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 portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Action Required:

Approve Ordinance ☒ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☒ Informational ☐ Attachments ☒

Set Time: 4:45 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, JD Legacy Farms, LLC (Dennis Bollmeyer), has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for approximately 17.255 gross acres (14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township) along 110th Street (County Road D12). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. 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 4:45 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 portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

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: JD Legacy Farms, LLC (Dennis Bollmeyer)

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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 Portions of Parcels #894607100002 and #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer)

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by JD Legacy Farms, LLC (Dennis Bollmeyer) 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 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 Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The property is located along 110th Street (County Road D12) in Concord Township, in the vicinity of 1418 110th Street, Sioux City, Iowa 51108.

The rezone 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.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented. (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

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.

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).

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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

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): 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). Portions of Parcel IDs 894607100002 and 894607100014.

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). Portions of Parcel IDs 894607100002 and 894607100014.

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 for the approximately 17.255-acre (gross) / 14.407-acre (net) property identified as portions of Parcel IDs #894607100002 and #894607100014, located in T89N R46W (Concord Township), in the North Half of the Northwest Quarter (N½ NW¼) of Section 7, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies along 110th Street (County Road D12) in Concord Township. 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 905.08 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.

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Application Details

Date Received: August 3, 2026 (Case #1202)

Fee: $400 (Check #12028)

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

Address: 30585 300th Street, Hinton, IA 51024-8509

Engineer / Surveyor: David Lamberton, DGR Engineering – 712-266-1554

Property Information:

Property Address / Vicinity: N½ NW¼ & related, Section 7, T89N-R46W (Concord Township) along 110th Street (County Road D12)

Parcel ID(s): Portions of 894607100002 and 894607100014

Total Acres (subject of rezone / concurrent plat): approximately 17.255 gross / 14.407 net

Current Use: Agriculture (AP)

Proposed Use: Agriculture / AE Housing (single-family residential lots)

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): Approximately 78–86 range (see soil report; weighted ~78.2 on portion mapped)

Pre-application meeting: July 31, 2026 – Staff present: Dan Priestley

Pre-application Meeting

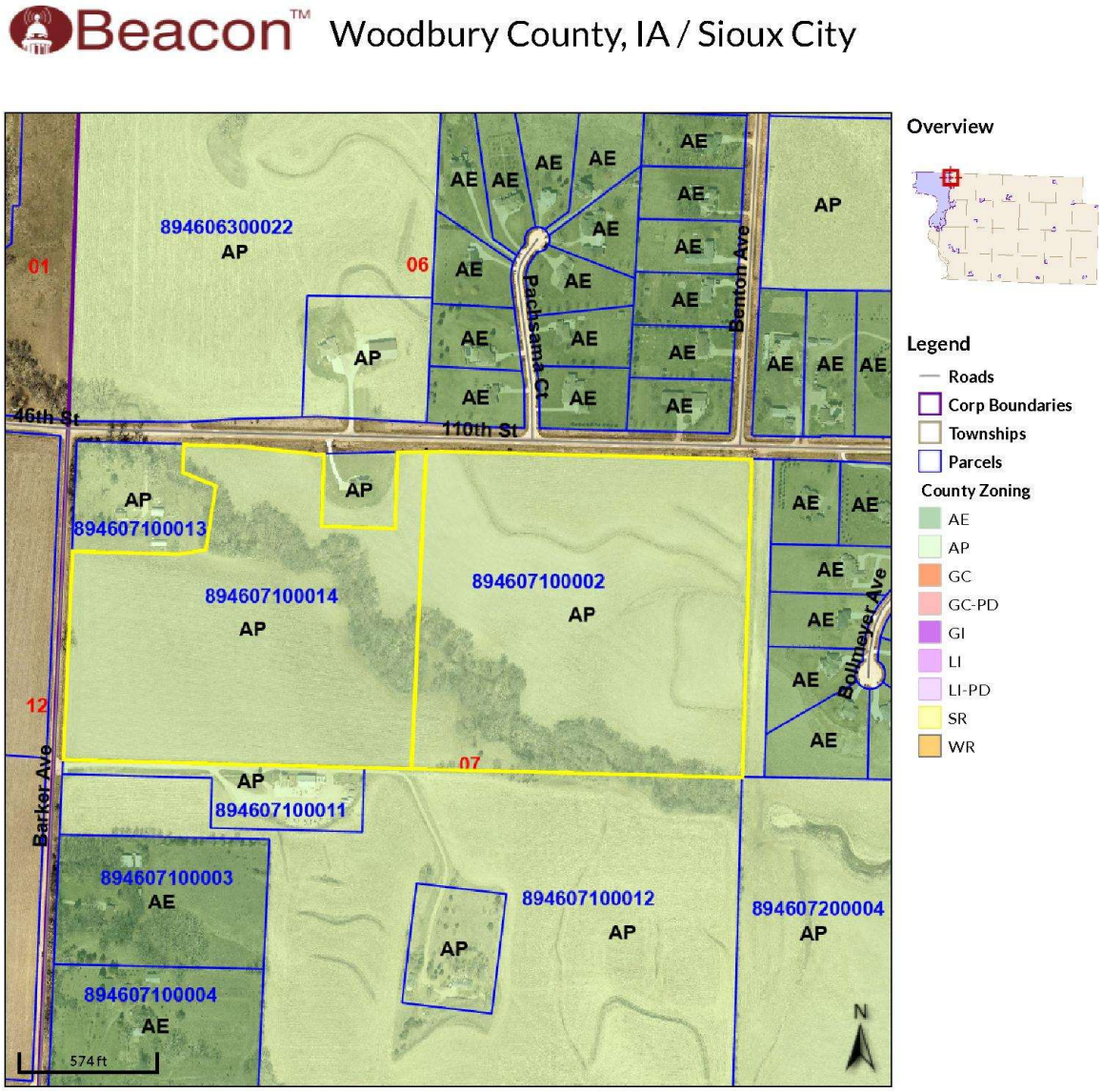
Date: July 31, 2026
Staff present: Dan Priestley

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant proposes to create a seven-lot (two-out lots) minor subdivision (Bollmeyer Second Addition) for single-family residential development. Under Section 3.01.1 B of the Woodbury County Zoning Ordinance, not more than two residences shall be allowed on any quarter-quarter section (nominally 40-acre) tract in the Agricultural Preservation (AP) district. When a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification. The Agricultural Estates (AE) district is the appropriate classification to accommodate the proposed residential lots while retaining rural character compatible with surrounding agricultural and estate uses.

This rezone is filed concurrently with the Bollmeyer Second Addition minor subdivision application. A portion of the property lies within or near a Special Flood Hazard Area; Iowa DNR Base Flood Elevation determinations have been obtained (Projects 2026-0978 and 2026-0979). Local floodplain permits will be required prior to development.

Location Map



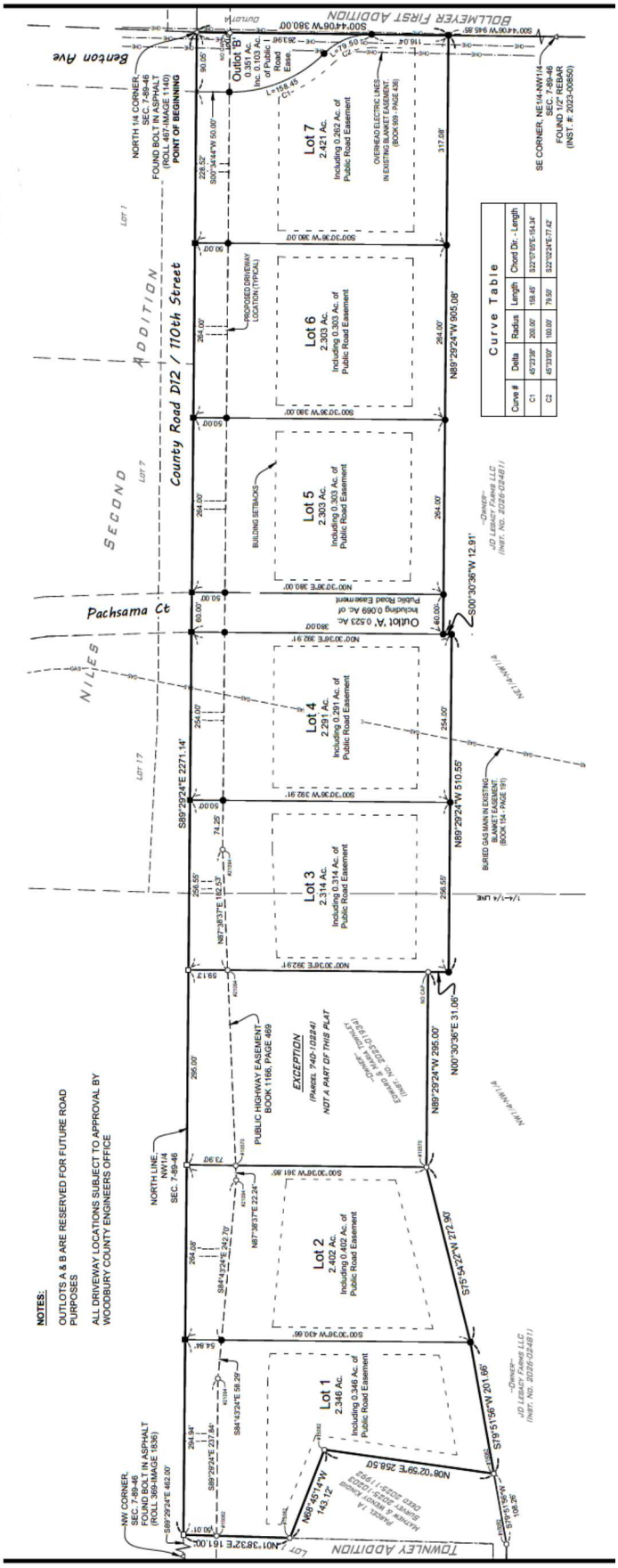
Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

Developed by SCHNEIDER GEOSPATIAL

Location Map Description

The above image is a formal property data sheet featuring a geographic information system (GIS) map and associated parcel details

Plat Excerpt (Area to be Rezoned)



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:

- Conformance with the goals and objectives set forth in the approved General Development 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) 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 General Development Plan / Future Land Use Map

The concurrent minor subdivision and rezone support orderly rural residential development in an area already experiencing estate-style residential growth (Niles Second Addition, Bollmeyer First Addition, and surrounding AE parcels). The AE district is specifically intended to provide for residential development on larger lots in a manner compatible with agricultural surroundings. The proposal aligns with managed growth principles by utilizing land already under common ownership and adjacent to existing residential development rather than leapfrogging into prime agricultural core areas.

Future Land Use

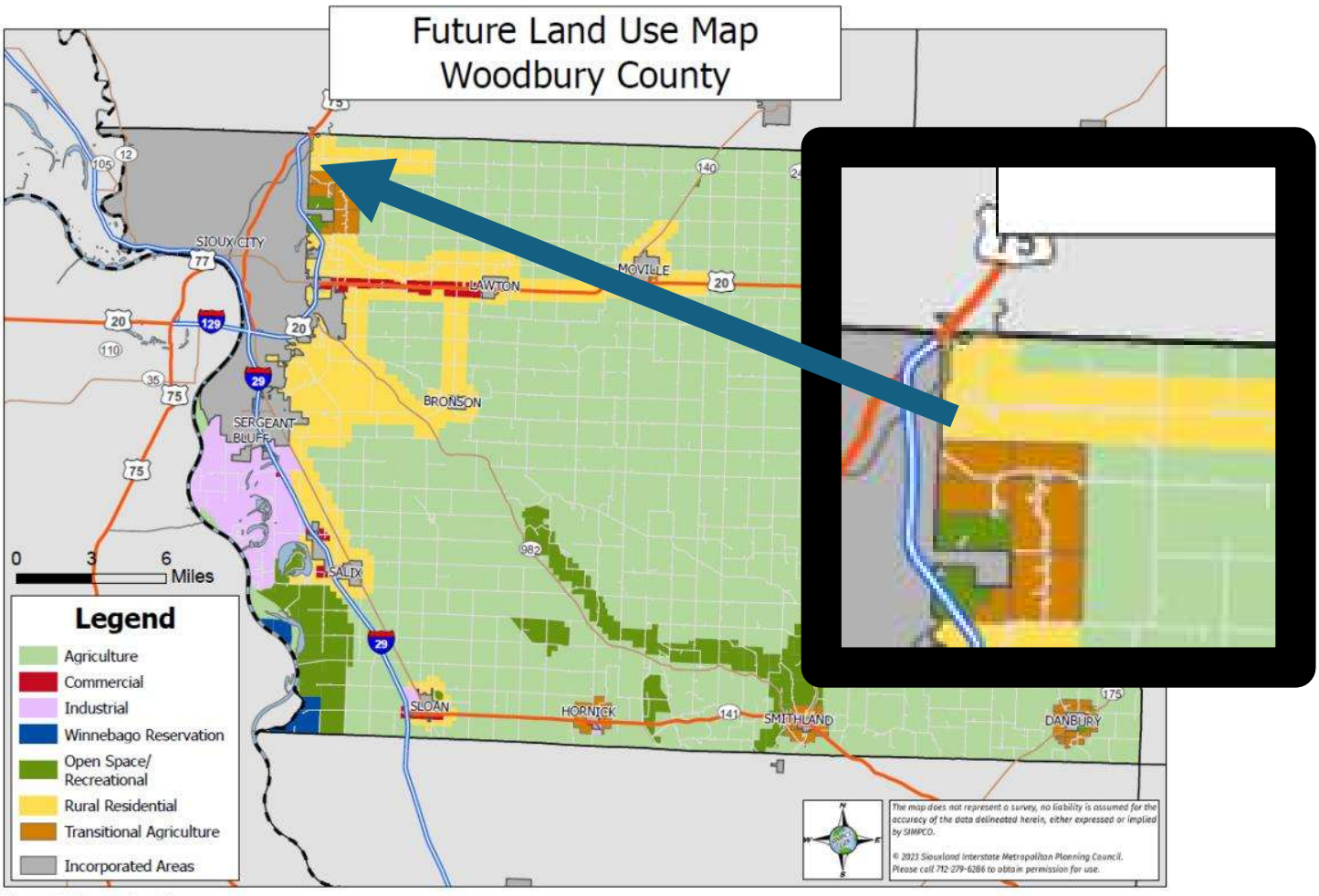


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies

Iowa DNR has issued BFE determinations, and the City of Sioux City approved extraterritorial review of the associated Bollmeyer Second Addition final plat. The County Engineer reviewed the proposed minor subdivision and concurrent rezoning from AP to AE, noting that the property fronts paved D12, a Farm-to-Market route carrying approximately 570–1,000 vehicles daily between US 75 and K64; the seven additional lots are expected to increase residential traffic. Any proposed roadways or outlots must align directly with existing roadways. D12's 60-mph speed limit will remain unchanged as driveways are added. Prospective purchasers must be informed of traffic conditions, the speed limit, potential traffic types and volumes, and that snow removal and emergency services are provided from the Lawton area, with corresponding response expectations. Landowners must obtain applicable Woodbury County Secondary Roads access permits before working within the County right-of-way. Subject to these requirements, Secondary Roads has no objections to the subdivision or rezoning. As of September 24, 2026, no utility objections have been received.

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

CSR2 values for the mapped portion average approximately 78.2 (range of individual map units roughly 32–92). While productive, the presence of an unnamed stream corridor, existing tree/vegetation areas, and the proposed lot configuration (approximately 2.3-acre lots) limit the practical agricultural scale. The AE district continues to allow agricultural uses compatible with residential estates.

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots (Niles Second Addition / Pachsama Court to the north, Bollmeyer First Addition to the east) and remaining AP agricultural land. The proposal is a logical extension of the established residential estate pattern rather than a spot zone. Restrictive covenants further ensure residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size in AE is consistent with rural residential scale. Floodplain constraints are identified and will be managed through required permits and freeboard. Access is directly to County Road D12 / 110th Street; driveway locations subject to County Engineer approval. Economic: The rezone enables development of additional rural housing supply while the concurrent covenants and AE standards protect neighboring property values and agricultural operations.

Any other relevant factors

The rezone is the required legal mechanism under Section 3.01.1 B of the Zoning Ordinance to allow more than two residences per quarter-quarter section. Concurrent processing with the minor subdivision ensures coordinated review. Public notice to 1,000-foot owners and stakeholders provides opportunity for input.

Staff Recommendation

Based on the information provided in the application, the concurrent Bollmeyer Second Addition minor subdivision, the Woodbury County Zoning Ordinance (particularly §3.01.1 B), soil/CSR2 data, floodplain information, and surrounding land-use pattern, staff recommends approval of the request to rezone the subject property 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, City of Sioux City extraterritorial approval, 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.

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 may make a recommendation to the Board of Supervisors following their public hearing or they 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: il2l5OYkN4Sj0H9tRtI7 | **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

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**

See Proof on Next Page

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 905.08 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 66°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 subsections (iv) and (v) below, 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: 608 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: 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 C12) 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: 30585 300th St., Hinton, IA 51024-8009. Property Address: Along 110th Street (County Road C12) 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 30585 300th St, Hinton, IA 51024-8009.

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. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3(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 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 305.08 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°13'49" 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°13'49" 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°51'21" 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.

GCL-IA-503654

Comments from Owners of Real Property Lying within 1,000 feet from the Subject Property

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

On 9/25/26 – Staff received telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

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: Brian Ferguson (September 24, 2026): “Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We've been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off.”

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision dn Concurrent Rezone is outside of our service territory."

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 9, 2026): " Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

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: Review memo provided below.

WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (September 2, 2026): " I see no issues. Thank you"

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): “Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other comments.”

County Engineer's Review Memo

Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

Telephone (712) 279-6484 · (712) 873-3215 · Fax (712) 873-3235

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: September 11, 2026

Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

Supporting Documentation

Zoning Ordinance Map Amendment Application

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: (Dennis Ballmeyer)

Owner: JD Legacy Farm, LLC

Address: 30585 300th St.
Hinton, Ia 51024

Phone: [redacted]

Applicant Information:

Applicant: Same

Address:

Phone:

Engineer/Surveyor: David Lamberton Phone: 712-266-1554

Property Information:

Property Address or Address Range:

Quarter/Quarter: NE¼ NW¼ NW NW¼ Sec: 7 Twnshp/Range: 89/46

Parcel ID #: 894607100002 894607100014 or GIS #: Total Acres: ~~34.41~~ 11.452 ~~36.776~~ ~~34.41~~ 5.803 ~~2.89~~

Current Use: Agriculture AP Proposed Use: Agriculture AE Housing

Current Zoning: AP Proposed Zoning: AE 11.255 Gross

Average Crop Suitability Rating (submit NRCS Statement): 14.407 Net

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). Concord

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date: 7-31-26 Staff present: Dan Priestley

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: JD Legacy Farms, LLC Dennis Ballmeyer Applicant: Dennis Ballmeyer

Date: 8-3-26 Date: 8-3-26

Fee: $400 **Case #:** 7202

Check #: 12028

Receipt #:

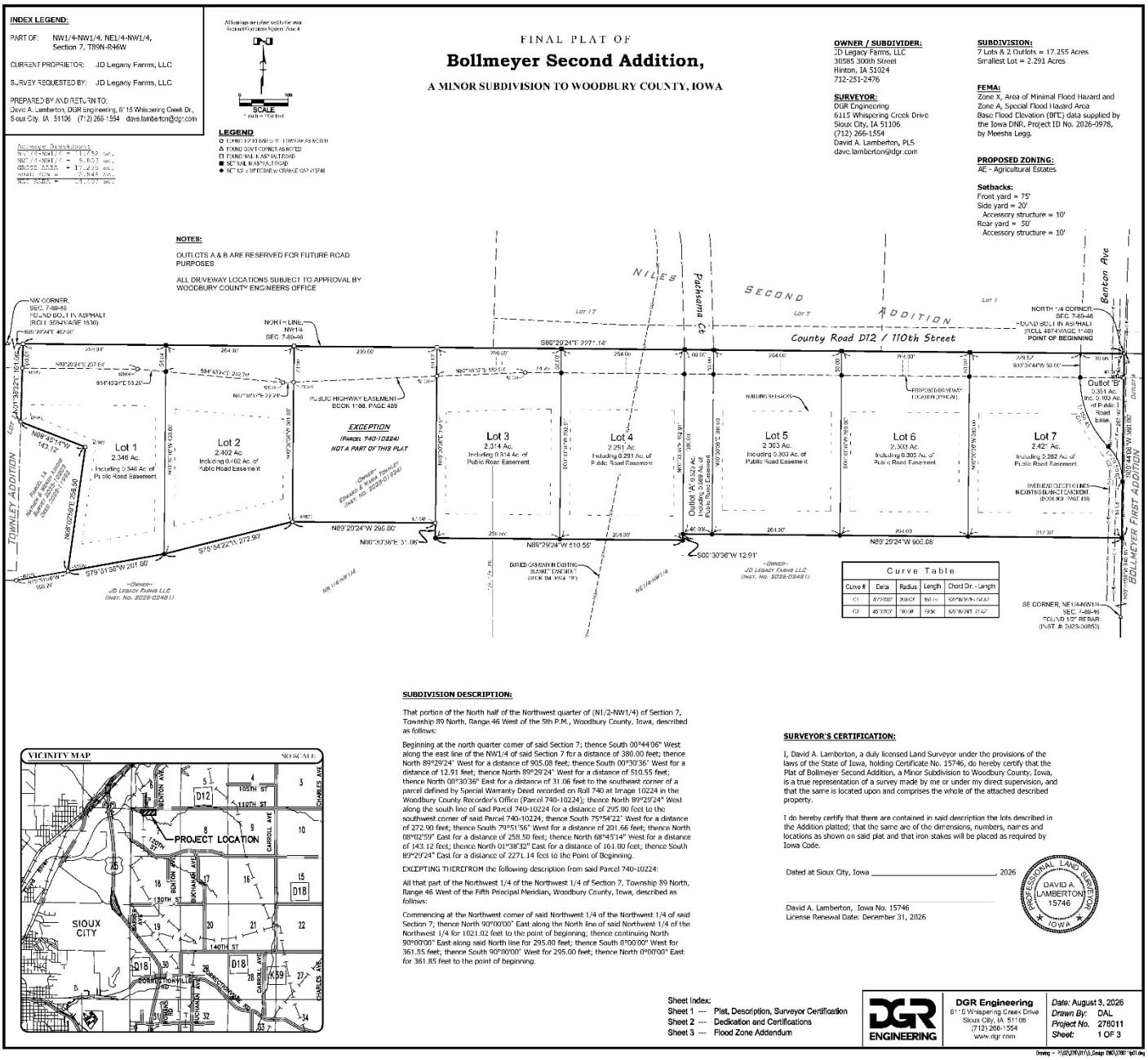
Date Received

RECEIVED

AUG - 3 2026

WOODBURY COUNTY
PLANNING & ZONING

Proposed Subdivision Plat



FINAL PLAT OF

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2026.

JD Legacy Farms, LLC

By: _____ By: _____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____, by Dennis D. Bollmeyer and Judy L.Bollmeyer, as Managers of JD Legacy Farms, LLC.

_____
Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.
Farm Credit Services of America, FLCA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

Docket No: _____

Filed for record, this_____day of_____, _____,

at_____o'clock _____M. recorded in Plat Envelope_____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, _____
Michelle K. Skaff, Auditor and Recorder,
Woodbury County, Iowa
By: Diane Swoboda Peterson, Deputy

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the_____day of _____, _____, a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, _____
Tyler Mogensen
City Assessor

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all the provisions of the code of the State of Iowa and ordinances of Woodbury County, Iowa, with reference to the filing of same; AND

Whereas, the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; AND

Whereas, the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, be, and the same is hereby accepted and approved, and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

Mark Nelson
Chairman
Board of Supervisors
Woodbury County, Iowa

ATTEST: Michelle K. Skaff
Secretary

RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of_____, _____ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

Dated _____, _____
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing Surveyor's Certificate is free from certified taxes and certified special assessments.

Dated _____,
Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026
Andrew Glisar
Chairperson

Dated _____, 2026
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: Bollmeyer Second Addition, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by _____, dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in JD Legacy Farms, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27,1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rural Electric Cooperative Association dated -September 10, 1976, filed April 1,1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of $1,403.00.
Form

Dated: _____, _____. _____
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026 _____
Robert E. Scott
Mayor

Approved _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCardle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____day of_____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026 _____
Robert E. Scott
Mayor

Dated_____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, _____
Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa

Sheet Index:

Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3

Drawing – P:\DGR\276\011\5_Design\DWG\276011p01.dwg

FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

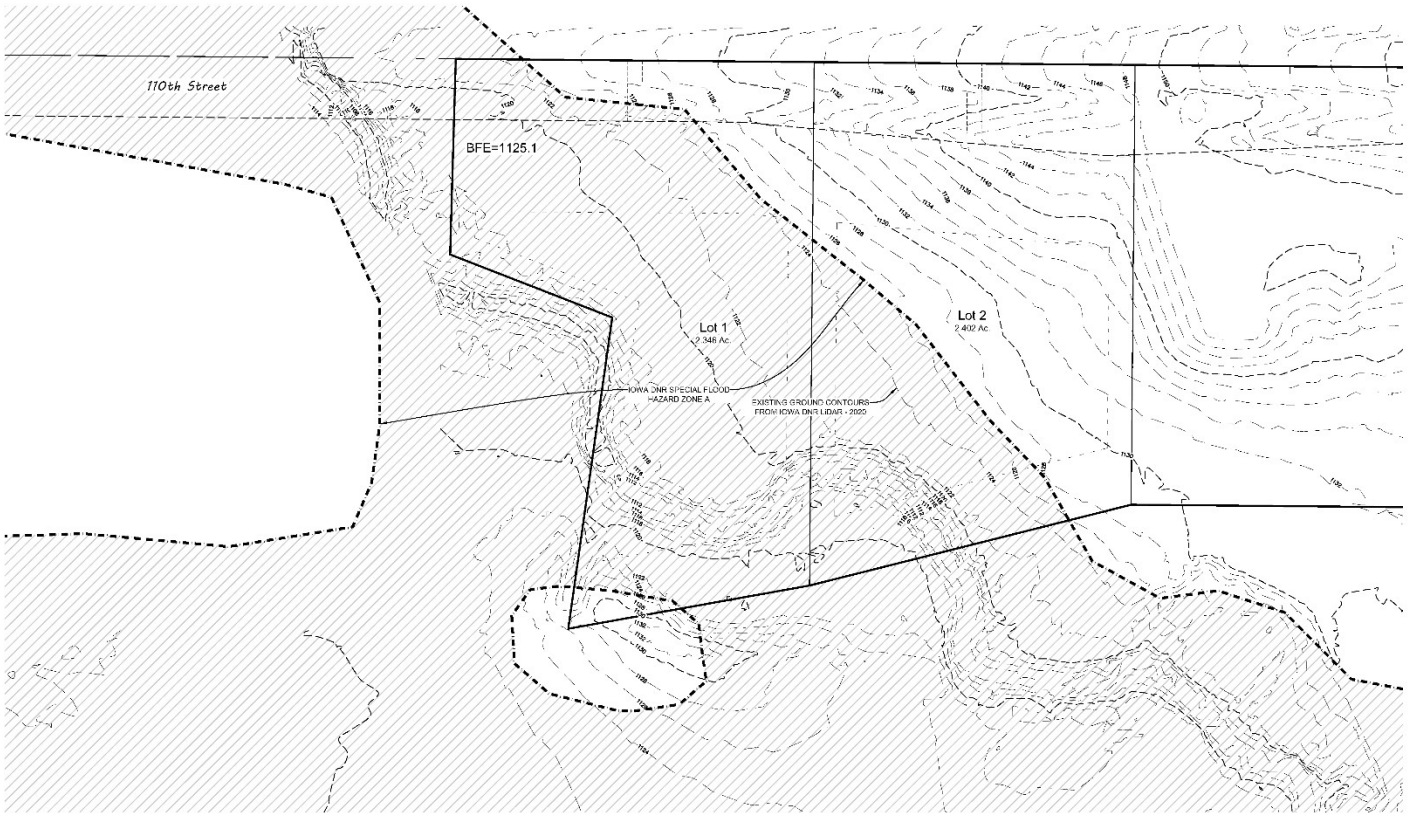
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

FLOOD PLAIN:

On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



Sheet Index:
Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266.1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Alternate ID	883545
Property Address	N/A
Sec/Twp/Rng	7-89-46
Brief Tax Description	NE NW 7-89-46 (Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	38.48
Net Acres	38.48
Adjusted CSR Pts	2389.59
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		$0.00

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

Valuation

		2026	2025	2024	2023	2022
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+	Assessed Land Value	$91,780	$91,780	$77,810	$77,810	$60,440
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$0	$0	$0	$0	$0
=	**Gross Assessed Value**	**$91,780**	**$91,780**	**$77,810**	**$77,810**	**$60,440**
-	Exempt Value	$0	$0	$0	$0	$0
=	**Net Assessed Value**	**$91,780**	**$91,780**	**$77,810**	**$77,810**	**$60,440**

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

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

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: 8/17/2026, 9:16:26 PM

Contact Us

Developed by SCHNEIDER GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Alternate ID	
Property Address	1418 110TH ST SIOUX CITY IA 51108
Sec/Twp/Rng	7-89-46
Brief	CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E
Tax Description	1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT (Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	34.41
Net Acres	34.41
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	$1,358,405.00

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

Valuation

		2026	2025
	Classification	Agriculture	Agriculture
+	Assessed Land Value	$107,740	$107,450
+	Assessed Building Value	$0	$0
+	Assessed Dwelling Value	$0	$0
=	Gross Assessed Value	$107,740	$107,450
-	Exempt Value	$0	$0
=	Net Assessed Value	$107,740	$107,450

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

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

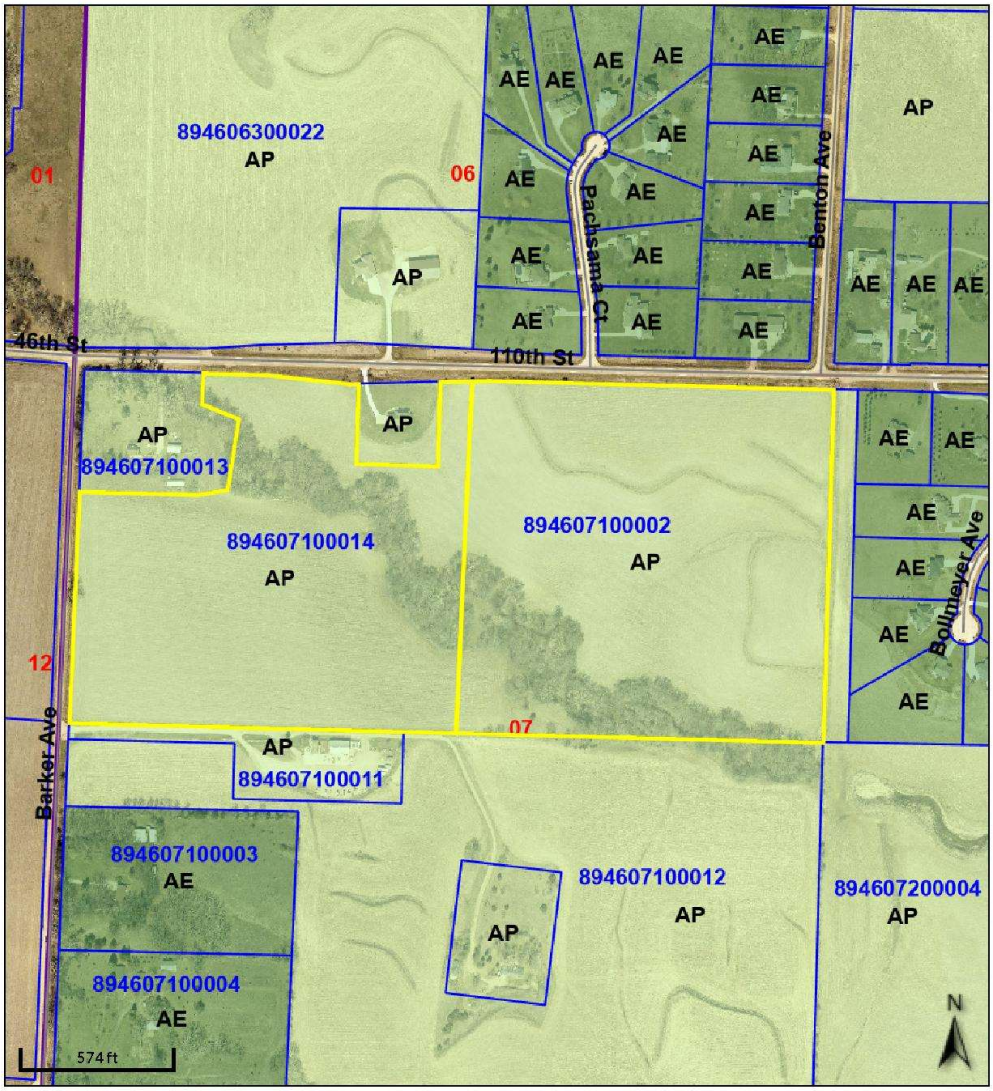
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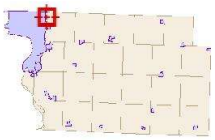
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Zoning Map

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

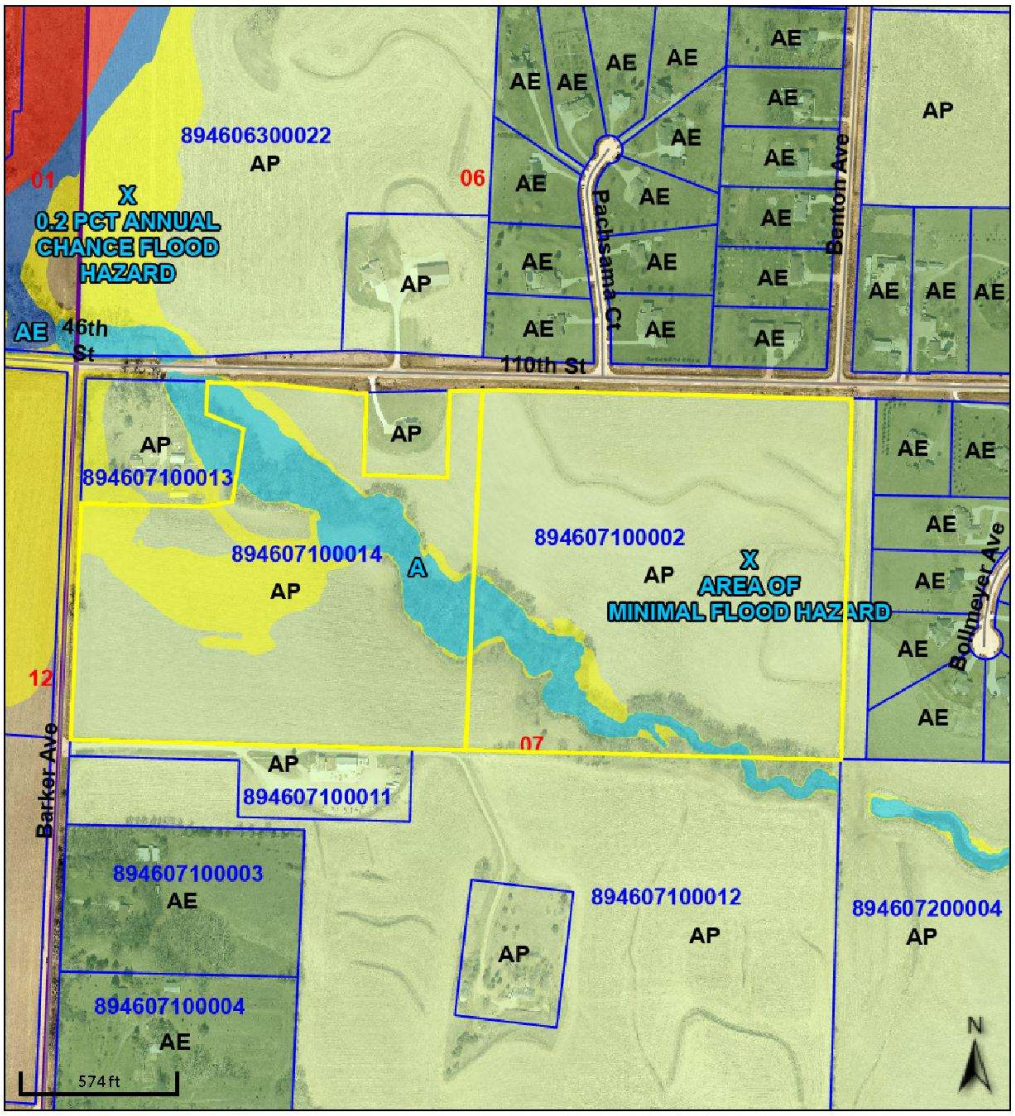
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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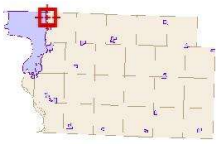
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Floodplain Map

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Date created: 8/18/2026
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Elevation Map



Soil Report

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002	
Gross Acres	38.48	
ROW Acres	0.00	
Gross Taxable Acres	38.48	
Exempt Acres	0.00	
Net Taxable Acres	38.48	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	67.43	*(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)*

Agland Active Config	*2025*
Processed Date and Time	*2026-02-20 12:12:50*

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	**38.48**		**2,594.61**	**2,393.68**

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				**38.48**	**2,594.61**	**2,393.68**

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014	
Gross Acres	34.41	
ROW Acres	0.00	
Gross Taxable Acres	34.41	
Exempt Acres	0.00	
Net Taxable Acres	34.41	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	86.66	*(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)*

Agland Active Config	*2025*
Processed Date and Time	*2026-02-20 12:12:52*

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	**34.41**		**2,982.11**	**2,808.19**

Soil Summary

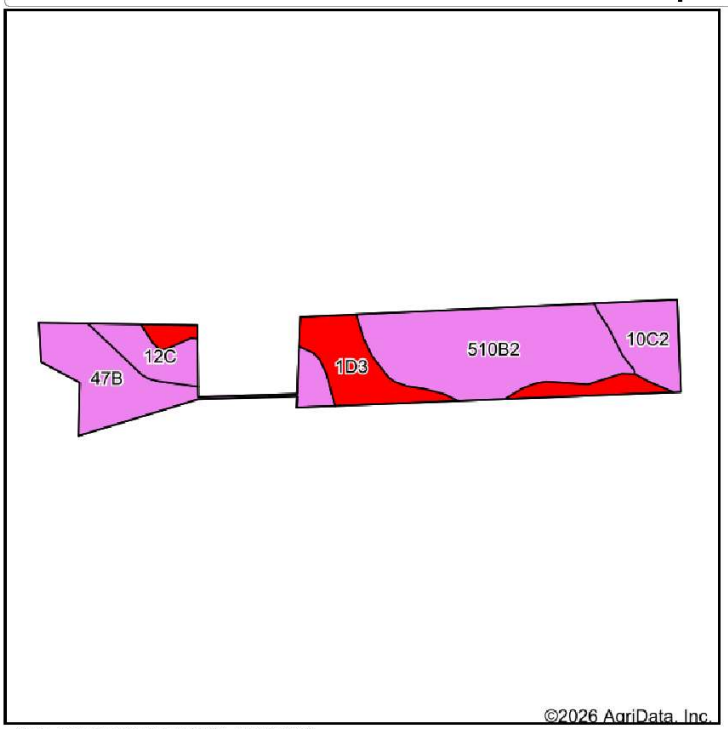
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				**34.41**	**2,982.11**	**2,808.19**

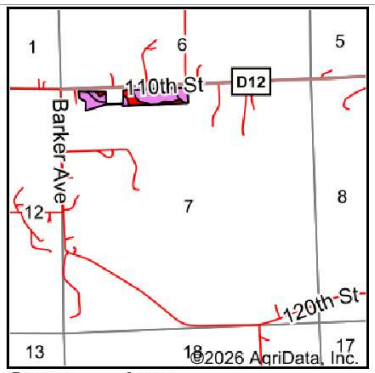
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Soils Map





State: **Iowa**
County: **Woodbury**
Location: **7-89N-46W**
Township: **Concord**
Acres: **14.72**
Date: **8/3/2026**

KRIENER FARM MANAGEMENT, INC.

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Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		IIe	227.2	6.4	65.9	12.9	92	72	80	80	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		IIIe	126.4	3.5	36.7	12.6	32	37	60	60	58
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		IIw	217.6	6.1	63.1	12.9	85	59	74	69	74
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		IIIe	214.4	6.0	62.2	13.2	89	58	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		IIIe	211.2	5.9	61.2	12.9	86	57	81	81	76
	Weighted Average				**2.41**	**202.8**	**5.7**	**58.8**	**12.9**	**78.2**	**59.7**	***n 76**	***n 75**	***n 72.6**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.