



WOODBURY COUNTY BOARD OF ADJUSTMENT

Monday, October 5, 2026 at 5:00 PM

The Woodbury County Board of Adjustment will hold a public meeting on **Monday, October 5, 2026 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA to conduct business and public hearings. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 742 346 123#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
4	APPROVAL OF PREVIOUS MEETING(S) MINUTES (ACTION ITEM)
5	ITEM(S) OF ACTION / BUSINESS
	PUBLIC HEARING (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 Board of Adjustment will consider the conditional use permit application 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.

	PUBLIC HEARING (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN (OWNER/APPLICANT) ON PARCEL #894608100010 (1546 110th Street, Sioux City, IA 51108). SUMMARY: The Woodbury County Board of Adjustment will consider for approval the conditional use permit 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 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.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA (INFORMATION ITEM)
7	STAFF UPDATE (INFORMATION ITEM)
8	BOARD MEMBER COMMENT OR INQUIRY (INFORMATION ITEM)
9	ADJOURN (ACTION ITEM)

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Minutes - Woodbury County Board of Adjustment – September 9, 2026

The Board of Adjustment special meeting convened on the 9th of September 2026 at approximately 5:15 PM in the Board of Supervisors' meeting room in the Basement of the Woodbury County Courthouse. The meeting was also made available for public access via teleconference and was recorded.

Meeting Audio:

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

- County Website Link:
 - o https://www.woodburycountyiowa.gov/committees/board_of_adjustment/
 - YouTube Direct Link:
 - o https://www.youtube.com/watch?v=5mLu_ELKM2c
-

BA Members Present: Daniel Hair (Chair), Pam Clark (Vice-Chair), Larry Fillipi

BA Members Absent: Tom Thiesen, Doyle Turner

County Staff Present: Dan Priestley, Dawn Norton

Public Present: Lance Britton (Applicant)

1. Call to Order & Roll Call

- **Time:** 5:15 PM
- **Action:** Chair Daniel Hair called the meeting to order and conducted roll call.
- **Details:** The meeting was audio-recorded, and minutes were to be prepared. Attendees were requested to silence cell phones or set them to vibrate and complete the attendance sheet. Chair Hair reviewed the board's procedures for the meeting, including handling housekeeping items, public hearings, staff reports, applicant presentations, public comments, board deliberations, motions, votes, and appeals (within 30 days of the filing of the decision with the Planning and Zoning Office to a court of record). He emphasized respectfulness, avoidance of repetitious or irrelevant comments, and the need to disclose any ex-parte communications prior to deliberations. No ex-parte communications were reported. All members were present except Tom Thiesen and Doyle Turner.

2. Public Comment on Matters Not on the Agenda

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

3. Approval of Previous Meeting Minutes

- **Action:** Consideration of the minutes from the Board of Adjustment meeting held on August 3, 2026.
- **Motion:** Pam Clark moved to approve the minutes from the August 3, 2026 meeting.
- **Second:** Larry Fillipi seconded the motion.
- **Discussion:** None.
- **Vote:** 3-0 approval (Hair, Clark, Fillipi voting "Aye"). Motion carried.

4. Item 5.A: Public Hearing (Action Item) — Consideration of a Variance Application from Lance Britton on behalf of Lance & Kayci Britton for Relief to Complete an Existing Unfinished Detached Accessory Garage/Building Prior to the Principal Dwelling, to Locate It Closer to the Front Lot Line than the Front Edge of the Planned Principal Structure, and to Reduce the Required Front Yard Setback from 75 Feet to a Distance Deemed Appropriate on Parcel #894631100008 (5 Rose Lane, Sioux City, IA 51106)

- **Staff Report:** Zoning Coordinator Daniel Priestley presented the staff report. The applicants requested a variance to complete an existing unfinished detached garage/accessory building (already partially constructed with concrete walls and floor present at the time of purchase) prior to construction of the principal dwelling, to allow the accessory structure to be located closer to the front lot line than the front edge of the planned principal structure, and to reduce the required front yard setback in the Agricultural Estates (AE) Zoning District from 75 feet to an appropriate distance (suggested ranges of 65, 60, or 55 feet, or as deemed appropriate by the Board). The property is Parcel #894631100008, an approximately 2.11-acre lot at 5 Rose Lane, Sioux City, Iowa 51106 (Concord Township, T89N R46W, Section 31, NW ¼; Lot 5, Block 1, Sun View Addition). The structure is roughly three-quarters complete and sits at

approximately 65 feet from the relevant measurement point based on available mapping. Staff noted the property was purchased with the incomplete accessory structure already in place (prior house on the site had burned years earlier). Neighboring structures on Rose Lane are commonly closer to the roadway than current standards. Staff viewed the request as a clear practical difficulty consistent with the legislative standard, not of the applicants' own making, and recommended approval to allow completion of the garage in conjunction with the planned principal dwelling (for which a building permit application had already been pursued). Staff suggested a 55-foot setback would provide appropriate flexibility/cushion and noted the applicants intend to proceed with both structures on a similar timeline.

- **Applicant Presentation:** Lance Britton addressed the Board. He confirmed the incomplete garage structure was already present when the property was acquired. The foundation/walls are not perfectly perpendicular to the road (slight angle), consistent with the prior house footprint visible on historical aerial imagery (staff displayed 2004 and 2014 imagery for context). The applicants wish to finish the garage (raising the ceiling slightly; stick-framing remaining) and construct the house concurrently, with exterior finishes completed together by the same crews. Framing and siding for both will proceed on essentially the same timeline; the smaller garage will logically be finished first. Britton indicated a desire to complete work as soon as possible (ideally within the current year if possible) but realistically within one year, subject to builder schedules. He confirmed no intention to move the structure closer to the street than its existing approximate 65-foot location.
- **Board Discussion:** Board members asked about the slight angle of the foundation relative to the road and neighboring properties (staff and applicant confirmed it tracks the prior house footprint and that nearby structures are often closer to the street). Questions addressed the existing foundation usability (approximately three-quarters complete; usable), construction sequence and timeline (garage finish first but house concurrent; within one year projected), and whether a time condition was needed for consistency with prior similar variances. Staff noted the structure is pre-existing (not created by the applicants), that a building permit for the house had already been sought, and that the option of removing the accessory structure had been offered but declined in favor of the variance. Prior practice on similar cases included timelines (e.g., up to two years) with flexibility. The applicants confirmed a two-year outer timeframe was feasible. Staff recommended a 55-foot setback reduction to provide cushion while covering the existing location (approximately 65 feet).
- **Public Hearing Closure:**
 - **Motion:** Larry Fillipi moved to close the public hearing.
 - **Second:** Pam Clark seconded the motion.
 - **Discussion:** None
 - **Vote:** 3-0 approval (Hair, Clark, Fillipi voting "Aye"). Public hearing closed.
- **Board Deliberation & Action:** The Board found the request straightforward and consistent with prior practical-difficulty variances involving pre-existing conditions. Members supported a 55-foot front-yard setback (providing cushion relative to the existing ~65-foot location) and a two-year timeline requiring completion of the principal dwelling if the accessory structure is finished first, to ensure the lot does not remain with only an accessory building.
- **Formal Motion:** Pam Clark moved to approve the variance request as presented by allowing the accessory structure to be completed prior to the principal dwelling, to be located closer to the front lot line than the front edge of the planned principal structure, and to reduce the front yard setback from 75 feet to 55 feet. If the shed/garage is completed first, the house must then be constructed by September 9, 2028.
- **Second:** Larry Fillipi.
- **Vote:** 3-0 approval (Hair, Clark, Fillipi voting "Aye"). Motion carried.
 - *Staff noted a formal resolution authorizing the variance would be prepared and that logistics would be coordinated with the applicants the following week (after meeting with the Chair).*

5. Item 5.B: Information Item — Woodbury County Zoning Commission's Direction from the Board of Supervisors to Review the Zoning Ordinance's Permitting Procedures for Industrial Data Centers for the Unincorporated Area of Woodbury County

- **Staff Overview:** Zoning Coordinator Daniel Priestley provided an informational briefing. The Board of Adjustment is not the decision-making body for the Zoning Commission's research and ordinance-development work. The Zoning Commission is examining industrial data-center permitting (including hyperscale facilities) pursuant to a one-year moratorium and directive from the Board of Supervisors, with latitude for as many meetings as needed. A first public town-hall listening session was held in Sloan on August 31, 2026, with good turnout and comments on both sides of the issue. A second session is scheduled for Moville on September 21, 2026, at 7:00 PM (Moville Area Community Center). The regular

Zoning Commission meeting follows on September 28, 2026, at 5:00 PM. Staff emphasized the complexity (power, water, noise, economic impacts, definitions, district placement, setbacks/separation, decommissioning, closed-loop systems, etc.), the need for thorough qualitative and quantitative data collection, comparison to other Iowa jurisdictions' ordinances, and lessons from prior solar and wind energy debates (including the value of extensive public process before recommendations reach the Board of Supervisors). The comprehensive plan emphasizes industrial uses in industrial areas; input is being sought on any interest in agricultural land. If data centers become conditional uses (or have enumerated standards layered onto CUPs), the Board of Adjustment would ultimately serve as the permitting body and must therefore stay informed. Members were encouraged (at their individual discretion) to follow the process, attend town halls if desired for background, and remain prepared on conditional-use principles (public health, safety, and welfare). No formal Board of Adjustment action is required or appropriate at this stage.

- **Outcome:** Information item only; no formal board action required. Board members asked clarifying questions about attendance at town halls (left to individual discretion while remaining unbiased) and received confirmation of the September 21 (Merville, 7:00 PM) and September 28 (regular meeting, 5:00 PM) dates.

6. Public Comment on Matters Not on the Agenda

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

7. Staff Update

Daniel Priestley reported that the office expects to remain busy heading into harvest season, with meetings planned. A regular Board of Adjustment meeting is expected next month; the next meeting date was noted as October 5, 2026. The Zoning Commission meets September 28, 2026. Agendas will be issued as the date approaches. (Staff also reiterated the Merville data-center town hall on September 21 at 7:00 PM for the record.)

8. Board Member Comment or Inquiry

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

9. Adjournment

- **Action:**
 - **Motion:** Pam Clark moved to adjourn the meeting.
 - **Second:** Larr Fillipi second.
 - **Vote:** Unanimous approval (all present voted "Aye").
- **Outcome:** The meeting was adjourned at approximately 5:51 PM.

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 (SW¹/₄ SE¹/₄)

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 (SE¹/₄)

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

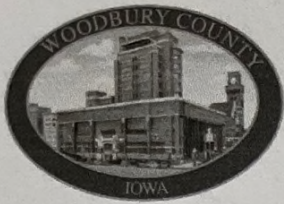
Northern Natural Gas Company (NNG) proposes to replace the existing 12-inch natural gas pipeline with a new 12-inch pipeline and associated facilities to transport natural gas. The project scope includes installing the new pipeline and subsequently removing the old pipeline. The new pipeline will continue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

Zoning Commission Recommendation



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Adjustment
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Conditional Use Permit for Northern Natural Gas Company Pipeline Replacement on Parcels #884729400003, #884732400002, #874705300001, and #874705300005

Dear Board of Adjustment:

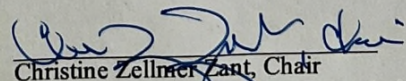
On September 28, 2026, the Zoning Commission reviewed (not a public hearing; the official public hearing will be held by the Board of Adjustment on October 5, 2026) the conditional use permit application submitted by Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), 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 unincorporated 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; 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 affected parcels are: Parcel #884729400003 (approx. 33.26 acres, AE Zoning District, some portions in Special Flood Hazard Area Zone A); Parcel #884732400002 (approx. 35.20 acres, AP Zoning District); Parcel #874705300001 (approx. 38.75 acres, AP Zoning District); and Parcel #874705300005 (approx. 37.50 acres, AP Zoning District). The project is triggered by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area. The project is heavily regulated by federal and state agencies. Commissioner Jeff Hanson abstained due to a conflict of interest.

The Zoning Commission recommends approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and forwards the matter to the Board of Adjustment. (Vote: 4-0 with one abstention from Jeff Hanson due to conflict of interest)

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 1st day of October, 2026.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

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

County Website Link:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

<https://www.youtube.com/watch?v=rwPBNNkYKXs>

Attendees

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

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the 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; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), 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 unincorporated 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; 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 affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

**REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION
(ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM
STEVEN SITZMANN – PARCEL #894608100010**

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

**ACTION ITEM: SELECTION OF ONE ZONING COMMISSION
REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND
INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)**

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

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



SHERI SMITH
Notary Public - State of Florida

Commission # HH80448
Expires on May 31, 2030

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 Procf.

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, hereinafter 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. 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. Opened call items may not be considered 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 regard to the matter should appear at the above-stated hearings in person or call 712-454-1133 and enter the Conference ID: 752-345-1028 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-mail: woodburycounty@iowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, October 3, 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 Hurlbut, 6000 1st Avenue, Sioux City, IA 51101. 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 Duff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue or three parcels the new alignment is offset approximately 25 feet east of the existing line, and on one parcel the alignment is reduced several hundred feet east and south at the landowner's request. All disturbed areas are to be restored upon completion of construction. The first condition, 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: 884/2940000 (approximately 35.26 acres, located at 7264 Lakesport Rd., Sergeant Bluff, IA 51554 and also referred to as 7264 Old Lakesport Rd., Sergeant Bluff, IA 51554) in the Agricultural Preserve (AP) Zoning District, within Section 28, Township 66 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: Chad M. Rogers, et al.; Rogers Merrill Trust; and Rogers Dennis J. Revocable Trust.
 - Parcel: 884/2840000 (approximately 97.00 acres, located at or near the east end of 7374 Old Lakesport Rd., Sergeant Bluff, IA 51554) in the Agricultural Preserve (AP) Zoning District, within Section 32, Township 66 North, Range 47 West (NW1/4 of the SE1/4). Owner: Jack Cook Farms Inc.
 - Parcel: 874/2530000 (approximately 38.75 acres, located at 2220 Banner Ave., Sergeant Bluff, IA 51554) in the Agricultural Preserve (AP) Zoning District, within Section 5, Township 67 North, Range 47 West (NW1/4 of the SW1/4). Owner: Sharon M. Knapp; Live Estate; Brenda M. Goddard; Annie M. Knapp.
 - Parcel: 874/2530000 (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 (NW1/4 of the NE1/4 of the SW1/4). Owner: Sharon M. Knapp; Live Estate; Brenda M. Goddard; Annie M. Knapp.
- The properties are currently used for agriculture purposes (with single-family residences or 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 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. Brieae	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. Brieae	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	Letter Returned to Sender. Yellow Sticker 9/21/26
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. Bueltel	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	Letter Returned to Sender. Yellow Sticker 9/21/26
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> Twship/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 PLANNING & ZONING	
Check #: <u>CC 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>NW¼ SW¼</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:** ☒

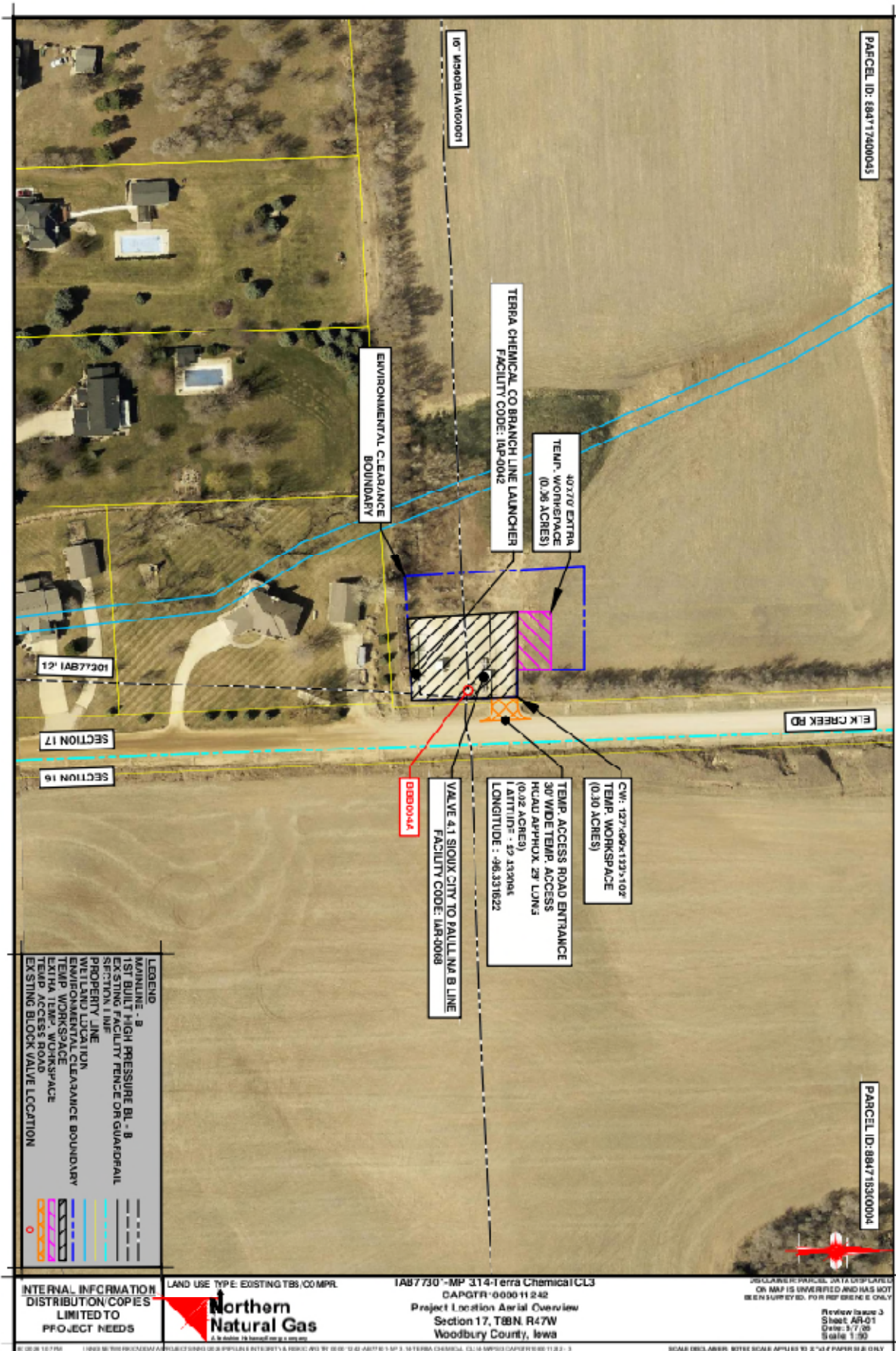
Map Checklist Complete: ☒

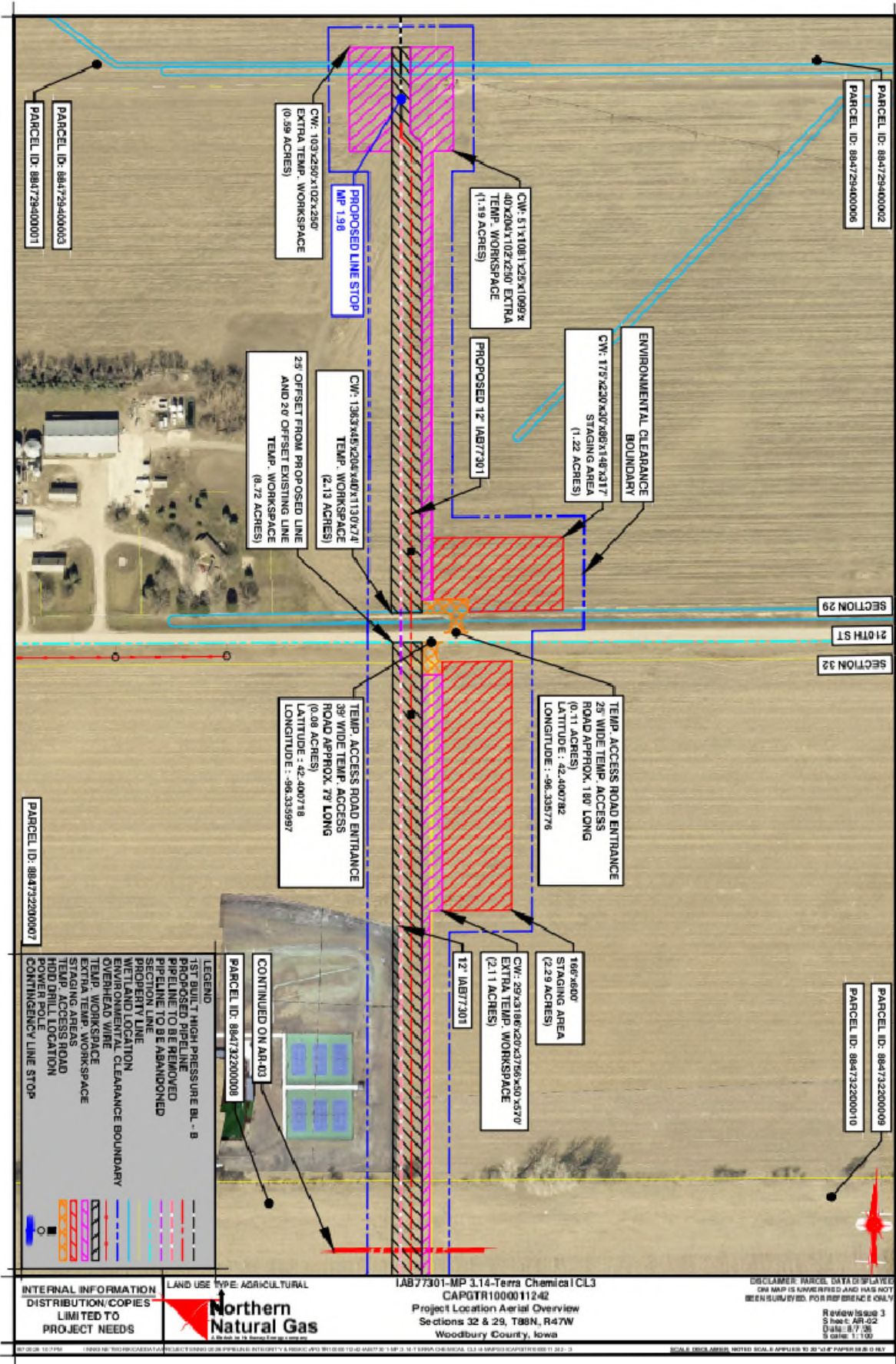
Special Comments:

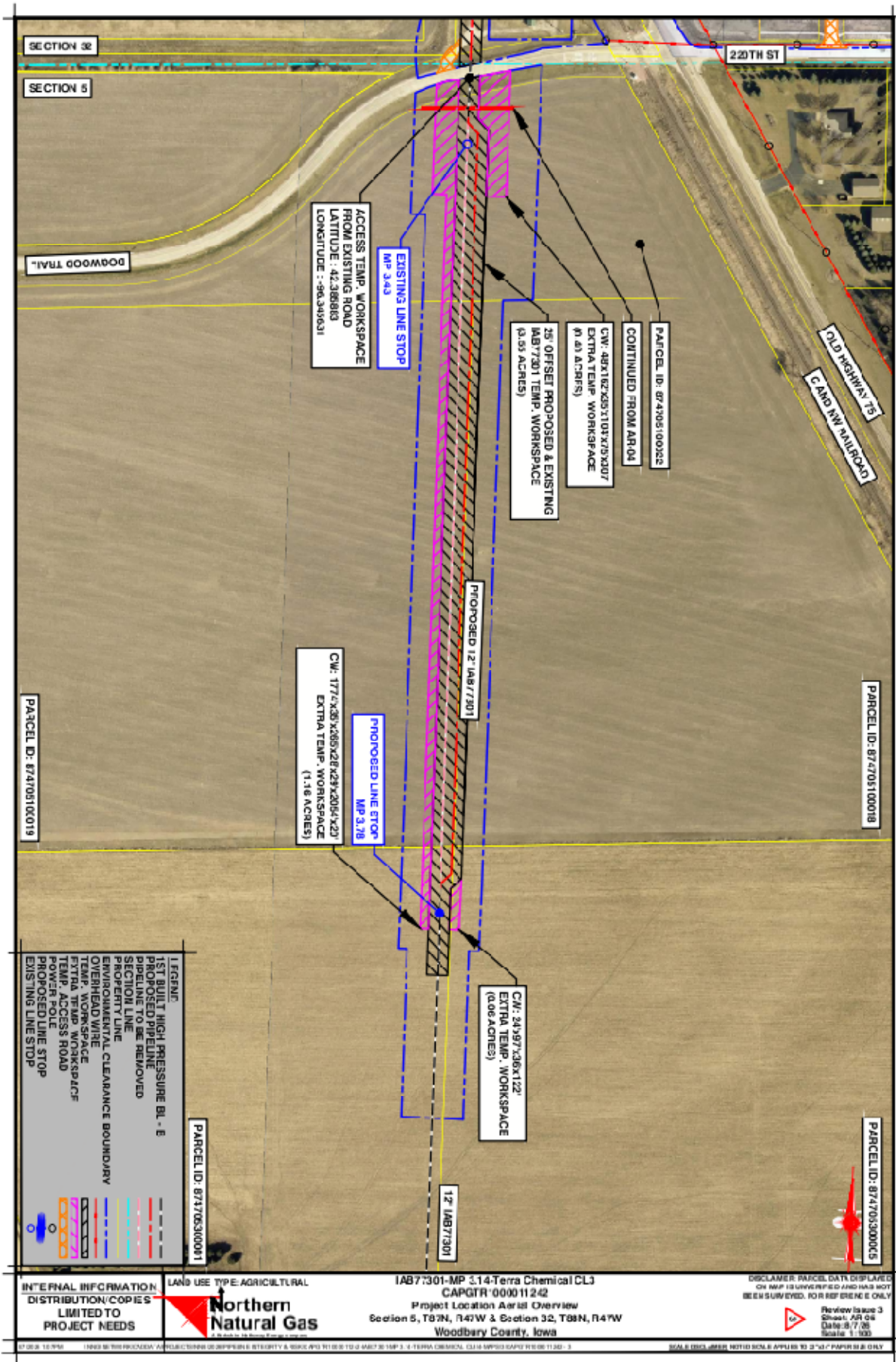
REVISED: Added AR-05. Revised workspaces on AR-04 to accommodate third party design.

Maps Approved By:

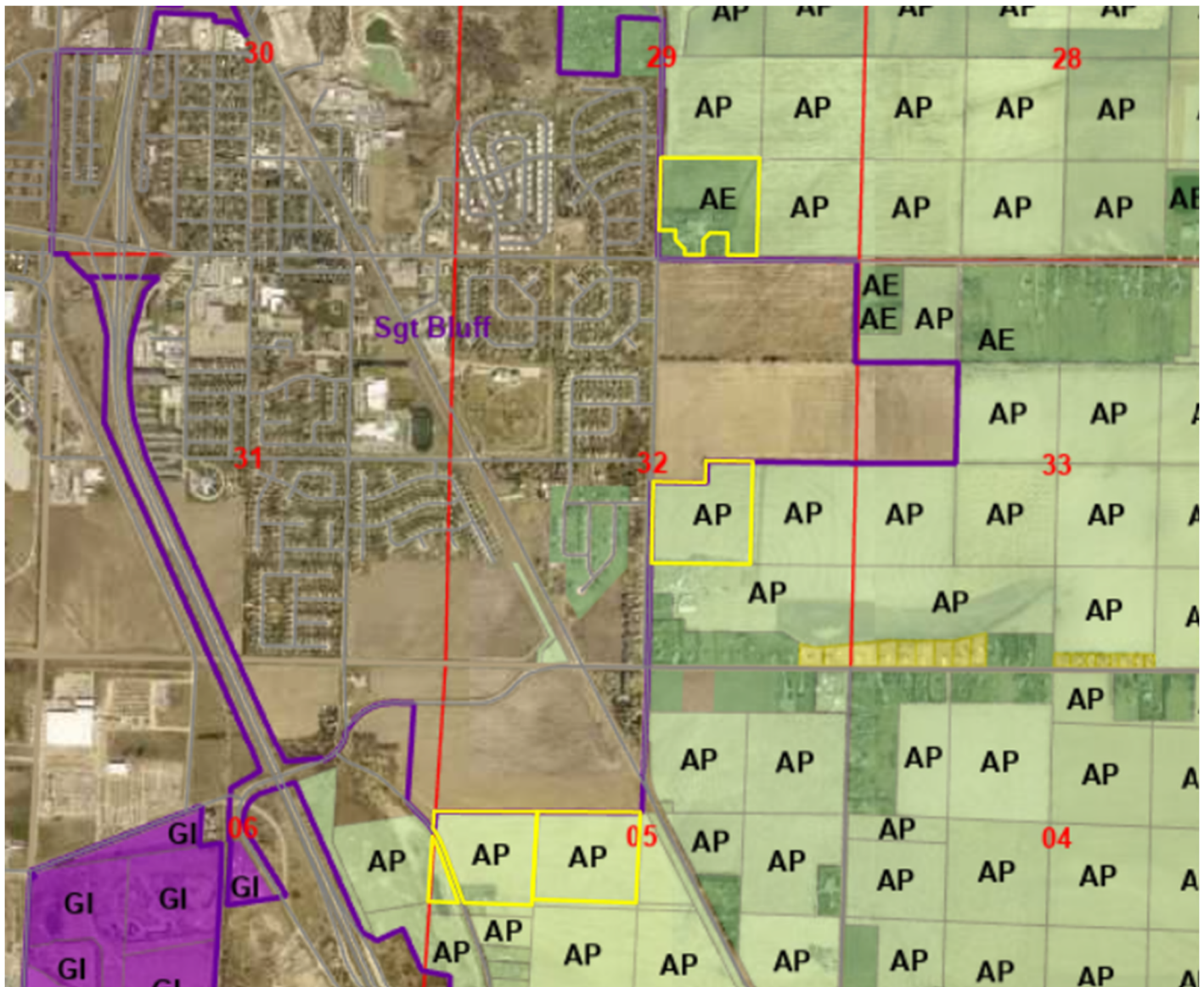
Disclaimer: See Asite for complete stakeholder list.



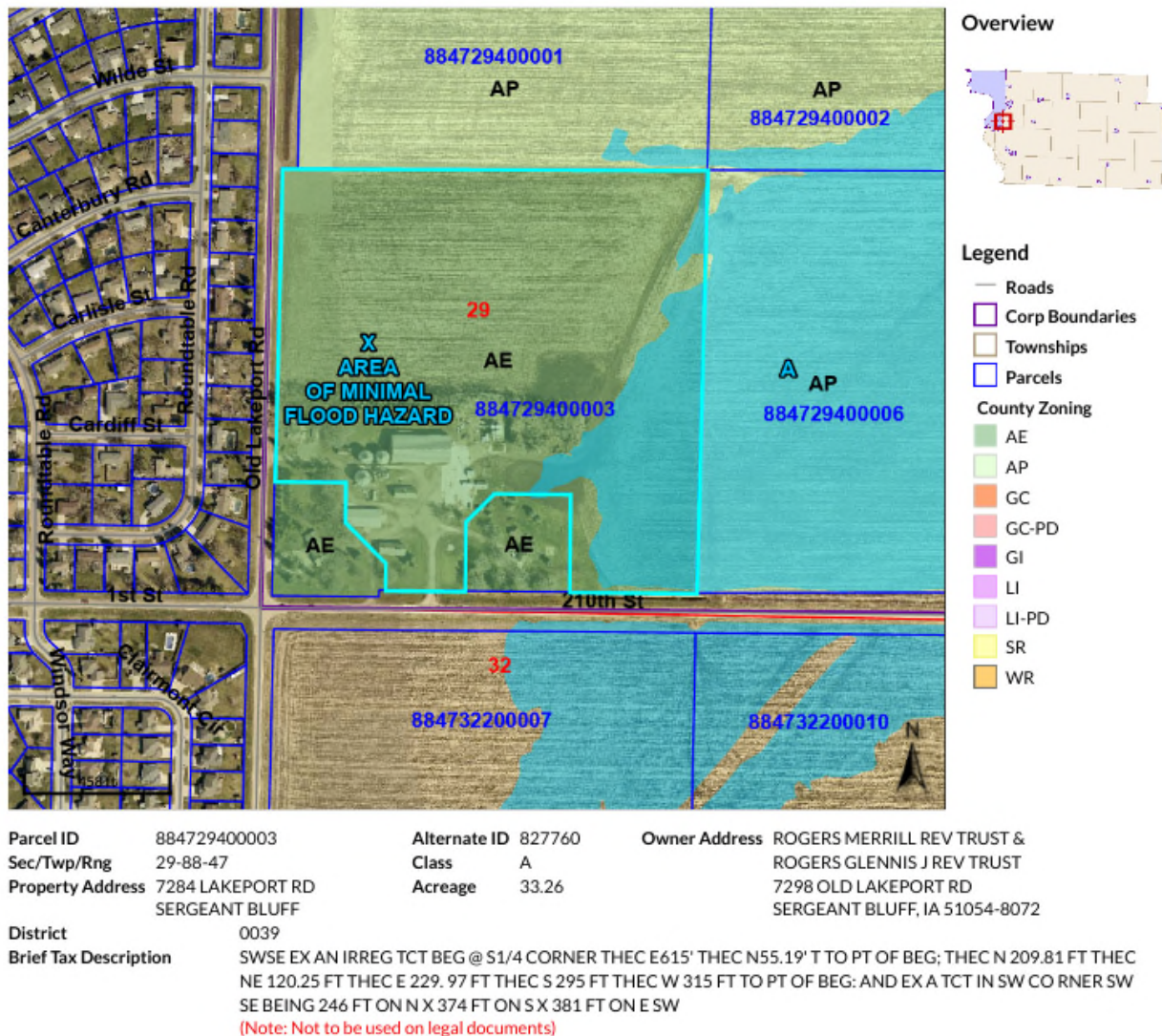




Appendix B – Zoning Map



Appendix C – Parcel Maps and Reports



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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.](#)

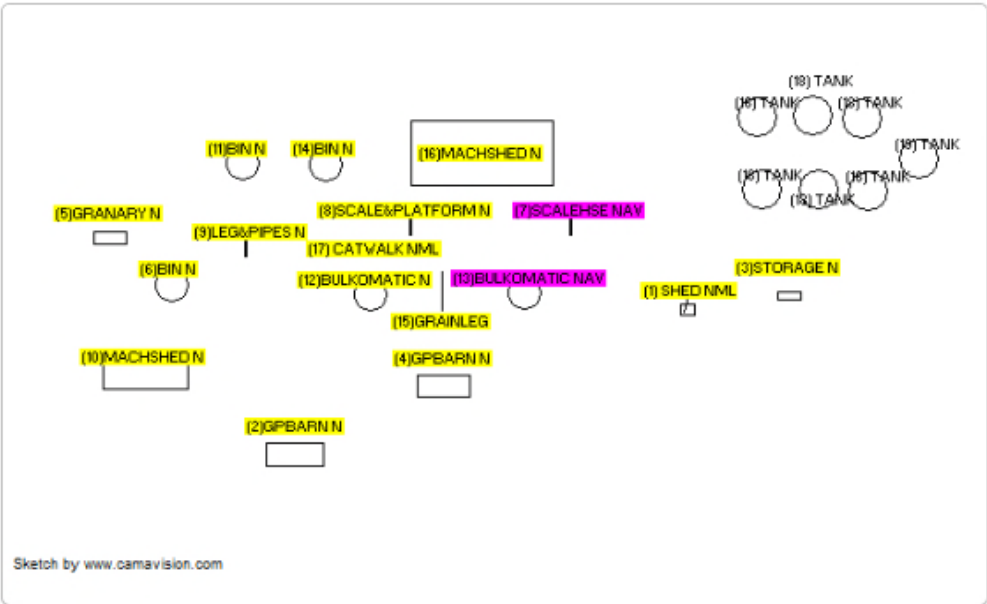
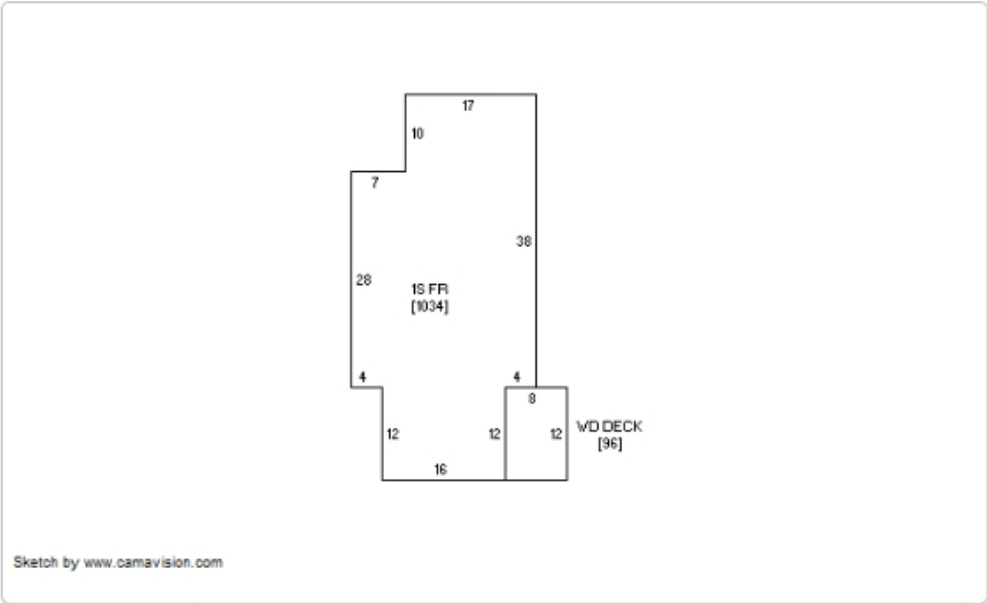
Woodbury County Tax Credit Applications

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

Photos



Sketches



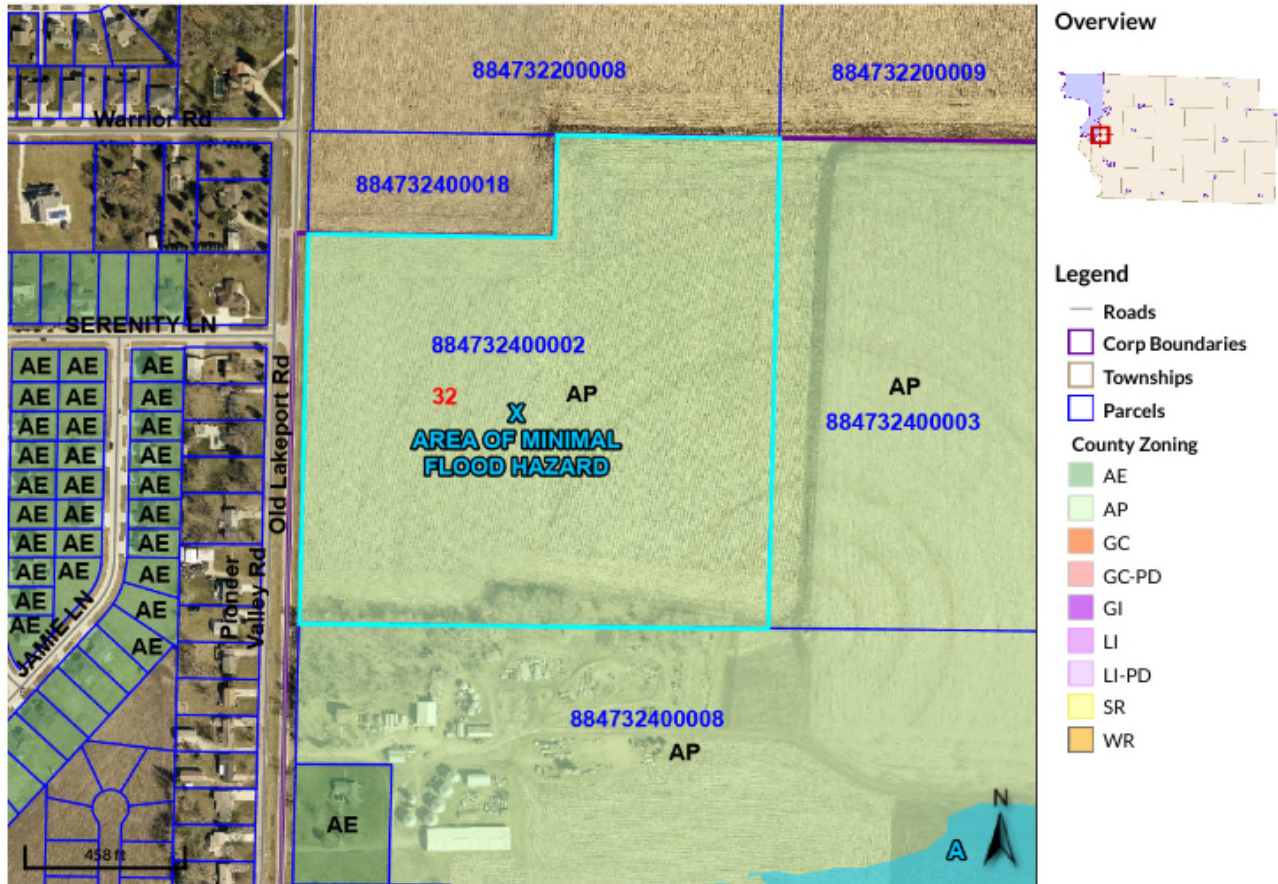
No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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SCHNEIDER
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.](#)

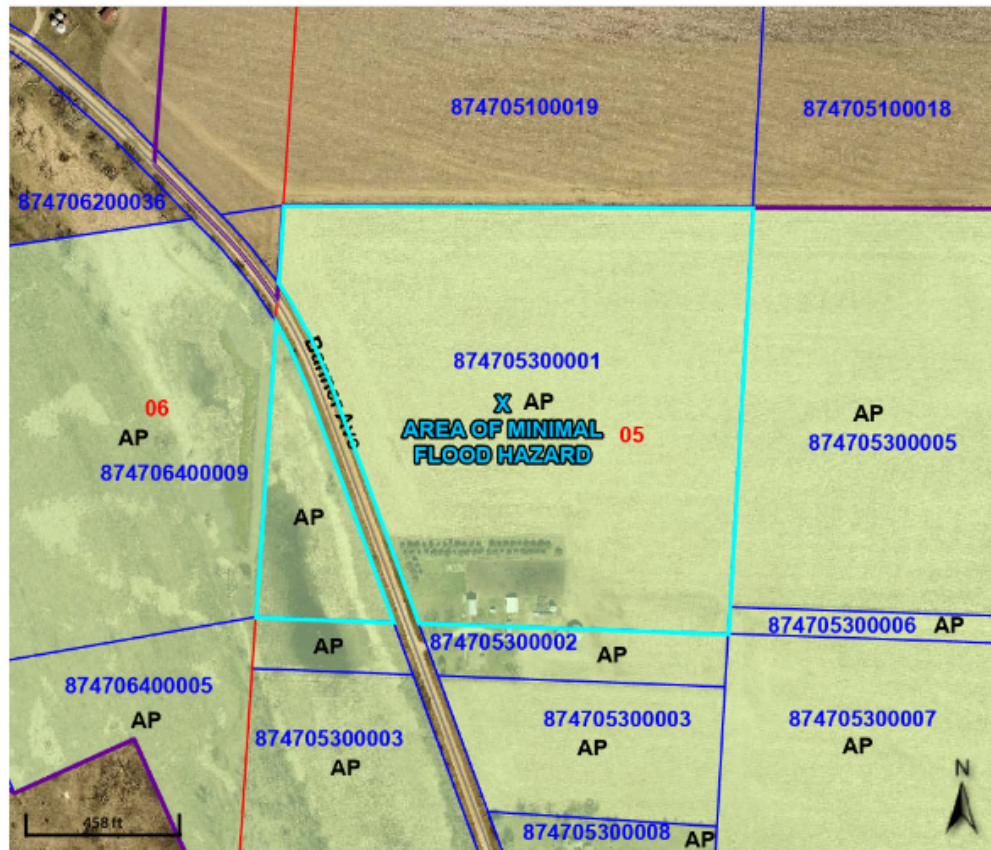
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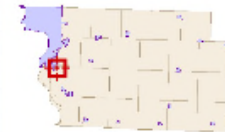
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 SPATIAL



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

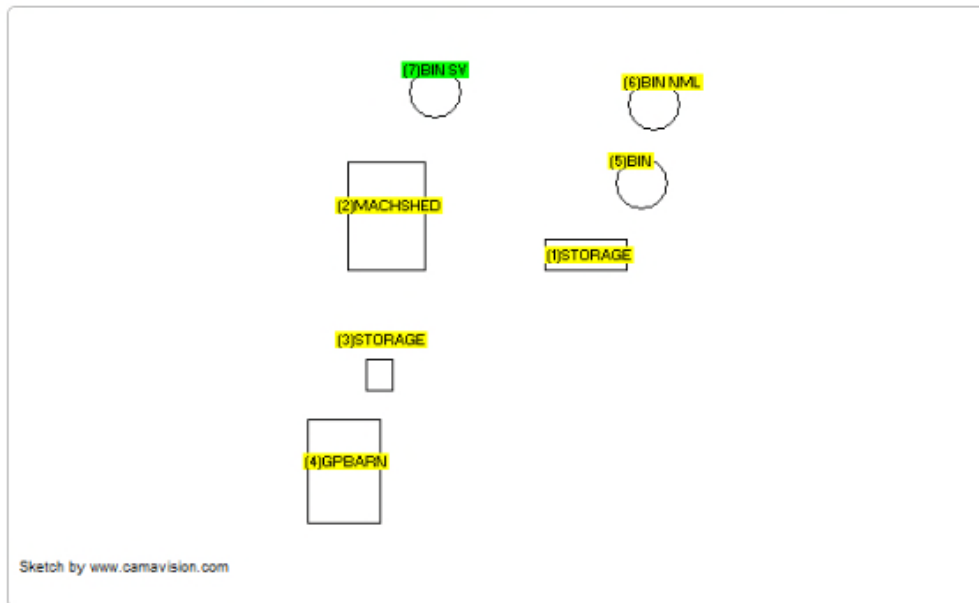
Sioux City Special Assessments and Fees

[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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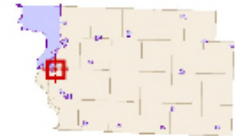
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 SCHNEIDER
 ELECTRIC



Overview



Legend

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

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)				

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GEOSPATIAL

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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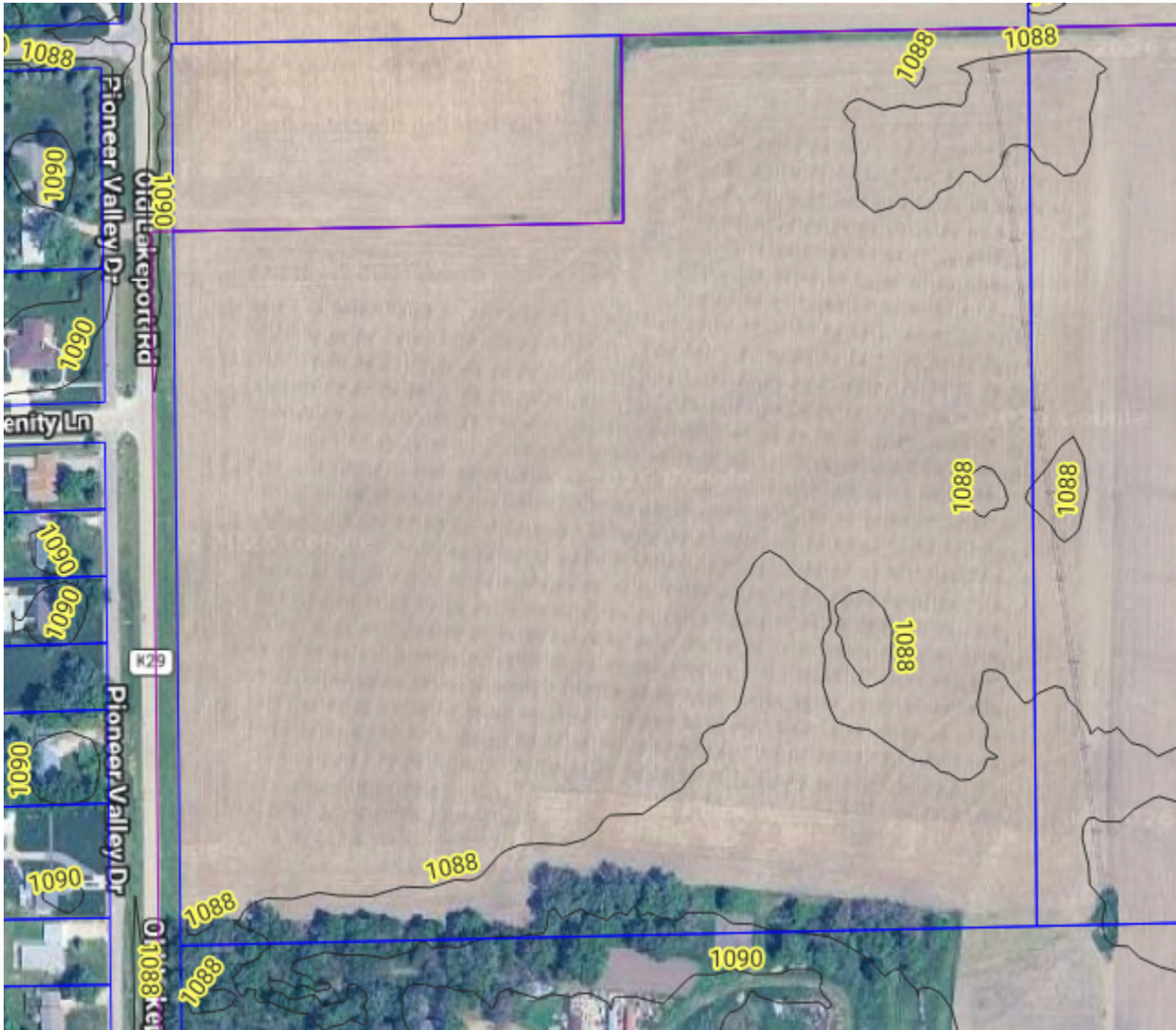
Contact Us

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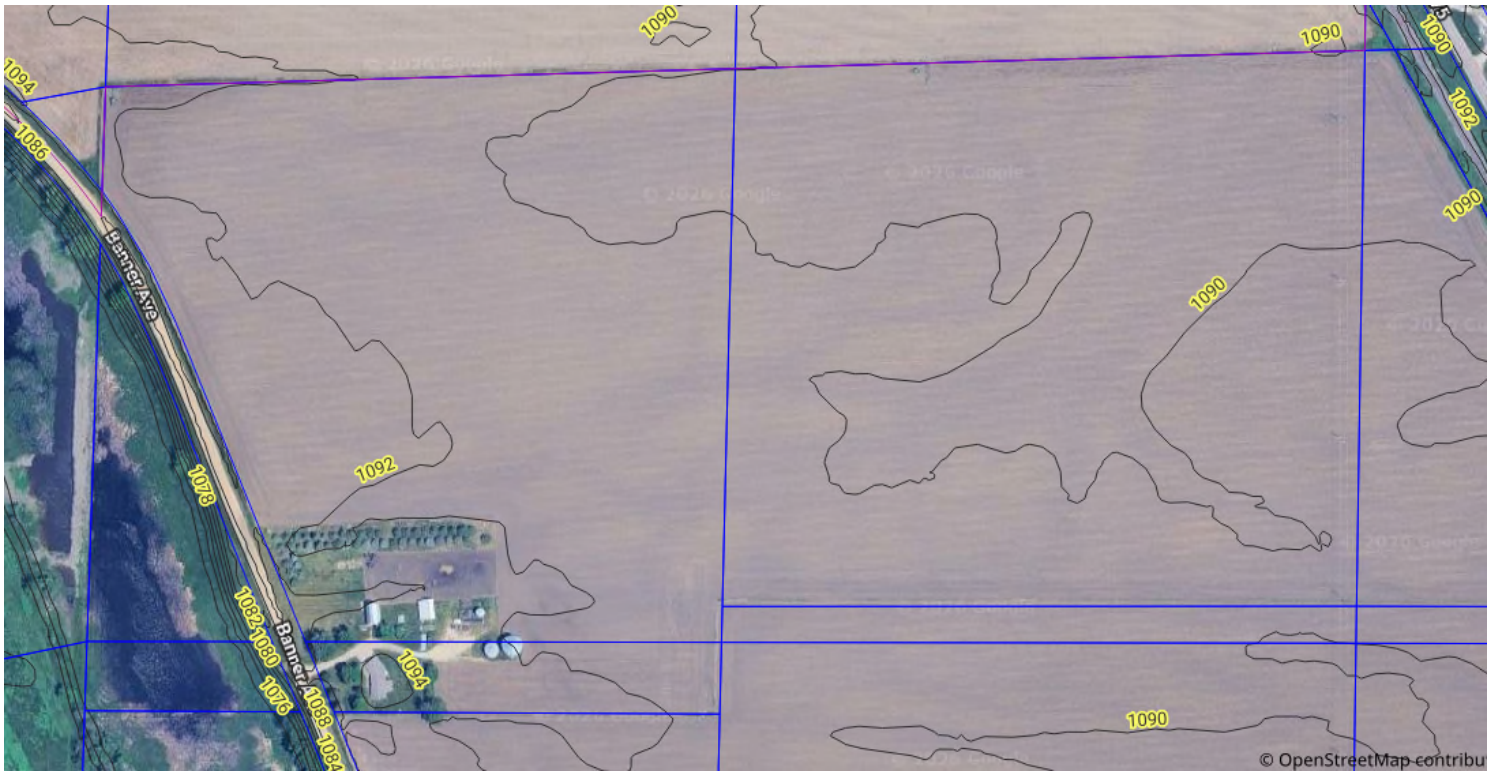
Appendix D – Elevation Maps



Parcel: 884729400003

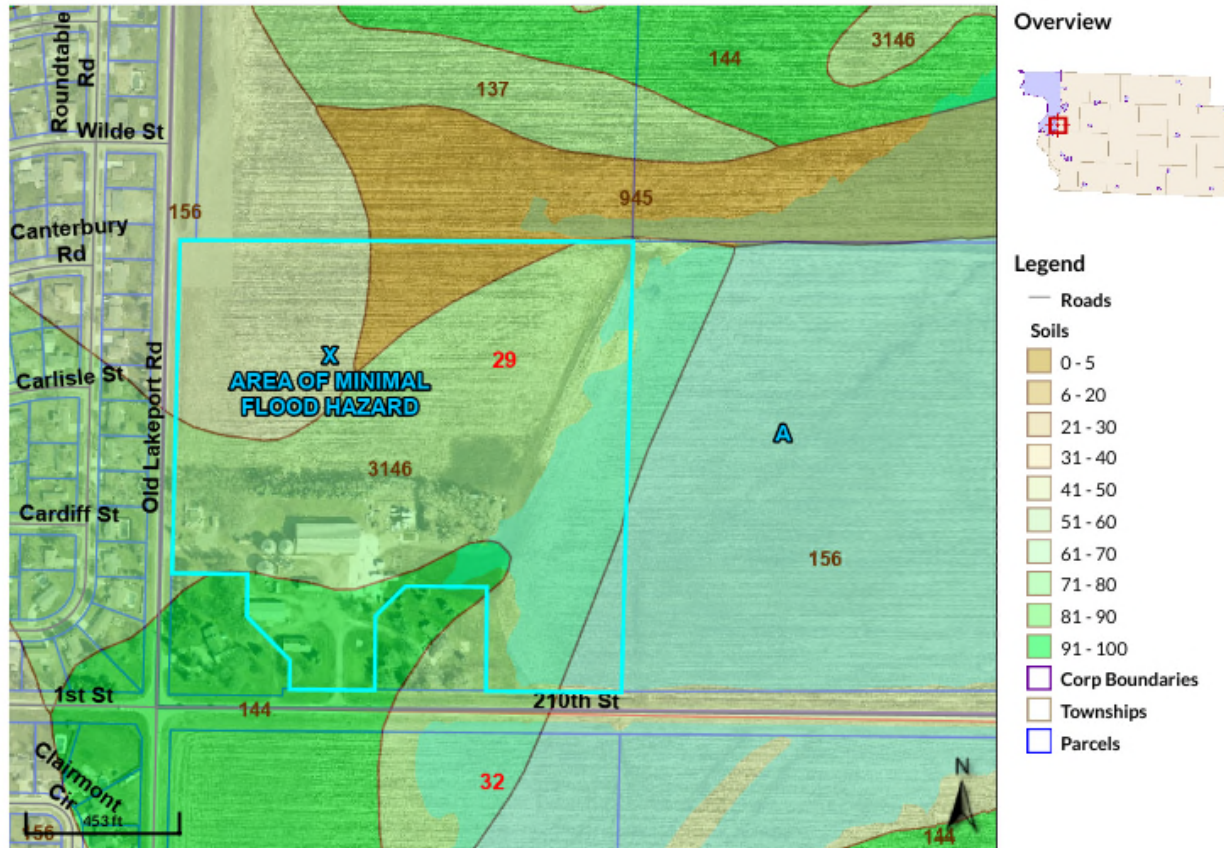
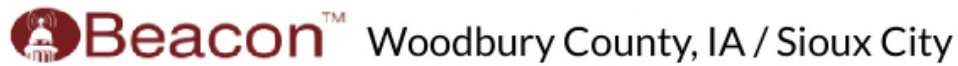


Parcel: 884732400002

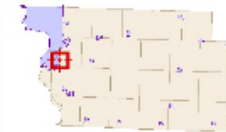


Parcels: 874705300001 (left); 874705300005 (Right)

Appendix E – Soil Maps



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	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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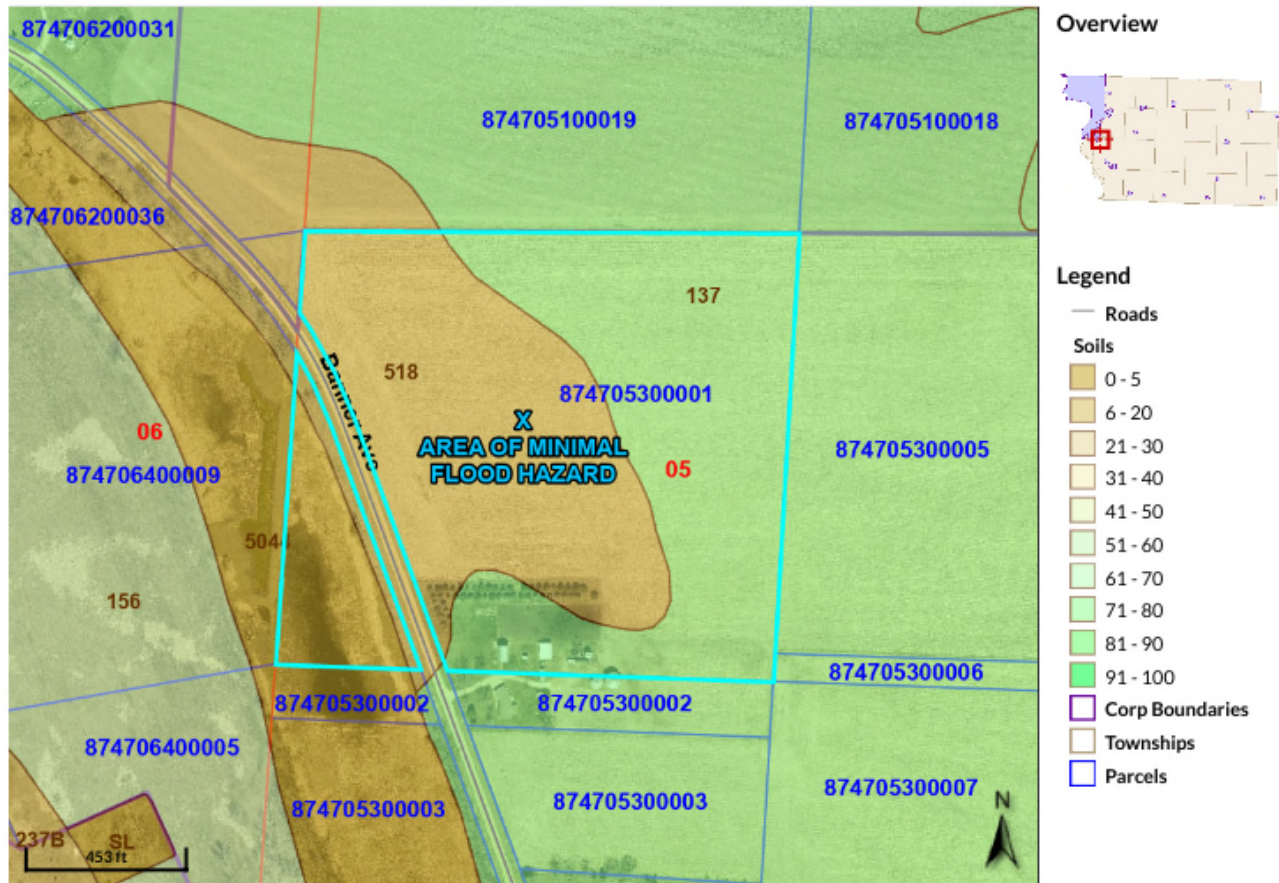


Parcel ID	884732400002	Alternate ID	828510	Owner Address	JACK COOK FARMS INC
Sec/Twp/Rng	32-88-47	Class	A		7374 OLD LAKEPORT RD
Property Address		Acreage	35.2		SERGEANT BLUFF, IA 51054-8009
District	0039				
Brief Tax Description	EX 4 A IN NW COR NWSE				
	(Note: Not to be used on legal documents)				

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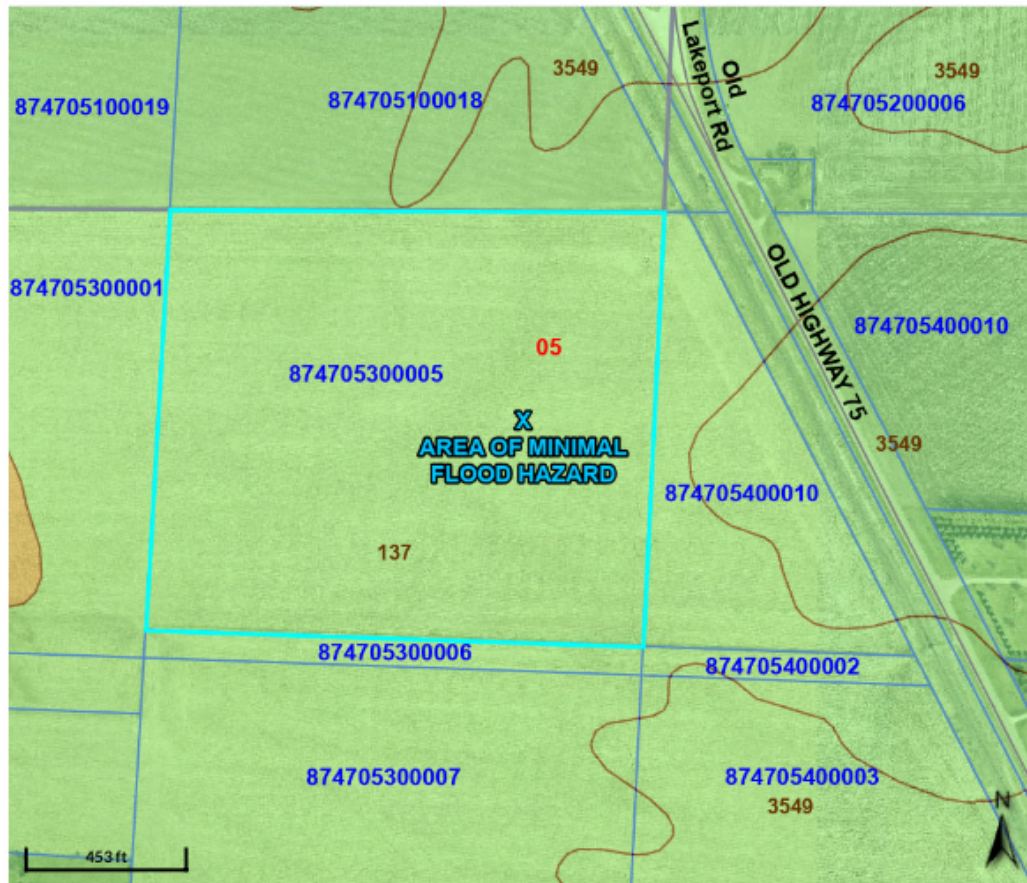


Parcel ID	874705300001	Alternate ID	767355	Owner Address	KROGH SHARON M LIFE ESTATE
Sec/Twp/Rng	5-87-47	Class	A		2230 BANNER AVE
Property Address	2230 BANNER AVE	Acreage	38.75		SERGEANT BLUFF, IA 51054-8032
	SERGEANT BLUFF				
District	0038				
Brief Tax Description	NWSW 5-87-47				
	(Note: Not to be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

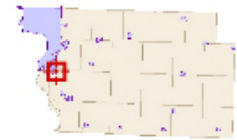
Date created: 9/2/2026

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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.

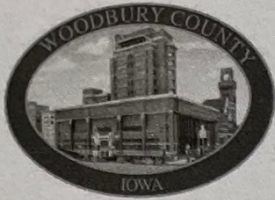
Key operational details from the original approval (which remain applicable unless modified by the Board):

- 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.

Zoning Commission Recommendation



**WOODBURY COUNTY
ZONING COMMISSION**

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

To: Woodbury County Board of Adjustment
620 Douglas Street
Sioux City, Iowa 51101

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Renewal of Conditional Use Permit for Borrow Pit for Earth Materials for Steven Sitzmann on Parcel #894608100010

Dear Board of Adjustment:

On September 28, 2026, the Zoning Commission reviewed the conditional use permit renewal application submitted by Steven Sitzmann (Owner/Applicant) for a borrow pit for the extraction and removal of earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, Jacks Subdivision Lot 2 and part of Lot 1 of the McBait Subdivision), facilitating future development of a single-family dwelling. The applicant previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025); the one-year authorization expired in September 2026. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split.

Staff reported no concrete complaints of nuisance during the prior year of operation. The matter proceeds to the Board of Adjustment for public hearing on October 5, 2026.

The Zoning Commission recommends to the Board of Adjustment renewal of the borrow-pit conditional use permit as presented. (Vote: 5-0, unanimous.)

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 15th day of October, 2026.

A handwritten signature in blue ink, appearing to read "Christine Zellmer Zant".
Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 2026

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

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

County Website Link:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

<https://www.youtube.com/watch?v=rwPBNNkYKXs>

Attendees

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

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 2026. The Chair noted that the meeting would be audio taped and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, a three-minute limit, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

Public Comment on Matters Not on the Agenda

No public comments were received on matters not listed on the agenda, either in person or via phone.

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the 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; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septs, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

**PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE
MAP AMENDMENT (REZONE) FROM AGRICULTURAL
PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) –
PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD
LEGACY FARMS, LLC (DENNIS BOLLMEYER)**

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

**PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE
MAP AMENDMENT (REZONE) FROM AGRICULTURAL
PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL
#884703400012 FROM SAM M. PETERSON**

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), 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 unincorporated 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; 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 affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

**REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION
(ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM
STEVEN SITZMANN – PARCEL #894608100010**

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

**ACTION ITEM: SELECTION OF ONE ZONING COMMISSION
REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND
INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)**

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Merville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Merville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

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

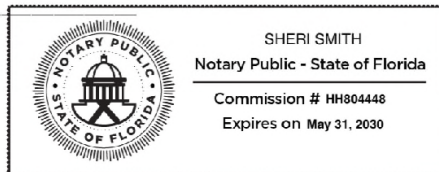
NOTICE ID: VZHHKG1QCTYm462twj4R
PUBLISHER ID: COL-IA-503664
NOTICE NAME: BA_10-5-26
Publication Fee: \$120.48

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. Consent of said items may now be executed 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 discussed 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@woodburycountyiowa.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 acres in the Sergeant Butte 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 884/294/0000 (approximately 15.26 acres, located at/near 7254 Lakesport Rd., Sergeant Butte, IA 51054 and also referred to as 7254 Old Lakesport Rd., Sergeant Butte, 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 Butte, 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 Butte, 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 discussed 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: Owner <u>Steven Sitzmann</u> Address <u>1546-110th St.</u> <u>Sioux City IA 51108</u> Phone <u>[REDACTED]</u>	Applicant Information: Applicant <u>Steven Sitzmann</u> Address <u>1546-110th St.</u> <u>Sioux City, IA 51108</u> Phone <u>[REDACTED]</u>
---	--

We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to:

[Signature]

Property Information:			
Property Address or Address Range <u>"see attached" renewal</u>			
Quarter/Quarter	Sec	Township/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> Date <u>8-25-26</u>	Applicant <u>Steven Sitzmann</u> Date <u>8-25-26</u>
---	---

Fee: \$300* Case #: <u>7211</u> Check #: _____ Receipt #: _____	RECEIVED AUG 25 2026 WOODBURY COUNTY PLANNING & ZONING
---	--

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: Owner <u>Steven Sitzmann</u> Address <u>1546 - 110th St</u> <u>Sioux City, IA 51108</u> Phone <u>[REDACTED]</u>		Applicant Information: Applicant <u>Steven Sitzmann</u> Address <u>1546 - 110th St</u> <u>Sioux City, IA 51108</u> Phone <u>[REDACTED]</u>					
We, the undersigned, hereby apply to the Woodbury County Board of Adjustment for permission to: <u>borrow pit in order to level the property</u>							
Property Information: Property Address or Address Range <u>1546 - 110th St, Sioux City, IA 51108</u> Quarter/Quarter _____ Sec <u>8</u> Twship/Range <u>Concord T89N R46W</u> Parcel ID # <u>894608100010</u> GIS # _____ Total Acres <u>3.99</u> Current Use <u>Residential</u> Proposed Use <u>Residential</u> Current Zoning <u>AE</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>7-22-25</u> Staff present <u>Dan 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><tr><td>Owner <u>[Signature]</u></td><td>Applicant <u>[Signature]</u></td></tr><tr><td>Date <u>7-29-25</u></td><td>Date <u>7-29-25</u></td></tr></table>				Owner <u>[Signature]</u>	Applicant <u>[Signature]</u>	Date <u>7-29-25</u>	Date <u>7-29-25</u>
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>		RECEIVED Date Received JUL 29 2025 WOODBURY COUNTY PLANNING & ZONING					
Check #: <u>11819</u>							
Receipt #: _____							

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

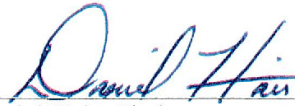
Those not Voting:

None

Those absent:

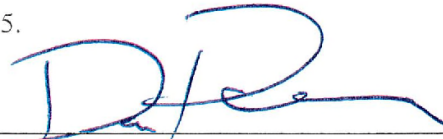
None

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.

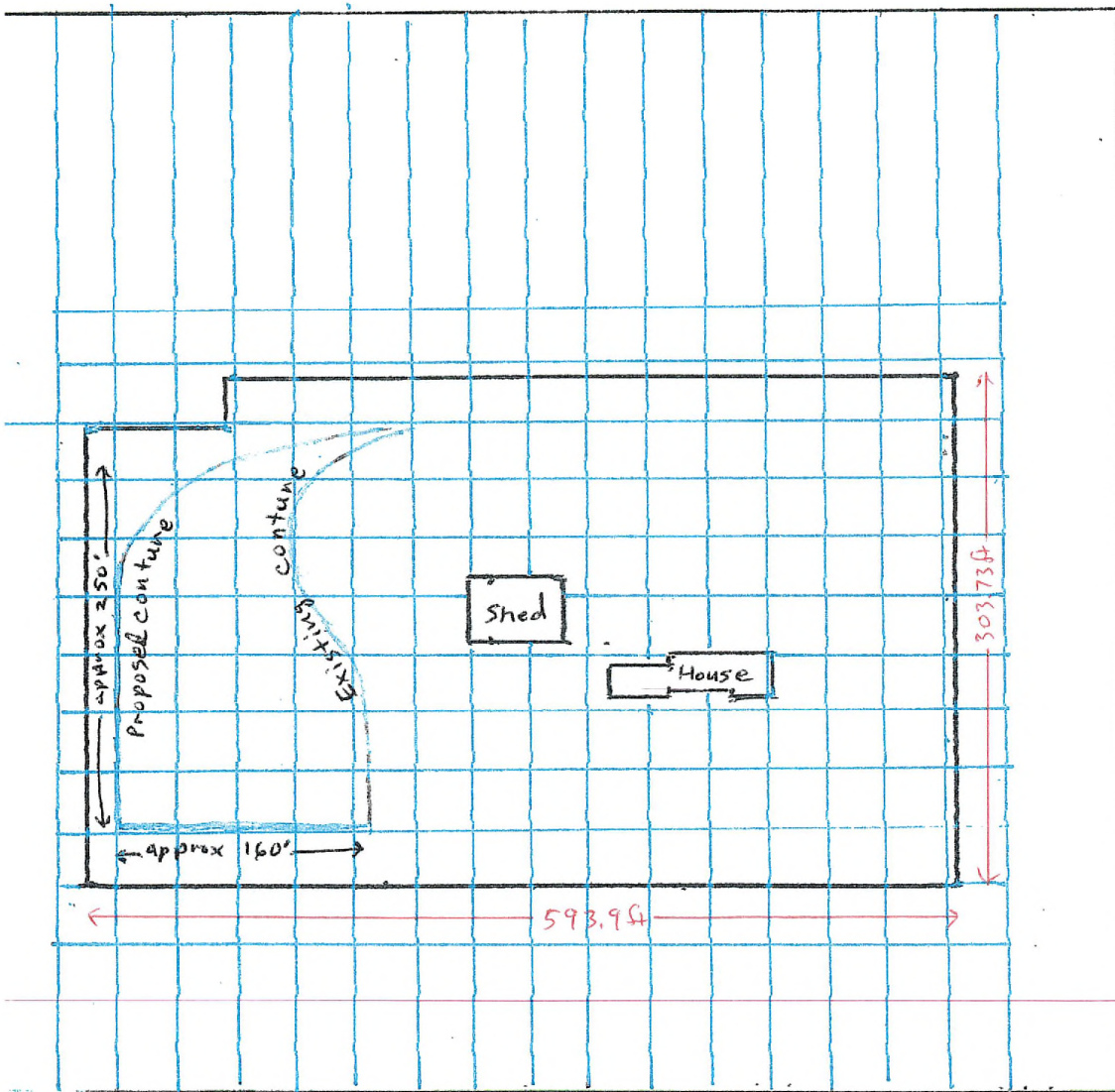


Notary Public in and for Woodbury County, Iowa



Appendix E – Site Plan & Separation Distances / Beacon Maps

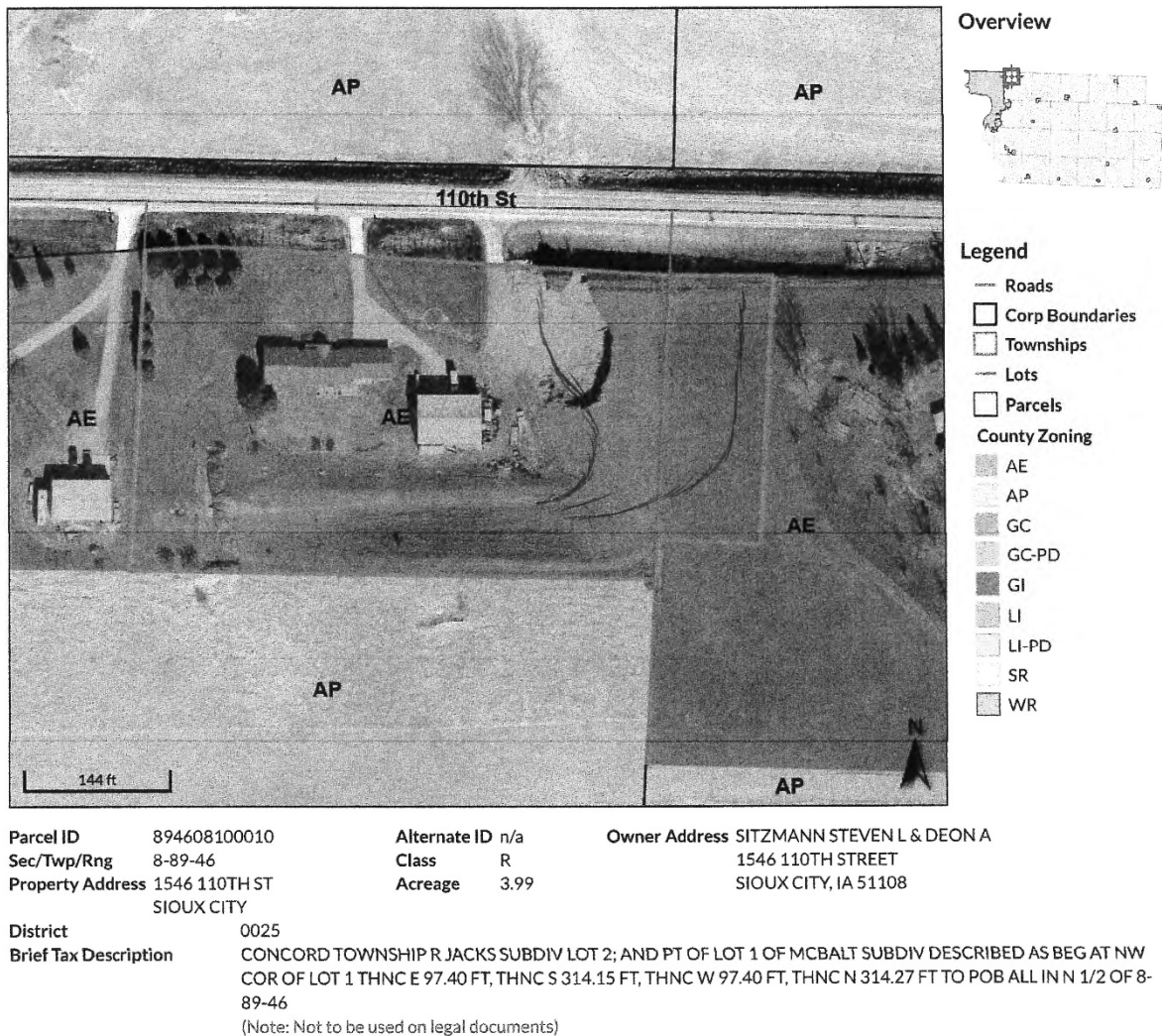
Hand-drawn site plan (scale: each square = 40' × 40') showing existing house/shed, proposed contours, overall dimensions ≈593.9 ft × 303.73 ft, and note that slope will end with a 30% grade. Beacon aerial and zoning context maps also included.



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
 Last Data Uploaded: 7/17/2025 10:01:45 PM

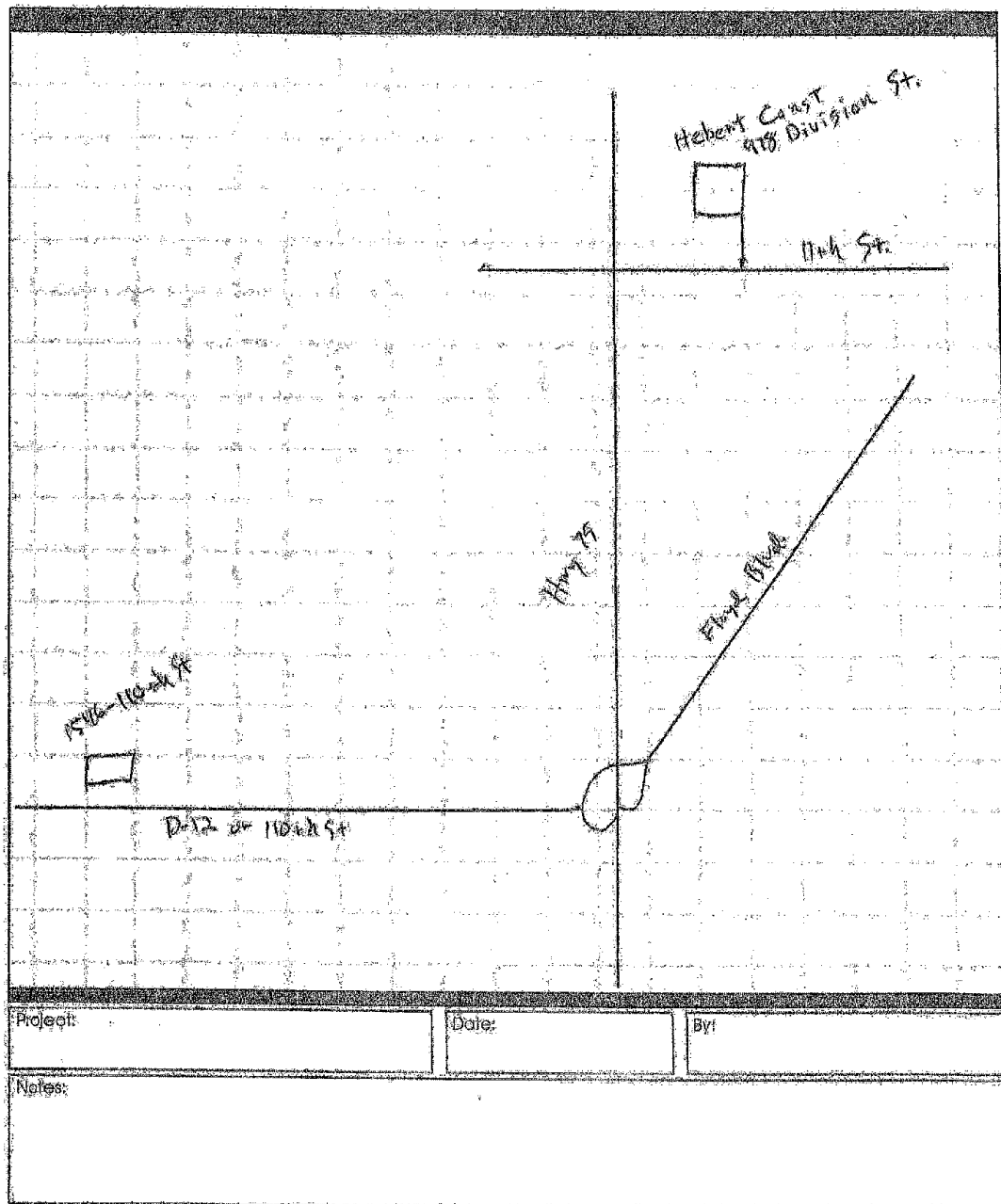
Developed by **SCHNEIDER**
 GEOSPATIAL

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

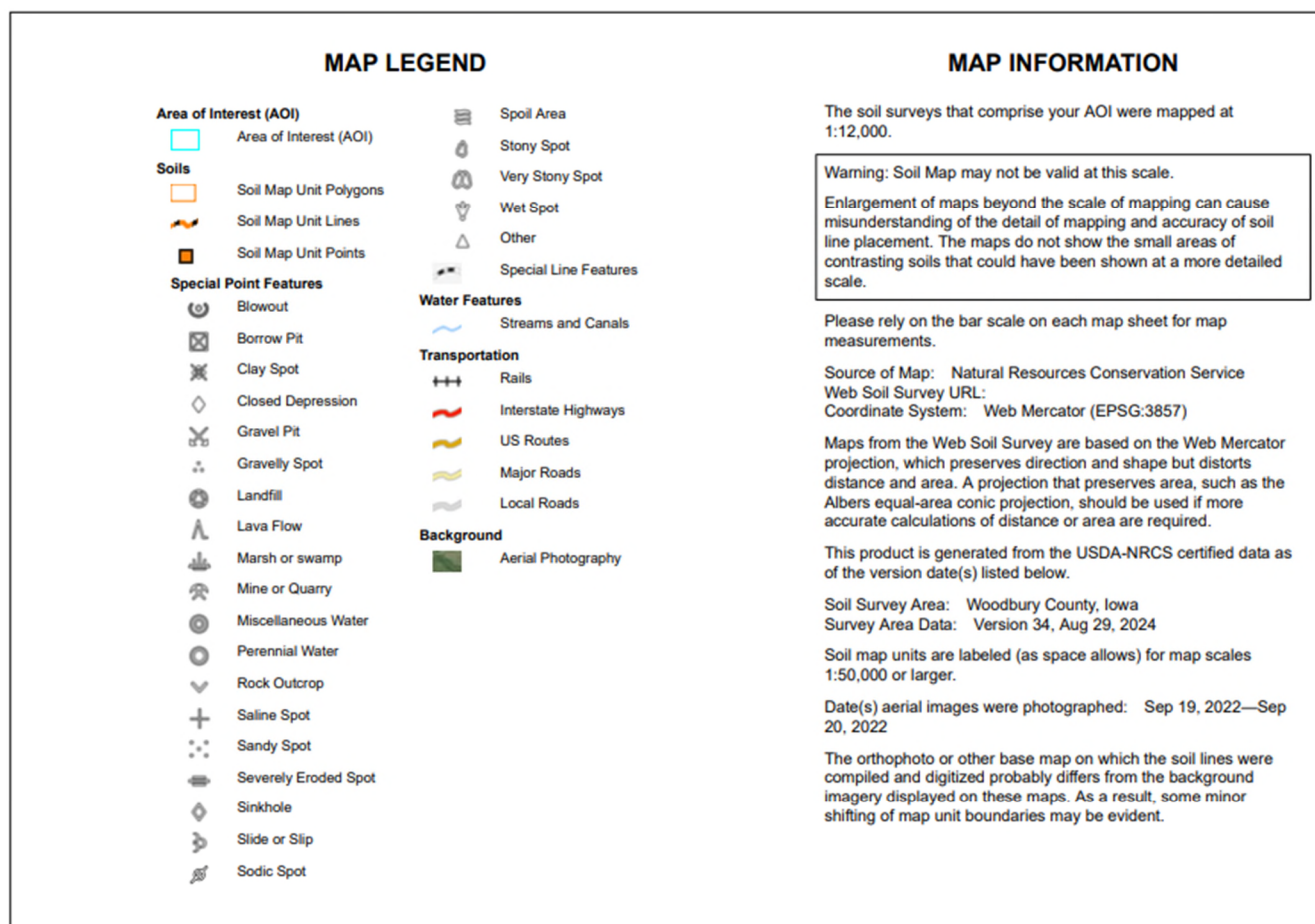
The following maps and reports provide additional site context for Parcel 894608100010 (1546 110th Street). They document soils, topography, flood hazard status, zoning, and assessor data relevant to the borrow-pit / grading activity.

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 (Ira 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)

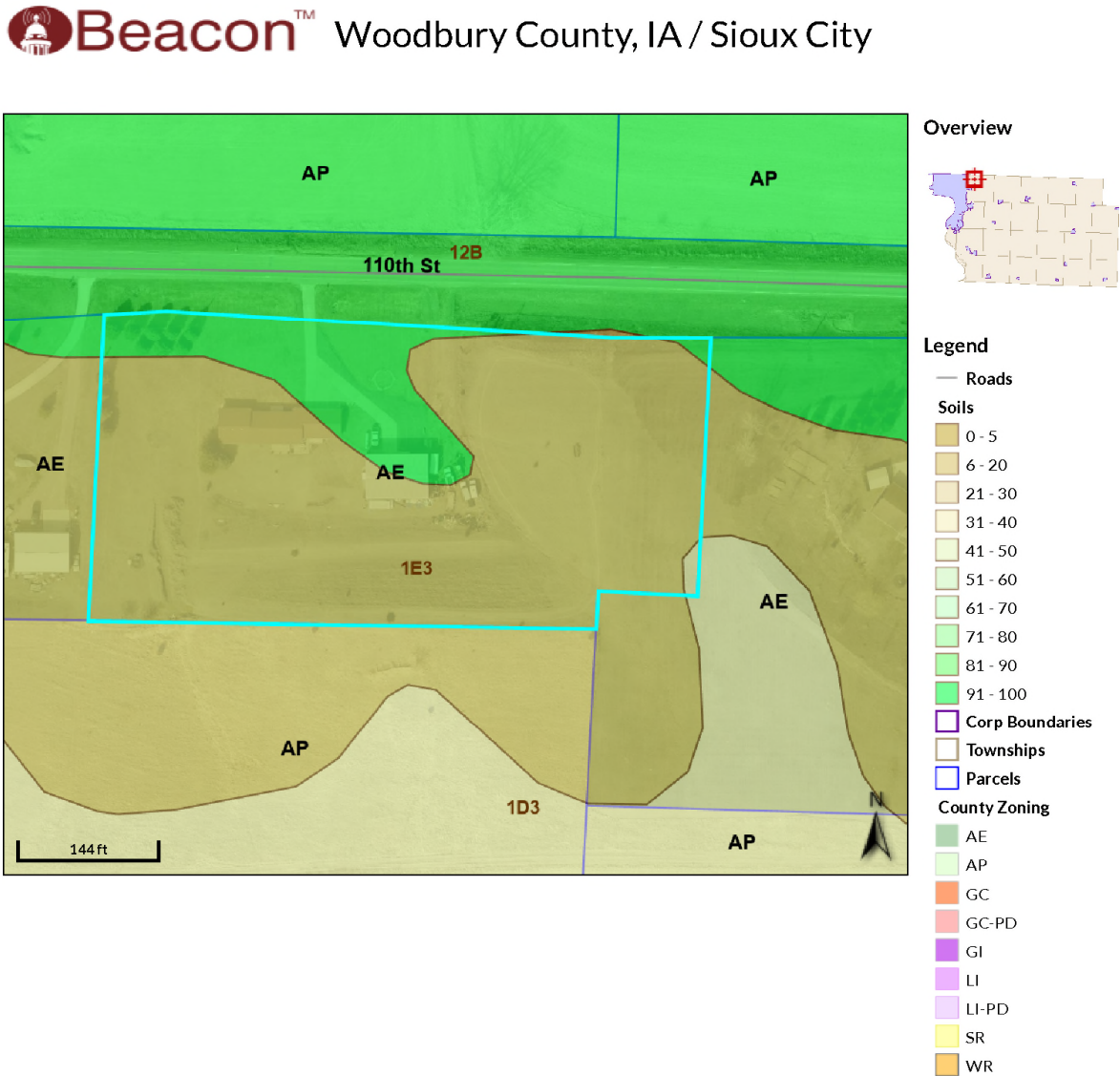
Soil Map—Woodbury County, Iowa

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

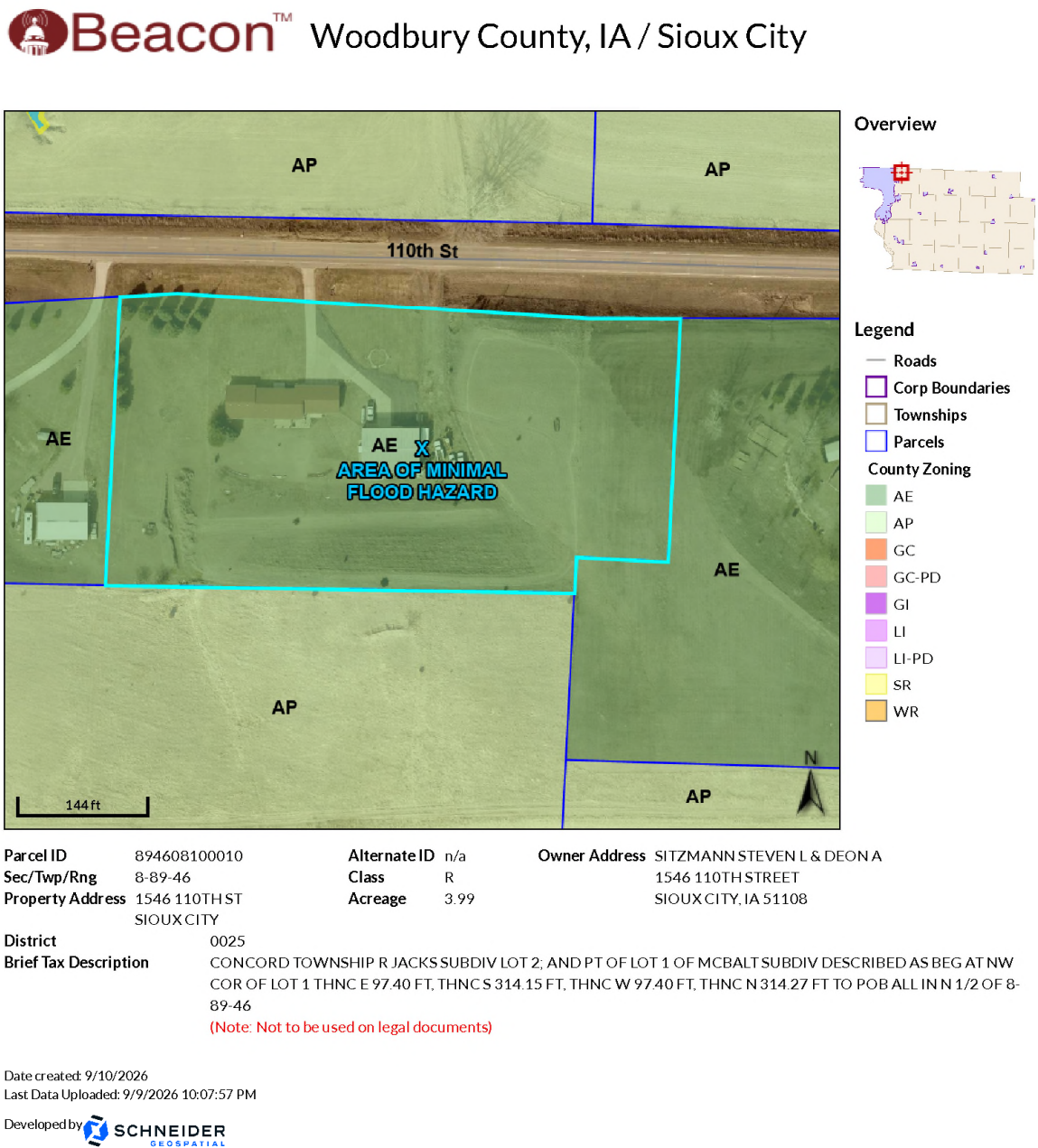
Topographic contours (approximate 2-ft interval) showing the sloping terrain on the south and east sides of the existing residence and machine shed. Contours rise from ~1200 ft near 110th Street to ~1270+ ft on the higher ground, illustrating the slope that the borrow-pit activity is intended to moderate.



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.



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

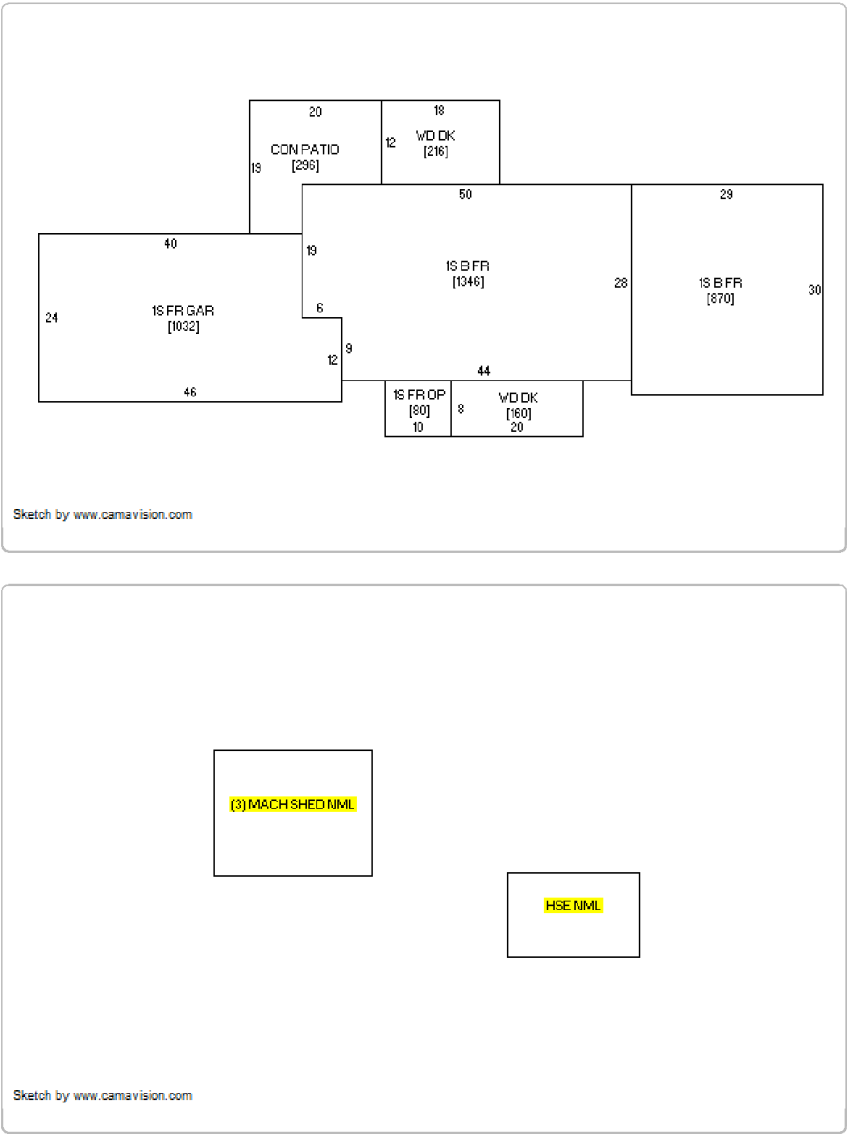


Sketches

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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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