

WOODBURY COUNTY BOARD OF SUPERVISORS AGENDA ITEM(S) REQUEST FORM

Date: 10/1/25

Weekly Agenda Date: 10/7/25 4:40

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel J. Priestley

WORDING FOR AGENDA ITEM:

- a. Receive the final report and recommendation from the Zoning Commission following their 9/22/25, meeting to approve a Zoning Ordinance Map Amendment (Rezoning) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884604100004 for the LeFebvre Family Trust.
- b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezoning) from AP to AE on Parcel #884604100004.
- c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezoning) from AP to AE on Parcel #884604100004.

ACTION REQUIRED:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing to consider a proposed Zoning Ordinance Map Amendment to rezone a 6.75 acre more or less acre portion of the property owned by the LeFebvre Family Trust. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. The rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance.

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to adopt an ordinance approving the amendment to the zoning district map.

A 60% 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% 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.

BACKGROUND:

The LeFebvre Family Trust submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. The rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. At the Woodbury County Zoning Commission meeting on September 22, 2025, the Commission held public hearings on both applications. For the LeFebvre Addition minor subdivision, after reviewing the staff report, applicant comments, and receiving no public comments, the Commission voted unanimously (4-0) to recommend approval to the Board of Supervisors, with the condition that a separate recorded ingress/egress easement agreement be established for the shared driveway to address long-term maintenance, repair, upkeep, and snow removal. For the Zoning Ordinance Map Amendment to rezone the parcel from Agricultural Preservation (AP) to Agricultural Estates (AE), following the staff report and receiving no public or additional applicant comments, the Commission voted unanimously (4-0) to recommend approval to the Board of Supervisors.

PROPERTY DETAILS

Parcel(s): 884604100004

Township/Range: T88N R46W (Floyd)

Section: 4

Quarter: SW ¼ of the NW ¼

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X – Not in Floodplain

Property Address: 1650 Delaware Ave., Lawton, IA 51030

FINANCIAL IMPACT:

0

IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?

Yes ☐ No ☐

RECOMMENDATION:

Receive final report and Zoning Commission recommendation from their 9/22/25 meeting.

Open and close the public hearing. (Set Time: 4:40 PM)

Conduct and approve the first reading of the Zoning Ordinance Map Amendment (Rezone).

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 10/14/25 at 4:40 PM, and Tuesday, 10/21/25 at 4:40 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

a. Receive the final report and recommendation from the Zoning Commission following their 9/22/25, meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884604100004 for the LeFebvre Family Trust.

b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004.

c. Approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004.

**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 7, 2025, at 4:40 PM, Tuesday, October 14, 2025, at 4:40 PM, and Tuesday, October 21, 2025, at 4:40 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

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

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

Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyia.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 and ordinance readings to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004, and is described as:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

This zoning ordinance map amendment does not impose any new fines, penalties, forfeitures, fees, or taxes beyond those already in the existing zoning ordinance.

COL-IA-502333

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS 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 _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

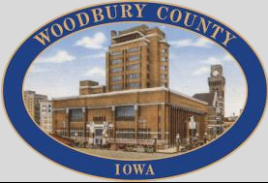
Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 22, 2025**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS PROCESS**



WOODBURY COUNTY PLANNING & ZONING

620 Douglas Street, Sixth Floor, Sioux City, Iowa 51101
712.279.6609 – 712.279.6530 (Fax)

Daniel J. Priestley, MPA – Zoning Coordinator
dpriestley@woodburycountyiowa.gov

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

REPORT – OCTOBER 1, 2025

LEFEBVRE ADDITION – MINOR SUBDIVISION PROPOSAL AND ZONING ORDINANCE MAP AMENDMENT PROPOSAL FROM AP TO AE

APPLICATION DETAILS

| | |
|--|------------------------------|
| Applicant(s)/Owner(s): | LeFebvre Family Trust |
| Application Type(s): | Minor Subdivision, Rezone |
| Name of Subdivision: | LeFebvre Addition |
| Application Date: | August 12, 2025 |
| Number of Lots: | Two (2) |
| Total Acres: | 6.75 |
| Extraterritorial Review: | August 13, 2025 |
| Legal Notice Date: | September 11, 2025 |
| Neighbor(s) Notice Date: | September 5, 2025 |
| Stakeholder(s) Notice Date: | August 27, 2025 |
| Zoning Commission Public Hearing Date: | September 22, 2025 |
| Board of Supervisors Agenda Date: | To be determined. |
| Attorney: | Emilee Gehling, 712-226-4600 |
| Surveyor: | Alan Fagan, 712-539-1471 |

PROPERTY DETAILS

| | |
|-------------------|------------------------------------|
| Parcel(s): | 884604100004 |
| Township/Range: | T88N R46W (Floyd) |
| Section: | 4 |
| Quarter: | SW ¼ of the NW ¼ |
| Zoning District: | Agricultural Preservation (AP) |
| Floodplain: | Zone X – Not in Floodplain |
| Property Address: | 1650 DELAWARE AVE, LAWTON IA 51030 |

CONTENTS

| | |
|--|--|
| SUMMARY, AERIAL MAP, PLAT EXCERPT | |
| APPLICATION | |
| FINAL PLAT | |
| REVIEW CRITERIA | |
| PUBLIC NOTIFICATION, STAKEHOLDER INPUT | |
| SUPPORTING DOCUMENTATION | |

DESCRIPTION:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

SUMMARY

The LeFebvre Family Trust submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. The rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. At the Woodbury County Zoning Commission meeting on September 22, 2025, the Commission held public hearings on both applications. For the LeFebvre Addition minor subdivision, after reviewing the staff report, applicant comments, and receiving no public comments, the Commission voted unanimously (4-0) to recommend approval to the Board of Supervisors, with the condition that a separate recorded ingress/egress easement agreement be established for the shared driveway to address long-term maintenance, repair, upkeep, and snow removal. For the Zoning Ordinance Map Amendment to rezone the parcel from Agricultural Preservation (AP) to Agricultural Estates (AE), following the staff report and receiving no public or additional applicant comments, the Commission voted unanimously (4-0) to recommend approval to the Board of Supervisors.

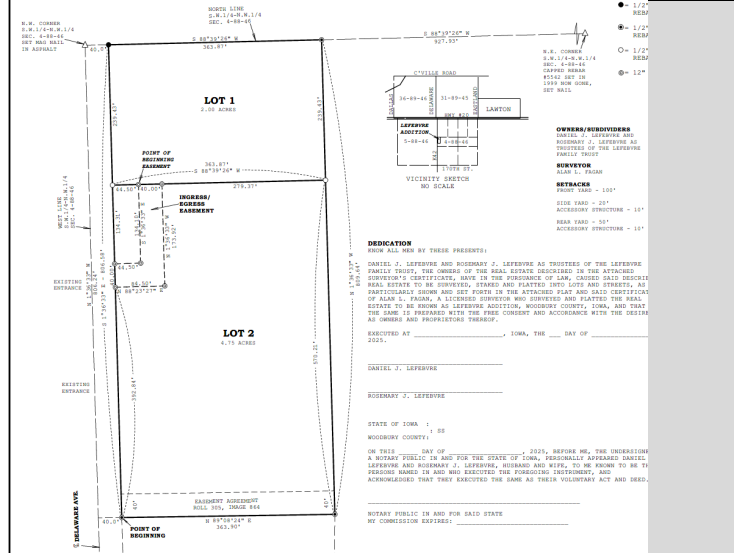
AERIAL MAP

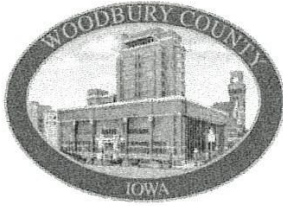
PLAT EXCERPT



Parcel ID: 884604100004
Sec/Twp/Rng: 4-88-46
Property Address: 1650 DELAWARE AVE, LAWTON
District: 0026
Brief Tax Description: AN IRREG TCT BEG 40' E & 406'46" N OF SW CORNER SWNW & PT OF BEG; THENCE S 363.90 FT THENCE N TO N LINE SWNW THENCE W TO A PT 40 FT OF NW CORNER NW SW THENCE S TO PT OF BEG SWNW 4-88-46
(Note: Not to be used on legal documents)

Alternate ID: 811966
Class: R
Acreage: 6.7
Owner Address: LEFEBVRE FAMILY TRUST
1650 DELAWARE AVE
LAWTON, IA 51030





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 on the Proposed Zoning Ordinance Map Amendment (Rezone)
Application from Agricultural Preservation (AP) to Agricultural Estates (AE) on
Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)


Dear Board of Supervisors:

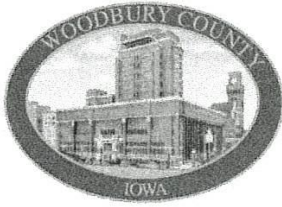
The Woodbury County Zoning Commission held a public hearing on September 22, 2025, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed rezoning application submitted by the LeFebvre Family Trust. This application seeks to rezone a 6.75-acre parcel from Agricultural Preservation (AP) to Agricultural Estates (AE) Zoning District to accommodate a future residence on Lot 1 of the proposed LeFebvre Addition. The property is located at 1650 Delaware Avenue, Lawton, IA 51030, in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township).

The Zoning Commission recommends with a 4-0 vote that the Board of Supervisors approve the proposed rezoning from the Agricultural Preservation (AP) Zoning District to Agricultural Estates (AE) Zoning District.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission



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 on the Proposed LeFebvre Addition Minor Subdivision
Application on Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)


Dear Board of Supervisors:

The Woodbury County Zoning Commission held a public hearing on September 22, 2025, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed LeFebvre Addition minor subdivision application submitted by the LeFebvre Family Trust. This application seeks to divide a 6.75-acre parcel into two lots: Lot 1 consisting of 2.00 acres and Lot 2 consisting of 4.75 acres, for the future construction of a residence. The property is located in Section 4, T88N R46W (Floyd Township), in the Agricultural Preservation (AP) Zoning District, at 1650 Delaware Avenue, Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City. This item is associated with a concurrent rezoning application to Agricultural Estates (AE) to enable the future residence due to limitations on multiple houses in quarter-quarter sections.

The Zoning Commission recommends with a 4-0 vote that the Board of Supervisors approve the proposed LeFebvre Addition minor subdivision, subject to condition requiring a recorded ingress/egress easement agreement for the shared driveway to address long-term maintenance, repair, upkeep, and snow removal.

Please refer to the draft copy of the Zoning Commission minutes for details about the Commission's recommendation(s).

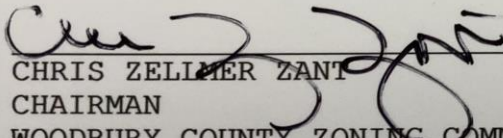
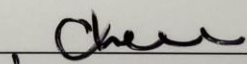
Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN
OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY,
IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE
TAKEN UNDER ADVISEMENT THE PLAT OF LEFEBVRE ADDITION, WOODBURY
COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA DID ON THE 22 DAY OF
September, 2025 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 THIS 26 DAY OF September, 2025.


CHRIS ZELLMER ZANT
CHAIRMAN

WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

Woodbury County Zoning Commission Meeting Minutes

Date: September 22, 2025

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:
 - o https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - o <https://www.youtube.com/watch?v=biUhXICz0a4>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson
- **Commissioner(s) Absent:** Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk, Laura Sievers – County Engineer
- **Public Attendees:** Dan LeFebvre

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on September 22, 2025. 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, 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

Chair Christine Zellmer Zant conducted a roll call, noting that Commissioners Christine Zellmer Zant, Tom Bride, Jeff Hanson, and Steve Corey were present. Commissioner Corey Meister was absent.

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 (August 25, 2025). No corrections or additions were noted. Commissioner Steve Corey made a motion to approve the minutes as presented, which was seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Public Hearing: Consideration of Proposed LeFebvre Addition Minor Subdivision (Two Lots) Application on Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider a recommendation to the Board of Supervisors on the proposed LeFebvre Addition minor subdivision application submitted by the LeFebvre Family Trust. The proposal seeks to divide a 6.75-acre parcel into two lots (Lot 1: 2.00 acres; Lot 2: 4.75 acres) for the future construction of a residence. The property is located in Section 4, T88N R46W (Floyd Township), in the Agricultural Preservation (AP) Zoning District, at 1650 Delaware Avenue, Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City.

Staff Report: Dan Priestley presented the staff report, clarifying that this agenda item and the next (rezoning) are associated, with the subdivision enabling a future residence due to limitations on multiple houses in quarter-quarter sections. The proposed subdivision involves a 6.75-acre parcel in Floyd Township, currently zoned Agricultural Preservation (AP). All documentation, including plat closure, was reviewed and found compliant by the County Engineer's office. Staff recommended approval, with the condition that a separate recorded ingress/egress easement agreement be established for the shared driveway to ensure long-term stability regarding maintenance, repair, upkeep, and snow removal.

Applicant Comments: Dan LeFebvre from the LeFebvre Family Trust addressed the Commission, stating that the application was straightforward and offering no additional information unless questions arose. The representative was present to participate in the process.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: No further questions, comments, or concerns were raised by the Commissioners.

Motion and Vote to Close Public Hearing: Commissioner Tom Bride moved to close the public hearing. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Jeff Hanson moved to recommend approval of the LeFebvre Addition minor subdivision proposal to the Board of Supervisors, including the access easement condition as referenced in the staff report. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission voted to recommend approval of the minor subdivision to the Board of Supervisors with the specified easement condition.

Public Hearing: Consideration of Proposed Zoning Ordinance Map Amendment (Rezone) Application from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884604100004 (1650 Delaware Avenue, Lawton, IA 51030)

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider a recommendation to the Board of Supervisors on the proposed rezoning application submitted by the LeFebvre Family Trust. The proposal seeks to rezone a 6.75-acre parcel from Agricultural Preservation (AP) to Agricultural Estates (AE) to accommodate a future residence on Lot 1 of the proposed LeFebvre Addition. The property is located at 1650 Delaware Avenue, Lawton, IA 51030, in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township).

Staff Report: Dan Priestley presented the staff report, noting that the rezoning is required for the future residence and aligns with the previous subdivision item. The parcel is the same as previously discussed (#884604100004). Staff recommended approval.

Applicant Comments: The applicant had left the meeting after the previous item and was not present for additional comments.

Public Comments: No public comments were made, either in person or via phone.

Commission Discussion: Commissioner Tom Bride addressed a potential concern about AE zoning bordering commercial areas, noting that this aligns with the future land use map, which anticipated such configurations. No other questions, comments, or concerns were raised.

Motion and Vote to Close Public Hearing: Commissioner Tom Bride moved to close the public hearing. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Tom Bride moved to recommend approval of the zoning ordinance map amendment to rezone Parcel #884604100004 from Agricultural Preservation (AP) to Agricultural Estates

(AE) to the Board of Supervisors. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Action Taken: The Commission voted to recommend approval of the rezoning to the Board of Supervisors.

Public Hearing: Consideration of Zoning Ordinance Text Amendments for Public Service Garage Conditional Use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance (Page 39). The amendments would change "Public service garage" from prohibited ("P") to conditional use ("C") in the AP and/or AE Zoning Districts, allowing such uses (e.g., for police, fire, emergency, or county engineer facilities) subject to review by the Zoning Commission and approval by the Board of Adjustment.

Staff Report: Dan Priestley presented the staff report, explaining that the amendments were directed by the Board of Supervisors to address needs for public facilities in AP and AE areas, which often surround communities. Historical rezoning to Limited Industrial (LI) for existing facilities was noted, but future rezoning could lead to spot zoning issues conflicting with the Comprehensive Plan. Conditional use permits provide better control, allowing site-specific review without permanent district changes. The proposal includes both AP and AE for flexibility, with public notification conducted via newspapers. Staff recommended approval for both districts to maintain oversight and protect neighborhoods.

Public Comments: Laura Sievers, Woodbury County Engineer, addressed the Commission, explaining that public service garages (e.g., secondary roads shops) abut commercial and residential properties without complaints in her experience. She noted placements in Lyon County and emphasized the need for locations near communities for efficient services like snow removal, avoiding economic development sites. This amendment would provide legal options for future relocations.

Commission Discussion: Commissioners discussed preempting future needs with conditional use availability, preferring it over rezoning to avoid unintended uses if ownership changes. They favored including both AP and AE for flexibility, site-specific review, and resident input via public hearings.

Motion and Vote to Close Public Hearing: Commissioner Jeff Hanson moved to close the public hearing. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Jeff Hanson moved to recommend approval of the zoning ordinance text amendment for public service garage as a conditional use in the AP and AE Zoning Districts as presented to the Board of Supervisors. Commissioner Steve Corey seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: Dan Priestley noted that the draft ordinance language in the packet would be forwarded, with potential adjustments for page numbers or corrections.

Action Taken: The Commission voted to recommend approval of the text amendments to the Board of Supervisors.

Public Hearing: Consideration of Zoning Ordinance Text Amendments to Establish Maximum Dimensions for Accessory Dwelling Units (ADUs) and Permit ADUs That Do Not Comply with Iowa Code 331.301(27)(a)(1) to Align with Primary Dwellings in a County Without Adopted Building Codes; to Add Utility Scale Solar Energy Systems to the Public Notification Subsection and Correct the Referenced Subsection to Telecommunication Towers; to Align Telecommunication Tower Applications with State Code by Removing Colocation Requirements; and to Correct the Road Use and Repair Agreement Reference in the Utility Scale Solar Section

The Chair opened the public hearing on the item.

Agenda Item: Public hearing to consider recommendations to the Board of Supervisors on housekeeping amendments: (1) Establish ADU dimensions (max 1,000 sq ft or 50% of principal dwelling) and align with primary dwellings without building codes (Section 4.04-2); (2) Add utility-scale solar to public notification (Section 2.02-1 B(1)(e)) and correct telecommunication tower reference to Section 5.05; (3) Remove colocation requirements for towers (Sections 5.05-1, 5.05-5 B) to comply with Iowa Code 8C; (4) Correct road use reference in utility-scale solar (Section 5.08-9 B) from 6.1 to 5.08-9 A; plus related edits for clarity.

Staff Report: Dan Priestley presented the staff report, describing the amendments as housekeeping to fix inconsistencies. For ADUs, prior adoption tied to state code created enforcement disparities; new language adds dimensions for consistency without exempting Iowa Code. Solar notification adds one-mile radius, correcting references. Tower colocation removal aligns with Iowa Code 8C preemption. Solar road use reference is a correction. Public notice was provided, with no major comments received.

Public Comments: No public comments were made, either in person or via phone.
Commission Discussion: No questions or comments were raised.

Motion and Vote to Close Public Hearing: Commissioner Jeff Hanson moved to close the public hearing. Commissioner Tom Bride seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Motion and Vote: Commissioner Tom Bride moved to recommend approval of the draft amendments as presented on pages 55 through 57 of the packet (Amendments 1 through 4), with the understanding that page numbers or minor adjustments may be needed. Commissioner Jeff Hanson seconded the motion. The motion passed unanimously with all Commissioners present voting "aye." (4-0)

Additional Discussion: A letter would convey the recommendation to the Supervisors.

Action Taken: The Commission voted to recommend approval of the text amendments to the Board of Supervisors.

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda, either in person or via phone.

Staff Update

Dan Priestley provided the following updates:

- Upcoming Board of Supervisors Hearings: Public hearings on the LeFebvre subdivision/rezoning and text amendments are scheduled for early October (likely October 7, 14, and 21 at 4:30 PM meetings). Supervisors may waive readings based on activity levels.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

Commissioner Tom Bride moved to adjourn the meeting, seconded by Commissioner Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0) The meeting adjourned at approximately 5:39 PM.

Appendix

None

RECEIVE

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

AUG 12 2025

WOODBURY COUNTY
PLANNING & ZONING

Applicant: LEFEBVRE FAMILY TRUST
Name of Owner

Mailing Address: 1650 DELAWARE AVE LAWTON, IA 51030
Street City or Town State and Zip + 4

Property Address: 1650 DELAWARE AVE LAWTON, IA 51030
Street City or Town State and Zip + 4

Ph/Cell #: 712 281-1122 E-mail Address: rjlefebvre@hotmail.com
DAN LEFEBVRE

To subdivide land located in the NW Quarter of Section 4

Civil Township FLOYD GIS Parcel # 884604100004

Name of Subdivision: LEFEBVRE ADDITION

Subdivision Area in Acres 6.75 Number of Lots 2

Attachments:

1. Eight (8) copies of grading plans; if required. N/A
- ✓ 2. Eight (8) copies of final plats (Complete per Section 4.01 of the Subdivision Ordinance).
- ✓ 3. An attorney's opinion of the abstract.
- ✓ 4. A Certified abstractor's certificate to include:
 - a. Legal description of proposed subdivision.
 - b. Plat showing clearly the boundaries of the subdivision.
 - c. A list of names, mailing addresses (including the ZIP + 4), and legal descriptions of all property owners within 1000'.

Surveyor: ALAN FAGAN Ph/Cell: 712 539-1471

Attorney: EMILEE GEHLING Ph/Cell: 712 226-4600

I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to conduct on-site inspections.

Owner's Signature: 

Zoning Director: 

For Office Use Only:

Zoning District AP Flood District X Date _____ No. 7104

Application Fee _____
4 Lots or less (\$300*+ Additional Fees) \$300 OK #136 34 81225
5 Lots or more (\$300* plus \$5 per lot + Additional Fees) _____

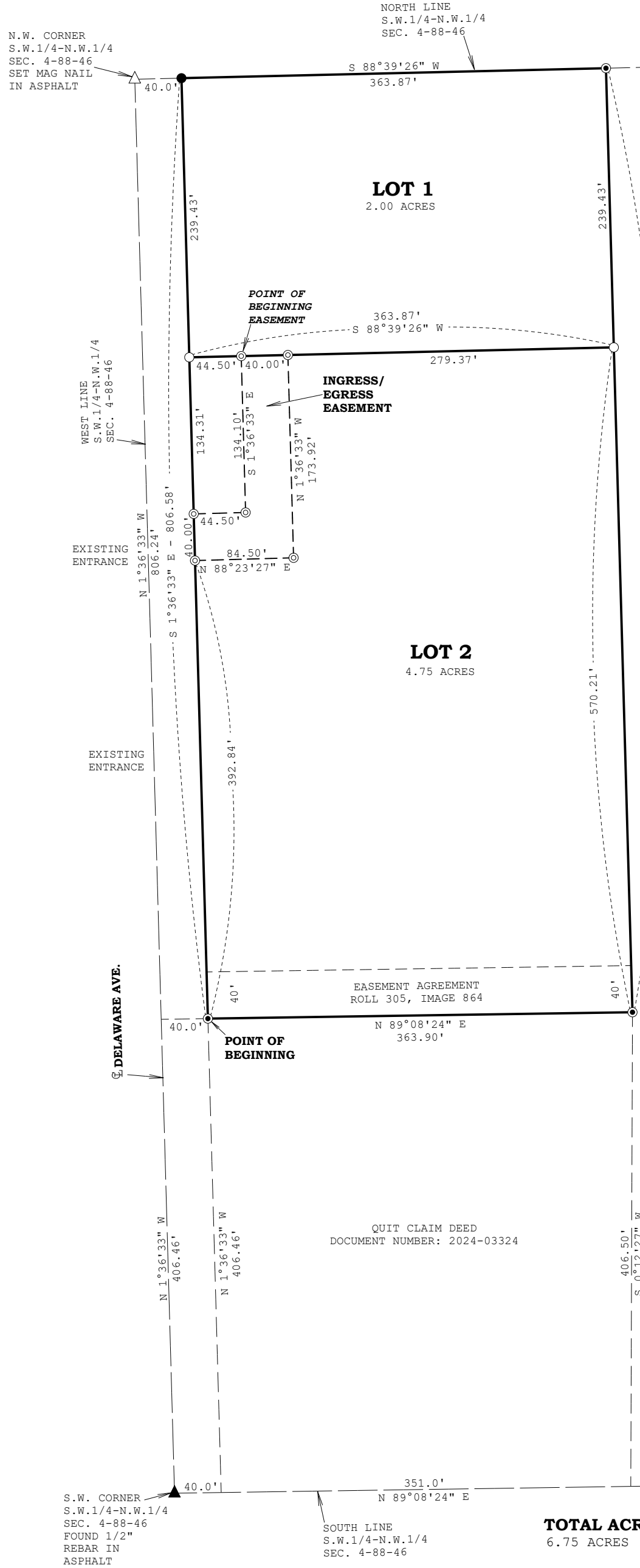
*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s) when the fees exceed \$100.00.

DESCRIPTION:
PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

INGRESS/EGRESS EASEMENT DESCRIPTION:
AN INGRESS/EGRESS EASEMENT BEING A PART OF LOT 2, LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID LOT 2; THENCE N.88°39'26"E. ALONG THE NORTH LINE OF SAID LOT 2 FOR 44.50 FEET TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT; THENCE S.1°36'33"E. FOR 134.10 FEET; THENCE S.88°23'27"W. FOR 44.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE S.1°36'33"E. ALONG SAID WEST LINE FOR 40.00 FEET; THENCE N.88°23'27"E. FOR 84.50 FEET; THENCE N.1°36'33"W. FOR 173.92 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 40.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF SAID LOT 2 IS ASSUMED TO BEAR S.1°36'33"E.



FINAL PLAT
LEFEBVRE ADDITION
WOODBURY COUNTY, IOWA

SURVEYOR'S CERTIFICATE

I, ALAN L. FAGAN, A DULY LICENSED LAND SURVEYOR UNDER THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO. 15082, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED DESCRIBED PROPERTY.

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREETS DESCRIBED IN THE ADDITION PLATTED, THAT THE SAME ARE OF THE DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WERE DRIVEN AT EACH CORNER OF EVERY LOT AND TRACT EXCEPT AS NOTED ON SAID PLAT.

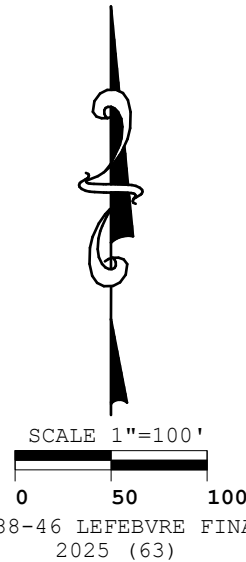
DATED AT SIOUX CITY, IOWA _____, 2025.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2025

MONUMENTS

- = 1/2" YELLOW CAPPED REBAR #8319 FOUND
- ⊙ = 1/2" YELLOW CAPPED REBAR #5542 FOUND
- = 1/2" YELLOW CAPPED REBAR #15082 SET
- ⊗ = 12" SPIKE SET



NOTES

- SEE EASEMENT FOR PUBLIC HIGHWAY BOOK 697, PAGE 333.
- SEE RIGHT-OF-WAY EASEMENT ROLL 22, IMAGE 549.
- SEE EASEMENT AGREEMENT ROLL 305, IMAGE 864.
- SEE QUIT CLAIM DEED ROLL 736, IMAGE 3028.
- SEE CORNER CERTIFICATE ROLL 342, IMAGE 1298.
- SEE PLAT OF SURVEY ROLL 315, IMAGE 1240.
- SEE PLAT OF SURVEY ROLL 431, IMAGE 212.
- INGRESS/EGRESS EASEMENT TO BE USED FOR ACCESS TO LOT 1.
- THERE MAY BE EASEMENTS, RESTRICTIONS AND COVENANTS NOT SHOWN THAT AFFECT LEFEBVRE ADDITION.

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

THE COUNTY AUDITOR HEREBY ACCEPTS AND APPROVES THE NAME OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, FOR USE IN WOODBURY COUNTY, IOWA AS REQUIRED BY IOWA CODE SECTION 354.6(2).

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DANIEL J. LEFEBVRE AND ROSEMARY J. LEFEBVRE AS TRUSTEES OF THE LEFEBVRE FAMILY TRUST, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF ALAN L. FAGAN, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE ____ DAY OF _____, 2025.

DANIEL J. LEFEBVRE

ROSEMARY J. LEFEBVRE

STATE OF IOWA : SS
WOODBURY COUNTY:

ON THIS ____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIGNED, A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DANIEL J. LEFEBVRE AND ROSEMARY J. LEFEBVRE, HUSBAND AND WIFE, TO ME KNOWN TO BE THE PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED.

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES: _____

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA DID ON THE ____ DAY OF _____, 2025 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 THIS ____ DAY OF _____, 2025.

CHRIS ZELLMER ZANT
CHAIRMAN
WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION NO. _____

RESOLUTION ACCEPTING AND APPROVING LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE ____ DAY OF _____, 2025, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA; AND

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF 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, STATE OF IOWA, THAT THE PLAT OF LEFEBVRE ADDITION, 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 AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS ____ DAY OF _____, 2025.

DANIEL A. BITTINGER II
CHAIRMAN
BOARD OF SUPERVISORS
WOODBURY COUNTY, IOWA

ATTEST:
MICHELLE K. SKAFF
SECRETARY

July 23, 2025

TITLE OPINION

Dan Lefebvre
16550 Delaware Ave.
Lawton, IA 51030

Re: Title Opinion in Support of Plat - 1650 Delaware Ave. Lawton, IA 51030

Dear Mr. Lefebvre,

Pursuant to your request, we have examined the Abstract of Title in one part prepared by Sedgwick Talley Abstract, numbering 1-46; purporting to reflect matters of record pertaining to the following-described property situated in Woodbury County, Iowa:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

Which property is to be platted as the Lefebvre Addition, the 20th day of June, 2025 at 5:00 p.m. and certify that, as of the date of the last continuation of the abstract, and a 24-month chain of title is shown and vested of record in:

Daniel L. Lefebvre and Rosemary J. Lefebvre, as Trustees of the Lefebvre Family Trust under agreement dated the 18th day of July 2014,

by virtue of a Quit Claim Deed noted at Entry 42 dated July 18, 2014 and filed July 21, 2014 at Roll 736 Image 3028;

subject to the following restrictions and limitations:

INTEREST IN THE SUBJECT REAL ESTATE

- 1.PLAT DESCRIPTION. The plat appears to be located within the description of the Abstract.
- 2.MORTGAGES/FINANCING STATEMENTS/ASSIGNMENT OF RENTS. None shown.
- 3.REAL ESTATE TAXES. Entry 46 shows Taxes for 2023/24: 1st installment \$2,333.00, paid; 2nd installment \$2,333.00, paid. Parcel No. 8846014100004
- 4.PERSONAL LIENS. The Abstract reflects that searches for personal liens have been made and all such liens, if any, are reflected herein. No searches have been made against any parties outside the chain of title to the property. No judgments appear against the titleholder as a result of the abstractor searches.
- 5.MECHANICS LIENS. The Abstract reflects that appropriate searches for mechanic's liens have been made and reports no adverse findings.
- 6.Please Note: You should take notice that purchase money liens have priority over and are senior to pre-existing judgments against real estate purchasers and any other right, title, or lien arising either directly or indirectly by, through, or under the purchaser. An exception is made in this opinion for unrecorded purchase money liens which are not included in the abstract and, therefore, not identified in this opinion.

LIMITED INTERESTS IN THE SUBJECT REAL ESTATE

7.EASEMENTS. A Right of Way Easement benefitting Northwest Iowa Power Cooperative is described at Entry 4 of the Abstract. Said electric transmission Easement was dated and acknowledged December 29, 1953 and filed October 26, 1973 in Roll 22, Image 549. Entry 23 of the Abstract shows an Easement Agreement recorded April 6, 1994 on Roll 305, Image 864 granting a perpetual easement for ingress and egress over and across the South Forty feet of the real estate.

8.PLATS. Entry 1 of the Abstract shows a Diagram of Section 4-88-46. Entry 25 of the Abstract reveals a Survey recorded September 23, 1994 on Roll 315, Image 1240. Entry 31 of the Abstract shows a Corner Certificate recorded February 12, 1996 on Roll 342, Image 1298.

9.RESOLUTIONS. At Entry 16 is referenced a resolution of controlled access abutting primary highways adopted by the Iowa State Highway Commission pursuant to Chapter 148 of the 56th General Assembly, which was filed July 16, 1956 in Book 833, page 322. Entry 17 of the Abstract describes the adoption of Zoning Regulations dated January 11, 1971 and filed March 5, 1971 at Book 1263, Page 9. For further information and amendments thereto, a complete copy of regulations on file in the office of the County Zoning Administrator's office. The Abstract at Entry 18 reveals a Resolution for the Woodbury County Board of Supervisors, #6332 recorded on May 12, 1977 on Roll 62, Image 2118. For maps of the various Flood Zones and particulars you are directed to consult the Office of the Woodbury County Zoning Administrator. Entry 19 discloses Resolution #6333 recorded May 12, 1977 at Roll 62, Image 2120 containing provisions and regulations regarding Flood zone. Entry 45 of the Abstract shows Zoning Regulations filed August 29, 2008 supported by Resolutions No., 10,455 and 10,456. For complete details, see instruments on file in the County Zoning office.

10.ZONING. The property is subject to the zoning ordinances of Woodbury County, Iowa.

11.COVENANTS. None shown.

12.This title opinion is subject to our standard exceptions attached hereto and by this reference incorporated herein. You should take note of these exceptions.

13.After complying with the above requirements, closing the real estate transaction, and recording the appropriate documents, please have the abstract continued in final form and returned to us for a final examination and title opinion.

SEE ATTACHED CAUTIONS.

Sincerely,

Emilee B. Gehling
Partner
ITG #10271
Gehling Osborn Law Firm, PLC
600 4th Street, Suite 900
Sioux City, IA 51101
(712) 226-4601 (Direct)
(712) 226-4600 (Main)
Emilee@golawfirm.com

The Abstract is being held for Daniel Lefebvre.

GEHLING OSBORN LAW FIRM, PLC
CAUTIONS TO TITLE OPINIONS

This title opinion is limited to an examination of the condition of title to the abstracted real estate covering the period of time up to the most recent certification.

This opinion is provided to the persons or entities identified as the addressees of this opinion, and it is not to be relied upon by any other person or entity.

This opinion is confined to an examination of the abstract only. This opinion is made subject to exceptions reserved by the abstracter in preparing the above reference abstracts.

The abstract may be prepared pursuant to the Iowa 40-Year Marketable Title Act (Iowa Code §§ 614.29 to 614.38). Effective July 1, 2009, any property served by private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless exempted by law. Iowa Code § 455.172(11).

Please note: No visual inspection of the property has been made. Certain matters are not discernible from the abstract. Your attention is, therefore, called to the fact that you are required to take notice of the following potential encumbrances on the real estate under examination:

- RIGHTS
- 1.This opinion does not cover the rights of any parties in possession. It shall be determined by independent means if there are any parties in possession and if they have any rights.
- 2.This opinion does not cover the rights of undisclosed spouses.

ZONING/REGULATIONS

3.The boundaries, whether all structures are within those boundaries, and anything that would be revealed by a survey, and similar municipal ordinances.

4.Any facts which would be disclosed by a visual inspection or survey and which would identify physical use, location of easements and improvements on bordering real estate. This opinion does not assure correctness of boundary and lot lines.

5.Unidentified or unreported zoning or other ordinances relative to building, improvements, use or access.

6.Flood Plain regulations, if any.

The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous waste, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that federal, state, and local regulations may, in the event that there are environmental and/or public health violations, permit injunctive relief and require removal and remedial actions or other "clean up activity." The costs of such "clean-up" may become a lien against the real estate under examination, and you may have personal liability even though you may not have disposed of such hazardous substances on the real estate under examination that would subject you to liability for environmental clean-up. You are advised to seek independent professional evaluations of potential environmental exposures.

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

7.Real estate taxes and special assessments not yet spread on the county books and charges for municipal services, which are not included in the abstract, that constitute a lien on the benefited property. It would be advisable to check with the City Clerk, Board of Supervisors, or the County Auditor's office to determine if any resolutions of necessity for special assessments have been adopted or charges have been assessed which pertain to the real estate under examination.

8.Real estate taxes for the current year, which will not become a lien until June 30, and the responsibility for payment thereof.

9.Whether the property may be or become subject to additional or corrected assessments for real estate taxes by authority of Section 443.6 through 443.22, The Code.

10.Whether a "due on sale" clause will interfere with your plans, if any, to assume an existing mortgage.

11.Financing statements filed with the Secretary of State in Des Moines, including those covering crops.

12.Unrecorded purchase money liens.

13.The right to file mechanic's liens against the premises for labor or materials furnished in connection with improvements thereon within 90 days from furnishing of the last item of material or labor. In this regard, you should examine the same and satisfy yourself that no labor or materials have been furnished for improvements within the last 90 days or, if such improvements have been made, that all suppliers of labor or materials have been fully paid.

14.Whether the City claims any unrecorded liens for sidewalk maintenance, weed cutting, building demolition or utilities including storm water drainage.

MISCELLANEOUS

15. Forged or altered instruments.

16.Whether there have been any bankruptcy filings that may affect the property. No opinion can be given concerning the effect of bankruptcy proceedings on title to the real property.

17.Whether you are entitled to a homestead credit and/or a Veteran's exemption. Persons entitled should file application thereof f.

18.Whether it would be appropriate to participate in the Iowa Title Guaranty Program, operated through the Title Guaranty Division of the Iowa Finance Authority, (515) 242 -4989.

ADDITIONAL NOTE: The abstract that we have examined in preparing this opinion is a valuable document which is expensive to replace if it is lost. After the abstract is examined, we normally deliver it to the closing agent or the financial institution making the loan. We do not keep clients ' abstracts in our office. It is the client 's responsibility to be certain that the abstract is returned to them and kept in a safe place at the conclusion of the transaction.

AL FAGAN
LAND SURVEYING, P.C.
P.O. BOX 858
MERRILL, IA 51038
712.539-1471

DATE OF SURVEY: MAY 2025

INDEX LEGEND

SURVEYOR: ALAN L. FAGAN 712.539-1471

MAIL TO: AL FAGAN LAND SURVEYING, P.C.
P.O. BOX 858 - MERRILL, IA 51038

COUNTY: WOODBURY

SECTION(S): 4 T. 88 N., R. 46 W.

ALIQUOT PART: PART OF THE S.W.1/4 OF THE N.W.1/4

CITY:

SUBDIVISION:

BLOCK(S):

LOT(S):

PROPRIETOR(S): DANIEL J. LEFEBVRE & ROSEMARY J. LEFEBVRE
AS TRUSTEES OF LEFEBVRE FAMILY TRUST

REQUESTED BY: DANIEL J. LEFEBVRE

FINAL PLAT

ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE RECORDED SEPARATELY

- DEDICATION, IF APPLICABLE
- TITLE OPINION OR UPDATED TITLE OPINION, IF APPLICABLE
- RESOLUTION FROM THE NEAREST CITY
- AGREEMENT TO IMPOSE COVENANT BASED UPON LINEAL LOT FRONTAGE, IF APPLICABLE
- MORTGAGE RESOLUTION, IF APPLICABLE

PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, Planning and Zoning staff:

| | |
|--|---|
| | shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code. |
| | Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law. |
| | shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and |
| | Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required. |
| | shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and |
| | Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data. |
| | shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and |
| | Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat. To ensure proper governance of the ingress/egress easement shown on the plat, it is recommended that a separate easement agreement be prepared and executed between the owners of Lot 1 and Lot 2, and recorded concurrently with the plat. This agreement should address items such as general maintenance, repairs, upkeep, snow removal expectations, etc. |
| | shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties. |
| | Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat. |

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

The County's Zoning and Subdivision Ordinances require certain actions from County staff and the Planning and Zoning Commission. Per these requirements, the Planning and Zoning Commission:

| | |
|--|---|
| | shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and |
| | Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met. |
| | shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and |
| | Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information. |
| | may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and |
| | To ensure proper governance of the ingress/egress easement shown on the plat, it is recommended that a separate easement agreement be prepared and executed between the owners of Lot 1 and Lot 2, and recorded concurrently with the plat. This agreement should address items such as general maintenance, repairs, upkeep, snow removal expectations, etc. |
| | shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision. |
| | During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law. |

CITY COUNCIL RESOLUTION NO. 2025-12

CITY OF LAWTON, WOODBURY COUNTY, IOWA

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA.


NOW, THEREFORE BE, AND IT IS, RESOLVED BY THE CITY COUNCIL OF THE CITY OF
LAWTON, WOODBURY COUNTY, IOWA, THAT SAID PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA, AS HERETO ATTACHED AND FORMING PART OF THIS
RESOLUTION BE, AND THE SAME HEREBY IS, ACCEPTED AND APPROVED. PURSUANT TO
THE CODE OF ORDINANCES OF THE CITY OF LAWTON, IOWA, § 170.30, THE CITY OF
LAWTON WAIVES ITS RIGHTS UNDER SAID SECTION.

PASSED 8/13/2025



JESSE PEDERSEN
MAYOR

APPROVED 8/13/2025



ATTEST:
TRICIA JERNBERG
CITY CLERK

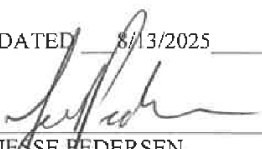
STATE OF IOWA

SS

COUNTY OF WOODBURY

I, TRICIA JERNBERG, CLERK OF THE CITY OF LAWTON, WOODBURY COUNTY, IOWA, DO
HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY
COUNCIL OF SAID CITY ON THE 13th DAY OF August, 2025 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 8/13/2025



JESSE PEDERSEN
MAYOR



TRICIA JERNBERG
CITY CLERK

LAWTON RESOLUTION LEFEBVRE



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8Rezoning Application &
Zoning Ordinance Map Amendment *njlefebvre@hotmail.com*

| | | | |
|---|---|--------------------------------------|--|
| Owner Information: | | Applicant Information: | |
| Owner | <u>LEFEBVRE FAMILY TRUST</u> | Applicant | <u>DAN LEFEBVRE</u> |
| Address | <u>1650 DELAWARE AVE</u> <u>LAWTON, IA 51030</u> | Address | <u>1650 DELAWARE AVE,</u> <u>LAWTON, IA 51030</u> |
| Phone | <u>712-281-1122</u> | Phone | <u>712 281-1122</u> |
| Engineer/Surveyor <u>ALAN FAGAN</u> | | Phone <u>712 539-1471</u> | |
| Property Information: | | | |
| Property Address or Address Range <u>1650 DELAWARE AVE</u> | | | |
| Quarter/Quarter <u>SW 1/4 - NW 1/4</u> Sec <u>4</u> Twnshp/Range <u>88-46</u> | | | |
| Parcel ID # <u>884604100004</u> or GIS # _____ Total Acres <u>6.75</u> | | | |
| Current Use <u>RESIDENTIAL</u> | | Proposed Use <u>RESIDENTIAL</u> | |
| Current Zoning <u>AP</u> | | Proposed Zoning <u>AE</u> | |
| Average Crop Suitability Rating (submit NRCS Statement) <u>(Included in report)</u> | | | |
| The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information). | | | |
| A formal pre-application meeting is recommended prior to submitting this application. | | | |
| Pre-app mtg. date <u>8-12-25</u> Staff present <u>Dan Preestley</u> | | | |
| 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 | <u>LEFEBVRE FAMILY TRUST</u> | Applicant | <u>Dan LeFebvre</u> |
| Date | <u>8-12-25</u> | Date | <u>Aug 12 2025</u> |
| Fee: \$400 Case #: <u>7103</u> | | RECEIVED | |
| Check #: _____ | | AUG 14 2025 | |
| Receipt #: _____ | | WOODBURY COUNTY PLANNING & ZONING | |

LEGAL DESCRIPTION:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

INGRESS/EGRESS EASEMENT DESCRIPTION:

AN INGRESS/EGRESS EASEMENT BEING A PART OF LOT 2, LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE N.W. CORNER OF SAID LOT 2; THENCE N.88°39'26"E. ALONG THE NORTH LINE OF SAID LOT 2 FOR 44.50 FEET TO THE POINT OF BEGINNING OF SAID INGRESS/EGRESS EASEMENT; THENCE S.1°36'33"E. FOR 134.10 FEET; THENCE S.88°23'27"W. FOR 44.50 FEET TO THE WEST LINE OF SAID LOT 2; THENCE S.1°36'33"E. ALONG SAID WEST LINE FOR 40.00 FEET; THENCE N.88°23'27"E. FOR 84.50 FEET; THENCE N.1°36'33"W. FOR 173.92 FEET TO THE NORTH LINE OF SAID LOT 2; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 40.00 FEET TO THE POINT OF BEGINNING.

NOTE: THE WEST LINE OF SAID LOT 2 IS ASSUMED TO BEAR S.1°36'33"E.

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS 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 _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

Property Owner(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

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 22, 2025**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping for the unincorporated area of Woodbury County, Iowa as follows:

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

**DRAFT – SUBJECT TO CHANGES THROUGHOUT THE
PUBLIC HEARINGS AND READINGS PROCESS**

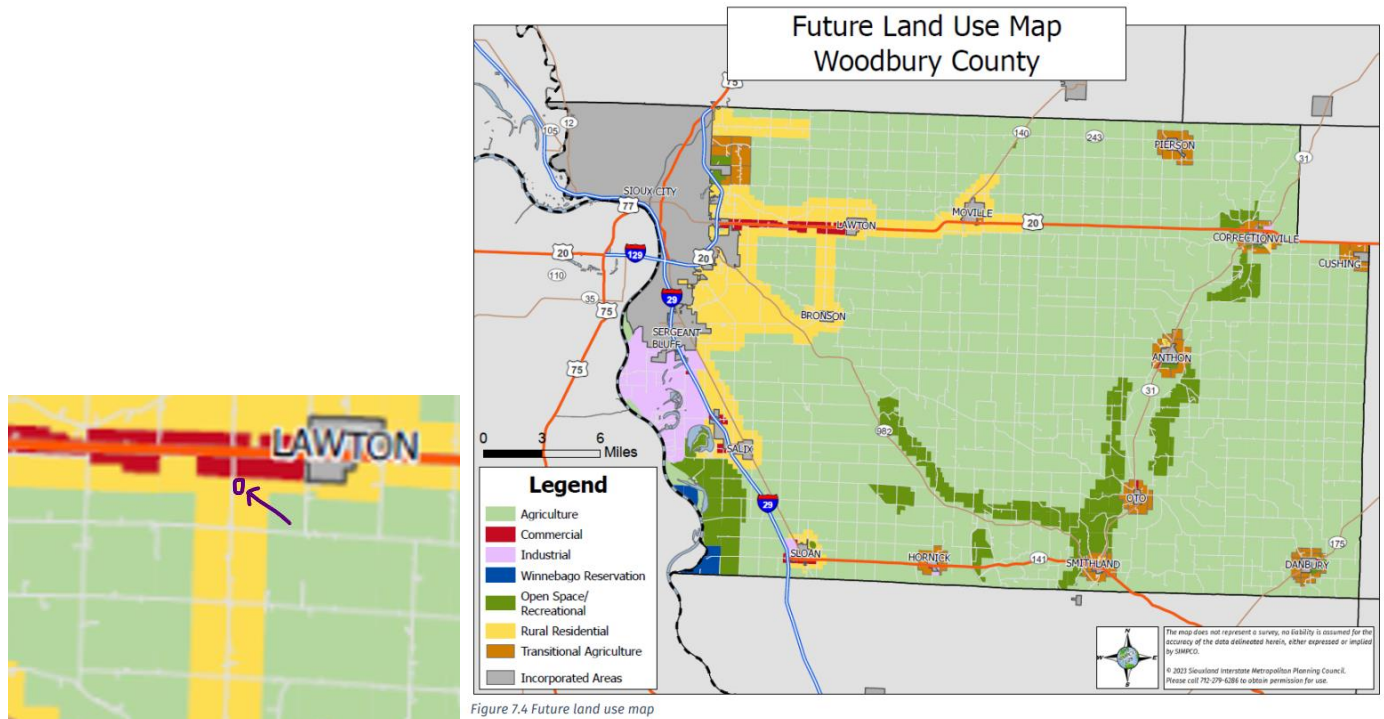
EVALUATION CRITERIA

The 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:

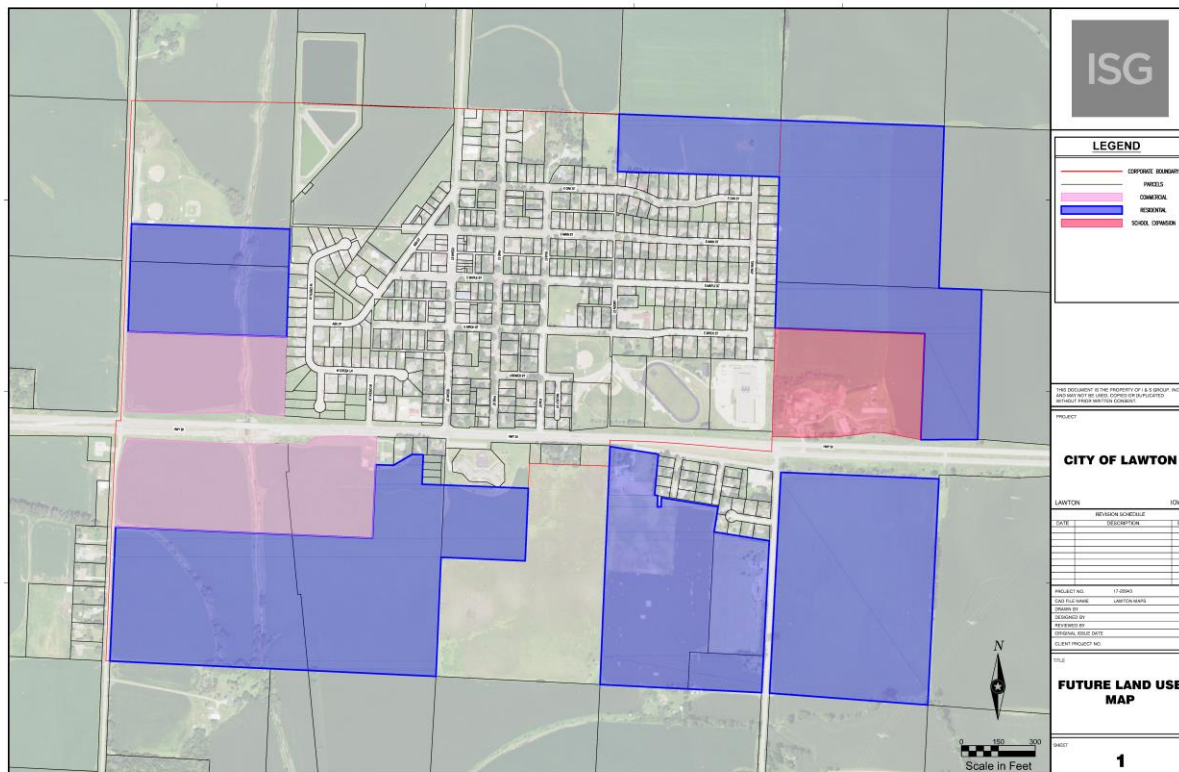
Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

There does not appear to be any conflicts with the Woodbury County Comprehensive Plan 2040.

(https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf). This area is designated as **rural residential** on the future land use map thereby illustrating that this request is compatible with future land use goals and objectives for the unincorporated area as the goal of this rezone for the eventual build a house. The only concern is this does abut future areas designated as commercial to the north. The City of Lawton's Future Land Use Map does not reach this area of unincorporated Woodbury County as depicted below.



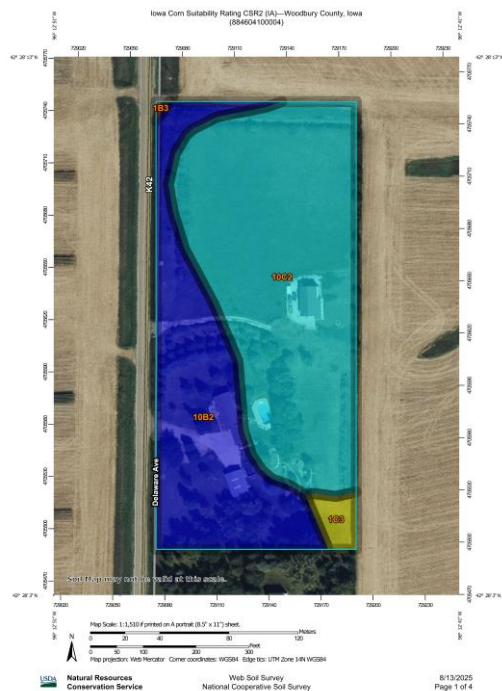
CITY OF LAWTON, IOWA – FUTURE LAND USE MAP



Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

There does not appear to be any conflicts with the policies and plans of other agencies based on the information received.

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



Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa 884604100004

Iowa Corn Suitability Rating CSR2 (IA)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|-----------------------------|---|--------|--------------|----------------|
| 1B3 | Ida silt loam, 2 to 5 percent slopes, severely eroded | 57 | 0.0 | 0.1% |
| 1C3 | Ida silt loam, 5 to 9 percent slopes, severely eroded | 58 | 0.2 | 2.4% |
| 10B2 | Monona silt loam, 2 to 5 percent slopes, eroded | 91 | 2.6 | 35.9% |
| 10C2 | Monona silt loam, 5 to 9 percent slopes, eroded | 86 | 4.5 | 61.5% |
| Totals for Area of Interest | | | 7.3 | 100.0% |

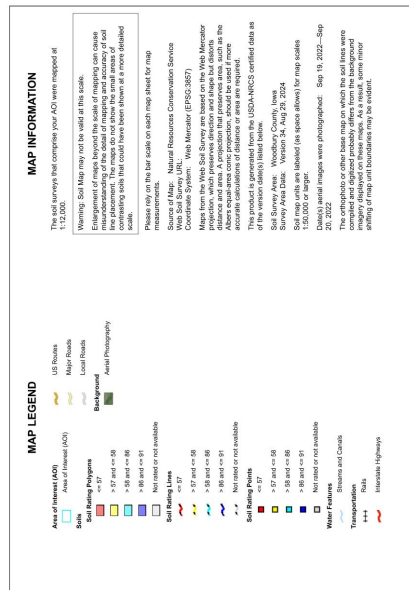
Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary



Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa 884604100004

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa 884604100004

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

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

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

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

Tie-break Rule: Higher

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

Based on the attached "Iowa Corn Suitability Rating CSR2 (IA)" report, this property general consists of four different soil map units, each with its own Corn Suitability Rating (CSR2). +/- (Approximation)

- **Ida silt loam, 2 to 5 percent slopes, severely eroded (1B3):** This soil has a CSR2 rating of 57. It makes up 0.1% of the property, or 0.0 acres. (Approximation)
- **Ida silt loam, 5 to 9 percent slopes, severely eroded (1C3):** This soil has a CSR2 rating of 58. It makes up 2.4% of the property, or 0.2 acres. (Approximation)
- **Monona silt loam, 2 to 5 percent slopes, eroded (10B2):** This soil has a CSR2 rating of 91. It is the most dominant soil type, covering 35.9% of the property, or 2.6 acres. (Approximation)
- **Monona silt loam, 5 to 9 percent slopes, eroded (10C2):** This soil has a CSR2 rating of 86. It makes up 61.5% of the property, or 4.5 acres. (Approximation)

The CSR2 is estimated to be about:

- $635.2 / 7.3 = 86.9$ (Approximation)

| | |
|--|---|
| | Compatibility with adjacent land uses. |
| | The Agricultural Estates (AE) Zoning District is designed as a median between the aspects of the Agricultural Preservation (AP) Zoning District and the Suburban Residential (SR) Zoning District. The AE allows for additional single-family dwellings in a quarter-quarter section or 40-acre area. This zoning change can be justified as it represents both new housing as per the comprehensive plan while at the same time, retaining much of the characteristics of the AP Zoning District which abuts the surrounding area. |
| | Compatibility with other physical and economic factors affecting or affected by the proposed rezoning. |
| | There does not appear to be any other additional compatibility issues with this location. |
| | Any other relevant factors. |
| | This process is required in conjunction with the minor subdivision procedure. |

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit is Page 1 of 2 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Sep. 11, 2025

NOTICE ID: 64HJVW3T77hTCG28Qwec

PUBLISHER ID: COL-IA-502253

NOTICE NAME: ZC_9-22-25_PH

Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

Subscribed in my presence and sworn to before me on this: 09/12/2025

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
BEFORE THE WOODBURY
COUNTY ZONING COMMISSION
ON SEVERAL ZONING
ORDINANCE TEXT AMENDMENTS,
A MAP AMENDMENT (REZONE),
AND A MINOR SUBDIVISION
(SUMMARIES BELOW)**

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered. First public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 601 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), 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: 688 085 537 during the meeting to listen or comment. However, it is recommended to attend in person so 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, 601 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpristley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 36. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "1" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "1" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage".

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and amend the ordinance from Iowa Code 331.301(27)(a) (1) and other applicable Iowa Code sections.

Woodbury County has not adopted building codes for primary dwellings and structures—thereby aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04-2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.06, to the public-utility subsection in Section 2.02-1 (B)(1)(e); correct the referenced subsection for telecommunication towers from “as provided in subsection 5.06-3” to “as provided in Section 5.05”; align telecommunication-tower requirements with state code by removing collocation references and requirements (Section 5.05-1 and Section 5.06-5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08-9 B) from Section 8.1 to Section 5.08-9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

Item Three (3)

CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼, THENCE N.89°08'24"E, ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 403.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W, ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E, FOR 363.90 FEET; THENCE N.1°36'33"W, FOR 609.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.89°32'26"W, ALONG SAID NORTH LINE FOR 369.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E, ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Item Four (4)

CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

OOL-IA-502253

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered.

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# 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 Friday, September 19, 2025.

**Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed

amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "-" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage."

Explanation: This amendment would allow "Public service garage" as a Conditional Use in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Two (2):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS TO STREAMLINE REGULATIONS FOR ACCESSORY DWELLING UNITS (TO REMOVE CONFLICTING LANGUAGE OVER BUILDING CODES AND TO SET MINIMUM/MAXIMUM DIMENSIONS), UTILITY-SCALE SOLAR ENERGY SYSTEMS, AND TELECOMMUNICATION TOWERS WHILE ENSURING COMPLIANCE WITH IOWA CODE BY ESTABLISHING CLEAR DIMENSIONAL STANDARDS FOR ADUS, CORRECTING REFERENCES, AND REMOVING CONFLICTING REQUIREMENTS. ADDITIONAL HOUSEKEEPING CHANGES ARE PROPOSED TO ADDRESS THE ORDINANCE'S CLARITY.**

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to: establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building codes for primary dwellings and structures—thereby

aligning ADU building-code requirements with those for primary dwellings and structures that do not have adopted county building codes (to be addressed in Section 4.04 2 or another applicable location); add utility-scale solar energy systems, as provided in Section 5.08, to the public-notification subsection in Section 2.02 1 B(1)(e); correct the referenced subsection for telecommunication towers from "as provided in subsection 5.06 3" to "as provided in Section 5.05"; align telecommunication-tower requirements with state code by removing colocation references and requirements (Section 5.05 1 and Section 5.05 5 B); correct the road-use and repair agreement reference in the Utility-Scale Solar Energy Systems section (Section 5.08 9 B) from Section 6.1 to Section 5.08 9 A; and make other related corrections and housekeeping edits (grammar, spelling, punctuation, and sentence syntax) to improve clarity and align the ordinance with its intended purposes. The above content, including code and section references, is subject to change and/or correction in the draft and final ordinance versions.

**Item Three (3):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT (REZONE) APPLICATION ON PARCEL #884604100004**

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by the LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 6.75-acre portion of the property located in the SW ¼ of the NW ¼ of Section 4, T88N R46W (Floyd Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #884604100004 and is described as:

PART OF THE S.W.¼ OF THE N.W.¼ OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.¼ OF THE N.W.¼;

THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.¼ OF THE N.W.¼ FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.¼ OF THE N.W.¼; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.¼ OF THE N.W.¼ IS ASSUMED TO BEAR N.1°36'33"W.

Petitioner Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

**Item Four (4):
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004**

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUB-

**SERGEANT BLUFF, IOWA
City Council Special
Meeting Minutes
Thursday, September 4, 2025
@ 12pm Council Chambers
501 4th Street;
Sergeant Bluff, IA**

1. MAYOR/MAYOR PRO-TEM TO CALL THE MEETING TO ORDER: 12:00 pm

Attendee Name Title Status
Ryan Panowicz Absent
Mark Reinders Absent
Kirk Moriarty Remote
Andrea Johnson Assistant Mayor Pro Tem Present
Ron Hanson Mayor Pro Tem Present
Jon Winkel Mayor Absent

2. APPROVAL OF THE AGENDA:

Motion by Andrea Johnson, seconded by Kirk Moriarty to Approve the Agenda. Motion Carried. [Unanimous]

3. DISCUSSION/ACTION ITEMS:

3.a Special Liquor License: Slush Up & Drink LLC

DIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

Published in the *Sergeant Bluff Advocate* weekly newspaper, Thursday, Sept 11, 2025. The *SB-Advocate* is an Official Woodbury County newspaper. (PN#091125-0013)

The applicant, Angel Sheeley, is looking to make and sell wine slushies at Flippin Vintage on Friday and Saturday.

Motion by Andrea Johnson, seconded by Ron Hanson to Approve Special Liquor License: Slush Up & Drink LLC.

Motion Carried. [Unanimous]

4. ADJOURNMENT:
Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]

Mayor/Mayor Pro-Tem
Attest:
Danny Christoffers, City Clerk
Published in the *Sergeant Bluff Advocate* weekly newspaper, Thursday, Sept. 11, 2025. The *SB-Advocate* is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

See PUBLIC/LEGAL NOTICES P.13

Sergeant Bluff Advocate - 9/11/25

PROPERTY OWNER(S) NOTIFICATION

| | |
|--|--|
| Total Property Owners within 1000 FT via Certified Abstractor's Listing: | 5 |
| Notification Letter Date: | TBD |
| Public Hearing Board: | Zoning Commission (Subdivision & Rezone); Board of Supervisors (Rezone Only) |
| Public Hearing Date: | September 22, 2025 |
| Phone Inquiries: | 0 |
| Written Inquiries: | 0 |
| The names of the property owners are listed below. | |
| When more comments are received after the printing of this packet, they will be provided at the meeting. | |



| PROPERTY OWNER(S) | MAILING ADDRESS | | | | | COMMENTS |
|---|-----------------------|--------------|----|-------|--|--------------|
| Lefebvre Family Trust | 1650 Delaware Ave. | Lawton | IA | 51030 | | No comments. |
| Michael F. Lally Revocable Trust | 1654 Delaware Ave. | Lawton | IA | 51030 | | No comments. |
| Gary L. Smith Revocable Trust 1/2 Kathy J. Smith Revocable Trust 1/2 | 7217 Sandhurst Dr. NW | Cedar Rapids | IA | 52405 | | No comments. |
| Capital Management LLC % Deborah D. Smith | 970 Wynstone Drive | Jefferson | SD | 57039 | | No comments. |
| Randall D. & Sheryl L. Horsley | 1691 Delaware Ave. | Lawton | IA | 51030 | | No comments. |

STAKEHOLDER COMMENTS

| | |
|---|---|
| 911 COMMUNICATIONS CENTER: | No comments. |
| CITY OF LAWTON: | No comments. |
| FIBERCOMM: | No comments. |
| IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): | No comments. |
| IOWA DEPARTMENT OF TRANSPORTATION (IDOT): | No comments. |
| LOESS HILLS NATIONAL SCENIC BYWAY: | No comments. |
| LOESS HILLS PROGRAM: | No comments. |
| LONGLINES: | No comments. |
| LUMEN: | No comments. |
| MAGELLAN PIPELINE: | No comments. |
| MIDAMERICAN ENERGY COMPANY (Electrical Division): | I have reviewed the following proposals for MEC electric, and we have, no conflicts. The applicant should be made aware that any requested extension or relocation of distribution facilities is subject to a customer contribution. – Casey Meinen, 8/27/25. |
| MIDAMERICAN ENERGY COMPANY (Gas Division): | No conflicts for MEC “Gas”. We do not have facilities in that area. Therefore, the extension of facilities to serve this development would be at the cost of the developer if they are looking to have a natural gas service. – Tyler Ahlquist, 8/27/25. |
| NATURAL RESOURCES CONSERVATION SERVICES (NRCS): | No comments. |
| NORTHERN NATURAL GAS: | No comments. |
| NORTHWEST IOWA POWER COOPERATIVE (NIPCO): | Have reviewed this LeFebvre Addition Minor Subdivision & Rezone Application. NIPCO has no issues with this request. – Jeff Zettel, 8/27/25. |
| NUSTAR PIPELINE: | No comments. |
| SIOUXLAND DISTRICT HEALTH DEPARTMENT: | No comments. |
| WIATEL: | No comments. |
| WINNEBAGO TRIBE: | No comments. |
| WOODBURY COUNTY ASSESSOR: | No comments. |
| WOODBURY COUNTY AUDITOR: | No comments. |
| WOODBURY COUNTY CONSERVATION: | No comments. |
| WOODBURY COUNTY EMERGENCY MANAGEMENT: | No comments. |
| WOODBURY COUNTY EMERGENCY SERVICES: | No comments. |
| WOODBURY COUNTY ENGINEER: | No comments. |
| WOODBURY COUNTY RECORDER: | No comments. |
| WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): | No comments. |
| WOODBURY COUNTY SHERIFF: | No comments. |

| | |
|---|---|
| WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: | The WCSWCD has no comments regarding this request. – Neil Stockfleth, 8/27/25. |
| WOODBURY COUNTY TREASURER: | There are outstanding property taxes on this parcel. Certified taxes must be paid prior to the split. The amount owing is \$4,714.00. – Tina Bertrand, 8/27/25. |

COUNTY ENGINEER'S REVIEW MEMO



Woodbury County Secondary Roads Department

759 E. Frontage Road • Moline, Iowa 51039
Telephone (712) 279-6484 • (712) 873-3215 • Fax (712) 873-3235

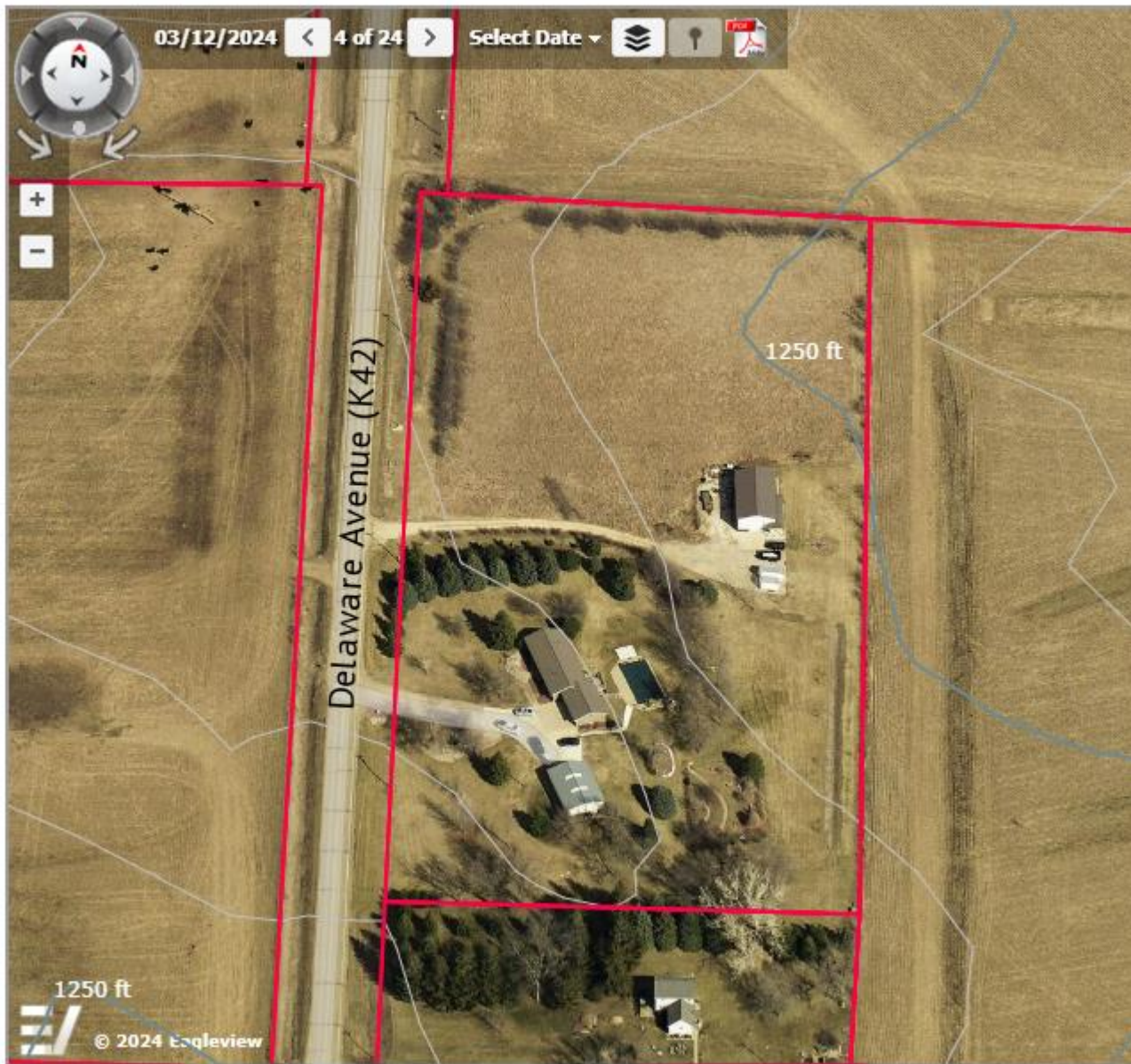
To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, County Engineer
Date: September 18, 2025
Subject: LeFebvre Family Addition – a minor subdivision application

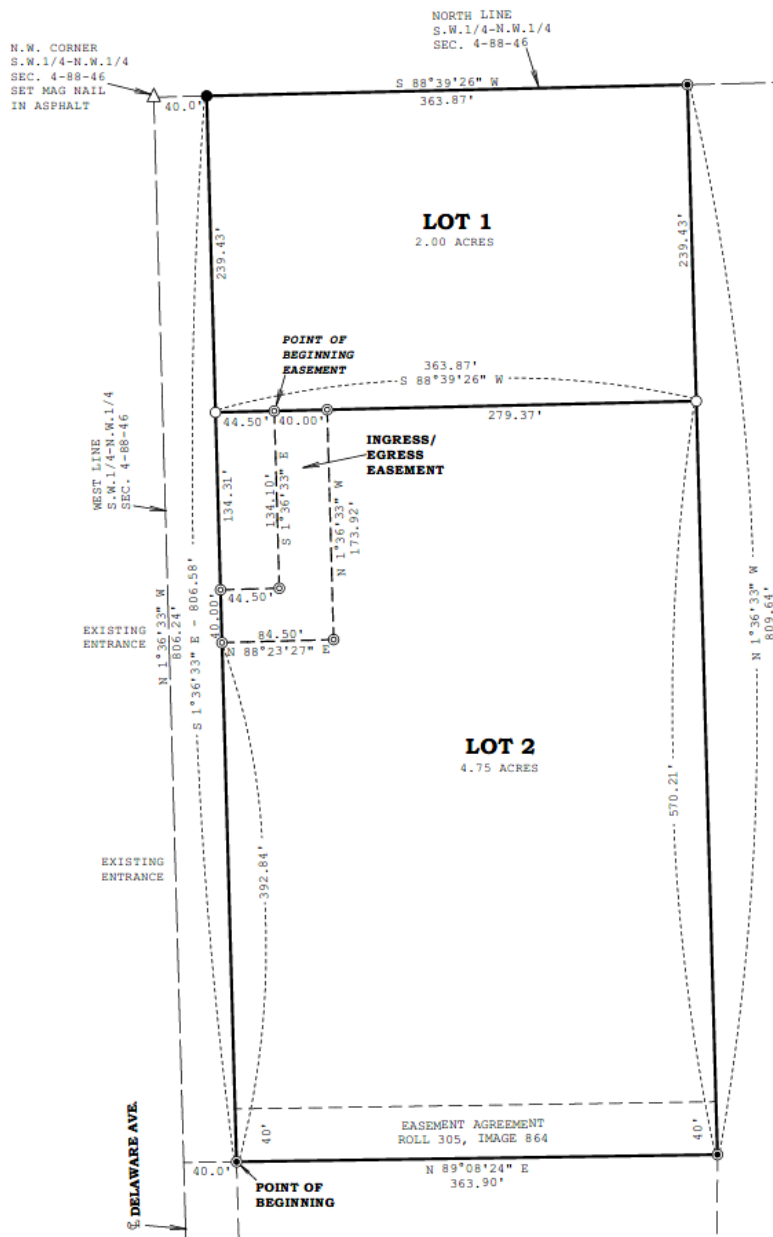
The Secondary Road Department has reviewed the submitted information provided for the LeFebvre Family Trust minor subdivision application.

The following comments are provided for your consideration.

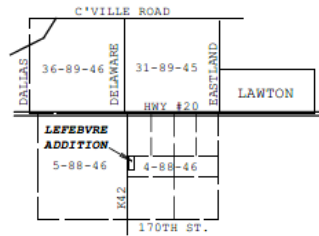
- The plat closure has been reviewed and is in compliance with Section 355.8 of the Code of Iowa.
- The existing driveway for the minor subdivision is noted on the plat within Lot 2.
- No additional concerns or issues with this application have been identified.

If any further questions or issues arise, please contact this office.



PLAT MAP EXCERPT

S 88°39'26" W
927.93'



VICINITY SKETCH
NO SCALE

N.E. CORNER
S.W.1/4-N.W.1/4
SEC. 4-88-46
CAPPED REBAR
#5542 SET IN
1999 NOW GONE,
SET NAIL

OWNERS/SUBDIVIDERS
DANIEL J. LEFEBVRE AND
ROSEMARY J. LEFEBVRE AS
TRUSTEES OF THE LEFEBVRE
FAMILY TRUST

SURVEYOR
ALAN L. FAGAN

SETBACKS
FRONT YARD - 100'
SIDE YARD - 20'
ACCESSORY STRUCTURE - 10
REAR YARD - 50'
ACCESSORY STRUCTURE - 10

DEDICATION

KNOW ALL MEN BY THESE PRESENTS:

DANIEL J. LEFEBVRE AND ROSEMARY J. LEFEBVRE AS TRUSTEES OF THE LEFEBVRE FAMILY TRUST, THE OWNERS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAVE IN THE PURSUANCE OF LAW, CAUSED SAID DESCR REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS AND STREETS, A PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFIC AND HAVE CAUSED SAID SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA, AND THE SAME IS PREPARED WITH THE FREE CONSENT AND ACCORDANCE WITH THE DESI AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT _____, IOWA, THE ____ DAY OF _____
2025.

DANIEL J. LEFEBVRE

ROSEMARY J. LEFEBVRE

STATE OF IOWA :
 : SS
WOODBURY COUNTY:

ON THIS _____ DAY OF _____, 2025, BEFORE ME, THE UNDERSIG
A NOTARY PUBLIC IN AND FOR THE STATE OF IOWA, PERSONALLY APPEARED DANIE
LEFEBVRE AND ROSEMARY J. LEFEBVRE, HUSBAND AND WIFE, TO ME KNOWN TO BE
PERSONS NAMED IN AND WHO EXECUTED THE FOREGOING INSTRUMENT, AND
ACKNOWLEDGED THAT THEY EXECUTED THE SAME AS THEIR VOLUNTARY ACT AND DEED

NOTARY PUBLIC IN AND FOR SAID STATE
MY COMMISSION EXPIRES:

TITLE OPINION

July 23, 2025

TITLE OPINION

Dan LeFebvre
16550 Delaware Ave.
Lawton, IA 51030

Re: Title Opinion in Support of Plat - 1650 Delaware Ave. Lawton, IA 51030

Dear Mr. LeFebvre,

Pursuant to your request, we have examined the Abstract of Title in one part prepared by Sedgwick Talley Abstract, numbering 1-46; purporting to reflect matters of record pertaining to the following-described property situated in Woodbury County, Iowa:

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED: BEGINNING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°58'24"E, ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W, ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°58'24"E, FOR 363.90 FEET THENCE N.1°36'33"W, FOR 829.14 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.89°58'24"E, ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E, ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING, CONTAINING 6.75 ACRES, SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.

Which property is to be platted as the LeFebvre Addition, the 20th day of June, 2025 at 5:00 p.m., and certify that, as of the date of the last continuation of the abstract, and a 24-month chain of title is shown and vested of record in:

Daniel L. LeFebvre and Rosemary J. LeFebvre, as Trustees of the LeFebvre Family Trust under agreement dated the 18th day of July 2014,

by virtue of a Quit Claim Deed noted at Entry 42 dated July 18, 2014 and filed July 21, 2014 at Roll 736 Image 3028;

subject to the following restrictions and limitations:

INTEREST IN THE SUBJECT REAL ESTATE

1.PLAT DESCRIPTION. The plat appears to be located within the description of the Abstract.

2.MORTGAGES/FINANCING STATEMENTS/ASSIGNMENT OF RENTS. None shown.

3.REAL ESTATE TAXES. Entry 46 shows Taxes for 2023/24: 1st installment \$2,333.00, paid; 2nd installment \$2,333.00, paid. Parcel No. 884601400004

4.PERSONAL LIENS. The Abstract reflects that searches for personal liens have been made and all such liens, if any, are reflected herein. No searches have been made against any parties outside the chain of title to the property. No judgments appear against the Titleholder as a result of the Abstractor's searches.

5.MECHANICS LIENS. The Abstract reflects that appropriate searches for mechanic's liens have been made and reports no adverse findings.

6.Please Note: You should take notice that purchase money liens have priority over and are senior to pre-existing judgments against real estate purchasers and any other right, title, or lien arising either directly or indirectly by, through, or under the purchaser. An exception is made in this opinion for unrecorded purchase money liens which are not included in the abstract and, therefore, not identified in this opinion.

LIMITED INTERESTS IN THE SUBJECT REAL ESTATE

7.EASEMENTS. A Right of Way Easement benefitting Northwest Iowa Power Cooperative is described at Entry 4 of the Abstract. Said electric transmission easement was dated and acknowledged December 29, 1953 and filed October 26, 1973 in Roll 22, Image 549. Entry 23 of the Abstract shows an Easement Agreement recorded April 6, 1994 on Roll 305, Image 864 granting a perpetual easement for ingress and egress over and across the South Forty feet of the real estate.

8.PLATS. Entry 1 of the Abstract shows a Diagram of Section 4-88-46. Entry 25 of the Abstract reveals a Survey recorded September 23, 1994 on Roll 315, Image 1240. Entry 31 of the Abstract shows a Corner Certificate recorded February 12, 1996 on Roll 345, Image 1295.

9.RESOLUTIONS. At Entry 16 is referenced a resolution of controlled access abutting primary highways adopted by the Iowa State Highway Commission pursuant to Chapter 148 of the 56th General Assembly, which was filed July 16, 1956 in Book 833, page 325. Entry 17 of the Abstract describes the adoption of Zoning Regulations dated January 11, 1971 and filed March 5, 1971 at Book 1403, Page 9. For further information and amendments thereto, a complete copy of regulations on file in the office of the County Zoning Administrator's office. The Abstract at Entry 18 reveals a Resolution to the Woodbury County Board of Supervisors #633 recorded on May 12, 1977 on Roll 62, Image 2118. For maps of the various Flood Zones and particulars you are directed to consult the Office of the Woodbury County Zoning Administrator. Entry 19 discloses Resolution #633 recorded May 12, 1977 at Roll 62, Image 2120 containing provisions and regulations regarding flood zone. Entry 45 of the Abstract shows Zoning Regulations filed August 29, 2008 supported by Resolutions No., 10,455 and 10,456. For complete details, see instruments on file in the County Zoning Office.

10.ZONING. The property is subject to the zoning ordinances of Woodbury County, Iowa.

11.COVENANTS. None shown.

12.This title opinion is subject to our standard exceptions attached hereto and by this reference incorporated herein. You should take note of these exceptions.

13.After complying with the above requirements, closing the real estate transaction, and recording the appropriate documents, please have the abstract continued in final form and returned to us for a final examination and title opinion.

SEE ATTACHED CAUTIONS.

Sincerely,

Emilee B. Gehling
Partner
ITC #10271
Gehling Osborn Law Firm, P.C.
650 4th Street, Suite 900
Sioux City, IA 51101
(712) 226-4601 (Direct)
(712) 226-4603 (Main)
Emilee@gsolawfirm.com

The Abstract is being held for Daniel LeFebvre.

GEHLING OSBORN LAW FIRM, P.C.
CAUTIONS TO TITLE OPINIONS

This title opinion is limited to an examination of the condition of title to the abstracted real estate covering the period of time up to the most recent certification.

This opinion is provided to the persons or entities identified as the addressees of this opinion, and it is not to be relied upon by any other person or entity.

This opinion is confined to an examination of the abstract only. This opinion is made subject to exceptions reserved by the abstractor in preparing the above reference abstract.

The abstract may be prepared pursuant to the Iowa 40-year Marketable Title Act (Iowa Code §§ 614.29 to 614.38). Effective July 1, 2009, any property served by private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless exempted by law. Iowa Code §§ 455.172(11).

Please note: No visual inspection of the property has been made. Certain matters are not discernible from the abstract. Your attention is, therefore, called to the fact that you are required to take notice of the following potential encumbrances on the real estate under examination:

NOTES

1.This opinion does not cover the rights of any parties in possession. It shall be determined by independent means if there are any parties in possession and if they have any rights.

2.This opinion does not cover the rights of undisclosed spouses.

ZONING/REGULATIONS

3.The boundaries, whether all structures are within those boundaries, and anything that would be revealed by a survey, and similar municipal ordinances.

4.Any facts which would be disclosed by a visual inspection or survey and which would identify physical use, location of easements and improvements on bordering real estate. This opinion does not assure correctness of boundary and lot lines.

5.Unidentified or unreported zoning or other ordinances relative to building, improvements, use or access.

6.Flood Plain regulations, if any.

The abstract does not disclose the existence of hazardous substances, pollutants, contaminants, hazardous waste, underground storage tanks, drainage wells, active or abandoned water wells, and other environmentally regulated activities. You are cautioned that there are environmental and public health violations, permit injunctive relief and require removal and remedial actions or other "clean up activity." The costs of such "clean up" may become a lien against the real estate under examination, and you may have personal liability even though you may not have disposed of such hazardous substances on the real estate under examination that would subject you to liability for environmental clean-up. You are advised to seek independent professional evaluations of potential environmental exposures.

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

7.Real estate taxes and special assessments not yet spread on the county books and charges for municipal services, which are not included in the abstract. It is the client's responsibility to determine if any resolutions of necessity for special assessments have been adopted or charges have been assessed which pertain to the real estate under examination.

8.Real estate taxes for the current year, which will not become a lien until June 30, and the responsibility for payment thereof.

9.Whether the property may be or become subject to additional or corrected assessments for real estate taxes by authority of Section 441.6 through 443.22, The Code.

10.Whether a "due on sale" clause will interfere with your plans, if any, to assume an existing mortgage.

11.Financing Statements filed with the Secretary of State in Des Moines, including those covering crops.

12.Unrecorded purchase money liens.

13.The right to file mechanic's liens against the premises for labor or materials furnished in connection with improvements thereon within 90 days from furnishing of the last item of material or labor. In this regard, you should examine the same and satisfy yourself that no labor or materials have been furnished for improvements within the last 90 days or, if such improvements have been made, that all suppliers of labor or materials have been fully paid.

14.Whether the City claims any unrecorded liens for sidewalk maintenance, weed cutting, building demolition or utilities including storm water drainage.

MISCELLANEOUS

15. Forged or altered instruments.

16.Whether there have been any bankruptcy filings that may affect the property. No opinion can be given concerning the effect of bankruptcy proceedings on title to the real property.

17.Whether you are entitled to a homestead credit and/or a Veteran's exemption. Persons entitled should file application thereof.

18.Whether it would be appropriate to participate in the Iowa Title Guaranty Program, operated through the Title Guaranty Division of the Iowa Finance Authority, (515) 242-4989.

ADDITIONAL NOTE: The abstract that we have examined in preparing this opinion is a valuable document which is expensive to replace if it is lost. After the abstract is examined, we normally deliver it to the closing agent or the financial institution making the loan. We do not keep clients' abstracts in our office. It is the client's responsibility to be certain that the abstract is returned to them and kept in a safe place at the conclusion of the transaction.

Woodbury County, IA / Sioux City

Summary

Parcel ID 884604100004
 Alternate ID 811966
 Property 1650 DELAWARE AVE
 Address LAWTON IA 51030
 Sec/Twp/Rng 4-88-46
 Brief AN IRREG TCT BEG 40' E & 406.46' N OF SW CORNER SWNW & PT OF BEG; THEC
 Tax Description E 363.90 FT THEC N TO N LINE SW NW THEC W TO A PT 40 FT E OF NW C ORNER
 NW SW THEC S TO PT OF BEG SW NW 4-88-46
 (Note: Not to be used on legal documents)
 Deed Book/Page 736-3028 (7/18/2014)
 Gross Acres 6.70
 Net Acres 6.70
 Adjusted CSR Pts 0
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0026 FLOYD/LAWTON-BRONSON
 School District LAWTON BRONSON
 Neighborhood N/A



Owner

Deed Holder
 LEFEBVRE FAMILY TRUST
 1650 DELAWARE AVE
 LAWTON IA 51030
 Contract Holder
 Mailing Address
 LEFEBVRE FAMILY TRUST
 1650 DELAWARE AVE
 LAWTON IA 51030

Land

Lot Area 6.70 Acres; 291,852 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1994
 Condition Above Normal
 Roof Asph / Gable
 Flooring
 Foundation TILE
 Exterior Material Vinyl
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 1,768 SF
 Main Area Square Feet 1768
 Attic Type None;
 Number of Rooms 6 above; 2 below
 Number of Bedrooms 3 above; 1 below
 Basement Area Type Full
 Basement Area 1,768
 Basement Finished Area 884 - Minimal Finish
 Plumbing 2 Standard Bath - 3 Ft; 1 Shower Stall Bath - 3; 1 Sink;
 Appliances 1 Dishwasher;
 Central Air Yes
 Heat Yes
 Fireplaces
 Porches
 Decks Wood Deck (320 SF); Concrete Patio (932 SF); Vinyl/CompoDeck (159 SF);
 Additions
 Garages 768 SF - Att Frame (Built 1994);

Agricultural Buildings

| Plot# | Type | Description | Width | Length | Year Built | Building Count |
|-------|------------------------|-------------|-------|--------|------------|----------------|
| 0 | Steel Utility Building | | 30 | 45 | 1994 | 1 |
| | Steel Utility Building | | 30 | 56 | 2015 | 1 |
| | Lean-To | | 0 | 0 | 2015 | 1 |

Yard Extras

#1 - (1) Swimming Pool (Residential) 924 SFWSA, Vinyl, Cover=No, Heat=None, Diving Brd=Average, Built 1998

Permits

| Permit# | Date | Description | Amount |
|---------|------------|--------------|--------|
| 5942 | 04/03/2015 | Utility Shed | 12,500 |

Valuation

| | 2025 | 2024 | 2023 | 2022 | 2021 |
|---------------------------|-------------|-------------|-------------|-------------|-------------|
| Classification | Residential | Residential | Residential | Residential | Residential |
| + Assessed Land Value | \$73,200 | \$49,000 | \$49,000 | \$49,000 | \$49,000 |
| + Assessed Building Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| + Assessed Dwelling Value | \$449,700 | \$424,910 | \$424,910 | \$319,800 | \$319,800 |
| = Gross Assessed Value | \$522,900 | \$473,910 | \$473,910 | \$368,800 | \$368,800 |
| - Exempt Value | \$0 | \$0 | \$0 | \$0 | \$0 |
| = Net Assessed Value | \$522,900 | \$473,910 | \$473,910 | \$368,800 | \$368,800 |

Sioux City Special Assessments and Fees

[Click here to view special assessment information for this parcel.](#)

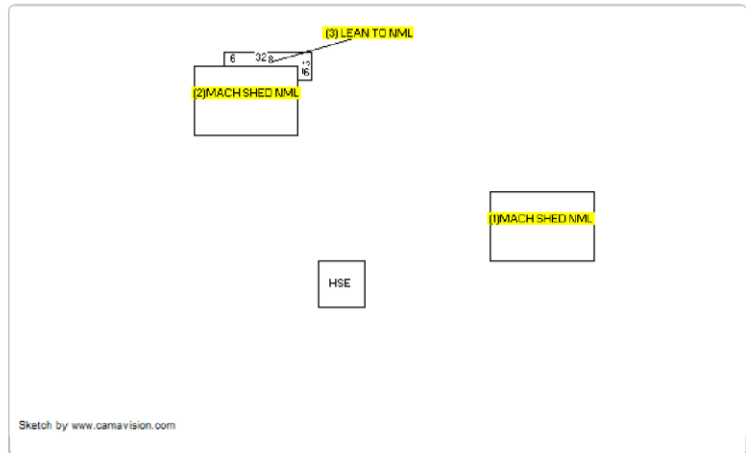
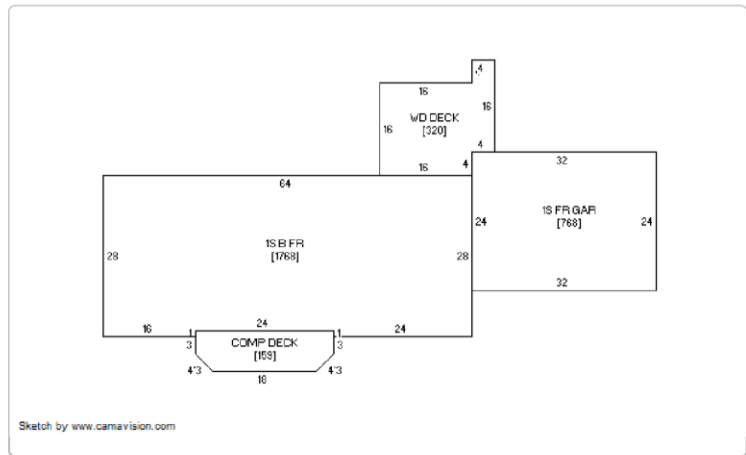
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



No data available for the following modules: Commercial Buildings, Sales, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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: 8/12/2025, 9:00:29 PM

Contact Us



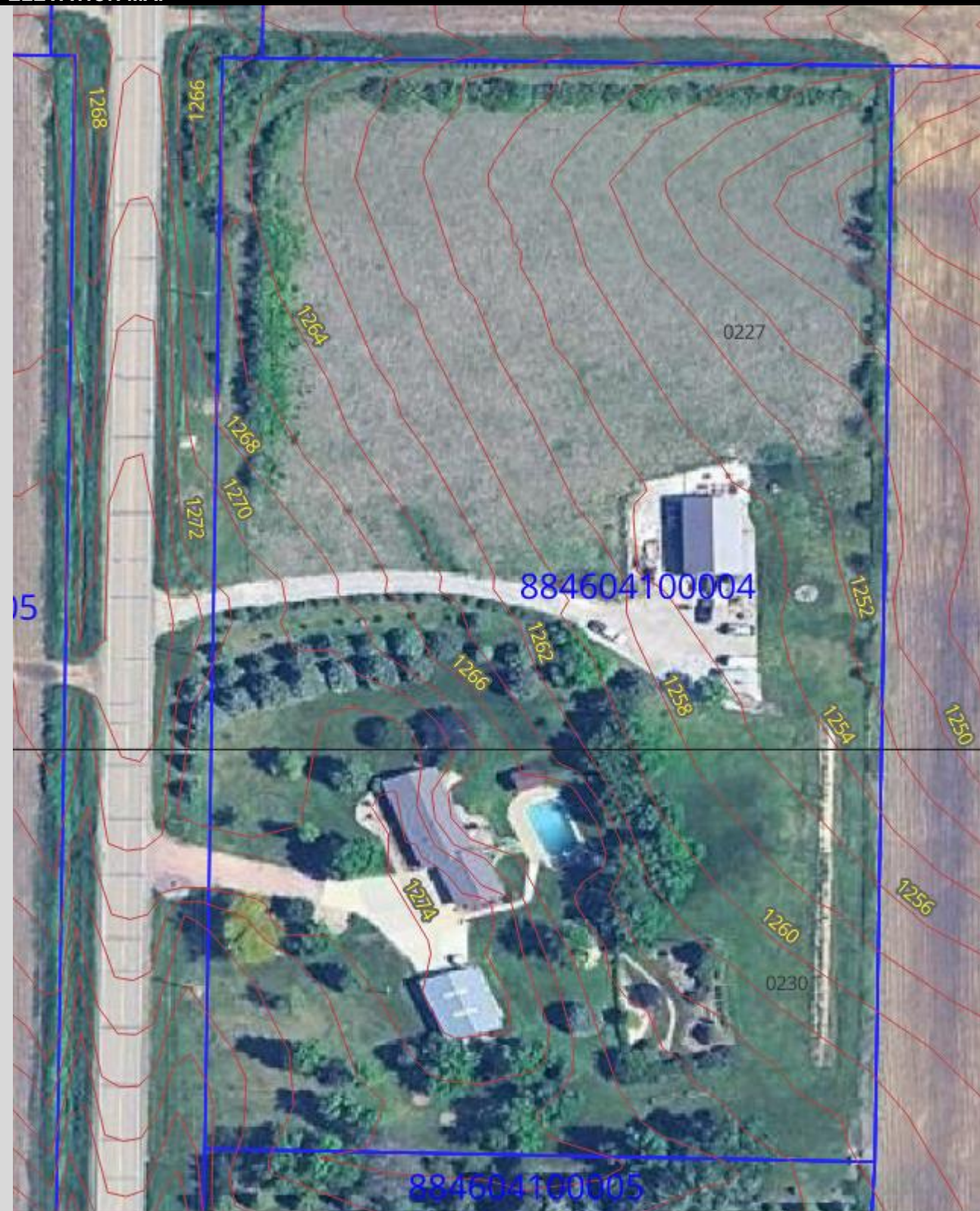
ZONING MAP



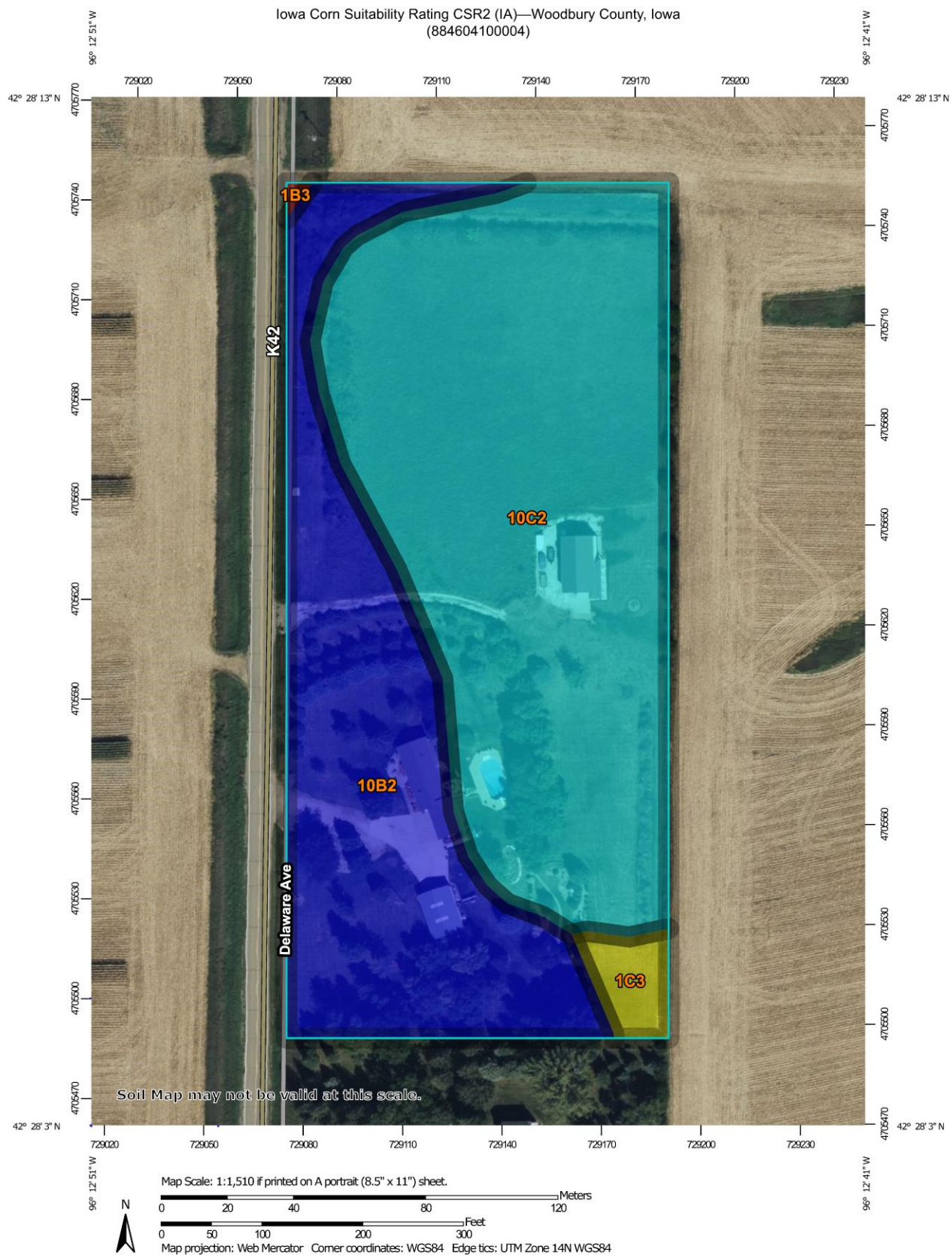
SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

ELEVATION MAP



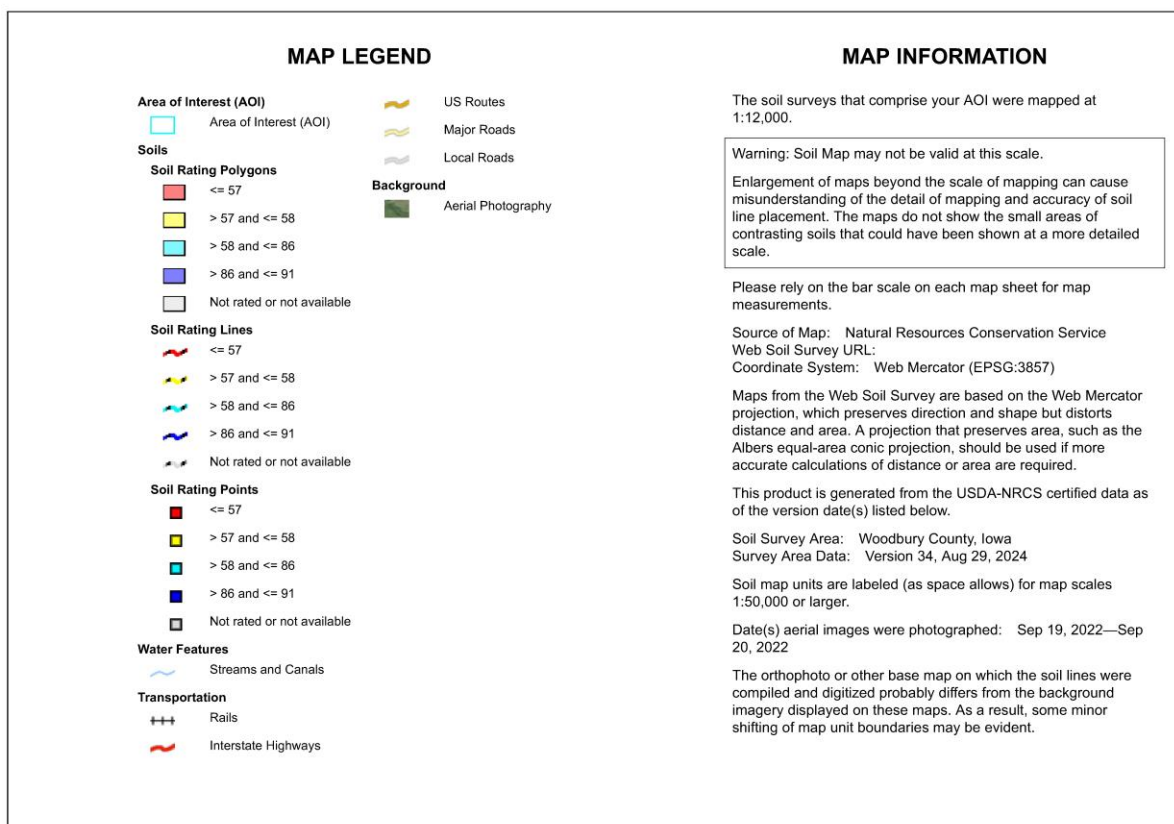
SOIL REPORT



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/13/2025
Page 1 of 4



Iowa Corn Suitability Rating CSR2 (IA)

| Map unit symbol | Map unit name | Rating | Acres in AOI | Percent of AOI |
|------------------------------------|---|--------|--------------|----------------|
| 1B3 | Ida silt loam, 2 to 5 percent slopes, severely eroded | 57 | 0.0 | 0.1% |
| 1C3 | Ida silt loam, 5 to 9 percent slopes, severely eroded | 58 | 0.2 | 2.4% |
| 10B2 | Monona silt loam, 2 to 5 percent slopes, eroded | 91 | 2.6 | 35.9% |
| 10C2 | Monona silt loam, 5 to 9 percent slopes, eroded | 86 | 4.5 | 61.5% |
| Totals for Area of Interest | | | 7.3 | 100.0% |

Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

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

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

Tie-break Rule: Higher

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