

96
6/24/25

ORDINANCE NO. 21

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

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

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

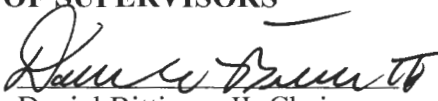
WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

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

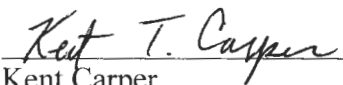
NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

Dated this 24th day of June, 2025.

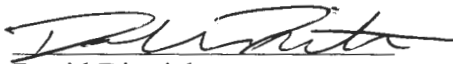
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

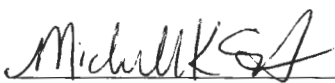

Daniel Bittinger II, Chairman

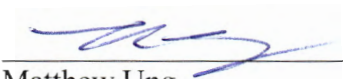
Mark Nelson, Vice-Chairman


Kent Carper

Attest:


David Dietrich


Michelle K. Skaff, Woodbury County Auditor


Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading 6/10/25

Date of Public Hearing and Second Reading 6/17/25

Date of Public Hearing and Third Reading 6/24/25

Date of Adoption 6/24/25

Published/Effective Date 7/1/25

ITEM ONE (1)

Property Owner(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on May 28, 2025, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW $\frac{1}{4}$ of the SW $\frac{1}{4}$ of Section 29, T86N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #864629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

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:

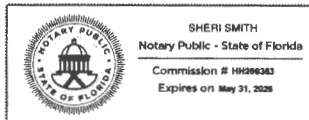
Edmar Corachia, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit 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:
Jul. 1, 2025

NOTICE ID: AyeR7vnRvswyIFUjRFpV
PUBLISHER ID: COL-IA-501977
NOTICE NAME: Ordinance 81 Publication - July 1, 2025
Publication Fee: \$101.95

Edmar Corachia

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 07/03/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 81, A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE
The Woodbury County Board of Supervisors held three public hearings, and readings on the following Ordinance No. 81, as indicated below, on Tuesday, June 10, 2025 at 4:40 PM, Tuesday, June 17, 2025 at 4:40 PM, and Tuesday, June 24, 2025 at 4:40 PM. The said hearings and readings were held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa 51101, in the Board of Supervisors' meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors conducted and approved the first reading of Ordinance No. 81 on Tuesday, June 10, 2025, the second reading of Ordinance No. 81 on Tuesday, June 17, 2025, and the third and final reading of Ordinance No. 81 on Tuesday, June 24, 2025. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 81 on Tuesday, June 24, 2025. Ordinance No. 81 becomes effective upon publication on Tuesday, July 1, 2025.

ORDINANCE NO. 81
A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE
WHEREAS the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder; and
WHEREAS the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment, all as by law provided; and the amendment is attached hereto marked Item One (1); and hereby make a part hereof; and
WHEREAS the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and
WHEREAS the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;
NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors duly assembled, that the aforesaid Zoning District is amended as shown on said attached Item One (1); and the previous zoning district designation shall be repealed upon the effective date of the amendment.
Dated this 24th day of June, 2025.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS
(Signed) _____
Dorrie Gillingham, Chairman
(Not Signed)
Mark Helton, Vice-Chairman
(Signed) _____
Kurt Carper
(Signed) _____
David Dietrich
(Signed) _____
Matthew Ling
Attest:
(Signed) _____
Michelle K. Scott, Woodbury County Auditor
Adoption Timeline:
Date of Public Hearing and First Reading: 6/10/25
Date of Public Hearing and Second Reading: 6/17/25
Date of Public Hearing and Third Reading: 6/24/25
Date of Adoption: 6/24/25
Published/Effective Date: 7/1/25

ITEM ONE (1)
Property Owners: New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501
Pellonier Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501
Pursuant to Section 2.02-4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on May 28, 2025, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:
Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the

eral Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T66N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #664629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

CCL-IA-501977

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:

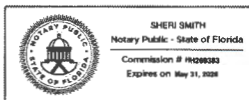
Rachel Cozart, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit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

PUBLICATION DATES:
Jun. 5, 2025

NOTICE ID: egNJjEV9SjBZWL3N6n3P
PUBLISHER ID: COL-IA-501831
NOTICE NAME: BOS-6-10-17-24-25
Publication Fee: \$68.19

Rachel Cozart

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/09/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Prooft.

NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE)

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, June 10, 2025 at 4:40 PM; Tuesday, June 17, 2025 at 4:40 PM and Tuesday, June 24, 2025 at 4:40 PM or as soon as possible thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the second and third public hearings may be waived by the Board of Supervisors. Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment. Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, c/o First Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Questions and/or comments should be sent to Daniel Presley at: dpresley@woodburycountyia.gov or at 712-279-6609. All persons who wish to be heard in regard to this matter should appear to participate in the aforesaid hearings.

Item One (1)
Zoning Ordinance Map Amendment (Rezone) Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by New Cooperative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW 1/4 of the SW 1/4 of Section 29, Township 49N, Range 100W, in the County of Woodbury and State of Iowa. The property is known as GCI Parcel #864829551012 and is described as:

W/2 TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty-nine Minutes Fifty-six Seconds (N 88°29'56") East along the South line of said Section, a distance of Two Hundred feet (200.00) to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirteen Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41) to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03) to the West line of a tract or land described in a Plat of Survey, filed in Plat 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89) to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97) to the Point of Beginning, containing an area of 12.32 acres, more or less.

Pellonver Applicant(s): New Cooperative Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.
COL-IA-501831

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:

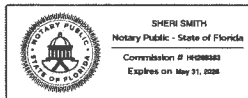
Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit 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:
May. 13, 2025

NOTICE ID: dkZ1OAd0Y6egfblwzYPC
PUBLISHER ID: COL-IA-501790
NOTICE NAME: ZC-2025-05-28
Publication Fee: \$117.84

Ankit Sachdeva

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 05/20/2025

S. Smith

Notary Public
Notarized remotely online using communication technology via ProoF.

**NOTICE OF PUBLIC HEARINGS
DURING A SPECIAL PUBLIC
MEETING BEFORE THE
WOODBURY COUNTY ZONING
COMMISSION**

The Woodbury County Zoning Commission will have a special public meeting and will hold public hearings on the following items hereafter described in detail on Wednesday, May 28, 2025 at 5:00 PM or as soon thereafter as the matters may be reconsidered.

Said public hearings will be held in the Board of Supervisors' meeting room, in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1155 and enter the Conference ID: 278-446-7529 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, May 23, 2025.

**Item One (1)
CONSIDERATION OF NUCLEAR ENERGY
FACILITIES, NUCLEAR WASTE STORAGE
AND/OR RELATED USES ZONING
ORDINANCE TEXT AMENDMENTS FOR A
RECOMMENDATION TO THE WOODBURY
COUNTY BOARD OF SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of nuclear energy facilities, nuclear waste storage, and/or related uses as land use options in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting these facilities, including nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and other related nuclear technologies. The Commission will consider options such as amending the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate nuclear energy facilities, nuclear waste storage and/or related uses as either allowed or conditional uses in specific zoning districts such as the General Industrial (G) Zoning District within Woodbury County. Additionally, the discussions may include amendments to add new sections related to nuclear energy facilities and nuclear waste storage and/or related uses, update definitions, renumber articles, sections, and pages, and/or reorganize the content of the Zoning Ordinance as necessary. The goal of the hearing is to gather public input and determine the appropriate way to address the potential inclusion of nuclear-related land uses in the Woodbury County Zoning Ordinance in terms of preparing a recommendation to the Woodbury County Board of Supervisors.

**Item Two (2)
CONSIDERATION OF BORROW PITS FOR
EARTHEN MATERIALS IN THE AE ZONING
DISTRICT ZONING ORDINANCE TEXT
AMENDMENT FOR A RECOMMENDATION
TO THE WOODBURY COUNTY BOARD OF
SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance. The proposed amendment would revise the Land Use Summary Table of Allowed Uses to change the classification of "borrow pits for earth materials" from a prohibited use to a conditional use in the Agricultural Estates (AE) Zoning District. Specifically, the amendment would update the table by replacing the "P" (prohibited) designation with a "C" (conditional use) in the AE zoning district column for "borrow pits for earth materials."

**Item Three (3)
ZONING ORDINANCE MAP AMENDMENT
(REZONE)**

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Name

operative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sioux Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #664629351012 and is described as:

W/2 TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

Petitioner Applicant(s): New Cooperative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.
Item Four (4)

CONSIDERATION OF PROPOSED MINOR SUBDIVISION

A PUBLIC HEARING FOR A PROPOSED MINOR SUBDIVISION: To be known as Washburn Addition, A Minor Subdivision to Woodbury County, Iowa, a three-lot minor subdivision in an 8.088-acre more or less portion of T86N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #694636200009. The property is approximately two-miles west of the City of Lawton and 3.5 miles east of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Owner/Applicant: Michael W. Washburn and Janine J. Washburn, 1545 Dallas Ave., Lawton, IA 51030.
COL-IA-501790