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Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



**Cover Sheet**

**Type of Document:** Ordinance

**Preparer Information:** Daniel J. Priestley, MPA - Zoning Coordinator  
(complete name-address-phone number) Woodbury County Community and Economic Development  
620 Douglas Street, Sixth Floor  
Sioux City, IA 51101

**Return Document to:**  
(complete name-address)

**Taxpayer Information:**  
(complete name-address)

**Grantor(s):** See Page 2

**Grantee(s):** See Page 2

**Legal Description:** See Page 2

ORDINANCE NO. 80

**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

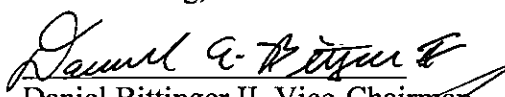
**WHEREAS** the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

**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District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.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 15<sup>th</sup> day of October, 2024.

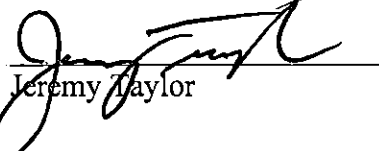
**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

\_\_\_\_\_  
Matthew Ung, Chairman

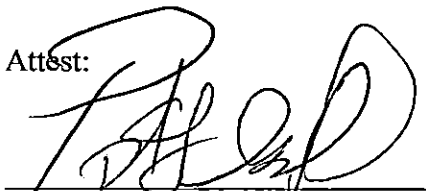
  
Daniel Bittinger II, Vice-Chairman

\_\_\_\_\_  
Mark Nelson

  
Keith Radig

  
Jeremy Taylor

Attest:

  
\_\_\_\_\_  
Patrick F. Gill, Woodbury County Auditor

Adoption Timeline:

Date of Public Hearing and First Reading 10/8/24

Date of Public Hearing and Second Reading 10/15/24

Date of Public Hearing and Third Reading Waived on 10/15/24

Date of Adoption 10/15/24

Published/Effective Date 10/22/24

## ITEM ONE (1)

Property Owner(s): Jimmie Lee Colyer & Renee T. Colyer, 1650 Old Highway 141, Sergeant Bluff, IA 51054.

Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Colyer & Renee T. Colyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 23, 2024**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 1.14-acre portion of the property located in the NW ¼ of the NE ¼ of Section 26, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884726200002 and is described as:

PART OF THE N.W.1/4 OF THE N.E.1/4 OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.0°00'19"E. ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W. FOR 390.29 FEET; THENCE N.0°00'19"W. FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4; THENCE N.88°42'30"E. ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING. CONTAINING 1.14 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W.1/4 OF THE N.E.1/4 IS ASSUMED TO BEAR N.88°42'30"E.

**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

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

State of Pennsylvania, County of Lancaster, ss:

Nicole Riegert, 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:**  
 Oct. 22, 2024

**NOTICE ID:** SBM8I19sfEnClogrJPP6  
**PUBLISHER ID:** COL-IA-500951  
**NOTICE NAME:** Adoption\_Ordinance\_80  
**Publication Fee:** \$91.36

*Nicole Riegert*

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

**VERIFICATION**

State of Pennsylvania  
 County of Lancaster

Commonwealth of Pennsylvania - Notary Seal  
 Nicole Burkholder, Notary Public  
 Lancaster County  
 My commission expires March 30, 2027  
 Commission Number 1342120

Subscribed in my presence and sworn to before me on this: 10/22/2024

*Nicole Burkholder*

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 80, A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

The Woodbury County Board of Supervisors held public hearings on the following Ordinance No. 80, as included below, on Tuesday, October 8, 2024 at 4:45 PM and Tuesday, October 15, 2024 at 4:45 PM. The said hearings were held at the Woodbury County Courthouse, 600 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. 80 on Tuesday, October 8, 2024; the second reading of Ordinance NO. 80 on Tuesday, October 15, 2024; and waived the third reading of Ordinance NO. 80 on Tuesday, October 15, 2024. The Woodbury County Board of Supervisors approved and adopted Ordinance NO. 80 on Tuesday, October 15, 2024. Ordinance NO. 80 becomes effective upon publication on Tuesday, October 22, 2024.

**ORDINANCE NO. 80**  
**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 regard to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment as set by law provided; which the amendment is attached hereto marked Item One (1); and hereby make a part hereto; and

**WHEREAS** the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has had 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 Ordinance be 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 18th day of October, 2024.  
**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

(Not Signed)  
 Matthew Ung, Chairman  
 (Signed)  
 David Edinger II, Vice-Chairman  
 (Signed)  
 Mark Nelson  
 (Signed)  
 Kelly Rading  
 (Signed)  
 Jeremy Taylor  
 Alder  
 (Signed)  
 Patrick F. Gill, Woodbury County Auditor

Adoption Timeline  
 Date of Public Hearing and First Reading: 10/8/24  
 Date of Public Hearing and Second Reading: 10/15/24  
 Date of Public Hearing and Third Reading: Waived on 10/15/24  
 Date of Adoption: 10/15/24  
 Published/Effective Date: 10/22/24

**ITEM ONE (1)**

Property Owners: Jimmie Lee Culyer & Renee T. Culyer, 1650 Old Highway 141, Sergeant Bluff, IA 51054.  
 Petitioner/Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1907 Grand Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Culyer & Renee T. Culyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.

Pursuant to Section 2.02.4 of the Woodbury County Zoning Ordinance, and in accordance with Section 305 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on September 23, 2024, 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 Pres-  
ervation (AP) Zoning District to the Agricultural  
Estate (AE) Zoning District for a 1.14-acre portion  
of the property located in the NW 1/4 of the NE 1/4 of  
Section 26, T62N R47W (Woodbury Township) in  
the County of Woodbury and State of Iowa. The  
property is known as GIS Parcel #32472620002  
and is described as:

PART OF THE N.W.1/4 OF THE NE.1/4 OF  
SECTION 26, TOWNSHIP 82 NORTH, RANGE  
47 WEST OF THE 5TH PRINCIPAL MERIDIAN,  
WOODBURY COUNTY, IOWA, DESCRIBED AS  
FOLLOWS: BEGINNING AT THE N.W. CORNER  
OF LOT 1, BAKERS ACRES, AN ADDITION  
TO WOODBURY COUNTY, IOWA; THENCE  
S 0°00'19"E, ALONG THE WEST LINE OF SAID  
LOT 1 FOR 267.10 FEET TO THE S.W. CORNER  
OF SAID LOT 1; THENCE N 65°43'07"W, FOR 40.00  
FEET, THENCE N 0°00'19"W, FOR 40.00  
FEET TO THE NORTH LINE OF SAID N.W.1/4  
OF THE NE.1/4; THENCE N 68°42'30"E, ALONG  
SAID NORTH LINE FOR 322.55 FEET TO THE  
POINT OF BEGINNING. CONTAINING 1.14  
ACRES, SUBJECT TO AND TOGETHER WITH  
ANY AND ALL EASEMENTS, RESTRICTIONS  
AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W.1/4  
OF THE NE.1/4 IS ASSUMED TO BEAR  
N 68°42'30"E.  
COL-1A-500951

**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

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

State of New Jersey, County of Hudson, ss:

Laquansay Nickson Watkins, 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:**  
 Oct. 3, 2024

**NOTICE ID:** Sut5E4G7Lw9KwOJT43We  
**PUBLISHER ID:** COL-IA-500837  
**NOTICE NAME:** BoS\_Baker\_Rezone  
**Publication Fee:** \$63.55

(Signed) *Laquansay Nickson Watkins*

**VERIFICATION**

State of New Jersey  
 County of Hudson

**SHANNEA H HOLMES**  
 NOTARY PUBLIC  
 STATE OF NEW JERSEY  
 My Commission Expires August 1, 2026

Subscribed in my presence and sworn to before me on this: 10/04/2024

*Shanea H Holmes*

Notary Public  
 Notarized remotely online using communication technology via Proof.

**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, October 8, 2024 at 4:45 PM, Tuesday, October 15, 2024 at 4:45 PM and Tuesday, October 22, 2024 at 4:45 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, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Questions and/or comments should be sent to Denise Pressley at: [opresley@woodburycountyiowa.gov](mailto:opresley@woodburycountyiowa.gov) or at 712-279-6656.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearing(s).

**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 public hearings 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 Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Colyer & Renee T. Colyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 1.14-acre portion of the property located in the NW ¼ of the NE ¼ of Section 26, T88N R47W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #684726300002 and is described as:

PART OF THE N.W. ¼ OF THE N.E. ¼ OF SECTION 26, TOWNSHIP 88 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE N.W. CORNER OF LOT 1, BAKER'S ACRES; AN ADDITION TO WOODBURY COUNTY, IOWA, THENCE S.070019'E ALONG THE WEST LINE OF SAID LOT 1 FOR 267.10 FEET TO THE S.W. CORNER OF SAID LOT 1, THENCE N.59°43'37"W FOR 360.28 FEET, THENCE N.070019'W FOR 40.00 FEET TO THE NORTH LINE OF SAID N.W. ¼ OF THE N.E. ¼, THENCE N.88°42'30"E ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS, AND COVENANTS.

NOTE: THE NORTH LINE OF SAID N.W. ¼ OF THE N.E. ¼ IS ASSUMED TO BEAR N.88°42'30"E.

Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Colyer & Renee T. Colyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054. Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Colyer & Renee T. Colyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054. ODL-IA-500837

**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

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

State of Florida, County of Orange, ss:

Kevin King, 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. 12, 2024

**NOTICE ID:** UtDJi9EI2Lg4DH520f4c  
**PUBLISHER ID:** COL-IA-500805  
**NOTICE NAME:** ZC\_Nuclear\_Rezone\_9\_23\_2024  
**Publication Fee:** \$74.81

*Kevin King*

(Signed)

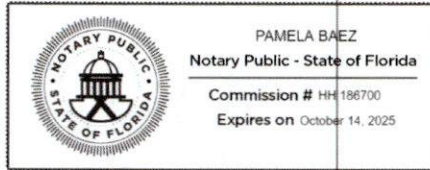
**VERIFICATION**

State of Florida  
 County of Orange

Subscribed in my presence and sworn to before me on this: 09/13/2024

*[Signature]*

Notary Public  
 Notarized remotely online using communication technology via Proof.



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

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on September 23, 2024 at 5:30 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 600 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 3rd floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 638 086 5374 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 600 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dppriestley@woodburycountyiowa.gov. City signed comments will be acknowledged and should be received no later than 10:00 AM on Wednesday, September 18, 2024.

**Item One (1): Nuclear Energy Facilities Zoning Ordinance Text Amendments**

The Woodbury County Zoning Commission will hold a public hearing to consider Zoning Ordinance Text Amendments for the addition of nuclear energy as land use options in the Woodbury County Zoning Ordinance. The hearing will include topics of how to approach the permitting of nuclear energy. Possible options may include to amend the Land Use Summary Table of Allowed Uses (Section 3.23.4) by adding nuclear energy and/or nuclear energy facilities as permitted allowed uses or conditional uses in all or select Woodbury County zoning districts. Zoning Ordinance Text Amendments may also be discussed pertaining to the addition of new sections pertaining to nuclear energy, nuclear energy facilities, definitions, the renumbering, and reorganization of content within the zoning ordinance.

**Item Two (2): Zoning Ordinance Map Amendment (Rezoning)**

Pursuant to Section 305 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 (rezoning) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee Coyer & Parnet T. Coyer (Owners), 1650 Old Highway 141, Sergeant Bluff, IA 51054.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 1.14-acre portion of the property located in the NW 1/4 of the NE 1/4 of Section 26, T56N R17W (Woodbury Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #66472620000 and is described as:

PART OF THE NW 1/4 OF THE NE 1/4 OF SECTION 26, TOWNSHIP 56 NORTH, RANGE 47 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: BEGINNING AT THE NW CORNER OF LOT 1, BANKERS ACRES, AN ADDITION TO WOODBURY COUNTY, IOWA; THENCE S.09D.15'E. ALONG THE WEST LINE OF SAID LOT 1 FOR 207.10 FEET TO THE S.W. CORNER OF SAID LOT 1; THENCE N.55°43'07"W FOR 380.29 FEET; THENCE N.09D.19'W FOR 40.00 FEET TO THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4; THENCE N.88°42'30"E ALONG SAID NORTH LINE FOR 322.55 FEET TO THE POINT OF BEGINNING, CONTAINING 1.14 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE NORTH LINE OF SAID NW 1/4 OF THE NE 1/4 IS ASSUMED TO BE AN N.88°42'30"E.  
 Petitioner Applicant(s): Sandra K. Baker Revocable Trust (Sandra K. Baker - Applicant), 1997 Carroll Avenue, Sergeant Bluff, IA 51054.

& Jimmie Lee Colyer & Renee T. Colyer (Owners),  
1650 Old Highway 141, Sergeant Bluff, IA 51054.  
Petitioner Applicant(s): Sandra K. Baker Revocable  
Trust (Sandra K. Baker - Applicant), 1997 Carol  
Avenue, Sergeant Bluff, IA 51054 & Jimmie Lee  
Colyer & Renee T. Colyer (Owners), 1650 Old  
Highway 141, Sergeant Bluff, IA 51054.  
OCL-IA-500605