WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/14/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Daniel Priestley

Wording for Agenda Item:

a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012. c. If applicable, the Board of Supervisors may choose to waive the third reading and hearing if deemed appropriate under Iowa Code Chapter 331.302. d. If applicable, approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 as the Final Reading. e. If applicable, adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012.

Action Required:

Approve Ordinance ☒ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☒ Informational ☐ Attachments ☒

Set Time: 4:48 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, Sam M. Peterson, has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for an approximately 8.06-acre (7.46 net acre) property identified as Parcel #884703400012, located at 1555 170th Lane, Sioux City, IA 51106 (Woodbury Township). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Woodbury County Zoning Commission reviewed the application during their meeting on September 28, 2026, and has forwarded a final report and affirmative recommendation for approval. Per public notice

requirements, additional hearings are tentatively scheduled for October 20, 2026, and October 27, 2026 both at 4:48 PM, unless waived by the Board pursuant to Iowa Code Section 331.302.

Recommendation:

a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012. c. If applicable, the Board of Supervisors may choose to waive the third reading and hearing if deemed appropriate under Iowa Code Chapter 331.302. d. If applicable, approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 as the Final Reading. e. If applicable, adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012.

Attachments:

Backup Materials

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: Sam M. Peterson

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Zoning Commission Recommendation

WOODBURY COUNTY
ZONING COMMISSION
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Rezone from AP to AE on Parcel #884703400012 for Sam M. Peterson

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by Sam M. Peterson to rezone Parcel #884703400012 (1555 170th Lane, Sioux City, Iowa 51106), 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, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Yule Turkey Farms Incorporated by warranty deed on November 13, 2025. The 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 rezone is required due to density limits under Zoning Ordinance Section 3.01.1 B (with existing houses to the south and at the Frank Asphalt location, a third house within the quarter-quarter section triggers the density limit). An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning, places housing near existing housing, and the property is not in the floodplain. The Future Land Use Map context supports the request, and AE retains substantial agricultural rights similar to AP.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented on the property at 1555 170th Lane. (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 1st day of October, 2026.

Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Zoning Commission Draft Minutes from September 28, 2026

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.

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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

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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.

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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.

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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

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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.

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PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) PROCESS)

ORDINANCE NO. _____

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 ____ day of _____, 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_____
Date of Public Hearing and Second Reading_____
Date of Public Hearing and Third Reading_____
Date of Adoption_____
Published/Effective Date_____

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ITEM ONE (1)

Property Owner(s): Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106
Property Address: 1555 170th Lane, Sioux City, Iowa 51106 (Woodbury Township)
Parcel #: 884703400012

Petitioner/Applicant(s): Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

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 28, 2026,** 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 the real estate identified as Parcel #884703400012, located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (net approximately 7.46 acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106. The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Draft Ordinance — ITEM ONE (1) Legal Description

Application Details

Date Received: September 2, 2026 (Case #7213)

Fee: $408.70

Owner / Applicant: Sam M. Peterson

Address: 1592 170th Street, Sioux City, IA 51106

Property Address: 1555 170th Lane, Sioux City, IA 51106

Engineer / Surveyor: Not specified / Legal description from Warranty Deed 2025-12016

Pre-application meeting: August 17, 2026 — Staff present: D. Priestley

Property Information

Property Address / Vicinity: 1555 170th Lane, Sioux City, IA 51106 — Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West (Woodbury Township), along 170th Street / access road.

Parcel ID(s): 884703400012

Total Acres (subject of rezone): approximately 8.06 gross acres (includes 0.60 acres more or less of road right-of-way easement); net approximately 7.46 acres.

Current Use: Agriculture / Empty Land (existing agricultural buildings present)

Proposed Use: Agricultural Estates (AE) residential / estate uses compatible with surrounding rural residential development — Single Family Home

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): The weighted average CSR2 is approximately 61.5.

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant, Sam M. Peterson, requests approval of a zoning district map amendment to rezone Parcel No. 884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms, Inc., by Warranty Deed recorded as Document No. 2025-12016 on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres, located in the SW¼ of the SE¼ of Section 3-88-47. The property has frontage and access via an existing access road connecting to 170th Street.

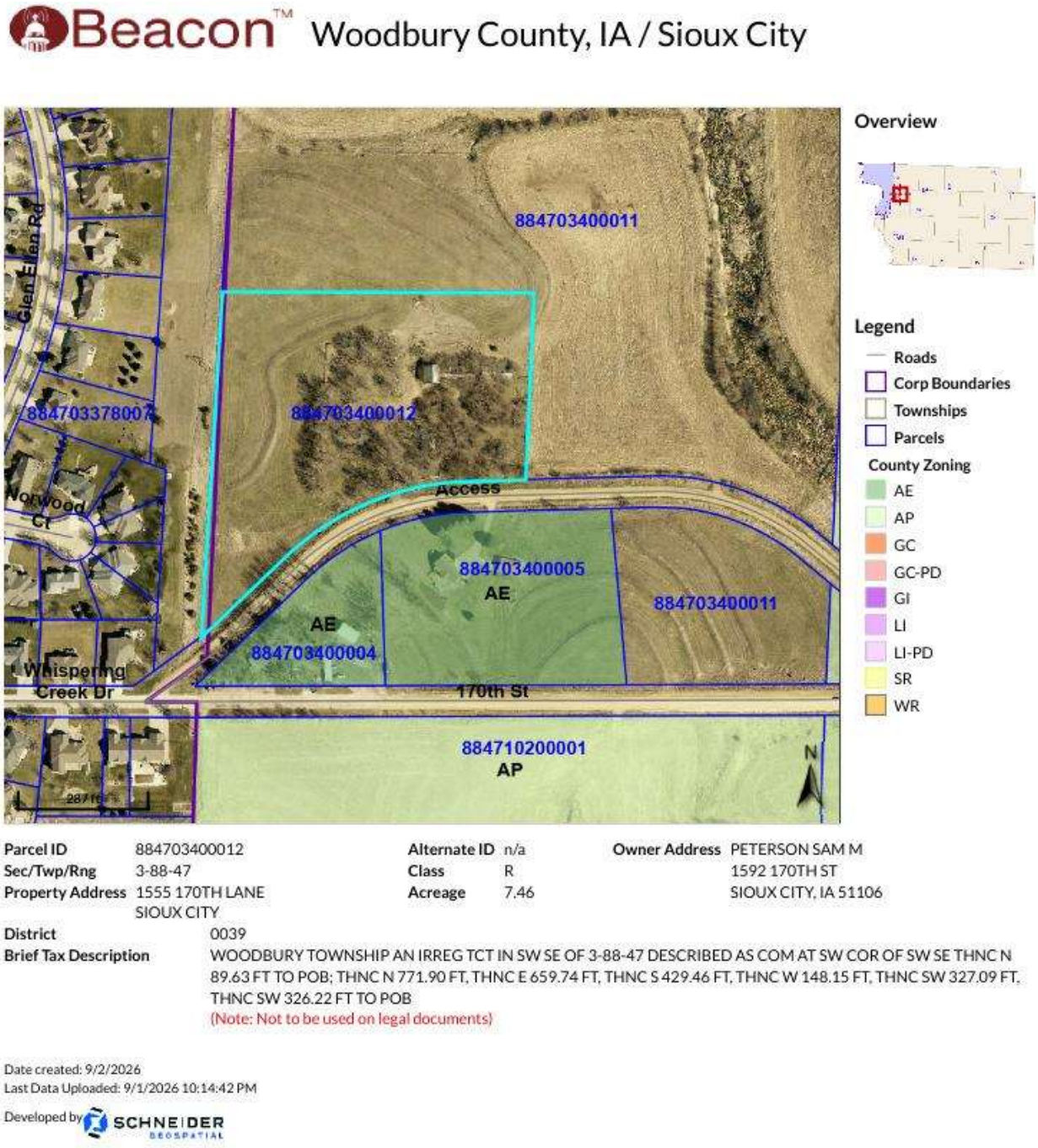
Under the Woodbury County Zoning Ordinance, the AP District is intended to preserve productive agricultural land and limit nonfarm residential density. The AE District is intended to accommodate low-density residential development on larger lots in a manner compatible with surrounding agricultural and rural estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and a city development to the west. AP-zoned agricultural land remains to the north and east. Accordingly, the requested rezoning represents a logical extension of the established AE residential-estate development pattern rather than the introduction of a spot zone into a predominantly agricultural area. The property is located within an Area of Minimal Flood Hazard, according to FEMA and Beacon mapping. No Special Flood Hazard Area is mapped on the subject parcel. Any future residential development would remain subject to all applicable building, setback, driveway, utility, and other county requirements.

In late July, county staff discovered that the property owner had commenced grading activities without addressing the matter with county staff. The owner subsequently contacted the County to obtain a building permit; however, the permit application could not proceed because the property was located in the AP Zoning District. The property owner was then instructed to submit this rezoning application to address the zoning

issue. It was later discovered that the property owner and contractor had commenced construction of a residence without building permit approval. County staff verbally instructed the property owner and contractor to cease construction activities pending resolution of the zoning and permitting issues. County staff subsequently issued a letter dated September 23, 2026 addressing the matter.

Location Map

See attached Beacon GIS Zoning Map, Soil/Floodplain Map, and Parcel Report for Parcel #884703400012. The property is located south of Whispering Creek Drive / Glen Ellen Road residential areas, north of 170th Street agricultural lands, with access via a private/access road off 170th Street. Adjacent parcels to the west and nearby are zoned AE; parcel immediately south (884710200001) is AP.



Beacon Zoning Map — Parcel 884703400012 (outlined) showing surrounding AE and AP districts

Beacon™ Woodbury County, IA / Sioux City



Parcel ID	884703400012	**Alternate ID**	n/a	**Owner Address**	PETERSON SAM M
Sec/Twp/Rng	3-88-47	**Class**	R		1592 170TH ST
Property Address	1555 170TH LANE SIOUX CITY	**Acreage**	7.46		SIOUX CITY, IA 51106
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

Date created: 8/18/2026
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Beacon Aerial / Parcel Detail Map

Evaluation Criteria

The Planning and Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria (per Woodbury County Zoning Ordinance):

- Conformance with the goals and objectives set forth in the approved General Development Plan / Comprehensive Plan for Woodbury County including the Future Land Use Map;

- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) / CSR2 of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

Staff Response to Criteria and Recommendation

Conformance with the goals and objectives set forth in the approved Comprehensive Plan / Future Land Use Map

The Woodbury County Comprehensive Plan 2040 (adopted May 7, 2024) emphasizes managed growth, protection of productive agricultural lands where appropriate, and accommodation of rural residential development in locations that are logical extensions of existing patterns rather than leapfrog development into prime agricultural cores.

The subject property is already partially developed and is surrounded on multiple sides by established AE-zoned residential estate subdivisions (Whispering Creek, Glen Ellen, Norwood Court, Canterbury Court, and related areas). Rezoning this 7.46-net-acre parcel to AE supports orderly rural residential / estate development consistent with the surrounding land-use pattern and the AE district's purpose of providing residential opportunities on larger lots compatible with agricultural surroundings.

The proposal aligns with Comprehensive Plan principles of utilizing land already under private ownership adjacent to existing residential development and avoiding unnecessary fragmentation of larger contiguous agricultural tracts further from the urban fringe.

Compatibility and conformance with the policies and plans of other agencies

The property is mapped as an Area of Minimal Flood Hazard. No Iowa DNR Base Flood Elevation determination is required for the subject parcel based on current mapping. County Engineer review of any future driveway or access improvements would be required. No known major utility corridor conflicts that cannot be addressed through standard easements and setbacks have been identified.

Consideration of the Corn Suitability Rating (CSR) of the property

USDA Web Soil Survey data for the Area of Interest (Parcel #884703400012) shows the following estimated CSR2 values:

- 1E3 (Ida silt loam, 14–20% slopes, severely eroded): CSR2 18 — 1.5 acres (18.3%)
- 10D2 (Monona silt loam, 9–14% slopes, eroded): CSR2 60 — 3.9 acres (46.2%)
- 10C2 (Monona silt loam, 5–9% slopes, eroded): CSR2 86 — 0.7 acres (8.8%)
- 12C (Napier silt loam, 5–9% slopes): CSR2 89 — 2.2 acres (26.7%)

Total AOI: 8.4 acres. The weighted average CSR2 is approximately 61.5.

While portions of the parcel contain higher-productivity soils (CSR2 86 and 89), nearly half the acreage is rated only 60 and almost one-fifth is severely limited (CSR2 18). Combined with the irregular parcel configuration, existing access road, residual agricultural buildings, and immediate adjacency to residential estate lots, these factors significantly limit the practicality of continued commercial-scale agricultural operations. The AE district continues to permit agricultural uses compatible with residential estates.



USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/10/2026
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- <= 18
- > 18 and <= 60
- > 60 and <= 86
- > 86 and <= 89
- Not rated or not available

Soil Rating Lines
- <= 18
- > 18 and <= 60
- > 60 and <= 86
- > 86 and <= 89
- Not rated or not available

Soil Rating Points
- <= 18
- > 18 and <= 60
- > 60 and <= 86
- > 86 and <= 89
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service
Web Soil Survey URL:
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

Soil Survey Area: Woodbury County, Iowa
Survey Area Data: Version 35, Sep 9, 2025

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	1.5	18.3%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	0.7	8.8%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	3.9	46.2%
12C	Napier silt loam, 5 to 9 percent slopes	89	2.2	26.7%
Totals for Area of Interest			**8.4**	**100.0%**

Description

This attribute is only applicable to soils in the state of Iowa. Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the State of Iowa according to their potential for the intensive production of row crops. The CSR2 is an index that can be used to rate the potential yield of one soil against that of another over a period of time. Considered in the ratings are average weather conditions and frequency of use of the soil for row crops. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils that are severely limited for the production of row crops.

When the soils are rated, the following assumptions are made: a) adequate management, b) natural weather conditions (no irrigation), c) artificial drainage where required, d) no frequent flooding on the lower lying soils, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcrops, field boundaries, and noncrossable drainageways. Even though predicted average yields will change with time, the CSR2 values are expected to remain relatively constant in relation to one another over time.

Rating Options

Aggregation Method: No Aggregation Necessary

Aggregation is the process by which a set of component attribute values is reduced to a single value that represents the map unit as a whole.

A map unit is typically composed of one or more "components". A component is either some type of soil or some nonsoil entity, e.g., rock outcrop. For the attribute being aggregated, the first step of the aggregation process is to derive one attribute value for each of a map unit's components. From this set of component attributes, the next step of the aggregation process derives a single value that represents the map unit as a whole. Once a single value for each map unit is derived, a thematic map for soil map units can be rendered. Aggregation must be done because, on any soil map, map units are delineated but components are not.

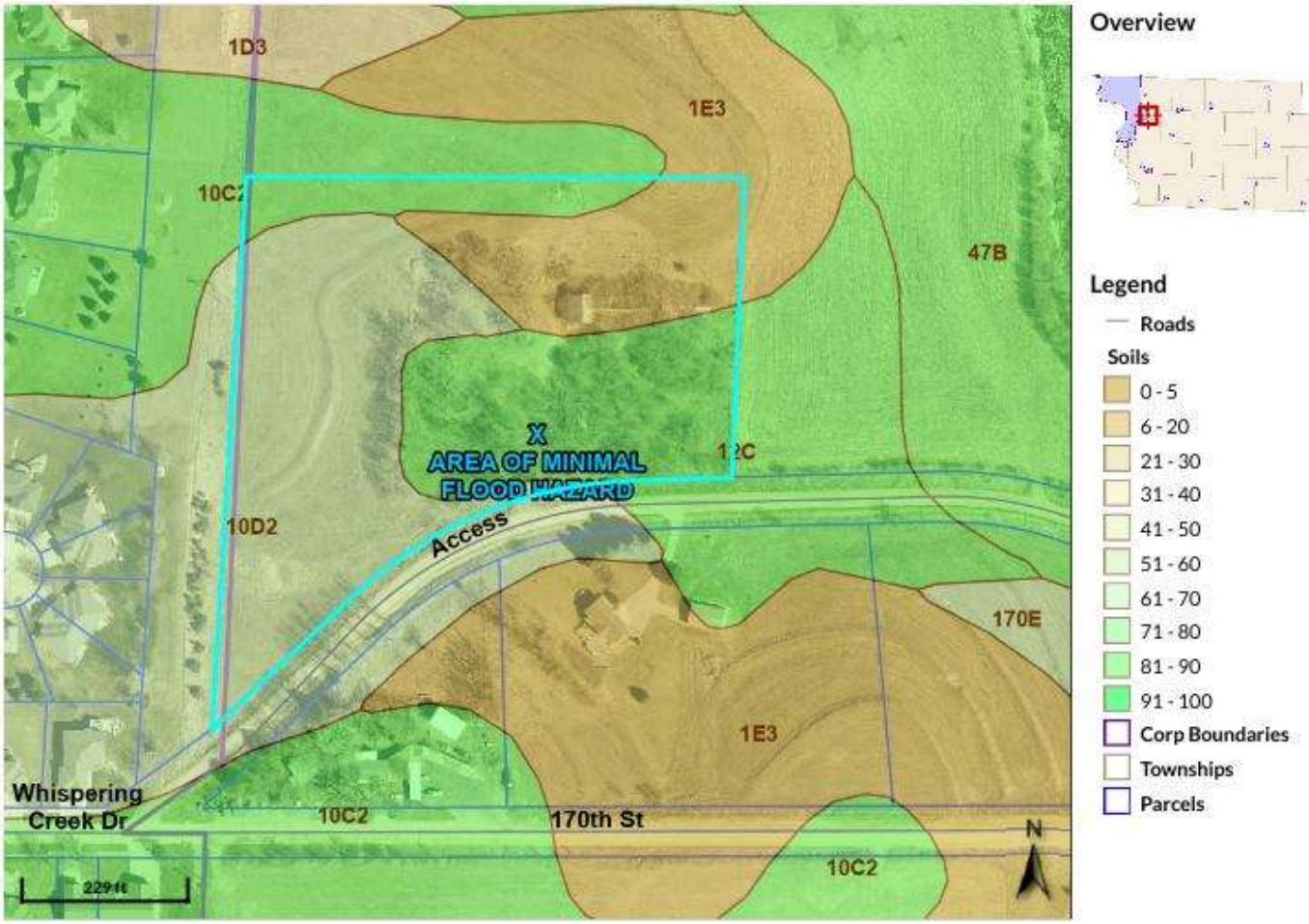
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

The majority of soil attributes are associated with a component of a map unit, and such an attribute has to be aggregated to the map unit level before a thematic map can be rendered. Map units, however, also have their own attributes. An attribute of a map unit does not have to be aggregated in order to render a corresponding thematic map. Therefore, the "aggregation method" for any attribute of a map unit is referred to as "No Aggregation Necessary".

Tie-break Rule: Higher

The tie-break rule indicates which value should be selected from a set of multiple candidate values, or which value should be selected in the event of a percent composition tie.

Beacon™ Woodbury County, IA / Sioux City



Parcel ID	884703400012	**Alternate ID**	n/a	**Owner Address**	PETERSON SAM M
Sec/Twp/Rng	3-88-47	**Class**	R		1592 170TH ST
Property Address	1555 170TH LANE SIOUX CITY	**Acreage**	7.46		SIOUX CITY, IA 51106

District 0039

Brief Tax Description WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB
(Note: Not to be used on legal documents)

Date created: 9/2/2026
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Developed by SCHNEIDER GEOSPATIAL

Beacon Soil / Floodplain Map — Area of Minimal Flood Hazard; CSR2 predominantly 61–100

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots and subdivisions to the west and north (Whispering Creek Drive, Glen Ellen Road, Norwood Court, Canterbury Court areas). Remaining AP agricultural land lies primarily to the south. The proposed AE zoning is a logical and compatible extension of the established residential estate pattern rather than a spot zone. The ~7.46-acre net size is consistent with larger rural estate lots. Restrictive covenants or building standards typical of the area further support residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size and dimensional standards of the AE district are consistent with rural residential / estate scale. Floodplain constraints are minimal (Area of Minimal Flood Hazard). Access is via existing access road to 170th Street; any new driveway locations would be subject to County Engineer approval.

Economic: The rezone enables potential rural housing / estate use on a parcel already separated from larger farm operations.

Any other relevant factors

The property was recently created by split/division from Uhl Turkey Farms, Inc. (Deed 2025-12016, recorded November 13, 2025). Public notice to property owners within the notification distance and to stakeholders provides opportunity for input. The rezone is the appropriate zoning mechanism to align the district designation with the surrounding AE residential estate pattern and the intended use of the parcel.

Staff Recommendation

Based on the information provided in the application materials, the Woodbury County Zoning Ordinance (particularly provisions governing AP and AE districts and map amendment criteria), soil/CSR2 mapping, floodplain information, and the surrounding land-use pattern of existing AE residential estates, staff recommends approval of the request to rezone Parcel #884703400012 from Agricultural Preservation (AP) to Agricultural Estates (AE).

This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

Hearing required.

The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B of the Zoning Ordinance.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

Notification.

Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the proposed change in zoning district classification.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

Time limit for recommendation.

A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission is scheduled to conduct a public hearing and may make a recommendation to the Board of Supervisors on September 28, 2026, or may conduct an additional public meeting to render their recommendation.

Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required.

The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.

Column

OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sioux City Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 293-4250**.

Notice ID: iI2l5OYkN4Sj0H9tRtI7 | **Proof Updated: Sep. 24, 2026 at 12:52am CDT**
Notice Name: BOS_REZONE_JD_LEGACY_FARMS_10-13_10-20-10-27 | Publisher ID: COL-IA-503729 | Purchase order number: BOS_7202

See Proof on Next Page

This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.

FILER	FILING FOR
Dan Priestley dpriestley@woodburycountyiowa.gov (712) 279-6609	Sioux City Journal

Columns Wide:	1	**Ad Class:**	Legals
Total Column Inches:	12.57		
Number of Lines:	149		

10/08/2026: General Legal Notice	98.64
Subtotal	$98.64
Tax	$0.00
Processing Fee	$0.00
Total	**$98.64**

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, October 13, 2026, at 4:45 PM, Tuesday, October 20, 2026, at 4:45 PM, and Tuesday, October 27, 2026, at 4:45 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 Planning and Zoning, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearing(s).

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 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings as referenced above to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.06 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

GCL-IA-503729

Decision.

Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed, subject to applicable subsections, to adopt an ordinance approving the amendment to the zoning district map.

Super majority required. A 60 percent majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20 percent of either (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

Legal Notification – Zoning Commission Public Hearing

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 Camden, 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. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: $154.25

Edmar Corachia
(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

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, September 28, 2026 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 712-454-1133 and enter the Conference ID 638 065 53# 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@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road D12) in Concord Township, Woodbury County, Iowa, near the Sioux City area (Parcel #894607100002 and Parcel #894607100014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30565 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Item Two (2)
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 an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30565 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 5-1-1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7, thence South 00°44'06" West along

the east line of the NW1/4 of said Section 7 for a distance of 980.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

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 an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 86°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 66°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

GOL-IA-503654

Comments from Owners of Real Property Lying within 1000 Feet

Name	Address	City	State	Zip	COMMENTS
Royal Highlands Homeowners Association. Attn: William Conner	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
CAB Estates LLC	5000 S Lewis Blvd	Sioux City	IA	51106	No comments.
Chad M. & Rhonda B. Robson	2600 Glen Ellen Rd	Sioux City	IA	51106	No comments.
DLG Golf Properties LLC	PO Box 313	Calistoga	SD	57102	No comments.
Stanely Family Trust	2609 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jerry Stieneke Revocable Trust AND Pamela Stieneke Revocable Trust	2619 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jodi Jennings	2629 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick E. Boeshart Revocable Trust AND Sandra K. Boeshart Revocable Trust	2608 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Charles W. Taylor & Allison B. Taylor	2618 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Anne K. Anderson Revocable Trust	2628 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Reinholdt Living Trust	1205 S Oia Vista	San Clemente	CA	92672	No comments.
John R. VanderLoo & Jennifer A. VanderLoo	2607 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Scott Murray & Jennifer Murray	2604 Glen Ellen Rd	Sioux City	IA	51106	No comments.
David W. Ferris & Susan M. Ferris	2606 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Dana A. Scrogin & Karen S. Scrogin	6709 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Brian Fitch & Teresa M. Allan Fitch	6729 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Jason C. Merrill & Kayla R. Merrill	6739 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Karen L. Stuart Revocable Trust	6749 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Nicholas Joseph Lucart & Jennifer Kay	6759 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Patricia VanderLo	2829 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Laurie Kay Garcia & Jose Luis Garcia Muno	6764 Canterbury Ct	Sioux City	IA	51106	No comments.
Bryan Wells & Beth Wells	6754 Canterbury Ct	Sioux City	IA	51106	No comments.
Mark Donaldson & Denise Leane	6744 Canterbury Ct	Sioux City	IA	51106	No comments.
Ronald L. Ireland Jr. & Regina	6734 Canterbury Ct	Sioux City	IA	51106	No comments.
William E. Oconnor - Melody L. Oconnor	6725 Canterbury Ct	Sioux City	IA	51106	No comments.
Dan Brooks & Sheila Brooks Revocable Trust	2639 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ruby I. & Leonard J. Meyer Trustees of the Ruby I. Meyer Living Trust	2701 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Terry L. Brown & Vicki A. Brown	2715 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Steven J. Condon AND Barbara A. Condon	2729 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Chad J. Murray & Jennifer L.	2739 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Rusty Soole & Lisa Soole	2749 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay A. Wright & Christina L. Wright	6765 Canterbury Ct	Sioux City	IA	51106	No comments.
Benjamin Patrick Koithan & Gehrie Nicole Koithan	6755 Cantebury Ct	Sioux City	IA	51106	No comments.
Samuel H. Clovis & Charlotte C.	6745 Cantebury Ct	Sioux City	IA	51106	No comments.
Karen S. Meyer Revocable Living Trust	6735 Cantebury Ct	Sioux City	IA	51106	No comments.

Harlan Pricks at Revocable Living Trust	2638 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Timothy E. Petersen & Annamaria Petersen	2648 Glen Ellen Rd	Sioux City	IA	51106	No comments.
William D. Conner Revocable Trust	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Thomas Lee Pingel	2718 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Kevin J. Welte & Sheryl L. Welte	2738 Glen Ellen Rd	Sioux City	IA	51106	Stated some construction has commenced. Burning, fire and noise. Concerned about operating a business. Discussed the zoning procedures for the unincorporated area. – 9/15/26 (Phone Call)
Patricia A. Rehan	2748 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns about the purpose of the rezone. Don't want fireworks businesses or crypto mining. Said there was significant burning occurring at the property. Concerned about additional houses. – 9/15/26 (Phone Call)
Kenneth Trimblin & Maureen	2758 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Myhre Family Trust	6809 Norwood Ct	Sioux City	IA	51106	No comments.
David C. Aasen & Connie L.	6810 Norwood Ct	Sioux City	IA	51106	No comments.
Stephen R. Pallone & Melinda A. Pallone	6800 Norwood Ct	Sioux City	IA	51106	No comments.
Dennis D. Luft & Karen Luft	6801 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas P. Yaneff	6809 Whispering Creek Dr	Sioux City	IA	51106	Asked about the project and property tax values, etc. – 9/21/26 (Phone Call).
Alexander D. McCauley AND Kortany McCauley	6819 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas J. Farrell & Susan L. Farrell	6817 Norwood Ct	Sioux City	IA	51106	No comments.
Keith Monckton, Ellen Wengert & Milton Avery	3819 Norwood Ct	Sioux City	IA	51106	No comments.
Stacy J. Junge	2728 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jennifer Donahoo Trust	6820 Norwood Ct	Sioux City	IA	51106	No comments.
Merlin D. Berkenpas & Peggy M. Berkenpas	6818 Norwood Ct	Sioux City	IA	51106	No comments.
Uhl Turkey Farms Inc.	1593 170th St	Sioux City	IA	51106	No comments.
Franks Asphalt Inc.	1553 170th St	Sioux City	IA	51106	No comments.
William S. Skatges	1559 170th Lane (St)	Sioux City	IA	51106	No comments.
Maurice Uhl Jr. & Barbara M.	1593 170th St	Sioux City	IA	51106	No comments.
Sam M. Peterson	1593 170th St	Sioux City	IA	51106	No comments.
Whispering View Homeowners Assoc	Ron Reps, PO Box 2461	Sioux City	IA	51102	No comments.
Michael Clifford Maas & Julie Ann	6717 Kingswood Ct	Sioux City	IA	51106	No comments.
Jerome Pierson	6727 Kingswood Ct	Sioux City	IA	51106	No comments.
Burgin Family Trust	6737 Kingswood Ct	Sioux City	IA	51106	No comments.
Bryan W. Geisler & Kimberly K. Storey-Geisler	6747 Kingswood Ct	Sioux City	IA	51106	No comments.
Erin N. Rolf	6757 Kingswood Ct	Sioux City	IA	51106	No comments.
David W. Sage & Terri J. Sage	2901 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Allen Gardner & Mikara	6767 Kingswood Ct	Sioux City	IA	51106	No comments.
Nicholas Schoenherr & Stacey Schoenherr	2911 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ryan P. Isaacson	6726 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael J. Seggerman & Susan M. Seggerman	6736 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael H. Prosser & Linda A. Prosser	6746 Kingswood Ct	Sioux City	IA	51106	No comments.

Dennis C. Bognerief & Diane M. Bognerief	6756 Kingswood Ct	Sioux City	IA	51106	No comments.
Larry K. Franzen & Leann K. Franzen	6766 Kingswood Ct	Sioux City	IA	51106	No comments.
John W. & Teresa L. Pritchard Living Trust	3011 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Randy R. & Sandra S. Gedd Family Trust	3015 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Jason & Amy Sulzbach	3023 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Don & Mary Stevens	2900 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick Stevens Revocable Living Trust	6836 Coyote Run	Sioux City	IA	51106	No comments.
Sonja & Patrick Floyd Revocable Trust	2930 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay S. Huff Rev Inter-Vivos Tr And Mary Catherine Huff Rev Inter-Vivos Trust	3000 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Michael & Debra Pfeifer	2920 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns that the property owner began building without the permit. Cement trucks were brought to the site commencing on the house prior to approval. Concerned about the rules around here. - 9/15/26 (Phone Call) Questioned the number of houses that could be added to the property. Asked if a shed could be added to the property. Asked about home occupation rules. Concerned about noise added to the area and referenced construction commencing without permits. 9/21/26 (Phone Call).
City of Sioux City, Real Estate Dept.,	PO Box 447, 405 6th St	Sioux City	IA	51102-0447	No comments.
Dwight G. Kroger & Lisa M. Kroger	3022 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Joseph E. Gormally Jr & Barbara J. Gormally	3010 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Darin J. Hildahl & Stacy M. Hildahl	6808 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Toge E. Newman & Marsha C. Newman	6818 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathleen C. Roe & Robert L. Roe Jr.	6820 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathy Ann Cole Revocable Trust	5064 Cherrywood Dr	West Des Moines	IA	50265-5457	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.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 10, 2026): "I have reviewed the following requested rezoning for MEC electric distribution and we have no comments, the proposed area is outside of our service territory. Have a great week!"

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 10, 2026): "Have reviewed this application from Sam M. Peterson. NIPCO has no issues with this application."

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 10, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: No comments.

Supporting Documentation

The following materials are attached or referenced in support of this application and staff report:

1. Rezoning Application Form

OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:

Owner Sam Peterson
Address 1542 170th Street Sioux City IA 51106
Phone [redacted]

Applicant Information:

Applicant Sam Peterson
Address 1542 170th Street Sioux City IA 51106
Phone [redacted]

Engineer/Surveyor DOT Phone 712-266-1554

Property Information:

Property Address or Address Range 1555 170th Lane Sioux City IA 51106
Quarter/Quarter SWSE Sec 3 Twnshp/Range Woodbury
Parcel ID # _____ or GIS # 884703400012 Total Acres 7.4
Current Use empty Land Proposed Use Single Family Home
Current Zoning AP Proposed Zoning AE
Average Crop Suitability Rating (submit NRCS Statement) _____

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(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 8/17/26 Staff present D.P

The undersigned is/are the owner(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 Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment 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 [signature] Applicant [signature]
Date 8-18-26 Date 8-18-26

Fee: $400 **Case #:** 7213
Check #: ~~EC~~ 101
Receipt #: _____

Date Received
RECEIVED
AUG 31 2026
WOODBURY COUNTY PLANNING & ZONING

Rezoning Application & Zoning Ordinance Map Amendment (received Aug 31, 2026)

2. Grading Permit Application

RECEIVED
AUG 31 2026
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: Sam Peterson
Mailing Address: 1592 170th St Sioux City IA 51106
Phone No. [redacted] E-mail Address: [redacted]

Grading Contractor's Information:
Property Owner(s) name: Matt Richardson
Mailing Address: 421 E. Main Street Lawton IA
Phone No. [redacted] E-mail Address: [redacted]

Property and location Information:
Property Address: 1555 170th Ln Sioux City IA 51106
GIS Parcel Number: 884703400012 Quarter: SW SE Section 3 Township Woodbury
Purpose for Grading Permit Application: Build single family Home

Will Earthen Material be removed from the parcel? Yes ____ No X No. of Cubic Yards ____
Will Earthen Material be brought to the parcel? Yes ____ No X No. of Cubic Yards ____
Anticipated Start Date of Grading: ____ Anticipated End Date of Grading: 11-20-26
Any Other Information: ____

PROPERTY OWNER(S) SIGNATURE
CONTRACTOR'S SIGNATURE

APPROVED: ____ DATE: 8-18-26
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: 7214 Date: ____
Parcel's Zoning: AP Parcel's Flood Zone: X Map Panel No: 225E
Permit Issue Date: ____ Expiration Date: ____
Approved: ____ Denied: ____

Grading Permit Application (approved Aug 18, 2026)

3. Iowa DNR Notice of Intent (NPDES Storm Water General Permit)

IOWA DEPARTMENT OF NATURAL RESOURCES
NOTICE OF INTENT FOR COVERAGE UNDER
NPDES STORM WATER GENERAL PERMIT

CASHIER'S USE ONLY
0253-542-SW08-0581

Name

No. 1 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY"
or
No. 2 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES"
or
No. 3 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND CONSTRUCTION SAND AND GRAVEL FACILITIES."

PERMIT INFORMATION

Has this storm water discharge been previously permitted? ☐ Yes ☒ No

If yes, please list authorization number _____

Under what General Permit are you applying for coverage?

☐ General Permit No. 1 ☒ General Permit No. 2 ☐ General Permit No. 3

PERMIT FEE OPTIONS

For coverage under NPDES General Permit No. 1, No. 2, or No. 3, the following fees apply:

☒ Annual Permit Fee $175 (per year) Maximum coverage is one year.

☐ 3-year Permit Fee $350 Maximum coverage is three years.

☐ 4-year Permit Fee $525 Maximum coverage is four years.

☐ 5-year Permit Fee $700 Maximum coverage is five years.

Checks should be made payable to the Iowa Department of Natural Resources.

FACILITY OR PROJECT INFORMATION

Enter the name and full address/location (not mailing address) of the facility or project for which permit coverage is requested.

NAME: Sam Peterson COUNTY: Woodbury

STREET ADDRESS OF SITE: 1555 170th Lane

CITY: Sioux City STATE: Iowa ZIP CODE: 51106

Give the facility or construction site location by section/township/range and latitude/longitude:

Latitude: 42.4951° N Longitude: -96.4001° W

¼ SECTION	SECTION	TOWNSHIP	RANGE
SW SE	3	88	47

¼ SECTION	SECTION	TOWNSHIP	RANGE

Facility SIC Code: _____ Facility NAICS Code: _____

SIC and NAICS codes refer to the Standard Industrial Classification and the North American Industry Classification System code numbers used to classify establishments by type of economic activity. Complete for General Permits No. 1 and No. 3.

CONTACT INFORMATION

Provide the name, mailing address, email address, and telephone number of a contact person. Attach additional information as needed. This will be the address to which all correspondence will be sent and to which all questions will be directed.

NAME: Doug Rose PHONE: [redacted]

COMPANY NAME (if applicable): Bacon Creek Design, Inc.

STREET ADDRESS: 220 S Westcott Street

CITY: Sioux City STATE: IA ZIP CODE: 51108

EMAIL ADDRESS: [redacted]

Check the appropriate box to indicate the legal status of the operator of the facility.

☐ Federal ☐ State ☐ Public ☒ Private ☐ Other (specify) _____

08/2025 cmc

DNR Form 542-1415

IDNR NOI Form — Page 1

OWNER INFORMATION Enter the name and full address of the owner of the facility.

NAME: Sam M. Peterson PHONE: [redacted]

STREET ADDRESS: 1555 170th Lane

CITY: Sioux City STATE: IA ZIP CODE: 51106

EMAIL ADDRESS: [redacted]

OUTFALL INFORMATION

Discharge start date, i.e., when did/will the site begin operation or 10/1/92, whichever is later:

Is any storm water monitoring information available describing the concentration of pollutants in storm water discharges?

☐ Yes ☒ No **NOTE:** Do not attach any storm water monitoring information with the application.

List receiving water(s) to the first uniquely named waterway in Iowa (e.g., ditch to unnamed tributary to Mud Creek to Cedar River):

Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona-Harrison Ditch to the Missouri River

Note compliance With the Following Conditions:	Yes	No
Has the Storm Water Pollution Prevention Plan been developed prior to the submittal of this NOI and does the plan meet the requirements of the applicable General Permit? (do not submit the SWPPP with the NOI)	☒	☐
Will the Storm Water Pollution Prevention Plan comply with approved State (Section 161A.64, Code of Iowa) or local sediment and erosion plans? (for General Permit 2 only)	☒	☐
Has a public notice been published for at least one day, in the newspaper with the largest circulation in the area where the discharge is located, and is the proof of notice attached? (new applications only)	☒	☐

ADDITIONAL INFORMATION FOR GENERAL PERMIT NO. 2 AND GENERAL PERMIT NO. 3 APPLICANTS.

Description of Project (describe in one sentence what is being constructed):

Grading for new residence

For General Permit No. 3 - Is this facility to be moved this year? ☐ Yes ☐ No

Number of Acres of Disturbed Soil (Construction Activities Only): 7.46

Estimated Timetable for Activities/Projects, i.e., approximately when did/will the project begin and end:

10/01/2026 - 10/01/2027

CERTIFICATION – ALL APPLICATIONS MUST BE SIGNED

This form must be signed in accordance with 567 IAC 60.3(2)"d". The subrule language is included in the instructions on page 2.

Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the terms and conditions of the general permit will be met. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

Sam Peterson
NAME (print or type)

Owner
TITLE AND COMPANY NAME OF SIGNATORY

Sam Peterson
SIGNATURE

8/25/26
DATE

Submit this form to: Storm Water Coordinator, Iowa Department of Natural Resources, 6200 Park Ave Ste 200, Des Moines, IA 50321

08/2025 cmc

DNR Form 542-1415

IDNR NOI Form — Page 2 (Owner Information / Certification)

4. Affidavit of Publication — Stormwater Discharge Public Notice

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:

Anjana Bhadoriya, 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:
Aug. 22, 2026

NOTICE ID: jEj2865uDpVsBCvyIj52
PUBLISHER ID: COL-IA-503588
NOTICE NAME: SAM PETERSON STORMWATER DISCHARGE NOTICE
Publication Fee: $18.37

Anjana Bhadoriya
(Signed)

VERIFICATION

State of Florida
County of Broward

SHERI SMITH
Notary Public - State of Florida
Commission # HH804446
Expires on May 31, 2030

Subscribed in my presence and sworn to before me on this: 08/24/2026

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF STORMWATER DISCHARGE

Sam Peterson plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under NPDES General Permit No. 2 Storm Water Discharge associated with Construction Activities for Residential Grading. The storm water discharge will be for 7.46 acres in the SW SE quarter of Section 3, T86N, R47W, Woodbury County. Storm water will be discharged from the site to Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona Harrison Ditch and ultimately the Missouri River.

The public may obtain further information or request to review the NOI after it has been received by the department at https://programs.iowadnr.gov/stormwater/, or by contacting the Iowa DNR at 6200 Park Ave Ste 220, Des Moines IA 50321, by phone at 515-725-8200, or by emailing stormwater@dnr.iowa.gov.
COL-IA-503588

Sioux City Journal Affidavit of Publication (Aug 22, 2026)

5. Building Permit Applications

Original #7208-BP

RECEIVED
Received by:
AUG 31 2026
WOODBURY COUNTY PLANNING & ZONING

WOODBURY COUNTY, IOWA

APPLICATION FOR BUILDING PERMIT

[redacted]

For Office Use: Case No. 7215

Zoning District AP Date Approved _____ Denied _____ By _____

Floodplain District X Map # 225E Fee _____ Ck/Rct # _____

GIS # 8847 03400 012 Mail _____ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Sam Peterson Phone: [redacted]

Mailing Address: 1542 170th Street City: Sioux City Zip: 51106

Structure will be built at (address): 1555 170th Lane Sioux City IA 51106

Occupied by: Sam Peterson

Quarter/quarter SW SE Section 3 Civil Township Woodbury

or

Subdivision X Block X Lot(s) X

Name of Contractor: Chad Ripperda Phone: 712-490-6620

Address of Contractor: 906 Brookside drive Jefferson SD 57038

Anticipated start date of construction: (month/day/year): 09/1/26

Type of structure: Single family Home Will this be used for business purposes? No

Structure's Value: $700,000 Size of parcel in acres: 7.04

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature [signature]

This August day of 20, 2026.

_____
Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

Application for Building Permit — Case No. 7215 (received Aug 31, 2026)

RECEIVED
Received by:
AUG 14 2026
WOODBURY COUNTY
PLANNING & ZONING

WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

[redacted]

For Office Use: Case No. 7208

Zoning District _____ Date Approved _____ Denied _____ By _____

Floodplain District X Map # 225E Fee 500 Ck/Rct # 5027

GIS # 884703400012 eMail ✓ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Sam Peterson Phone: [redacted]

Mailing Address: _____ City: _____ Zip: _____

Structure will be built at (address): 1592 170th Lane Lane

Occupied by: _____

Quarter/quarter _____ Section _____ Civil Township Woodbury

or

Subdivision — Block _____ Lot(s) _____

Name of Contractor: C+M Construction Phone: 712-490-6620 Chad Kinneberg

Address of Contractor: 806 Brookside Dr. Jefferson SD, 57038

Anticipated start date of construction: (month/day/year): 8/21/26

Type of structure: Single Family Will this be used for business purposes? No

Structure's Value: _____ Size of parcel in acres: 7.46

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature Chad Kinneberg

This 14th day of August, 2026.

_____
Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

Application for Building Permit — Case No. 7208 (received Aug 14, 2026)



Application for Building Permit — Site Plan

6. Parcel / Assessor Reports

Woodbury County, IA / Sioux City

Summary

Parcel ID	884703400012
Alternate ID	
Property Address	1555 170TH LANE SIOUX CITY IA 51106
Sec/Twp/Rng	3-88-47
Brief	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90
Tax Description	FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)
Deed Book/Page	2025-12016 (11/13/2025)
Gross Acres	7.46
Net Acres	7.46
Zoning	[EMPTY] - [EMPTY]
District	0039 WOODBURY/SB/L
School District	SGT BLUFF LUTON
Neighborhood	N/A

Owner

Deed Holder
PETERSON SAM M
1592 170TH ST
SIOUX CITY IA 51106
Contract Holder
Mailing Address
PETERSON SAM M
1592 170TH ST
SIOUX CITY IA 51106

Land

Lot Area 7.46 Acres ;324,958 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	BARN	28	36	1950	1
0	Lean-To	LEAN TO	34	80	1950	1
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	20	60	1950	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/6/2025	UHL TURKEY FARMS INC	PETERSON SAM M	2025-12016	Split or division	Deed	Y	$74,600.00

⊖ Show There are other parcels involved in one or more of the above sales:

Valuation

		2026	2025
	Classification	Residential	Agriculture
+	Assessed Land Value	$76,800	$17,250
+	Assessed Building Value	$0	$6,560
+	Assessed Dwelling Value	$23,910	$0
=	**Gross Assessed Value**	**$100,710**	**$23,810**
-	Exempt Value	$0	$0
=	**Net Assessed Value**	**$100,710**	**$23,810**

Sioux City Special Assessments and Fees

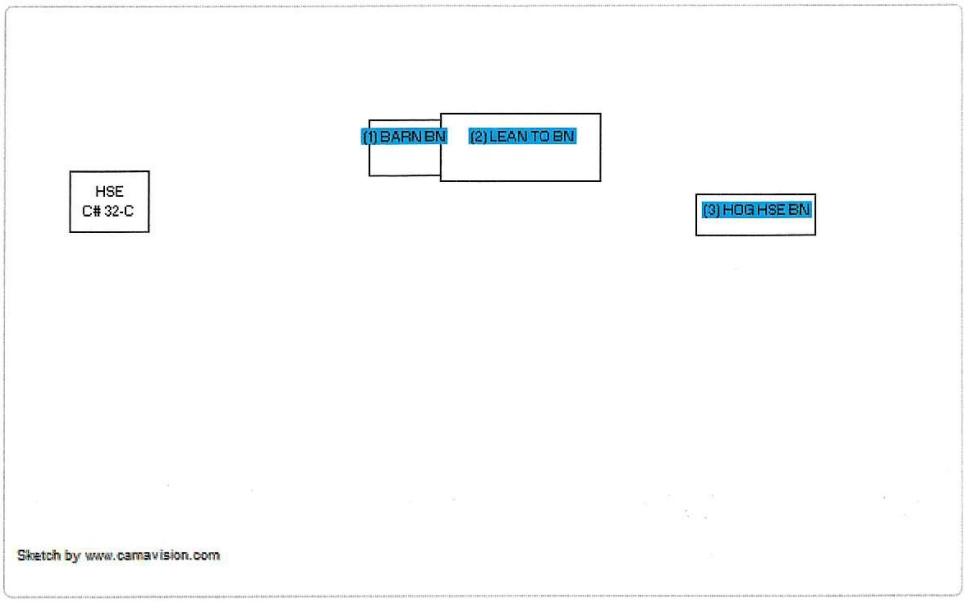
Click here to view special assessment information for this parcel.

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Sketches

Beacon Parcel Summary — 884703400012



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

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/14/2026, 9:20:00 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Building Sketch (Barn, Lean-To, Hog House)

8. Assessment History

PDF+PIN: **022+8847-03-400-003** Mon, 8/17/2026, 9:26 AM Page 2

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2026		Appr	RURAL	Ag Land	$880	$0	$0	$0	$880
2025		Appr	RURAL	Ag Land	$880	$0	$0	$0	$880
2024		Appr	RURAL	Ag Land	$750	$0	$0	$0	$750
2023		Appr	RURAL	Ag Land	$750	$0	$0	$0	$750
2022		Appr	RURAL	Ag Land	$580	$0	$0	$0	$580
2021		Appr	RURAL	Ag Land	$580	$0	$0	$0	$580
2020		Appr	RURAL	Ag Land	$550	$0	$0	$0	$550
2019		Appr	RURAL	Ag Land	$550	$0	$0	$0	$550
2018		Appr	RURAL	Ag Land	$800	$0	$0	$0	$800
2017		Appr	RURAL	Ag Land	$800	$0	$0	$0	$800
2016		Eq	RURAL	Ag Dwlg	$800	$0	$0	$0	$800
2015		Appr	RURAL	Ag Dwlg	$800	$0	$0	$0	$800
2014		Appr	RURAL	Ag Dwlg	$800	$0	$0	$0	$800
2013		Appr	RURAL	Ag Dwlg	$1,130	$2,500	$0	$0	$3,630
2012		Appr	RURAL	Ag Dwlg	$740	$21,470	$0	$0	$22,210
2011		Appr	RURAL	Ag Dwlg	$740	$21,470	$0	$0	$22,210
2010		BofR	RURAL	Ag Dwlg	$550	$31,440	$0	$0	$31,990
2009	VAI pre-convert values	Eq	URBAN	Ag Land	$370	$31,440	$0	$0	$31,810
2008		Eq	URBAN	Ag Land	$370	$31,440	$0	$0	$31,810

Historical Assessment Values 2008–2026

1555 170TH ST, SERGEANT BLUFF

Deed: **UHL TURKEY FARMS INC**
Contract:
CID#: **822527**
DBA:
MLS:

Map Area: **WOODBURY-AG**
Route: **003-088-047**
Tax Dist: **WOODBURY - SGT BLUFF LU**
Plat Page: **23**
Subdiv: **[NONE]**

Checks/Tags:
Lister/Date: **EDN, 01/01/1995**
Review/Date: **JP, 02/20/1995**
Entry Status: **Inspected**

RURAL / Ag Land

Legal: A TCT LYING 402.74' E & 488.03' N OF SW COR NE SW SE BEING 126.27' ON N & S X 172.49' ON E& W SWSE 3-88-47

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	$Adj	Land Total (Rnd Nearest $10)
***NON**						21,780.00	0.500					$883	0%	0%	0%	$0	$880
Grand Total						21,780.00	0.500					$883					$880

Street	Utilities	Zoning	Land Use
*NON	None	None	AGRICULTURAL PRESERVATION	Non Crop

Sales

Date	$ Amount	NUTC	Recording
11/06/2025	$0	D38	2025-12016

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Appraised	B of R	St. Equalized	Pr Yr: 2026
Land	$880	$0	$0	$880
LandC		$0	$0	
Dwlg		$0	$0	
Impr		$0	$0	
Total	$880	$0	$0	$880

2007		Eq	URBAN	Ag Land	$370	$31,440	$0	$0	$31,810
2005	2005 VCS Values (no ag values valid)	Eq	URBAN	Ag Land	$0	$28,090	$0	$0	$28,090

Notes:

1/02 CHANGED GRADE FROM 6+5 TO 5
1/11 ADD VACANCY FACTOR(-$7150)SC
2/8/13 DESTROYED BY FIRE-GO

1/13 REMOVE DWELLING (-$21470) ADD SV DWELLING ($2500) -TM
1/14 REMOVE DWELLING(-$2500)SC
03/24/2021-2021 REAL ESTATE ASSESSMENT ROLL -RETURNED BY USPS -RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD. JZ
1/26-FILE 2026-00158 SPLITS PARCELS 8847-03-400-002 AND -003 INTO 2 NEW PARCELS 8847-03+-400-012 AND -011 FOR 2026. JG

9. Warranty Deed (Document 2025-12016)

Document Number: 2025-12016
Recorded: 11/13/2025 at 8:24:08.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $119.20
MICHELLE K. SKAFF AUDITOR & RECORDER
Woodbury County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101, Tel: (712) 277-2373

Taxpayer Information: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Return Document To: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101

Grantors: Uhl Turkey Farms, Inc., 1593 170th Street, Sioux City, Iowa 51106

Grantees: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Uhl Turkey Farms, Inc., an Iowa corporation, does hereby Convey to Sam M. Peterson, the following described real estate in Woodbury County, Iowa:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subjects to easements, restrictions and zoning of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 6, 2025.

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Warranty Deed — Legal Description

Uhl Turkey Farms, Inc.

By _____
Maurice Uhl, Jr., President

By _____
Steven L. Uhl, Secretary

STATE OF IOWA, COUNTY OF WOODBURY

This record was acknowledged before me on November 6, 2025, by Maurice Uhl, Jr. as President of Uhl Turkey Farms, Inc. and Steven L. Uhl, as Secretary of Uhl Turkey Farms, Inc.

Sydney Ann McManamy Herrmann
Commission Number 852051
My Commission Expires
November 9, 2026

_____
Signature of Notary Public

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Form No. 104, Warranty Deed (Corporate Grantor)
Revised June 2022

Warranty Deed — Signatures / Acknowledgment