

Instrument #: 2025-07080
07/16/2025 11:25:54 AM Total Pages: 7
ORDNC ORDINANCE
Recording Fee: \$ 0.00

Michelle K Skaff 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 (Planning and Zoning)
620 Douglas Street, Sixth Floor
Sioux City, IA 51101

Return Document to: Box
(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. 82

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.*

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE TEXT AMENDMENTS BE MADE:

Amendment #1:

The Woodbury County Zoning Ordinance, Article 3, Section 3.03.4, Land Use Summary Table of Allowed Uses in each Zoning District on Page 37, is hereby amended to revise the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the following zoning district:

- AE — Agricultural Estates Zoning District

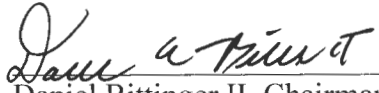
The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03.4) shall be amended to reflect the following:

- In the row for "Borrow pits for earth materials," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

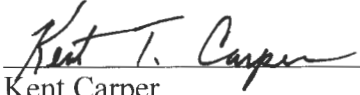
Explanation: this Zoning Ordinance Text Amendment establishes the use of "Borrow pits for earth materials" as a Conditional Use in the Agricultural Estates (AE) Zoning District.

Dated this 1st day of July, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

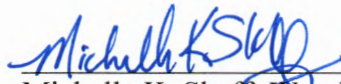

Daniel Bittinger II, Chairman


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 6/17/25

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

Date of Public Hearing and Third Reading 7/1/25

Date of Adoption 7/1/25

Published/Effective Date 7/8/25

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:

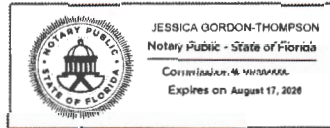
Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit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

PUBLICATION DATES:
Jul. 8, 2025

NOTICE ID: LtNjoNsO7FBbikSF5cAh
PUBLISHER ID: COL-IA-502002
NOTICE NAME: Ordinance 82 Publication - July 8, 2025
Publication Fee: \$60.90

Ankit Sachdeva

(Signed)



VERIFICATION

State of Florida
County of Orange

Subscribed in my presence and sworn to before me on this: 07/10/2025

J. Rao

Notary Public
Notarized remotely online using communication technology via Prof.

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 82, AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

The Woodbury County Board of Supervisors held three public hearings and readings on the following Ordinance No. 82, as included below, on Tuesday, June 17, 2025 at 4:45 PM, Tuesday, June 24, 2025 at 4:45 PM, and Tuesday, July 1, 2025 at 4:45 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. 82 on Tuesday, June 17, 2025, the second reading of Ordinance No. 82 on Tuesday, June 24, 2025, and the third and final reading of Ordinance No. 82 on Tuesday, July 1, 2025. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 82 on Tuesday, July 1, 2025. Ordinance No. 82 becomes effective upon publication on Tuesday, July 8, 2025.

ORDINANCE NO. 82
WOODBURY COUNTY, IOWA
AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE TEXT AMENDMENTS BE MADE:

Amendment #1:

The Woodbury County Zoning Ordinance, Article 3, Section 3.03.4, Land Use Summary Table of Allowed Uses in each Zoning District on Page 57, is hereby amended to revise the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the following zoning district:

- AE - Agricultural Estates Zoning District

The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03.4) shall be amended to reflect the following:

- In the row for "Borrow pits for earth materials," repeal and replace the designation "-" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

Explanation: this Zoning Ordinance Text Amendment establishes the use of "Borrow pits for earth materials" as a Conditional Use in the Agricultural Estates (AE) Zoning District.

Dated this 1st day of July, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS:

(Signed) _____
Daniel Billinger II, Chairman
(Signed) _____
Mark Nelson, Vice-Chairman
(Signed) _____
Kent Carper
(Not Signed) _____
David Dietrich
(Not Signed) _____
Matthew Ung
Attest:
(Signed) _____
Michelle K. Skiff, Woodbury County Auditor

Adoption Timeline:
Date of Public Hearing and First Reading: 6/17/25
Date of Public Hearing and Second Reading: 6/24/25
Date of Public Hearing and Third Reading: 7/1/25
Date of Adoption: 7/1/25
Published/Effective Date: 7/8/25
COL-IA-502002

AFFIDAVIT OF PUBLICATION

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

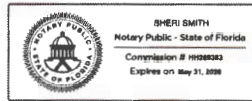
State of Florida, County of Broward, ss:

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. 12, 2025

NOTICE ID: ouKoWzouZ4oMfFDMAhfd
PUBLISHER ID: COL-IA-501898
NOTICE NAME:
BOS_BORROW_PUBLIC_HEARINGS_PUB_61225_61462471
Publication Fee: \$46.34

Rachel Cozart
(Signed)



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 06/13/2025

S. Smith

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 TEXT AMENDMENT CONCERNING BORROW PITS FOR EARTH MATERIALS AS A CONDITIONAL USE IN THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, described in detail below, on Tuesday, June 17, 2025, at 4:45 PM, Tuesday, June 24, 2025, at 4:45 PM, and Tuesday, July 1, 2025, at 4:45 PM, or as soon thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third public hearings and readings if deemed appropriate.

Said hearings and readings will be held at the Woodbury County Courthouse, 820 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement. Persons wishing to participate in the public hearings may attend in person to provide comments.

Copies of the proposed amendment are available for review at the Woodbury County Auditor's Office, located at the Woodbury County Courthouse, 820 Douglas Street, Sioux City, Iowa. Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 820 Douglas St., Sioux City, IA 51101, or to Daniel Prestley at dprestley@woodburycountyowa.gov. For questions, contact Daniel Prestley at 712-279-6609.

All persons wishing to be heard regarding this matter are encouraged to attend and participate in the aforesaid hearing(s).

Item One (1)
CONSIDERATION OF BORROW PITS FOR EARTH MATERIALS IN THE AE ZONING DISTRICT ZONING ORDINANCE TEXT AMENDMENT

SUMMARY OF THE ZONING ORDINANCE TEXT AMENDMENT (ORDINANCE): The Woodbury County Board of Supervisors will hold public hearings to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance on Page 37. 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 "-" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Borrow pits for earth materials."

Explanation: this Zoning Ordinance Text Amendment establishes the use of "Borrow pits for earth materials" as a Conditional Use in the Agricultural Estates (AE) Zoning District. COL-IA-501898

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:

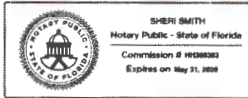
Ankit Sachdeva, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit 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 heretofore described in detail on Wednesday, May 28, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 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 712-454-1533 and enter the Conference ID: 278 446 7528 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: d.priestley@woodburycountycwa.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 various sections, and codes, 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 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 538 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 New

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 (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #664629351012 and is described as:

W/4 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 T89N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #694635200009. 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 51330.
CCL-IA-501790