subject property from AP to Agricultural Estates (AE) to accommodate the proposed residential density consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued Base Flood Elevation determinations (Projects 2026-0978 and 2026-0979, dated July 28, 2026). Local floodplain development permits will be required prior to construction on affected lots. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing minimum dwelling sizes, prohibiting livestock and mobile homes, and addressing other development standards.

The property is located along 110th Street (County Road D12) in Concord Township near the Sioux City extraterritorial area. The final plat (prepared by DGR Engineering, dated August 3, 2026) shows Lots 1–7 with individual acreages ranging approximately 2.29–2.42 acres (including public road easement areas) and Outlots A & B reserved for future road purposes. All driveway locations are subject to approval by the Woodbury County Engineer's Office.

Staff Recommendation

Based on the information received, the submitted final plat, supporting documentation (including Iowa DNR BFE letters, soil/CSR2 data, restrictive covenants, and certified abstractor listing), the concurrent rezone application, and the requirements set forth in the Woodbury County Zoning and Subdivision Ordinances, Planning & Zoning staff finds that the proposal meets the criteria for approval of a minor subdivision, subject to:

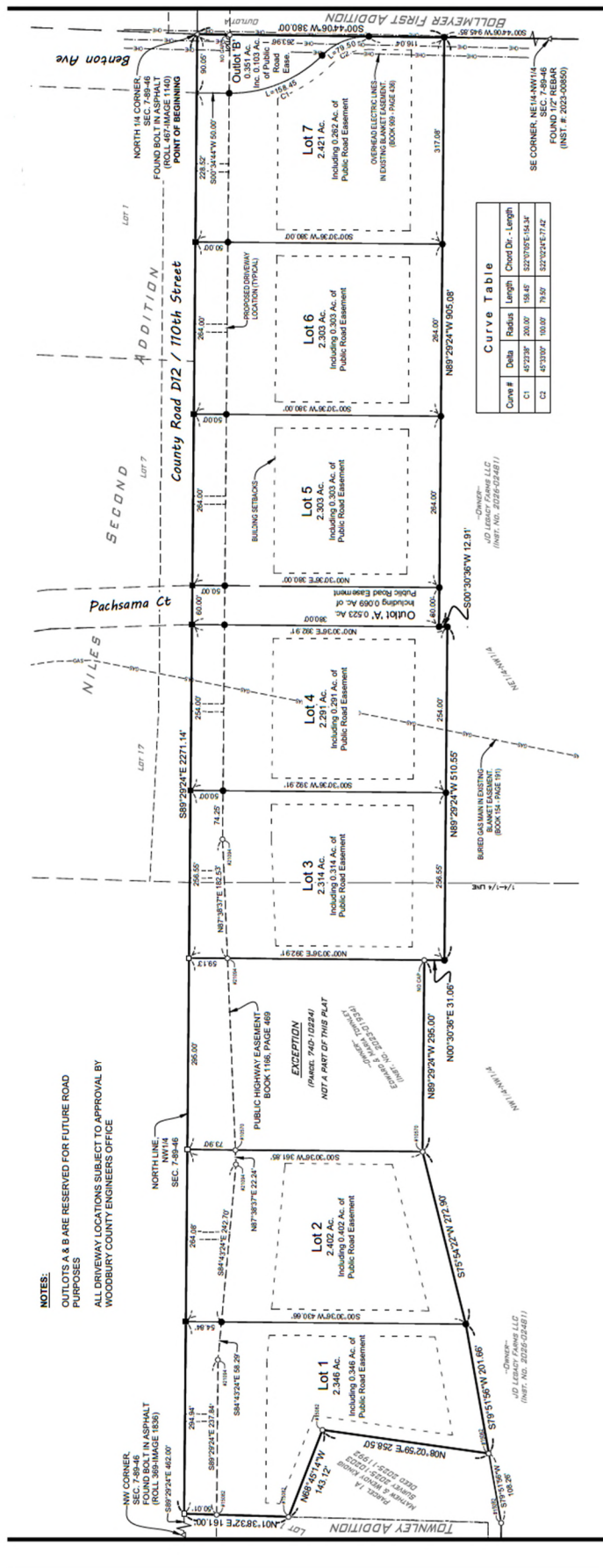
1. Approval of the concurrent Zoning Ordinance Map Amendment from AP to AE;
2. City of Sioux City extraterritorial review and approval;
3. County Engineer certification of the plat and any required driveway/access approvals;
4. Compliance with all floodplain requirements (including individual lot BFEs and floodway offsets as may be required prior to development);
5. Payment of any additional notification or publication costs; and
6. Public input received during the Zoning Commission and subsequent Board of Supervisors hearings.

Aerial Map

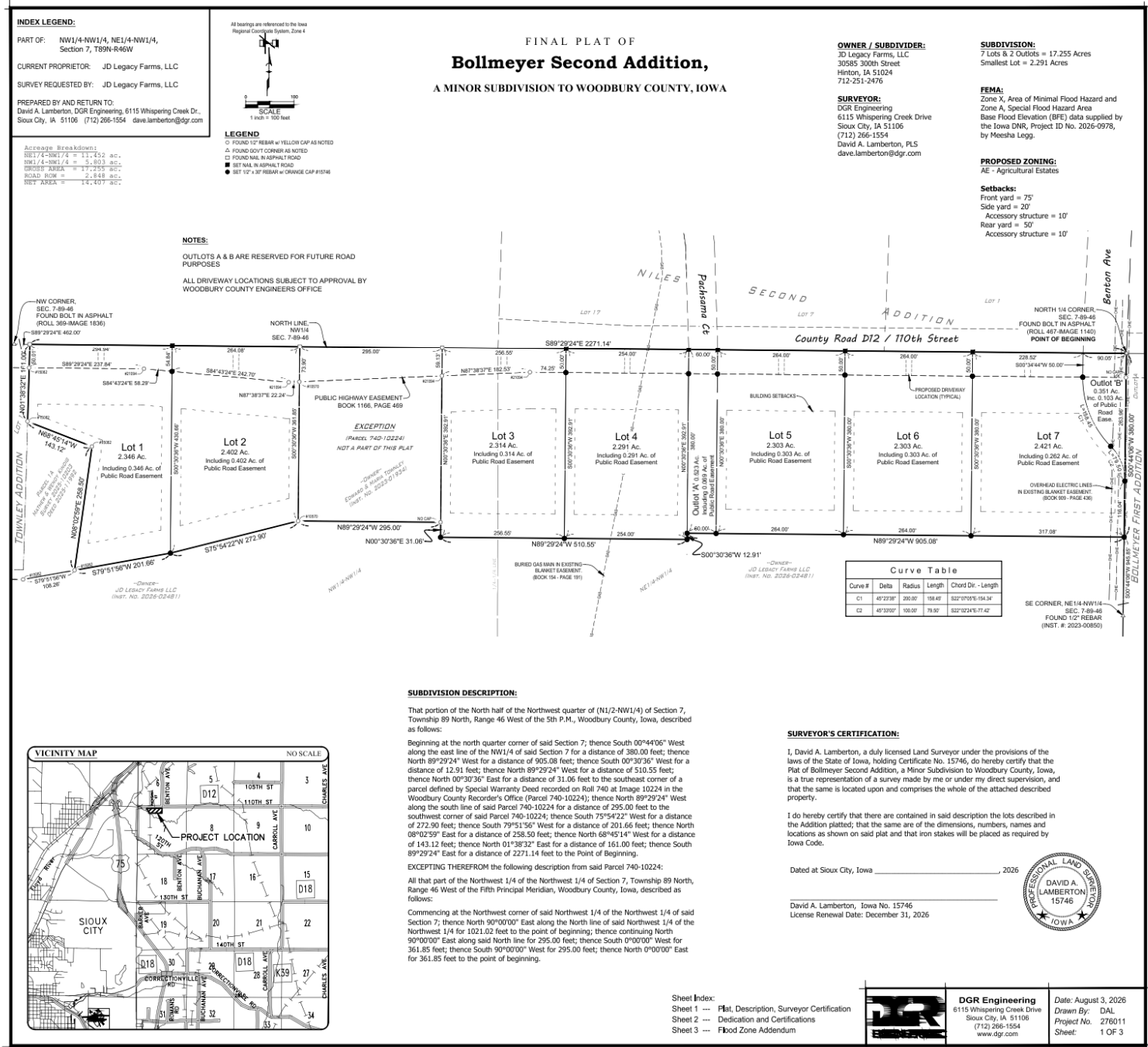


Aerial imagery of the subject property and surrounding area.

Plat Excerpt



Subdivision Plat



DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2026.

JD Legacy Farms, LLC

By: _____ By: _____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____ by
Dennis D. Bollmeyer and Judy L. Bollmeyer, as Managers of JD Legacy Farms, LLC.

Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.

Farm Credit Services of America, FLCA
By: _____

Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____

by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____

Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
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 _____, _____

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

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the _____ day of _____, _____
a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____
Tyler Mogensen
City Assessor

FINAL PLAT OF**Bollmeyer Second Addition,****A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA****BOARD OF SUPERVISORS RESOLUTION NO. _____**

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all 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, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to 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 an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

Mark Nelson
Chairman
Board of Supervisors
Woodbury County, Iowa

ATTEST: Michelle K. Skaff
Secretary

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

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of _____, _____ 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 _____

Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. 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 M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026

Andrew Gilar
Chairperson

Dated _____, 2026

Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

- Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6, 1941 and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records. The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 10, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.
- Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27, 1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.
- Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records. Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rural Electric Cooperative Association dated -September 10, 1976, filed April 1, 1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.
- Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records. Entry No. 78 - Plat of Survey dated November 17, 2025, filed November 17, 2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second Installment Taxes due in the amount of \$1,403.00.
Form

Dated: _____

ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026

Robert E. Scott
Mayor

Approved _____, 2026

ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCordie, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____ day of _____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026

Robert E. Scott
Mayor

Dated _____, 2026

ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

I, Laura Slevers, 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.

Dated _____

Laura Slevers, P.E.
County Engineer, Woodbury County, Iowa

Sheet Index:

Sheet 1 --- Plat, Description, Surveyor Certification
Sheet 2 --- Dedication and Certifications
Sheet 3 --- Flood Zone Addendum



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No: 276011
Sheet: 2 OF 3

Drawn - Project Engineer, Design, and Construction



FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

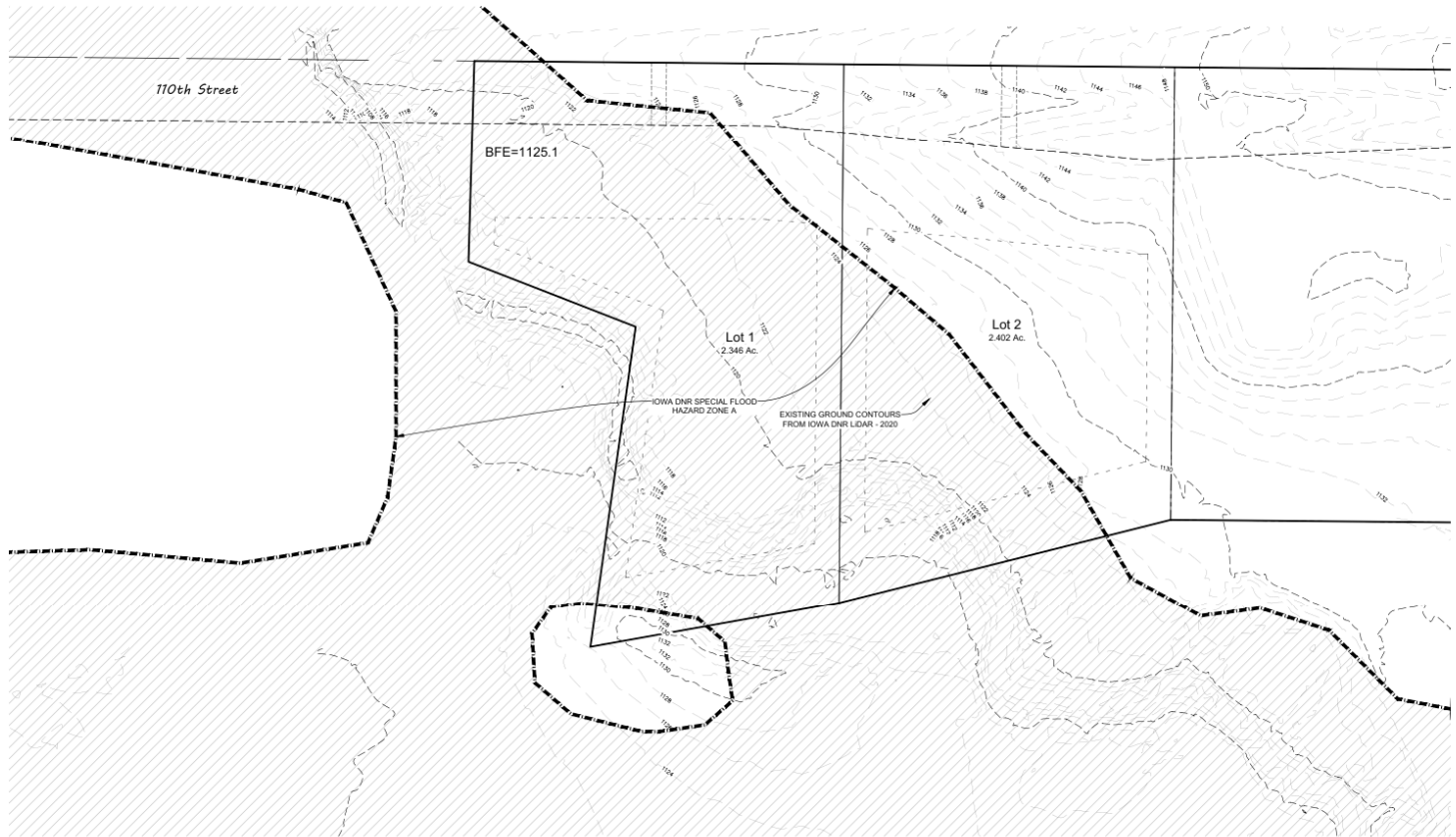
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

FLOOD PLAIN:

On July 28th, 2025, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



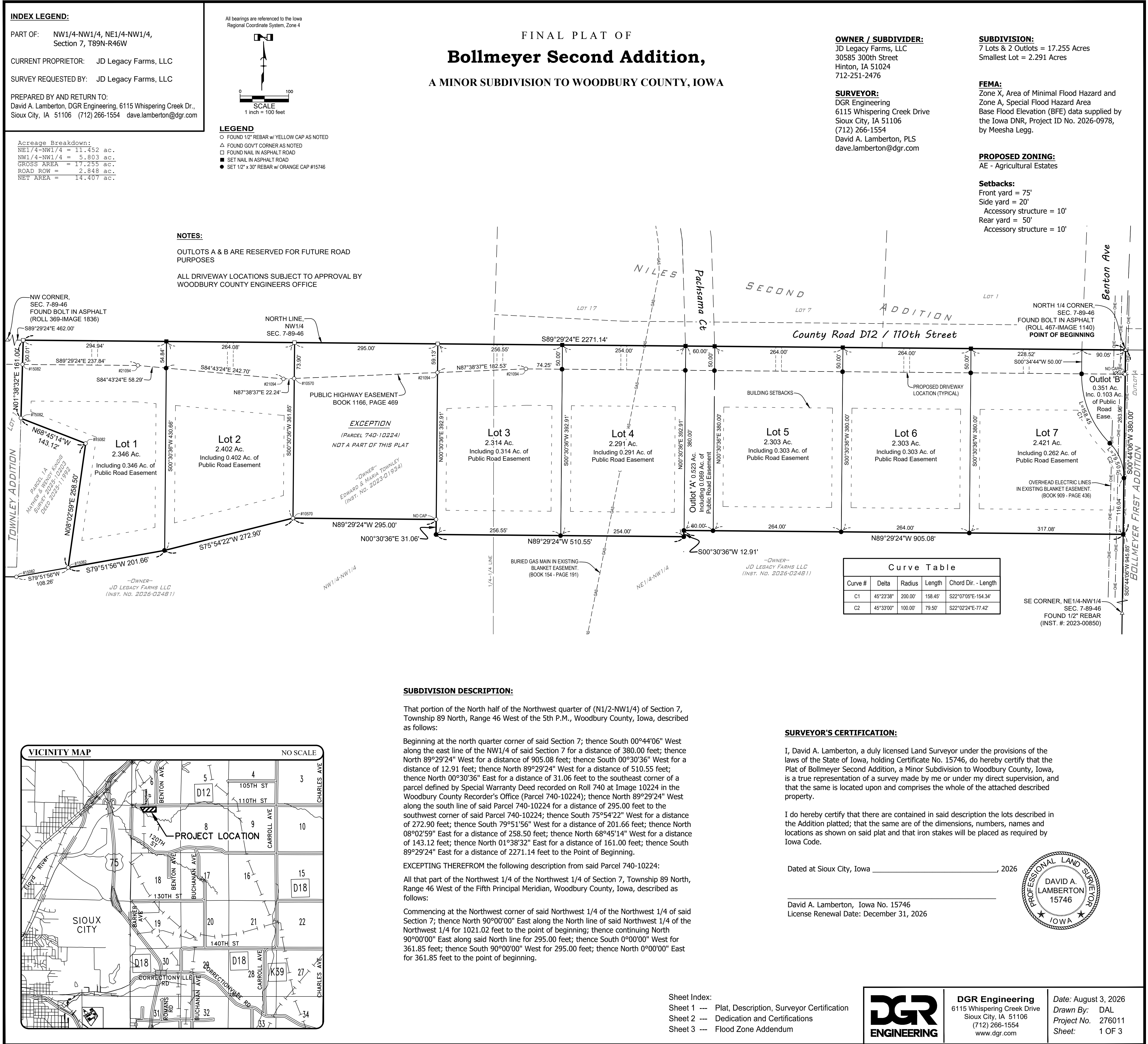
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DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Drawn by - P:\2025\276011\3_Design\DWG\276011901.dwg



DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lambertson, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____day of _____, 2026.

JD Legacy Farms, LLC

By: _____ By: _____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____, by
Dennis D. Bollmeyer and Judy L.Bollmeyer, as Managers of JD Legacy Farms, LLC.

Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.
Farm Credit Services of America, FLCA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,
by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____,
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
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 _____, _____,

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

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the _____day of _____, _____,
a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, _____
Tyler Mogensen
City Assessor

FINAL PLAT OF

Bollmeyer Second Addition,
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all 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, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to 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 an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

Mark Nelson ATTEST: Michelle K. Skaff
Chairman Secretary
Board of Supervisors
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 Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____day of _____, _____ 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 _____,
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF
TAXES AND SPECIAL ASSESSMENTS

I, Tina M. 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 M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026 _____
Andrew Glisar
Chairperson

Dated _____, 2026 _____
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

Sheet Index:
Sheet 1 --- Plat, Description, Surveyor Certification
Sheet 2 --- Dedication and Certifications
Sheet 3 --- Flood Zone Addendum

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27,1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rura1 Electric Cooperative Association dated -September 10, 1976, filed April 1,1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of \$1,403.00.
Form

Dated: _____, _____.
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026 _____
Robert E. Scott
Mayor

Approved _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCardle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____day of _____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026 _____
Robert E. Scott
Mayor

Dated _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

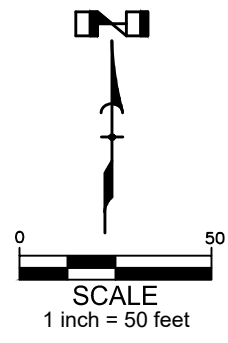
I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, _____
Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3



FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

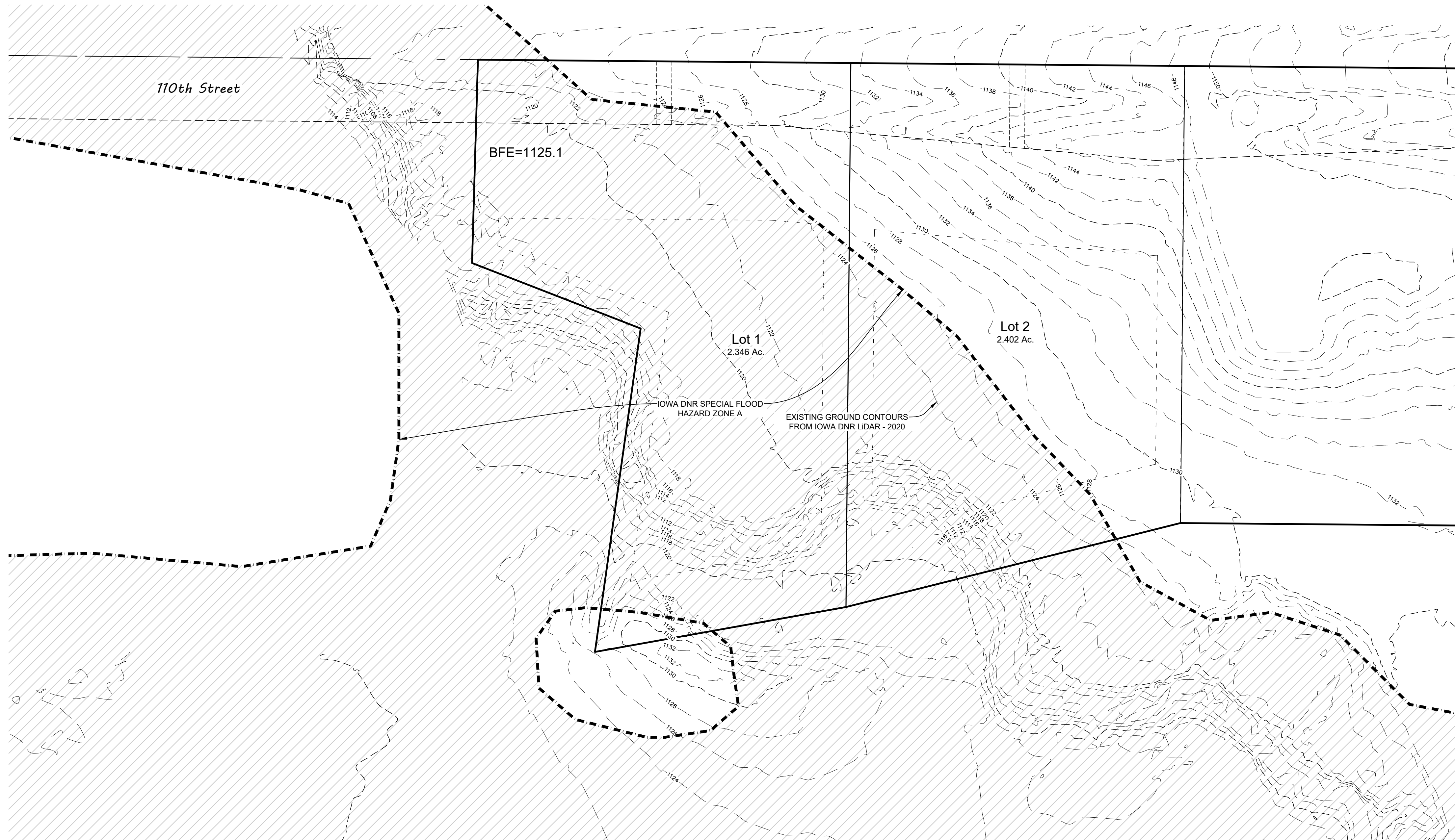
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

FLOOD PLAIN:

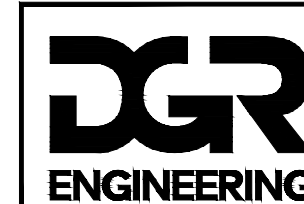
On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



Sheet Index:
Sheet 1 --- Plat, Description, Surveyor Certification
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Sheet 3 --- Flood Zone Addendum



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Drawing - P:\02\276\011\5_Design\DWG\276011p01.dwg

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 COVENANTS
- 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 New Jersey, County of Camden, ss:

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

PUBLICATION DATES:

Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c

PUBLISHER ID: COL-IA-503654

NOTICE NAME: ZC_9-28-26

Publication Fee: \$154.25

Edmar Corachia

(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Sharon E. Thomas-Pope

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, September 26, 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' hearing 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 5th 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 712-454-1133 and enter the Conference ID: 638 060 5076 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. E-mails should be sent to Daniel Precostoy at: dprecostoy@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)

MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Bollmeyer Second Addition, JD Legay Farms, LLC has submitted an application for a seven-lot plus two undivided minor subdivision to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #8946710002 and Parcel #8946710014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road C12) in Concord Township, Woodbury County, Iowa, near the Sioux City area (Parcel #8946710002 and Parcel #8946710014).

Applicant(s)/Owner(s): JD Legay Farms, LLC (Dennis Bollmeyer), Mailing Address: 3585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road C12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)
PROPOSED ZONING MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legay Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road C12), with a mailing address of 3585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #8946710002 and Parcel #8946710014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to allow residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 66 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the north quarter corner of said Section 7, thence South 33°44'20" West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 505.08 feet; thence South 00°30'06" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'06" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.50 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°36'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30565 300th St, Hinton, IA 51024-6526; Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30565 300th St, Hinton, IA 51024-6526; Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Item Three (3)

ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to remove from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12"; the chord of said curve bears S 68°00'20" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of

record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106; Property Address: 1555 170th Lane, Sioux City, Iowa 51106

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106; Property Address: 1555 170th Lane, Sioux City, Iowa 51106
GOL-IA-503654

Area Property Owner(s) Notification (1000 Feet)

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

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: Brian Ferguson (September 24, 2026): “Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We’ve been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off.”

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision and Concurrent Rezone is outside of our service territory."

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 (September 9, 2026): "Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

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 (September 2, 2026): "I see no issues. Thank you"

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

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): "Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other 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: September 11, 2026
Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

Extraterritorial Review

RESOLUTION NO. 2026- 0863
with attachments

RESOLUTION ACCEPTING AND APPROVING THE FINAL PLAT OF
"BOLLMeyer SECOND ADDITION, A MINOR SUBDIVISION TO WOODBURY
COUNTY, IOWA."

WHEREAS, JD Legacy Farms, LLC, did file with the City Clerk of the City of Sioux City, Iowa, a certain plat designated Final Plat of "Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa"; and

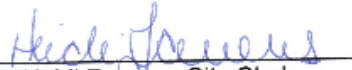
WHEREAS, the Planning and Zoning Commission, at its August 25, 2026, meeting, has recommended the acceptance and approval of said plat.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SIOUX CITY, IOWA that said Final Plat of "Bollmeyer Second Addition, a minor subdivision to Woodbury County, Iowa" as hereto attached and forming part of this Resolution, be, and the same hereby is, accepted and approved, and the Mayor and the City Clerk are hereby directed to furnish to the proprietors a certified copy of this resolution, as required by law.

BE IT FURTHER RESOLVED that this approval is conditional on the owner executing an Extraterritorial Agreement pursuant to Section 25.04.040 (1.b.5.E.vi) of the Sioux City Municipal Code, which Extraterritorial Agreement was recorded in the office of the Woodbury County Recorder/Auditor on _____, 2026 at Instrument No. _____.

PASSED AND APPROVED: September 14, 2026


Robert E. Scott, Mayor

ATTEST: 
Heidi Farrens, City Clerk

City of Sioux City's Extra Territorial Development Agreement – Excerpt

Source: City of Sioux City's Backup Materials from the September 14, 2026 City Council Meeting

https://www.siuox-city.org/AgendaCenter/ViewFile/Agenda/_09142026-1202

ATTACHMENT G

EXTRATERRITORIAL DEVELOPMENT AGREEMENT

THIS AGREEMENT made on _____ by and between Dennis D. Bollmeyer, as President of the JD Legacy Farms, LLC of Sioux City IA (hereinafter "Developer") and the City of Sioux City, Iowa, 405 6th Street, Sioux City, Iowa (hereinafter "City").

RECITALS

WHEREAS, Developer has proposed to subdivide and develop the following described real property (hereinafter the "Property"):

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

and

WHEREAS, the Property lies within the jurisdiction of the City pursuant to Section 354.8 et. seq. and Section 414.23, Code of Iowa, and;

WHEREAS, the Parties wish to set forth their various obligations and conditions in conjunction with such development and subdivision.

AGREEMENT

NOW, THEREFORE, IT IS AGREED between the City and the Developer as follows:

1. Annexation Process. Developer shall, within ninety (90) days of receiving written notice from the City that the Property qualifies for annexation to the City under Chapter 368, Code of Iowa, commence and pursue the statutory process for voluntary annexation of the Property to the City. Developer shall coordinate annexation efforts with the City and shall pursue such annexation in a diligent manner.

The City agrees that it shall provide said written notice to Developer only at such time as, in the City's sole and unreviewable discretion, it has the capacity and plans to extend water and sanitary sewer service to the Property.

2. City Services and Utilities.

- A. At such time that the City shall determine that it is appropriate and feasible, Developer shall voluntarily petition the City, pursuant to Section 384.41, Code of Iowa, for the construction of the following public improvements by the City to be paid for by special assessments levied upon the Property:

1. Water, including water mains and connections;
2. Sanitary sewer pipes and mains, within or abutting the subdivision only;
3. Storm sewer drainage systems;
4. Paving of streets within the subdivision or which abut the subdivision and provide access to the lot or lots therein.

Said improvements shall be connected to the existing utility systems in the subdivision, if any, exist.

- B. The City agrees to a moratorium for the connection to the following systems:

1. Water system: 20 years from the completion of improvements described in 2A above.
2. Sanitary sewer system: 20 years from the completion of improvements described in 2A above.
3. The city will not require hookup to city services until the existing well or septic fail to work properly after the 20 years.
 - a. The homeowner would have the option to hook up within the first 20 years if their water or sewer fails, but would not be required to hook up.

- b. The homeowner would be required to hook up to city water sewer after the 20 years if their existing water or sewer fails.
3. Binding Effect. The Parties agree that this Agreement shall be filed for record in the County in which the Property is located and shall be binding on the Developer, its heirs, successors, and assigns in title to the Property or any part thereof.
4. Notice. Any notice required or made herein shall be made in writing by certified mail to each party at the following addresses:
- A. City of Sioux City, Iowa
Attn: City Manager
405 6th Street, PO Box 447
Sioux City, Iowa 51101
- B. JD Legacy Farms, LLC
Attn: Dennis D. Bollmeyer, President
30585 300th Street
Hinton, IA 51024
- C. Each Party may designate in writing to the other Party all changes in name of the person(s) and/or address(es) to whom or which any notice is to be delivered.

IN WITNESS WHEREOF, the Parties have executed this Agreement the date and year first above written.

CITY OF SIOUX CITY, IOWA
"City"

JD Legacy Farms, LLC
"Developer"

By: _____

By: _____

Title: _____

Title: _____

Attest: _____

Title: _____

STATE OF IOWA)
 : ss.
COUNTY OF WOODBURY)

On this ____ day of _____, 2026, before me, a Notary Public duly commissioned and qualified in and for said County and State, personally appeared _____, _____ of the City of Sioux City, Iowa, and _____, _____ of said City, each being to me personally known to be the identical persons and officers named in the foregoing instrument, who executed the same under and by virtue of the authority vested in them by the City Council of said City, and each for himself acknowledged the execution thereof to be his voluntary act and deed for the purposes herein expressed.

IN TESTIMONY WHEREOF, I have hereunto set my hand and notarial seal at Sioux City, Iowa, the day and year last above written.

(SEAL)

NOTARY PUBLIC in and for said COUNTY and STATE

STATE OF _____)
: ss.
COUNTY OF _____)

On this _____ day of _____, 2026, before me, the undersigned a Notary Public in and for said State, personally appeared _____ to me known to be the identical person named in and who executed the foregoing instrument, and acknowledged that they executed the same as their voluntary act and deed.

(SEAL)

NOTARY PUBLIC in and for said COUNTY and STATE

EXTRATERRITORIAL DEVELOPMENT AGREEMENT

Appendix
Application

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: JD Legacy Farms, LLC
Name of Owner

Mailing Address: 30585 300th St. Hinton, Ia 5024
Street City or Town State and Zip + 4

Property Address: 30585 300th No Address
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] E-mail Address: _____

To subdivide land located in the NW NW Quarter of Section 7-89-46
NE NW 894607100014

Civil Township 89-46 (Concord) GIS Parcel # 894607100002

Name of Subdivision: Bollmeyer Second Addition

Subdivision Area in Acres 17.255 Gross Number of Lots 7
14.407 Net

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:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: David Lamberton, D&R Ph/Cell: 712-266-1554

Attorney: David Updegraff Ph/Cell: 712-252-5700

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

Owner's Signature: JD Legacy Farms, LLC Dennis Bollmeyer

Zoning Director: Daniel Priestley

For Office Use Only:

Zoning District AP Flood District _____ Date _____ No. 1201

Application Fee _____ 4 Lots or less (\$300*+ Additional Fees) 300

5 Lots or more (\$300* plus \$5 per lot + Additional Fees) 25

RECEIVED

AUG 2 2016

**WOODBURY COUNTY
PLANNING & ZONING**

*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.

Q#
1208
8426

Title Opinion

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6, 1941 and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 10, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.
2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27, 1959, filed April 21, 1959, and recorded in Book 909, Page 436 of the Woodbury County Records.
3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rural Electric Cooperative Association dated - September 10, 1976, filed April 1, 1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.
4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No. 78 - Plat of Survey dated November 17, 2025, filed November 17, 2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of \$1,403.00. Form

Dated: _____, _____, _____ ATTORNEY AT LAW

Base Flood Elevation Data provided by the Iowa DNR



GOVERNOR KIM REYNOLDS
LT. GOVERNOR CHRIS COUNOYER
DIRECTOR KAYLA LYON

7/28/2026

JD LEGACY FARMS LLC
C/O DAN C KRIENER
KRIENER FARM MANAGEMENT, INC.
4110 FLOYD BLVD
SIOUX CITY, IA 51108-1504

Project Description: Base Flood Elevation request for future residential developments. (Unnamed Stream)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.5451/-96.3216; Woodbury County

Iowa DNR Project ID Number: 2026-0978

Dear DAN C KRIENER:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing/proposed structure/property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we have estimated the current existing condition 100-year flood elevation (NAVD88) at the location referenced above (see Figure 1). Figure 1 shows the possible flooding extents with BFEs marked along the stream. Due to the length of the parcel request, this Figure is only an approximation for the purpose of parcel division into individual lots. Once the parcel has been divided, new BFEs may be required for the individual lots or buildings prior to development.

A floodway encroachment analysis was also completed. A single floodway offset is not reported here because the floodway width varies along this stream. The Special Flood Hazard Area of the stream, as shown in the Woodbury County, Iowa Flood Insurance Rate Maps published by the Federal Emergency Management Agency is a close approximation of the floodway limits. Additionally, each lot will require a floodway offset prior to development.

You may download additional copies, or verify the Iowa DNR Flood Plain and Dam Safety Section (Department) official response document(s) for this project at the Iowa DNR Flood Plain PERMT website using the tracking number above. (PERMT Website Address: <https://programs.iowadnr.gov/permt/>)

A Floodplain Permit may be required before construction can begin. You can apply for a Floodplain Permit at the website above. Additionally, a local permit from the City/County will be required. Please contact the local flood plain manager(s) listed below regarding the local flood plain permit requirements. Lastly, please be aware when planning future construction that elevating beyond the required 1 foot above the BFE will not only reduce flood risk, but might also result in much lower flood insurance rates

- Woodbury County: Dan Priestley, 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov, 712-279-6609

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg

Flood Plain Management and Dam Safety Section

CC: Dennis Bollmeyer; JD Legacy Farms LLC, 30585 300th Street, Hinton, IA, 51024, dennis@bollmeyerinc.com
Dan Priestley; 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov
Daniel Morse, daniel.morse@dnr.iowa.gov, (712) 363-1169, 1900 N. Grand Ave., Ste. E17, Spencer, IA



Figure 1. Parcel of land that will be divided into individual lots for future development. BFEs (NAVD88) are given in approximate locations for the purpose of land division. Individual lot (or building location) BFEs will be needed prior to development.

7/28/2026

JD LEGACY FARMS LLC
C/O DAN C KRIENER
KRIENER FARM MANAGEMENT, INC.
4110 FLOYD BLVD
SIOUX CITY, IA 51108-1504

Project Description: Base Flood Elevation request for future residential developments. (Unnamed Stream)

Project Latitude / Longitude Location(s): Buildings and Associated Fill 42.5402/-96.3167; Woodbury County

Iowa DNR Project ID Number: 2026-0979

Dear DAN C KRIENER:

This is in reference to your request for determination of the "100-year" flood elevation (a.k.a. the base flood elevation, or BFE) for the existing/proposed structure/property identified on your application. The Flood Insurance Rate Map (FIRM) for Woodbury County shows a portion of this property as being in the Special Flood Hazard Area (SFHA).

Based on the information available, we have estimated the current existing condition 100-year flood elevation (NAVD88) at the location referenced above (see Figure 1). Figure 1 shows the possible flooding extents with BFEs marked along the stream. Due to the length of the parcel request, this Figure is only an approximation for the purpose of parcel division into individual lots. Once the parcel has been divided, new BFEs may be required for the individual lots or buildings prior to development.

A floodway encroachment analysis was also completed. A single floodway offset is not reported here because the floodway width varies along this stream. The Special Flood Hazard Area of the stream, as shown in the Woodbury County, Iowa Flood Insurance Rate Maps published by the Federal Emergency Management Agency is a close approximation of the floodway limits. Additionally, each lot will require a floodway offset prior to development.

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- Woodbury County: Dan Priestley, 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov, 712-279-6609

Please contact me by phone at 515-393-1891 or by email at Meesha.Legg@dnr.iowa.gov with any questions.

Sincerely,

Meesha Legg
Flood Plain Management and Dam Safety Section

CC: Dennis Bollmeyer; JD Legacy Farms LLC, 30585 300th Street, Hinton, IA, 51024, dennis@bollmeyerinc.com
Dan Priestley; 620 Douglas Street, 6th Floor, Sioux City, IA, 51101, dpriestley@woodburycountyiowa.gov
Daniel Morse, daniel.morse@dnr.iowa.gov, (712) 363-1169, 1900 N. Grand Ave., Ste. E17, Spencer, IA



Figure 1. Parcel of land that will be divided into individual lots for future development. BFEs (NAVD88) are given in approximate locations for the purpose of land division. Individual lot (or building location) BFEs will be needed prior to development.

Restrictive Covenants (Planned)

Prepare by and Return to: David L. Updegraff, 505 5th St., Suite 204, Sioux City, IA 51101, (712)252-5700

BOLLMYER SECOND ADDITION RESTRICTIVE COVENANTS

The undersigned, JD Legacy Farms, LLC, being the sole owner (Owner) and developer (Developer) of the property described as Bollmeyer Second Addition to Woodbury County, Iowa, containing Lots One (1), Two (2), Three (3), Four (4), Five (5), Six (6) and Seven (7) as shown by the Plat thereof, do hereby impose the following covenants and restrictions upon all such lots. These covenants and restrictions shall run with the title and shall be binding upon and enure to the benefit of all other persons acquiring any right, title or interest in any of such lots, (Grantees), their heirs, successors and assigns:

1. RESIDENTIAL PURPOSES ONLY. No lots shall be used except for residential purposes. Only one single family dwelling not exceeding two stories in height shall be erected, placed or permitted on any one lot. Improvements may also include a non attached private garage not more than four car and a storage building providing such are architecturally compatible with the main dwelling. Fully enclosed commercially built post frame (either wood or steel) painted steel storage buildings shall be deemed architecturally compatible. Said buildings to be used for storage of all boats, trailers, tractors, and other vehicles. All buildings and structures shall be erected in conformity with applicable Woodbury County zoning and set-back regulations. No mobile homes or trailer homes shall be constructed on or placed on any lot. A mobile home and trailer home are defined as any structure that is designed to be movable or has a steel frame bottom. Only new home construction is allowed. No pre-existing homes may be moved on to any lots within said Addition. Prior to the construction of any homes on any of the lots within the Addition the lot owners must submit to JD Legacy Farms, LLC, the Developer of Bollmeyer Second Addition, Woodbury County, Iowa copies of the proposed building plans and site plans for the location of the residence upon said lot. The Developer must approve of the building location which approval will not be unreasonably withheld. The intent of this requirement is to facilitate orderly development within this sub-division.

2. MINIMUM SIZE. No dwelling shall be permitted or erected on said real estate having first floor living area of less than 1500 square feet, in the case of a one-story structure, nor less than 1100 square feet of living area on the first floor and with a total living area of at least 1500 square feet in the case of a structure with more than one story.
3. NO LIVESTOCK. No animals, livestock or poultry of any kind shall be raised, bred, or kept on any lot. However, each owner of a lot shall be allowed to keep dogs, cats and other common household pets provided their number shall not exceed four (4) such animals over six months old. No animals shall be allowed to run loose at any time.
4. OWN SEPTIC SYSTEM. Each lot shall provide its own enclosed septic tank with proper drain fields. Such a system shall comply with the requirements of the State Department of Health and the County Engineer and any other applicable regulations.
5. OWNER TO REPAIR. The owner of each lot, at such owner's sole cost and expense, shall repair and maintain the owner's residence, out buildings, as provided herein, fences and other improvements keeping the same in a condition comparable to their condition at the time of their initial completion.
6. NO TEMPORARY CHARACTER RESIDENCE. No structure of a temporary character, trailer, basement, tent, shack, barn, or other out buildings shall be used on any lot at any time as a residence, either temporarily or permanently.
7. NO NUISANCE. No noxious or offensive activities shall be carried out on any such real estate, nor shall anything be done thereon which may be or become an annoyance or nuisance to the neighborhood; no vehicles including motor homes or equipment except private motor vehicles and equipment being used in construction on the site shall be parked overnight upon said lot or driveway and no materials shall be stored or kept in front of said real estate except for the purpose of immediate incorporation into a structure on said real estate. Occasional overnight guests shall be permitted to park a motor home on the property providing it does not exceed two (2) weeks in total per year.
8. WEED AND DEBRIS CONTROL. Each owner shall keep the owner's lot free from weeds and from debris, whether such lot is improved or unimproved. The developer, JD Legacy Farms, LLC shall retain the right to plant crops on any of the lots that remain unsold. Once sold by the developer, all lots, whether improved or unimproved shall be planted in grass or alfalfa, except a portion of said lot may be used for a family gardens for personal use only unless farmed by the Developer.

9. RUN WITH THE LAND. These covenants shall run with the land and be binding on all parties and all persons claiming by, through, or under them.

10. ENFORCEMENT. If a Grantee, or Grantee's heirs or assigns, shall violate or attempt to violate any of the covenants or restrictions contained herein, it shall be lawful for any person or persons owning any other lot in the sub-division to prosecute any proceedings at law or equity against the person or persons violating or attempting to violate any such covenant or restriction and either to prevent the Grantee or them from doing so, or recover damages or any other remedy at law or equity applicable to such violation.

11. PARTIAL INVALIDITY. Invalidation of any of these covenants by judgment or court order shall no way affect any of the other provisions which shall remain in full force and affect.

12. AMENDMENTS. These covenants, restrictions and easements may be amended by a written instrument providing for such amendment which has been executed by (1) the owners of 5 of the 7 lots and (2) the undersigned, but only if the undersigned is a record titleholder to real estate which immediately abuts any of the real estate which is the subject of these covenants, restrictions and easements. No such modifications shall be affected or prohibit or restrict a then-existing use. Such instrument of amendment shall be filed for record and shall thereafter be binding on all owners and all subsequent owners.

13. RESTRICTIONS ON PLANTINGS. In order to promote an aesthetically pleasing development, the Developer is placing restrictions on the types of trees planted within the Addition and the planting location of trees and hedges. No trees shall be planted within twenty feet (20') of a lot line or thirty feet (30') from any roads or proposed roads within the Addition. No privacy hedge or fence exceeding six feet (6') in height shall be erected or maintained on any lots within the Addition. The Developer does not want fast growing trees or trees that are considered undesirable because of the maintenance issues they might cause. The following types of trees are not allowed within the Addition: Aussie tree; Poplar; Cottonwood; Red Cedar; and Chinese Elm.

14. DRIVEWAYS. All driveway locations must be approved by the county highway engineer. Any alterations of driveway locations will also need to be approved by the county highway engineer. Driveways may be surfaced with Portland cement concrete, asphalt or gravel.

15. COUNTY RIGHT OF WAY. Landowners may not plant trees and shrubs within the right of way of the county road. The right of way of the road is 30 feet from the centerline of the road. All mailbox and newspaper box supports placed within the right of way must meet secondary road department breakaway standards and be not larger than a 4" x 4" wood post or a 2 lb, per foot steel post. No boulders, stones, or retaining walls over 4 inches in height may be located within the right of way. Prior to doing any work within the county right of way, a permit must be obtained from the County Secondary Road Department.

16. TIME TO CONSTRUCT. A Grantee must complete construction of a conforming single family dwelling within three (3) years of closing the purchase of a lot in the Addition.

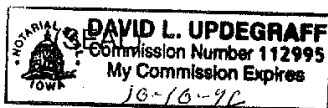
Dated this 30th day of July, 2026.

JD Legacy Farms, LLC

By: Dennis Bollmeyer
Dennis Bollmeyer, Manager

STATE OF IOWA, COUNTY OF PLYMOUTH)ss:

This record was acknowledged before me on 7-30-26, by Dennis Bollmeyer, as Manager, of JD Legacy Farms, LLC a limited liability company.



David L. Updegraff
Notary Public in and for said
County and State

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID 894607100002
Alternate ID 883545
Property Address N/A
Sec/Twp/Rng 7-89-46
Brief Tax Description NE NW 7-89-46
(Note: Not to be used on legal documents)
Deed Book/Page 2026-02481 (3/9/2026)
Gross Acres 38.48
Net Acres 38.48
Adjusted CSR Pts 2389.59
Zoning N/A
District 0057 CONCORD/SIOUX CITY
School District SIOUX CITY COMM
Neighborhood N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	\$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		\$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		\$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		\$0.00

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

Valuation

	2026	2025	2024	2023	2022
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440

Sioux City Special Assessments and Fees

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

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

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Woodbury County, IA / Sioux City

Summary

Parcel ID 894607100014
Alternate ID
Property Address 1418 110TH ST
SIoux CITY IA 51108
Sec/Twp/Rng 7-89-46
Brief CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E
Tax Description 1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT
(Note: Not to be used on legal documents)
Deed Book/Page 2026-02481 (3/9/2026)
Gross Acres 34.41
Net Acres 34.41
Zoning N/A
District 0057 CONCORD/SIOUX CITY
School District SIOUX CITY COMM
Neighborhood N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	\$1,358,405.00

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

Valuation

	2026	2025
Classification	Agriculture	Agriculture
+ Assessed Land Value	\$107,740	\$107,450
+ Assessed Building Value	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0
= Gross Assessed Value	\$107,740	\$107,450
- Exempt Value	\$0	\$0
= Net Assessed Value	\$107,740	\$107,450

Sioux City Special Assessments and Fees

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

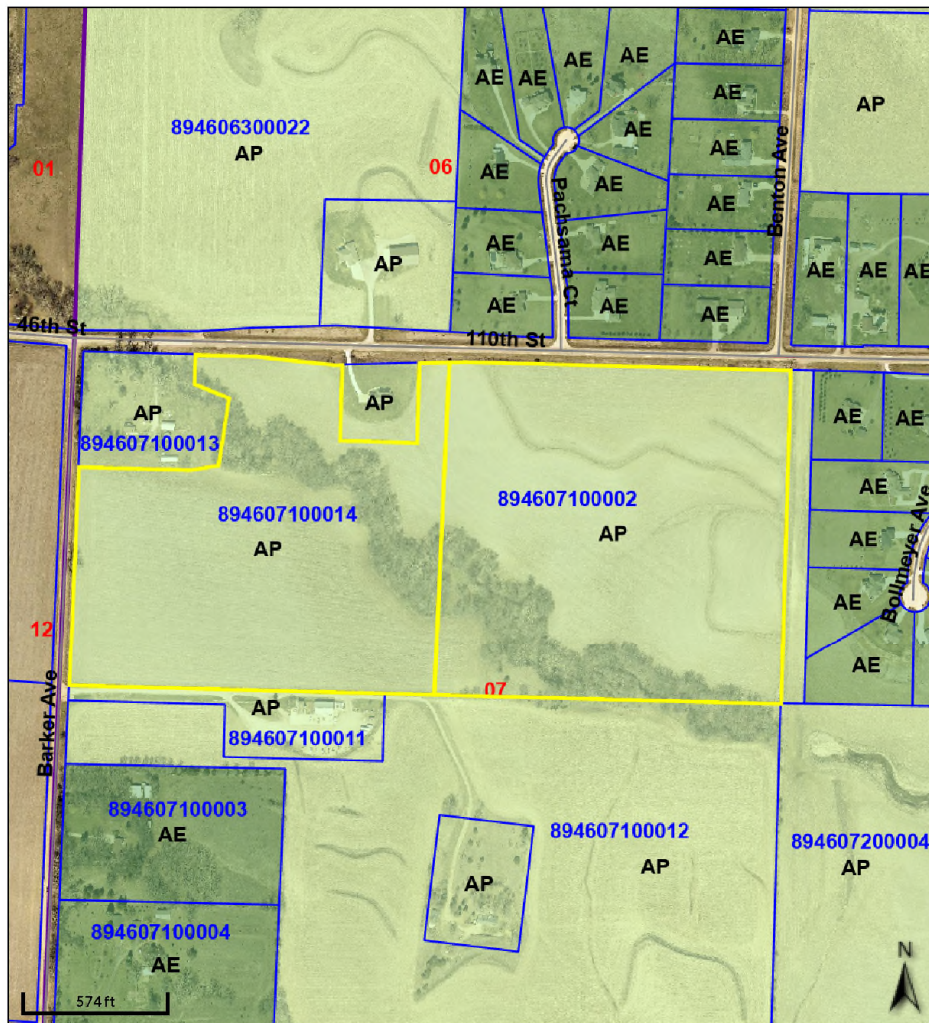
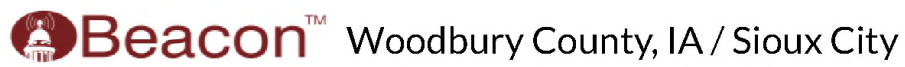
No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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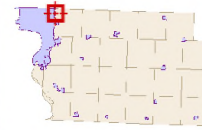
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Zoning Map



Overview



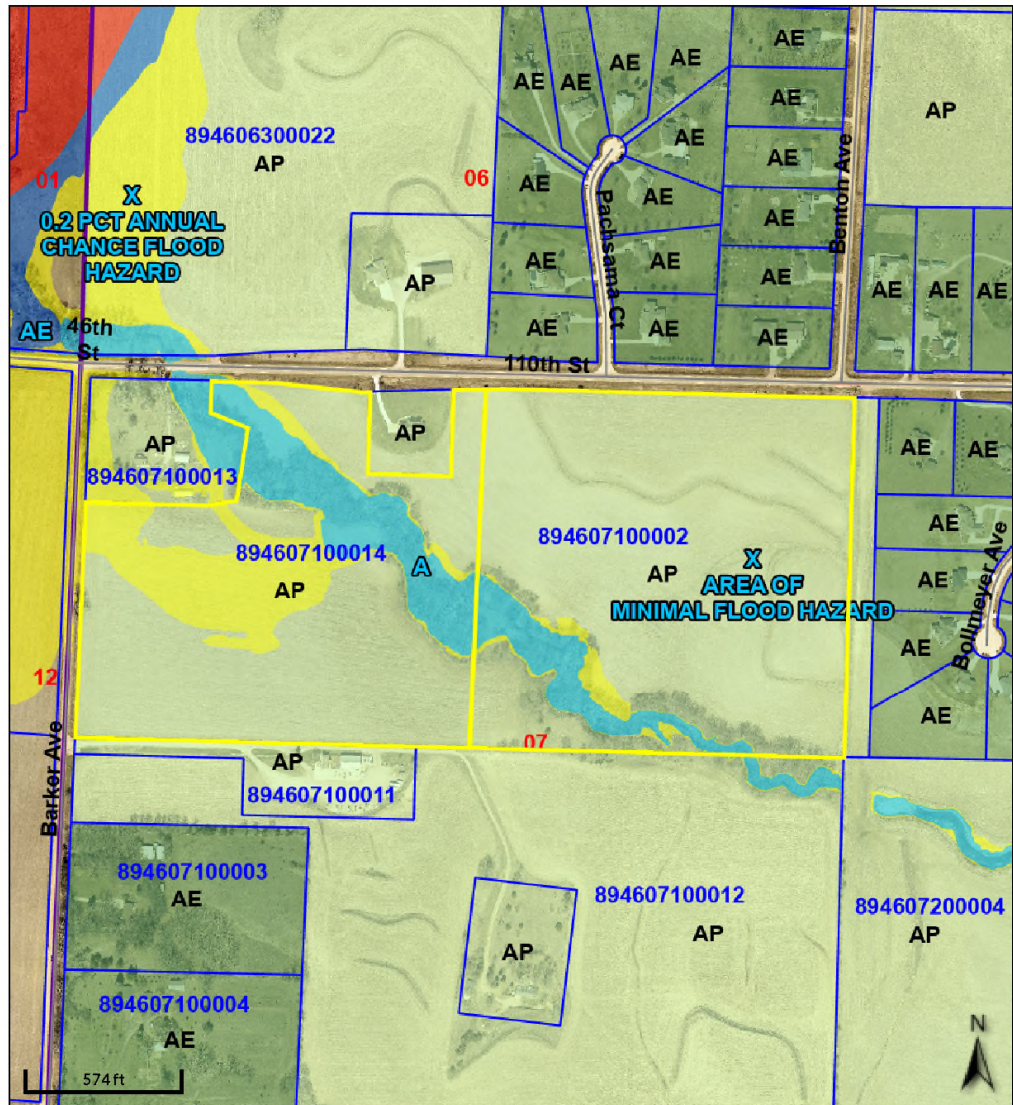
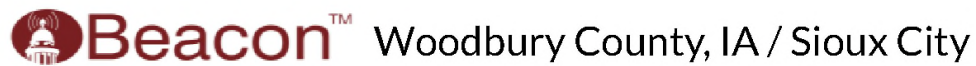
Legend

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

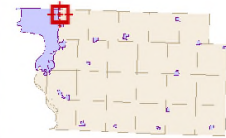
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Floodplain Map



Overview



Legend

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

Date created: 8/18/2026

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This topographic map displays a mountainous region with numerous contour lines indicating elevation. A blue rectangular box is drawn in the upper left quadrant, highlighting a specific area of interest. The map features a river or stream flowing through the landscape, with various elevation points marked in yellow. The background is a light blue/purple color, and the contour lines are brown. The map is overlaid with a grid of blue lines, and the text '© OpenStreetMap contributors, CC-BY-SA' is visible in the bottom right corner.

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Gross Acres	38.48
ROW Acres	0.00
Gross Taxable Acres	38.48
Exempt Acres	0.00
Net Taxable Acres	38.48
Average Unadjusted CSR2	67.43
	(Gross Taxable Acres - Exempt Land)
	(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)

Agland Active Config 2025
Processed Date and Time 2026-02-20 12:12:50

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	38.48		2,594.61	2,393.68

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				38.48	2,594.61	2,393.68

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Gross Acres	34.41
ROW Acres	0.00
Gross Taxable Acres	34.41
Exempt Acres	0.00
Net Taxable Acres	34.41
Average Unadjusted CSR2	86.66
	(Gross Taxable Acres - Exempt Land)
	(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)

Agland Active Config 2025
Processed Date and Time 2026-02-20 12:12:52

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	34.41		2,982.11	2,808.19

Soil Summary

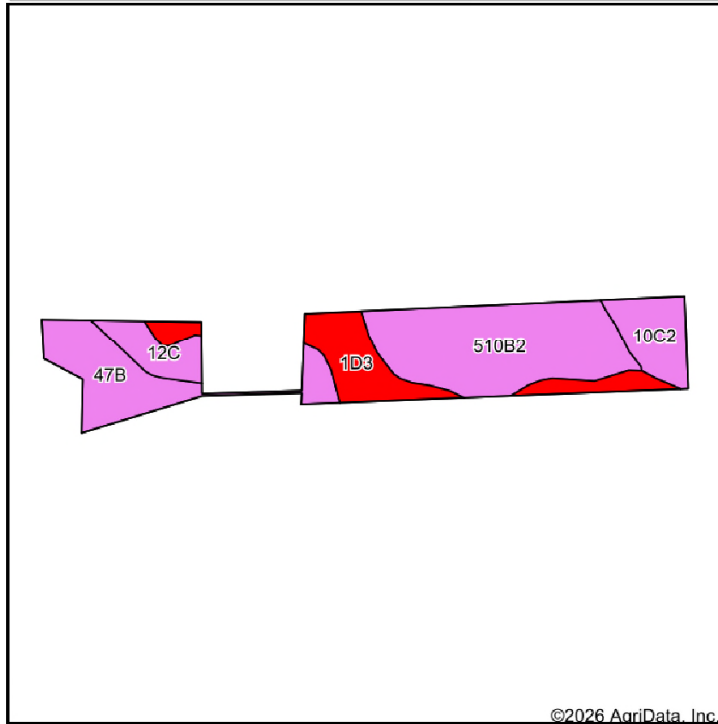
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				34.41	2,982.11	2,808.19

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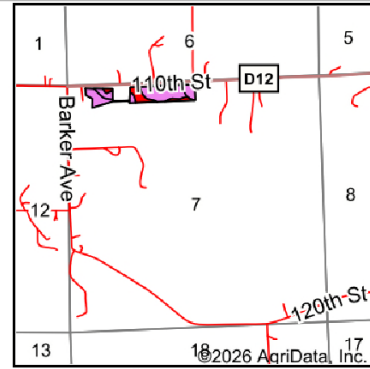
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Soils Map



Soils data provided by USDA and NRCS.



State: **Iowa**
 County: **Woodbury**
 Location: **7-89N-46W**
 Township: **Concord**
 Acres: **14.72**
 Date: **8/3/2026**

KRIENER
 FARM MANAGEMENT, INC.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Area Symbol: IA193, Soil Area Version: 35														
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Int Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		Ile	227.2	6.4	65.9	12.9	92	72	80	80	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		IIle	126.4	3.5	36.7	12.6	32	37	60	60	58
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		IIw	217.6	6.1	63.1	12.9	85	59	74	69	74
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		IIle	214.4	6.0	62.2	13.2	89	58	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		IIle	211.2	5.9	61.2	12.9	86	57	81	81	76
Weighted Average					2.41	202.8	5.7	58.8	12.9	78.2	59.7	*n 76	*n 75	*n 72.6

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

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Application Details

Date Received: August 3, 2026 (Case #1202)

Fee: \$400 (Check #12028)

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

Address: 30585 300th Street, Hinton, IA 51024-8509

Engineer / Surveyor: David Lamberton, DGR Engineering – 712-266-1554

Property Information:

Property Address / Vicinity: N½ NW¼ & related, Section 7, T89N-R46W (Concord Township) along 110th Street (County Road D12)

Parcel ID(s): Portions of 894607100002 and 894607100014

Total Acres (subject of rezone / concurrent plat): approximately 17.255 gross / 14.407 net

Current Use: Agriculture (AP)

Proposed Use: Agriculture / AE Housing (single-family residential lots)

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): Approximately 78–86 range (see soil report; weighted ~78.2 on portion mapped)

Pre-application meeting: July 31, 2026 – Staff present: Dan Priestley

Pre-application Meeting

Date: July 31, 2026

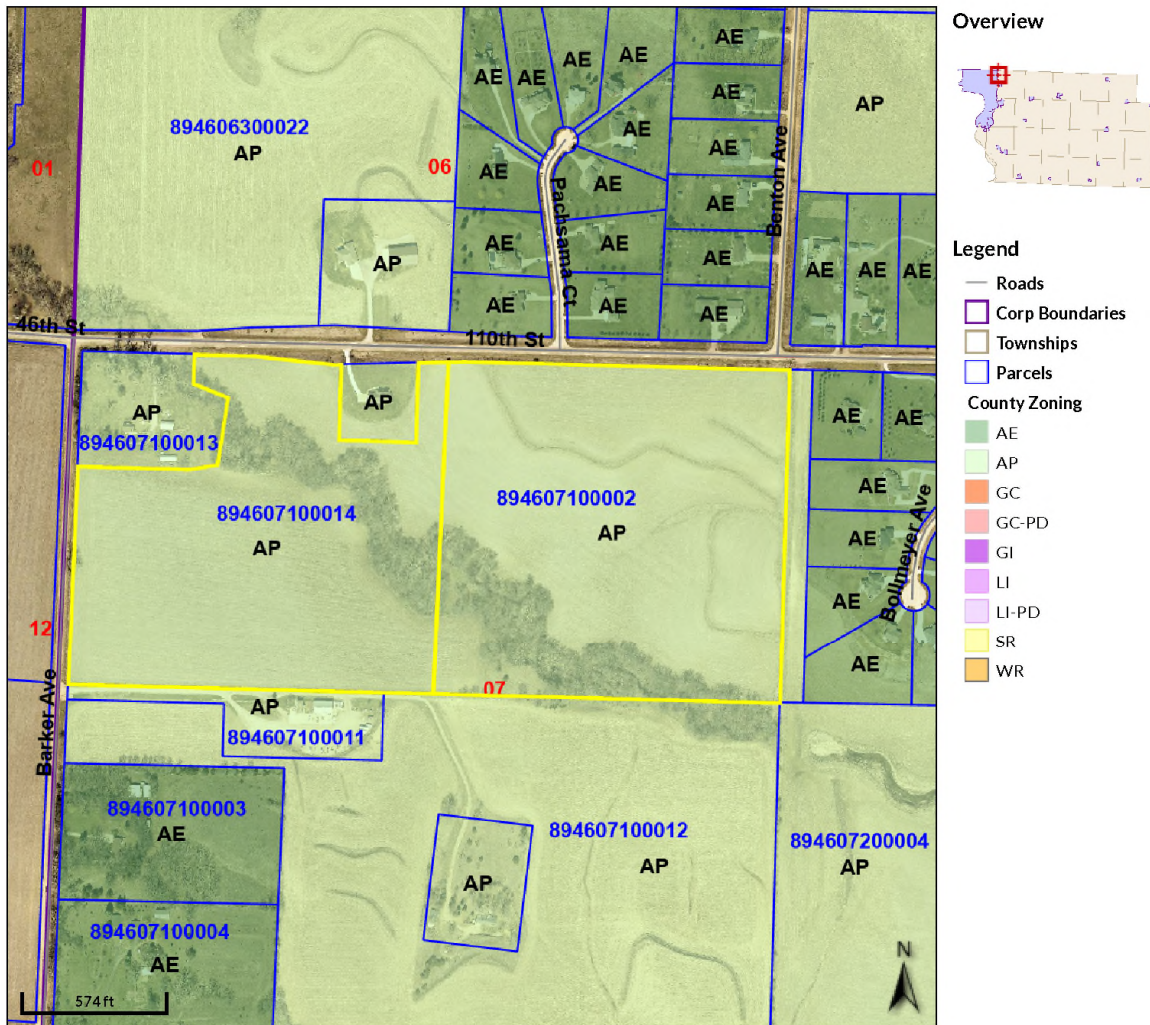
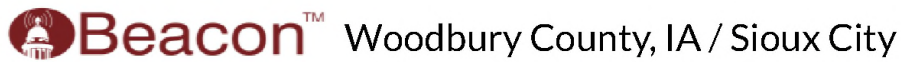
Staff present: Dan Priestley

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant proposes to create a seven-lot (two-out lots) minor subdivision (Bollmeyer Second Addition) for single-family residential development. Under Section 3.01.1 B of the Woodbury County Zoning Ordinance, not more than two residences shall be allowed on any quarter-quarter section (nominally 40-acre) tract in the Agricultural Preservation (AP) district. When a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification. The Agricultural Estates (AE) district is the appropriate classification to accommodate the proposed residential lots while retaining rural character compatible with surrounding agricultural and estate uses.

This rezone is filed concurrently with the Bollmeyer Second Addition minor subdivision application. A portion of the property lies within or near a Special Flood Hazard Area; Iowa DNR Base Flood Elevation determinations have been obtained (Projects 2026-0978 and 2026-0979). Local floodplain permits will be required prior to development.

Location Map



Date created: 8/18/2026
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GEOSPATIAL

Location Map Description

The above image is a formal property data sheet featuring a geographic information system (GIS) map and associated parcel details

Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

- Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map;
- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved General Development Plan / Future Land Use Map

The concurrent minor subdivision and rezone support orderly rural residential development in an area already experiencing estate-style residential growth (Niles Second Addition, Bollmeyer First Addition, and surrounding AE parcels). The AE district is specifically intended to provide for residential development on larger lots in a manner compatible with agricultural surroundings. The proposal aligns with managed growth principles by utilizing land already under common ownership and adjacent to existing residential development rather than leapfrogging into prime agricultural core areas.

Future Land Use

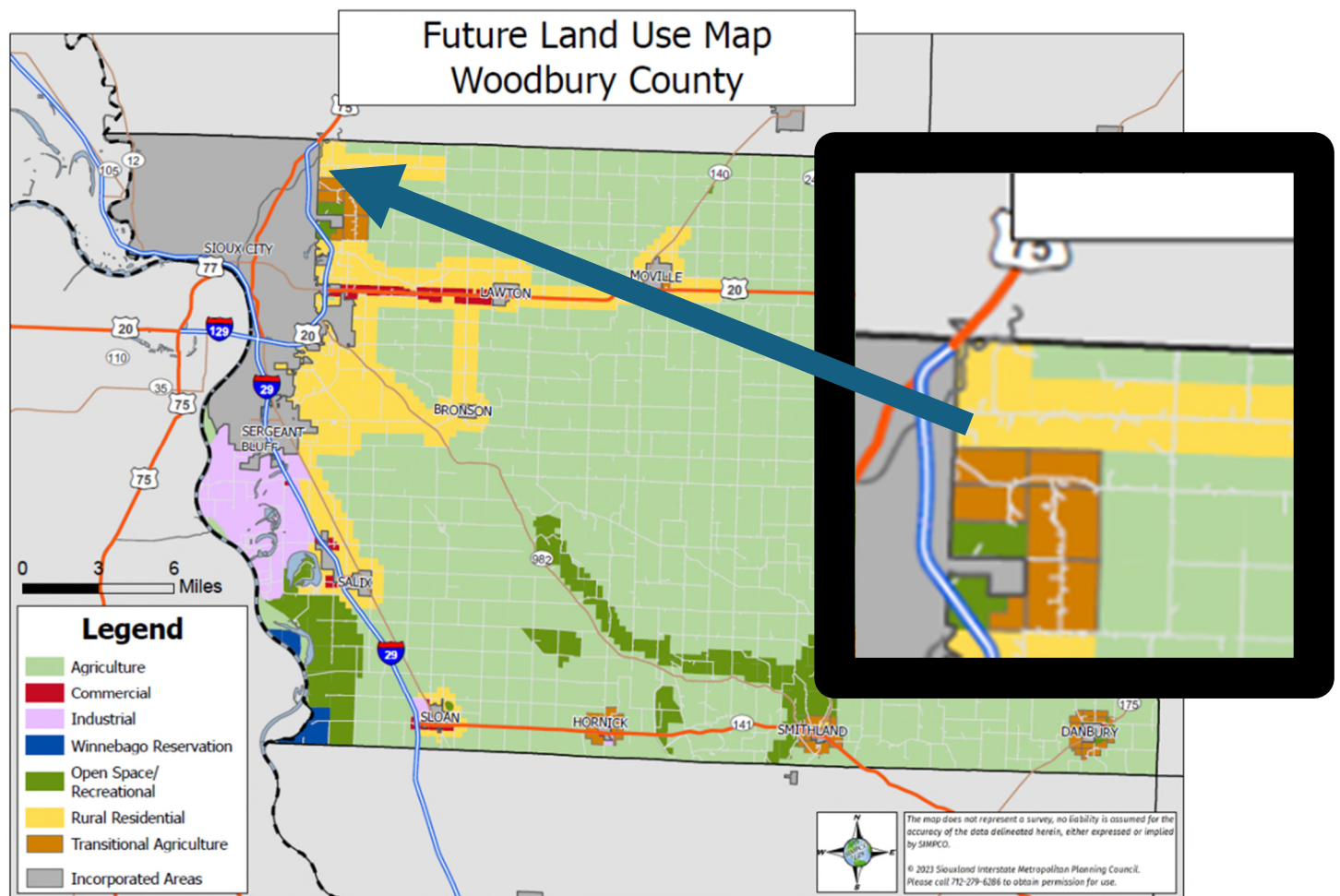


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies

Iowa DNR has issued BFE determinations, and the City of Sioux City approved extraterritorial review of the associated Bollmeyer Second Addition final plat. The County Engineer reviewed the proposed minor subdivision and concurrent rezoning from AP to AE, noting that the property fronts paved D12, a Farm-to-Market route carrying approximately 570–1,000 vehicles daily between US 75 and K64; the seven additional lots are expected to increase residential traffic. Any proposed roadways or outlots must align directly with existing roadways. D12's 60-mph speed limit will remain unchanged as driveways are added. Prospective purchasers must be informed of traffic conditions, the speed limit, potential traffic types and volumes, and that snow removal and emergency services are provided from the Lawton area, with corresponding response expectations. Landowners must obtain applicable Woodbury County Secondary Roads access permits before working within the County right-of-way. Subject to these requirements, Secondary Roads has no objections to the subdivision or rezoning. As of September 24, 2026, no utility objections have been received.

Consideration of the Corn Suitability Rating (CSR) of the property

CSR2 values for the mapped portion average approximately 78.2 (range of individual map units roughly 32–92). While productive, the presence of an unnamed stream corridor, existing tree/vegetation areas, and the proposed lot configuration (approximately 2.3-acre lots) limit the practical agricultural scale. The AE district continues to allow agricultural uses compatible with residential estates.

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots (Niles Second Addition / Pachsama Court to the north, Bollmeyer First Addition to the east) and remaining AP agricultural land. The proposal is a logical extension of the established residential estate pattern rather than a spot zone. Restrictive covenants further ensure residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size in AE is consistent with rural residential scale. Floodplain constraints are identified and will be managed through required permits and freeboard. Access is directly to County Road D12 / 110th Street; driveway locations subject to County Engineer approval. Economic: The rezone enables development of additional rural housing supply while the concurrent covenants and AE standards protect neighboring property values and agricultural operations.

Any other relevant factors

The rezone is the required legal mechanism under Section 3.01.1 B of the Zoning Ordinance to allow more than two residences per quarter-quarter section. Concurrent processing with the minor subdivision ensures coordinated review. Public notice to 1,000-foot owners and stakeholders provides opportunity for input.

Staff Recommendation

Based on the information provided in the application, the concurrent Bollmeyer Second Addition minor subdivision, the Woodbury County Zoning Ordinance (particularly §3.01.1 B), soil/CSR2 data, floodplain information, and surrounding land-use pattern, staff recommends approval of the request to rezone the subject property from Agricultural Preservation (AP) to Agricultural Estates (AE). This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, City of Sioux City extraterritorial approval, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required

The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

Notification

Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map 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 proposed change in zoning district classification.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

Time limit for recommendation

A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission may make a recommendation to the Board of Supervisors on May 27, 2026 following their public hearing or they may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required

The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.

Decision. Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed subject to subsections (iv) and (v) below, to adopt an ordinance approving the amendment to the zoning district map.
- Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.
- The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, ss:

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

PUBLICATION DATES:

Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c

PUBLISHER ID: COL-IA-503654

NOTICE NAME: ZC_9-28-26

Publication Fee: \$154.25

Edmar Corachia

(Signed) _____

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Sharon E. Thomas-Pope

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, September 28, 2025 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, 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 9th floor of said courthouse by any interested persons. All persons who wish to be heard in regard to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 658 085 537# 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, 9th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Probst at: dprobst@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Bolmeyer Second Addition, JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two multi-lot) minor subdivision (hereinafter known as the Bolmeyer Second Addition). The applicants seek to divide approximately 17,755 acres (approximately 14,407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (NW1/4-NW1/4) of Section 7, Township 66 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Spill Prevention/Control/Countermeasure (SPCC) associated with an unnamed stream. The property is located along 110th Street (County Road D12) in Concord Township, Woodbury County, Iowa, near the Sioux City area (Parcel #894607100002 and Parcel #894607100014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bolmeyer), Mailing Address: 3585 300th St., Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1116 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51101).

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated areas of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bolmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 3585 300th St., Hinton, IA 51024-8509.

The proposal is to rezone approximately 17,755 gross acres (approximately 14,407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (NW1/4-NW1/4) of Section 7, Township 66 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bolmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 331.4 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:
That portion of the North half of the Northwest Quarter of (NW1/4-NW1/4) of Section 7, Township 66 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:
Beginning at the north quarter corner of said Section 7, thence South (30°44'00") West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'03" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'03" East for a distance of 51.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 78°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°36'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 88 North, Range 48 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner/Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Three (3)

ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #684703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°03'03" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12"; the chord of said curve bears S 68°00'26" W a distance of 320.59 feet; thence S 47°31'02" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of

record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner/Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106. GCL-IA-503654

Comments from Owners of Real Property Lying within 1,000 feet from the Subject Property

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

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: Brian Ferguson (September 24, 2026): "Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We've been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off."

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision dn Concurrent Rezone is outside of our service territory."

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 (September 9, 2026): " Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

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.

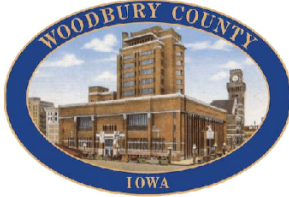
WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (September 2, 2026): " I see no issues. Thank you"

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

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): "Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other 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: September 11, 2026
Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS)

ORDINANCE NO. _____

A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Attest:

Kent Carper

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 2026**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for the approximately 17.255-acre (gross) / 14.407-acre (net) property identified as portions of Parcel IDs #894607100002 and #894607100014, located in T89N R46W (Concord Township), in the North Half of the Northwest Quarter (N $\frac{1}{2}$ NW $\frac{1}{4}$) of Section 7, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies along 110th Street (County Road D12) in Concord Township. The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Supporting Documentation

Zoning Ordinance Map Amendment Application



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: <i>(Dennis Bollmeyer)</i> Owner <u>JD Legacy Farm, LLC</u> Address <u>30585 300th St.</u> <u>Hinton, Ia 51024</u> Phone [REDACTED]		Applicant Information: Applicant <u>Same</u> Address _____ Phone _____	
Engineer/Surveyor <u>David Lamberton</u> Phone <u>712-266-1554</u>			
Property Information: Property Address or Address Range _____ Quarter/Quarter <u>NEX NW 1/4</u> Sec <u>77</u> Twship/Range <u>89 / 46</u> 11.452 Parcel ID # <u>894607100002</u> or GIS # _____ Total Acres <u>34.41</u> 5.807 Current Use <u>Agriculture AP</u> Proposed Use <u>Agriculture AE Housing</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> 17.255 Gross Average Crop Suitability Rating (submit NRCS Statement) _____ 14.407 Net			
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(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). Concord			
A formal pre-application meeting is recommended prior to submitting this application.			
Pre-app mtg. date <u>7-31-26</u> Staff present <u>Dan Priestley</u>			
The undersigned is/are the owner(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 zoning commission members to conduct a site visit and photograph the subject property.			
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.			
Owner <u>JD Legacy Farms, LLC</u> <i>Dennis Bollmeyer</i> Date <u>8-3-26</u>		Applicant <u>Dennis Bollmeyer</u> Date <u>8-3-26</u>	
Fee: \$400 Case #: <u>7202</u> Check #: <u>12028</u> Receipt #: _____		Date Received RECEIVED AUG - 3 2026 WOODBURY COUNTY PLANNING & ZONING	

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID 894607100002
Alternate ID 883545
Property Address N/A
Sec/Twp/Rng 7-89-46
Brief Tax Description NE NW 7-89-46
(Note: Not to be used on legal documents)
Deed Book/Page 2026-02481 (3/9/2026)
Gross Acres 38.48
Net Acres 38.48
Adjusted CSR Pts 2389.59
Zoning N/A
District 0057 CONCORD/SIOUX CITY
School District SIOUX CITY COMM
Neighborhood N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	\$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		\$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		\$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		\$0.00

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

Valuation

	2026	2025	2024	2023	2022
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$91,780	\$91,780	\$77,810	\$77,810	\$60,440

Sioux City Special Assessments and Fees

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

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

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Alternate ID	
Property Address	1418 110TH ST SIOUX CITY IA 51108
Sec/Twp/Rng	7-89-46
Brief	CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E
Tax Description	1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT
	(Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	34.41
Net Acres	34.41
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
[JD LEGACY FARMS LLC](#)
[30585 300TH ST](#)
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	\$1,358,405.00

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

Valuation

	2026	2025
Classification	Agriculture	Agriculture
+ Assessed Land Value	\$107,740	\$107,450
+ Assessed Building Value	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0
= Gross Assessed Value	\$107,740	\$107,450
- Exempt Value	\$0	\$0
= Net Assessed Value	\$107,740	\$107,450

Sioux City Special Assessments and Fees

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

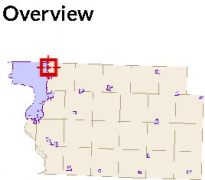
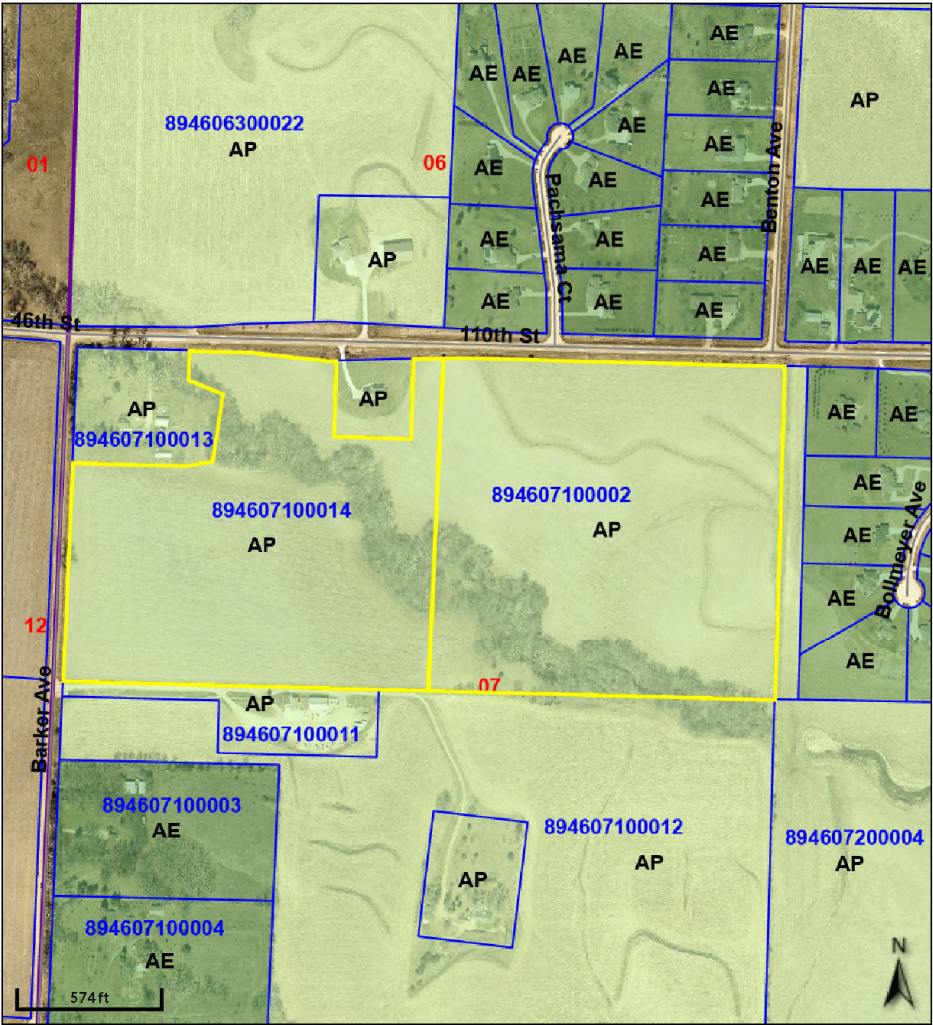
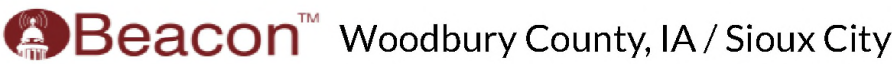
No data available for the following modules: Land, Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Woodbury County Tax Credit Applications, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

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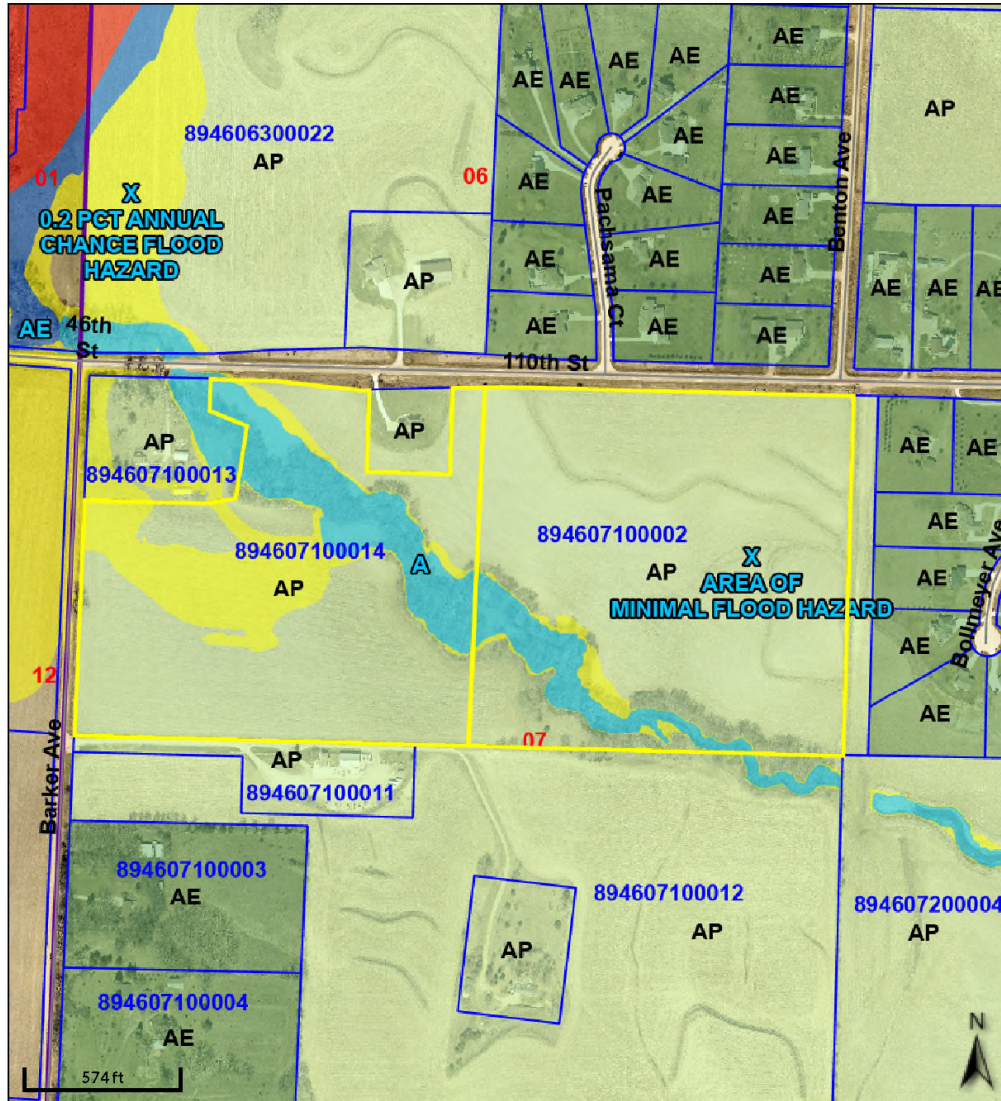
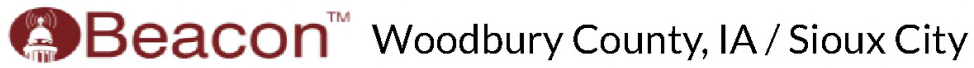
Zoning Map



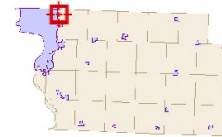
- Legend
- Roads
 - Corp Boundaries
 - Townships
 - Parcels
 - County Zoning
 - AE
 - AP
 - GC
 - GC-PD
 - GI
 - LI
 - LI-PD
 - SR
 - WR

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Floodplain Map



Overview



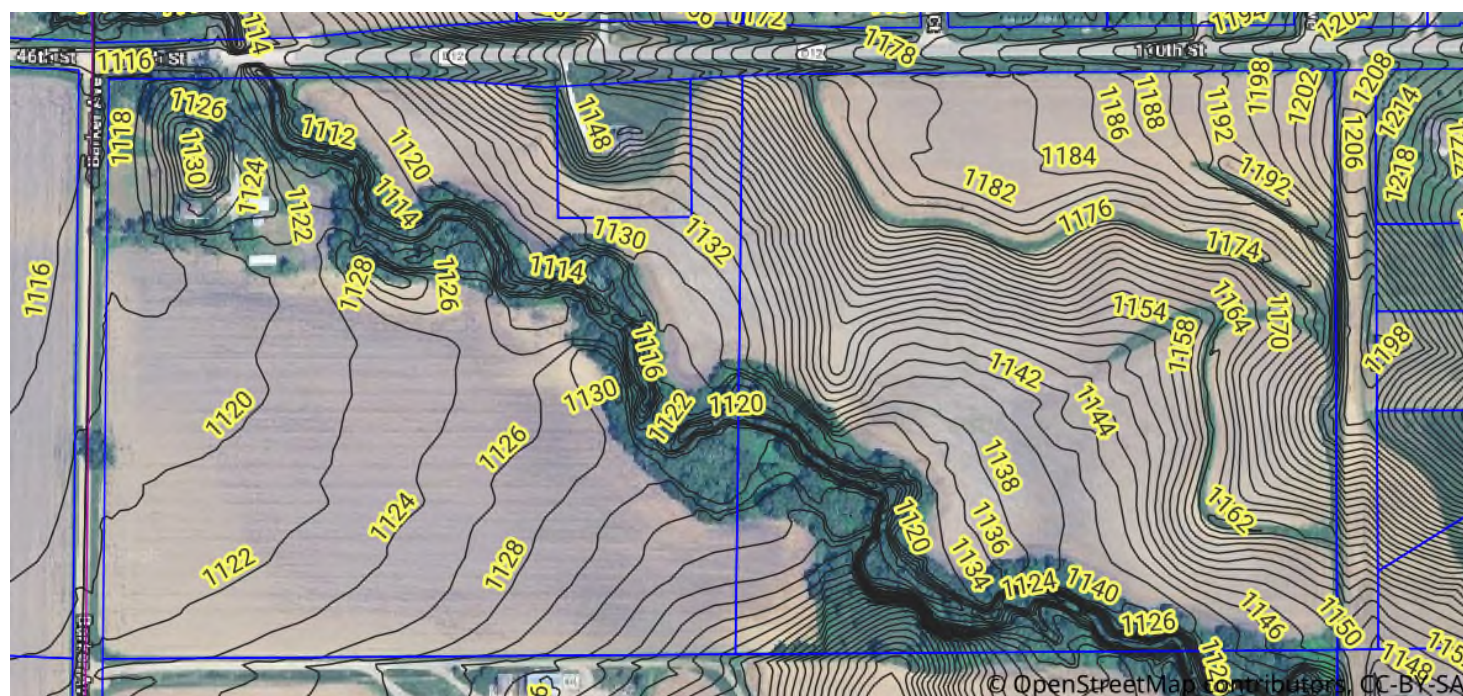
Legend

- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Parcels
- County Zoning
 - AE
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Elevation Map



Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Gross Acres	38.48
ROW Acres	0.00
Gross Taxable Acres	38.48
Exempt Acres	0.00
Net Taxable Acres	38.48
Average Unadjusted CSR2	67.43
	(Gross Taxable Acres - Exempt Land)
	(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)

Agland Active Config 2025
Processed Date and Time 2026-02-20 12:12:50

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	38.48		2,594.61	2,393.68

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				38.48	2,594.61	2,393.68

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Gross Acres	34.41
ROW Acres	0.00
Gross Taxable Acres	34.41
Exempt Acres	0.00
Net Taxable Acres	34.41
Average Unadjusted CSR2	86.66
	(Gross Taxable Acres - Exempt Land)
	(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)

Agland Active Config 2025
Processed Date and Time 2026-02-20 12:12:52

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	34.41		2,982.11	2,808.19

Soil Summary

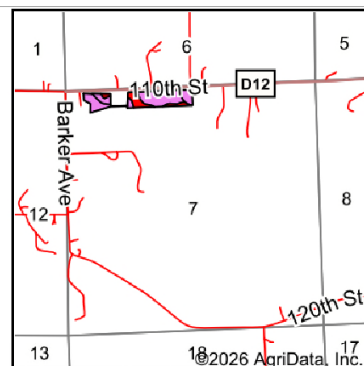
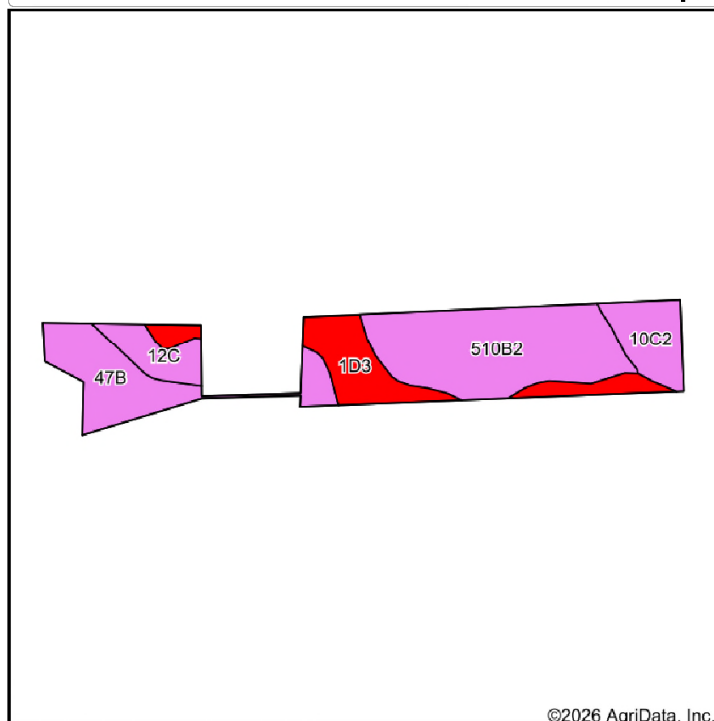
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				34.41	2,982.11	2,808.19

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Soils Map



State: **Iowa**
 County: **Woodbury**
 Location: **7-89N-46W**
 Township: **Concord**
 Acres: **14.72**
 Date: **8/3/2026**

KRIENER
 FARM MANAGEMENT, INC.

Maps Provided By:

surety
 CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 35															
Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *C	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans	
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		Ile	227.2	6.4	65.9	12.9	92	72	80	80	74	
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		IIle	126.4	3.5	36.7	12.6	32	37	60	60	58	
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		IIw	217.6	6.1	63.1	12.9	85	59	74	69	74	
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		IIle	214.4	6.0	62.2	13.2	89	58	87	86	87	
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		IIle	211.2	5.9	61.2	12.9	86	57	81	81	76	
Weighted Average					2.41	202.8	5.7	58.8	12.9	78.2	59.7	*n 76	*n 75	*n 72.6	

**IA has updated the CSR values for each county to CSR2.

*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.

*n: The aggregation method is "Weighted Average using all components"

*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: Sam M. Peterson

Contents

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Application Details

Date Received: September 2, 2026 (Case #7213)

Fee: \$408.70

Owner / Applicant: Sam M. Peterson

Address: 1592 170th Street, Sioux City, IA 51106

Property Address: 1555 170th Lane, Sioux City, IA 51106

Engineer / Surveyor: Not specified / Legal description from Warranty Deed 2025-12016

Pre-application meeting: August 17, 2026 — Staff present: D. Priestley

Property Information

Property Address / Vicinity: 1555 170th Lane, Sioux City, IA 51106 — Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West (Woodbury Township), along 170th Street / access road.

Parcel ID(s): 884703400012

Total Acres (subject of rezone): approximately 8.06 gross acres (includes 0.60 acres more or less of road right-of-way easement); net approximately 7.46 acres.

Current Use: Agriculture / Empty Land (existing agricultural buildings present)

Proposed Use: Agricultural Estates (AE) residential / estate uses compatible with surrounding rural residential development — Single Family Home

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): The weighted average CSR2 is approximately 61.5.

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant, Sam M. Peterson, requests approval of a zoning district map amendment to rezone Parcel No. 884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms, Inc., by Warranty Deed recorded as Document No. 2025-12016 on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres, located in the SW $\frac{1}{4}$ of the SE $\frac{1}{4}$ of Section 3-88-47. The property has frontage and access via an existing access road connecting to 170th Street.

Under the Woodbury County Zoning Ordinance, the AP District is intended to preserve productive agricultural land and limit nonfarm residential density. The AE District is intended to accommodate low-density residential development on larger lots in a manner compatible with surrounding agricultural and rural estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and a city development to the west. AP-zoned agricultural land remains to the north and east. Accordingly, the requested rezoning represents a logical extension of the established AE residential-estate development pattern rather than the introduction of a spot zone into a predominantly agricultural area. The property is located within an Area of Minimal Flood Hazard, according to FEMA and Beacon mapping. No Special Flood Hazard Area is mapped on the subject parcel. Any future residential development would remain subject to all applicable building, setback, driveway, utility, and other county requirements.

In late July, county staff discovered that the property owner had commenced grading activities without addressing the matter with county staff. The owner subsequently contacted the County to obtain a building permit; however, the permit application could not proceed because the property was located in the AP Zoning District. The property owner was then instructed to submit this rezoning application to address the zoning issue. It was later discovered that the property owner and contractor had commenced construction of a residence without building permit approval. County staff verbally instructed the property owner and contractor

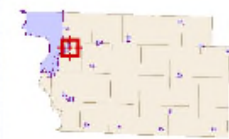
to cease construction activities pending resolution of the zoning and permitting issues. County staff subsequently issued a letter dated September 23, 2026 addressing the matter.

Location Map

See attached Beacon GIS Zoning Map, Soil/Floodplain Map, and Parcel Report for Parcel #884703400012. The property is located south of Whispering Creek Drive / Glen Ellen Road residential areas, north of 170th Street agricultural lands, with access via a private/access road off 170th Street. Adjacent parcels to the west and nearby are zoned AE; parcel immediately south (884710200001) is AP.



Overview



Legend

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

Parcel ID	884703400012	Alternate ID	n/a	Owner Address	PETERSON SAM M
Sec/Twp/Rng	3-88-47	Class	R		1592 170TH ST
Property Address	1555 170TH LANE SIOUX CITY	Acreage	7.46		SIOUX CITY, IA 51106
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

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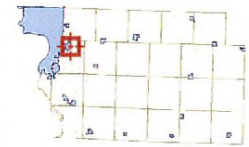
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Beacon Zoning Map — Parcel 884703400012 (outlined) showing surrounding AE and AP districts

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID	884703400012	Alternate ID	n/a	Owner Address	PETERSON SAM M
Sec/Twp/Rng	3-88-47	Class	R		1592 170TH ST
Property Address	1555 170TH LANE	Acreage	7.46		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB				
	(Note: Not to be used on legal documents)				

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Beacon Aerial / Parcel Detail Map

Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria (per Woodbury County Zoning Ordinance):

- Conformance with the goals and objectives set forth in the approved General Development Plan / Comprehensive Plan for Woodbury County including the Future Land Use Map;

- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) / CSR2 of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved Comprehensive Plan / Future Land Use Map

The Woodbury County Comprehensive Plan 2040 (adopted May 7, 2024) emphasizes managed growth, protection of productive agricultural lands where appropriate, and accommodation of rural residential development in locations that are logical extensions of existing patterns rather than leapfrog development into prime agricultural cores.

The subject property is already partially developed and is surrounded on multiple sides by established AE-zoned residential estate subdivisions (Whispering Creek, Glen Ellen, Norwood Court, Canterbury Court, and related areas). Rezoning this 7.46-net-acre parcel to AE supports orderly rural residential / estate development consistent with the surrounding land-use pattern and the AE district's purpose of providing residential opportunities on larger lots compatible with agricultural surroundings.

The proposal aligns with Comprehensive Plan principles of utilizing land already under private ownership adjacent to existing residential development and avoiding unnecessary fragmentation of larger contiguous agricultural tracts further from the urban fringe.

Compatibility and conformance with the policies and plans of other agencies

The property is mapped as an Area of Minimal Flood Hazard. No Iowa DNR Base Flood Elevation determination is required for the subject parcel based on current mapping. County Engineer review of any future driveway or access improvements would be required. No known major utility corridor conflicts that cannot be addressed through standard easements and setbacks have been identified.

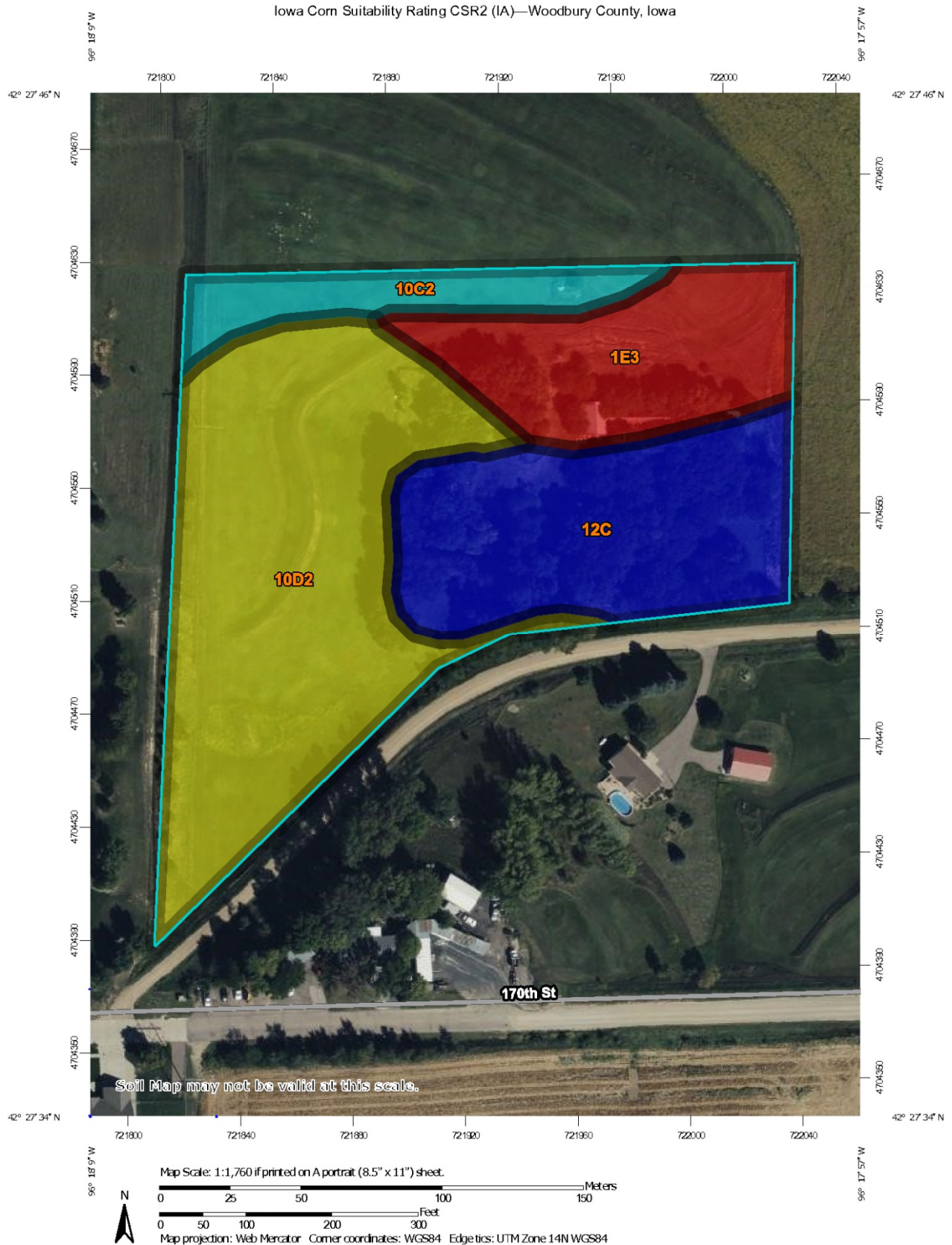
Consideration of the Corn Suitability Rating (CSR) of the property

USDA Web Soil Survey data for the Area of Interest (Parcel #884703400012) shows the following estimated CSR2 values:

- 1E3 (Ida silt loam, 14–20% slopes, severely eroded): CSR2 18 — 1.5 acres (18.3%)
- 10D2 (Monona silt loam, 9–14% slopes, eroded): CSR2 60 — 3.9 acres (46.2%)
- 10C2 (Monona silt loam, 5–9% slopes, eroded): CSR2 86 — 0.7 acres (8.8%)
- 12C (Napier silt loam, 5–9% slopes): CSR2 89 — 2.2 acres (26.7%)

Total AOI: 8.4 acres. The weighted average CSR2 is approximately 61.5.

While portions of the parcel contain higher-productivity soils (CSR2 86 and 89), nearly half the acreage is rated only 60 and almost one-fifth is severely limited (CSR2 18). Combined with the irregular parcel configuration, existing access road, residual agricultural buildings, and immediate adjacency to residential estate lots, these factors significantly limit the practicality of continued commercial-scale agricultural operations. The AE district continues to permit agricultural uses compatible with residential estates.

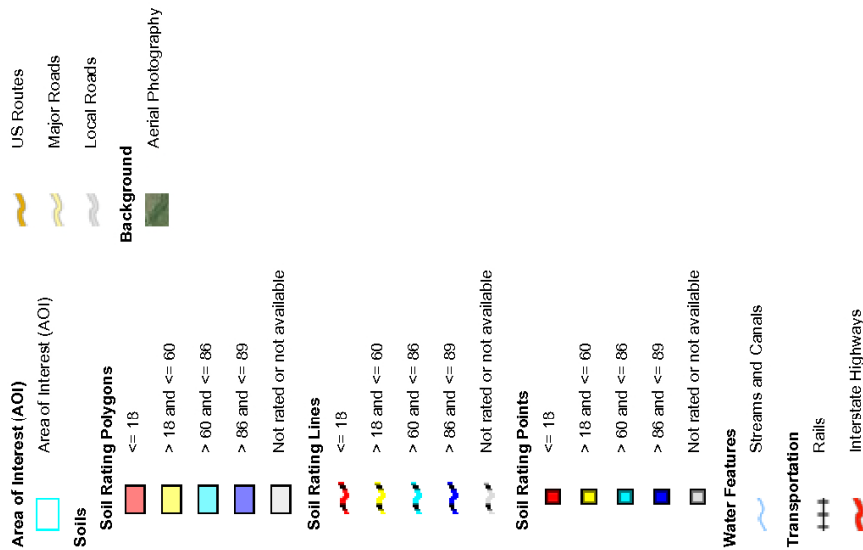


Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/10/2026
Page 1 of 4

MAP LEGEND



MAP INFORMATION

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

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

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

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

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

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

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

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

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

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

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

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	1.5	18.3%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	0.7	8.8%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	3.9	46.2%
12C	Napier silt loam, 5 to 9 percent slopes	89	2.2	26.7%
Totals for Area of Interest			8.4	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.

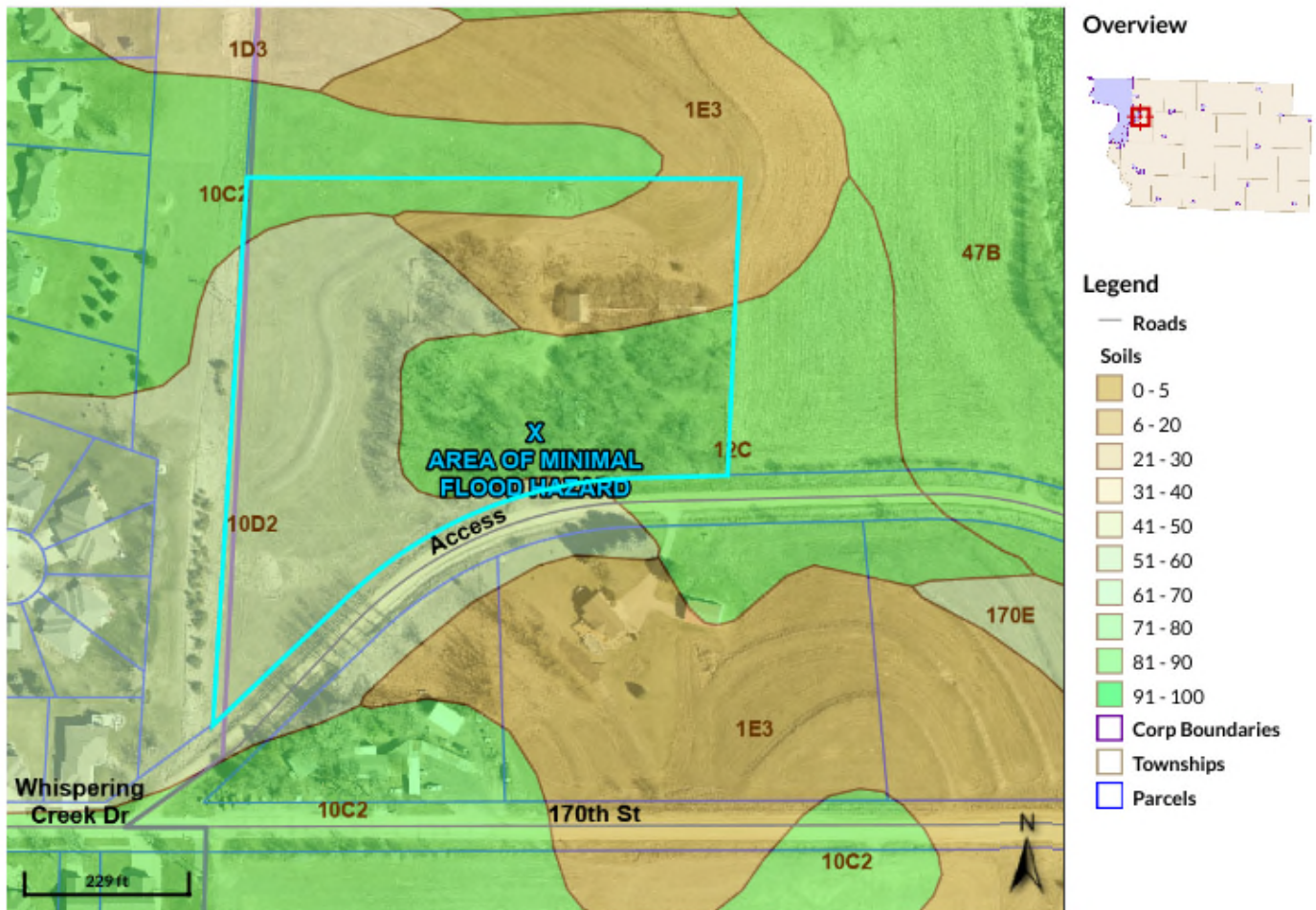
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

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.





Parcel ID	884703400012	Alternate ID	n/a	Owner Address	PETERSON SAM M
Sec/Twp/Rng	3-88-47	Class	R		1592 170TH ST
Property Address	1555 170TH LANE	Acreage	7.46		SIOUX CITY, IA 51106
	SIOUX CITY				
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

Date created: 9/2/2026
 Last Data Uploaded: 9/2/2026 9:03:16 PM

Developed by  **SCHNEIDER**
 GEOSPATIAL

Beacon Soil / Floodplain Map — Area of Minimal Flood Hazard; CSR2 predominantly 61–100

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots and subdivisions to the west and north (Whispering Creek Drive, Glen Ellen Road, Norwood Court, Canterbury Court areas). Remaining AP agricultural land lies primarily to the south. The proposed AE zoning is a logical and compatible extension of the established residential estate pattern rather than a spot zone. The ~7.46-acre net size is consistent with larger rural estate lots. Restrictive covenants or building standards typical of the area further support residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size and dimensional standards of the AE district are consistent with rural residential / estate scale. Floodplain constraints are minimal (Area of Minimal Flood Hazard). Access is via existing access road to 170th Street; any new driveway locations would be subject to County Engineer approval.

Economic: The rezone enables potential rural housing / estate use on a parcel already separated from larger farm operations.

Any other relevant factors

The property was recently created by split/division from Uhl Turkey Farms, Inc. (Deed 2025-12016, recorded November 13, 2025). Public notice to property owners within the notification distance and to stakeholders provides opportunity for input. The rezone is the appropriate zoning mechanism to align the district designation with the surrounding AE residential estate pattern and the intended use of the parcel.

Staff Recommendation

Based on the information provided in the application materials, the Woodbury County Zoning Ordinance (particularly provisions governing AP and AE districts and map amendment criteria), soil/CSR2 mapping, floodplain information, and the surrounding land-use pattern of existing AE residential estates, staff recommends approval of the request to rezone Parcel #884703400012 from Agricultural Preservation (AP) to Agricultural Estates (AE).

This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required.

The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B of the Zoning Ordinance.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

Notification.

Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map 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 proposed change in zoning district classification.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

Time limit for recommendation.

A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission is scheduled to conduct a public hearing and may make a recommendation to the Board of Supervisors on September 28, 2026, or may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required.

The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.

Decision.

Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed, subject to applicable subsections, to adopt an ordinance approving the amendment to the zoning district map.

Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, ss:

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

PUBLICATION DATES:
Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: \$154.25

Edmar Corachia

(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Sam M. Peterson

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, September 28, 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, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined in the office of the Woodbury County Community and Economic Development, on the 5th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the scheduled public hearings in person or call 712-454-1133 and enter the Conference ID: 658 085 531# 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 51103. Emails should be sent to Daniel Probst at: dprobst@woodco-journal.com. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION
PROPOSED MINOR SUBDIVISION: To be known as Bolmeyer Second Addition, JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two utility) minor subdivision to be known as the Bolmeyer Second Addition. The applicants seek to divide approximately 17.255 acres (approximately 14,407 acres net) from portions of Parcel #8946710002 and Parcel #8946710014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 68 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area, associated with an unnamed stream.

The property is located along 110th Street (County Road C12) in Concord Township, Woodbury County, Iowa, near the Sioux City area. (Parcel #8946710002 and Parcel #8946710014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bolmeyer), Mailing Address: 30585 300th St., Hinton, IA 51024-8508. Property Address: Along 110th Street (County Road C12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51103).

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bolmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road C12), with a mailing address of 30585 300th St., Hinton, IA 51024-8508.

This proposal is to rezone approximately 17.255 gross acres (approximately 14,407 net acres) identified as portions of Parcel #8946710002 and Parcel #8946710014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 68 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agriculture Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bolmeyer Second Addition minor subdivision to add residential use consistent with Section 511.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:
That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 68 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:
Beginning at the north quarter corner of said Section 7, thence South 074°43'00" West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 305.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 88°49'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 88 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7, thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Three (3)

ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to remove from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel 884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°03'57" W, a distance of 429.46 feet to the centerline of said access road; thence S 86°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12"; the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'02" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of

record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106. GCL-IA-503654

Comments from Owners of Real Property Lying within 1000 Feet

Name	Address	City	State	Zip	COMMENTS
Royal Highlands Homeowners Association. Attn: William Conner	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
CAB Estates LLC	5000 S Lewis Blvd	Sioux City	IA	51106	No comments.
Chad M. & Rhonda B. Robson	2600 Glen Ellen Rd	Sioux City	IA	51106	No comments.
DLG Golf Properties LLC	PO Box 313	Calistoga	SD	57102	No comments.
Stanely Family Trust	2609 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jerry Stieneke Revocable Trust AND Pamela Stieneke Revocable Trust	2619 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jodi Jennings	2629 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick E. Boeshart Revocable Trust AND Sandra K. Boeshart Revocable Trust	2608 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Charles W. Taylor & Allison B. Taylor	2618 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Anne K. Anderson Revocable Trust	2628 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Reinholdt Living Trust	1205 S Oia Vista	San Clemente	CA	92672	No comments.
John R. VanderLoo & Jennifer A. VanderLoo	2607 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Scott Murray & Jennifer Murray	2604 Glen Ellen Rd	Sioux City	IA	51106	No comments.
David W. Ferris & Susan M. Ferris	2606 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Dana A. Scrogin & Karen S. Scrogin	6709 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Brian Fitch & Teresa M. Allan Fitch	6729 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Jason C. Merrill & Kayla R. Merrill	6739 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Karen L. Stuart Revocable Trust	6749 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Nicholas Joseph Lucart & Jennifer Kay	6759 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Patricia VanderLo	2829 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Laurie Kay Garcia & Jose Luis Garcia Muno	6764 Canterbury Ct	Sioux City	IA	51106	No comments.
Bryan Wells & Beth Wells	6754 Canterbury Ct	Sioux City	IA	51106	No comments.
Mark Donaldson & Denise Leane	6744 Canterbury Ct	Sioux City	IA	51106	No comments.
Ronald L. Ireland Jr. & Regina	6734 Canterbury Ct	Sioux City	IA	51106	No comments.
William E. Oconnor - Melody L. Oconnor	6725 Canterbury Ct	Sioux City	IA	51106	No comments.
Dan Brooks & Sheila Brooks Revocable Trust	2639 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ruby I. & Leonard J. Meyer Trustees of the Ruby I. Meyer Living Trust	2701 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Terry L. Brown & Vicki A. Brown	2715 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Steven J. Condon AND Barbara A. Condon	2729 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Chad J. Murray & Jennifer L.	2739 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Rusty Soole & Lisa Soole	2749 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay A. Wright & Christina L. Wright	6765 Canterbury Ct	Sioux City	IA	51106	No comments.
Benjamin Patrick Koithan & Gehrie Nicole Koithan	6755 Canterbury Ct	Sioux City	IA	51106	No comments.
Samuel H. Clovis & Charlotte C.	6745 Canterbury Ct	Sioux City	IA	51106	No comments.
Karen S. Meyer Revocable Living Trust	6735 Canterbury Ct	Sioux City	IA	51106	No comments.

Harlan Pricks at Revocable Living Trust	2638 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Timothy E. Petersen & Annamaria Petersen	2648 Glen Ellen Rd	Sioux City	IA	51106	No comments.
William D. Conner Revocable Trust	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Thomas Lee Pingel	2718 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Kevin J. Welte & Sheryl L. Welte	2738 Glen Ellen Rd	Sioux City	IA	51106	Stated some construction has commenced. Burning, fire and noise. Concerned about operating a business. Discussed the zoning procedures for the unincorporated area. – 9/15/26 (Phone Call)
Patricia A. Rehan	2748 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns about the purpose of the rezone. Don't want fireworks businesses or crypto mining. Said there was significant burning occurring at the property. Concerned about additional houses. – 9/15/26 (Phone Call)
Kenneth Trimblin & Maureen	2758 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Myhre Family Trust	6809 Norwood Ct	Sioux City	IA	51106	No comments.
David C. Aasen & Connie L.	6810 Norwood Ct	Sioux City	IA	51106	No comments.
Stephen R. Pallone & Melinda A. Pallone	6800 Norwood Ct	Sioux City	IA	51106	No comments.
Dennis D. Luft & Karen Luft	6801 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas P. Yaneff	6809 Whispering Creek Dr	Sioux City	IA	51106	Asked about the project and property tax values, etc. – 9/21/26 (Phone Call).
Alexander D. McCauley AND Kortany McCauley	6819 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas J. Farrell & Susan L. Farrell	6817 Norwood Ct	Sioux City	IA	51106	No comments.
Keith Monckton, Ellen Wengert & Milton Avery	3819 Norwood Ct	Sioux City	IA	51106	No comments.
Stacy J. Junge	2728 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jennifer Donahoo Trust	6820 Norwood Ct	Sioux City	IA	51106	No comments.
Merlin D. Berkenpas & Peggy M. Berkenpas	6818 Norwood Ct	Sioux City	IA	51106	No comments.
Uhl Turkey Farms Inc.	1593 170th St	Sioux City	IA	51106	No comments.
Franks Asphalt Inc.	1553 170th St	Sioux City	IA	51106	No comments.
William S. Skatges	1559 170th Lane (St)	Sioux City	IA	51106	No comments.
Maurice Uhl Jr. & Barbara M.	1593 170th St	Sioux City	IA	51106	No comments.
Sam M. Peterson	1593 170th St	Sioux City	IA	51106	No comments.
Whispering View Homeowners Assoc	Ron Reps, PO Box 2461	Sioux City	IA	51102	No comments.
Michael Clifford Maas & Julie Ann	6717 Kingswood Ct	Sioux City	IA	51106	No comments.
Jerome Pierson	6727 Kingswood Ct	Sioux City	IA	51106	No comments.
Burgin Family Trust	6737 Kingswood Ct	Sioux City	IA	51106	No comments.
Bryan W. Geisler & Kimberly K. Storey-Geisler	6747 Kingswood Ct	Sioux City	IA	51106	No comments.
Erin N. Rolf	6757 Kingswood Ct	Sioux City	IA	51106	No comments.
David W. Sage & Terri J. Sage	2901 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Allen Gardner & Mikara	6767 Kingswood Ct	Sioux City	IA	51106	No comments.
Nicholas Schoenherr & Stacey Schoenherr	2911 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ryan P. Isaacson	6726 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael J. Seggerman & Susan M. Seggerman	6736 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael H. Prosser & Linda A. Prosser	6746 Kingswood Ct	Sioux City	IA	51106	No comments.

Dennis C. Bognerief & Diane M. Bognerief	6756 Kingswood Ct	Sioux City	IA	51106	No comments.
Larry K. Franzen & Leann K. Franzen	6766 Kingswood Ct	Sioux City	IA	51106	No comments.
John W. & Teresa L. Pritchard Living Trust	3011 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Randy R. & Sandra S. Geddes Family Trust	3015 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Jason & Amy Sulzbach	3023 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Don & Mary Stevens	2900 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick Stevens Revocable Living Trust	6836 Coyote Run	Sioux City	IA	51106	No comments.
Sonja & Patrick Floyd Revocable Trust	2930 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay S. Huff Rev Inter-Vivos Tr And Mary Catherine Huff Rev Inter-Vivos Trust	3000 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Michael & Debra Pfeifer	2920 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns that the property owner began building without the permit. Cement trucks were brought to the site commencing on the house prior to approval. Concerned about the rules around here. - 9/15/26 (Phone Call) Questioned the number of houses that could be added to the property. Asked if a shed could be added to the property. Asked about home occupation rules. Concerned about noise added to the area and referenced construction commencing without permits. 9/21/26 (Phone Call).
City of Sioux City, Real Estate Dept.,	PO Box 447, 405 6th St	Sioux City	IA	51102-0447	No comments.
Dwight G. Kroger & Lisa M. Kroger	3022 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Joseph E. Gormally Jr & Barbara J. Gormally	3010 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Darin J. Hildahl & Stacy M. Hildahl	6808 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Toge E. Newman & Marsha C. Newman	6818 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathleen C. Roe & Robert L. Roe Jr.	6820 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathy Ann Cole Revocable Trust	5064 Cherrywood Dr	West Des Moines	IA	50265-5457	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 (September 10, 2026): "I have reviewed the following requested rezoning for MEC electric distribution and we have no comments, the proposed area is outside of our service territory. 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 (September 10, 2026): "Have reviewed this application from Sam M. Peterson. 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: No comments.

WOODBURY COUNTY RECORDER: No comments.

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

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 10, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: No comments.

PROPOSED DRAFT ORDINANCE**(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS)****ORDINANCE NO. _____****A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this ____ day of _____, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Attest:

Kent Carper

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____
Date of Public Hearing and Second Reading _____
Date of Public Hearing and Third Reading _____
Date of Adoption _____
Published/Effective Date _____

ITEM ONE (1)**Property Owner(s):** Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106**Property Address:** 1555 170th Lane, Sioux City, Iowa 51106 (Woodbury Township)**Parcel #:** 884703400012**Petitioner/Applicant(s):** Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 2026**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa, as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the real estate identified as Parcel #884703400012, located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (net approximately 7.46 acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106. The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Draft Ordinance — ITEM ONE (1) Legal Description

Supporting Documentation

The following materials are attached or referenced in support of this application and staff report:

1. Rezoning Application Form



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: Owner <u>Sam Peterson</u> Address <u>1542 170th Street Sioux City IA 51106</u> Phone [REDACTED]	Applicant Information: Applicant <u>Sam Peterson</u> Address <u>1542 170th Street Sioux City IA 51106</u> Phone [REDACTED]
Engineer/Surveyor <u>DGP</u> Phone <u>712-266-1554</u>	
Property Information: Property Address or Address Range <u>1555 170th Lane Sioux City IA 51106</u> Quarter/Quarter <u>SWSE</u> Sec <u>3</u> Twnshp/Range <u>Woodbury</u> Parcel ID # _____ or GIS # <u>884703400012</u> Total Acres <u>7.4</u> Current Use <u>empty land</u> Proposed Use <u>Single Family Home</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) _____	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(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>8/11/26</u> Staff present <u>D.P.</u> The undersigned is/are the owner(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 zoning commission members to conduct a site visit and photograph the subject property. This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner <u>[Signature]</u> Applicant <u>[Signature]</u> Date <u>8-18-26</u> Date <u>8-18-26</u>	
Fee: \$400 Case #: <u>7213</u> Check # <u>101</u> Receipt #: _____	Date Received RECEIVED AUG 31 2026 WOODBURY COUNTY PLANNING & ZONING

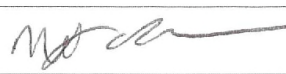
Rezoning Application & Zoning Ordinance Map Amendment (received Aug 31, 2026)

2. Grading Permit Application

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

RECEIVED**AUG 31 2026****WOODBURY COUNTY
PLANNING & ZONING**Applicant's Information:Property Owner(s) Name: Sam PetersonMailing Address: 1592 170th St Sioux City IA 51106Phone No. [REDACTED] E-mail Address: [REDACTED]Grading Contractor's Information:Property Owner(s) name: Matt RichardsonMailing Address: 421 E. Main Street Lawton IAPhone No. [REDACTED] E-mail Address: [REDACTED]Property and location Information:Property Address: 1555 170th Ln Sioux City IA 51106GIS Parcel Number: 884703400012 Quarter: SWSE Section 3 Township WoodburyPurpose for Grading Permit Application: Build single family homeWill Earthen Material be removed from the parcel? Yes ☐ No ☒ No. of Cubic Yards Will Earthen Material be brought to the parcel? Yes ☐ No ☒ No. of Cubic Yards Anticipated Start Date of Grading: Anticipated End Date of Grading: 11-20-26Any Other Information:

 PROPERTY OWNER(S) SIGNATURE


 CONTRACTOR'S SIGNATURE

 APPROVED: DATE: 8-18-26
 PLANNING AND ZONING DIRECTOR

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

Below -Office Use Only:Application Number: 7214 Date: Parcel's Zoning: AP Parcel's Flood Zone: X Map Panel No: 225EPermit Issue Date: Expiration Date: Approved: Denied: *Grading Permit Application (approved Aug 18, 2026)*

3. Iowa DNR Notice of Intent (NPDES Storm Water General Permit)

**IOWA DEPARTMENT OF NATURAL RESOURCES
NOTICE OF INTENT FOR COVERAGE UNDER
NPDES STORM WATER GENERAL PERMIT**

CASHIER'S USE ONLY
0253-542-SW08-0581

Name _____

No. 1 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY"

or

No. 2 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES"

or

No. 3 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND CONSTRUCTION SAND AND GRAVEL FACILITIES."

PERMIT INFORMATION

Has this storm water discharge been previously permitted? ☐ Yes ☒ No

If yes, please list authorization number _____

Under what General Permit are you applying for coverage?

☐ General Permit No. 1 ☒ General Permit No. 2 ☐ General Permit No. 3

PERMIT FEE OPTIONS

For coverage under NPDES General Permit No. 1, No. 2, or No. 3, the following fees apply:

☒ Annual Permit Fee \$175 (per year) Maximum coverage is one year.

☐ 3-year Permit Fee \$350 Maximum coverage is three years.

☐ 4-year Permit Fee \$525 Maximum coverage is four years.

☐ 5-year Permit Fee \$700 Maximum coverage is five years.

Checks should be made payable to the Iowa Department of Natural Resources.

FACILITY OR PROJECT INFORMATION

Enter the name and full address/location (not mailing address) of the facility or project for which permit coverage is requested.

NAME: Sam Peterson COUNTY: Woodbury

STREET ADDRESS OF SITE: 1555 170th Lane

CITY: Sioux City STATE: Iowa ZIP CODE: 51106

Give the facility or construction site location by section/township/range and latitude/longitude:

Latitude: 42.4951° N Longitude: -96.4001° W

¼ SECTION	SECTION	TOWNSHIP	RANGE
SW SE	3	88	47

¼ SECTION	SECTION	TOWNSHIP	RANGE

Facility SIC Code: _____

Facility NAICS Code: _____

SIC and NAICS codes refer to the Standard Industrial Classification and the North American Industry Classification System code numbers used to classify establishments by type of economic activity. Complete for General Permits No. 1 and No. 3.

CONTACT INFORMATION

Provide the name, mailing address, email address, and telephone number of a contact person. Attach additional information as needed. This will be the address to which all correspondence will be sent and to which all questions will be directed.

NAME: Doug Rose

PHONE: [REDACTED]

COMPANY NAME (if applicable): Bacon Creek Design, Inc.

STREET ADDRESS: 220 S Westcott Street

CITY: Sioux City STATE: IA ZIP CODE: 51108

EMAIL ADDRESS: [REDACTED]

Check the appropriate box to indicate the legal status of the operator of the facility.

☐ Federal ☐ State ☐ Public ☒ Private ☐ Other (specify) _____

08/2025 cmc

DNR Form 542-1415

OWNER INFORMATION Enter the name and full address of the owner of the facility.

NAME: Sam M. Peterson

PHONE: [REDACTED]

STREET ADDRESS: 1555 170th Lane

CITY: Sioux City

STATE: IA

ZIP CODE: 51106

EMAIL ADDRESS: [REDACTED]

OUTFALL INFORMATION

Discharge start date, i.e., when did/will the site begin operation or 10/1/92, whichever is later: _____

Is any storm water monitoring information available describing the concentration of pollutants in storm water discharges?

☐ Yes ☒ No**NOTE:** Do not attach any storm water monitoring information with the application.

List receiving water(s) to the first uniquely named waterway in Iowa (e.g., ditch to unnamed tributary to Mud Creek to Cedar River):

Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona-Harrison Ditch to the Missouri River

Note compliance With the Following Conditions:

Has the Storm Water Pollution Prevention Plan been developed prior to the submittal of this NOI and does the plan meet the requirements of the applicable General Permit? (do not submit the SWPPP with the NOI)

Yes No

☒ ☐

Will the Storm Water Pollution Prevention Plan comply with approved State (Section 161A.64, Code of Iowa) or local sediment and erosion plans? (for General Permit 2 only)

☒ ☐

Has a public notice been published for at least one day, in the newspaper with the largest circulation in the area where the discharge is located, and is the proof of notice attached? (new applications only)

☒ ☐**ADDITIONAL INFORMATION FOR GENERAL PERMIT NO. 2 AND GENERAL PERMIT NO. 3 APPLICANTS.**

Description of Project (describe in one sentence what is being constructed):

Grading for new residence

For General Permit No. 3 - Is this facility to be moved this year? ☐ Yes ☐ No

Number of Acres of Disturbed Soil (Construction Activities Only): 7.46

Estimated Timetable for Activities/Projects, i.e., approximately when did/will the project begin and end:

10/01/2026 - 10/01/2027

CERTIFICATION — ALL APPLICATIONS MUST BE SIGNED

This form must be signed in accordance with 567 IAC 60.3(2)"d". The subrule language is included in the Instructions on page 2.

Certification Statement

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

Sam Peterson
NAME (print or type)

Owner
TITLE AND COMPANY NAME OF SIGNATORY


SIGNATURE

8/25/26
DATE

Submit this form to: Storm Water Coordinator, Iowa Department of Natural Resources, 6200 Park Ave Ste 200, Des Moines, IA 50321

4. Affidavit of Publication — Stormwater Discharge Public 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. 22, 2026

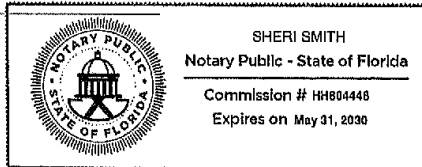
NOTICE ID: JEJ2865uDpVsBCvylj52
PUBLISHER ID: COL-IA-503588
NOTICE NAME: SAM PETERSON STORMWATER DISCHARGE NOTICE
Publication Fee: \$18.37

Anjana Bhadoriya

(Signed) _____

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 08/24/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF STORMWATER DISCHARGE

Sam Peterson plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under NPDES General Permit No. 2 Storm Water Discharge associated with Construction Activities for Residential Grading. The storm water discharge will be for 7.46 acres in the SW SE quarter of Section 3, T88N, R47W, Woodbury County. Storm water will be discharged from the site to Dead Man Creek, Farmers Ditch, West Fork Ditch, Menona Harrison Ditch and ultimately the Missouri River.

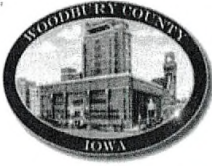
The public may obtain further information or request to review the NOI after it has been received by the department at <https://programs.iowadnr.gov/stormwater/>, or by contacting the Iowa DNR at 6200 Park Ave Ste 220, Des Moines IA 50321, by phone at 515-725-8200, or by emailing stormwater@dnr.iowa.gov.
COL-IA-503588

SAM PETERSON STORMWATER DISCHARGE NOTICE - Page 1 of 1

Sioux City Journal Affidavit of Publication (Aug 22, 2026)

5. Building Permit Applications

Original #7208-BP



WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

Received by: RECEIVED

AUG 31 2026

WOODBURY COUNTY
PLANNING & ZONING

For Office Use:		Case No. <u>7215</u>	
Zoning District <u>AP</u>	Date Approved _____	Denied _____	By _____
Floodplain District <u>X</u>	Map # <u>225E</u>	Fee _____	Ck/Rct # _____
GIS # <u>8847 03400 012</u>	Mail _____	Pick up _____	

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

Landowner's name: Sam Peterson Phone: [REDACTED]

Mailing Address: 1542 170th Street City: Sioux City Zip: 51106

Structure will be built at (address): 1555 170th Lane Sioux City IA 51106

Occupied by: Sam Peterson

Quarter/quarter SWSE Section 3 Civil Township Woodbury

or

Subdivision X Block X Lot(s) X

Name of Contractor: Chad Ripperda Phone: 712-490-6620

Address of Contractor: 806 Brookside drive Jefferson SD 57038

Anticipated start date of construction: (month/day/year): 09/1/26

Type of structure: Single Family Home Will this be used for business purposes? NO

Structure's Value: \$700,000 Size of parcel in acres: 7.4

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 [Signature]

This August day of 20, 2026.

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.

Application for Building Permit — Case No. 7215 (received Aug 31, 2026)



WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

RECEIVED
 Received by:

AUG 14 2026

**WOODBURY COUNTY
 PLANNING & ZONING**

For Office Use:		Case No. <u>7208</u>	
Zoning District _____	Date Approved _____	Denied _____	By _____
Floodplain District <u>X</u>	Map # <u>225E</u>	Fee <u>500</u>	Ck/Rct # <u>5027</u>
GIS # <u>884703400012</u>	ENMail ☒	Pick up _____	

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

Landowner's name: Sam Peterson Phone: _____

Mailing Address: _____ City: _____ Zip: _____

Structure will be built at (address): 1592 170th Lane

Occupied by: _____

Quarter/quarter _____ Section _____ Civil Township Woodbury
 or

Subdivision _____ Block _____ Lot(s) Chad Kippanda

Name of Contractor: C&M Construction Phone: 712-490-6620

Address of Contractor: 806 Brookside Dr. Jefferson SD, 57038

Anticipated start date of construction: (month/day/year): 8/21/26

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

Structure's Value: _____ Size of parcel in acres: 7.46

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 Chad Kippanda

This 14th day of August, 20 26.

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.

Application for Building Permit — Case No. 7208 (received Aug 14, 2026)



Application for Building Permit — Site Plan

6. Parcel / Assessor Reports

Woodbury County, IA / Sioux City

Summary

Parcel ID 884703400012
Alternate ID
Property Address 1555 170TH LANE
 SIOUX CITY IA 51106
Sec/Twp/Rng 3-88-47
Brief WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90
Tax Description FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB
 (Note: Not to be used on legal documents)
Deed Book/Page 2025-12016 (11/13/2025)
Gross Acres 7.46
Net Acres 7.46
Zoning [EMPTY] - [EMPTY]
District 0039 WOODBURY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
 PETERSON SAM M
[1592 170TH ST](#)
 SIOUX CITY IA 51106
Contract Holder
Mailing Address
 PETERSON SAM M
 1592 170TH ST
 SIOUX CITY IA 51106

Land

Lot Area 7.46 Acres ;324,958 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	BARN	28	36	1950	1
0	Lean-To	LEAN TO	34	80	1950	1
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	20	60	1950	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/6/2025	UHL TURKEY FARMS INC	PETERSON SAM M	2025-12016	Split or division	Deed	Y	\$74,600.00

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

Valuation

	2026	2025
Classification	Residential	Agriculture
+ Assessed Land Value	\$76,800	\$17,250
+ Assessed Building Value	\$0	\$6,560
+ Assessed Dwelling Value	\$23,910	\$0
= Gross Assessed Value	\$100,710	\$23,810
- Exempt Value	\$0	\$0
= Net Assessed Value	\$100,710	\$23,810

Sioux City Special Assessments and Fees

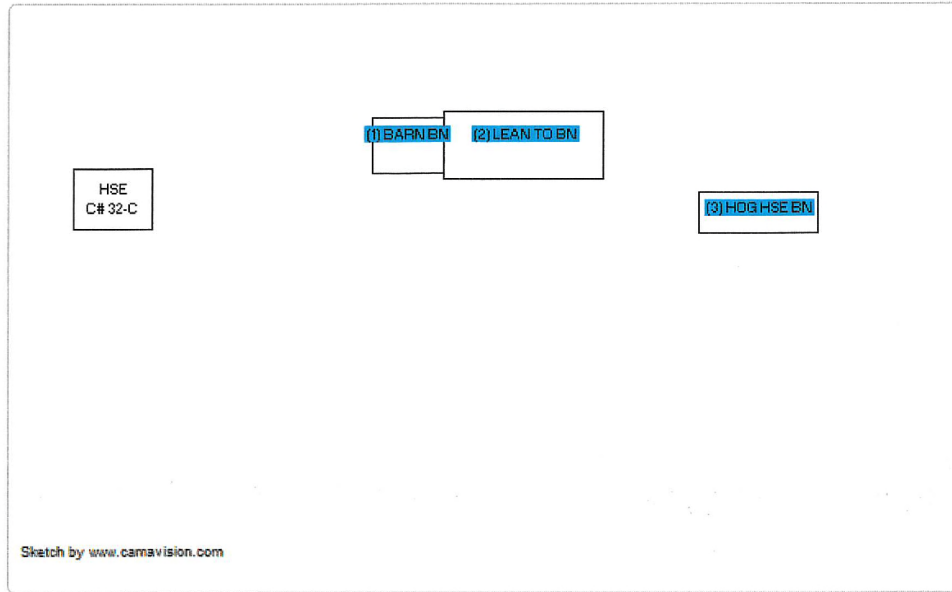
[Click here to view special assessment information for this parcel.](#)

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Sketches

Beacon Parcel Summary — 884703400012



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

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

[User Privacy Policy](#) | [GDPR Privacy Notice](#)
 Last Data Upload: 8/14/2026, 9:20:00 PM

Contact Us

Developed by
 **SCHNEIDER**
 GEOSPATIAL

Building Sketch (Barn, Lean-To, Hog House)

8. Assessment History

PDF:PIN:022-8847-03-400-003

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2026		Appr	RURAL	Ag Land	\$880	\$0	\$0	\$0	\$880
2025		Appr	RURAL	Ag Land	\$880	\$0	\$0	\$0	\$880
2024		Appr	RURAL	Ag Land	\$750	\$0	\$0	\$0	\$750
2023		Appr	RURAL	Ag Land	\$750	\$0	\$0	\$0	\$750
2022		Appr	RURAL	Ag Land	\$580	\$0	\$0	\$0	\$580
2021		Appr	RURAL	Ag Land	\$580	\$0	\$0	\$0	\$580
2020		Appr	RURAL	Ag Land	\$550	\$0	\$0	\$0	\$550
2019		Appr	RURAL	Ag Land	\$550	\$0	\$0	\$0	\$550
2018		Appr	RURAL	Ag Land	\$800	\$0	\$0	\$0	\$800
2017		Appr	RURAL	Ag Land	\$800	\$0	\$0	\$0	\$800
2016		Eq	RURAL	Ag Dwlg	\$800	\$0	\$0	\$0	\$800
2015		Appr	RURAL	Ag Dwlg	\$800	\$0	\$0	\$0	\$800
2014		Appr	RURAL	Ag Dwlg	\$800	\$0	\$0	\$0	\$800
2013		Appr	RURAL	Ag Dwlg	\$1,130	\$2,500	\$0	\$0	\$3,630
2012		Appr	RURAL	Ag Dwlg	\$740	\$21,470	\$0	\$0	\$22,210
2011		Appr	RURAL	Ag Dwlg	\$740	\$21,470	\$0	\$0	\$22,210
2010		BofR	RURAL	Ag Dwlg	\$550	\$31,440	\$0	\$0	\$31,990
2009	VAl pre-convert values	Eq	URBAN	Ag Land	\$370	\$31,440	\$0	\$0	\$31,810
2008		Eq	URBAN	Ag Land	\$370	\$31,440	\$0	\$0	\$31,810

Mon, 8/17/2026, 9:28 AM Page 2

Historical Assessment Values 2008–2026

PDF#PIN:022+8847-03-400-003

2007		Eq	URBAN	Ag Land		\$370	\$31,440	\$0	\$0	
2005	2005 VCS Values (no ag values valid)	Eq	URBAN	Ag Land		\$0	\$28,090	\$0	\$0	\$28,090

Notes:

1/02 CHANGED GRADE FROM 6+5 TO 6
1/11 ADD VACANCY FACTOR(\$7150)SC
2/8/13 DESTROYED BY FIRE-GO

1/13 REMOVE DWELLING (-\$21470) ADD SV DWELLING (\$2500) -TM
1/14 REMOVE DWELLING(-\$2500)SC
03/24/2021 REAL ESTATE ASSESSMENT ROLL -RETURNED BY USPS -RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD. JZ
1/26-FILE 2026-00158 SPLITS PARCELS 8847-03-400-002 AND -003 INTO 2 NEW PARCELS 8847-03+400-012 AND -011 FOR 2026. JG

Mon, 8/17/2026, 9:26 AM Page 3

Assessor Notes

9. Warranty Deed (Document 2025-12016)

Document Number: 2025-12016
Recorded: 11/13/2025 at 8:24:08.0 AM
County Recording Fee: \$22.00
Iowa E-Filing Fee: \$3.00
Combined Fee: \$25.00
Revenue Tax: \$119.20
MICHELLE K. SKAFF AUDITOR & RECORDER
Woodbury County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101, Tel: (712) 277-2373

Taxpayer Information: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Return Document To: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101

Grantors: Uhl Turkey Farms, Inc., 1593 170th Street, Sioux City, Iowa 51106

Grantees: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

2025-12016 DEED 1113/202502802808A Page 2 of 3



WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One (\$1.00) Dollar(s) and other valuable consideration, Uhl Turkey Farms, Inc., an Iowa corporation, does hereby Convey to Sam M. Peterson, the following described real estate in Woodbury County, Iowa:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subjects to easements, restrictions and zoning of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment herof, shall be construed as in the singular or plural number, according to the context.

Dated: November 6, 2025.

By Maurice Uhl, Jr.
Maurice Uhl, Jr., President

By Steven L. Uhl
Steven L. Uhl, Secretary

 Sydney Ann McManamy Herrmann
Commission Number 852051
My Commission Expires
November 9, 2014

Form No. 104, Warranty Deed (Corporate Grantor)
Revised June 2022

115

Woodbury County Planning and Zoning

Conditional Use Permit Application – *Northern Natural Gas Company – 12-Inch Pipeline Replacement Project*

Applicant / Owner: Northern Natural Gas Company

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Application Information

Application Date: September 1, 2026 (materials received via email from Andrew Hardenburger to Daniel Priestley)

Applicant: Northern Natural Gas Company, P.O. Box 3330, Omaha, NE 68103; Phone: 402-580-1380 or 402-378-3730

Authorized Representative: Andrew Hardenburger, Senior Right of Way Agent, Liberty Core Contractor doing business for Northern Natural Gas Company. Signature on file dated 9-1-2026 authorizing all related documentation.

Permit Type: Conditional Use Permit for replacement of an existing 12-inch natural gas pipeline (with modified route on select parcels)

Parcels: 884729400003, 884732400002, 874705300001, 874705300005

Property Addresses / Locations:

- 7284 / 7298 Old Lakeport Rd, Sergeant Bluff, IA 51054 (Parcel 884729400003 – Gladys M. Rogers, et al.)
- 7374 Old Lakeport Rd, Sergeant Bluff, IA 51054 (Parcel 884732400002 – Jack Cook Farms Inc.)
- 2230 Banner Ave, Sergeant Bluff, IA 51054 (Parcels 874705300001 & 874705300005 – Sharon M. Krogh Life Estate et al.)

Total Combined Acres: approximately 144.71 (33.26 + 35.20 + 38.75 + 37.50)

Current Use: Agricultural / Agricultural with Single-Family Home

Proposed Use: Temporary construction and permanent underground installation of a replacement 12-inch natural gas pipeline; existing pipeline to be removed after new line is placed in service. No permanent above-ground structures or change in surface land use.

Fee: \$300* (Conditional Use Permit)

Pre-App / Coordination: Applicant has coordinated with City of Sergeant Bluff and Woodbury County regarding permitting..

Certified Abstractor Listings Provided: IA-2689686-T (Parcel 884729400003), IA-2689687-T (Parcel 884732400002), IA-2692704-T (Parcels 874705300001 & 874705300005)

Property Details

Parcel 884729400003

Owner: Gladys M. Rogers, et al. / Rogers Merrill Rev Trust & Rogers Glennis J Rev Trust; Mailing: 7298 Old Lakeport Rd, Sergeant Bluff, IA 51054-8072

Property Address: 7284 Lakeport Rd / 7298 Old Lakeport Rd, Sergeant Bluff, IA 51054

Sec/Twp/Rng: 29-88-47 (SW¼ SE¼)

Total Acres: 33.26 | Zoning: AE – Agricultural Estates | Floodplain: In Floodplain - Zone A

Current Use: Agricultural / Single Family Home (1900 1-story frame dwelling, 1,034 SF living area; agricultural buildings including shed, GP barn, storage)

Proposed Use: Agricultural / Single Family Home (pipeline replacement)

Assessed Value (2026): Land + Building components reflected in county records; CSR2 adjusted points 1,903.45

Parcel 884732400002

Owner: Jack Cook Farms Inc.; Mailing: 7374 Old Lakeport Rd, Sergeant Bluff, IA 51054-8009

Property Address: 7374 Old Lakeport Rd, Sergeant Bluff, IA 51054 (agricultural tract)

Sec/Twp/Rng: 32-88-47 (SE¼)

Total Acres: 35.20 | Zoning: AP – Agricultural Preservation | Floodplain: Area of Minimal Flood Hazard (Zone X)

Current Use: Agricultural

Proposed Use: Agricultural (pipeline replacement only)

Assessed Value (2026): Land \$89,670 (net assessed)

Parcel 874705300001

Owner: Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh; Mailing: 2230 Banner Ave, Sergeant Bluff, IA 51054-8032 / 2381 Port Neal Rd, Sergeant Bluff, IA 51054

Property Address: 2230 Banner Ave, Sergeant Bluff, IA 51054

Sec/Twp/Rng: 5-87-47 (NW¼ SW¼)

Total Acres: 38.75 | Zoning: AP – Agricultural Preservation | Floodplain: Area of Minimal Flood Hazard (Zone X)

Current Use: Agricultural / Single Family Home

Proposed Use: Agricultural / Single Family Home (pipeline replacement only)

Assessed Value (2026): Gross \$80,860 (Land \$54,890 + Building \$25,970)

Parcel 874705300005

Owner: Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh

Property Address: N/A (agricultural tract)

Sec/Twp/Rng: 5-87-47 (N 15/16 NE¼ SW¼)

Total Acres: 37.50 | Zoning: AP – Agricultural Preservation | Floodplain: Area of Minimal Flood Hazard (Zone X)

Current Use: Agricultural

Proposed Use: Agricultural (pipeline replacement only)

Assessed Value (2026): Land \$103,760 (net assessed); CSR2 adjusted points 2,700

Property Descriptions

Parcel 884729400003 (from Abstractor Certificate IA-2689686-T)

The Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section Twenty-nine (29), Township Eighty-eight (88) North, Range Forty-seven (47), West of the 5th Principal Meridian, in the County of Woodbury and State of Iowa, EXCEPT a tract of land located in the Southwest Quarter of the Southeast Quarter (SW ¼ SE ¼) of Section 29, T88N, R47W of the 5th P.M., Woodbury County, Iowa, more particularly described as follows: Commencing at the South Quarter Corner of said Section 29, thence N 90°00'00"E, along the south line of said Southeast Quarter for a distance of 615.00 feet; thence N 0°00'00" E for a distance of 55.19 feet to the Point of Beginning; thence continuing N 0°00'00" E for a distance of 209.81 feet; thence N 45°00'00" E for a distance of 120.25 feet; thence N 90°00'00" E for a distance of 229.97 feet; thence S 0°00'00" W for a distance of 295.00 feet; thence N 89°58'15" W for a distance of 315.00 feet to the Point of Beginning. Said parcel of land contains 2.05 Acres more or less, excluding public right-of-way. The South Line of the Southeast Quarter of Section 29 is assumed to bear N 90°00'00" E.

Parcel 884732400002 (from Abstractor Certificate IA-2689687-T)

The Southeast Quarter (SE 1/4) of Section Thirty-two (32), Township Eighty-eight (88), North Range Forty-seven (47), West of the Fifth Principal Meridian, in the County of Woodbury and State of Iowa, excepting therefrom that part of the Northwest Quarter (NW 1/4) of the Southeast Quarter (SE 1/4) of said Section Thirty-two (32), described as follows: Commencing at the Northwest Corner of the Southeast Quarter (SE 1/4) of said Section Thirty-two (32), thence running East Forty-three (43) rods; thence South Seventeen (17) rods; thence West Forty-three rods; thence North Seventeen (17) rods to the place of beginning.

Parcels 874705300001 & 874705300005 (from Abstractor Certificate IA-2692704-T)

The Northwest Quarter (NW 1/4) of the Southwest Quarter (SW 1/4) and the North Fifteen-sixteenths (N 15/16ths) of the Northeast Quarter (NE 1/4) of the Southwest Quarter (SW 1/4), all in Section Five, Township Eighty-seven (87), Range Forty-seven (47), in the County of Woodbury and State of Iowa.

Proposal Summary

Northern Natural Gas Company (NNG) proposes to replace the existing 12-inch natural gas pipeline with a new 12-inch pipeline and associated facilities to transport natural gas. The project scope includes installing the new pipeline and

subsequently removing the old pipeline. The new pipeline will continue to transport natural gas to surrounding communities, including Sergeant Bluff, Iowa.

Key project details from the application narrative:

- New pipeline installed 3–4 feet below ground surface so normal farming activities can continue.
- For Parcels 884729400003, 874705300001, and 874705300005: new pipeline installed approximately 25 feet east of the existing line.
- For Parcel 884732400002: new pipeline relocated several hundred feet east and/or south of the existing pipeline at the landowner's request to better accommodate farming practices (~2,500 ft of new pipeline on this parcel).
- Approximate lengths on other parcels: ~1,000–1,200 ft on 884729400003; ~100–200 ft combined on the two Krogh parcels.
- Project duration currently scheduled for approximately 110 days.
- Equipment: excavators, welding rigs, pickups, bulldozers, skid loaders, telehandlers, heavy-duty trucks and trailers, air compressors, generators, and testing equipment.
- Staging areas (hashed on maps) and access roads (orange on maps) identified; traffic primarily concentrated at staging areas.
- Working hours typically 7:00 a.m. to 5:00 p.m. or daylight hours, consistent with federal regulations.
- Third-party inspection teams, environmental consultants, and right-of-way agents present daily.
- Upon completion, disturbed areas restored (reseeded, cover crops as needed); existing pipeline removed so NNG's surface footprint is equivalent to pre-project conditions.

Heavier wall-thickness pipe will be used, providing improved safety and monitoring/inspection advantages. No permanent change in land use or addition of permanent above-ground facilities is proposed.

Requirements for Conditional Uses – Standards & Staff Analysis of the Application

Standards (Zoning Ordinance §2.02-9.F)

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

The Board shall also consider whether the proposed use is necessary or desirable to provide a service or facility in the public interest, and whether all possible efforts have been undertaken to minimize adverse effects.

(a) Authorization as Conditional Use

Pipelines are expressly listed as a Conditional Use ("C") in the Woodbury County Zoning Ordinance Land Use Summary Table for all zoning districts, including AP – Agricultural Preservation and AE – Agricultural Estates (the districts applicable to the four parcels). As per the applicant(s) (see application in Appendix A), the proposed activity is the replacement of an existing 12-inch natural gas transmission pipeline within (or immediately adjacent to) an established utility corridor. Construction is temporary; the permanent facility is underground and does not expand overall land-use intensity. The applicant indicates in their application that the project is to comply with applicable local, state, and federal regulations.

(b) Harmony with Ordinance and Comprehensive Plan

As per the applicant(s) (see application in Appendix A), the project is intended to support safe, reliable, and efficient delivery of essential utility services while minimizing surface impacts. The Woodbury County Comprehensive Plan 2040

emphasizes reliable public infrastructure and utilities as foundational to community well-being and economic activity. Replacement of aging pipeline infrastructure with modern pipe is intended to advance public safety and service reliability goals without converting agricultural land to a non-agricultural use. Installation depth (3–4 ft) preserves ongoing agricultural operations, consistent with the preservation intent of the AP and AE districts and the Comprehensive Plan’s agricultural-land-protection policies.

(c) No Substantial or Undue Adverse Effect

As per the applicant(s) (see application in Appendix A), construction impacts are temporary. The pipeline will be buried; surface restoration will return disturbed areas to pre-construction condition. Traffic will be managed via designated staging areas and access roads; signage will alert the public. Third-party inspection, environmental consultants, and right-of-way agents will monitor compliance daily. Working hours limited to daylight/typical construction windows. Erosion/sediment controls, dust suppression, and restoration practices will be implemented. No permanent parking or traffic-generating facilities are created. The project does not introduce a new land-use character incompatible with surrounding agricultural and low-density residential uses.

(d) Compatibility with Neighborhood and Orderly Development

As per the applicant(s) (see application in Appendix A), the project replaces existing infrastructure and, on three parcels, merely offsets the alignment by approximately 25 feet. On the Cook Farms parcel the alignment is shifted at the landowner’s request to improve farmability. In all cases the permanent facility remains underground and does not interfere with continued agricultural or residential use of the surface. The work occurs within or adjacent to an established utility corridor and does not preclude orderly future development of surrounding property.

(e) Essential Public Facilities and Services

As per the applicant(s) (see application in Appendix A), the replacement pipeline will continue to serve existing customers (local distribution companies serving residences, businesses, farms, and industry) without requiring new permanent public roads, entrances, or expanded emergency-service demand. Existing public facilities and services are adequate for the temporary construction activity and the permanent underground facility.

(f) Natural, Scenic, and Historic Features

As per the applicant(s) (see application in Appendix A), an existing pipeline already occupies the corridor. The replacement will be installed at comparable depth and the surface restored. Environmental reviews completed or underway (detailed in Appendix D) demonstrate that significant natural, scenic, and historic features will not experience unnecessary adverse effects.

Public Interest / Necessity & Minimization of Effects

As per the applicant(s) (see application in Appendix A), reliable natural-gas transmission is an essential public utility service. Replacement of the existing line with modern materials is intended to improve safety and system integrity for customers in the Sergeant Bluff area and beyond. Efforts to minimize impacts include offset alignment to maintain service during construction, landowner-requested relocation on one parcel, underground installation, temporary construction footprint with full surface restoration, environmental permitting and monitoring, traffic management via staging areas, and adherence to federal working-hour and safety standards.

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. In their review, the Commission shall consider each of the standards and other considerations for review of conditional uses. The review session is not a public hearing but is open to the public. Scheduling will occur after the application is determined complete.

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 conditional use request in accordance with subsection 2.02-1.B of the Zoning Ordinance.

Notification. Public notification of the Board of Adjustment hearing shall be as required by subsection 2.02-1.B(1). 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 shall set forth findings of fact addressing the points enumerated in subsection 2.02-9.F.

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 Broward, ss:

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

PUBLICATION DATES:
Sep. 19, 2026

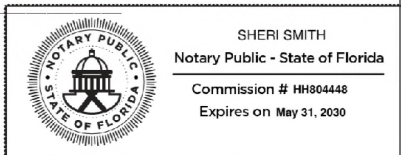
NOTICE ID: VZHHKG1QCTYM462twj4R
PUBLISHER ID: COL-IA-503664
NOTICE NAME: BA_10-5-26
Publication Fee: \$120.48

Edmar Corachia

(Signed)

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 09/22/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Prodf.

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, October 5, 2026 at 5:00 PM in its board room. As the matters may be considered during the public hearing, said hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 520 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 scheduled hearings in person or call 712-454-1133 and enter the Conference ID 742 945 1204 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 transmit your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 520 Douglas St., Sioux City, IA 51101. Emails should be sent to: Carol Pridemore at cpredmore@woodburycountyia.gov. Only signed comments will be so obtained and should be received no later than 10:00 AM on Friday, October 2, 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 Northern Natural Gas Company (Applicant), through its authorized representative Andrew Hunsicker, Senior Right of Way Agent. The application requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline (including associated temporary construction activities and subsequent removal of the existing pipeline) on four acres in the Sergeant Bull area. The new pipeline will be installed approximately 9 to 14 feet below the surface so that normal agricultural activities may continue or those passing the new alignment to offset approximately 25 feet east of the existing line, and on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction. The final location, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment.

The affected properties consist of the following parcels:

- Parcel 884-294-0001 (approximately 92.00 acres, located along 7254, Johnson Rd., Sergeant Bull, IA 51054 and also related to 1254-0001, Sergeant Bull, IA 51054, in the Agricultural Preserve (AP) Zoning District, within Section 20, Township 66 North, Range 47 West (SW1/4 of the SE1/4). Some portions of the property are located in the Special Flood Hazard Area (Zone A). Owner: George M. Rogers, et al.; Rogers Merrill Therapeutic Trust & Rogers Dennis J. Revocable Trust.
- Parcel 884-294-0002 (approximately 97.21 acres, located at or near the east end of 7274, Old Lakewood Rd., Sergeant Bull, IA 51054, in the Agricultural Preserve (AP) Zoning District, within Section 20, Township 66 North, Range 47 West (NW1/4 of the SE1/4). Owner: Jack Cass Farms, Inc.
- Parcel 874-053-0001 (approximately 36.75 acres, located at 2250 Banner Ave., Sergeant Bull, IA 51054, in the Agricultural Preserve (AP) Zoning District, within Section 5, Township 67 North, Range 47 West (N1/2 of the NE1/4 of the SW1/4). Owner: Sharon M. Knapp, et al.; Sharon M. Knapp, et al. Revocable Trust.
- Parcel 874-053-0005 (approximately 37.50 acres, agricultural land adjacent to the above in the Agricultural Preserve (AP) Zoning District, within Section 5, Township 67 North, Range 47 West (N1/2 of the NE1/4 of the SW1/4). Owner: Sharon M. Knapp, et al.; Sharon M. Knapp, et al. Revocable Trust.

Zoning District (Section 3.03.4). The applicant is Northern Natural Gas Company, P.O. Box 3330, Omaha, NE 68103. The authorized representative is Andrew Handenburger, Senior Right of Way Agent, Liberty Core Contractor doing business for Northern Natural Gas Company.

Prior to the Board of Adjustment public hearing, the Woodbury County Zoning Commission will review this proposal at their public meeting to be held on Monday, September 23, 2025 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. The Commission's function is to make a recommendation to the Board of Adjustment. Persons wanting to participate 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.

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 conditional use permit renewal application submitted by Steven Sitzmann (Applicant/Owner). The application requests renewal of the previously approved conditional use permit (Resolution No. BA 452, adopted September 3, 2023) for a borrow pit for the extraction and removal of earth materials to level a sloped hill on the approximately 3.99-acre property, facilitating future development of a single-family dwelling (including associated site preparation, grading, and restoration activities). The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment.

The affected property consists of the following parcel:

- Parcel 894606100010 (approximately 3.99 acres), located at 1546 110th Street, Sioux City, IA 51108, in the Agricultural Estates (AE) Zoning District, within T89N R46W (Concord Township), Section 8, R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBeir Subdivision. Owner: Steven L. Sitzmann & Deon A. Sitzmann.

The property is currently used for residential purposes. The applicant is Steven Sitzmann, 1546 110th Street, Sioux City, IA 51108.

Prior to the Board of Adjustment public hearing, the Woodbury County Zoning Commission will review this proposal at their public meeting to be held on Monday, September 28, 2025 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. The Commission's function is to make a recommendation to the Board of Adjustment. Persons wanting to participate 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.

CCL-IA-503654

Area Property Owner(s) Notification (500 Feet) – Full Certified Lists by Parcel

Certified abstractor listings of names and mailing addresses of all owners of real property lying within 500 feet of the subject parcels have been provided by Sedgwick Talley Abstract. The complete lists are reproduced below, categorized by subject parcel cluster, with a Comments column to be completed after formal notice and any responses are received.

Parcel 884729400003 – 500-Foot Radius (Certificate IA-2689686-T, July 10, 2026)

Subject: Gladys M. Rogers et al., 7284 / 7298 Old Lakeport Rd, Sergeant Bluff, IA 51054. Approximately 79 entries.

Name / Title Holder	Property Address	Mailing Address	Comments
Ryan M. Williams & Sacha Williams	2044 Roundtable Rd, Sergeant Bluff, IA 51054	2044 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Ryan Hofstra & Samantha Hofstra	2042 Roundtable Rd, Sergeant Bluff, IA 51054	2042 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
HTL Inc.	2040 Roundtable Rd, Sergeant Bluff, IA 51054	PO Box 263, Ida Grove, IA 51445	No comments.
Brent L. Monckton & Robin Monckton	2038 Roundtable Rd, Sergeant Bluff, IA 51054	2038 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Travis L. Hutzell & Stephanie A. Hutzell	2712 Ivanhoe St, Sergeant Bluff, IA 51054	2712 Ivanhoe St, Sergeant Bluff, IA 51054	No comments.
Maria Gonzalez & Jose Gonzalez	2714 Ivanhoe St, Sergeant Bluff, IA 51054	2714 Ivanhoe St, Sergeant Bluff, IA 51054	No comments.
Jay Akins & Lorrie Akins	2716 Ivanhoe St, Sergeant Bluff, IA 51054	2716 Ivanhoe St, Sergeant Bluff, IA 51054	No comments.
Derek J. Brand & Michele M. Brand	2611 Wilde St, Sergeant Bluff, IA 51054	2611 Wilde St, Sergeant Bluff, IA 51054	No comments.
Eddie Charles Ross & Ashley Ross	2613 Wilde St, Sergeant Bluff, IA 51054	2613 Wilde St, Sergeant Bluff, IA 51054	No comments.
Bruce J. Johnson & Tracey A. Johnson	2615 Wilde St, Sergeant Bluff, IA 51054	2615 Wilde St, Sergeant Bluff, IA 51054	No comments.
Daniel Ostendorf & Alisha Ostendorf	2039 Roundtable Rd, Sergeant Bluff, IA 51054	2039 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Brandi N. Milburn & Jason D. Bruntz	2608 Wilde St, Sergeant Bluff, IA 51054	2608 Wilde St, Sergeant Bluff, IA 51054	No comments.
Preston Fischer & Suzanne Fischer	2610 Wilde St, Sergeant Bluff, IA 51054	2610 Wilde St, Sergeant Bluff, IA 51054	No comments.
Alex Erickson & Linda S. Erickson	2612 Wilde St, Sergeant Bluff, IA 51054	2612 Wilde St, Sergeant Bluff, IA 51054	No comments.
Michael Ryan Jones	2614 Wilde St, Sergeant Bluff, IA 51054	2614 Wilde St, Sergeant Bluff, IA 51054	No comments.
Thomas J. Bures & Dona Jean K. Bures	2035 Roundtable Rd, Sergeant Bluff, IA 51054	2035 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
James M. Vredenburg & Mary Jo Vredenburg	2513 Canterbury Rd, Sergeant Bluff, IA 51054	2513 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Tiffany Adair	2515 Canterbury Rd, Sergeant Bluff, IA 51054	2515 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Nidelva LLC	2517 Canterbury Rd, Sergeant Bluff, IA 51054	5177 Old Lakeport Rd, Sioux City, IA 51106	No comments.
Mark E. McCumber & Kimberly K. McCumber	2519 Canterbury Rd, Sergeant Bluff, IA 51054	2519 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Nichols C. Archer & Jo Ann Archer	2521 Canterbury Rd, Sergeant Bluff, IA 51054	2521 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Matthew S. Smith & Laura E. Smith	2510 Canterbury Rd, Sergeant Bluff, IA 51054	2510 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Dexter S. Haskell & Morgan B. Haskell	2512 Canterbury Rd, Sergeant Bluff, IA 51054	2512 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Jessica M. Kucera	2514 Canterbury Rd, Sergeant Bluff, IA 51054	2514 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Curtis J. Meyers & Heather T. Meyers	2516 Canterbury Rd, Sergeant Bluff, IA 51054	2516 Canterbury Rd, Sergeant Bluff, IA 51054	No comments.
Joseph J. Verdoorn & Brenda L. Verdoorn	2029 Roundtable Rd, Sergeant Bluff, IA 51054	2029 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Patrick M. Bueltel	2403 Carlisle St, Sergeant Bluff, IA 51054	2403 Carlisle St, Sergeant Bluff, IA 51054	No comments.
Olivia C. Wegner & Justin T. Holder	2405 Carlisle St, Sergeant Bluff, IA 51054	2405 Carlisle St, Sergeant Bluff, IA 51054	No comments.
Terry M. Harvey	2407 Carlisle St, Sergeant Bluff, IA 51054	1308 Warrior Rd, Sergeant Bluff, IA 51054	No comments.
Adam Uhl	2409 Carlisle St, Sergeant Bluff, IA 51054	2409 Carlisle St, Sergeant Bluff, IA 51054	No comments.
KARS Investments LLC	2411 Carlisle St, Sergeant Bluff, IA 51054	2411 Carlisle St, Sergeant Bluff, IA 51054	No comments.
John J. Kluver & Karla F. Kluver Revocable Trust	2400 Carlisle St, Sergeant Bluff, IA 51054	2400 Carlisle St, Sergeant Bluff, IA 51054	No comments.
Jim McCrystal & Leah McCrystal	2402 Carlisle St, Sergeant Bluff, IA 51054	2402 Carlisle St, Sergeant Bluff, IA 51054	No comments.
Moeine Cheryl Blaker	2404 Carlisle St, Sergeant Bluff, IA 51054	2404 Carlisle St, Sergeant Bluff, IA 51054	No comments.
David A. Simon & Vicki L. Simon	2301 Cardiff St, Sergeant Bluff, IA 51054	2301 Cardiff St, Sergeant Bluff, IA 51054	No comments.
Kent Pedersen & Brooke Pedersen	2303 Cardiff St, Sergeant Bluff, IA 51054	2303 Cardiff St, Sergeant Bluff, IA 51054	No comments.
Barbara J. Thomas	2021 Roundtable Rd, Sergeant Bluff, IA 51054	2021 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Adam P. Sievers & Kjersten B. Sievers	2019 Roundtable Rd, Sergeant Bluff, IA 51054	2019 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Mark A. Vermilyea	2305 Cardiff St, Sergeant Bluff, IA 51054	2305 Cardiff St, Sergeant Bluff, IA 51054	No comments.
Vanessa Vieyra & Rina Margarita Vieyra	2300 Cardiff St, Sergeant Bluff, IA 51054	2300 Cardiff St, Sergeant Bluff, IA 51054	No comments.
Jehrid J. Bleil	2302 Cardiff St, Sergeant Bluff, IA 51054	2302 Cardiff St, Sergeant Bluff, IA 51054	No comments.
Charles M. Herrig & Catherine M. Herrig Revocable Trust	2001 Roundtable Rd, Sergeant Bluff, IA 51054	2001 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Sandra Lee Fauth & Loren James Fauth	2003 Roundtable Rd, Sergeant Bluff, IA 51054	2003 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Allan R. Huse & Kathleen M. Huse	2013 Roundtable Rd, Sergeant Bluff, IA 51054	2013 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Cy Gaul	2011 Roundtable Rd, Sergeant Bluff, IA 51054	2011 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Sandra M. Schultz	2036 Roundtable Rd, Sergeant Bluff, IA 51054	2036 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Roger K. Johnson	2034 Roundtable Rd, Sergeant Bluff, IA 51054	2034 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Thomas Bures	2032 Roundtable Rd, Sergeant Bluff, IA 51054	2032 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Eugene L. Flair Jr. & Rita A. Flair & Mariah Flair	2030 Roundtable Rd, Sergeant Bluff, IA 51054	2030 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Gerad Lukken & Laura Lukken	2028 Roundtable Rd, Sergeant Bluff, IA 51054	2028 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.

Shawn L. Koch & Lauren A. Koch	2026 Roundtable Rd, Sergeant Bluff, IA 51054	2026 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Randy D. Kellogg	2024 Roundtable Rd, Sergeant Bluff, IA 51054	2024 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Vincent R. Bugg	2022 Roundtable Rd, Sergeant Bluff, IA 51054	2022 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Beth A. Westpfahl	2020 Roundtable Rd, Sergeant Bluff, IA 51054	2020 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
John Lamere & Deanna F. Lemere	2018 Roundtable Rd, Sergeant Bluff, IA 51054	2018 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Joshua J. Angerman & Regina V. Nocita Angerman	2016 Roundtable Rd, Sergeant Bluff, IA 51054	2016 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Donald Welte	2014 Roundtable Rd, Sergeant Bluff, IA 51054	2014 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Candice Curry	2012 Roundtable Rd, Sergeant Bluff, IA 51054	2012 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Eagle A. Armstrong & Rose Ann Armstrong	2010 Roundtable Rd, Sergeant Bluff, IA 51054	2010 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Constance L. Luhman Revocable Trust	2000 Roundtable Rd, Sergeant Bluff, IA 51054	2000 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Leo A. Girard & Theresa A. Girard	2002 Roundtable Rd, Sergeant Bluff, IA 51054	2002 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Richard L. Quandt & Arlene C. Quandt	2004 Roundtable Rd, Sergeant Bluff, IA 51054	2004 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Dennis L. Langley & Clairissa J. Langley	2006 Roundtable Rd, Sergeant Bluff, IA 51054	2006 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Josue Padilla & Arana Mayte A. Garcia	2008 Roundtable Rd, Sergeant Bluff, IA 51054	2008 Roundtable Rd, Sergeant Bluff, IA 51054	No comments.
Glennis Rogers Revocable Trust	N/A	7298 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Gladys M. Rogers et al.	N/A	7298 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Gladys M. Rogers et al. (Subject Parcel)	7284 Lakeport Rd, Sergeant Bluff, IA 51054	7298 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Gladys M. Rogers et al.	7298 Old Lakeport Rd, Sergeant Bluff, IA 51054	7298 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Randall R. Rogers & Julie Ann Rogers	1367 210th St, Sergeant Bluff, IA 51054	1367 210th St, Sergeant Bluff, IA 51054	No comments.
Gladys M. Rogers et al.	N/A	7298 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Wayne J. Burnham & Jean L. Burnham	504 Windsor Way, Sergeant Bluff, IA 51054	504 Windsor Way, Sergeant Bluff, IA 51054	No comments.
Karrie R. Hruska Trust	1318 Clairmont Circle, Sergeant Bluff, IA 51054	1318 Clairmont Circle, Sergeant Bluff, IA 51054	No comments.
Marc R. Obbink & Jill Obbink	1316 Clairmont Circle, Sergeant Bluff, IA 51054	1316 Clairmont Circle, Sergeant Bluff, IA 51054	No comments.
Paul M. Huls & Mary E. Huls	1314 Clairmont Circle, Sergeant Bluff, IA 51054	1314 Clairmont Circle, Sergeant Bluff, IA 51054	No comments.
Gary Goodier & Becky Goodier	1312 Clairmont Circle, Sergeant Bluff, IA 51054	1312 Clairmont Circle, Sergeant Bluff, IA 51054	No comments.
David A. Lamberton & Lisa M. Lamberton	1310 Clairmont Circle, Sergeant Bluff, IA 51054	1310 Clairmont Circle, Sergeant Bluff, IA 51054	No comments.
Molli Murphy Swearingen & Scott Swearingen	1308 Clairmont Circle, Sergeant Bluff, IA 51054	1308 Clairmont Circle, Sergeant Bluff, IA 51054	No comments.
Sergeant Bluff-Luton Community School District	7350 Old Lakeport Rd, Sergeant Bluff, IA 51054	201 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Sergeant Bluff-Luton Community School District	N/A	201 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.

Parcel 884732400002 – 500-Foot Radius (Certificate IA-2689687-T, July 10, 2026)

Subject: Jack Cook Farms Inc., 7374 Old Lakeport Rd, Sergeant Bluff, IA 51054. Approximately 63 entries.

Name / Title Holder	Property Address	Mailing Address	Comments
Paula J. Olson Trust	7349 Old Lakeport Rd, Sergeant Bluff, IA 51054	7349 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Erin E. Schuetz & Jon Schuetz	1337 Warrior Rd, Sergeant Bluff, IA 51054	1337 Warrior Rd, Sergeant Bluff, IA 51054	No comments.
Carolynn S. Bishop Miller	1333 Warrior Rd, Sergeant Bluff, IA 51054	1333 Warrior Rd, Sergeant Bluff, IA 51054	No comments.
Susan J. Bish Revocable Trust	1335 Warrior Rd, Sergeant Bluff, IA 51054	1335 Warrior Rd, Sergeant Bluff, IA 51054	No comments.
Brad S. McCauley & Jill M. McCauley	1331 Warrior Rd, Sergeant Bluff, IA 51054	1331 Warrior Rd, Sergeant Bluff, IA 51054	No comments.
Grant J. Houselog & Elise D. Houselog	312 Willow Bend, Sergeant Bluff, IA 51054	312 Willow Bend, Sergeant Bluff, IA 51054	No comments.
Edmund Vincent McGill & Sherry Lynn McGill Revocable Trust	314 Willow Bend, Sergeant Bluff, IA 51054	314 Willow Bend, Sergeant Bluff, IA 51054	No comments.
Pamela G. Briesse	7352 Old Lakeport Rd, Sergeant Bluff, IA 51054	4325 190th St, Correctionville, IA 51016	No comments.
Camille K. Liudahl	7352 Old Lakeport Rd, Sergeant Bluff, IA 51054	22624 Grenoble Ave, Sioux City, IA 51108	No comments.
Susan Lucille Britton Pennell Revocable Living Trust	7352 Old Lakeport Rd, Sergeant Bluff, IA 51054	705 Gardndale Ave, Long Beach, MS 39560	No comments.
Scott Robert Britton Revocable Living Trust	7352 Old Lakeport Rd, Sergeant Bluff, IA 51054	84 Breakderslane, Ridgeland, MS 39157	No comments.
Pamela G. Briesse	N/A	4325 190th St, Correctionville, IA 51016	No comments.
Camille K. Liudahl	N/A	22624 Grenoble Ave, Sioux City, IA 51108	No comments.
Susan Lucille Britton Pennell Revocable Living Trust	N/A	705 Gardndale Ave, Long Beach, MS 39560	No comments.
Scott Robert Britton Revocable Living Trust	N/A	84 Breakderslane, Ridgeland, MS 39157	No comments.
Bert J. Ullrich Revocable Trust	1334 Warrior Rd, Sergeant Bluff, IA 51054	1334 Warrior Rd, Sergeant Bluff, IA 51054	No comments.
Frank L. Thompson & Libbi A. Thompson	1338 Warrior Rd, Sergeant Bluff, IA 51054	1338 Warrior Rd, Sergeant Bluff, IA 51054	No comments.

Marie L. Bork	106 Pioneer Valley Rd, Sergeant Bluff, IA 51054	106 Pioneer Valley Rd, Sergeant Bluff, IA 51054	No comments.
Brian Drew & Cara	1328 Warrior Road, Sergeant Bluff, IA 51054	1328 Warrior Road, Sergeant Bluff, IA 51054	No comments.
Matthew W. Johnson	1340 Warrior Rd, Sergeant Bluff, IA 51054	Aaron Johnson, 104 Pioneer Valley Dr., Sergeant Bluff, IA 51054	No comments.
Aaron Johnson & Jessica Johnson	104 Pioneer Valley Dr, Sergeant Bluff, IA 51054	104 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Larry W. Beaty & Rita H. Gill	107 Pioneer Valley Dr, Sergeant Bluff, IA 51054	107 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Robert A. Adams	108 Pioneer Valley Dr, Sergeant Bluff, IA 51054	108 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
James H. Skoglund & Judith K. Skoglund	109 Pioneer Valley Dr, Sergeant Bluff, IA 51054	109 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
James H. Skoglund & Judith K. Skoglund	N/A	109 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Khai Lane & Brittany Lane	111 Pioneer Valley Dr, Sergeant Bluff, IA 51054	111 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Corey M. Hansen & Tona A. Hansen	112 Pioneer Valley Dr, Sergeant Bluff, IA 51054	112 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Michael E. Hansen & Mary Leann Hansen Joint Revocable Trust	1305 Serenity Ln, Sergeant Bluff, IA 51054	1305 Serenity Ln, Sergeant Bluff, IA 51054	No comments.
Mary Lee Wise Living Trust	1307 Serenity Ln, Sergeant Bluff, IA 51054	1307 Serenity Ln, Sergeant Bluff, IA 51054	No comments.
Colin G. Tague & Kara S. Tague	1309 Serenity Ln, Sergeant Bluff, IA 51054	119 Golden Dr, Sergeant Bluff, IA 51054	No comments.
Colin G. Tague & Kara S. Tague	1401 Serenity Ln, Sergeant Bluff, IA 51054	1401 Serenity Ln, Sergeant Bluff, IA 51054	No comments.
James W. Salker & Kelly K. Salker	1403 Serenity Ln, Sergeant Bluff, IA 51054	1403 Serenity Ln, Sergeant Bluff, IA 51054	No comments.
Serenity Point LLC	515 Jamie Ln, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
Colleen Reinhardt & Andrea Reinhardt	513 Jamie Ln, Sergeant Bluff, IA 51054	513 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Austin A. Trudeau & Mary Trudeau	511 Jamie Ln, Sergeant Bluff, IA 51054	511 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Troy Griesse Construction Inc.	509 Jamie Ln, Sergeant Bluff, IA 51054	520 W 14th St, South Sioux City, NE 68776	No comments.
Hunter East	507 Jamie Ln, Sergeant Bluff, IA 51054	507 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Justin R. Heitman & Kathryn Heitman	505 Jamie Ln, Sergeant Bluff, IA 51054	505 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Jacob Harms & Brenna Harms	503 Jamie Ln, Sergeant Bluff, IA 51054	503 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Sergeant Bluff Builders	501 Jamie Ln, Sergeant Bluff, IA 51054	128 Gaul Dr, Sergeant Bluff, IA 51054	No comments.
Drew John Cookman & Ashley Cookman	500 Jamie Ln, Sergeant Bluff, IA 51054	500 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Sergeant Bluff Builders	502 Jamie Ln, Sergeant Bluff, IA 51054	128 Gaul Dr, Sergeant Bluff, IA 51054	No comments.
Ashley Yanney & Joshua Stevens	504 Jamie Ln, Sergeant Bluff, IA 51054	504 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Laurie Byrne & Michael Byrne	506 Jamie Ln, Sergeant Bluff, IA 51054	506 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Douglas C. Howe Living Trust and Nancy L. Muecke Revocable Trust	508 Jamie Ln, Sergeant Bluff, IA 51054	508 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Brandon J. Olson	510 Jamie Ln, Sergeant Bluff, IA 51054	510 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Troy Gross & Carol Gross	512 Jamie Ln, Sergeant Bluff, IA 51054	512 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Serenity Point LLC	514 Jamie Ln, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
Serenity Point LLC	600 Jamie Ln, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
Mark D. Pottorff & Peggy Jo Pottorff	113 Pioneer Valley Dr, Sergeant Bluff, IA 51054	113 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Salvador A. Mejia & Danyelle E. Mejia	114 Pioneer Valley Dr, Sergeant Bluff, IA 51054	114 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Jeffrey A. Trisler & Susan R. Trisler	115 Pioneer Valley Dr, Sergeant Bluff, IA 51054	115 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Cory Christensen	116 Pioneer Valley Dr, Sergeant Bluff, IA 51054	116 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Shane L. Steele	117 Pioneer Valley Dr, Sergeant Bluff, IA 51054	117 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Brice W. Petersen & Nancy R. Petersen	118 Pioneer Valley Dr, Sergeant Bluff, IA 51054	118 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Jacen W. Kaler & Amber N. Boyle	119 Pioneer Valley Dr, Sergeant Bluff, IA 51054	119 Pioneer Valley Dr, Sergeant Bluff, IA 51054	No comments.
Serenity Point LLC	602 Jamie Ln, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
Parker Staroscik & Erica Staroscik	604 Jamie Ln, Sergeant Bluff, IA 51054	604 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Misty Dawn Carlson Revocable Trust	606 Jamie Ln, Sergeant Bluff, IA 51054	606 Jamie Ln, Sergeant Bluff, IA 51054	No comments.
Serenity Point LLC	608 Jamie Ln, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
3 Guys and A Shovel LLC	736-737 Jax Ct, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
3 Guys and A Shovel LLC	732-734 Jax Ct, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
3 Guys and A Shovel LLC	728-730 Jax Ct, Sergeant Bluff, IA 51054	24583 Cypress Ave, Onawa, IA 51040	No comments.
3 Guys and A Shovel LLC	N/A	24583 Cypress Ave, Onawa, IA 51040	No comments.
Jack Cook Farms Inc. (Subject Parcel)	N/A	7374 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Jack Cook Farms Inc.	N/A	7374 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Jack Cook Farms Inc.	7376 Old Lakeport Rd, Sergeant Bluff, IA 51054	7374 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.

Jack Cook Farms Inc.	7374 Old Lakeport Rd, Sergeant Bluff, IA 51054	7374 Old Lakeport Rd, Sergeant Bluff, IA 51054	No comments.
Pamela G. Briesse	N/A	4325 190th St, Correctionville, IA 51016	No comments.
Camille K. Liudahl	N/A	22624 Grenoble Ave, Sioux City, IA 51108	No comments.
Susan Lucille Britton Pennell Revocable Living Trust	N/A	705 Gardndale Ave, Long Beach, MS 39560	No comments.
Scott Robert Britton Revocable Living Trust	N/A	84 Breakderslane, Ridgeland, MS 39157	No comments.

Parcels 874705300001 & 874705300005 – 500-Foot Radius (Certificate IA-2692704-T, August 19, 2026)

Subject: Sharon M. Krogh Life Estate et al., 2230 Banner Ave, Sergeant Bluff, IA 51054. Approximately 23 entries.

Name / Title Holder	Property Address	Mailing Address	Comments
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Tiffany Barrs-Kane	2240 Old Hwy 75, Sergeant Bluff, IA 51054	507 Baywood Ct, Sergeant Bluff, IA 51054	No comments.
Maxys Family Farm LLC and Brian & Bonnie Ivener Trust	N/A	3701 Cheyenne Blvd, Sioux City, IA 51104 / Michael or Gina Bernstein: 8 Crestwood Dr, St. Louis, MO 63105	No comments.
Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh (Subject)	2230 Banner Ave, Sergeant Bluff, IA 51054	Sharon M. Krogh Life Estate: 2230 Banner Ave, Sergeant Bluff, IA 51054; Amiee M. Krogh: 2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Sharon M. Krogh	2230 Banner Ave, Sergeant Bluff, IA 51054	2230 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Amiee M. Krogh	N/A	2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh (Subject)	N/A	Sharon M. Krogh Life Estate: 2230 Banner Ave, Sergeant Bluff, IA 51054; Amiee M. Krogh: 2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Amiee M. Krogh	N/A	2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Amiee M. Krogh	N/A	2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Rick & Dorothy Hanslip	2248 Banner Ave, Sergeant Bluff, IA 51054	2248 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Amiee M. Krogh	N/A	2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Amiee M. Krogh	N/A	2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Sharon M. Krogh Life Estate; Brenda M. Godfredson; Amiee M. Krogh	N/A	Sharon M. Krogh Life Estate: 2230 Banner Ave, Sergeant Bluff, IA 51054; Amiee M. Krogh: 2381 Port Neal Rd, Sergeant Bluff, IA 51054	No comments.
Union Pacific Railroad	N/A	Property Tax 1400 Douglas STOP 1640, Omaha, NE 68179-1640	No comments.
Union Pacific Railroad	N/A	Property Tax 1400 Douglas STOP 1640, Omaha, NE 68179-1640	No comments.
Union Pacific Railroad	N/A	Property Tax 1400 Douglas STOP 1640, Omaha, NE 68179-1640	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.
Douglas Woodward	N/A	2224 Banner Ave, Sergeant Bluff, IA 51054	No comments.

Total Property Owner(s) along the four Parcels (Duplicates Removed)

Name	Address	City	State	Zip	Comments
Ryan M. Williams & Sacha Williams	2044 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Ryan Hofstra & Samantha Hofstra	2042 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
HTL Inc.	PO Box 263	Ida Grove	IA	51445	No comments.
Brent L. Monckton & Robin Monckton	2038 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Travis L. Hutzell & Stephanie A. Hutzell	2712 Ivanhoe St	Sergeant Bluff	IA	51054	No comments.
Maria Gonzalez & Jose Gonzalez	2714 Ivanhoe St	Sergeant Bluff	IA	51054	No comments.
Jay Akins & Lorrie Akins	2716 Ivanhoe St	Sergeant Bluff	IA	51054	No comments.
Derek J. Brand & Michele M. Brand	2611 Wilde St	Sergeant Bluff	IA	51054	No comments.
Eddie Charles Ross & Ashley Ross	2613 Wilde St	Sergeant Bluff	IA	51054	No comments.
Bruce J. Johnson & Tracey A. Johnson	2615 Wilde St	Sergeant Bluff	IA	51054	No comments.
Daniel Ostendorf & Alisha Ostendorf	2039 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Brandi N. Milburn & Jason D. Bruntz	2608 Wilde St	Sergeant Bluff	IA	51054	No comments.

Preston Fischer & Suzanne Fischer	2610 Wilde St	Sergeant Bluff	IA	51054	No comments.
Alex Erickson & Linda S. Erickson	2612 Wilde St	Sergeant Bluff	IA	51054	No comments.
Michael Ryan Jones	2614 Wilde St	Sergeant Bluff	IA	51054	No comments.
Thomas J. Bures & Dona Jean K. Bures	2035 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
James M. Vredenburg & Mary Jo Vredenburg	2513 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Tiffany Adair	2515 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Nidelva LLC	5177 Old Lakeport Rd	Sioux City	IA	51106	No comments.
Mark E. McCumber & Kimberly K. McCumber	2519 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Nichols C. Archer & Jo Ann Archer	2521 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Matthew S. Smith & Laura E. Smith	2510 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Dexter S. Haskell & Morgan B. Haskell	2512 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Jessica M. Kucera	2514 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Curtis J. Meyers & Heather T. Meyers	2516 Canterbury Rd	Sergeant Bluff	IA	51054	No comments.
Joseph J. Verdoorn & Brenda L. Verdoorn	2029 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Patrick M. Buettel	2403 Carlisle St	Sergeant Bluff	IA	51054	No comments.
Olivia C. Wegner & Justin T. Holder	2405 Carlisle St	Sergeant Bluff	IA	51054	No comments.
Terry M. Harvey	1308 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Adam Uhl	2409 Carlisle St	Sergeant Bluff	IA	51054	No comments.
KARS Investments LLC	2411 Carlisle St	Sergeant Bluff	IA	51054	No comments.
John J. Kluver & Karla F. Kluver Revocable Trust	2400 Carlisle St	Sergeant Bluff	IA	51054	No comments.
Jim McCrystal & Leah McCrystal	2402 Carlisle St	Sergeant Bluff	IA	51054	No comments.
Moeine Cheryl Blaker	2404 Carlisle St	Sergeant Bluff	IA	51054	No comments.
David A. Simon & Vicki L. Simon	2301 Cardiff St	Sergeant Bluff	IA	51054	No comments.
Kent Pedersen & Brooke Pedersen	2303 Cardiff St	Sergeant Bluff	IA	51054	No comments.
Barbara J. Thomas	2021 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Adam P. Sievers & Kjersten B. Sievers	2019 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Mark A. Vermilyea	2305 Cardiff St	Sergeant Bluff	IA	51054	No comments.
Vanessa Vieyra & Rina Margarita Vieyra	2300 Cardiff St	Sergeant Bluff	IA	51054	No comments.
Jehrid J. Bleil	2302 Cardiff St	Sergeant Bluff	IA	51054	No comments.
Charles M. Herrig & Catherine M. Herrig Revocable Trust	2001 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Sandra Lee Fauth & Loren James Fauth	2003 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Allan R. Huse & Kathleen M. Huse	2013 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Cy Gaul	2011 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Sandra M. Schultz	2036 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Roger K. Johnson	2034 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Thomas Bures	2032 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Eugene L. Flair Jr. & Rita A. Flair & Mariah Flair	2030 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Gerad Lukken & Laura Lukken	2028 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Shawn L. Koch & Lauren A. Koch	2026 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Randy D. Kellogg	2024 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Vincent R. Bugg	2022 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Beth A. Westpfahl	2020 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
John Lamere & Deanna F. Lemere	2018 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Joshua J. Angerman & Regina V. Nocita Angerman	2016 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Donald Welte	2014 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Candice Curry	2012 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Eagle A. Armstrong & Rose Ann Armstrong	2010 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.

Constance L. Luhman Revocable Trust	2000 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Leo A. Girard & Theresa A. Girard	2002 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Richard L. Quandt & Arlene C. Quandt	2004 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Dennis L. Langley & Clairissa J. Langley	2006 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Josue Padilla & Arana Mayte A. Garcia	2008 Roundtable Rd	Sergeant Bluff	IA	51054	No comments.
Glenn Rogers Revocable Trust	7298 Old Lakeport Rd	Sergeant Bluff	IA	51054	No comments.
Gladys M. Rogers et al	7298 Old Lakeport Rd	Sergeant Bluff	IA	51054	No comments.
Randall R. Rogers & Julie Ann Rogers	1367 210th St	Sergeant Bluff	IA	51054	No comments.
Wayne J. Burnham & Jean L. Burnham	504 Windsor Way	Sergeant Bluff	IA	51054	No comments.
Karrie R. Hruska Trust	1318 Clairmont Circle	Sergeant Bluff	IA	51054	No comments.
Marc R. Obbink & Jill Obbink	1316 Clairmont Circle	Sergeant Bluff	IA	51054	No comments.
Paul M. Huls & Mary E. Huls	1314 Clairmont Circle	Sergeant Bluff	IA	51054	No comments.
Gary Goodier & Becky Goodier	1312 Clairmont Circle	Sergeant Bluff	IA	51054	No comments.
David A. Lamberton & Lisa M. Lamberton	1310 Clairmont Circle	Sergeant Bluff	IA	51054	No comments.
Molli Murphy Swearingen & Scott Swearingen	1308 Clairmont Circle	Sergeant Bluff	IA	51054	No comments.
Sergeant Bluff-Luton Community School District	201 Port Neal Rd	Sergeant Bluff	IA	51054	No comments.
Paula J. Olson Trust	7349 Old Lakeport Rd	Sergeant Bluff	IA	51054	No comments.
Erin E. Schuetz & Jon Schuetz	1337 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Carolynn S. Bishop Miller	1333 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Susan J. Bish Revocable Trust	1335 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Brad S. McCauley & Jill M. McCauley	1331 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Grant J. Houselog & Elise D. Houselog	312 Willow Bend	Sergeant Bluff	IA	51054	No comments.
Edmund Vincent McGill & Sherry Lynn McGill Revocable Trust	314 Willow Bend	Sergeant Bluff	IA	51054	No comments.
Pamela G. Briesse	4325 190th St	Correctionville	IA	51016	No comments.
Camille K. Liudahl	22624 Grenoble Ave	Sioux City	IA	51108	No comments.
Susan Lucille Britton Pennell Revocable Living Trust	705 Gardndale Ave	Long Beach	MS	39560	No comments.
Scott Robert Britton Revocable Living Trust	84 Breakderslane	Ridgeland	MS	39157	No comments.
Bert J. Ullrich Revocable Trust	1334 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Frank L. Thompson & Libbi A. Thompson	1338 Warrior Rd	Sergeant Bluff	IA	51054	No comments.
Marie L. Bork	106 Pioneer Valley Rd	Sergeant Bluff	IA	51054	No comments.
Brian Drew & Cara	1328 Warrior Road	Sergeant Bluff	IA	51054	No comments.
Matthew W. Johnson	104 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Aaron Johnson & Jessica Johnson	104 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Larry W. Beaty & Rita H. Gill	107 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Robert A. Adams	108 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
James H. Skoglund & Judith K. Skoglund	109 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Khai Lane & Brittany Lane	111 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Corey M. Hansen & Tona A. Hansen	112 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Michael E. Hansen & Mary Leann Hansen Joint Revocable Trust	1305 Serenity Ln	Sergeant Bluff	IA	51054	No comments.
Mary Lee Wise Living Trust	1307 Serenity Ln	Sergeant Bluff	IA	51054	No comments.
Colin G. Tague & Kara S. Tague	119 Golden Dr	Sergeant Bluff	IA	51054	No comments.
James W. Salker & Kelly K. Salker	1403 Serenity Ln	Sergeant Bluff	IA	51054	No comments.
Serenity Point LLC	24583 Cypress Ave	Onawa	IA	51040	No comments.
Colleen Reinhardt & Andrea Reinhardt	513 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Austin A. Trudeau & Mary Trudeau	511 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Troy Griesse Construction Inc.	520 W 14th St	South Sioux City	NE	68776	No comments.
Hunter East	507 Jamie Ln	Sergeant Bluff	IA	51054	No comments.

Justin R. Heitman & Kathryn Heitman	505 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Jacob Harms & Brenna Harms	503 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Sergeant Bluff Builders	128 Gaul Dr	Sergeant Bluff	IA	51054	No comments.
Drew John Cookman & Ashley Cookman	500 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Ashley Yanney & Joshua Stevens	504 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Laurie Byrne & Michael Byrne	506 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Douglas C. Howe Living Trust and Nancy L. Muecke Revocable Trust	508 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Brandon J. Olson	510 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Troy Gross & Carol Gross	512 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Mark D. Pottorff & Peggy Jo Pottorff	113 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Salvador A. Mejia & Danyelle E. Mejia	114 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Jeffrey A. Trisler & Susan R. Trisler	115 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Cory Christensen	116 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Shane L. Steele	117 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Brice W. Petersen & Nancy R. Petersen	118 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Jacen W. Kaler & Amber N. Boyle	119 Pioneer Valley Dr	Sergeant Bluff	IA	51054	No comments.
Parker Staroscik & Erica Staroscik	604 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
Misty Dawn Carlson Revocable Trust	606 Jamie Ln	Sergeant Bluff	IA	51054	No comments.
3 Guys and A Shovel LLC	24583 Cypress Ave	Onawa	IA	51040	No comments.
Jack Cook Farms Inc.	7374 Old Lakeport Rd	Sergeant Bluff	IA	51054	No comments.
Douglas Woodward	2224 Banner Ave	Sergeant Bluff	IA	51054	No comments.
Tiffany Barrs-Kane	507 Baywood Ct	Sergeant Bluff	IA	51054	No comments.
Maxys Family Farm LLC	3701 Cheyenne Blvd	Sioux City	IA	51104	No comments.
Brian & Bonnie Ivener Trust	3701 Cheyenne Blvd	Sioux City	IA	51104	No comments.
Michael or Gina Bernstein	8 Crestwood Dr	St. Louis	MO	63105	No comments.
Sharon M. Krogh Life Estate	2230 Banner Ave	Sergeant Bluff	IA	51054	No comments.
Brenda M. Godfredson	2381 Port Neal Rd	Sergeant Bluff	IA	51054	No comments.
Amiee M. Krogh	2381 Port Neal Rd	Sergeant Bluff	IA	51054	No comments.
Sharon M. Krogh	2230 Banner Ave	Sergeant Bluff	IA	51054	No comments.
Rick & Dorothy Hanslip	2248 Banner Ave	Sergeant Bluff	IA	51054	No comments.
Union Pacific Railroad	Property Tax 1400 Douglas STOP 1640	Omaha	NE	68179-1640	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 (September 3, 2026): "I have reviewed the following conditional use permit for MEC Electric Distribution and we have; no conflicts."

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 (September 9, 2026): "Have reviewed this Conditional Use Permit requested by Northern Natural Gas Company. NIPCO has no issues with this Request.."

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 (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: No comments.

County Engineer's Review Memo



Woodbury County Secondary Roads Department

759 E. Frontage Road · Moline, 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: September 11, 2026
Subject: Northern Natural Gas Company – Conditional Use Permit

The Woodbury County Secondary Roads Department has reviewed the proposed Northern Natural Gas Company replacement pipeline project located at 7274/7298 Old Lakeport Road, 7374 Old Lakeport Road, and 2230 Banner Avenue.

Secondary Roads has no objections to the proposed underground installation of a new 12-inch natural gas pipeline, which will be installed approximately 3 to 4 feet below ground. Following installation of the new pipeline, the existing pipeline will be removed. No permanent above-ground structures or changes to the existing surface land use are proposed.

The contractor will be required to obtain the appropriate Woodbury County Secondary Roads utility permits prior to performing any work within the County right-of-way.

Appendix A – Application Forms (Narrative Responses)

Please accept Northern Natural Gas's application for a Conditional Use Permit (CUP) for a pipeline replacement project on the following four parcels: 884729400003, 884732400002, 874705300001, 874705300005. Andrew Hardenburger will be signing off on all related documentation as the authorized representative of Northern Natural Gas.

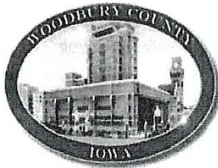
Signature: 
Name: Andrew Hardenburger
Title: Senior Right of Way Agent
Date: 9-1-2026

**CONDITIONAL USE PERMIT APPLICATION**

Owner Information:		Applicant Information:	
Owner <u>Gladys M. Rogers, et al.</u>	Applicant <u>Northern Natural Gas Company</u>	Address <u>P.O. Box 3330</u>	Address <u>Omaha, NE 68103</u>
Address <u>7298 Old Lakeport Rd</u>	Address <u>Sergeant Bluff, IA 51054-8072</u>	Phone <u>402-580-1380 or 402-378-3730</u>	
Phone _____			
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>Replace a natural gas pipeline.</u>			
Property Information:			
Property Address or Address Range <u>7298 Old Lakeport Rd, Sergeant Bluff, IA 51054</u>			
Quarter/Quarter <u>SW 1/4 SE 1/4</u> Sec <u>29</u> Twnshp/Range <u>T88N R47W</u> <u>Woodbury</u>			
Parcel ID # <u>884729400003</u> GIS # _____ Total Acres <u>33.26</u>			
Current Use <u>Agricultural / Single Family Home</u> Proposed Use <u>Agricultural / Single Family Home</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(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).			
A formal pre-application meeting is recommended prior to submitting this application.			
Pre-app mtg. date <u>7/6, 8/4, 9/11</u> Staff present <u>D. Priestley</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 Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property.			
This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.			
Owner _____		Applicant _____	
Date _____		Date _____	
Fee: <u>\$300*</u> Case #: <u>7216</u>		Date Received RECEIVED SEP - 2 2026 WOODBURY COUNTY COMMUNITY & ZONING	
Check #: <u>ending 5368</u>			
Receipt #: _____			

**CONDITIONAL USE PERMIT APPLICATION**

Owner Information: Owner <u>Jack Cook Farms Inc</u> Address <u>7374 Old Lakeport Rd</u> <u>Sergeant Bluff, IA 51054-8009</u> Phone _____	Applicant Information: Applicant <u>Northern Natural Gas Company</u> Address <u>P.O. Box 3330</u> <u>Omaha, NE 68103</u> Phone <u>402-580-1380 or 402-378-3730</u>
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>Replace a natural gas pipeline.</u>	
Property Information: Property Address or Address Range <u>7374 Old Lakeport Rd, Sergeant Bluff, IA 51054</u> Quarter/Quarter <u>SE¼</u> Sec <u>32</u> Twship/Range <u>T88N R47W</u> Parcel ID # <u>884732400002</u> GIS # _____ Total Acres <u>35.20</u> Current Use <u>Agricultural</u> Proposed Use <u>Agricultural</u> Current Zoning <u>AP - Agricultural Presevation</u>	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>7/6, 8/4, 9/11</u> Staff present <u>D. Priestley</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 Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property. This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner _____ Applicant _____ Date _____ Date _____	
Fee: <u>\$300*</u> Case #: <u>7216</u> Check #: <u>CC # 5368</u> Receipt #: <u>8303 5 938</u>	Date Received RECEIVED SEP 2 2026 WOODBURY COUNTY PLANNING & ZONING

**CONDITIONAL USE PERMIT APPLICATION**

Owner Information: Owner <u>Sharon Krogh Life Estate</u> Address <u>2230 Banner Ave</u> <u>Sergeant Bluff, IA 51054-8032</u> Phone _____	Applicant Information: Applicant <u>Northern Natural Gas Company</u> Address <u>P.O. Box 3330</u> <u>Omaha, NE 68103</u> Phone <u>402-580-1380 or 402-378-3730</u>
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>Replace a natural gas pipeline.</u>	
Property Information: Property Address or Address Range <u>2230 Banner Ave, Sergeant Bluff, IA 51054</u> Quarter/Quarter <u>NW1/4 SW1/4</u> Sec <u>5</u> Twnshp/Range <u>T87N R47W</u> Parcel ID # <u>874705300001</u> GIS # _____ Total Acres <u>38.75</u> Current Use <u>Agricultural / Single Family Home</u> Proposed Use <u>Agricultural / Single Family Home</u> Current Zoning <u>AP - Agricultural Presevation</u>	
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>7/6, 8/4, 9/11</u> Staff present <u>D. Priestley</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 Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property. This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. Owner _____ Applicant _____ Date _____ Date _____	
Fee: <u>\$300*</u> Case #: <u>7216</u> Check #: <u>CC ending 5368</u> Receipt #: <u>2026 0 970</u>	Date Received RECEIVED SEP 2 2026 WOODBURY COUNTY PLANNING & ZONING

**CONDITIONAL USE PERMIT APPLICATION**

Owner Information: Owner <u>Sharon Krogh Life Estate</u> Address <u>2230 Banner Ave</u> <u>Sergeant Bluff, IA 51054-8032</u> Phone _____	Applicant Information: Applicant <u>Northern Natural Gas Company</u> Address <u>P.O. Box 3330</u> <u>Omaha, NE 68103</u> Phone <u>402-580-1380 or 402-378-3730</u>				
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>Replace a natural gas pipeline.</u>					
Property Information: Property Address or Address Range <u>2230 Banner Ave, Sergeant Bluff, IA 51054</u> Quarter/Quarter <u>NW 1/4 SW 1/4</u> Sec <u>5</u> Twship/Range <u>T87N R47W</u> Parcel ID # <u>874705300005</u> GIS # _____ Total Acres <u>37.50</u> Current Use <u>Agricultural</u> Proposed Use <u>Agricultural</u> Current Zoning <u>AP - Agricultural Presevation</u>					
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date <u>7/6, 8/4, 9/11</u> Staff present <u>D. Priestley</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 Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property. This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval. <table style="width: 100%;"><tr><td>Owner _____</td><td>Applicant _____</td></tr><tr><td>Date _____</td><td>Date _____</td></tr></table>		Owner _____	Applicant _____	Date _____	Date _____
Owner _____	Applicant _____				
Date _____	Date _____				
Fee: <u>\$300*</u> Case #: <u>7216</u> Check #: <u>CC ending 5368</u> Receipt #: _____	Date Received RECEIVED SEP - 2 2026 WOODBURY COUNTY PLANNING & ZONING				

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)

Northern Natural Gas proposes to replace the existing 12" natural gas pipeline with a new 12" pipeline and associated facilities to transport natural gas. The project scope includes removing the old pipeline after installing a new 12-inch gas pipeline on the same property. The new pipeline will be used to transport natural gas to the surrounding communities including Sergeant Bluff, IA.

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

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

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

The proposed 12-inch gas line replacement is an appropriate conditional use within the applicable zoning district because it is a utility infrastructure improvement that supports the continued safe and reliable delivery of natural gas to the surrounding area. The project is limited to replacing an existing pipeline and does not expand the overall use of the property or introduce a new land use that is incompatible with the surrounding area. The proposed work has been designed to comply with the applicable conditional use standards and any specific requirements of the zoning ordinance. Construction activities will be temporary in nature and will be conducted in accordance with all applicable local, state, and federal regulations. The pipeline will be installed below the surface at a depth to allow farming activities to continue on the property.

The new pipeline will be installed 3 to 4' below ground so as not to affect normal farming activities. For Parcels 884729400003, 874705300001, and 874705300005 the new pipeline will be installed 25' to the east of the existing line. For Parcel #884732400002 the new pipeline is being installed several hundred feet east and/or south of the existing pipeline at the landowner's request. It is normal practice for NNG to offset new pipelines as it allows NNG to continue natural gas service while the new pipeline is being installed. The existing pipeline will be removed once the new pipeline is installed and NNG's footprint will be the equivalent to what it was prior to the project. NNG will reseed the area, install cover crops, etc. as part of restoration for those areas affected.

- (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 12-inch natural gas pipeline replacement is consistent with the general purpose and intent of the zoning ordinance and the goals, objectives, and standards of the General Plan by supporting the safe, reliable, and efficient delivery of essential utility services while minimizing impacts to surrounding properties and the environment. The project has been designed to comply with all applicable federal, state, and local regulations governing the design, construction, operation, and maintenance of natural gas transmission infrastructure.

The replacement pipeline will be installed 3-4' in depth to ensure normal farming practices are not affected. NNG is installing heavier wall thickness pipe which will be safer and provide advantages associated with monitoring and inspecting the pipeline in the future.

- (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 replacement project will not have a substantial or undue adverse effect on adjacent properties or the character of the surrounding neighborhood. Construction activities will be temporary in nature and will be conducted in accordance with applicable federal, state, and local regulations. The pipeline will be installed below grade at a depth of 3-4 feet on agricultural land and should have no effect on the adjacent properties. Appropriate erosion and sediment control measures, traffic control plans, and restoration practices will be implemented to minimize impacts during construction. Upon completion, all disturbed areas will be restored as nearly as practicable to their pre-construction condition.

The project duration is currently scheduled for approximately 110 days. NNG and its contractors will use the following equipment: excavators, welding rigs, pickups, bulldozers, skid loaders, telehandlers, heavy duty trucks and trailers, air compressors, generators and testing equipment. The attached maps show staging areas (hashed in red on the maps/plans) which will support the majority of the vehicle traffic. Due to the total length of the replacement project, traffic will vary dependent upon what stage of the project is happening. Access roads, identified in orange on the maps/plans, will be the primary means of accessing the different workspaces. Signage will be placed along the project to indicate pipeline work is in progress. NNG projects are regulated by federal regulations for working hours (typically 7am to 5pm or daylight hours). Third-party inspection teams, environmental consultants and right of way agents are present everyday and monitor adherence to NNG's standard operating procedures, safety, environmental, and regulatory compliance with city, county, state, and federal agencies. All permitting issued from the city, county, state, or federal agencies are strictly complied with and reviewed prior to any work commencing. Daily morning meetings are held to discuss safety, environmental, landowner, or any other concerns that arise during the project.

- (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 natural gas replacement project has been planned and designed to be compatible with the immediate surrounding neighborhood and existing land uses. The project involves the replacement of existing natural gas infrastructure within an established utility corridor or service area, with no significant change to the current use or function of the site. The proposed sub-grade facilities will allow for continued agricultural use.

Parcel #884729400003 - Gladys M. Rogers, et al. - NNG plans to replace the existing 12" pipeline with a new 12" pipeline twenty-five feet (25') east of the existing pipeline. The existing pipeline will be removed once the new pipeline is installed. There will be approximately 1,000-1,200' of new pipeline installed.

Parcel #884732400002 - Jack Cook Farms, Inc. - NNG plans to replace the existing 12" pipeline with a new 12" pipeline several hundred feet to the east and south of the existing pipeline. The landowner has requested, and NNG agreed, to move the pipeline to east and south property lines to better accommodate normal farming practices. There will be approximately 2,500' of new pipeline installed on this parcel.

Parcel #874705300001 & 874705300005 - Sharon Krogh Life Estate. - NNG plans to replace 100-200' of 12" pipeline with new 12" pipeline. The new pipeline will be installed 25' east of the existing pipeline. The existing pipeline will be removed once the new pipeline is installed. Both parcels are listed because the new pipeline will be installed near the north/south property line.

- (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)

The project will allow NNG to continue to transport natural gas to its customers in the area. Customers include local distributors who then deliver natural gas to single and multi-family dwellings, businesses, factories, farms, etc. The replacement pipeline will not require any additional essential public facilities and services for the proposed use or development. It will not require any new permanent roads or entrances. The replacement pipeline will also not require any additional emergency services. All public facilities and services in place will be sufficient for the replacement pipeline. The replacement pipeline has been designed to provide better and safer services to our customers. The replacement pipeline will continue to allow NNG to provide natural gas to the area without creating new demands on the area.

- (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 pipeline replacement project has been designed and will be constructed in a manner that avoids or minimizes impacts to significant natural, scenic, and historic features on the subject and adjacent properties. There is an existing natural gas pipeline in the ground on all the affected parcels. The replacement pipeline will be installed below the surface (3-4') and the area will be returned to its pre-construction condition at the conclusion of the project.

NNG has sent letters notifying all the affected property owners of the upcoming project. We have communicated with them through email and phone calls as well. NNG has contacted the City of Sergeant Bluff and Woodbury County regarding the project and will continue to communicate and work with both regarding any permitting or other requirements.

See attachment for a list of permits and requirements obtained or being pursued for this project.

(f) continued...

Northern Natural Gas Company ("NNG") retained Merjent to provide permitting and compliance services. They focus on providing these services in the Oil and Gas Industry. Merjent, on behalf of NNG, has completed the following for this project.

1. Endangered species act Section 7 consultation: Habitat for federally listed species was reviewed both via desktop and in the field. Suitable habitat for listed species is not present in the Project area, and the Project will have no effect on listed species.
2. State-listed species review: The Project was presented to the Iowa DNR under Environmental Review Number 2026-0890. The Iowa DNR found no site-specific records of listed resources that would be impacted by the Project.
3. National Historic Preservation Act Section 106 Consultation: Merjent completed a field survey for cultural resources in March 2026. Survey results were presented to the Iowa State Historic Preservation Office (SHPO) in June 2026, recommending that the Project would have No Effect on historic properties, and that no further cultural resources investigation was necessary. The Iowa SHPO provided concurrence under R&C 260697934 – 00061934 on June 30, 2026. Northern added additional workspace that was not covered by original field survey in August 2026. Merjent is currently preparing a letter of No Effect for submittal to the Iowa SHPO, recommending that no historic properties will be affected by the Project in the additional areas. SHPO concurrence is expected in October 2026.
4. State Floodplain Permitting: The State of Iowa provides exemption from state-level floodplain permitting for certain activities within floodplains, including pipeline crossing activities as defined in IAC 567—71.4(455B). Merjent submitted the Project through the Iowa DNR online PERMT system to confirm that the state-level pipeline crossing exemption applies to the Project. On June 12, the Iowa DNR provided confirmation of exemption under Iowa DNR Project ID Number 2026-0890. All floodplain impacts will be temporary, and any disturbed area within floodplains will be returned to preconstruction conditions and elevations upon Project completion.
5. CWA Section 402 – NPDES Permitting (Iowa DNR General Permit #2): The EPA provides NPDES permitting exemptions for certain oil & gas activities, including pipeline/transmission facilities construction, under CWA section 402(l)(2). The Iowa DNR observes this exemption, and pipeline construction projects (including this Project) are exempt from General Permit #2 requirements, provided that there are no spills of reportable quantities or water quality violations. Merjent has prepared a Stormwater Pollution Prevention Plan (SWPPP) for the project, which will be implemented throughout the duration of the project. Should there be a need for authorization under General Permit #2, Northern will continue to implement the SWPPP and submit an Notice of Intent for coverage with the required public notice.
6. CWA Section 404 – Nationwide Permit 12: Merjent completed wetland/waterbody field surveys in May 2026. Three wetlands and one waterbody were delineated. Wetlands were primarily

farmed agricultural, palustrine emergent wetlands. The waterbody is an ephemeral drainage ditch. Most ground disturbance avoids wetlands and waterbodies, however approximately 0.08 acres of waterbody and 0.02 acres of wetland will be temporarily impacted by excavation and wetland matting during the Project. Upon Project completion, wetlands and waterbodies will be restored to preconstruction conditions. The Project qualifies for automatic coverage under Nationwide Permit 12 and complies with all general and regional conditions.

7. Water Appropriations: If saturated soils are excavated during the Project, the appropriation of groundwater for trench dewatering may be required. The Iowa DNR accepted Northern's Water Use Registration under registration number 97-26-050.
8. City of Sergeant Bluff: Merjent confirmed with the City of Sergeant Bluff City Administrator that the City does not require floodplain permitting for underground utility installations. The City requested a copy of the SWPPP to be supplied to the Public Works Department. Merjent provided the Project SWPPP on 6/17/2026.

Additionally, Woodbury County should have received a copy of our floodplain development permit application on file. Merjent also sent a copy of the SWPPP, but it is in the process of being updated since NNG added workspace to the southern end of the project recently.



1111 S. 103rd St. Omaha, NE 68124

Project Mapping Cover Sheet

Project:

IAB77301-MP 3.14-Terra Chemical CL3

Project #:

CAPGTR1000011242

Date:

8/7/26

Region:

North Region

Team:

South Sioux City

State:

Iowa

County:

Woodbury

Map Status:

Review Issue

Map Revision #:

3

Project Director:

Chris Ahrenholtz – P/L Integrity & Risk

Project Manager:

Sam McGill

Construction Coordinator:

Sam McGill

Project Engineer:

Tom Engesser

Lead Designer:

P/L Integrity & Risk - Louis Floersch

Mechanical Designer:

Jonah Bricker

Checked By:

**Stakeholders Asite Roles Verified by
Project Manager:** ☒

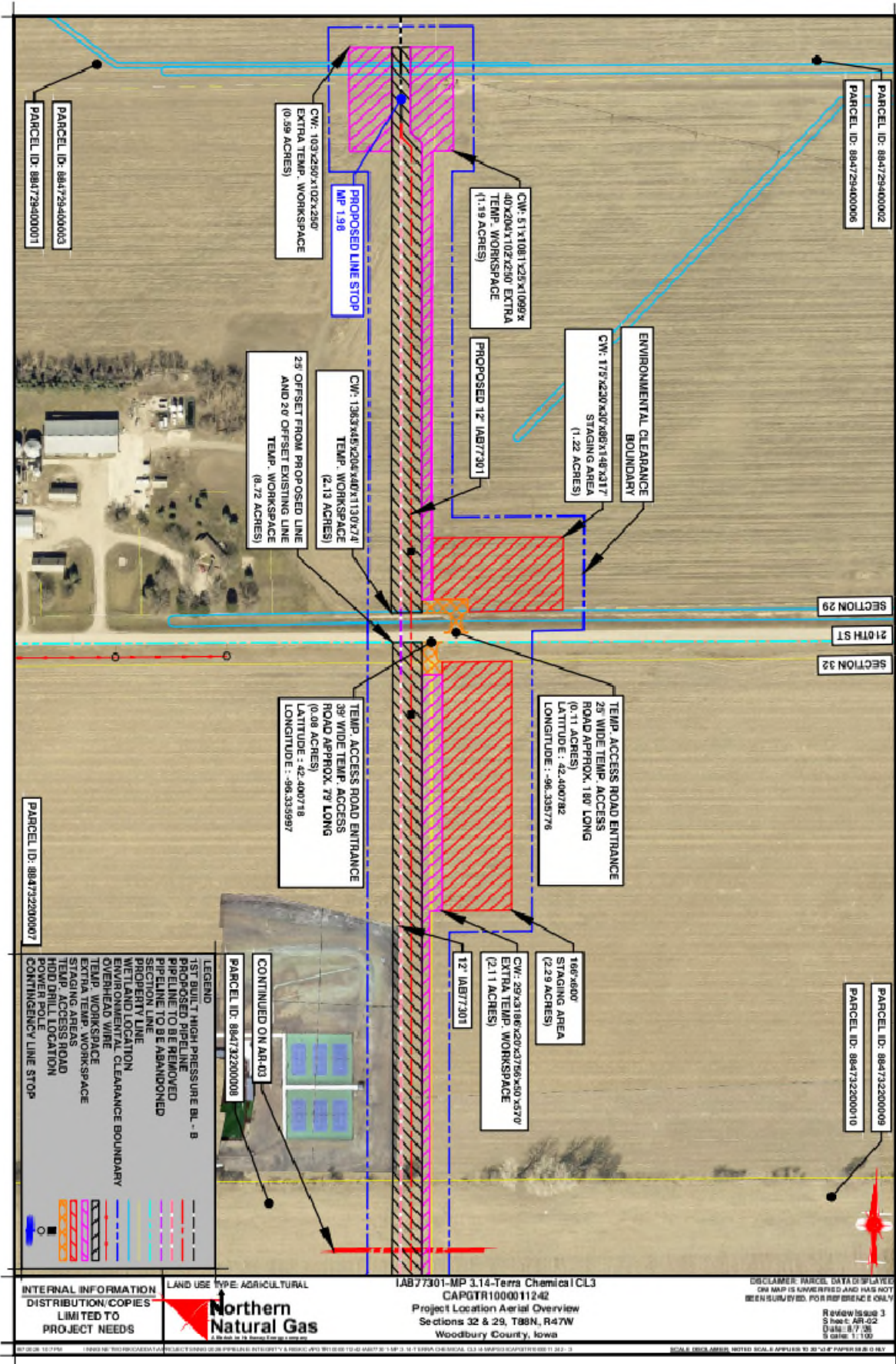
Map Checklist Complete: ☒

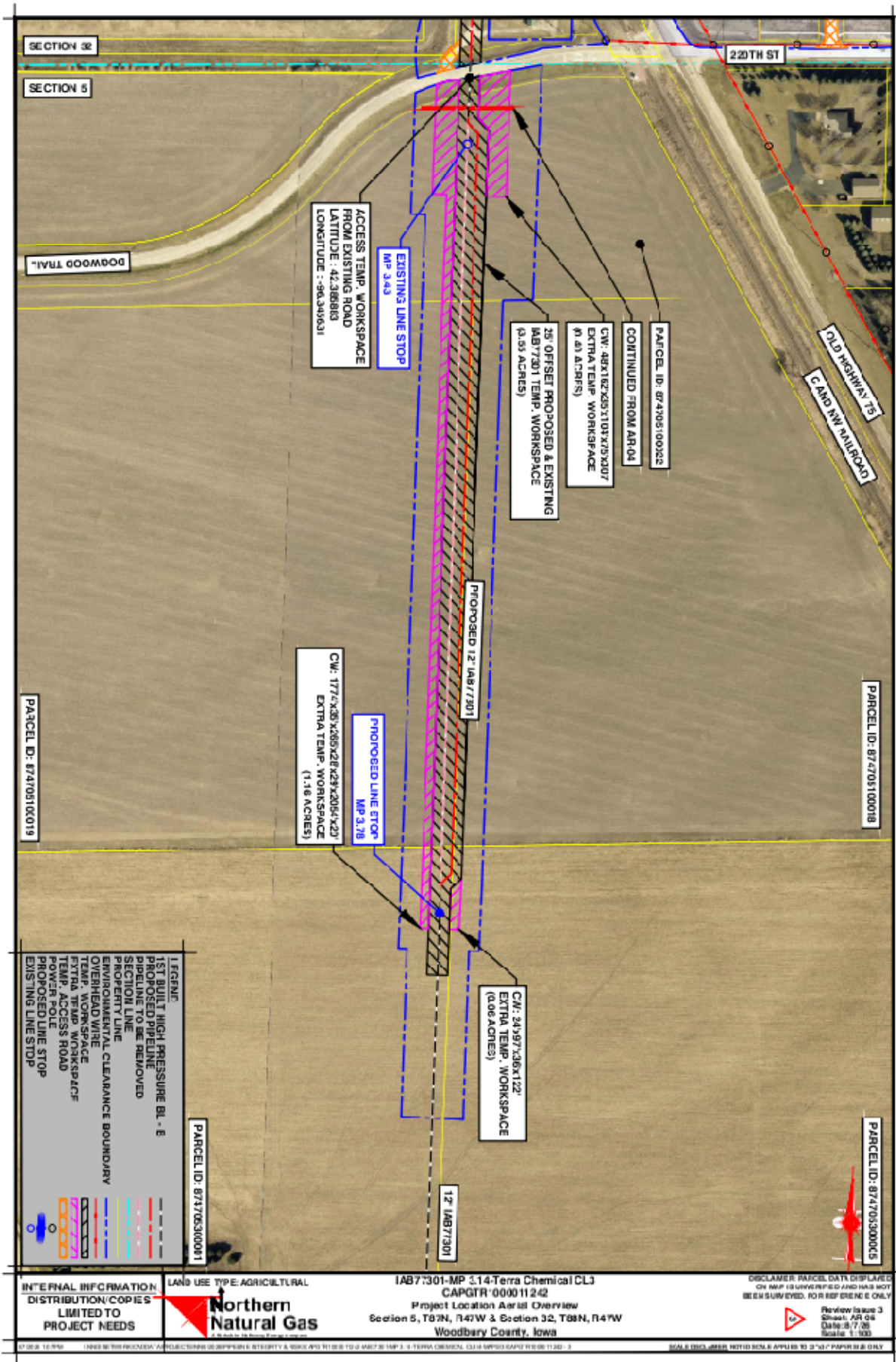
Special Comments:

REVISED: Added AR-05. Revised workspaces on AR-04 to accommodate third party design.

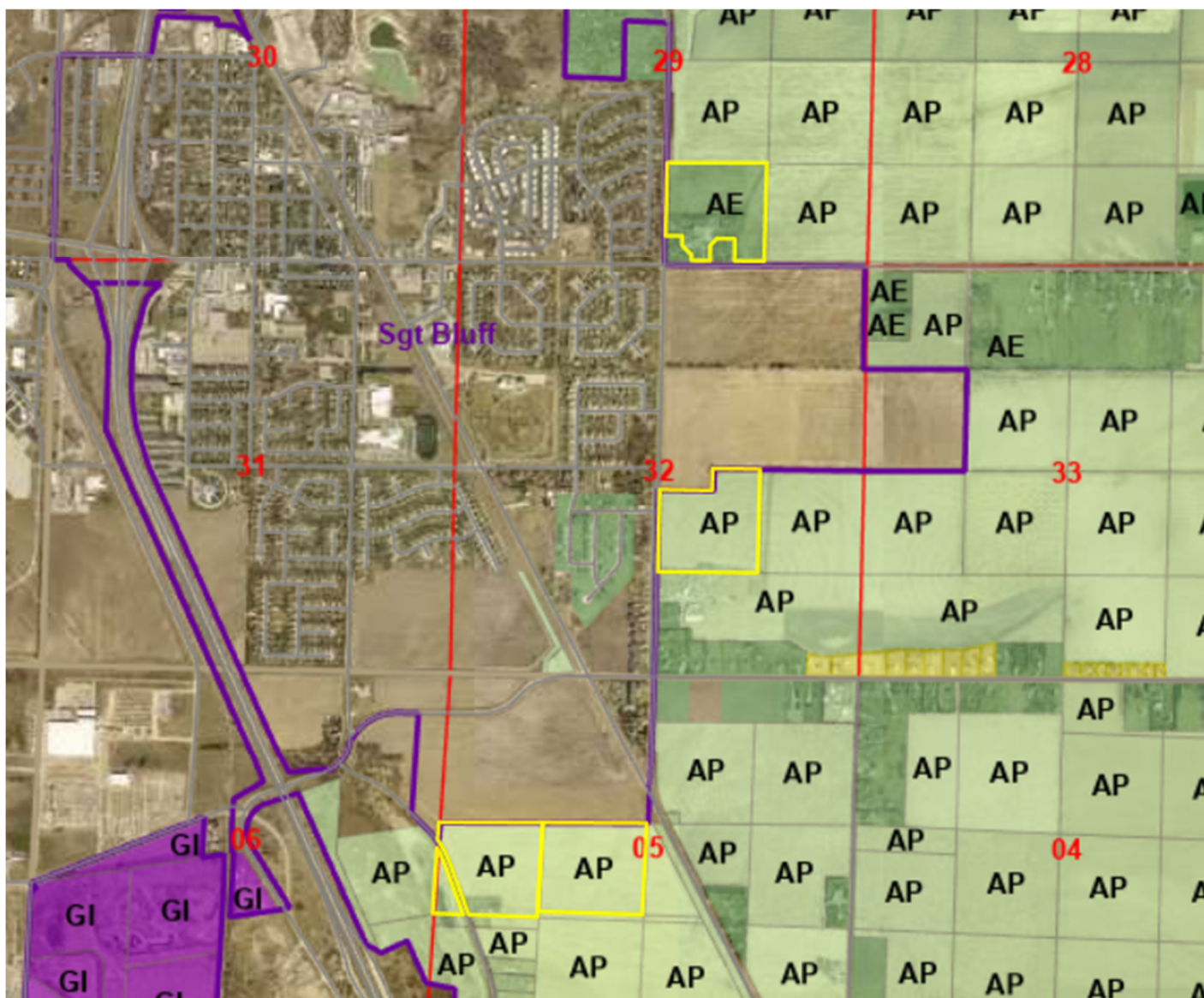
Maps Approved By:

Disclaimer: See Asite for complete stakeholder list.

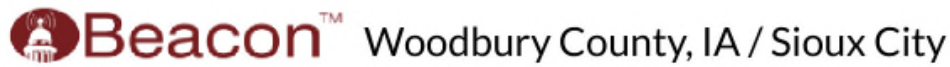




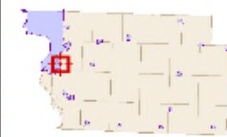
Appendix B – Zoning Map



Appendix C – Parcel Maps and Reports



Overview



Legend

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

Parcel ID	884729400003	Alternate ID	827760	Owner Address	ROGERS MERRILL REV TRUST &
Sec/Twp/Rng	29-88-47	Class	A		ROGERS GLENNIS J REV TRUST
Property Address	7284 LAKEPORT RD	Acreage	33.26		7298 OLD LAKEPORT RD
	SERGEANT BLUFF				SERGEANT BLUFF, IA 51054-8072
District	0039				
Brief Tax Description	SWSE EX AN IRREG TCT BEG @ S1/4 CORNER THEC E615' THEC N55.19' T TO PT OF BEG; THEC N 209.81 FT THEC NE 120.25 FT THEC E 229.97 FT THEC S 295 FT THEC W 315 FT TO PT OF BEG; AND EX A TCT IN SW CO RNER SW SE BEING 246 FT ON N X 374 FT ON S X 381 FT ON E SW				
	(Note: Not to be used on legal documents)				

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Woodbury County, IA / Sioux City

Summary

Parcel ID 884729400003
Alternate ID 827760
Property 7284 LAKEPORT RD
Address SERGEANT BLUFF IA 51054
Sec/Twp/Rng 29-88-47
Brief SWSE EX AN IRREG TCT BEG @ S1/4 CORNER THEC E615' THEC N55.19' T TO
Tax Description PT OF BEG; THEC N 209.81 FT THEC NE 120.25 FT THEC E 229.97 FT THEC S
 295 FT THEC W 315 FT TO PT OF BEG; AND EX A TCT IN SW CORNER SW SE
 BEING 246 FT ON N X 374 FT ON S X 381 FT ON E SW
 (Note: Not to be used on legal documents)
Deed Book/Page [512-851 \(11/3/2001\)](#)
Gross Acres 33.26
Net Acres 33.26
Adjusted CSR 1903.45
Pts
Zoning AE - AGRICULTURAL ESTATES
District 0039 WOODBURY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A



Owner

Deed Holder
[ROGERS GLADYS M ETAL](#)
[7298 OLD LAKEPORT RD](#)
 SERGEANT BLUFF IA 51054-8072
Contract Holder
[ROGERS MERRILL REV TRUST &](#)
 ROGERS GLENNIS J REV TRUST
 7298 OLD LAKEPORT RD
 SERGEANT BLUFF IA 51054-8072
Mailing Address

Land

Lot Area 33.26 Acres ; 1,448,806 SF

Residential Dwellings

Residential Dwelling
Occupancy Single-Family / Owner Occupied
Style 1 Story Frame
Architectural Style N/A
Year Built 1900
Condition Normal
Roof Wd / Hip
Flooring
Foundation C Blk
Exterior Material WD/HD/BD
Interior Material Pls / Drwl
Brick or Stone Veneer
Total Gross Living Area 1,034 SF
Main Area Square Feet 1034
Attic Type None;
Number of Rooms 6 above; 0 below
Number of Bedrooms 3 above; 0 below
Basement Area Type None
Basement Area 0
Basement Finished Area
Plumbing 1 Sink; 1 Standard Bath - 3 Fi;
Appliances
Central Air Yes
Heat Yes
Fireplaces
Porches
Decks Wood Deck (96 SF);
Additions
Garages 416 SF - Det Frame (Built 1940);

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Shed	SHED	14	18	1980	1
0	Barn - Flat	GP BARN	30	70	1950	1
0	Shed	STORAGE	10	28	1950	1

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	GP BARN	26	64	1950	1
0	Crib	GRANARY	16	40	1950	1
0	Bin - Grain Storage (Bushel)	BIN	0	0	1973	1
0	Shed	SCALE HSE	8	10	1973	1
0	Addition to Bldg	SCALE AND PLATFORM	0	0	1973	1
0	Addition to Bldg	LEG	0	0	1974	1
0	Steel Utility Building	MACHINE SHED	50	105	1974	1
0	Bin - Grain Storage (Bushel)	BIN	0	0	1974	1
0	Steel Bulk Feed Tank	BULK O MATIC	7	0	1974	1
0	Steel Bulk Feed Tank	BULK O MATIC	7	0	1974	1
0	Bin - Grain Storage (Bushel)	BIN	0	0	1977	1
0	Addition to Bldg	GRAIN LEG	0	0	1977	1
0	Steel Utility Building	MACHINE SHED	80	175	1982	1
0	Addition to Bldg	CATWALK	0	0	1982	1
0	Addition to Bldg	TANKS 6 EA	0	0	1982	6
0	Addition to Bldg	TANKS	0	0	1982	1

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	\$73,180	\$73,180	\$62,040	\$62,040	\$48,190
+ Assessed Building Value	\$79,140	\$79,140	\$83,230	\$83,230	\$57,720
+ Assessed Dwelling Value	\$70,660	\$70,660	\$57,900	\$57,900	\$42,060
= Gross Assessed Value	\$222,980	\$222,980	\$203,170	\$203,170	\$147,970
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$222,980	\$222,980	\$203,170	\$203,170	\$147,970

Sioux City Special Assessments and Fees

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

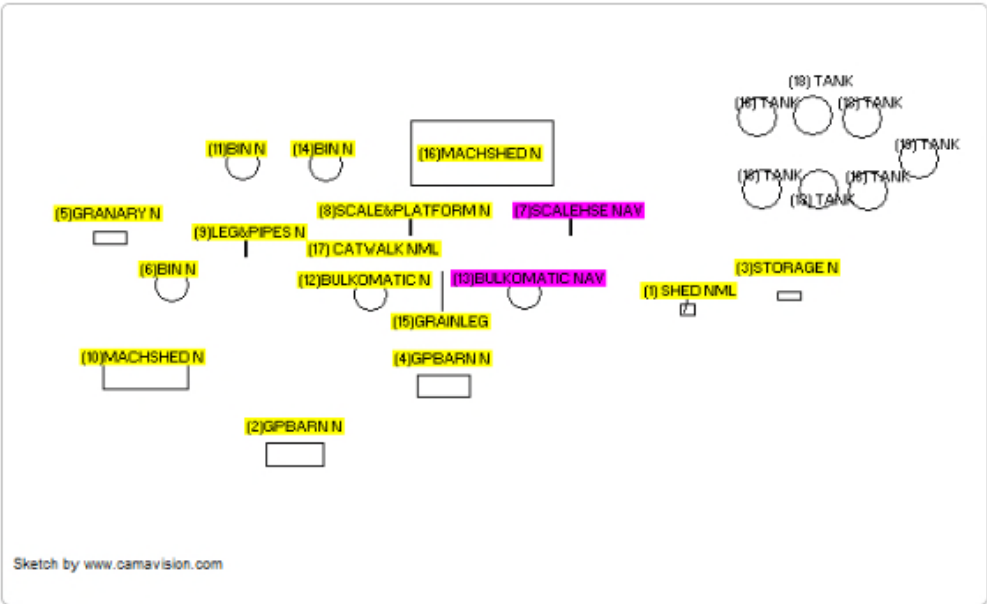
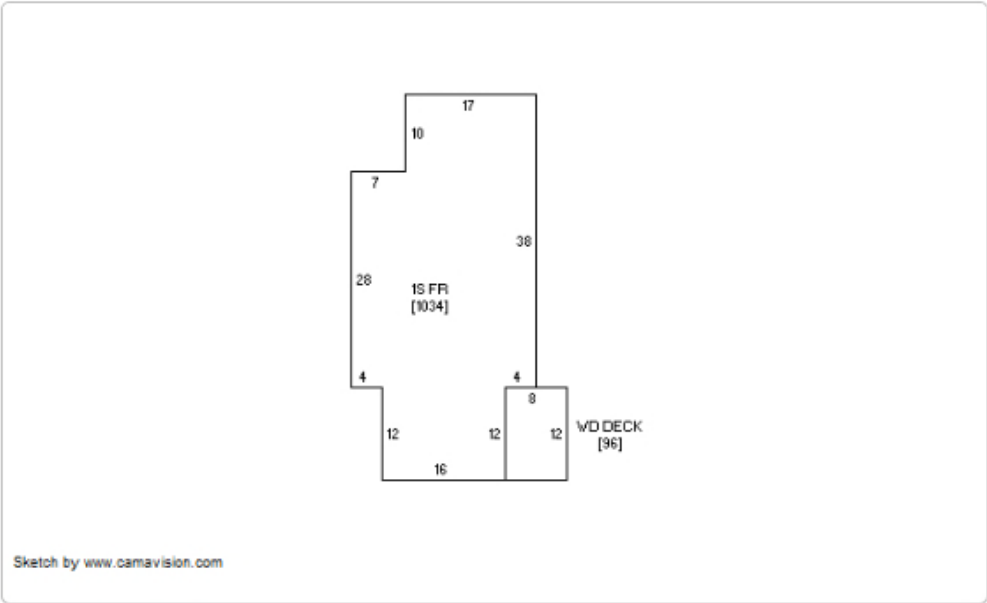
Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

Photos



Sketches



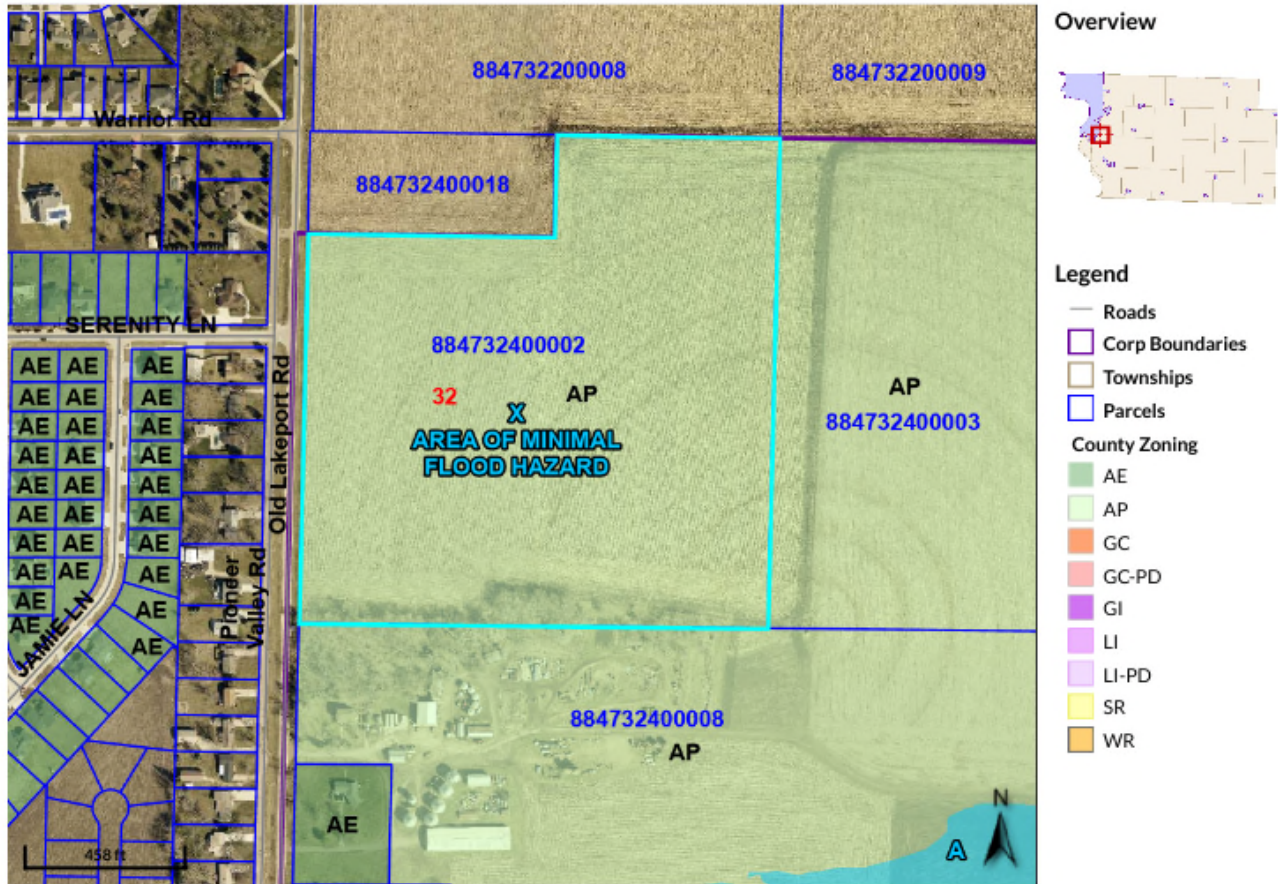
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Contact Us

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CORPORATION



Parcel ID	884732400002	Alternate ID	828510	Owner Address	JACK COOK FARMS INC
Sec/Twp/Rng	32-88-47	Class	A		7374 OLD LAKEPORT RD
Property Address		Acreage	35.2		SERGEANT BLUFF, IA 51054-8009
District	0039				
Brief Tax Description	EX 4 A IN NW COR NWSE				
	(Note: Not to be used on legal documents)				

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Woodbury County, IA / Sioux City

Summary

Parcel ID 884732400002
Alternate ID 828510
Property Address N/A
Sec/Twp/Rng 32-88-47
Brief Tax Description EX 4 A IN NW COR NWSE
(Note: Not to be used on legal documents)
Deed Book/Page
Gross Acres 35.20
Net Acres 35.20
Adjusted CSR Pts 2303.11
Zoning N/A
District 0039 WOODBURY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[JACK COOK FARMS INC](#)
[7374 OLD LAKEPORT RD](#)
 SERGEANT BLUFF IA 51054-8009
Contract Holder
Mailing Address
 JACK COOK FARMS INC
 7374 OLD LAKEPORT RD
 SERGEANT BLUFF IA 51054-8009

Valuation

	2026	2025	2024	2023	2022
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$89,670	\$89,670	\$76,010	\$76,010	\$59,050
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$89,670	\$89,670	\$76,010	\$76,010	\$59,050
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$89,670	\$89,670	\$76,010	\$76,010	\$59,050

Sioux City Special Assessments and Fees

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

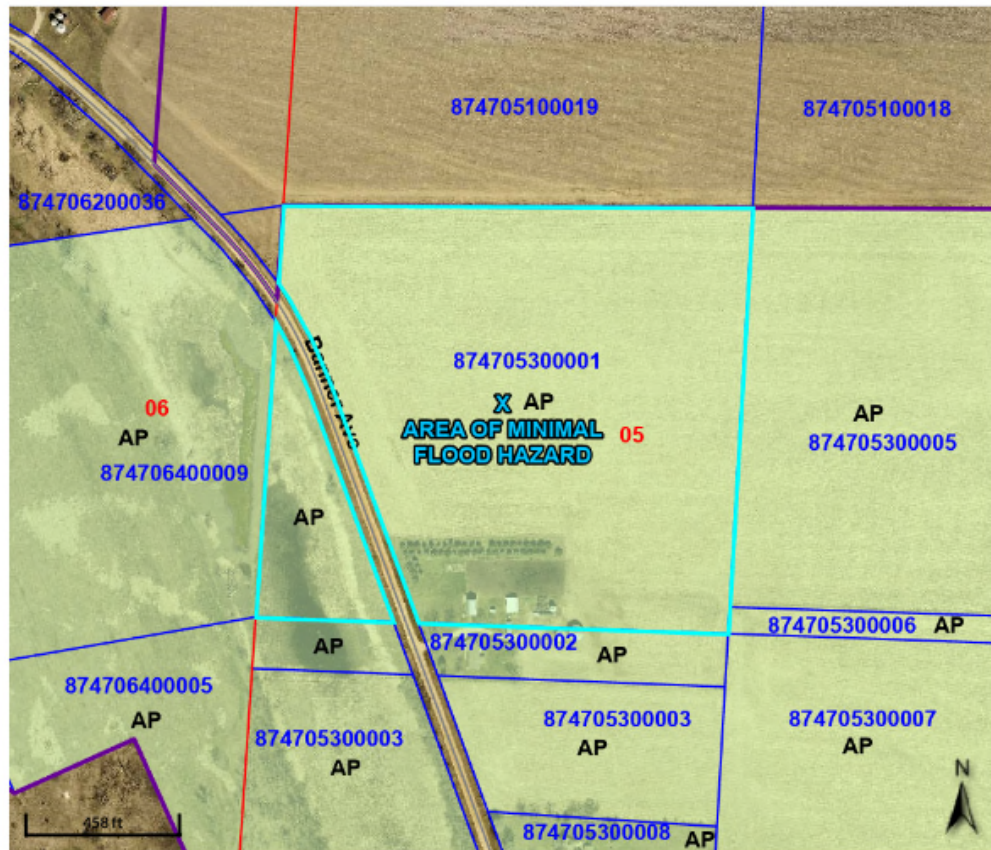
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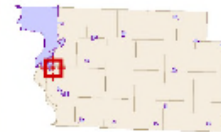
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Overview



Legend

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

Parcel ID	874705300001	Alternate ID	767355	Owner Address	KROGH SHARON M LIFE ESTATE
Sec/Twp/Rng	5-87-47	Class	A		2230 BANNER AVE
Property Address	2230 BANNER AVE SERGEANT BLUFF	Acreage	38.75		SERGEANT BLUFF, IA 51054-8032
District	0038				
Brief Tax Description	NWSW 5-87-47				
	(Note: Not to be used on legal documents)				

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GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID 874705300001
Alternate ID 767355
Property Address 2230 BANNER AVE
 SERGEANT BLUFF IA 51054
Sec/Twp/Rng 5-87-47
Brief Tax Description NWSW 5-87-47
 (Note: Not to be used on legal documents)
Deed Book/Page [2025-11071 \(10/22/2025\)](#)
Gross Acres 38.75
Net Acres 38.75
Adjusted CSR Pts 1427.55
Zoning N/A
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A



Owner

Deed Holder
[KROGH SHARON M LIFE ESTATE](#)
[2230 BANNER AVE](#)
 SERGEANT BLUFF IA 51054-8032

[GODFREDSON BRENDA M](#)

[KROGH AMIEE M](#)
[2381 PORT NEAL RD](#)
 SERGEANT BLUFF IA 51054

Contract Holder
Mailing Address
 KROGH SHARON M LIFE ESTATE
 2230 BANNER AVE
 SERGEANT BLUFF IA 51054-8032

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/5/2025	KROGH SHARON M LIFE ESTATE	KROGH SHARON M LIFE ESTATE	2025-11071	No consideration	Deed	Y	\$0.00
5/9/2025	KROGH BRIAN D	KROGH BRIAN D & AMIEE M	2025-04594	No consideration	Deed	Y	\$0.00

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

Valuation

	2026	2025	2024	2023	2022
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$54,890	\$54,890	\$46,530	\$46,530	\$36,150
+ Assessed Building Value	\$25,970	\$25,970	\$28,010	\$28,010	\$20,730
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$80,860	\$80,860	\$74,540	\$74,540	\$56,880
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$80,860	\$80,860	\$74,540	\$74,540	\$56,880

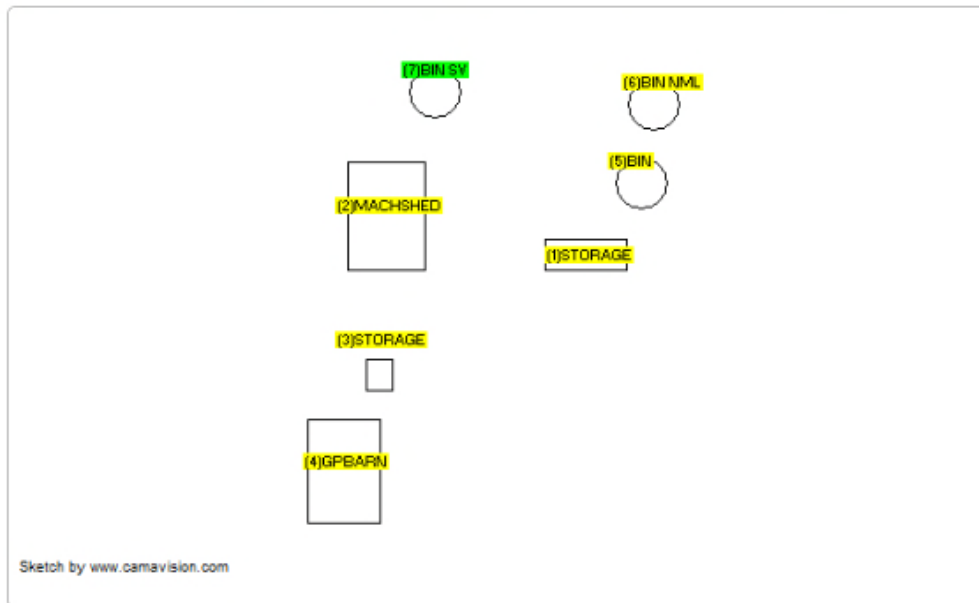
Sioux City Special Assessments and Fees

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

Photos



Sketches



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

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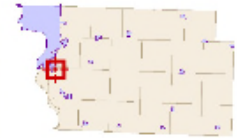
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CORPORATION



Woodbury County, IA / Sioux City



Overview



Legend

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

Parcel ID 874705300005

Sec/Twp/Rng 5-87-47

Property Address

District 0038

Brief Tax Description N 15/16 NESW 5-87-47

(Note: Not to be used on legal documents)

Alternate ID 767340

Class A

Acreage 37.5

Owner Address KROGH SHARON M LIFE ESTATE

2230 BANNER AVE

SERGEANT BLUFF, IA 51054-8032

Date created: 9/1/2026

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Woodbury County, IA / Sioux City

Summary

Parcel ID 874705300005
Alternate ID 767340
Property Address N/A
Sec/Twp/Rng 5-87-47
Brief Tax Description N 15/16 NESW 5-87-47
(Note: Not to be used on legal documents)
Deed Book/Page [2025-11071 \(10/22/2025\)](#)
Gross Acres 37.50
Net Acres 37.50
Adjusted CSR Pts 2700
Zoning N/A
District 0038 LIBERTY/SB/L
School District SGT BLUFF LUTON
Neighborhood N/A

Owner

Deed Holder
[KROGH SHARON M LIFE ESTATE](#)
[2230 BANNER AVE](#)
 SERGEANT BLUFF IA 51054-8032

[GODFREDSON BRENDA M](#)

[KROGH AMIEE M](#)
[2381 PORT NEAL RD](#)
 SERGEANT BLUFF IA 51054

Contract Holder
Mailing Address
 KROGH SHARON M LIFE ESTATE
 2230 BANNER AVE
 SERGEANT BLUFF IA 51054-8032

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
9/5/2025	KROGH SHARON M LIFE ESTATE	KROGH SHARON M LIFE ESTATE	2025-11071	No consideration	Deed	Y	\$0.00
5/9/2025	KROGH BRIAN D	KROGH BRIAN D & AMIEE M	2025-04594	Quit Claim Deed	Deed	Y	\$0.00

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

Valuation

	2026	2025	2024	2023	2022
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$103,760	\$103,760	\$87,970	\$87,970	\$68,340
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$103,760	\$103,760	\$87,970	\$87,970	\$68,340
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$103,760	\$103,760	\$87,970	\$87,970	\$68,340

Sioux City Special Assessments and Fees

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

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

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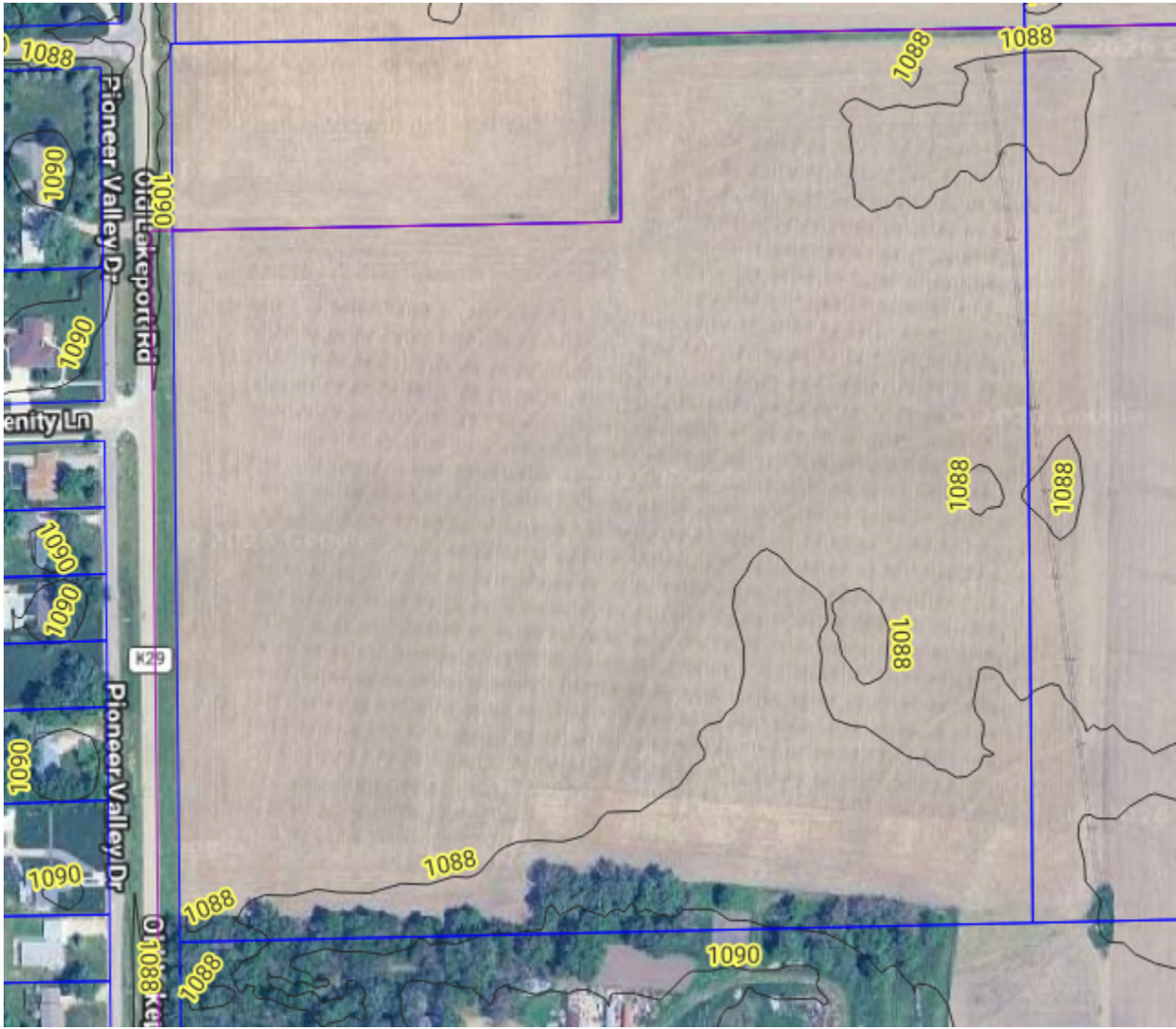
Contact Us

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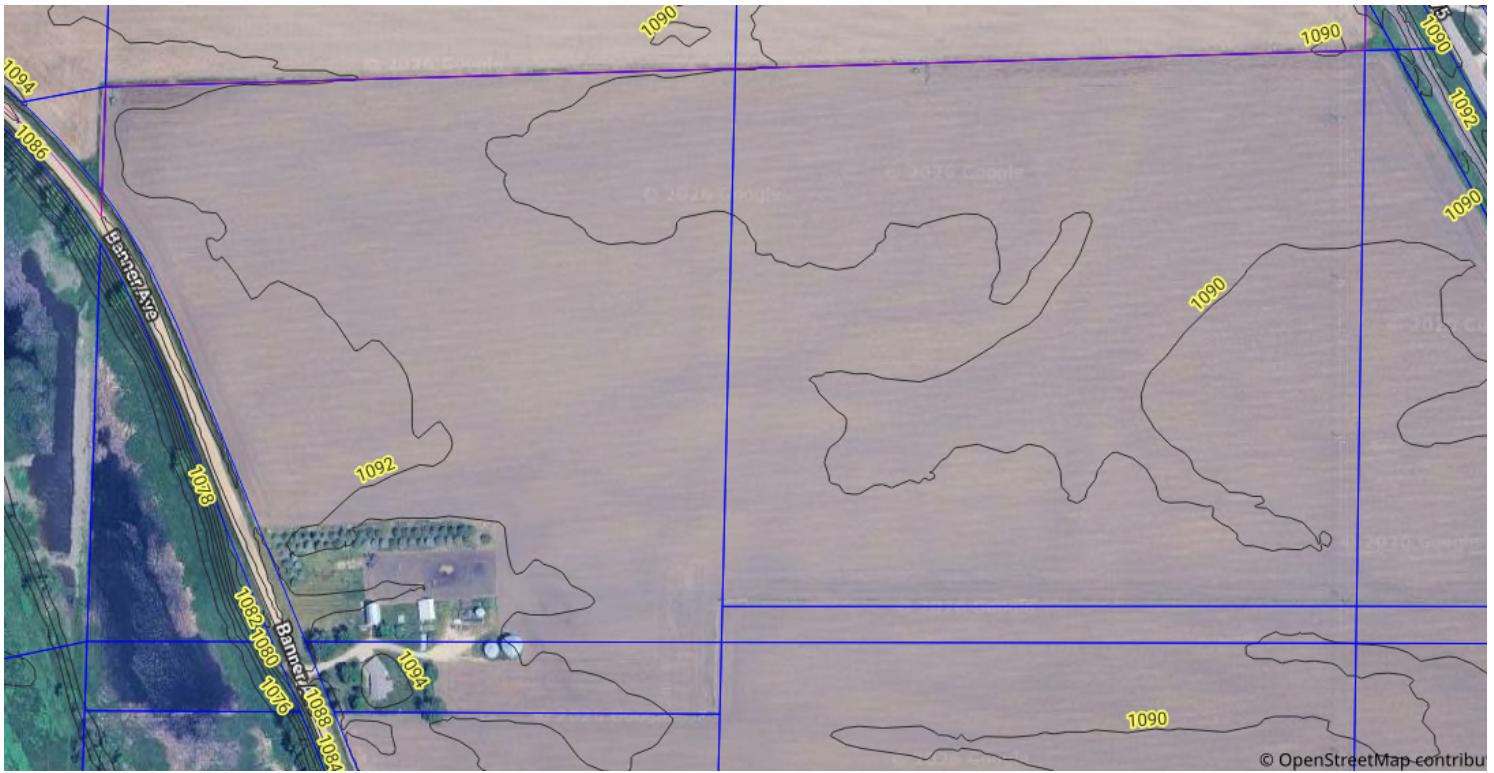
Appendix D – Elevation Maps



Parcel: 884729400003

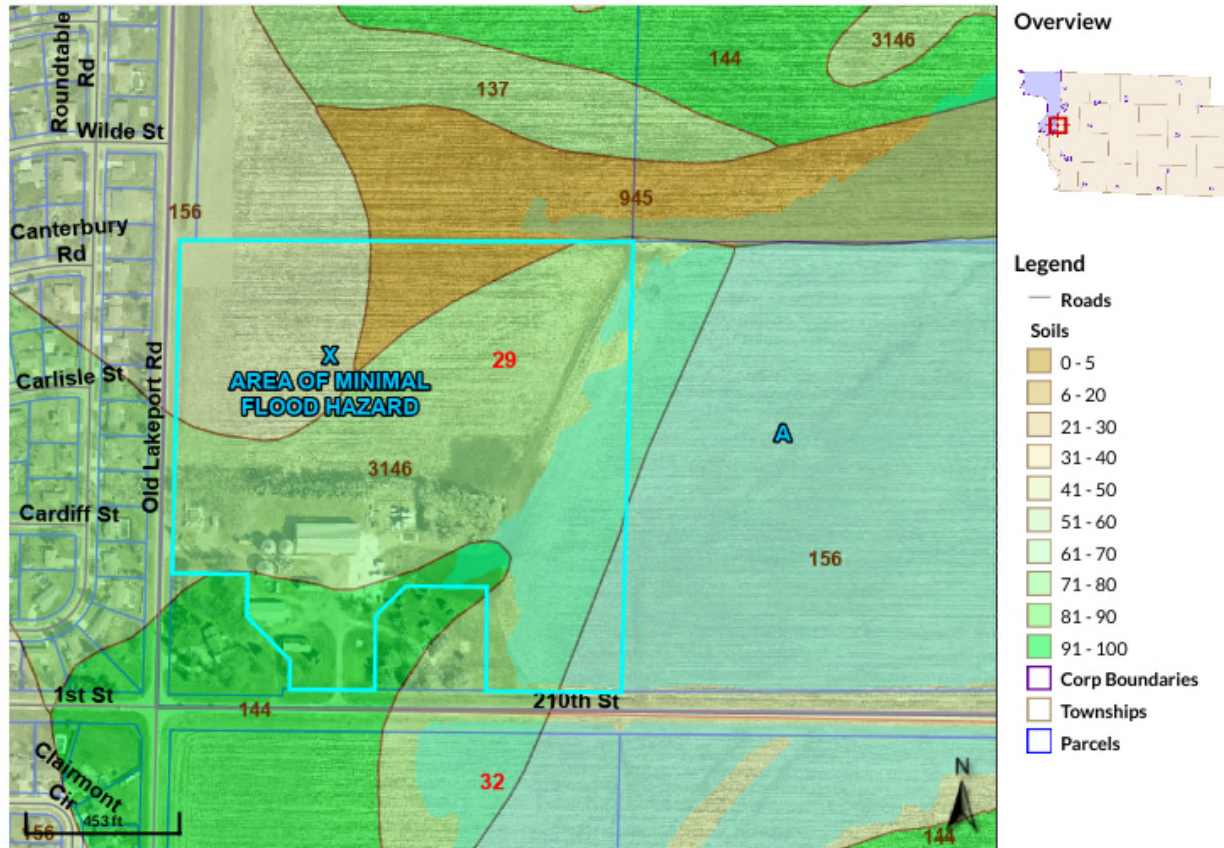
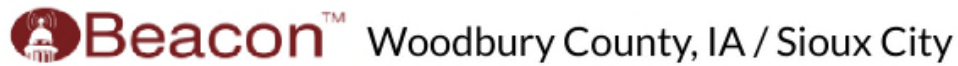


Parcel: 884732400002



Parcels: 874705300001 (left); 874705300005 (Right)

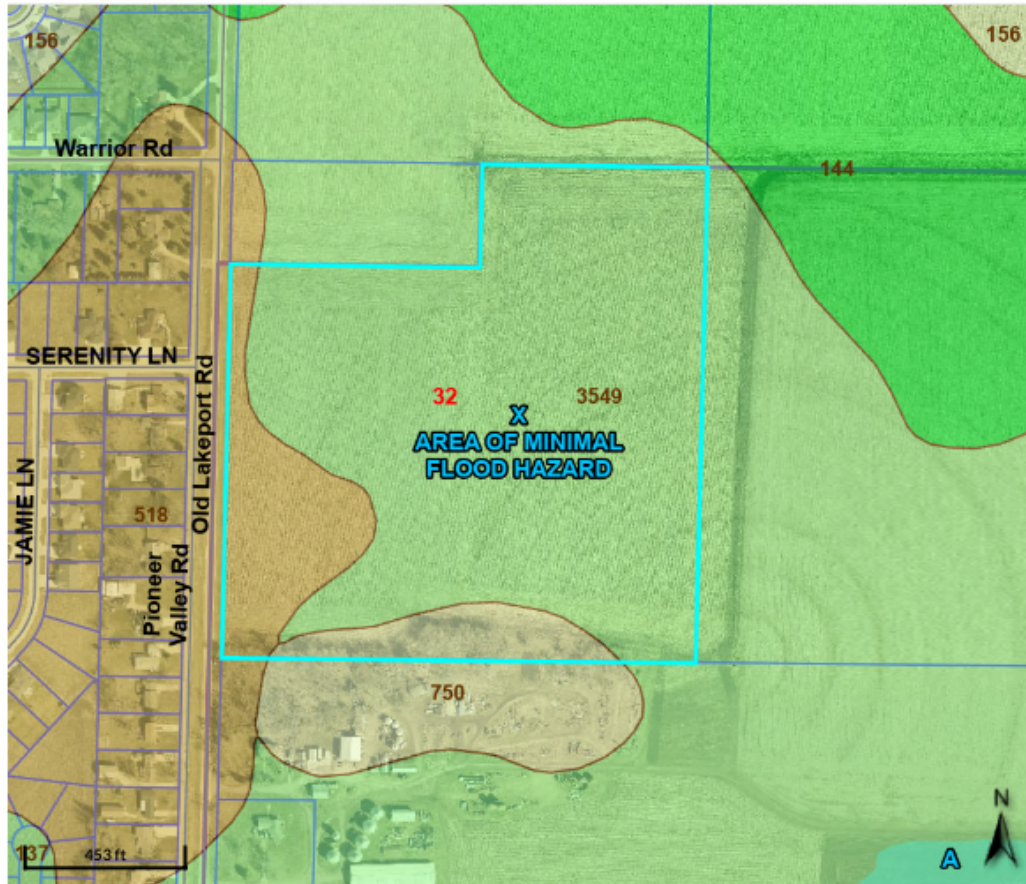
Appendix E – Soil Maps



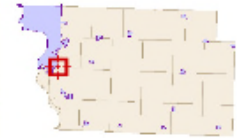
Parcel ID	884729400003	Alternate ID	827760	Owner Address	ROGERS MERRILL REV TRUST & ROGERS GLENNIS J REV TRUST
Sec/Twp/Rng	29-88-47	Class	A		7298 OLD LAKEPORT RD
Property Address	7284 LAKEPORT RD SERGEANT BLUFF	Acreage	33.26		SERGEANT BLUFF, IA 51054-8072
District	0039				
Brief Tax Description	SWSE EX AN IRREG TCT BEG @ S1/4 CORNER THEC E615' THEC N55.19' T TO PT OF BEG; THEC N 209.81 FT THEC NE 120.25 FT THEC E 229.97 FT THEC S 295 FT THEC W 315 FT TO PT OF BEG; AND EX A TCT IN SW CORNER SW SE BEING 246 FT ON N X 374 FT ON S X 381 FT ON E SW (Note: Not to be used on legal documents)				

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Overview



Legend

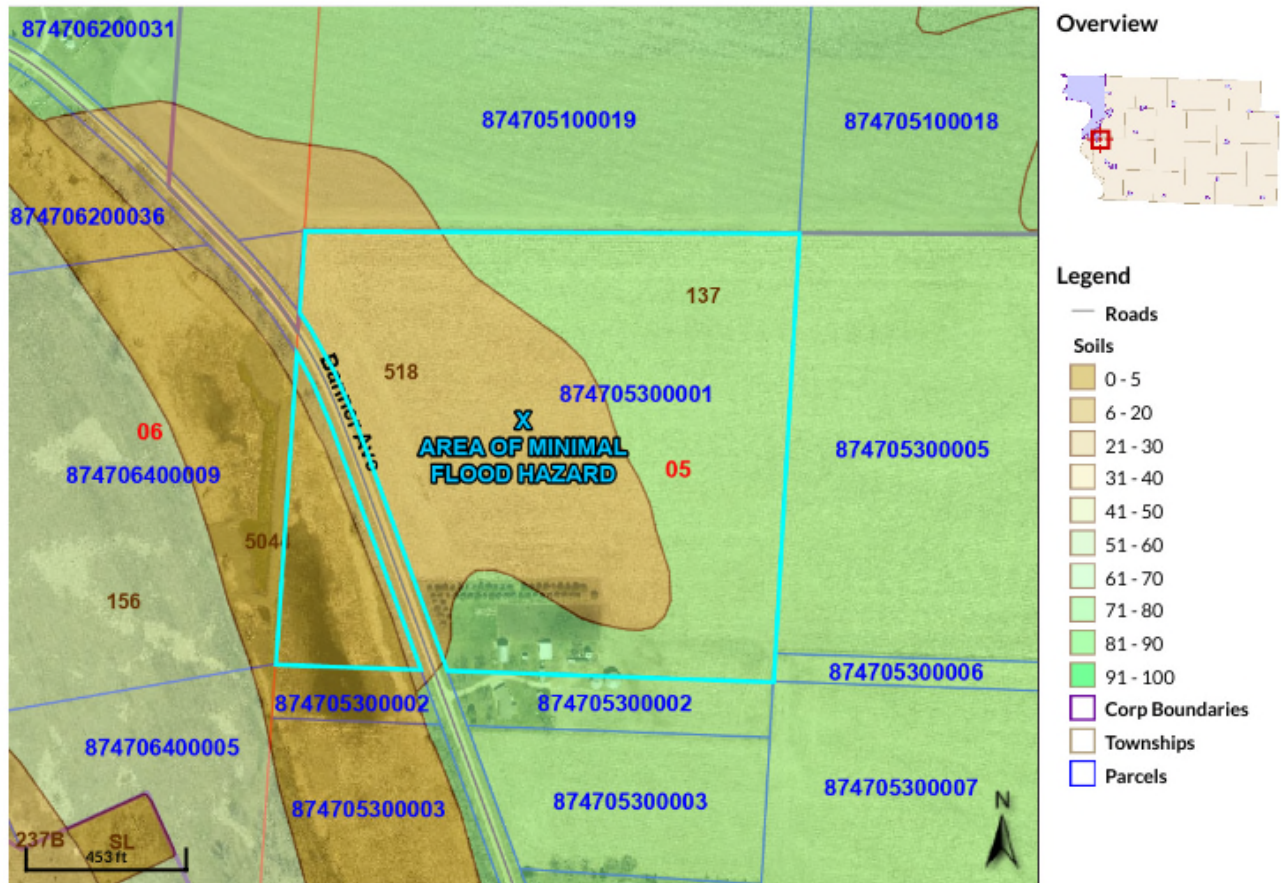
- Roads
- Soils**
 - 0 - 5
 - 6 - 20
 - 21 - 30
 - 31 - 40
 - 41 - 50
 - 51 - 60
 - 61 - 70
 - 71 - 80
 - 81 - 90
 - 91 - 100
- Corp Boundaries
- Townships
- Parcels

Parcel ID	884732400002	Alternate ID	828510	Owner Address	JACK COOK FARMS INC
Sec/Twp/Rng	32-88-47	Class	A		7374 OLD LAKEPORT RD
Property Address		Acreage	35.2		SERGEANT BLUFF, IA 51054-8009
District	0039				
Brief Tax Description	EX 4 A IN NW COR NWSE				
	(Note: Not to be used on legal documents)				

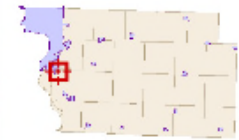
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Overview



Legend

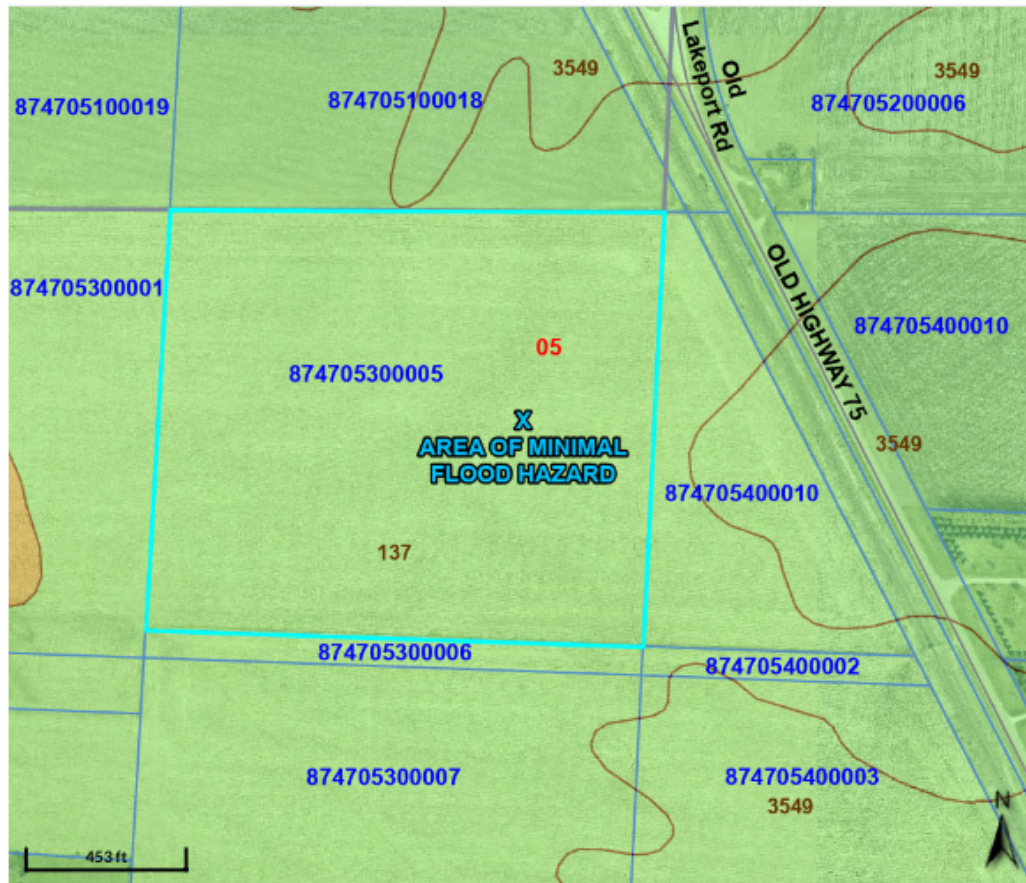
- Roads
- Soils
 - 0 - 5
 - 6 - 20
 - 21 - 30
 - 31 - 40
 - 41 - 50
 - 51 - 60
 - 61 - 70
 - 71 - 80
 - 81 - 90
 - 91 - 100
- Corp Boundaries
- Townships
- Parcels

Parcel ID	874705300001	Alternate ID	767355	Owner Address	KROGH SHARON M LIFE ESTATE
Sec/Twp/Rng	5-87-47	Class	A		2230 BANNER AVE
Property Address	2230 BANNER AVE	Acreage	38.75		SERGEANT BLUFF, IA 51054-8032
	SERGEANT BLUFF				
District	0038				
Brief Tax Description	NWSW 5-87-47				
	(Note: Not to be used on legal documents)				

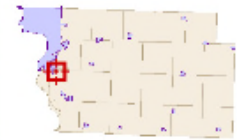
Date created: 9/2/2026

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Overview



Legend

- Roads
- Soils**
 - 0 - 5
 - 6 - 20
 - 21 - 30
 - 31 - 40
 - 41 - 50
 - 51 - 60
 - 61 - 70
 - 71 - 80
 - 81 - 90
 - 91 - 100
- Corp Boundaries
- Townships
- Parcels

Parcel ID	874705300005	Alternate ID	767340	Owner Address	KROGH SHARON M LIFE ESTATE
Sec/Twp/Rng	5-87-47	Class	A		2230 BANNER AVE
Property Address		Acreage	37.5		SERGEANT BLUFF, IA 51054-8032
District	0038				
Brief Tax Description	N 15/16 NESW 5-87-47				
	(Note: Not to be used on legal documents)				

Date created: 9/2/2026

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Woodbury County Planning and Zoning

Conditional Use Permit Renewal Application – Borrow Pit Renewal

Applicant / Owner: Steven L. Sitzmann & Deon A. Sitzmann, 1546 110th Street, Sioux City, IA 51108

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Application Information

Application Date: August 25, 2026 (Case #7211) – materials received by Woodbury County Planning & Zoning

Applicant / Owner: Steven L. Sitzmann & Deon A. Sitzmann, 1546 110th Street, Sioux City, IA 51108

Permit Type: Conditional Use Permit Renewal – Borrow Pit for extraction and removal of earth materials (Section 3.03.4 of the Woodbury County Zoning Ordinance)

Original Approval: Resolution No. BA 452, adopted by the Woodbury County Board of Adjustment on September 3, 2025 (Chair signature dated September 8, 2025). One-year permit timeline commenced on the date of the Chair’s signature. Zoning Commission recommended approval 5-0 with conditions on August 25, 2025.

Parcel: 894608100010 (approximately 3.99 acres)

Property Address: 1546 110th Street, Sioux City, IA 51108 (approximately 1.3 miles east of Sioux City on the south side of 110th Street)

Zoning District: AE – Agricultural Estates

Current / Proposed Use: Residential (continuation of temporary borrow-pit / grading activity to level a sloped hill for future single-family dwelling and associated site preparation, grading, and restoration)

Fee: \$300* (Conditional Use Permit)

Pre-Application: Original pre-application meeting held July 22, 2025 with Zoning Coordinator Dan Priestley. Renewal application submitted August 25, 2026.

Zoning Commission Review (Renewal): Monday, September 28, 2026 at 5:00 PM, Board of Supervisors’ Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. (Call-in: 712-454-1133, Conference ID 638 086 537#)

Board of Adjustment Public Hearing (Renewal): Monday, October 5, 2026 at 5:00 PM, Board of Supervisors’ Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. (Call-in: 712-454-1133, Conference ID 742 346 123#).

Property Details

Parcel 894608100010

Owner: Steven L. Sitzmann & Deon A. Sitzmann; Mailing: 1546 110th Street, Sioux City, IA 51108

Sec/Twp/Rng: 8-89-46 (Concord Township) – Northeast Quarter (NE¼) of Section 8, Township 89 North, Range 46 West of the 5th Principal Meridian

Subdivision: R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision

Total Acres: 3.99 | Zoning: AE – Agricultural Estates | Floodplain: Zone X (Area of Minimal Flood Hazard) – not in SFHA

Current Use: Residential (existing house and shed on site)

Proposed Use: Residential – temporary borrow pit / grading to level a sloped hill, facilitating future parcel split and construction of a single-family dwelling

Property Description

R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision, in the Northeast Quarter (NE¼) of Section 8, Township 89 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, commonly known as 1546 110th Street, Sioux City, IA 51108 (Parcel #894608100010).

Brief Tax Description (Beacon): CONCORD TOWNSHIP R JACKS SUBDIV LOT 2; AND PT OF LOT 1 OF MCBALT SUBDIV DESCRIBED AS BEG AT NW COR OF LOT 1 THNC E 97.40 FT, THNC S 314.15 FT, THNC W 97.40 FT, THNC N 314.27 FT TO POB ALL IN N 1/2 OF 8-89-46 (Note: Not to be used on legal documents)

Proposal Summary / Renewal Request

Steven Sitzmann (Applicant/Owner) requests renewal of the previously approved Conditional Use Permit (Resolution No. BA 452, adopted September 3, 2025) for a borrow pit for the extraction and removal of earth materials to level a sloped hill on the approximately 3.99-acre property. The purpose remains facilitation of future development of a single-family dwelling, including associated site preparation, grading, and restoration activities.

The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The original one-year permit timeline (commencing from the Chair's signature on September 8, 2025) has expired or is nearing expiration without full completion of the intended grading and restoration work. The Applicant therefore seeks additional time to complete the approved activity.

Key operational details from the original approval (which remain applicable unless modified by the Board):

- Temporary and small-scale borrow-pit operation involving removal of earth material over a sporadic period.
- Approximate volume previously indicated: up to 2,000 cubic yards of material to be removed from the parcel (no material brought onto the parcel).
- Hauling primarily west on 110th Street to U.S. Highway 75 and into Sioux City for use as fill in demolition projects.
- Site plan shows proposed contour adjustments (approx. 250 ft × 160 ft working area; overall property ≈593.9 ft × 303.73 ft); finished slope to end with a 30% grade.
- Upon completion: return property to a reasonable state and condition, including final grading to match adjacent properties and re-spreading of topsoil for vegetation establishment; erosion/sediment controls required.
- Activity had partially commenced prior to the original application but was halted for compliance after Zoning Ordinance amendments allowing conditional uses in the AE District.

Renewal Purpose: The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment. The Applicant seeks additional time beyond the original one-year window to complete the leveling, restoration, and related site-preparation work necessary for future residential development.

Note on Grading Permit: A related Grading Permit (Application #7111) was issued September 10, 2025 with an expiration of September 8, 2026. Any renewed CUP should be coordinated with an updated grading permit as required by County regulations.

Prior Approval – Resolution No. BA 452 & Original Conditions

On September 3, 2025, after due notice and public hearing, the Woodbury County Board of Adjustment approved the original Conditional Use Permit application of Steven Sitzmann for a borrow pit on Parcel #894608100010 in the Agricultural Estates (AE) Zoning District. The Zoning Commission had recommended approval 5-0 with conditions on August 25, 2025. No public opposition was recorded at the Board of Adjustment hearing. The Resolution was signed by Chair Daniel Hair on September 8, 2025.

Conditions from Resolution No. BA 452:

1. The Applicant shall adhere to a one-year permit timeline, commencing on the date of the Chair's signature on this Resolution.
2. The Applicant shall return the property to a reasonable state and condition upon completion of the borrow pit operations, including final grading to match adjacent properties and re-spreading of topsoil for vegetation establishment.
3. The Applicant shall control erosion, sediment runoff, and weeds, including the installation and maintenance of silt fencing, hay bales, or other appropriate measures, and shall establish vegetation cover as needed to stabilize the site.
4. The Applicant shall notify the Planning and Zoning Department of any changes to the haul route one business day in advance, providing details on the route, destination address, and anticipated timing of operations.
5. The permit is subject to all applicable state and federal regulations, including but not limited to Iowa DNR requirements for NPDES Permit #2 and a Stormwater Pollution Prevention Plan (SWPPP) if site disturbance exceeds one acre.

Requirements for Conditional Uses – Standards & Staff Analysis

Standards (Zoning Ordinance §2.02-9.F)

In order to grant a conditional use (or renewal thereof), the Board of Adjustment must determine that the six standards below are met. The analysis below draws from the original Final Report (August 26, 2025) and remains applicable to the renewal request.

CRITERIA 1: Authorization as Conditional Use

Applicant Response: The slope of the existing hill is being moved back and the run off will remain the same but allow for the future structure.

Staff Analysis (from Final Report Aug 26, 2025, updated for renewal): The applicant's response focuses on the practical aspects of the project, noting that the slope of the existing hill will be moved back while maintaining the same runoff, allowing for future structure development. Based on the classification of the project as a borrow pit for earth materials under Section 3.03.4, and recent amendments to the Woodbury County Zoning Ordinance, borrow pits are explicitly allowed for consideration as a conditional use in the Agricultural Estates (AE) Zoning District. The original application was reviewed and approved under that authority. Renewal of the same temporary activity on the same parcel remains within the scope of the authorized conditional use. Overall, the application complies with this criterion.

CRITERIA 2: Harmony with Ordinance and Comprehensive Plan

Applicant Response: This is a rural housing area and will allow for an additional home to be built in the future.

Staff Analysis (from Final Report Aug 26, 2025, updated for renewal): The applicant states that the area is rural housing and the project will enable an additional home to be built in the future. This response adequately demonstrates harmony with the ordinance's intent, which emphasizes preserving agricultural and rural character while allowing compatible residential development in the AE District. The general plan for Woodbury County

promotes orderly rural growth. By leveling the property for a single-family home, the borrow pit supports these goals without introducing intensive commercial or industrial elements. The temporary nature of the borrow pit (for site preparation) ensures it aligns with standards for minimal land disturbance. Compliance is evident, as the project contributes to housing objectives in a rural context without conflicting with agricultural use as per the AE District. Continuation of the previously approved activity remains harmonious with both the ordinance and the Comprehensive Plan 2040.

CRITERIA 3: No Substantial or Undue Adverse Effect

Applicant Response: Bringing this area to a usable spot for future development will only improve the looks of the residential area. When dirt is removed the area will again be seeded & silt fencing placed to improve the looks.

Staff Analysis (from Final Report Aug 26, 2025, updated for renewal): The applicant's response highlights that the project will improve the residential area's appearance, with dirt removal followed by seeding and silt fencing. This addresses potential adverse effects by emphasizing erosion control and aesthetic enhancement. The neighborhood is Agricultural Estates, and the 3.99-acre site is unlikely to generate significant traffic or parking issues, as the borrow pit is temporary and for personal use. Utilities are not impacted. Public health and safety are supported by the controlled earth-moving, with no evidence of hazards like dust or noise beyond typical construction. The response complies well, demonstrating proactive measures to avoid undue effects. The renewal simply extends the timeframe for completion of already-approved work; monitoring during operations would ensure ongoing welfare protection.

CRITERIA 4: Compatibility with Neighborhood and Orderly Development

Applicant Response: It will then have easy access and can be landscaped and developed into a building site comparative to neighboring properties.

Staff Analysis (from Final Report Aug 26, 2025, updated for renewal): The applicant explains that the project will provide easy access, landscaping, and a building site comparable to neighboring properties. This directly supports compatibility, as the AE District encourages rural estate development, and the leveled site will blend with adjacent homes and subdivisions (e.g., R. Jacks and McBalt Subdivisions). Operations will be limited to earth removal and restoration, avoiding long-term disruption. The response effectively shows the project enhances rather than hinders neighborhood development, achieving compliance through its focus on integration with existing rural residential patterns.

CRITERIA 5: Essential Public Facilities and Services

Applicant Response: There is rural electric, telephone, and cable running in the front of the property that serves all area homes.

Staff Analysis (from Final Report Aug 26, 2025, updated for renewal): The applicant confirms that rural electric, telephone, and cable services run along the front of the property, serving all area homes. This indicates adequate infrastructure for the temporary borrow pit and future home, with no need for expansions. In a rural AE District setting, 1.3 miles east of Sioux City, essential services like roads (110th Street access) and utilities are sufficient for low-impact activities. No additional demands on emergency services or water/sewer are anticipated, as the project is non-intensive. The response fully complies, demonstrating that existing facilities meet the needs without strain.

CRITERIA 6: Natural, Scenic, and Historic Features

Applicant Response: By moving the existing sloped area back to a point where the run off remains the same but leaves a large, flat area for development can only enhance the looks of the neighborhood.

Staff Analysis (from Final Report Aug 26, 2025, updated for renewal): The applicant asserts that moving the sloped area will enhance neighborhood aesthetics while keeping runoff the same, creating a flat development area. This minimizes adverse effects on natural features, as the hill modification is targeted and followed by seeding to prevent erosion. The property lacks identified scenic or historic significance (e.g., no listed features in county records), and adjacent areas are similar rural lots. By preserving overall topography and runoff patterns,

the project avoids unnecessary impacts. Compliance is adequate, with the response emphasizing improvement over degradation; conditions for vegetation restoration further safeguard natural elements.

Other Considerations

OTHER CONSIDERATION 1 (Public Interest / Necessity): The overall application implies necessity for property utilization. The borrow pit enables leveling of a sloped 3.99-acre site, facilitating future residential development in a rural housing area. This contributes to community welfare by increasing usable land for housing, aligning with public interest in orderly rural growth amid housing needs. The location—near Sioux City in Concord Township—is desirable for estate-style homes, enhancing neighborhood value without public costs. While not a public facility, it supports general welfare through improved land use and aesthetics.

OTHER CONSIDERATION 2 (Minimization of Adverse Effects): Inferences from other criteria (e.g., silt fencing, seeding, and maintained runoff) show efforts to minimize effects. Site design focuses on targeted slope adjustment for flat building space, with post-removal landscaping to restore vegetation. Adverse effects like erosion or visual disruption are addressed proactively, demonstrating reasonable efforts. The original conditions and any renewed conditions continue to serve this purpose.

Recommended Conditions (from Original Final Report & BA 452)

The following conditions were identified in the August 26, 2025 Final Report and formalized (with minor wording variations) in Resolution BA 452. Staff recommends that any renewal reaffirm these conditions, with the primary adjustment being an extension of the permit timeline as determined by the Board:

- **Permit Timeline / Expiration:** The permit shall be temporary. All earth-moving, grading, and reclamation activities must be completed within the timeframe established by the Board (originally one year from Chair signature). Suggested up to 2 years.
- **Erosion and Sediment Control:** The applicant must implement and maintain an effective erosion and sediment control plan, including proper installation of silt fencing, erosion blankets, hay bales, or equivalent measures until the site is permanently vegetated. All measures shall remain in place and be maintained until vegetation is established.
- **Site Restoration:** Upon completion of the excavation, the site shall be stabilized, re-graded to match adjacent properties, topsoil re-spread, and re-seeded with an appropriate vegetative cover to prevent erosion and blend with the surrounding landscape.
- **Haul Route Notification:** The applicant shall notify the Planning and Zoning Department of any changes to the haul route one business day in advance, providing details on the route, destination address, and anticipated timing of operations. Hauling shall use the approved route (primarily west on 110th Street to Highway 75) and be conducted during normal business hours to reduce impact on residential areas.
- **Dust and Noise Mitigation:** The applicant must take all reasonable measures to control dust (including watering as needed). Noise from machinery and trucks must be kept to a minimum and shall not exceed acceptable levels.
- **State / Federal Compliance:** The permit is subject to all applicable state and federal regulations. If the area of grading exceeds one acre, the applicant shall obtain NPDES General Permit No. 2 coverage and prepare/submit a SWPPP, providing proof to Woodbury County.
- **Operational Plan (if requested):** The applicant may be required to submit or update a detailed operational plan specifying hours of operation, haul route, and proposed conclusion date for all earth-moving and reclamation activities.

Planning and Zoning Commission Recommendation

The Woodbury County Zoning Commission will review this renewal application at its public meeting on Monday, September 28, 2026 at 5:00 PM in the Board of Supervisors' Meeting Room, Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. The Commission's function is to make a recommendation to the Board of Adjustment. Persons may attend in person or call 712-454-1133 and enter Conference ID: 638 086 537# to listen or comment. In-person attendance is recommended due to possible technical difficulties with remote systems. (For reference: the original 2025 application received a unanimous 5-0 recommendation for approval with conditions.)

Board of Adjustment Action

A public hearing before the Board of Adjustment is required. After receiving the report of the Planning and Zoning Commission, the Board of Adjustment shall conduct a public hearing on the conditional use renewal request in accordance with Section 335 of the Code of Iowa and the Woodbury County Zoning Ordinance. The Board may approve, approve with conditions, modify, or deny the request. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board.

Legal Notification & Property Owner Notice (Original 2025)

Legal notice of the original Board of Adjustment public hearing was published; neighbor notices were mailed August 18, 2025. The original 2025 neighbor list (9 owners within 500 feet) is reproduced below for reference:

Property Owners within 500 Feet (Original Notice – August 18, 2025):

- Mark E. Williams & Lori A. Williams – 1902 110th St., Sioux City, IA 51108 (No comments)
- Fred T. Davis, Jr. & Jeannette L. Davis – 1534 110th St., Sioux City, IA 51108 (No comments)
- Rodney F. Sitzmann & Kathy L. Sitzmann – 1544 110th St., Sioux City, IA 51108 (No comments)
- MAI Welding Supply LTD – 3090 510th St., Le Mars, IA 51031 (No comments)
- Steven L. Sitzmann & Deon A. Sitzmann – 1546 110th St., Sioux City, IA 51108 (Subject parcel)
- Gary F. Fitch & Lisa A. Fitch – 1556 110th St., Sioux City, IA 51108 (No comments)
- Scott McCallum & Teresa McCallum – 1558 110th St., Sioux City, IA 51108 (No comments)
- Mary Mahon – 1560 110th St., Sioux City, IA 51108 (Phone inquiry – voicemail exchanged)
- Sally J. McMahon – 1550 110th St., Sioux City, IA 51108 (No comments)

Stakeholder Comments (Original 2025)

Comments received on the original 2025 application included:

MidAmerican Energy Company (Electrical Division): “I have reviewed the proposed conditional use permit for MEC electric and we have no conflicts.” – Casey Meinen, 8/1/25

Northwest Iowa Power Cooperative (NIPCO): “Have reviewed this Conditional Use Permit. NIPCO has no issues with this request.” – Jeff Zettel, 8/7/25

Woodbury County Soil and Water Conservation District: “The WCSWCD has no comments regarding this request.” – Neil Stockfleth, 8/4/25

No comments / no conflicts were recorded from: 911 Communications Center, City of Sioux City, FiberComm, Iowa DNR, Iowa DOT, Loess Hills National Scenic Byway / Program, Longlines, Lumen, Magellan Pipeline, MidAmerican Energy (Gas), NRCS, Northern Natural Gas, NuStar Pipeline, Siouxland District Health, WIATEL, Winnebago Tribe, Woodbury County Assessor, Conservation, Emergency Management, Emergency Services, Engineer, Recorder, REC, Sheriff, and Treasurer.

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 Broward, ss:

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

PUBLICATION DATES:
Sep. 19, 2026

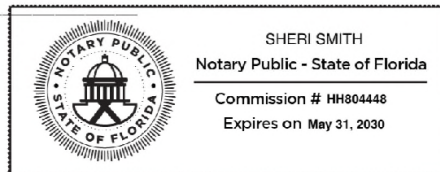
NOTICE ID: VZHHKG1QCTYm462twj4R
PUBLISHER ID: COL-IA-503664
NOTICE NAME: BA_10-5-26
Publication Fee: \$120.48

Edmar Corachia

(Signed)

VERIFICATION

State of Florida
County of Broward



Subscribed in my presence and sworn to before me on this: 09/22/2026

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF ADJUSTMENT

The Woodbury County Board of Adjustment will hold public hearings on the following items, hereafter described in detail, on Monday, October 5, 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. Consistent with the Iowa Code, the Board of Adjustment will hold the hearings 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 shall appear at the designated hearings in person or call 712-554-1133 and enter the Conference ID 742 345 1258 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Probst at aprobst@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, October 2, 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 Northern Natural Gas Company (Applicant), through its authorized representative Andrew Handwerker, Senior Right of Way Agent. The application requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline (including associated temporary construction activities and subsequent removal of the existing pipeline) on four parcels in the Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue on three parcels the new alignment is offset approximately 25 feet east of the existing line, and on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment.

The affected properties consist of the following parcels:

- Parcel 884/294/0003 (approximately 15.26 acres, located at/near 7254 Lakesport Rd., Sergeant Bluff, IA 51054 and also referred to as 7254 Old Lakesport Rd., Sergeant Bluff, IA 51054, in the Agricultural Preserve (AP) Zoning District, within Section 29, Township 88 North, Range 47 West (NW1/4 of the SE1/4). Some portions of the property are located in the Special Flood Hazard Area (Zone A). Owner: Shady M. Rogers, et al.; Rogers Merrill Revocable Trust & Rogers Dennis J. Revocable Trust.
 - Parcel 884/324/0002 (approximately 26.20 acres, located at or near or just north of 7274 Old Lakesport Rd., Sergeant Bluff, IA 51054, in the Agricultural Preservation (AP) Zoning District, within Section 32, Township 88 North, Range 47 West (NW1/4 of the SE1/4). Owner: Josh Cook Farms, Inc.
 - Parcel 874/253/0001 (approximately 38.75 acres, located at 2230 Banner Ave., Sergeant Bluff, IA 51054, in the Agricultural Preservation (AP) Zoning District, within Section 3, Township 87 North, Range 47 West (NW1/4 of the SW1/4 of the SW1/4). Owner: Sharon M. Knapp Life Estate, Brenda M. Godfredson, Arnee M. Knapp.
 - Parcel 874/253/0006 (approximately 31.50 acres, agricultural tract adjacent to the above, in the Agricultural Preservation (AP) Zoning District, within Section 5, Township 87 North, Range 47 West (N 15/16 of the NE1/4 of the SW1/4). Owner: Sharon M. Knapp Life Estate, Brenda M. Godfredson, Arnee M. Knapp.
- The properties are currently used for agricultural purposes (with single-family residences on select parcels). The project is classified as a conditional use for a pipeline under the Woodbury County Zoning Ordinance Land Use Summary Table of Allowed uses in each

Zoning District (Section 3.03.4). The applicant is Northern Natural Gas Company, P.O. Box 3330, Omaha, NE 68103. The authorized representative is Andrew Hardenburger, Senior Right of Way Agent, Liberty Core Contractor doing business for Northern Natural Gas Company.

Prior to the Board of Adjustment public hearing, the Woodbury County Zoning Commission will review this proposal at their public meeting to be held on Monday, September 26, 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. The Commission's function is to make a recommendation to the Board of Adjustment. Persons wanting to participate 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.

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 conditional use permit renewal application submitted by Steven Sitzmann (Applicant/Owner). The application requests renewal of the previously approved conditional use permit (Resolution No. BA 452, adopted September 3, 2025) for a borrow pit for the extraction and removal of earth materials to level a sloped hill on the approximately 3.99-acre property, facilitating future development of a single-family dwelling (including associated site preparation, grading, and reclamation activities). The project is classified as a borrow pit for earth materials under Section 3.03.4 of the Woodbury County Zoning Ordinance. The final duration, operational details, and conditions remain subject to modification, conditions, or adjustments as determined through the review process and any approval granted by the Board of Adjustment.

The affected property consists of the following parcel:

- Parcel 894606100010 (approximately 3.99 acres), located at 1546 110th Street, Sioux City, IA 51108, in the Agricultural Estates (AE) Zoning District, within T84N R46W (Concord Township), Section 8, R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBall Subdivision. Owner: Steven L. Sitzmann & Dean A. Sitzmann.

The property is currently used for residential purposes. The applicant is Steven Sitzmann, 1546 110th Street, Sioux City, IA 51108.

Prior to the Board of Adjustment public hearing, the Woodbury County Zoning Commission will review this proposal at their public meeting to be held on Monday, September 26, 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. The Commission's function is to make a recommendation to the Board of Adjustment. Persons wanting to participate 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.

CCL-IA-503664

Stakeholder Comments (Renewal – 2026)

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 (September 11, 2026): "I have reviewed the following requested conditional use permit for MEC electric distribution and we have no comments. This parcel is not in our service territory."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

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: Neil Stockfleth, WCSWCD (September 11, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: No comments.

Appendices – All Supporting Graphics & Forms

All application forms, site plans, haul-route diagrams, grading permits, the full text of Resolution BA 452, Beacon maps, and related graphics from both the original 2025 file and the 2026 renewal application are reproduced below.

Appendix A – Renewal Application Forms (August 2026)

Conditional Use Permit Application received August 25, 2026 (Case #7211). Signed by Owner and Applicant on 8-25-26. Received stamp: WOODBURY COUNTY PLANNING & ZONING – AUG 25 2026.

	WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT	Zoning Ordinance Section 2.02(9) Page 1 of 6
CONDITIONAL USE PERMIT APPLICATION		
Owner Information:		Applicant Information:
Owner <u>Steven Sitzmann</u>		Applicant <u>Steven Sitzmann</u>
Address <u>1546-110th St.</u>		Address <u>1546-110th St.</u>
<u>Sioux City IA 51108</u>		<u>Sioux City, IA 51108</u>
Phone <u>[REDACTED]</u>		Phone <u>[REDACTED]</u>
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>[Signature]</u>		
Property Information:		
Property Address or Address Range <u>"see attached" renewal</u>		
Quarter/Quarter _____ Sec _____ Twtnshp/Range _____		
Parcel ID # _____ GIS # _____ Total Acres _____		
Current Use _____ Proposed Use _____		
Current Zoning _____		
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(9)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). A formal pre-application meeting is recommended prior to submitting this application. Pre-app mtg. date _____ Staff present _____ The undersigned is/are the owners(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Community and Economic Development staff, Zoning Commission and Board of Adjustment members to conduct site visits and photograph the subject property. This Conditional Use Permit Application is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.		
Owner <u>[Signature]</u>		Applicant <u>Steven Sitzmann</u>
Date <u>8-25-26</u>		Date <u>8-25-26</u>
Fee: \$300* Case #: 7211		RECEIVED AUG 25 2026 WOODBURY COUNTY PLANNING & ZONING
Check #: _____		
Receipt #: _____		

Figure A-1. Renewal CUP Application (Case #7211)

Appendix B – Original Conditional Use Permit Application (July 2025)

Original CUP Application (Case #7095) received July 29, 2025. Purpose: "borrow pit in order to level the property."
Pre-app 7-22-25 with Dan Priestley. Fee \$300, Check #11819.



WOODBURY COUNTY COMMUNITY AND ECONOMIC DEVELOPMENT

Zoning Ordinance
Section 2.02(9)

Page 1 of 6

CONDITIONAL USE PERMIT APPLICATION

Owner Information:		Applicant Information:	
Owner	<u>Steven Sitzmann</u>	Applicant	<u>Steven Sitzmann</u>
Address	<u>1546 - 110th St</u> <u>Sioux City, IA 51108</u>	Address	<u>1546 - 110th St</u> <u>Sioux City, IA 51108</u>
Phone	<u>[REDACTED]</u>	Phone	<u>[REDACTED]</u>

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to:
borrow pit in order to level the property

Property Information:

Property Address or Address Range 1546 - 110th St, Sioux City, IA 51108

Quarter/Quarter _____ Sec 8 Twship/Range Concord T89N R46W

Parcel ID # 894608100010 GIS # _____ Total Acres 3.99

Current Use Residential Proposed Use Residential

Current Zoning AE

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

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

Pre-app mtg. date 7-22-25 Staff present Dan Priestley

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

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

Owner	<u>[Signature]</u>	Applicant	<u>[Signature]</u>
Date	<u>7-29-25</u>	Date	<u>7-29-25</u>

Fee: \$300*	Case #: <u>7095</u>
Check #: <u>11819</u>	
Receipt #: _____	

RECEIVED
Date Received
JUL 29 2025
WOODBURY COUNTY
PLANNING & ZONING

Figure B-1. Original CUP Application (Case #7095)

Applicant's written responses to the six criteria:

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)

Removing of existing part of a hill for a future home to be built.

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.

The slope of the existing hill is being moved back and the run off will remain the same but allow for the future structure

- (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)

This is a rural housing area and will allow for an additional home to be built in the future

Figure B-2. Applicant responses – Criteria (a) & (b)

- (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)

Bringing this area to a usable spot for future development will only improve the looks of the residential area. When dirt is removed the area will again be seeded + silt fencing placed to improve the looks.

- (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)

~~It will then have easy access and can~~
be landscaped and developed into a building site comparative to neighboring properties

Figure B-3. Applicant responses – Criteria (c) & (d)

- (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)

There is rural electric, telephone, and cable running in the front of the property that serves all area homes.

- (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)

By moving the existing sloped area back to a point where the runoff remains the same but leaves a large, flat area for development can only enhance the look of the neighborhood

Figure B-4. Applicant responses – Criteria (e) & (f)

Appendix C – Grading Permit Applications & Conditions

Grading Permit materials including Application #7210 (received Aug 25, 2025), approved Permit #7111 (issued 9/10/25, expires 9/8/26), and the Grading Permit Conditions and Responsibilities letter.

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

AUG 25 2026

WOODBURY COUNTY
PLANNING & ZONING

Applicant's Information:
Property Owner(s) Name: Steven Sitzmann
Mailing Address: 1546-110th St.
Phone No. [REDACTED] E-mail Address: _____

Grading Contractor's Information:
Property Owner(s) name: Steven Sitzmann
Mailing Address: 1546-110th St.
Phone No. [REDACTED] E-mail Address: Concord-AE

Property and location Information:
Property Address: 1546-110th St., Sioux City, IA 51108
GIS Parcel Number: 894608100010 Quarter: _____ Section 8 Township 89.46
Purpose for Grading Permit Application: remove dirt for future development
Will Earthen Material be removed from the parcel? Yes ☒ No _____ No. of Cubic Yards 2007
Will Earthen Material be brought to the parcel? Yes _____ No ☒ No. of Cubic Yards _____
Anticipated Start Date of Grading: 9-12-25 Anticipated End Date of Grading: 9-12-27
Any Other Information: temporary Borrow Pit

PROPERTY OWNER(S) SIGNATURE

CONTRACTOR'S SIGNATURE

APPROVED: _____ DATE: _____
PLANNING AND ZONING DIRECTOR

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

Below -Office Use Only:

Application Number: 7210 Date: _____
Parcel's Zoning: AE Parcel's Flood Zone: X Map Panel No: 45E
Permit Issue Date: _____ Expiration Date: _____
Approved: _____ Denied: _____

Figure C-1. Grading Permit Application (Aug 25, 2025)

RECEIVED

SEP 10 2025

WOODBURY COUNTY
PLANNING & ZONING

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

Applicant's Information:

Property Owner(s) Name: Steven Sitzmann

Mailing Address: 1546 110th St., Sioux City, IA 51108

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

Grading Contractor's Information:

Property Owner(s) name: Steven Sitzmann

Mailing Address: 1546 110th St., Sioux City, IA 51108

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

Property and location Information:

Property Address: 1546 110th St., Sioux City, IA 51108

GIS Parcel Number: 894608100010 Quarter: Section 8 Township 89-46

Purpose for Grading Permit Application: Remove dirt for future development

Will Earthen Material be removed from the parcel? Yes ☒ No ☐ No. of Cubic Yards 200+

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

Anticipated Start Date of Grading: 9-12-25 Anticipated End Date of Grading: 9-12-26

Any Other Information: Borrow Pit (temporary) approved via Board of Adjustment Resolution No. BA 452.

[Signature]
PROPERTY OWNER(S) SIGNATURE

CONTRACTOR'S SIGNATURE

APPROVED: [Signature]
PLANNING AND ZONING DIRECTOR

DATE: 9/10/25

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

Below -Office Use Only:

Application Number: 7111 Date: 9/10/25

Parcel's Zoning: AE Parcel's Flood Zone: ☒ Map Panel No:

Permit Issue Date: 9/10/25 Expiration Date: 9/8/26

Approved: 9/10/25 [Signature] Denied:

Figure C-2. Approved Grading Permit #7111 (references BA 452)



WOODBURY COUNTY COMMUNITY & ECONOMIC DEVELOPMENT

620 Douglas St. • Sixth Floor • Sioux City, IA 51101 • Phone: 712.279.6609 • Fax: 712.279.6530 • Web: woodburycountyia.gov
Daniel J. Priestley, MPA – Zoning Coordinator • dpriestley@woodburycountyia.gov
Dawn Norton – Senior Clerk • dnorton@woodburycountyia.gov

GRADING PERMIT CONDITIONS AND RESPONSIBILITIES

This letter is to inform you that your grading permit application has been processed and is attached. This letter outlines the key conditions and responsibilities as the permit holder to ensure compliance with all applicable regulations and to facilitate smooth progress on your project.

As the grading permit holder, you are required to adhere to the following conditions and responsibilities:

1. **The Applicant/Property Owner shall adhere to a one-year permit timeline from the date of the issuance of the conditional use permit from the Woodbury County Board of Adjustment.**
2. **The Applicant/Property Owner shall return the property to a reasonable state and condition upon completion of the borrow pit operations, including final grading to match adjacent properties and re-spreading of topsoil for vegetation establishment.**
3. **The Applicant/Property Owner shall control erosion, sediment runoff, and weeds, including the installation and maintenance of silt fencing, hay bales, or other appropriate measures, and shall establish vegetation cover as needed to stabilize the site.**
4. **The Applicant/Property Owner shall notify the Planning and Zoning Department of any changes to the haul route one business day in advance, providing details on the route, destination address, and anticipated timing of operations.**
5. **The permit is subject to all applicable state and federal regulations, including but not limited to Iowa DNR requirements for NPDES Permit #2 and a Stormwater Pollution Prevention Plan (SWPPP) if site disturbance exceeds one acre.**
6. **Requirements for Larger Projects**
 - Should the scope of the project change or if the area of grading exceeds one acre, the applicant shall be required to obtain any and all necessary state and federal permits and to provide proof of such to Woodbury County. These regulations are not limited to but shall include:
 - **NPDES General Permit No. 2:** The applicant must obtain coverage under the National Pollutant Discharge Elimination System (NPDES) General Permit No. 2, which is required for construction activities that disturb one or more acres of land.
 - **Storm Water Pollution Prevention Plan (SWPPP):** The applicant shall prepare and submit a comprehensive SWPPP. The plan must detail the Best Management Practices (BMPs) that will be used on-site to control stormwater runoff and prevent pollutants from leaving the property. This ensures the protection of local water bodies from erosion and sedimentation.

Appendix D – Resolution No. BA 452 (Full Text)

Woodbury County Board of Adjustment Resolution No. BA 452 – Approval of Conditional Use Permit for Borrow Pit Operation. Adopted September 3, 2025; signed by Chair Daniel Hair September 8, 2025.

Woodbury County Board of Adjustment Resolution

Resolution No. BA 452

Approval of Conditional Use Permit for Borrow Pit Operation

Steven Sitzmann Parcel #894608100010

1546 110th Street, Sioux City, IA 51108

A RESOLUTION APPROVING THE CONDITIONAL USE PERMIT APPLICATION OF STEVEN SITZMANN FOR A BORROW PIT ON PARCEL #894608100010 IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

WHEREAS, Steven Sitzmann (the "Applicant"), owner of the property located in the R. Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision, in the Northeast Quarter (NE1/4) of Section 8, Township 89 North, Range 46 West of the 5th Principal Meridian, Woodbury County, Iowa, and commonly known as 1546 110th Street, Sioux City, IA 51108 (Parcel #894608100010), has filed an application for a conditional use permit pursuant to Section 3.03.4 of the Woodbury County Zoning Ordinance to operate a borrow pit for the extraction and removal of earth materials to level a sloped hill on the 3.99-acre property, facilitating a future parcel split and construction of a single-family dwelling in the Agricultural Estates (AE) Zoning District; and

WHEREAS, the Woodbury County Zoning Commission on August 25, 2025 reviewed the application and recommended approval with conditions, finding that the proposed use is compatible with the surrounding area, aligns with the intent of the AE Zoning District to support limited rural residential development, and can be conducted in a manner that minimizes adverse impacts on neighboring properties, public infrastructure, and the environment, subject to appropriate conditions as safeguards; and

WHEREAS, the Woodbury County Board of Adjustment (the "Board"), after due notice and public hearing on September 3, 2025, in the Board of Supervisors' Meeting Room, Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, considered the application, including the staff report from the Zoning Coordinator, the Zoning Commission's recommendation, the Applicant's testimony, and public input (of which there was none in opposition); and

WHEREAS, the Board finds that the proposed borrow pit is temporary and small-scale in nature, involving the removal of earth material over a sporadic period not exceeding one year, with hauling primarily west on 110th Street to U.S. Highway 75 and into Sioux City for use as fill in demolition projects, and that the activity had partially commenced prior to the application but was halted for compliance purposes following recent amendments to the Zoning Ordinance allowing conditional uses in the AE District; and

Page 1 of 3

Figure D-1. Resolution BA 452 – Page 1 of 3

COPY

WHEREAS, the Board determines that approval with conditions is appropriate to mitigate potential impacts, ensure timely completion, and align with the project's goal of site preparation for residential development;

NOW, THEREFORE, BE IT RESOLVED by the Woodbury County Board of Adjustment that the conditional use permit application of Steven Sitzmann for a borrow pit on Parcel #894608100010 is hereby approved, subject to the following conditions:

1. The Applicant shall adhere to a one-year permit timeline, commencing on the date of the Chair's signature on this Resolution.
2. The Applicant shall return the property to a reasonable state and condition upon completion of the borrow pit operations, including final grading to match adjacent properties and re-spreading of topsoil for vegetation establishment.
3. The Applicant shall control erosion, sediment runoff, and weeds, including the installation and maintenance of silt fencing, hay bales, or other appropriate measures, and shall establish vegetation cover as needed to stabilize the site.
4. The Applicant shall notify the Planning and Zoning Department of any changes to the haul route one business day in advance, providing details on the route, destination address, and anticipated timing of operations.
5. The permit is subject to all applicable state and federal regulations, including but not limited to Iowa DNR requirements for NPDES Permit #2 and a Stormwater Pollution Prevention Plan (SWPPP) if site disturbance exceeds one acre.

This Resolution shall be filed with the Woodbury County Planning and Zoning Department and shall serve as the official permit upon signature.

COPY

Adopted this 3rd day of September, 2025, by the Woodbury County Board of Adjustment, to take effect upon the Chair's signature and date.

Those present and voting aye:

Daniel Hair, Pamela Clark, Larry Fillipi, Tom Thiesen, Doyle Turner

Those present and voting nay:

None

Those not Voting:

None

Those absent:

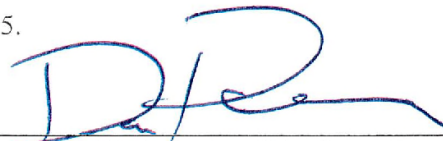
None

Dated this 8th day of September 2025.



Daniel Hair, Chair
Woodbury County Board of Adjustment

Sworn to before me and subscribed
in my presence this 8th day of September 2025.

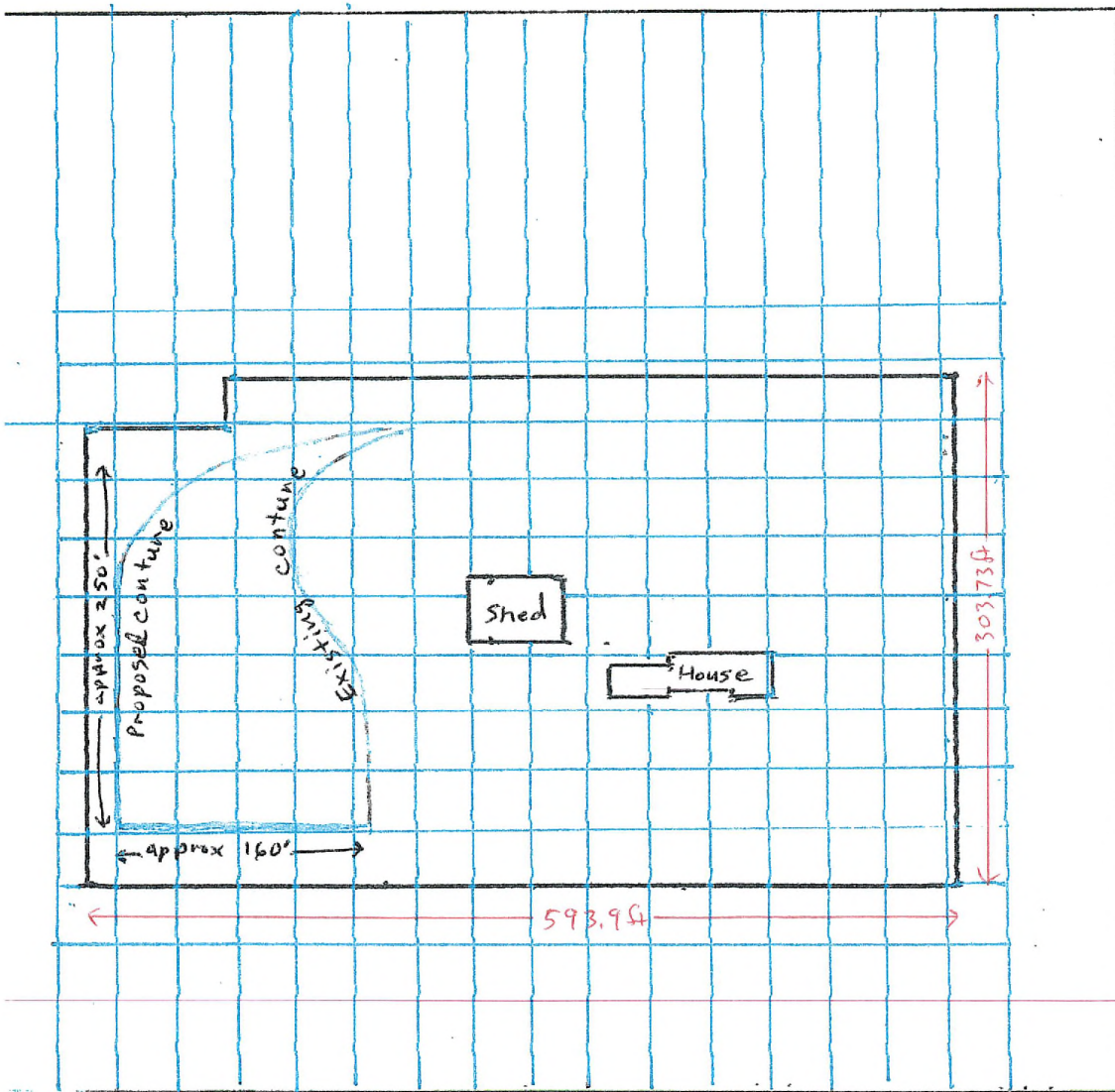


Notary Public in and for Woodbury County, Iowa



Appendix E – Site Plan & Separation Distances / Beacon Maps

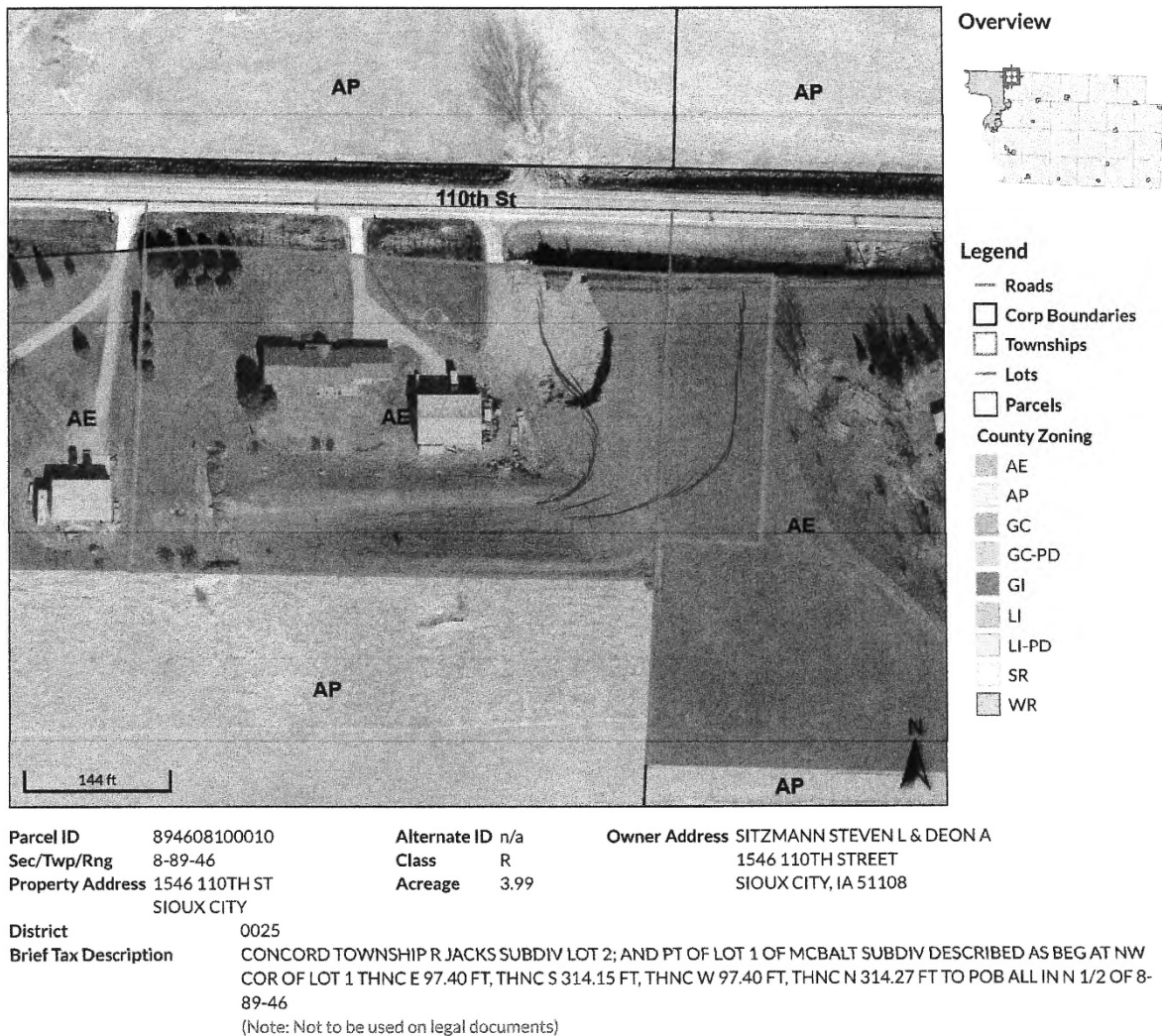
Hand-drawn site plan (scale: each square = 40' × 40') showing existing house/shed, proposed contours, overall dimensions ≈593.9 ft × 303.73 ft, and note that slope will end with a 30% grade. Beacon aerial and zoning context maps also included.



Scale = each square is 40' x 40'

Slope will end with a 30% slope

Figure E-1. Hand-drawn Site Plan with proposed contours



Date created: 7/18/2025
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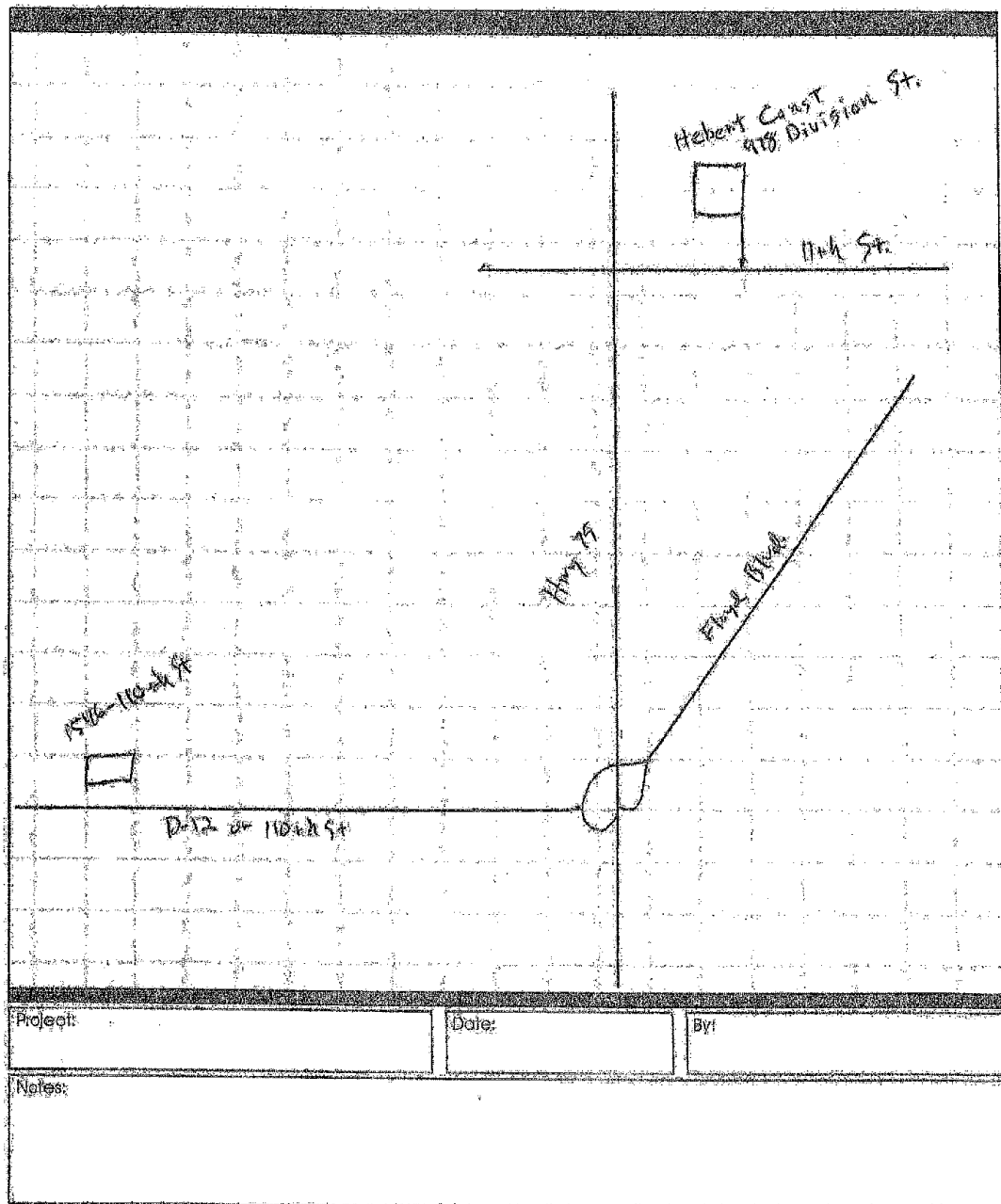
Developed by **SCHNEIDER**
 GEOSPATIAL

Figure E-2. Beacon Site Plan & Separation Distances / Aerial

Appendix F – Haul Route Maps

Haul route diagrams showing travel from 1546 110th St west toward Highway 75 / Floyd Blvd area into Sioux City.

HAUL ROUTE



Milwaukee, WI: 877-377-0011
 McFarland, WI: 877-578-9472
 South Sioux City, NE: 402-412-2371
www.hotwaterproducts.com
www.amsteamproducts.com

Figure F-1. Haul Route Diagram

Appendix G – Soil Maps, Elevation, Zoning, Floodplain & Parcel Data

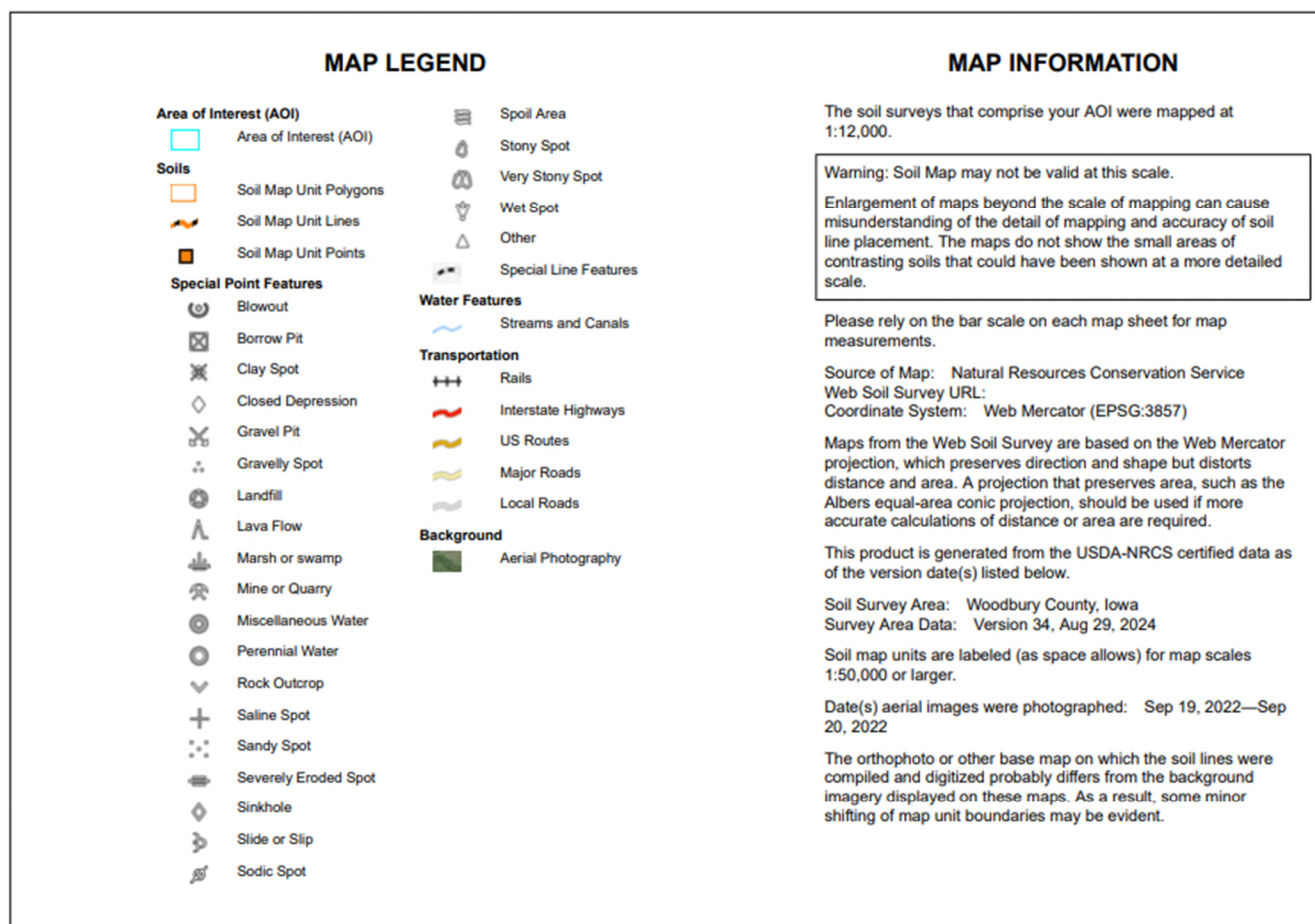
The following maps and reports provide additional site context for Parcel 894608100010 (1546 110th Street). They document soils, topography, flood hazard status, zoning, and assessor data relevant to the borrow-pit / grading activity.

G-1. NRCS Web Soil Survey Map

Soil Map – Woodbury County, Iowa (NRCS Web Soil Survey). The Area of Interest (AOI) is outlined. Dominant map units within the parcel are 1E3 (Ila silt loam, 14–20% slopes, severely eroded – ~80.9%) and 12B (Napier silt loam, 2–5% slopes – ~18.7%).



Figure H-1. NRCS Soil Map – Parcel AOI (Page 1 of 3)



G-2. Map Unit Legend (from NRCS)

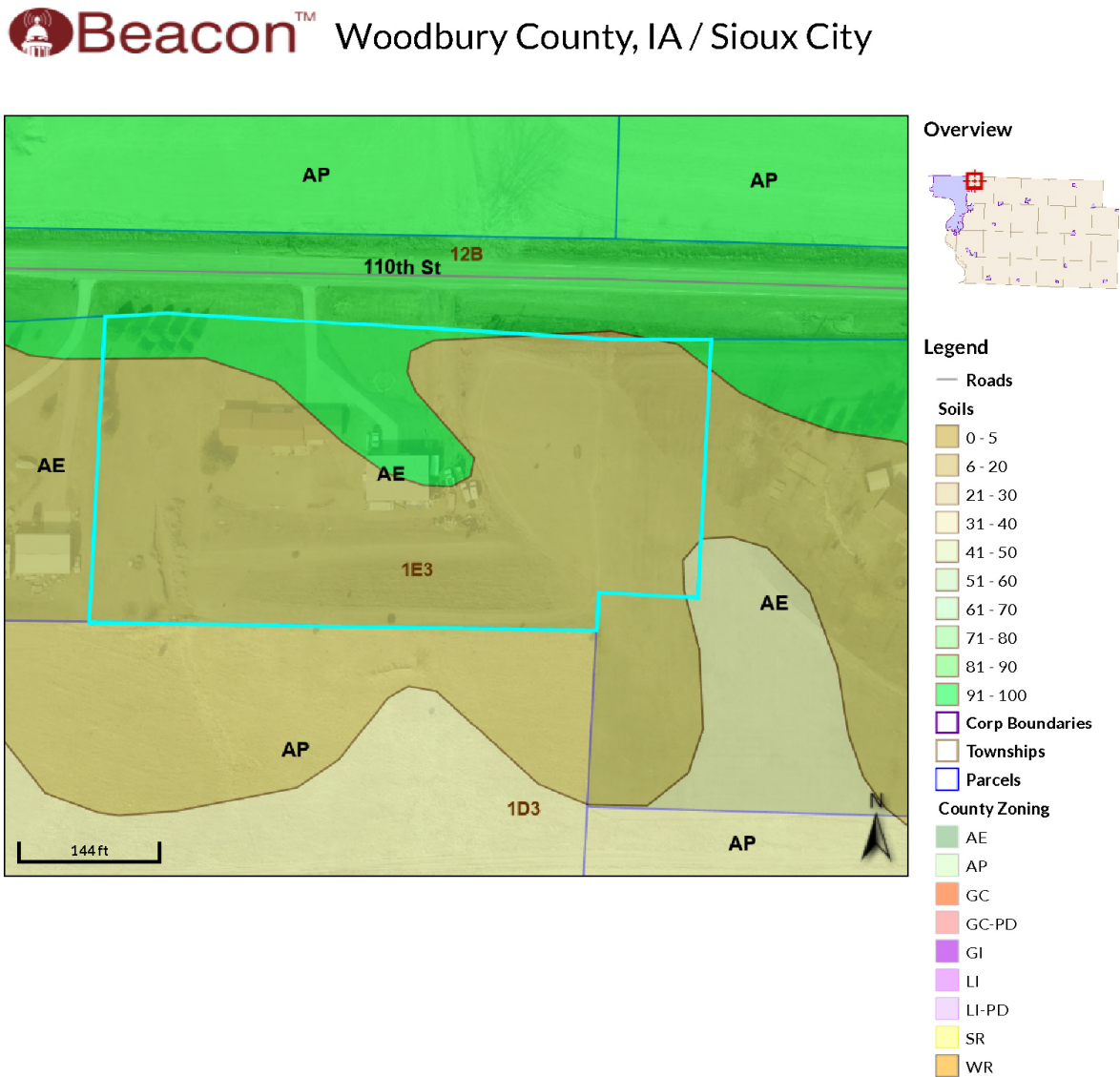
Soil Map—Woodbury County, Iowa

Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	0.0	0.4%
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	3.6	80.9%
12B	Napier silt loam, 2 to 5 percent slopes	0.8	18.7%
Totals for Area of Interest		4.4	100.0%

G-3. Beacon Soils Overlay

Beacon aerial with soil map units (1E3, 12B, 1D3) and CSR2-style color ramp. Parcel 894608100010 outlined.



Parcel ID	894608100010	Alternate ID	n/a	Owner Address	SITZMANN STEVEN L & DEON A
Sec/Twp/Rng	8 89 46	Class	R		1546 110TH STREET
Property Address	1546 110TH ST SIOUX CITY	Acreage	3.99		SIOUX CITY, IA 51108
District	0025				
Brief Tax Description	CONCORD TOWNSHIP R JACKS SUBDIV LOT 2; AND PT OF LOT 1 OF MCBALT SUBDIV DESCRIBED AS BEG AT NW COR OF LOT 1 THNC E 97.40 FT, THNC S 314.15 FT, THNC W 97.40 FT, THNC N 314.27 FT TO POB ALL IN N 1/2 OF 8-89-46				
	(Note: Not to be used on legal documents)				

Date created: 9/10/2026

Last Data Uploaded: 9/9/2026 10:07:57 PM

Developed by **SCHNEIDER**
GEOSPATIAL

Figure H-2. Beacon Soils Overlay – Parcel 894608100010

G-4. Elevation / Contour Map

Topographic contours (approximate 2-ft interval) showing the sloping terrain on the south and east sides of the existing residence and machine shed. Contours rise from ~1200 ft near 110th Street to ~1270+ ft on the higher ground, illustrating the slope that the borrow-pit activity is intended to moderate.



Figure H-3. Elevation Contours – Subject Property

G-5. Flood Hazard Map

The parcel is located in Zone X – Area of Minimal Flood Hazard. A 0.2% annual chance flood hazard area lies north of 110th Street and does not affect the subject property.

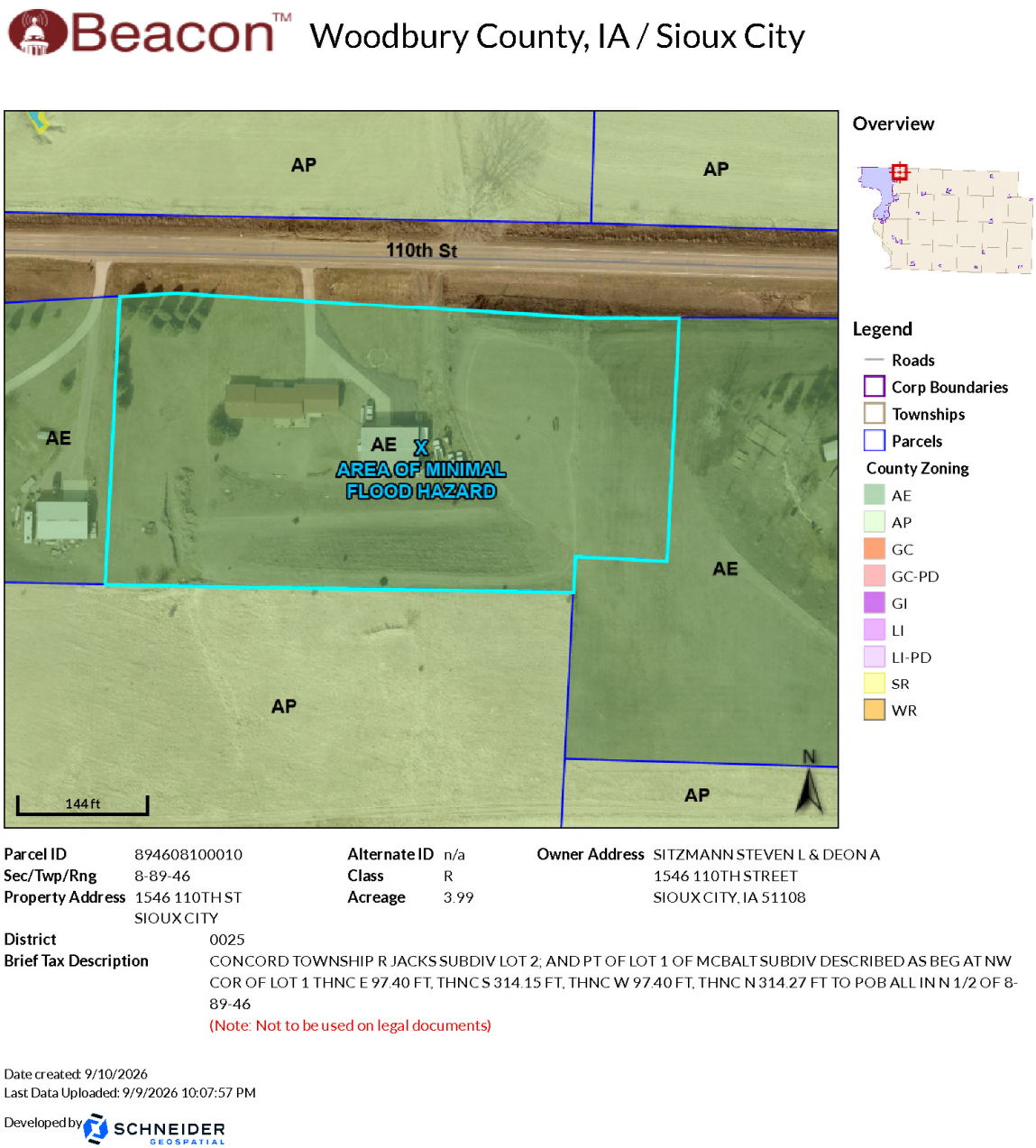


Figure H-5. Wider Flood Context Map (Zone X confirmed)

H-6. Parcel Report Summary & Photo

Assessor summary: 3.99 acres, AE – Agricultural Estates, Single-Family / Owner Occupied, 1-story frame dwelling built 1996 (2,216 SF gross living area), machine shed (45×60, 1996). Net assessed value (2026) \$469,080. Sale 11/6/2024 for \$4,000 (split/division recording).

Woodbury County, IA / Sioux City

Summary

Parcel ID 894608100010
 Alternate ID
 Property 1546 110TH ST
 Address SIOUX CITY IA 51106
 Sec/Twp/Rng 8-89-46
 Brief CONCORD TOWNSHIP R JACKS SUBDIV LOT 2; AND PT OF LOT 1 OF
 Tax Description MCBALT SUBDIV DESCRIBED AS BEG AT NW COR OF LOT 1 THNC E 97.40 FT,
 THNC S 314.15 FT, THNC W 97.40 FT, THNC N 314.27 FT TO POB ALL IN N 1/2
 OF 8-89-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 2024-10795 (11/7/2024)
 Gross Acres 3.99
 Net Acres 3.99
 Zoning AE - AGRICULTURAL ESTATES
 District 0025 CONCORD/LAWTON-BRONSON
 School District LAWTON-BRONSON
 Neighborhood N/A



Owner

Deed Holder
 SITZMANN STEVEN L & DEONA
 1546 110TH STREET
 SIOUX CITY IA 51108
 Contract Holder
 Mailing Address
 SITZMANN STEVEN L & DEONA
 1546 110TH STREET
 SIOUX CITY IA 51108

Land

Lot Area 3.99 Acres; 173,804 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1996
 Condition Normal
 Roof Asph / Gable
 Flooring
 Foundation TILE
 Exterior Material Vinyl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 2,216 SF
 Main Area Square Feet 1346
 Attic Type None;
 Number of Rooms 0 above; 0 below
 Number of Bedrooms 0 above; 0 below
 Basement Area Type Full
 Basement Area 2,216
 Basement Finished Area 330 - Minimal Finish
 Plumbing 1 Standard Bath - 3 Fi; 1 Shower Stall Bath - 3;
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches 15 Frame Open (80 SF);
 Decks Wood Deck (216 SF); Wood Deck (160 SF);
 Additions 1 Story Frame (870 SF) (870 Bsmt SF);
 Garages 1,032 SF - Att Frame (Built 1996);

Agricultural Buildings

Plot#	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building	MACH SHED	45	60	1996	1

Figure H-6. Parcel Report Summary (Beacon / Assessor)

H-7. Valuation & Sales History

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/6/2024	MCMAHON SALLY J	SITZMANN STEVE L & SITZMANN DEON A	2024-10795	Split or division	Deed		\$4,000.00

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

Valuation

	2026	2025	2024
Classification	Residential	Residential	Residential
+ Assessed Land Value	\$66,000	\$66,000	\$41,230
+ Assessed Building Value	\$0	\$0	\$0
+ Assessed Dwelling Value	\$403,080	\$403,080	\$394,020
= Gross Assessed Value	\$469,080	\$469,080	\$435,250
- Exempt Value	\$0	\$0	\$0
= Net Assessed Value	\$469,080	\$469,080	\$435,250

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

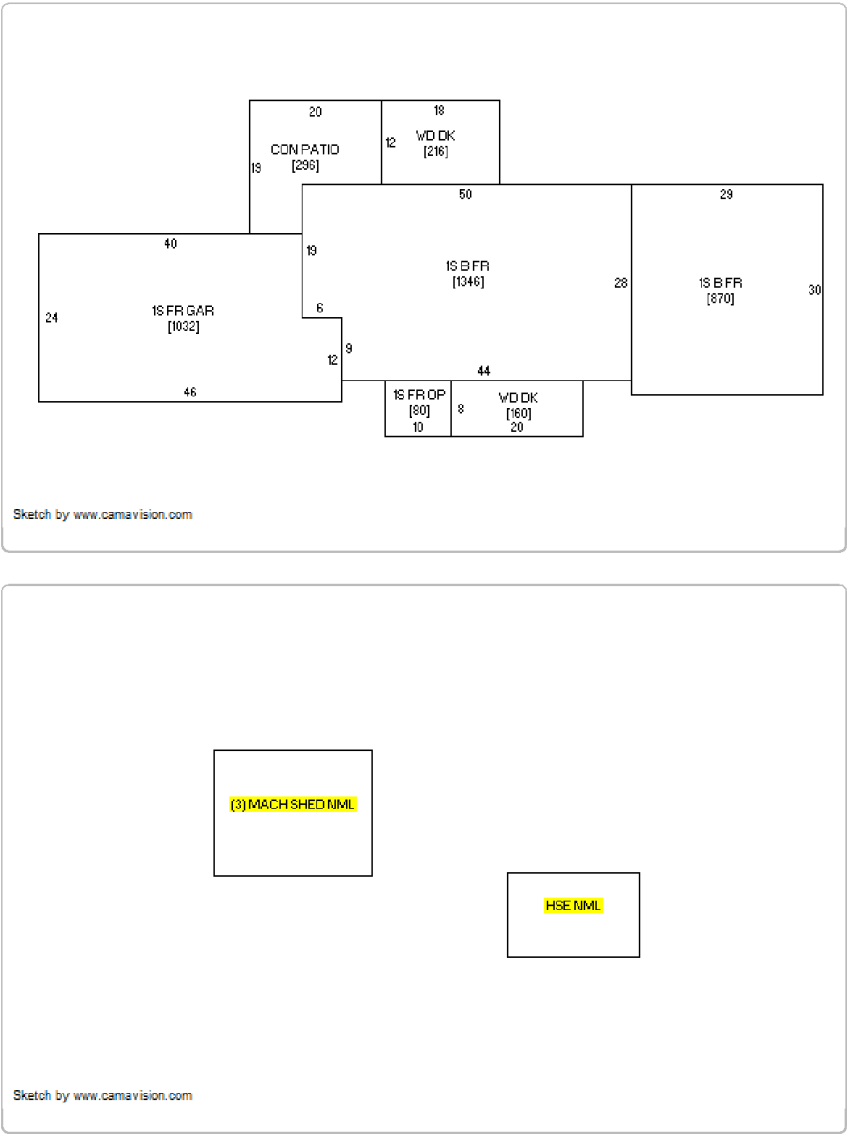


Sketches

Figure H-7. Valuation Table & Property Photo

H-8. Building Sketch

Floor-plan sketch of the existing residence (main level, garage, decks/patio) and the separate machine shed.



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

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 Last Data Upload: 9/9/2026, 9:07:57 PM

Contact Us



Figure H-8. Building Sketch (Residence & Machine Shed)

H-9. Recent Aerial Imagery (EagleView)

Oblique / vertical aerial dated 03/29/2026 showing the existing residence, machine shed, driveway, and the open sloping ground on the east and south sides of the property where grading activity is proposed.



Figure H-9. EagleView Aerial – March 29, 2026