

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

Date: 1/14/26

Weekly Agenda Date: 1/20/26 4:40

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

**WORDING FOR AGENDA ITEM:**

- a. Conduct the Second Public Hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne.
- b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009 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 #874732400009.
- d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.

**ACTION REQUIRED:**

Approve Ordinance

Approve Resolution

Approve Motion

Public Hearing

Other: Informational

Attachments

**EXECUTIVE SUMMARY:**

Robert B. Ankerstjerne has applied to create the 7.99-acre Snyder's Bend Addition minor subdivision (Parcel #874732400009) and to rezone the property from Agricultural Preservation (AP) to Agricultural Estates (AE) to allow future lot development; notices were published and stakeholders notified, City of Salix waived extraterritorial review, and the Zoning Commission voted 4-0 on December 22, 2025 to recommend approval of both the subdivision and rezone. The County Engineer found the plat closure meets Iowa Code §355.8 but noted no access points are shown—applicant must coordinate with the engineer for required entrance permits, sight-distance reviews, and any necessary improvements.

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:**

Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. These proposals have been noticed in the Sioux City Journal legal section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that the plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy. The engineer also indicated that the plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

**PROPERTY DETAILS**

Parcel(s): 874732400009

Township/Range: T87N R47W (Liberty)

Section(s): 32 & 33

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

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X (Not in floodplain)

Property Address: None

**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:**

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

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

Waive the Third Public Hearing and Third Reading 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 January 27 at 4:40 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

a. Conduct the Second Public Hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne.

b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009 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 #874732400009.

d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.

**NOTICE REGARDING PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY BOARD OF SUPERVISORS FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT**

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

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

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

Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at [dpriestley@woodburycountyia.gov](mailto: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 Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

The proposal is to rezone a portion of the property located on Parcel #874732400009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

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

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

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

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

COL-IA-502676

**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 \_\_\_\_\_, 2026.**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

\_\_\_\_\_  
Kent Carper

\_\_\_\_\_  
Michelle K. Skaff, Woodbury County Auditor

\_\_\_\_\_  
Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading \_\_\_\_\_

Date of Public Hearing and Second Reading \_\_\_\_\_

Date of Public Hearing and Third Reading \_\_\_\_\_

Date of Adoption \_\_\_\_\_

Published/Effective Date \_\_\_\_\_

## ITEM ONE (1)

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

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

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

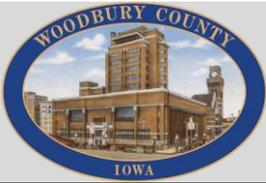
Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and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

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

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

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

**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 FOLLOWING ZONING COMMISSION RECOMMENDATIONS SNYDER'S BEND ADDITION – MINOR SUBDIVISION PROPOSAL AND ZONING ORDINANCE MAP AMENDMENT PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Robert B. Ankerstjerne
Application Type(s):	Minor Subdivision & Zoning Ordinance Map Amendment (Rezone) from AP to AE
Name of Subdivision:	Snyder's Bend Addition
Application Date:	December 1, 2025
Number of Lots:	4
Total Acres:	7.99 (8)
Extraterritorial Review:	City of Salix, Resolution No. 2025-15, December 10, 2025
Legal Notice Date:	December 11, 2025
Neighbor(s) Notice Date:	December 10, 2025
Stakeholder(s) Notice Date:	December 4, 2025
Zoning Commission Public Hearing Date:	December 22, 2025
Board of Supervisors Agenda Date:	January 13, 20, 27, all at 4:40 PM
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Jeff Snoozy, 712-281-3922

PROPERTY DETAILS	
Parcel(s):	874732400009
Township/Range:	T87N R47W (Liberty)
Section(s):	32 & 33
Quarter:	Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5 <sup>th</sup> P.M., Woodbury County, Iowa
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property Address:	None

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SUPPORTING DOCUMENTATION	

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

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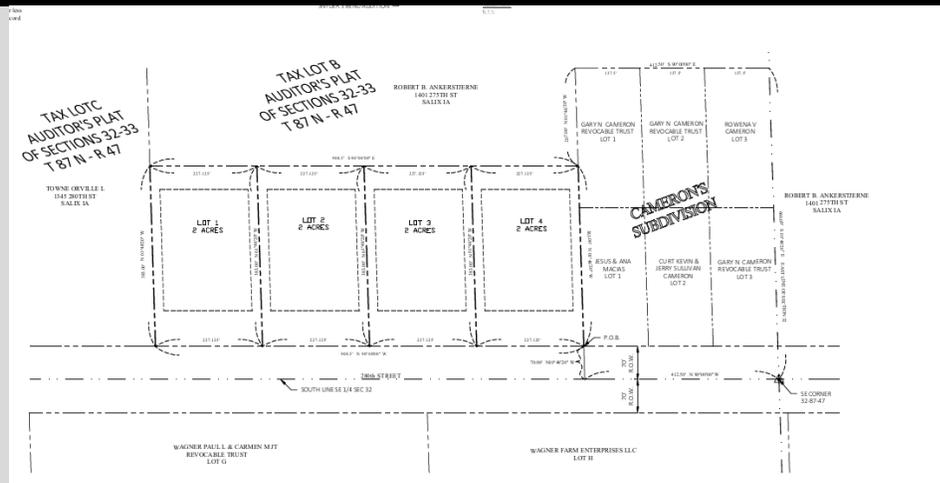
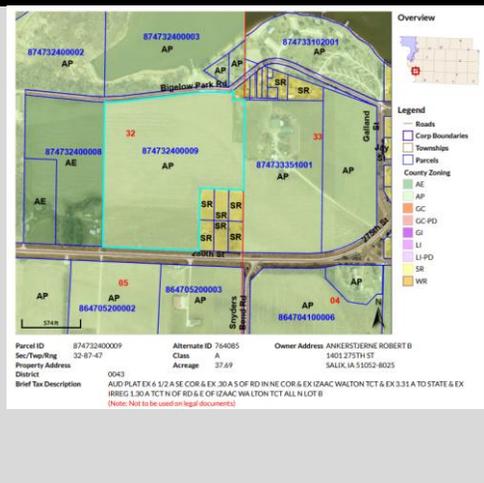
Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

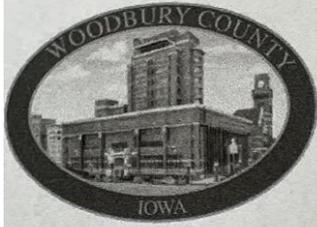
### SUMMARY

Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280<sup>th</sup> Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. These proposals have been noticed in the Sioux City Journal Legals section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that the plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy. The engineer also indicated that the plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

### AERIAL MAP

### PLAT EXCERPT





WOODBURY COUNTY  
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

**From:** Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**Subject:** Recommendation – Rezone from AP to AE on Portion of Parcel #874732400009  
for Robert B. Ankerstjerne

Dear Board of Supervisors:

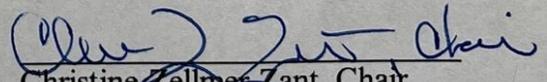
On December 22, 2025, the Zoning Commission held a public hearing on the zoning map amendment application submitted by Robert B. Ankerstjerne to rezone a 7.99-acre portion of Parcel #874732400009 from Agricultural Preservation (AP) to Agricultural Estates (AE), concurrent with the four-lot Snyder's Bend Addition minor subdivision.

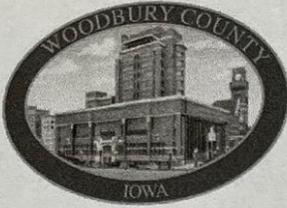
Staff referenced the same notifications and comments as the subdivision item. The rezone is required for multi-lot residential development per the Zoning Ordinance Section 3.01.1 B, aligns with the Comprehensive Plan (Rural Residential), and provides larger lots better suited for well/septic systems in the Browns Lake area.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment.

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

Dated this 29 day of December, 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 – Snyder’s Bend Addition Minor Subdivision (Four Lots) on  
Parcel #874732400009 for Robert Ankerstjerne

Dear Board of Supervisors:

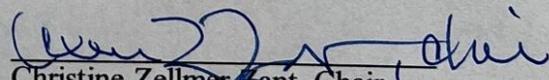
On December 22, 2025, the Zoning Commission held a public hearing on the proposed Snyder’s Bend Addition, a four-lot minor subdivision submitted by Robert B. Ankerstjerne. The application divides a 7.99-acre portion into four approximately two-acre lots in Tax Lot B of the Auditor’s Plat (parts of Sections 32-33, T87N R47W and Sections 4-5, T86N R47W), zoned AP and outside the floodplain. A concurrent rezone to AE was also considered.

Staff reported proper notice and notifications, minimal public feedback, and plat closure compliance per Iowa Code §355.8. The County Engineer noted no driveway entrances shown; coordination (including possible shared drives) will be required. The City of Salix waived extraterritorial review. Utility and health district comments indicated no issues. The proposal aligns with the Comprehensive Plan (Rural Residential).

The Zoning Commission recommends that the Board of Supervisors approve the final plat for the *Snyder’s Bend Addition*.

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

Dated this 29 day of December, 2025.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:**

I, the under signed, being chairman of the Woodbury County Zoning Commission for Woodbury County Iowa, do hereby certify that said commission has heretofor taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to, Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 22 day of December, 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 22 day of December, 2025

Christine Zellmer-Zant  
Chairman Christine Zellmer-Zant  
Woodbury County Zoning Commission of  
Woodbury County, Iowa

## Woodbury County Zoning Commission Meeting Minutes

**Date:** December 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/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=feAiiwoPeos>

### 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
- **Public Attendees:** Jeff Snoozy, Patrick Picket, Taylor Clark

### Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:04 PM on December 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 (November 24, 2025). No corrections, additions, or deletions were noted. Steve Corey a motion to approve the minutes as presented, which was seconded by Tom Bride. The motion passed unanimously with all Commissioners present voting "aye" (4-0).

### PUBLIC HEARING: CONSIDERATION OF PROPOSED WINGERT & CLARK ADDITION MINOR SUBDIVISION (ONE LOT) APPLICATION ON PARCEL #884607400004 FROM TAYLOR WINGERT / WINGERT FAMILY TRUST. (ACTION ITEM)

Chair Chris Zellmer Zant opened the public hearing on a proposed minor subdivision application: to be known as Wingert & Clark Addition.

Zoning Coordinator Dan Priestley presented the staff report. Taylor Clark has submitted an application for the Wingert Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres from Parcel #884607400004, located in the SW ¼ of the SE ¼, Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. Applicant/Owner(s): Taylor Clark, 1821 180th St., Lawton, IA 51030-9720 / Wingert Family Trust, 1855 180th Street, Lawton, IA 51030-9720.

Applicant representative Taylor Clark approached the microphone and stated the application was "pretty cut and dried," with nothing additional to add. No public comments were received in support or opposition. Commissioners asked questions: Steve Corey inquired about a pipeline easement; Taylor Clark clarified it was nowhere near the area, the company (Navigator Heartland Greenway LLC) did not exercise rights, and the deadline passed—

nothing relevant. Tom Bride asked about the 60-foot right-of-way; Surveyor Patrick Bicket explained it was existing recorded county-acquired right-of-way, likely for a box culvert project east of the site. No further questions.

**Close Public Hearing:**

Jeff Hanson moved to close the public hearing, seconded by Steve Corey. The motion passed unanimously with all present voting "aye" (4-0).

**Approval:**

Out of the hearing, with no further comments, Jeff Hanson moved to recommend approval to the Board of Supervisors of the proposed Wingert & Clark Addition one-lot minor subdivision as presented. The motion was seconded by Tom Bride. Discussion confirmed staff would instruct the applicant on coordinating with Secondary Roads/Engineer's office for driveway access, to be resolved before building permits. No further discussion. Jeff Hanson motioned to approve. Tom Bride seconded. The motion passed unanimously with all present voting "aye" (4-0). Dan Priestley noted next steps: Contact applicant about Board of Supervisors review, likely in January; finalize schedule and logistics via phone.

**Public Hearing: Consideration of Proposed Snyder's Bend Addition Minor Subdivision (Four Lots) Application on Parcel #87473240009 from Robert B. Ankerstjerne**

Chair Chris Zellmer Zant opened the public hearing on the proposed Snyder's Bend Addition, a four-lot minor subdivision application from Robert B. Ankerstjerne.

Zoning Coordinator Dan Priestley presented the staff report. Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) two (2) acre lots from a portion of Parcel #87473240009, located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

Surveyor Jeff Snoozy, representing the applicant, had nothing to add. No public comments were received.

Commissioners asked questions: Commissioner Jeff Hanson inquired about nearby Cameron Subdivision (three northern lots approved without frontage); Dan Priestley was unsure of history (pre-dating his tenure), speculated administrative split under common ownership, possibly with easement (to avoid landlocking per Iowa Code); without easement, could lead to conflicts. Further discussion: Proposed Lot 4 would block future southern access to Cameron lots; Dan noted access also from north (Bigelow Park Road); Priestley discussed rezoning entire area vs. specific (chose specific for these lots); emphasized coordinating with Engineer Laura Sievers for driveways (possible shared); terrain relatively flat; transitioning from previous Engineer's approach; new plat certificate language per Engineer's Association. Commissioner Hanson asked about Cameron Subdivision date; using Beacon site, Dan determined it was platted as three lots in 1978, likely administratively split later; now legal non-conforming if split contrary to zoning; Recorder flags potential violations; assumes easements for access as landlocking prohibited. No further questions.

**Close Public Hearing:**

Steve Corey moved to close the public hearing, seconded by Tom Bride. The motion passed unanimously with all present voting "aye" (4-0).

**Approval:**

Out of the hearing, with no further comments, Jeff Hanson moved to recommend approval to the Board of Supervisors of the proposed Snyder's Bend Addition four-lot minor subdivision as presented. The motion was seconded by Steve Corey. No further discussion. The motion passed unanimously with all present voting "aye" (4-0).

**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 a Portion of Parcel #87473240009 from Robert B. Ankerstjerne**

Chair Chris Zellmer Zant opened the public hearing on the concurrent rezone application for the same 7.99-acre portion from AP to AE.

Zoning Coordinator Dan Priestley presented the staff report. Same as previous agenda item. Robert B. Ankerstjerne has submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) two (2) acre lots from a portion of Parcel #874732400009, located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue and is less than two miles west of Salix. Additionally, the property owner/applicant has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance. Applicant/Owner: Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

No applicant presentation (surveyor present but nothing added). No public comments.

Commissioner comments: Steve Corey noted alignment with South Woodbury housing needs/availability. No questions.

**Close of Public Hearing:**

Tom Bride moved to close the public hearing, seconded by Jeff Hanson. The motion passed unanimously with all present voting "aye" (4-0).

**Approval:**

Out of the hearing, with no further comments, Steve Corey moved to recommend to the Board of Supervisors the rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) on the four two-acre parcels as discussed. The motion was seconded by Tom Bride. No further discussion. The motion passed unanimously with all present voting "aye" (4-0). Dan Priestley noted next steps: Contact applicant; three public hearings at Board of Supervisors (likely last three weeks of January) before final plat approval.

**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.

**Staff Update**

Zoning Coordinator Dan Priestley provided an update: The next night (December 23, 2025), the Board of Supervisors would hold the third reading on items from the prior Zoning Commission meeting (252nd Overlook Minor Subdivision and AP to AE rezone). Supervisors' meetings have featured public input; readings passed so far. Discussions focused on intended land use, limiting houses (per Commission's recommendation), rezoning necessity vs. subdividing without (density concerns in Loess Hills, soils like Hamburg/Ilda silt). Parcel spans quarter-quarters, potentially allowing multiple splits without rezone per Ordinance 3.01.1; tradition is concurrent processes for efficiency (same notifications/fees). Without rezone, future building permits could trigger it if density exceeded. Applicant explored options; Supervisors questioned multi-lot vs. simpler (e.g., two-lot flag); fluid intentions (houses maybe later, lot combinations). Possible outcomes: Approve plat without rezone. Loess Hills scrutiny warranted. Additionally, this was the last 2025 meeting; one seat open per board. Applications open since October; one applicant each: Chris Zellmer Zant for Zoning Commission (2026-2030 term), Pam Clark for Board of Adjustment. On Board agenda early 2026. High likelihood of January 2026 meeting due to activity.

**Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

**Adjournment**

Steve Corey moved to adjourn the meeting, seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye." (4-0) The meeting adjourned at approximately 5:40 PM.

**Appendix**

None



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance Section 2.02(4) Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>Robert Ankerstjerne</u>	Applicant <u>Robert Ankerstjerne</u>
Address <u>1401 275th</u> <u>Salix IA 51052</u>	Address <u>1401 275th</u> <u>Salix IA 51052</u>
Phone <u>[REDACTED]</u>	Phone <u>[REDACTED]</u>

Engineer/Surveyor JEFF SNOOZY Phone 712-281-3822

**Property Information:**

Property Address or Address Range 1345 to 1359 280th street

Quarter/Quarter SE, SE Sec 32 Twnshp/Range 87N, 47W

Parcel ID # 874732400009 or GIS # 874732400009 Total Acres \_\_\_\_\_

Current Use Ag Proposed Use Residential

Current Zoning AP Proposed Zoning AE

Average Crop Suitability Rating (submit NRCS Statement) \_\_\_\_\_ CR52  
53.25

CR52  
53.25  
72

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.  
Pre-app mtg. date 8/18/25 - Robert Ankerstjerne & Jeff Snoozy Staff present D. P. [Signature]

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 Robert Ankerstjerne Applicant Robert Ankerstjerne  
Date 11-10-2025 Date 11-10-2025

Fee: \$400 Case #: 7134  
Check #: \$400 CR #5455  
Receipt #: \_\_\_\_\_

Date Received  
**RECEIVED**  
**DEC - 1 2025**  
WOODBURY COUNTY  
PLANNING & ZONING

LOCATION: SECTION 32-T87N-R47W  
 REQUESTED BY: ROBERT B. ANKERSTJERNE  
 PROPRIETOR: ROBERT B. ANKERSTJERNE  
 SURVEYOR: JEFF SNOOZY, LS 17734  
 RETURN TO: SNOOZY SURVEYING  
 19 ALCOMA DRIVE  
 NORTH SIOUX CITY, SD 57049

**FINAL PLAT**  
 SNYDERS BEND ADDITION, A M/N/R SUB-DIVISION TO  
 WOODSBURY COUNTY, IOWA

**LEGAL DESCRIPTION**

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

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M., thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearing assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 81 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 81 Degrees, 48 Minutes, 00 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 61 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning.

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



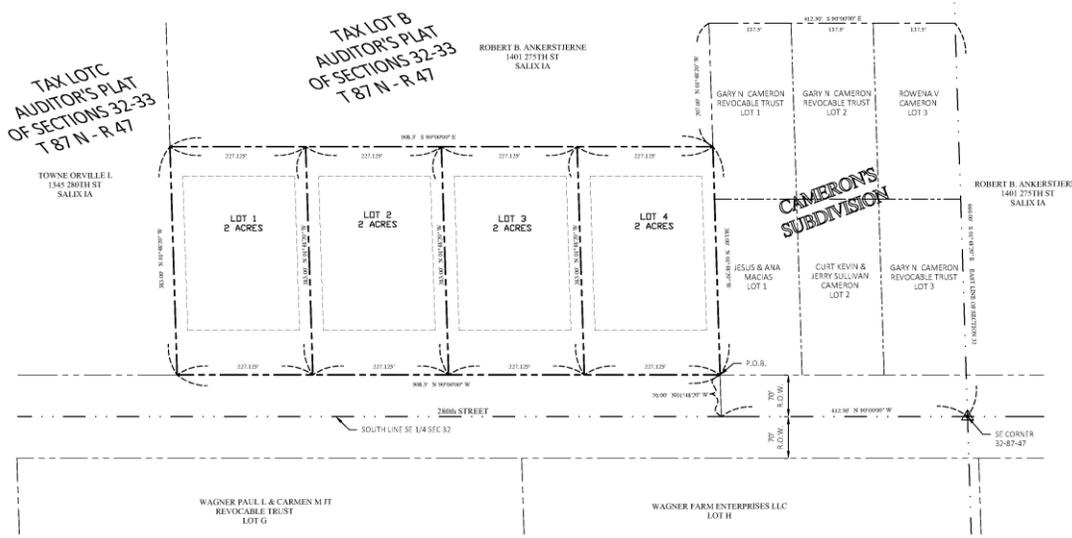
SNYDERS BEND ADDITION AUDITOR'S PLAT

**ZONING**

Front: 75 feet  
 Interior Side: 20 feet  
 Rear: 50 feet

**Accessory Buildings**

Front: 75 feet  
 Interior Side: 10 feet  
 Rear: 10 feet

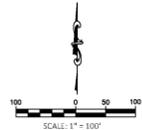


**LEGEND**

- FOUND PIN AS NOTED
- SET CAPPED PIN
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- △ SECTION CORNER AS NOTED

**CERTIFICATION:**

I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.



**OWNER/SUBDIVIDER**

ROBERT B. ANKERSTJERNE  
 1401 275TH STREET  
 SALIX, IA 51052  
 PHONE: 712-203-1632

**LAND SURVEYOR**

JEFF SNOOZY  
 19 ALCOMA DRIVE  
 NORTH SIOUX CITY, SOUTH DAKOTA 57049  
 PHONE: 712-281-3922

JEFF S. SNOOZY, PLS #17734 DATE \_\_\_\_\_  
 LICENSE RENEWAL DATE: DEC. 31, \_\_\_\_\_ SHEETS COVERED BY THIS SEAL \_\_\_\_\_

<b>SNOOZY SURVEYING</b> 19 ALCOMA DRIVE NORTH SIOUX CITY, SD 57049 PHONE: 712-281-3922	<b>BACON CREEK DESIGN INC.</b> 3800 N. HWY. 10 SIOUX CITY, IOWA 51106	SURVEYED BY: JES	DATE: 10/28/25
		DRAWN BY: JAG	DATE: 10/29/25
PAGE 1 OF 2			

LOCATION: SECTION 32-T87N-R47W  
REQUESTED BY: ROBERT B. ANKERSTJERNE  
PROPRIETOR: ROBERT B. ANKERSTJERNE  
SURVEYOR: JEFF SNOOZY, LS 17734  
RETURN TO: SNOOZY SURVEYING  
19 ALCOMA DRIVE  
NORTH MOUW CITY, SD 57049

FINAL PLAT  
SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION TO  
WOODBURY COUNTY, IOWA

**SURVEYORS' CERTIFICATE**

I, Jeff Snoozy, a duly licensed land surveyor under the provisions of the laws of the State of Iowa, holding certificate no. 17734, do hereby certify that the subdivision plat of Snyder's Bend Addition, a Minor Sub-Division to 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 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 set at each corner of every lot and tract except as noted on said plat.

Dated at Sioux City, Iowa on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Jeff Snoozy, L.S.  
Iowa No. 17734  
License renewal date: \_\_\_\_\_

**AUDITORS' APPROVAL OF SUBDIVISION NAME OR TITLE**

The County Auditor hereby accepts and approves the name of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, for use in Woodbury County, Iowa, as required by Iowa code section 354.6C1

Date \_\_\_\_\_, 20\_\_

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

**DEDICATION BY PROPRIETOR**

Know all men by these presents:

That Robert B. Ankerstjerne, is the owner of the real estate described in the attached surveyor's certificate and has, in the presence of law, caused said described real estate to be surveyed, staked, and platted into lots, easements, and access roads, as is particularly shown and set forth in the attached plat and said certificate of Jeff S. Snoozy, a licensed surveyor who surveyed and platted the real estate to be shown as Snyder's Bend Addition, a Minor Sub-Division, and that the same is prepared with the free consent and accordance with the desire as owner and proprietor thereof.

Executed at \_\_\_\_\_ on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

By: Robert B. Ankerstjerne, Owner

State of Iowa : \_\_\_\_\_  
Woodbury County : \_\_\_\_\_

On this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ before me, the undersigned, a notary public in and for said county and state, personally appeared Robert B. Ankerstjerne, to me known to be as person named in and who executed the foregoing instrument, and acknowledged to have executed the same as a voluntary act and deed.

Notary Public

**TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS:**

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

Dated \_\_\_\_\_

Tina M. Bertrand  
Treasurer  
Woodbury County, Iowa

**CERTIFICATE OF COUNTY ASSESSOR:**

I, Tyler Mogensen, hereby certify that on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ A copy of this plat was filed in the Woodbury County Assessor's office.

Dated \_\_\_\_\_

Tyler Mogensen  
Woodbury County Assessor

**AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING**

State of Iowa : \_\_\_\_\_

County of Woodbury : \_\_\_\_\_

Docket Number \_\_\_\_\_

Filed for record, this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ at \_\_\_\_\_ O'clock \_\_\_\_\_ M.  
recorded in plat envelope \_\_\_\_\_, indexed and delivered to the county auditor of Woodbury County, Iowa.

Dated \_\_\_\_\_

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

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:**

I, the undersigned, being chairman of the Woodbury County Zoning Commission for Woodbury County, Iowa, do hereby certify that said commission has heretofore taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ 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 \_\_\_\_\_, 20\_\_

Chairman  
Woodbury County Zoning Commission of  
Woodbury County, Iowa

**WOODBURY COUNTY ENGINEER'S CERTIFICATE**

I, \_\_\_\_\_, P.E. County Engineer for the County of Woodbury, Iowa do hereby certify that the boundary lines of the plat and lots therein were mathematically checked and conform with the requirements as provided for in the subdivision ordinance and that all dimensions both linear and angular necessary for location of lots, tracts, streets, alleys, and easements, if any are shown, that improvements were designed to meet or exceed accepted engineering design practices and will be installed pursuant to an agreement and security provided by the developer.

Dated \_\_\_\_\_, 20\_\_

Engineer for the County of Woodbury \_\_\_\_\_, P.E.

**BOARD OF SUPERVISOR'S RESOLUTION**

RESOLUTION NO. \_\_\_\_\_

Resolution accepting and approving the subdivision plat of Snyder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa.

Whereas, the owners and proprietors did on this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_ file with the Woodbury County Zoning Commission a certain plat designated as Snyder's Bend 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 it resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa that said plat of Snyder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa, as hereto attached and forming part of the resolution be, and the same hereby is, 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 the resolution as required by law.

Passed and Approved this \_\_\_\_\_ day of \_\_\_\_\_, 20\_\_

Chairman  
Board of Supervisors  
Woodbury County, Iowa

Attest:  
Secretary



SURVEYED BY: JSS DATE: 10/02/25  
DRAWN BY: AGE DATE: 10/02/25  
PAGE 2 OF 2

Dec 02, 2025 - 1:45pm

**FINAL PLAT DISCLAIMER**

The final plat may be modified—including additions or corrections to the map, certificates, or any matter shown on the face of the plat—during the review process, including from reviews by the Zoning Commission and the Board of Supervisors, up through the official recording.

**ATTACHMENTS ASSOCIATED WITH THIS FINAL PLAT WILL/MAY ALSO BE ADDED AND 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
- Etc.

**RESOLUTION NO. 2025-15**

A RESOLUTION WAIVING THE SALIX CITY COUNCIL'S RIGHT TO REVIEW AND APPROVE A MINOR SUBDIVISION TO BE KNOWN AS SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION LOCATED OUTSIDE CITY LIMITS IN WOODBURY COUNTY, IOWA

WHEREAS, the owner of property legally described as:

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

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

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

in the County of Woodbury and State of Iowa has advised the City of Salix of plans for a Minor Subdivision of the property to be named Snyder's Bend Addition; and

WHEREAS, the property is located in Woodbury County, Iowa within the two-mile radius of the City of Salix, Iowa's incorporated limits; and

WHEREAS, Salix has established by ordinance pursuant to Iowa Code Section 354.9 jurisdiction to govern the division of land within a two-mile radius of the City's corporate limits; and

WHEREAS, the property owner will be completing a subdivision review including submitting the Final Plat of SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION to the Woodbury County Planning and Zoning Commission for compliance with Woodbury County, Iowa's subdivision ordinance for rural subdivisions; and

WHEREAS, Iowa Code Section 354.9 authorizes the City to waive by resolution its right to review and approve a subdivision within a two-mile radius of the City's boundaries if the property is in unincorporated area of Woodbury County which had adopted an ordinance governing the division of land; and

WHEREAS, the City Council of the City of Salix, Iowa has considered the proposed minor subdivision for the legally described area above and is satisfied that a minor subdivision review and approval by the City of Salix is not needed for the proposed development.

NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Salix, Iowa, pursuant to authority granted in Iowa Code Section 354.9, hereby waives the City's review and approval the Final Plat of the SNYDER'S BEND ADDITION, a Minor Sub-division as would otherwise be required by the City's Code of Ordinances.
2. The Mayor is authorized to sign a Certified Resolution on behalf of the City of Salix, Iowa in connection with the SNYDER'S BEND ADDITION, a Minor Sub-division for recording with the Woodbury County Recorder.

Council Member VanAuken introduced the resolution and moved that said resolution be adopted; seconded by Council Member Burkhart, and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following name Council Members voted:

	Aye	Nay	Absent	Abstain
Denise Burkhart	X			
Karen Allen	X			
Cindy Van Auken	X			
Emily Clayton	X			
Nick Black	X			

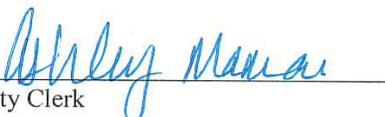
PASSED AND APPROVED this 10th day of December 2025.

  
\_\_\_\_\_  
Kevin Nelson, Mayor

Attest:

  
\_\_\_\_\_  
City Clerk

I, Ashley Mareau, City Clerk, do hereby certify that the foregoing Resolution 2025-15 was duly and properly adopted by the City Council of the City of Salix, Iowa at its regular meeting the 10th day of December, 2025.

  
\_\_\_\_\_  
City Clerk

**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:

<b>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.</b>
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.
<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
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.
<b>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</b>
Staff have received the review memo from the County Engineer and it has been included within this report.
<b>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</b>
The subdivision plat confirms with the Zoning and Subdivision ordinance continent that the property owner makes arrangements with the County Engineer’s office for driveway access to each lot as per the Engineer’s review memo.
<b>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.</b>
The Woodbury County Comprehensive Plan 2040 (“Comp Plan”) includes this property as Rural Residential on the Future Land Use Map which is compliant with both the establishment of new residential lots and a rezone from AP to AE.

**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:

<b>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</b>
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.
<b>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</b>
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.
<b>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</b>
Staff finds that the subdivision plat and written proposal has the opportunity to meet the applicable standards on paper. However, no application is considered complete until it has gone through the public hearing process. The public hearing is a critical step for gathering information about the project and for ensuring compatibility with existing and future neighboring properties. If deemed necessary, the Zoning Commission and Board of Supervisors may impose conditions to maximize compatibility.
<b>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.</b>
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.

**LEGAL DESCRIPTION:**

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

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

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

RECEIVED

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

DEC - 1 2025

Applicant: Robert B Anker stjeran WOODBURY COUNTY PLANNING & ZONING  
Name of Owner

Mailing Address: 1401 275th Salix IA 51052  
Street City or Town State and Zip + 4

Property Address: Salix IA 51052  
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] Email Address: [REDACTED]

To subdivide land located in the SE Quarter of Section 32-87-47

Civil Township Nest Liberty GIS Parcel # 874732400009

Name of Subdivision: Snyder's Bend

Subdivision Area in Acres 6.0 Acres Number of Lots 4

**Attachments:**

1. Eight (8) copies of grading plans; if required.
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: JEFF SPOOZY Ph/Cell: 712-291-3922

Attorney: Bob Rehan Ph/Cell: 712-255-1085

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

Owner's Signature: [Signature]

Zoning Director: [Signature]

**For Office Use Only:**

Zoning District AP Flood District \_\_\_\_\_ Date 12/1/25 No. 7133

Application Fee \_\_\_\_\_  
4 Lots or less (\$300\*+ Additional Fees) \$300 ck # 5455  
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.

**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 \_\_\_\_\_, 2026.**

**THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS**

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

\_\_\_\_\_  
Kent Carper

Attest:

\_\_\_\_\_  
Michelle K. Skaff, Woodbury County Auditor

\_\_\_\_\_  
Matthew Ung

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS

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): Robert B. Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

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

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

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

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

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

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

**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.**

To be determined through the review process including the public hearing process.  
[https://www.woodburycountyjowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](https://www.woodburycountyjowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf).

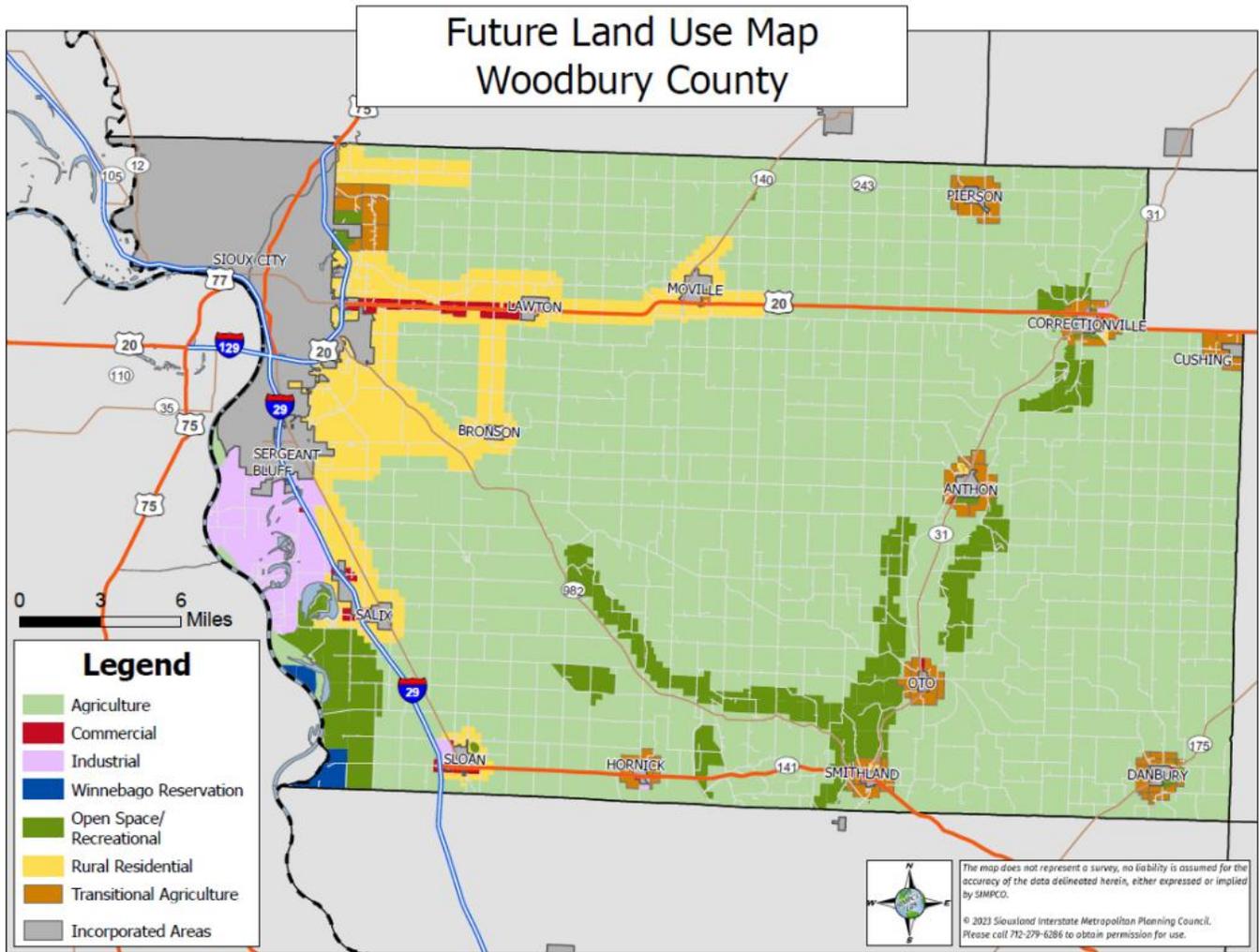


Figure 7.4 Future land use map

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

To be determined through the review process including the public hearing process.





**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

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

State of Florida, County of Orange, ss:

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

**PUBLICATION DATES:**  
 Dec. 11, 2025

**NOTICE ID:** hB5hv5dGu23sLZBkuyte  
**PUBLISHER ID:** COL-IA-502626  
**NOTICE NAME:** ZC\_2025\_12\_22\_PHS  
**Publication Fee:** \$96.65

*Edmar Corachia*

(Signed) \_\_\_\_\_

**VERIFICATION**

State of Florida  
 County of Orange

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

*[Signature]*

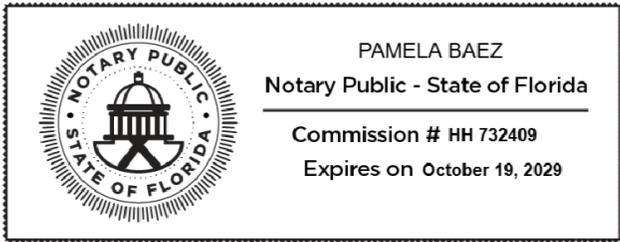
Notary Public  
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION**  
 The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, December 22, 2025 at 6:00 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, or in 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 712-504-1133 and enter the Conference ID: 538 866 5274 giving 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, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Prectley at dprectley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, December 17, 2025.

**Item One (1)**  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Winger's & Clark Addition. Taylor Clark has submitted an application for the Winger Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres, Item Parcel #88400740004, located in the SW ¼ of the SE ¼, Section 7, T80N R40W (May Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 1820th Street and is east of Charles Avenue and west of DeWane Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Benson. Applicant(s): Taylor Clark, 1821 1820th St., Lawton, IA 51050-9720 / Winger Family Trust, 1825 1820th Street, Lawton, IA 51050-9720.

**Item Two (2)**  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Snyder's Band Addition. Robert B. Ankergerme has submitted an application for a "minor" subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision includes the division of 7.99 acres into four (4) approximately two (2) acre lots from a portion of Parcel #6720243101, located in Tax 1 of B of the Auditor's Plat of part of Sections 32 and 33 in Township 47 North, Range 47 West and part of Sections 4 and 5 in Township 48 North, Range 47 West lying in the South East Quarter of Section 32, Township 47 North, Range 47 West of the 5th P.M., Woodbury County, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 2820th Street and south of Blagov Park Road east of Port Neal Road and west of Bolton Avenue and is less than two miles west of Saly. Additionally, the property overlies and is applicable for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the site, which is required under Section 3.04.1 B of the Woodbury County Zoning Ordinance. Applicant(s): Robert B. Ankergerme, 1401 275th St., Saly, IA 51152.

**Item Three (3)**  
**ZONING ORDINANCE MAP AMENDMENT (REZONE)**  
**PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE):** Pursuant to Section 333 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 Robert B. Ankergerme, 1401 275th St., Saly, IA 51152.



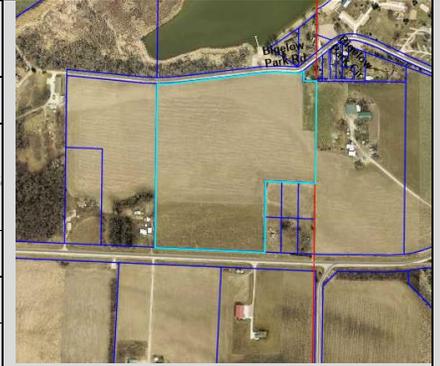
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections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

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

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record  
COL-1A-502626

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	12
Notification Letter Date:	December 5, 2025
Public Hearing Board:	Zoning Commission (Minor Subdivision; Rezone); Board of Supervisors (Rezone; Minor Subdivision is agenda item).
Public Hearing Date:	December 22, 2025 (Zoning Commission)
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
Robert B. Ankerstjerne	1401 275th St.	Salix	IA	51052-8025	No comments.	
Calvin L. Towne and Beverly E. Towne	1345 280th St.	Salix	IA	51052	No comments.	
Kimberly A. Choquette	1329 280th St.	Salix	IA	51052	No comments.	
State of Iowa, Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments.	
The Joint Revocable Trust of Paul L. Wagner and Carment M. Wagner dated February 19, 2018	2715 Benton Ave.	Salix	IA	51052	No comments.	
Wagner Farm Enterprises, LLC	1358 280th St.	Salix	IA	51052	No comments.	
MidAmerican Energy Co.	PO Box 657	Des Moines	IA	50303-0657	No comments.	
Lane M. Jorgensen and Lucinda L. Jorgensen	2354 Port Neal Road	Sgt. Bluff	IA	51054	No comments.	
Trustee of the Gary N. Cameron Revocable Trust dated June 24, 2020	120 Lakeview Lane	Salix	IA	51052	No comments.	
Jesus Macias and Ana C. Macias	308 E. 33rd St.	South Sioux City	NE	68776	No comments.	
Curt Kevin Cameron and Jerry Sullivan Cameron	220 Anderson	Vermillion	SD	57069	No comments.	
Estate of Rowena V. Cameron	PO Box 140	Salix	IA	51052	No comments.	

## STAKEHOLDER COMMENTS

<b>911 COMMUNICATIONS CENTER:</b>	
<b>CITY OF LAWTON:</b>	
<b>FIBERCOMM:</b>	
<b>IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):</b>	
<b>IOWA DEPARTMENT OF TRANSPORTATION (IDOT):</b>	
<b>LOESS HILLS NATIONAL SCENIC BYWAY:</b>	
<b>LOESS HILLS PROGRAM:</b>	
<b>LOGLINES:</b>	
<b>LUMEN:</b>	
<b>MAGELLAN PIPELINE:</b>	
<b>MIDAMERICAN ENERGY COMPANY (Electrical Division):</b>	I have reviewed the attached proposed minor subdivision for MEC electric distribution and we have no conflicts. This area of the county is not in our service territory. Josh you may want to review and comment Neal-Monona 161kv line runs past this parcel and may be in easement. Have a safe weekend, Gentleman! – Casey Meinen, 12/5/25.
<b>MIDAMERICAN ENERGY COMPANY (Gas Division):</b>	
<b>NATURAL RESOURCES CONSERVATION SERVICES (NRCS):</b>	
<b>NORTHERN NATURAL GAS:</b>	
<b>NORTHWEST IOWA POWER COOPERATIVE (NIPCO):</b>	Have reviewed Snyder's Bend Addition. NIPCO has no issues with this addition. – Jeff Zettel, 12/9/25.
<b>NUSTAR PIPELINE:</b>	
<b>SIouxLAND DISTRICT HEALTH DEPARTMENT:</b>	I have reviewed this parcel and proposed site; it appears since each lot is 2 acres they should have adequate room for a well and septic system. – Ivy Bremer, 12/4/25.
<b>WIATEL:</b>	
<b>WINNEBAGO TRIBE:</b>	
<b>WOODBURY COUNTY ASSESSOR:</b>	

<b>WOODBURY COUNTY AUDITOR:</b>	
<b>WOODBURY COUNTY CONSERVATION:</b>	
<b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>	
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	
<b>WOODBURY COUNTY ENGINEER:</b>	
<b>WOODBURY COUNTY RECORDER:</b>	No comments. – Diane Swoboda Peterson, 12/4/25.
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>	
<b>WOODBURY COUNTY SHERIFF:</b>	
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 12/9/25.
<b>WOODBURY COUNTY TREASURER:</b>	2024 taxes are paid in full. – Tina Bertrand, 12/4/25.



## Woodbury County Secondary Roads Department

759 E. Frontage Road · Merville, Iowa 51039

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

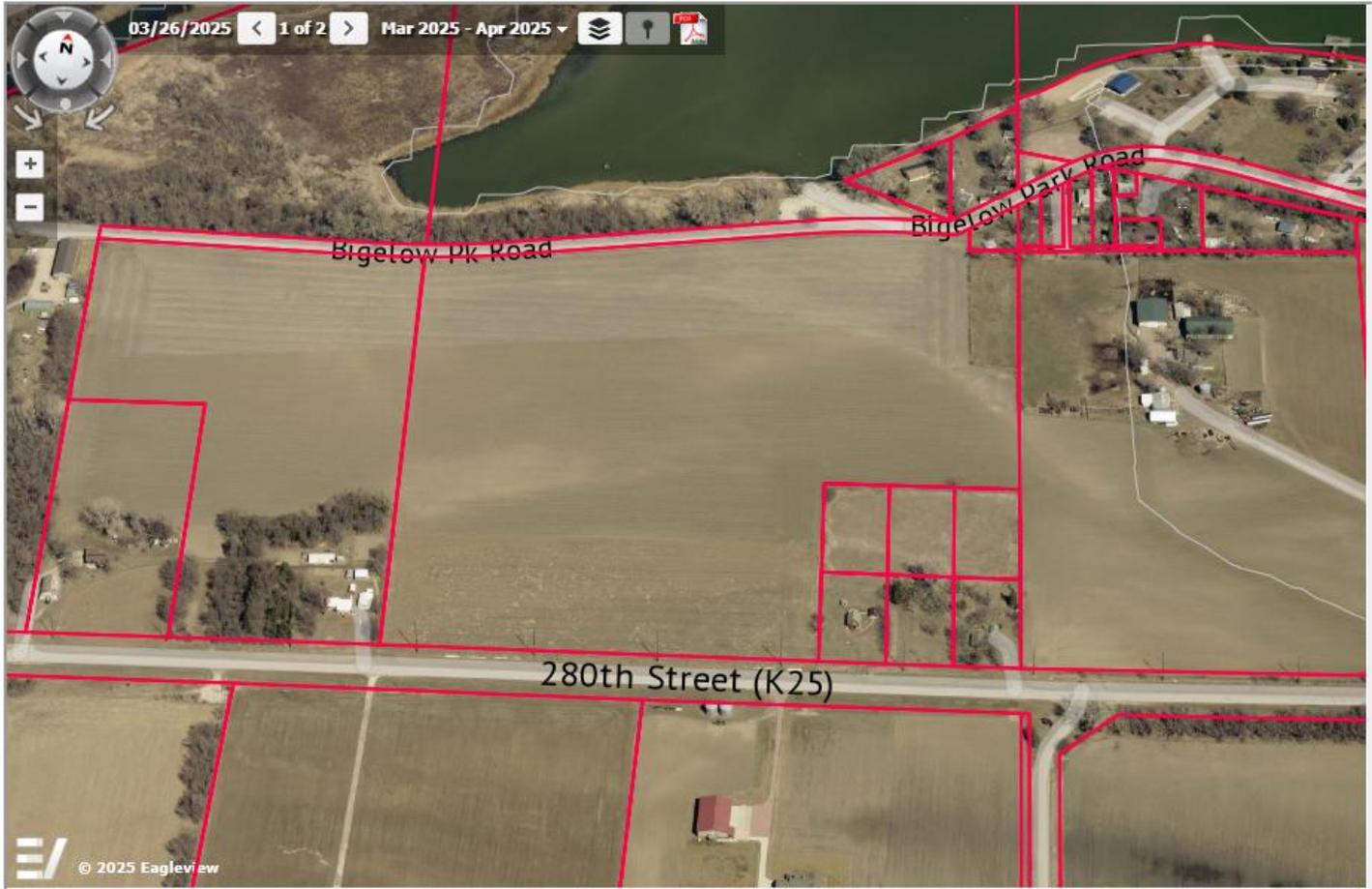
To: Dan Priestley, Woodbury County Zoning Coordinator  
From: Laura Sievers, PE, Woodbury County Engineer  
Date: December 12, 2025  
Subject: Synder's Bend Addition

The Secondary Roads Department has completed its review of the Synder's Bend Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa, which governs subdivision plats and closure accuracy.

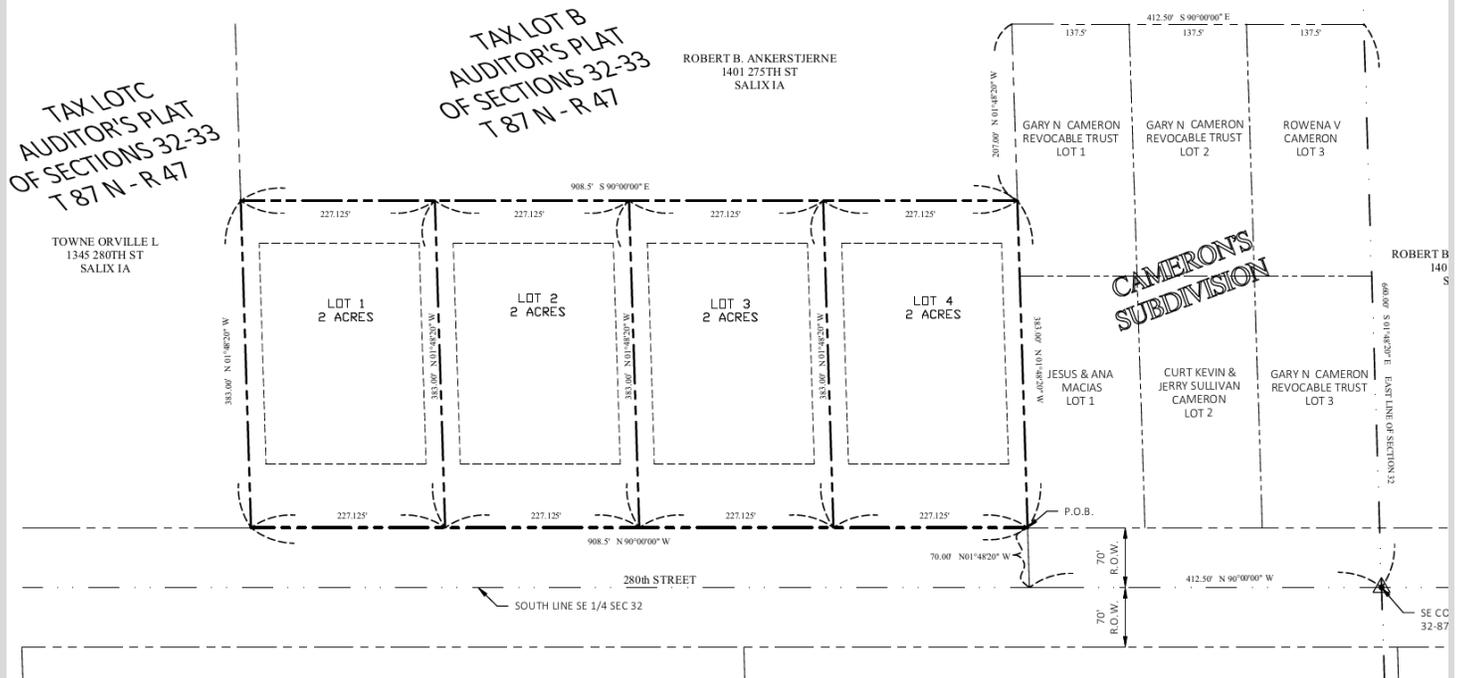
The plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under the Woodbury County Entrance and Access Management Policy. A review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance.

Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

**PICTOMETRY**



**PLAT MAP EXCERPT**



TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir/Madam:

We have this date examined a complete abstract of title, pursuant to Iowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa, described more particularly as:

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections Thirty-two (32) and Thirty-three (33) in Township Eighty-seven (87) North, Range Forty-seven (47) West and part of Sections Four (4) and Five (5) in Township Eighty-six (86) North, Range Forty-seven (47) West lying in the Southeast Quarter (SE ¼) of Section Thirty-two (32), Township Eighty-seven (87) North, Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE ¼) of Section Thirty-two (32), Township Eighty-seven (87), Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter (SE ¼) for a distance of Four Hundred Twelve and Fifty Hundredths feet (412.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Seventy feet (70.00') to the point of beginning; thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Three Hundred Eighty-three Hundredths feet (383.00'); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") East for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence South One Degree Forty-eight Minutes Twenty Seconds (S 01°48'20") East for a distance of Three Hundred Eighty-three feet (383.00') to the point of beginning.

Said tract contains 7.99 acres more or less.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2026 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Robert B. Ankerstjerne, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Robert B. Ankerstjerne, a single person to United Bank of Iowa dated and filed April 1, 2011 on Roll 715, Image 6574.

The above mortgage secures a line of credit. Although the secured debt may be reduced to a zero balance, the mortgage will remain in effect until it is released.

b) Easement filed June 19, 1969 in Book 1213, Page 303 conveyed to Woodbury County in connection with a public highway.

c) Easement filed June 19, 1969 in Book 1213, Page 310 conveyed to Woodbury County in connection with a public highway.

d) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 985 conveyed to Iowa Public Service Company.

e) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 987 conveyed to Iowa Public Service Company.

f) Resolution No. 6332 filed May 12, 1977 on Roll 62, Image 2118 adopted by the Woodbury County Board of Supervisors designating flood hazard areas.

g) Resolution No. 6333 filed May 12, 1977 on Roll 62, Image 2120 adopted by the Woodbury County Board of Supervisors pertaining to the issuance of building permits located in designated flood hazard areas.

h) Notice of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.

i) Property is subject to applicable zoning ordinances adopted by Woodbury County.

j) Matters reflected on the final plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa.

k) All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: \_\_\_\_\_, 2026.

---

ROBERT J. REHAN, Attorney at Law

## Woodbury County, IA / Sioux City

### Summary

**Parcel ID** 874732400009  
**Alternate ID** 764085  
**Property Address** N/A  
**Sec/Twp/Rng** 32-87-47  
**Brief** AUD PLAT EX 6 1/2 A SE COR & EX .30A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31A TO STATE & EX IRREG 1.30A TCT N OF RD & E OF  
**Tax Description** IZAAC WALTON TCT ALL N LOT B  
(Note: Not to be used on legal documents)  
**Deed Book/Page** 536-1718 (6/14/2001)  
**Gross Acres** 37.69  
**Net Acres** 37.69  
**Adjusted CSR Pts** 2002.22  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0043 LIBERTY/WESTWOOD  
**School District** WESTWOOD COMM  
**Neighborhood** N/A

### Owner

**Deed Holder**  
[ANKERSTJERNE ROBERT B](#)  
[1401 275TH ST](#)  
 SALIX IA 51052-8025  
**Contract Holder**  
**Mailing Address**  
 ANKERSTJERNE ROBERT B  
 1401 275TH ST  
 SALIX IA 51052-8025

### Land

**Lot Area** 37.69 Acres; 1,641,776 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/14/2001	ANKERSTJERNE MARY	ANKERSTJERNE ROBERT	536/1718	NO CONSIDERATION	Deed		\$0.00

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

### Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800

### 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](#)

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

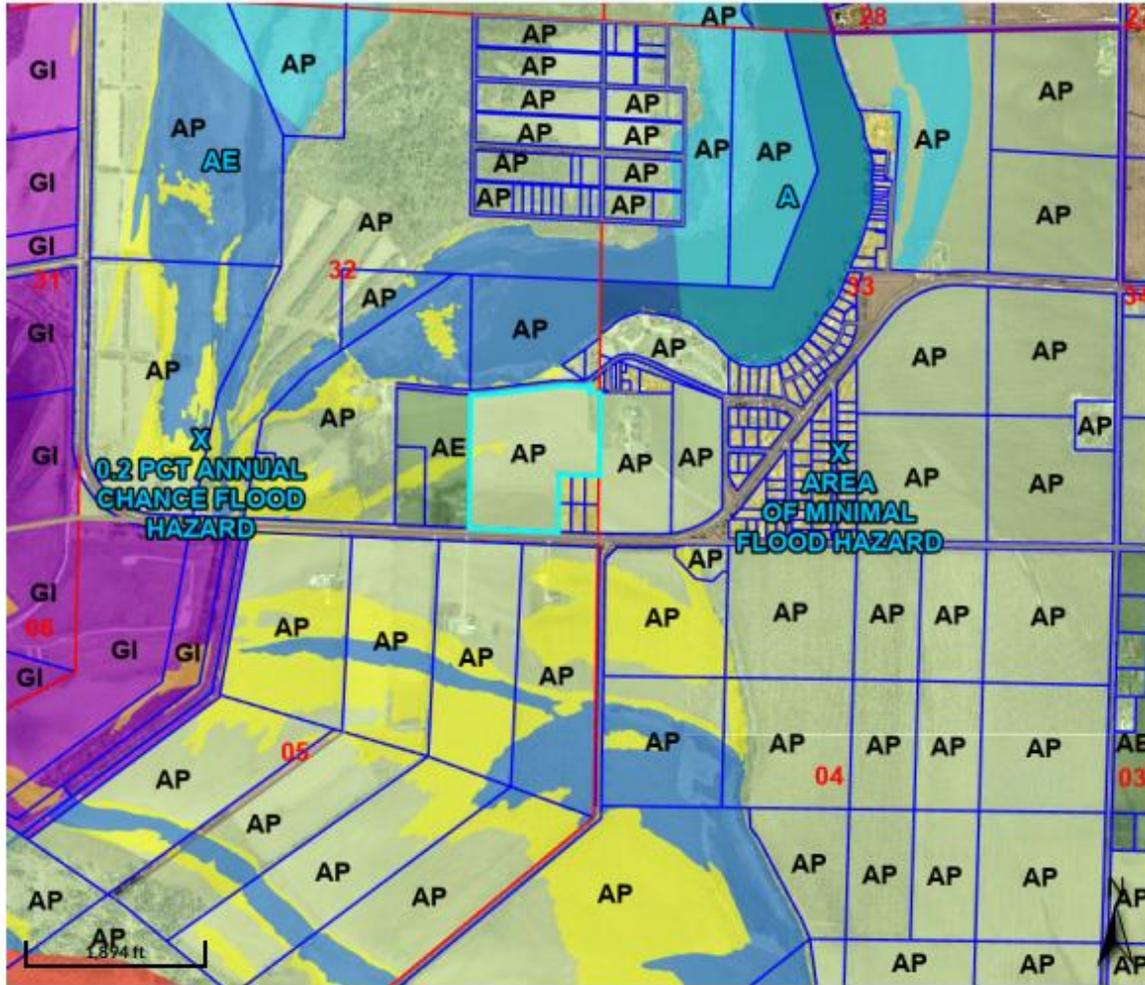
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 Last Data Upload: 12/3/2025, 9:03:12 PM

Contact Us

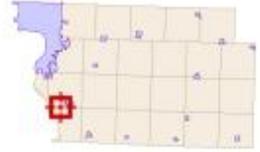
Developed by  

**SCHNEIDER**  
 GEOSPATIAL

# ZONING MAP



## Overview



## Legend

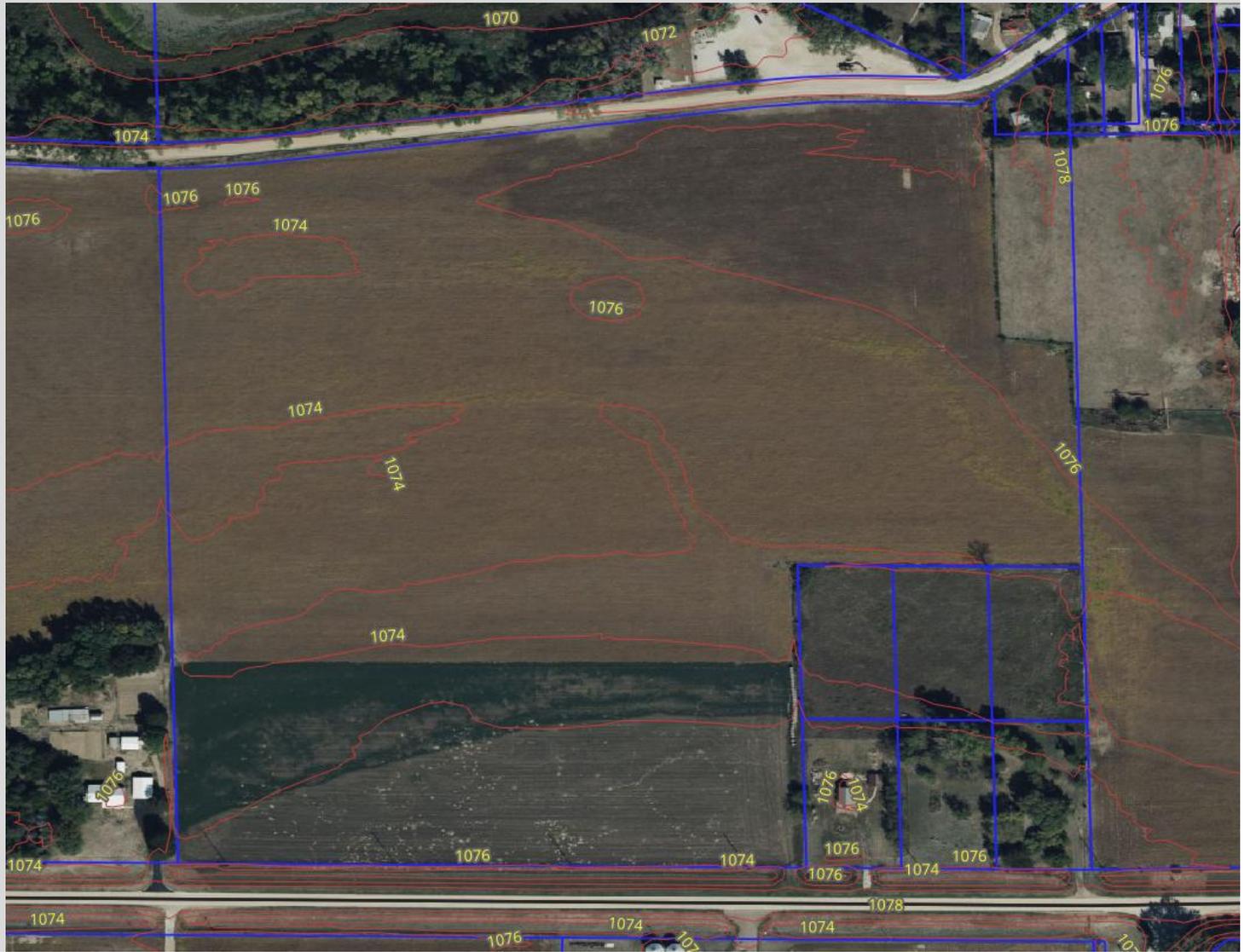
- Roads
- ▭ Corp Boundaries
- ▭ Townships
- ▭ Sections
- ▭ Parcels
- County Zoning
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

Parcel ID	874732400009	Alternate ID	764085	Owner Address	ANKERSTJERNE ROBERT B
Sec/Twp/Rng	32-87-47	Class	A		1401 275TH ST
Property Address		Acreage	37.69		SALIX, IA 51052-8025
District	0043				
Brief Tax Description	AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B				
	<i>(Note: Not to be used on legal documents)</i>				

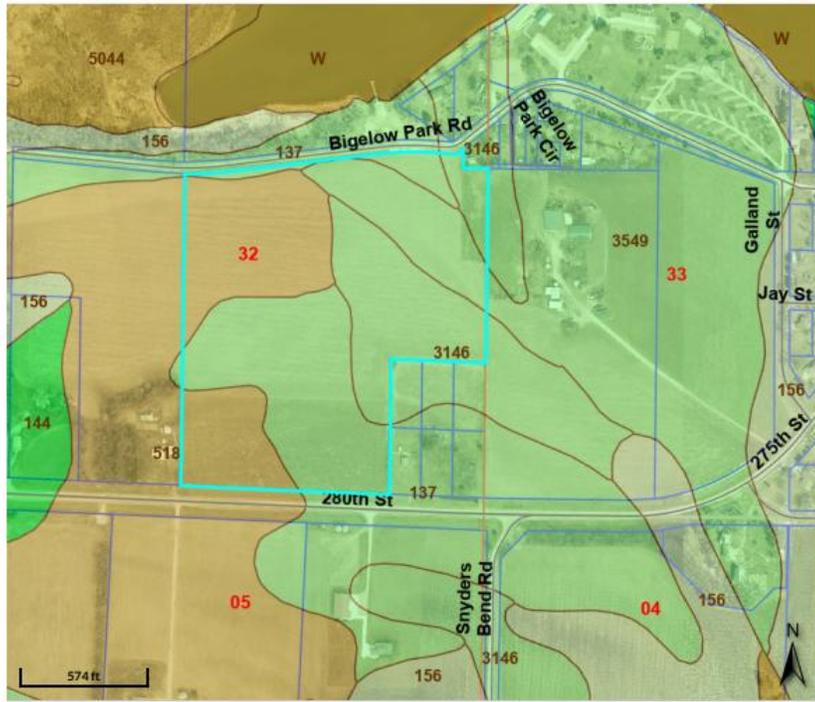
# SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

ELEVATION MAP



# SOIL REPORT



## Overview



## Legend

- Roads
- Soils
  - 0.000000 - 5.000000
  - 5.000001 - 20.000000
  - 20.000001 - 30.000000
  - 30.000001 - 40.000000
  - 40.000001 - 50.000000
  - 50.000001 - 60.000000
  - 60.000001 - 70.000000
  - 70.000001 - 80.000000
  - 80.000001 - 90.000000
  - 90.000001 - 100.000000
- Corp Boundaries
- Townships
- Parcels

**Parcel ID** 874732400009      **Alternate ID** 764085      **Owner Address** ANKERSTJERNE ROBERT B  
**Sec/Twp/Rng** 32-87-47      **Class** A      1401 275TH ST  
**Property Address**      **Acreage** 37.69      SALIX, IA 51052-8025  
**District** 0043  
**Brief Tax Description** AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B  
 (Note: Not to be used on legal documents)

## Summary

**Parcel ID** 874732400009  
**Gross Acres** 37.69  
**ROW Acres** 0.00  
**Gross Taxable Acres** 37.69  
**Exempt Acres** 0.00  
**Net Taxable Acres** 37.69 (Gross Taxable Acres - Exempt Land)  
**Average Unadjusted CSR2** 53.25 (2007.05 CSR2 Points / 37.69 Gross Taxable Acres)

Agland Active Config 2025  
 Processed Date and Time 2025-01-21 09:40:47

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	37.69	53.25	2,007.05	2,007.05
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>37.69</b>		<b>2,007.05</b>	<b>2,007.05</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	4.83	371.91	371.91
100% Value	137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely	72.00	12.36	889.92	889.92
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	8.52	613.44	613.44
100% Value	518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flo	11.00	11.98	131.78	131.78
<b>Total</b>				<b>37.69</b>	<b>2,007.05</b>	<b>2,007.05</b>