

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

Date: 10/9/25

Weekly Agenda Date: 10/14/25 4:40

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

WORDING FOR AGENDA ITEM:

- a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884604100004 for the LeFebvre Family Trust.
b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004 as the Final Reading.
c. Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004.
d. Adopt the said Zoning Ordinance Map Amendment (Rezone) 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:

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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:

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

Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone)

Waive the Third Reading and Public Hearing of the said Zoning Ordinance Map Amendment (Rezone)

Adopt the said Zoning Ordinance Map Amendment (Rezone)

If the Board decides not to waive the public hearing and reading, the Third Public Hearing and Reading is scheduled for October 21 at 4:40 PM.

ACTION REQUIRED / PROPOSED MOTION:

- a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884604100004 for the LeFebvre Family Trust.
- b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004 as the Final Reading.
- c. Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004.
- d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004.