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ORDNC ORDINANCE
Recording Fee: \$ 0.00

Michelle K Skaff Auditor/Recorder Woodbury County Iowa



Cover Sheet

Type of Document: Ordinance

Box

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. 88

**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District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.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 20th day of January, 2026.

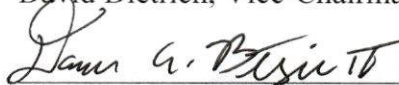
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS



Mark Nelson, Chairman



David Dietrich, Vice-Chairman

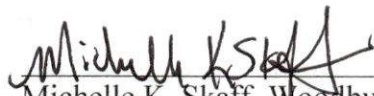


Daniel Bittinger II

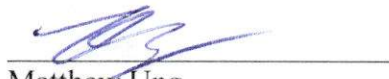
Attest:



Kent Carper



Michelle K. Skaff, Woodbury County Auditor



Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading 1/13/26

Date of Public Hearing and Second Reading 1/20/26

Date of Public Hearing and Third Reading Waived on 1/20/26

Date of Adoption 1/20/26

Published/Effective Date 1/29/26

ITEM ONE (1)

Property Owner(s): Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275th St., Salix, IA 51052

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 **December 22, 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 Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less
Subject to any and all easements of record

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:

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:
 Jan. 29, 2026

NOTICE ID: McQWD5rYlcq8y44PmZW3
PUBLISHER ID: COL-IA-502749
NOTICE NAME: NOTICE OF ADOPTION AND EFFECTIVE DATE ORD. 88
Publication Fee: \$94.67

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 01/29/2026



Notary Public
 Notarized remotely online using communication technology via Proof.

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE NO. 88, A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE

The Woodbury County Board of Supervisors held public hearings and readings on the following Ordinance No. 88, as indicated below: on Tuesday, January 13, 2026 at 4:40 PM and Tuesday, January 20, 2026 at 4:40 PM. The said hearings and readings 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 concluded and approved the first reading of Ordinance No. 88 on Tuesday, January 13, 2026, the second reading of Ordinance No. 88 on Tuesday, January 20, 2026, and waived the third and final reading on Tuesday, January 20, 2026. The Woodbury County Board of Supervisors approved and adopted Ordinance No. 88 on Tuesday, January 20, 2026. Ordinance No. 88 becomes effective upon publication on Thursday, January 29, 2026.

**ORDINANCE NO. 88
 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, 2003, 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 29th day of January, 2026.
THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS
 (Signed)
 Mark Nelson, Chairman
 (Signed)
 David Dietrich, Vice-Chairman
 (Signed)
 Daniel Billinger II
 (Signed)
 Kent Carper
 (Signed)
 Matthew Ling
 Attest:
 (Signed)
 Michele K. Scaff, Woodbury County Auditor
 Adoption Timeline:
 Date of Public Hearing and First Reading 1/13/26
 Date of Public Hearing and Second Reading 1/20/26
 Date of Public Hearing and Third Reading Waived on 1/20/26
 Date of Adoption 1/20/26
 Published/Eff. Date 1/29/26

ITEM ONE (1)

Property Owner(s): Robert B. Ankerstjerne, 1401 27th St., Saix, IA 51062
 Petitioner Applicant(s): Robert Ankerstjerne, 1401 27th St., Saix, IA 51062

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 December 22, 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 Agricultural Estate (AE) Zoning District for a 7.99.



PAMELA BAEZ
 Notary Public - State of Florida

Commission # HH 732409
 Expires on October 19, 2029

7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 88 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 88 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degree, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degree, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degree, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning.

Said tract contains 7.99 Acres more or less
Subject to any and all easements of record
GOL-1A-502749

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 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:
 Jan. 8, 2026

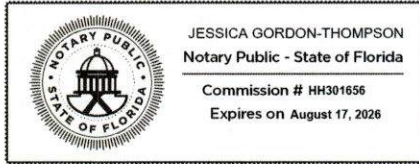
NOTICE ID: SXoMS5R8adZRjyEYMPmPv
PUBLISHER ID: COL-IA-502676
NOTICE NAME:
 BOS_PHS_ANKERSTJERNE_REZONE_APtOAE_113202726
Publication Fee: \$77.45

Ankit Sachdeva

(Signed) _____

VERIFICATION

State of Florida
 County of Orange



Subscribed in my presence and sworn to before me on this: 01/08/2026

J. Ra

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) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below on Tuesday, January 13, 2026, at 4:40 PM; Tuesday, January 20, 2026, at 4:40 PM; and Tuesday, January 27, 2026, at 4:40 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

These hearings and ordinance readings will take place in the Board of Supervisors' meeting room, located in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Interested individuals may attend in person to provide comments.

Copies of the proposed amendments are available for public inspection at the Woodbury County Auditor's Office, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa during normal business hours of Monday through Friday, 8:00 AM to 4:30 PM. If adopted, the ordinance will become effective upon publication of this summary or the complete text of the ordinance following final passage by the Board of Supervisors, unless a subsequent effective date is specified in the ordinance.

Written comments may be submitted by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Darrel Priestley at dpriestley@woodburycountyia.gov. For inquiries, contact Daniel Priestley at 712-279-6639.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearings.

CONSIDERATION OF A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

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

Pursuant to Section 326 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings and ordinance readings 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 Robert B. Ankerstjerne, 1401 275th St., Salk, IA 51522.

The proposal is to rezone a portion of the property located on Parcel #8747240009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 88 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 88 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M., thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced hereafter) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 711.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 308.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes,

Seconds East for a distance of 908.50 feet, thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record
Petitioner Applicant(s): Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052
This zoning ordinance map amendment does not impose any new fines, penalties, forfeitures, fees, or taxes beyond those already in the existing zoning ordinance.
COL-IA-502676

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:

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:
 Dec. 11, 2025

NOTICE ID: hB5hv5dGu23sLZBKuyte
PUBLISHER ID: COL-IA-502626
NOTICE NAME: ZC_2025_12_22_PHS
Publication Fee: \$96.65

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 12/12/2025

Notary Public
 Notarized remotely online using communication technology via Proof.


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

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, December 22, 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 8th 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 712-684-1133 and enter the Conference ID: 838 056 537 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dppriestley@woodburycountyia.gov. Only signed statements will be considered and should be received no later than 11:00 AM on Wednesday, December 17, 2025.

**Item One (1)
 MINOR SUBDIVISION**
PROPOSED MINOR SUBDIVISION: To be known as Wingert & Clark Addition. Taylor Clark has submitted an application for the Wingert Family Trust for this one-lot minor subdivision. The proposed one (1) of subdivision includes a division of 5.00 acres from Parcel #894607400034, located in the SW 1/4 of the SE 1/4, Section 7, 18th Range (Plym Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. Applicant/Owner: Taylor Clark, 1821 180th St., Lawton, IA 51030-9720 / Wingert Family Trust, 1855 180th Street, Lawton, IA 51030-9720.

**Item Two (2)
 MINOR SUBDIVISION**
PROPOSED MINOR SUBDIVISION: To be known as Snyder's Bend Addition. Robert B. Anvers-Jørgensen has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 2.99 acres into four (4) approximately two (2) acre lots from a portion of Parcel #674732430029, located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 8th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 5.01:1-B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Anvers-Jørgensen, 1401 275th St., Salix, IA 51052.

**Item Three (3)
 ZONING ORDINANCE MAP AMENDMENT
 (REZONE)**
PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider 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 Robert B. Anvers-Jørgensen, 1401 275th St., Salix, IA 51052.



PAMELA BAEZ
 Notary Public - State of Florida

Commission # HH 732409
 Expires on October 19, 2029



The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degree, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degree, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degree, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record
COL-IA-502626