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

Date: 6/18	8/25 We	eekly Agenda Date:	6/24/25 4:40
ELECTED OFFICIAL / DEPARTME	ENT HEAD / CITIZEN:	Daniel J. Pries	stley
WORDING FOR AGENDA ITEM: a. Conduct the 3rd and Final Public Hea (AP) to the General Industrial (GI) Zonin b. Approve the 3rd Reading as the Final c. Adopt the Zoning Ordinance Map Ame Zoning District on Parcel #86462935101	ring on the Zoning Ordinanc g District on Parcel #864629 Reading of the Zoning Ordi endment (Rezone) from Agri 2 for New Cooperative, Inc.	e Map Amendment (Re 1351012 for New Coope nance Map Amendmen cultural Preservation (A	ezone) from Agricultural Preservation Prative, Inc. t (Rezone) AP) to the General Industrial (GI)
	ACTION REC	UIRED:	
Approve Ordinance	Approve Resolut	ion 🗌 💮 A	approve Motion 🔽
Public Hearing 🔽	Other: Information	onal A	attachments 🔽
ITIVE SUMMARY:			

EXECU

The Board of Supervisors will hold a public hearing at 4:40 PM to discuss a proposed Zoning Ordinance Map Amendment to rezone a 12.32 more or less acre portion of the property owned by New Cooperative, Inc. located on Parcel #864629351012 in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) from the Agricultural Preservation (AP) to the General Industrial (GI) Zoning District.

Following the public hearing, the Board may defer consideration of the proposal; or reject the proposal; or proceed to 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:

New Cooperative, Inc has submitted an application for a zoning ordinance map amendment to rezone Parcel #864629351012 from the Agricultural Preservation (AP) District to the General Industrial (GI) Zoning District. The parcel is located just outside the city limits of Sloan. The company already owns the abutting parcel to the east, which is zoned General Industrial and operates a grain receiving and loading facility. If the rezoning is approved, NEW Cooperative plans to build a temporary grain storage facility on the parcel, with a capacity of approximately 1.7 million bushels of corn. The proposed use aligns with the county's land use guidelines, which allow for grain terminals and elevators in General Industrial zones. The company believes the rezoning is consistent with the county's future land use plans, which indicate a transition to industrial use in the area. NEW Cooperative is seeking approved to approach the local economy. This proposal has been proporty noticed in the Sigur City, Journal Legals. expand its operations and support the local economy. This proposal has been properly noticed in the Sioux City Journal Legals Section on Tuesday, May 13, 2025. The neighbors within 1000 FT have been duly notified via a May 12, 2025 letter about the May 28, 2025 Zoning Commission public hearing and have been requested to comment. As of the printing of this packet, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Zoning Commission voted 4-0 to rėcommend approval.

PROPERTY DETAILS: Parcel(s): 864629351012

Township/Range: T86N R46W (Sloan)

Section: 29
Quarter: SW 1/4 of the SW 1/4
Zoning District: Agricultural Preservation (AP)
Floodplain: Zone X (Not in floodplain)
Property Address: No address.

	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:
Ор	en and close the public hearing. (Set Time: 4:40 PM)
Со	nduct and approve the third and final reading of the Zoning Ordinance Map Amendment (Rezone).
Ad	opt the Zoning Ordinance Map Amendment (Rezone)
	ACTION DECIMED (PROPOSED MOTION)
la. C	ACTION REQUIRED / PROPOSED MOTION: Conduct the 3rd and Final Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the
l	Conduct the 3rd and Final Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the neral Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.
l	Approve the 3rd Reading as the Final Reading of the Zoning Ordinance Map Amendment (Rezone)
c. A	dopt the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on cel #864629351012 for New Cooperative, Inc.

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, 2025.	
THE WOODBURY COUNTY, IOWA BOAR	D OF SUPERVISORS
	Daniel Bittinger II, Chairman
	Mark Nelson, Vice-Chairman
	Kent Carper
Attest:	David Dietrich
Michelle K. Skaff, Woodbury County Auditor	Matthew Ung
Adoption Timeline: Date of Public Hearing and First Reading Date of Public Hearing and Second Reading Date of Public Hearing and Third Reading Date of Adoption	-

Published/Effective Date

ITEM ONE (1)

Property Owner(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

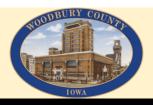
Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

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 May 28, 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 General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #864629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninetytwo and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.



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 – MAY 29, 2025

ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO GENERAL INDUSTRIAL (GI)

APPLICATION	DETAILS
Applicant(s)/Owner(s):	NEW Cooperative, Inc.
Application Type:	Zoning Ordinance Map Amendment (Rezone)
Current Zoning District:	Agricultural Preservation (AP)
Requested Zoning District:	General Industrial (GI)
Current Use:	Agricultural. Not farmed
Proposed Use:	Construct grain storage bunker.
Average CSR Rating:	59
Engineer/Surveyor:	Veenstra & Kimm (Craig Beedle, 712-943-5055)
Attorney:	N/A
Pre-application Meeting:	March, 2025
Application Date:	April 21, 2025
Stakeholder Notification:	Wednesday, April 30, 2025
Neighbors' Notification:	Monday, May 12, 2025
Legal Publication:	Tuesday, May 13, 2025
Zoning Commission Public Hearing:	Monday, May 28, 2025
Board of Supervisors Public Hearings:	Tuesday, June 10 at 4:40 PM, Tuesday, June 17 at 4:40 PM, & Tuesday, June 24 at 4:40 PM. Second and third could be waived by the Board of Supervisors.

PROPERTY	DETAILS
Parcel(s):	864629351012
Township/Range:	T86N R46W (Sloan)
Section:	29
Quarter:	SW ¼ of the SW 1/4
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property	No address.
Address:	
Legal Description:	the Southwest Quarter (SW1/4) of the Southwest

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29). Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

County, Iowa, more particularly described by metes and bounds as follows:

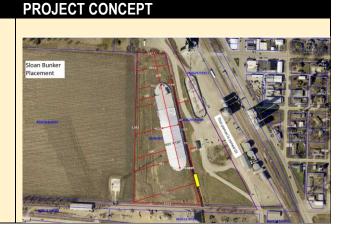
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SUMMARY

New Cooperative, Inc has submitted an application for a zoning ordinance map amendment to rezone Parcel #864629351012 from the Agricultural Preservation (AP) District to the General Industrial (GI) Zoning District. The parcel is located just outside the city limits of Sloan. The company already owns the abutting parcel to the east, which is zoned General Industrial and operates a grain receiving and loading facility. If the rezoning is approved, NEW Cooperative plans to build a temporary grain storage facility on the parcel, with a capacity of approximately 1.7 million bushels of corn. The proposed use aligns with the county's land use guidelines, which allow for grain terminals and elevators in General Industrial zones. The company believes the rezoning is consistent with the county's future land use plans, which indicate a transition to industrial use in the area. NEW Cooperative is seeking approval to expand its operations and support the local economy. This proposal has been properly noticed in the Sioux City Journal Legals Section on May 13, 2025. The neighbors within 1000 FT have been duly notified via a May 12, 2025 letter about the May 28, 2025 Zoning Commission public hearing and have been requested to comment. As of the printing of this packet, no comments or inquiries have been received about the proposal. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. No objections were received from the stakeholders. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal meets the appropriate criteria for approval. It is the recommendation of staff to approve this proposal. The Woodbury County Zoning Commission voted 4-0 to recommend approval. A memo is included in this packet with their recommendation along with draft meeting minutes.

AERIAL MAP & SURVEY EXCERPT | STATE |





WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE 620 DOUGLAS STREET SIOUX CITY, IA 51101

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

Recommendation: New Cooperative Zoning Ordinance Map Amendment (Rezone Proposal from AP to GI)

PROPERTY DETAILS:

Parcel(s):

864629351012

Township/Range: T86N R46W (Sloan)

Section:

Quarter:

SW 1/4 of the SW 1/4

Zoning District:

Agricultural Preservation (AP)

Floodplain:

Zone X (Not in floodplain)

Property Address: No address.

Dear Board of Supervisors:

This letter is to inform you that the Woodbury County Zoning Commission reviewed the Zoning Ordinance Map Amendment proposal from New Cooperative Inc. to rezone the Parcel identified as Parcel #864629351012 from the Agricultural Preservation (AP) Zoning District to the General Industrial (GI) Zoning District following the scheduled public hearing that occurred at the special meeting of the Woodbury County Zoning Commission on May 28, 2025.

Following the public hearing, the Zoning Commission voted _____ to O recommend approval of this proposal to the Woodbury County Board of Supervisors.

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

Dated this ______ day of _______, 2025.

Woodbury County Zoning Commission

Woodbury County Zoning Commission Special Meeting Minutes

Date: May 28, 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:
 - https://www.woodburycountyiowa.gov/committees/zoning_commission/
- YouTube Direct Link:
 - https://www.youtube.com/watch?v=HoUh4IVeBol

Attendees

- Commissioners Present: Chris Zellmer Zant Chair, Tom Bride Vice Chair, Corey Meister, Steve Corey
- Commissioner Absent: Jeff Hanson
- Staff Present: Dan Priestley Zoning Coordinator, Dawn Norton Senior Clerk
- Public Attendees: Alan Fagan (Land Surveyor), Jason Reynoldson (Morningside University), Steven Sitzmann, Debbie De Forrest, Chad Hofer, Jim McCullough, Frank Huseman, Dale Drees, Lynn Drees, Adam Boeve

Call to Order

Chair Chris Zellmer Zant called the meeting to order at 5:00 PM on May 28, 2025, noting that the meeting would be audiorecorded and minutes prepared. Attendees were asked to silence cell phones and complete the attendance sheet. Zellmer Zant outlined the commission's procedures, emphasizing public hearing protocols, including staff reports, public comments limited to three minutes, and the process for closing hearings and deliberating motions. She noted that ex-parte communications must be disclosed before deliberations.

Roll Call

Zellmer Zant conducted a roll call, confirming the presence of all commissioners except Jeff Hanson. The record reflected a quorum.

Public Comment on Matters Not on the Agenda (Information Item)

Zellmer Zant opened the floor for public comments on non-agenda items. No comments were received.

Approval of Minutes from Previous Meeting: March 24, 2025 (Action Item)

Zellmer Zant presented the minutes from the March 24, 2025, meeting for approval.

- Motion: Commissioner Corey moved to approve the minutes.
- Second: Commissioner Meister seconded the motion.
- Vote: Unanimous approval (4-0, all present saying "aye").

Outcome: The minutes were approved.

5. Items of Business

a. Public Hearing: Proposed Washburn Addition Minor Subdivision, Parcel #894635200009 (Michael W. and Janine J. Washburn) (Action Item)

Staff Presentation (Dan Priestley):

Priestley introduced the proposal for a three-lot minor subdivision on parcel #894635200009, owned by Michael W. and Janine J. Washburn, to divide 8.088 acres into Lot 1 (3.56 acres), Lot 2 (2.5 acres), and Lot 3 (2.03 acres). The property, located in the Agricultural Estates (AE) Zoning District, facilitates potential housing development. The proposal complied with lowa Code closure requirements, as confirmed by County Engineer Laura Sievers, who outlined access criteria for the lots. The City of Lawton approved the final plat, and all stakeholders were notified with no objections received. Priestley recommended approval to the Board of Supervisors.

Public Comments:

- Alan Fagan (Surveyor) clarified that the septic system for Lot 2 is self-contained, Lot 3 is to be sold to the
 adjacent western property owner with no building planned, and Lot 1 is for sale. No further questions were
 raised.
- Motion to Close: Commissioner Bride moved to close the public hearing.
- Second: Commissioner Corey seconded.

• Vote: Unanimous (4-0).

Deliberation and Motion:

No further discussion occurred.

- **Motion:** Commissioner Corey moved to recommend approval of the Washburn Addition minor subdivision to the Board of Supervisors.
- Second: Commissioner Bride seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the Washburn Addition minor subdivision to the Board of Supervisors.

b. Public Hearing: Proposed Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to General Industrial (GI), Parcel #864629351012 (New Cooperative, Inc.) (Action Item)

Staff Presentation (Dan Priestley):

Priestley presented New Cooperative, Inc.'s application to rezone parcel #864629351012 from AP to GI, located near the city limits of Sloan, adjacent to their existing GI-zoned grain facility. The rezoning would enable a temporary grain storage facility with a 1.7-million-bushel corn capacity, aligning with county land use guidelines for grain terminals in GI zones. The proposal was advertised in the Sioux City Journal on May 13, 2025, and neighbors were notified by letter on May 12, 2025, with no direct objections received. Stakeholders, including government agencies, were notified, and the proposal met zoning ordinance criteria. Priestley recommended approval, pending public testimony.

Public Comments:

- Frank Huseman from New Cooperative confirmed the facility is for temporary grain storage located just outside Sloan's city limits. No other public comments were received.
- Motion to Close: Commissioner Meister moved to close the public hearing.
- **Second:** Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").

Deliberation and Motion:

No further discussion occurred.

- **Motion:** Commissioner Bride moved to recommend approval of the rezoning from AP to GI for parcel #864629351012 to the Board of Supervisors.
- Second: Commissioner Meister) seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the rezoning to the Board of Supervisors.

c. Public Hearing: Consideration of Borrow Pit for Earthen Material in Agricultural Estates (AE) Zoning District, Zoning Ordinance Text Amendment (Action Item)

Staff Presentation (Dan Priestley):

Priestley explained the Board of Supervisors' April 29, 2025, directive to amend the zoning ordinance to allow borrow pits as a conditional use in the AE Zoning District, currently prohibited under Section 3.03(4). The amendment, proposed under Section 2.02(9), would enable case-by-case reviews by the Zoning Commission and Board of Adjustment, addressing environmental, traffic, and neighborhood impacts. The change aims to promote equity, as borrow pits are permitted in AP zones, and support agricultural safety and infrastructure. Priestley provided background on the 2008 ordinance, noting AE districts' higher housing density raised concerns about borrow pits' compatibility. He highlighted the broad definition of "borrow pit," which lacks size thresholds, complicating enforcement. Conditional use permits would allow scrutiny of temporary projects, ensuring public input and mitigation measures (e.g., dust control, stormwater plans). Priestley referenced agricultural exemptions allowing farmers to move dirt without permits, contrasting with economic borrow activities requiring permits.

Public Comments:

- Steve Sitzman (Sioux City) described a personal experience where a contractor removed a hill on his
 property without a permit, later requiring a grading permit. He supported borrow pits for development, citing
 Sioux City's need to expand outward.
- Alan Fagan suggested the county purchase right-of-way for road projects, remove dirt, and sell it back, avoiding borrow pit classification. Priestley noted this could be explored but emphasized private property triggers conditional use review.
- Motion to Close: Commissioner Corey moved to close the public hearing.
- Second: Commissioner Bride seconded.

Vote: Unanimous (4-0, all saying "aye").

Deliberation:

Commissioners discussed the lack of a clear borrow pit size definition, with Bride noting the 2008 prohibition in AE aimed to protect residential areas. Meister supported conditional use permits for case-by-case evaluation, addressing neighbor concerns. Priestley emphasized notification requirements and mitigation conditions (e.g., dust control, haul routes) via Board of Adjustment resolutions. The commission agreed one public hearing was sufficient, given the Board of Supervisors' three additional hearings.

Motion:

- **Motion:** Commissioner Bride) moved to recommend including borrow pits for earthen materials as a conditional use in the AE Zoning District, subject to scrutiny via the conditional use process.
- Second: Commissioner Corey seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved recommending the ordinance amendment to the Board of Supervisors, with staff and the chair drafting a letter to the board.

d. Review of Conditional Use Permit: Competitive Athletic Baseball Field, Morningside University, Parcel #884714300005 (Action Item)

Note: The commission unanimously approved reordering the agenda to address this item before the nuclear energy discussion, via a motion and second (4-0 vote).

Staff Presentation (Dan Priestley):

Priestley clarified this was a review session, not a public hearing, to assess the completeness of Morningside University's conditional use permit application for a baseball stadium on parcel #884714300005 in the AP Zoning District, where such uses are eligible. Jason Reynoldson, representing Morningside, proposed a facility to support organized sports, health, wellness, and community events, with minimal environmental impact through permeable surfaces, native landscaping, and noise/light controls. The project aims to attract visitors, boost local businesses, and foster social interaction. Priestley requested an updated staff analysis be entered into the record, correcting inaccuracies in the packet. He noted the proposal aligns with the county's comprehensive plan but emphasized the need for public input at the Board of Adjustment's public hearing on June 2, 2025.

Motion to Accept Updated Staff Analysis:

- Motion: Commissioner Bride moved to accept the updated staff analysis into the record.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The updated analysis was accepted. The updated analysis is available in the appendix.

Comments (Review Session):

- Jason Reynoldson (Morningside University): Estimated 50 games annually, mostly afternoon games in March, with rare night games (one per season potentially past 10 PM). Parking is planned for the southeast corner, with traffic directed to minimize impact. The field's orientation (south/west) reduces light impact on neighbors. The remaining 54-56 acres are for agricultural programs.
- Chad Hofer (nearby property owner): Expressed concerns about night game time restrictions, water usage affecting neighbors' wells, and septic system proximity. Noted the property was initially for agricultural use, not a baseball field, and raised traffic concerns on County Road 141.
- **Commissioner Comments:** Meister highlighted potential non-college use (e.g., high school teams), suggesting Board of Adjustment conditions. Corey emphasized addressing traffic and event scope.
- **Jim McCullough (nearby property owner):** Questioned why Morningside wasn't using Sioux City Explorers' field, citing underuse. Reynoldson explained failed negotiations with the Explorers' owners.
- **Debbie De Forrest (nearby property owner):** Raised concerns about noise and asked about lighting strategies, and other events being allowed at stadium.

Deliberation and Motion:

The commission found the application complete and sufficient for Board of Adjustment review, noting public concerns (traffic, time restrictions, event scope) to be addressed in a letter from Chair Zellmer Zant.

- **Motion:** Commissioner Corey moved to recommend forwarding the application to the Board of Adjustment, based on the application's criteria.
- Second: Commissioner Bride seconded.

Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved forwarding the application, with a letter reflecting public concerns.

e. Public Hearing: Consideration of Nuclear Energy Facilities and Nuclear Waste Storage in Zoning Ordinance (Action Item)

Staff Presentation (Dan Priestley):

Priestley outlined the ongoing discussion, initiated by the Board of Supervisors in 2024, to include "nuclear energy facilities" and "nuclear waste storage" as land use options in the zoning ordinance, likely as conditional uses in the General Industrial (GI) Zoning District. The hearing addressed nuclear energy generation, modular systems, and related technologies. Assistant County Attorney Joshua Widman memos emphasized defining these terms explicitly to avoid legal challenges, as the current "electrical energy generation" category could lead to interpretation disputes with a 500-foot notification radius. Priestley proposed a 10-mile notification zone for nuclear uses. He consulted the Nuclear Regulatory Commission (NRC) via Brian Bergeon, who detailed NRC's regulatory role, licensing requirements, and federal oversight of reactors, materials, and waste (per Title 10, Code of Federal Regulations). The NRC's process involves rigorous safety and business model reviews, complementing local conditional use scrutiny. Recent executive orders (May 2025) by the President aim to streamline NRC processes, targeting 400 gigawatts of nuclear capacity by 2050. Priestley suggested drafting ordinance language with Widman's guidance for further review.

Public Comments:

- Lynn Drees (resident): Supported clarifying nuclear uses, favoring a 10-mile or larger notification radius due
 to long-term risks (e.g., waste seepage). Expressed concern about rezoning agricultural land to industrial,
 which Priestley countered with protections against spot zoning via the 2040 Comprehensive Plan and future
 land use map.
- Alan Fagan (Sioux City): Opposed nuclear facilities, citing federal oversight failures, flood risks in industrial areas, and long-term storage uncertainties (300 vs. 10,000 years). Questioned the need for nuclear in densely populated Woodbury County versus sparsely populated states.
- Public Hearing Closed: The public hearing was closed and the commission transitioned to deliberation.

Deliberation:

Commissioners discussed the NRC's timeline (unclear but multi-year), driven by Al and data center energy demands. Corey noted small modular reactors' potential (e.g., powering Las Vegas). The commission agreed more public input was needed, given increased participation. Priestley suggested enumerating nuclear terms in the land use summary table with a 10-mile notification radius, prohibiting them elsewhere, and relying on federal compliance.

Motion:

- **Motion:** Commissioner Coery moved to continue the discussion for one month to draft ordinance language with Joshua Widman for further public review.
- Second: Commissioner Meister seconded.
- Vote: Unanimous (4-0, all saying "aye").

Outcome: The commission approved continuing the discussion, with staff to prepare draft language.

f. Accessory Second Dwelling, Senate File 592 (Information Item)

Staff Presentation (Dan Priestley):

Priestley discussed Senate File 592, signed May 1, 2025, amending lowa Code Section 331.301 to mandate counties allow accessory dwelling units (ADUs) on single-family lots, either attached or detached, with minimal restrictions (e.g., setbacks, 50% size ratio, 1,000 sq ft minimum). Previously, ADUs required conditional use permits for relatives or workers. The law limits county restrictions, potentially requiring ordinance amendments to remove prohibitions. Priestley foresaw issues with lot splits, septic systems, and real estate market impacts, suggesting strategic placement to facilitate future subdivisions. He planned to consult Joshua Widman on compliance.

Discussion:

Commissioners raised concerns about setback enforcement (e.g., 10 feet between houses) and lot split challenges. Priestley noted ADUs could lead to unpermitted rentals or tax burdens, impacting property values. The commission anticipated ordinance updates to align with state law.

g. Variance Legislation (Information Item)

Staff Presentation (Dan Priestley):

Priestley outlined changes to variance criteria at the Board of Adjustment, shifting from economic hardship to practical

difficulty for setbacks, lot sizes, and measurements (not use variances, which are barred). He cited a successful variance case involving a two-acre lot with a creek, where a reduced setback was approved after stakeholder input. The new criteria aim to make variances more flexible while maintaining oversight.

Discussion:

No questions or comments were raised.

Public Comment on Matters Not on the Agenda

No additional comments were received.

Staff Update

Priestley reiterated plans to work with Joshua Widman and the Board of Supervisors to amend the zoning ordinance in response to Senate File 592 and variance legislation, potentially by striking restrictive language. He suggested a streamlined amendment process to comply with state law.

Commissioners' Comments or Inquiries

No comments were recorded.

Adjournment

• Motion: Commissioner Meister moved to adjourn.

Second: Commissioner Corey seconded.
Vote: Unanimous (4-0, all saying "aye").

Outcome: The meeting adjourned at 7:30 PM

APPENDIX - RECEIVED INTO THE RECORD

ZONING ORDINANCE CRITERIA FOR BOARD APPROVAL

Conditional Use Permits are determined by a review of the following orderia by the Zoning Commission (ZC) and Board of Adjustmen (BOA). The ZC males a recommendation to the BOA which will decide following a public hearing before the Board.

APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE

-mislaming Agricus and Land Liston is Tarving Community. 4 list: The Finitine Beachall Field Project
is proceed based all bed as also stag opportunit to thing a high-pushy recognised lackly to the community white escooling the agricultural
monitoring to the opportunity of the international professional and accommunity of the opportunity proceeding evaluation development, and
monitoring to the opportunity of the opportunity of the opportunity proceeding evaluation development, and

- With This Project Works

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- Commitment to Compatibility & Preservation

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MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS WITH THE PROPOSED CONDITIONAL USE IDITITIES FOR STRUCTURE OF IMPROVEMENT, PROVID BY ATTACHMENT

CRITCRN 1: The conditional use requested is authorized as a conditional use in the ronting district within which the property is located and that any specific conditions or standards described as part of that authorization have been or will be assisted (Woodbury Courry Zorring Ordinanos, Sec. 202-9).

APPLICANT RESPONSE

The parted in question is currently zeroed as Agricultural Preservation (AP), According to Section 4 of the Zoning Ordinance of Woodbury County, (filed This titude and bits 3 tests design election competition are included as a conditional use Additionally, the ordinance specifies the agriend condition conditionally in the horizon provised and depond to be controlled.

Cometeries, mansoleums and columburis	c	-	c	C	-	-	
Community families				_			_
Setuity/secial species nortions							=
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Fields for complitive athletic	С	C	С	C	-	-	
Libraries and museums	C	C	С	C	Ok.	-	 г
Parks and public commission	-	61	p-k	ok.	-		

CRITERIA4: The proposed use and development will be located, designed, constructed and operated in such amanner that it will be compatible with the immediate resignation local and will not interfere with the orderly use, thereforement and improvement of surrounding property (Woodburg Courty, Zering Orlansus, Sec. 2023).

APPLICANT RESPONSE:

Preservation of Agricultural Character. The design of the baseball field can incorporate elements that align with the acricultural nature of the assa, but his maintaining open green spaces or using make plans for landscaping.

Trafficianc Access Management: Proper planning for parking and access routed conprovent congestion and one up a mosth traffic flow, reducing the impact on reign to fing properties.

Noise and Light Control: Implementing massures like sound barriers and shielded lighting can prevent disturbances to nearby residents and writtle, mailtidining the areast terminific.

Community Biar effis: A basebal field can provide recreational opportunities and foster community engagement, which may be seen as an eitable than a definent to the aims's covelopment.

Environment of Considerations: Ensuring that the field's construction and maintenance do not harm local ecosystems or waternessurces can help present the natural anxionment.

Monitoring and Compliance. Regular monitoring to ensure adherence to permit conditions can address any unforced rissues and maintain harmony with the summinding properties.

STAFF ANALYSIS:

It is exceeded that the a will be an increase of activity on this size and maffer in the area during event of the local be expected that the cooling to mindful of the neighborhood and do any of they can be mitigate any conflicts recluding these that could potent ay impact neighbors.

CRITERIAS: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2029).

APPLICANT RESPONSE:

Road Access & Transportation - Mel-maintained roads and highways ensure safe and efficient access for players, specialoss, and staff. Public transportation outlines (flamelables, can in the access birity).

Weser St. poly & Dreir age - Acequate water supply for intigation, restrooms, one concessions is crubia. Proper drainage systems prevent Rodding and maintain take conditions.

Electricity & Lighting – Reliable electrical infrastructure supports field lighting, scoreboards, and other operational needs, ensuring unablity during eventing garage.

Emergency Services - Nearby tre stations, police presence, and medical faculties ensure sarroy and rapid response in case of emerg

Waste Mar agement - Regular trash collection and secycling services help maintain clashliness and environmental sustainability

Parking Fed lities. Well planned parking a cooperamedate vibitors white minimizing traffic congection in a uneunding access Restracting Significant Excitation Fed lities — Fubilities and sentation stations are supported and comfort for attended as Storm water Nan apement - Systems to control runoff and preventieros on the piprotect surrounding agricultural land and natural resources.

The property owner(s) will need to work out the data is with impacted stakeholders.

CRITERIA6: The proposed use or development will not result in unrecessary adverse effects upon any significant recural, scenic or historic features of the subject property or adjacent properties (Accoldury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE:

Peserving Nethrel Fethers – The field can be designed to world disrupting existing trees, wetlands, or other ecological areas. Landscaping with native plants can refer printed bedressity.

Minimizing Spenic impact. The field can be integrated into the parabocade uping natural combines and vegetation buffers to maintain the preparation beautif

Respecting Historic Stres – fithe and has historical significance, the design can incorporate interpretive signage or preserve key elements ensuring that its noticing remains intend.

Sustainable Construction - Using exertifiently materials and minimizing land grading can reduce environmental disruption

The Larc Use Summary Table (Section 3.03 4) of the Woodb by County Zonny Crétinance includes the Agricultural Press next to 1AF). Zonny Districtions best concutrotized for a corditional vice parding review by the Zonny Commission and approval by the Board of Activity press.

CRITERIA 2: The proposed use and development will be in harmony with the general purpose and intent of this ordinance and the goals, objectives and standards of the general plan (Woodbury County Zoning Ordinance, Sec. 2.02-9).

community Recreation. Providing space foronganized spots and recreations activities aligns with fostering community engagement, physical well-eing, and lead by Meshyles, which may be goals or lined in the general pain.

Efficient Land Use: The development of a base ball field could utilize land that might not be via be for invensive agricultural use, while still maintaining open space, which can be in harmony with preservation objectives.

Economic and Social Benefitial By creating avenue for local storts events, the field may attract visitors and generate economic activity, supporting the procedures of community development.

Competibility with Existing Lend Use: If designed thoughtfuly, the baseball field could complement surrounding areas and mainta aligns with AP coming, min mixing disruption and entercing the area's value.

Promoting Environment of Stewardship: Sustainable design practices, such as using exo-friendly materials or preserving adjacent natural habitats, could align the development with environmental coals of the general man

The propose baseball field appears to be constrible withit ell Goodbury County Zoring Ordinance and Companies that in Pas 2049, or it can achieve to coming epickiero and conditional use other circle. In connect confer with the beliefs control to provide good amount of which the conference of the control to control to the control to control

CRITERIA 1: The proposed use and development will not have a substantial or undureadverse effect upon adjacent property, the classicier of the resignostroot, traffic conditions persian, utility facilities, and other factors affecting the public feaths, select an greated vertices (Woodbury Courty Congring Ordnance, Sec. 20%).

APPLICANT RESPONSE:

invironmental Impact Assessment: Op ducta thooghts budy to identify potential in με as on soil, water, and local ecosystems. This he μs in objering massume to mitigate farm.

Community Engagement: Involve local resident: and staleholde is sarly in the polaring process. Their insution help address concerns about neise, safe, and other from:

Sustainable Design: Incorporate eco-frencily practices, such as using permeable materials for parking lets to reduce water runof and parting sative vegetation to support biodice sity.

Noise and Light Control: Use sound barriers and stategically placed lighting to reduce noise and light pollution, ensuring minimal disturbance to nearby residents and with life.

Preservation of Agricultural Land: It possible, design the held to occupy the least poductive agricultural areas, inseeting prime farmland for out feation.

STAFF ANALYSIS:

The proposed proper is consistened ecomparable with the surprivincing also, have donothe provided she planned in rooms ton those each of the proposed that the Socily seven its may be ensert included activity. In the neighborhood, including shaffer, partiag, and usage. To mitigate potential impacts, it is expected that the cologie will be responsibility for being a considerate neighborhood with minimize conflicts that could also undolt leadily, safely, and welfare.

ices and Light Management - Sheldad Lighting and sound barne o sen prevent disturbances to nearby possetive, election their coes not negative more this surroundings.

Traffic and infrastructure Planning - Properaccess coutes and parking facilities can provent congestion and maintain the orderly development of

STAFF ANALYSIS

There does not appear to be any significant impact determined

OTHER CONSIDERATION 1: The proposed use or development, at the pericular location is necessary or desirable to provide a scribe or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County / oning Uniferenty, Net. 2024).

APPLICANT REPRONSE:

A beach life of neighbor do Arginultural Presencion (APP) canners the public insect and contribute become inty welfare by providing acquee to exceptional activities, to be ingressione in fluoral valual and and fluoress; and a supura secretication already around in fact contribute the second of the contribute of providing acqueend of the contribute of providing activities, or any application of the contribute of providing activities, or any application of the contribute of providing activities, and according a development of the contribute of t

STAFF ANALYSIS

This proposed conditional use can be construed as an economic development tearure that supports education and quality of life

OTHER CONSIDEATION 2: All possible offorts, including building and site design, landscaping and screening have been undertaken to minimize any adverse effects of the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).

APPLICANT RESPONSE

APPLY ANT DESONNE.
We are committed to see sing that the proposes baseball field is developed with minimal in pact on the surrounding environment and community. Every possible after that will be believe to describe the consideration, indication, indication, indication, indication, indication, endough a consideration, is effectively as the consideration, is effectively as the consideration, is effectively as the consideration of the consideration

SEVES the guidbliner STAFF ANALYSIS:

This organization can live up to the commitment as expected through the conditional use permit process to exponsible construct and operate a facility that is compliant with the zoring regulations and is mindful of the neighborhood.



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance Section 2.02(4) Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:	Applicant Information:		
Owner NEW Cooperative INC.	Applicant NEW Cooperative INC.		
Address 2626 1st Ave. South	Address 2626 1st Ave. South		
Fort Dodge, IA 50501	Fort Dodge, IA 50501		
Phone _515-955-2040	Phone <u>515-955-2040</u>		
Engineer/Surveyor Veenstra & Kimm Craig Beedl	e Phone 712-943-5055		
Property Information:			
Property Address or Address Range1919 Hiway 141, Sloan, IA 51055	(Approximate Address)		
Quarter/Quarter_SW Sec29	Twnshp/Range86		
Parcel ID # or GIS # or GIS #	Total Acres11.8		
Current Use Zoned A-1 but land is idle and not farmed	Proposed UseConstruct grain storage bunker		
Current Zoning Agricultural Preservation A-P	Proposed Zoning General Industrial G-I		
Average Crop Suitability Rating (submit NRCS Statement)	59 See attached CSR		
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 3/14/25 Sta	aff present Dan Pricestly		
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 NEW Cooperative INC. Frank / Juseman Applicant NEW Cooperative INC. Frak / Juseman Applicant			
Date 04/21/2025	Date04/21/2025		
Fee: \$400 Case #: 7054 Check #: 1473156	RECEIVED		
Receipt #:	APR 2 9 2025		

WOODBURY COUNTY PLANNING & ZONING



2626 1st Ave. South | P.O. Box 818 | Fort Dodge, IA 50501

FARMER FOCUSED. MEMBER DRIVEN.

Woodbury County Board of Supervisors 620 Douglas St. Sioux City, IA 51101 Sioux City, IA 51101

Subject: Request for Rezoning of Parcel 864629351012

Dear Woodbury County Supervisors,

I am writing on behalf of NEW Cooperative to formally request the rezoning of parcel 864629351012, legally described as Sec/Twp/Range 29-86-46, Sloan Township from Agricultural Preservation to General Industrial. This parcel is located just outside the city limits of Sloan. (See Attached Current Zoning Map)

NEW Cooperative owns parcel 864629351009 which lies just east of this property and is located within the Sloan city limits and is zoned General Industrial (See Attached Zoning Map B). NEW Cooperative operates a grain receiving and grain shuttle loading facility on parcel 86429351009. If the rezoning request is approved, NEW intends to enhance our grain receiving operation by constructing a stadium-type temporary grain facility on parcel 864629351012. The proposed facility will be 150 feet wide by 800 feet long and will have a storage capacity of approximately 1.7 million bushels of corn. (See Attached equipment information)

We believe this parcel qualifies for rezoning based on the Woodbury County Land Use Summary Table, which outlines allowed uses in each zoning district. The requested General Industrial zoning aligns with the Warehousing and Freight Handling category, specifically under the subcategory of Grain Terminals & Elevators. This rezoning would enable NEW Cooperative to expand its existing operations in a manner that is consistent with our core business sectors and complements our current facilities which lie within the Sloan city limits.

Additionally, the Woodbury County Future Land Use Map indicates a transition from Agricultural Preservation to Industrial use in this area, further supporting our request. Given these considerations, we respectfully ask for your approval of this zoning classification change from Agricultural Preservation to General Industrial.

We appreciate your time and consideration of our request. Please feel free to contact me if you have any questions or require additional information. We look forward to working with you to support the economic and agricultural development of Woodbury County.

Frank Huseman

Operations Manager

LAT AA

fhuseman@newcoop.com

515-351-7424





Future Land Use

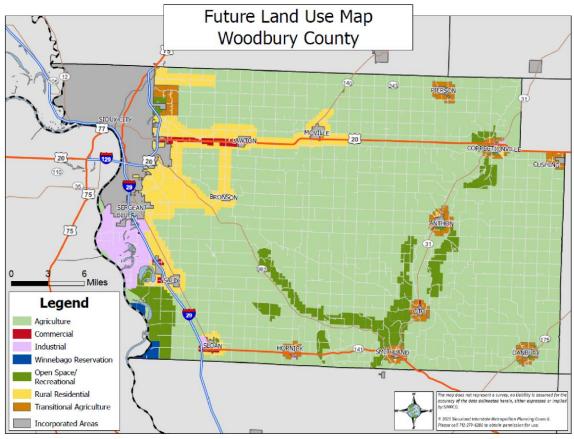
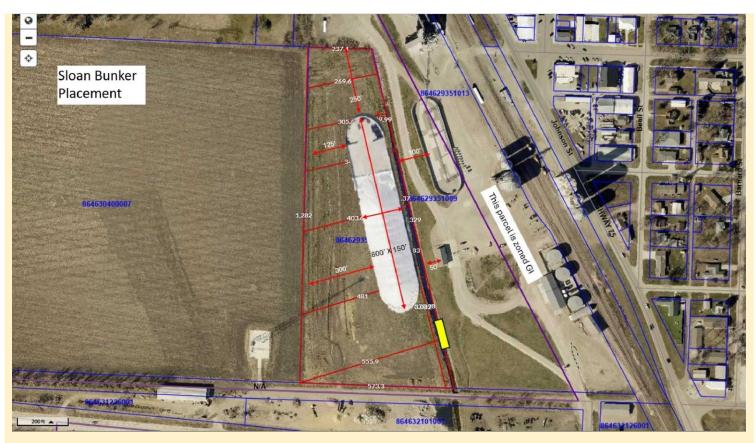


Figure 7.4 Future land use map





Roll 717 Image 1209-1211

Document 339 Type WD Pages 3 Date 7/07/2011 Time 2:46 PM Rec Amt \$17.00 Aud Amt \$5.00 Rev Transfer Tax \$492.00

PATRICK F GILL. AUDITOR AND RECORDER WOODBURY COUNTY IOWA



WARRANTY DEED

(Several Grantors)
THE IOWA STATE BAR ASSOCIATION
Official Form No. 102
Recorder's Cover Sheet

Preparer Information: (Name, address and phone number)

Dale B. Smith 423 Evans St., Sloan, Iowa 51055

712-428-3822

Taxpayer Information: (Name and complete address)

Western Iowa Cooperative 3330 Moville Black Top Road Hornick, Iowa 51026

Return Document To: (Name and complete address)

Dale B. Smith FO Box AC Sloan, Iowa 51055

Grantors:

Grantees:

James G. and Linda L. Kirkendall Jay W. and Karen R. Kirkendall

Western Iowa Cooperative

Legal description: Exhibit "A"

Document or instrument number of previously recorded documents:

© The lowe State Bar Association 2005 IOWADOCS®

THE IOWA STATE	BAR ASSOCIATION
Official Form No. 1	102

FOR THE LEGAL EFFECT OF THE USE OF THIS FORM, CONSULT YOUR LAWYER

			, irus	FORM, COMSOLT YOUR LAWYE
A TAY	WARRANT	Y DEED	 .	
.010;	(Several G			
For the consideration of Three	ee Hundred Ri	ght Thousand (S	308.000.0r))
Dollar(s) and other valuable conside	eration,			
James G. Kirkendall and	Linda L. Kirl	kendall, husbar	nd and wife	; and
Jay W. Kirkendall and Ka	ren R. Kirke	ndall, husband	and wife	
de harehi Canini to				
do hereby Convey to Western Iowa Cooperative	<u> </u>			
the following described and artists in	Woodb		County Inves	
the following described real estate in			County, Iowa	
see Exhibit "A" attached i	for legal des	cription		
		_		
by title in fee simple; that they have	good and lawful a	uthority to sell and c	convey the rea	l estate; that the real
estate is free and clear of all lien	s and encumbra	nces except as ma	y be above s	stated; and grantors
Covenant to Warrant and Defend th	ie real estate aga	inst the lawful claim:	s of all persor	is except as may be
above stated. Each of the undersign	ned hereby reling	uishes all rights of o	dower, homes	tead and distributive
share in and to the real estate.				
Words and phrases herein, incl	luding acknowled	gment hereof, shall	be construed	as in the singular or
plural number, and as masculine or f	leminine gender, a	according to the cont	ext.	
	-	Λ		
Deted: June 29	. 2011		y 🖘 . 1	·
James G. The Kindle		- Sında 🔾	Derk	undoll!
	Grantor)	Linda L. Kirk	ésda N.	(Grantor)
	Spanicol)	A A A		
my all forkall		- Maren 1	L. ALL	ikindall)
Jay W. Kirkendall (Grantor)	Karen R. Kirk	endall	(Grantor)
				-
(Grantor)			(Grantor)
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(0	Grantor)			(Grantor)
STATE OF <u>IOWA</u>	, COUNTY OF_	WOODBURY		
This instrument was acknowledged	l hafara me an	June 29		2011 by
James G. Kirkendall and	i Deloie iile on		ind and wild	e: and
Jay W. Kirkendall and K				
AND M. VIIVEHIGHT GIRL V	CONTRA NA MALKI	A A	A D	•
		(Wallex	3 Smith	
1,476	EB. SMITH	Dale B. S	smith	, Notary Public
	ion Number 101399			, receity replic
My Cor	mmission Expires			
Man	ch 5, 20 12-			
he lows State Bar Association 2005 OWADOCS®			102 WARRAN	TY DEED (SEVERAL GRANT)

7/7/2011 Document #339 Deed Woodbury Co.



Exhibit "A"

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, lowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eightyeight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (\$ 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirtyfour Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eightyeight Degrees Twenty Minutes Fifty-six Seconds (\$ 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

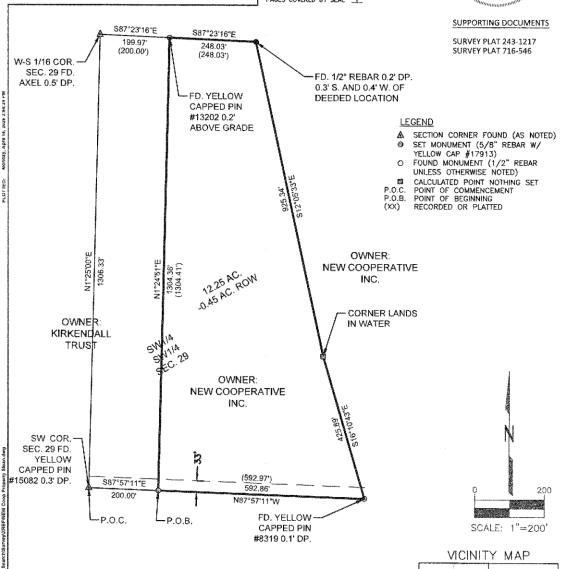
Document Number: 2025-03602 Recorded: 4/16/2025 at 12:39:25.0 PM County Recording Fee: \$7.00 lowa E-Filing Fee: \$3.13 Combined Fee: \$10.13

Revenue Tax:

MICHELLE K. SKAFF AUDITOR & RECORDER

Woodbury County, Iowa

INDEX LEGEND LOCATION: SECTION 29, TOWNSHIP 86, RANGE 46 SW SW REQUESTOR: NEW COOPERATIVE, INC. NEW COOPERATIVE, INC. PROPRIETOR: SURVEYOR: CRAIG BEEDLE VEENSTRA & KIMM, INC. 203 SGT. SQ. DR. STE. B SERGEANT BLUFF, IA 51054 SURVEYOR COMPANY RETURN TO: (712) 943-5055 W. BEEN 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 LICEMED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA. LICENSED 17913 My 15 APR 2025 IOWA I LAND SUPPLIE CRAIG W. BEEDLE, L.S. #17913 MY LICKISE RENEWAL DATE IS DECEMBER 31, 2025 PAGES COVERED BY SEAL _1 DATE



PROPERTY DESCRIPTION:

A PARCEL IN THE SW1/4 SW1/4 OF SECTION 29, T-86-N, R-46-W, OF THE 5TH PRINCIPAL MERIDIAN WOODBURY COUNTY, IOWA. SAID PARCEL MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SW CORNER OF SECTION 29; THENCE S87°57'11"E (AN ASSUMED BEARING) ALONG THE SOUTH LINE OF SECTION 29 FOR 200.00 FEET TO THE POINT OF BEGINNING; THENCE N1°24'51" E FOR 1304.36 FEET TO THE NORTH LINE OF THE SW1/4 SW1/4; THENCE S87°23'16"E FOR 248.03 FEET; THENCE S12°05'33"E FOR 925.34 FEET; THENCE S16°10'43"E FOR 425.89 FEET TO THE SOUTH LINE OF THE SW1/4; THENCE N87°57'11"W ALONG SAID SOUTH LINE FOR 592.86 FEET TO THE POINT OF BEGINNING.

SAID DESCRIPTION CONTAINS 12.25 ACRES LESS 0.45 ACRES OF COUNTY RIGHT-OF-WAY.

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	SECTION 2		3-46

365733

SCALE	AS NOTED
DRAWN	CBEEDLE
CHECKED	MSTOKES
APPROVED	CBEEDLE
DATE	4-11-2025
ISSUED FOR	

VEENSTRA
&KIMM INC.

LEGAL DESCRIPTION

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

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.

Juice this tay of, zozo.	
THE WOODBURY COUNTY, IOWA BOAR	D OF SUPERVISORS
	Daniel Bittinger II, Chairman
	Mark Nelson, Vice-Chairman
	Kent Carper
Attest:	David Dietrich
Michelle K. Skaff, Woodbury County Auditor	Matthew Ung
Adoption Timeline: Date of Public Hearing and First Reading Date of Public Hearing and Second Reading Date of Public Hearing and Third Reading	<u>-</u> _

2025

Published/Effective Date

Dated this

dow of

ITEM ONE (1)

Property Owner(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

Petitioner Applicant(s): New Cooperative, Inc., 2626 First Ave. South, Fort Dodge, IA 50501.

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 May 28, 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 General Industrial (GI) Zoning District for a 12.32-acre portion of the property located in the SW ¼ of the SW ¼ of Section 29, T86N R46W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parcel #864629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4) of Section Twenty-nine (29), Township Eighty-six (86) North, Range Forty-six (46) West of the Fifth Principal Meridian, Woodbury County, Iowa, more particularly described by metes and bounds as follows:

Commencing at the Southwest Corner of said Section; thence North Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (N 88°20'56") East along the South line of said Section, a distance of Two Hundred feet (200.00') to the Point of Beginning; thence North Two Degrees Seventeen Minutes Thirty-eight Seconds (N 02°17'38") West, a distance of One Thousand Three Hundred Four and Forty-one Hundredths feet (1304.41') to the North line of the Southwest Quarter (SW1/4) of the Southwest Quarter (SW1/4); thence North Eighty-eight Degrees Fifty-two Minutes Fifty-five Seconds (N 88°52'55") East, along said North line a distance of Two Hundred Forty-eight and Three Hundredths feet (248.03') to the West line of a tract of land described in a Plat of Survey, filed in Roll 243, Image 1217 of the Woodbury County Recorder's Office, thence South Sixteen Degrees Four Minutes Three Seconds (S 16°04'03") East along said West line, a distance of Nine Hundred Twenty-five and Thirty-four Hundredths feet (925.34'); thence South Nineteen Degrees Eighteen Minutes Forty-two Seconds (S 19°18'42") East, along said West line, a distance of Four Hundred Twenty-five and Eighty-nine Hundredths feet (425.89') to the South line of said Section; thence South Eighty-eight Degrees Twenty Minutes Fifty-six Seconds (S 88°20'56") West, along the South line of said Section, a distance of Five Hundred Ninetytwo and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

EVALUATION CRITERIA

The Zoning Commission shall base their recommendations and the Board of Supervisors shall base their decision on any requested amendment of the zoning district map on the following criteria:

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

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

(https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf). This area is designated as industrial on the future land use map thereby illustrating that this request is compatible with future land use goals and objectives for the unincorporated area. The City of Sloan's Future Land Use Map includes this is a commercial area with industrial to the west and north. Sloan's map is included in the backup materials below.

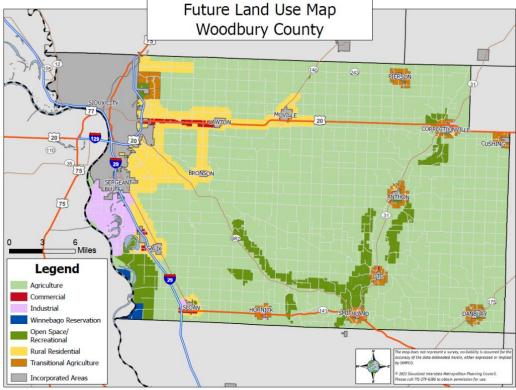
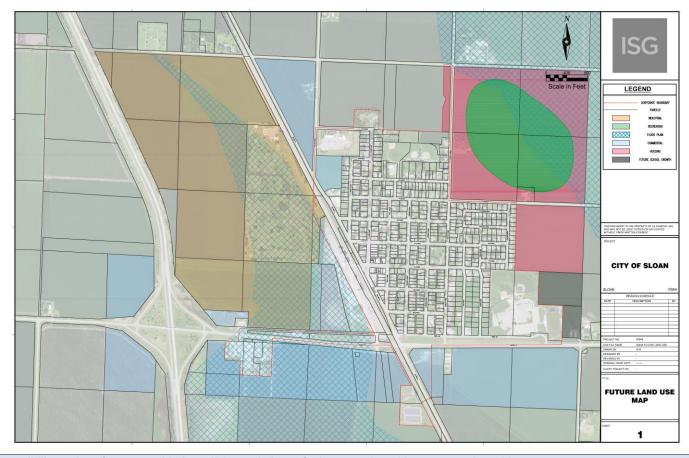


Figure 7.4 Future land use map



CITY OF SLOAN, IOWA - FUTURE LAND USE MAP



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

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

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

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
66	Luton silty clay, 0 to 2 percent slopes, rarely flooded	59	13.9	100.0%
Totals for Area of Inter	est	13.9	100.0%	

Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary Tie-break Rule: Higher This property includes a CSR2 of 59. The area is qualified for consideration of a rezone due to its compatibility with the future land use map.

Compatibility with adjacent land uses.

The rezone to GI is compatible with the area uses including those of agriculture as it directly abuts a GI parcel and is under New Cooperative's control.

Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.

There does not appear to be any other additional compatibility issues with this location.

Any other relevant factors.

New Cooperative owns property both within the City of Sloan and the county. This expanded use does not appear to be contrary to the county's future land use map and the commercial and industrial plans for the city.

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

Ankit Sachdeva, 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:

May. 13, 2025

NOTICE ID: dkZ1OAd0Y6egfblwzYPC PUBLISHER ID: COL-IA-501790 NOTICE NAME: ZC-2025-05-28 Publication Fee: \$117.84

Ankit Sachdeva



VERIFICATION

State of Florida County of Broward

Subscribed in my presence and sworn to before me on this: 05/20/2025



Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS
DURING A SPECIAL PUBLIC
MEETING BEFORE THE
WOODBURY COUNTY ZORING
The Woodbury County Zoring Commission
The Woodbury County Commission
The Woodbury C

as amending the Land Lies (Summay Table of Order of Commany Table of Commany Table of Order of Or

CONSIDERATION OF BORROW PIT FOR EARTHEN MATERIALS IN THE AE ZONING

EARTHEN MATERIALS IN THE RE-ZONIO.

LIGHTIST ZONION OPIDINANCE TEXT
AMENIMENT FOR A ROWNED HARD

TO THE WOODERN COUNTY BORD OF

The Wooder County Bord OF

The Proposed amendment to virtice 3, Souther 3(3,4

of the Wooder) County Zuring Ordination

The proposed amendment would revise the

to earth materials' from a proniser use to

to earth materials' from a proniser use to

to earth materials' from a proniser use to

conditional use in the Agriputius Estates (As,

provinces and conditional use in the Agricultural Estates (AE) Zoning District. Specifically, the amendment would update the table by replacing the "-- (prinitihery) designation with a "C" (conditional use) in the AE zoning district column for "Bor-row pits for earth materials:

run' pilo fue set th' mafer late;"

Ism Turner, S.

ZONING CRDINANCE MAP AMENDMENT

Fursuant to Second 255 of the Code of loxa,
the Woodbuy County Zoning Commission will

the divodbuy County Zoning Commission will

the divodbuy County Zoning amendment

con a zoning ordinance map amendment

cezone; to the Woodbury County Zoning

Cedinance cardior Map for the Unimorporate

a Area of Woodbury County on the Y flew

operative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the General Industrial (al) Zoning District to the General Industrial (al) Zoning District to Tel 252-ace portion of the property located in the SVM Xo fithe SVM of Section 29, T80N H80W (Sloan Township) in the County of Woodbury and State of Iowa. The property is known as GIS Parient #664629351012 and is described as: WIC TRACT One (1) in the Southwest Ouarter (SVM14) of the South Inter of Said Section, a distance of Two Hundred feet (200.007) to the Point of Beginning thereoe North Two Diegrees Seventienn Minutes Trity-sex Seconds (N 1247-1738) West, a distance of One Thousand Three Hundred Four and Forty-one Hundred the County of County Fourth West Ouarter (SVM14) the North Inter of the Southwest Ouarter (SVM14) the North Inter of the Southwest Ouarter (SVM14) the Sou

ZC-2025-05-28 - Page 2 of 2

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	133 Properties with over 80 owners.
Notification Letter Date:	Monday, May 12, 2025
Public Hearing Board(s):	Zoning Commission & Board of Supervisors
Public Hearing Date:	Wednesday, May 28, 2025
Phone Inquiries:	0
Written Inquiries:	0
T1	



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	PROPERTY MAILING ADDRESS					COMMENTS		
OWNER(S)								
City of Sloan	PO Box 1		Sloan	IA	51055	No comments.		
City of Sloan	423 Evans St		Sloan	IA	51055	No comments.		
Hanner Holdings, LLC	1903 310th St		Sloan	IA	51055	No comments.		
Jared W. Kenney &	205 Cth Ct					No comments.		
Allison Kenney	205 6th St		Sloan	IA	51055			
Steven R. Richardson	211 6th St		Sloan	IA	51055	No comments.		
Connor Beeck & Marissa	609 Evans St		Cioan		01000	No comments.		
Beeck Pauline C.	OUS EVAILS OF		Sloan	IA	51055	Morrowate		
Blais	601 Evans St	PO Box 79	Sloan	IA	51055	No comments.		
Lakeport Properties, LLC	1647 320th St		Sloan	IA	51055	No comments.		
Veronica A. Faber &			Gloan	I/A	31000	No comments.		
Alexander Paul Stewart	602 Evans St		Sloan	IA	51055- 0232			
Jacob R. Hansen &			Gloan	I/A	0202	No comments.		
Brooke P.	522 Brown St		Sloan	IA	51055			
Hansen Steven M.	PO Box 358		Sloan	IA	51055- 0358	No comments.		
Mareau Lee L.			Sibari	IA	0330	No comments.		
Haveman & Lisa M. Haveman	10005 100th St Lot							
Joint Revocable	18							
Trust / Ricki D.			Sloan	IA	51055			
Wiggs Kevin R.			Sidaii	IA	51055	No comments.		
Braun & Deborah K.	108 Burdick St							
Braun Amazemax	PO Box 5203		Salix	IA	51052	No comments.		
LLC Allen	1 O DOX 3203		Sioux City	IA	51102	No comments.		
Silbernagel & Sandra	509 Evans St							
Silbernagel Alan			Sloan	IA	51055	No comments		
McFarland & Arelene						No comments.		
McFarland	505 Evans St				E10EE			
Joint Living Trust			Sloan	IA	51055- 0079			
Steven E. Jewett &	PO Box 338					No comments.		
Marla J. Jewett	. 5 50% 550		Sloan	IA	51055- 0338			

Steven M.						No comments.
Mareau &	PO Box 292					No comments.
Michele K. Mareau	1 0 BOX 202		Sloan	IA	51055- 0292	
Mike's Repair	PO Box 292		Sloan	IA	51055- 0292	No comments.
Jocelyn Murray	521 Beall St		Sloan	IA	51055	No comments.
Sandra K. Marnell	PO Box 206		Sloan	IA	51055- 0206	No comments.
Sierra D.	40000 0144 054					No comments.
Lundberg & Chandler J.	16869 SW 65th #317		Lake	0.0	07005	
Rickers Stephen Dale	517 Beall St	PO Box 237	Oswego	OR	97035	No comments.
Spohr New	0000 5: 44	PO BOX 237	Sloan	IA	51055	No comments.
Cooperative Inc	2626 First Ave South		Fort Dodge	IA	50501	No comments.
A&B Real Estate LLC	1647 320th St		Sloan	IA	51055	No comments.
Sloan	447 F Ct					No comments.
Historical Society	417 Evans St		Sloan	IA	51055	N
Berg Building Services &	00000					No comments.
Rentals LLC / Sylvia D. Berg	3090 Cass Ave		Salix	IA	51052	
Bradley J.						No comments.
Kobold & Rhonda K.	211 7th St		Sergeant			
Kobold			Bluff	IA	51054	
Burgess	4000 Diamond Ot					No comments.
Memorial Hospital	1600 Diamond St		Onawa	IA	51040	
B-Line Logistics, LLC	PO Box 54		Sloan	IA	51055	No comments.
The King's Closet Inc.	420 Evans St		Sloan	IA	51055	No comments.
Attica Lodge 502	418 Evans St		Sloan	IA	51055	No comments.
Andrew Barner	416 Evans St	PO Box 118	Sloan	IA	51055	No comments.
Northwest						No comments.
lowa Telephone	316 5th St					
Company			Sloan	IA	51055	
Frank J.						No comments.
Espinosa & Elizabetha A.	421 Beall St					
Espinosa			Sloan	IA	51055	
John V. Stensland &						No comments.
Claudia K.	1635 330th St					
Stensland			Sloan	IA	51055	N
Richard O. Pope	415 Beall St		Sloan	IA	51055	No comments.
Barbara D. Wiggs	409 Beall St	PO Box 121	Sloan	IA	51055	No comments.
PR & Associate LLC	424 8th St		Sloan	IA	51055	No comments.
Jimmy A. Goodin /						No comments.
Jacob A.	400 Evans St					
Goodin &			Close	1.4	E1055	
Sheli Goodin Generational			Sloan	IA	51055	No comments.
Investments	75 Columbia Ave		Cedarhurst	NY	11516	no comments.
Landra K. Zortman	451 Glen Eagle Ct		Dakota Dunes	SD	57049	No comments.
Barbara D. Wiggs	409 Beall St	PO Box 121	Sloan	IA	51054- 0121	No comments.
Community			Jiodii	1/1	0121	No comments.
Church of	502 Beall St		Cloop	1.0	51055	
Christ of Sloan			Sloan	IA	51055	

Stacey L.	400 D 04					No comments.
Mitchell	422 Beall St		Sloan	IA	51055	
Tanner J. Deroin &						No comments.
Amanda K.	418 Beall St					
Johnson			Sloan	IA	51055	
Roger Jenkins	PO Box 89		Sloan	IA	51055- 0089	No comments.
Thomas E.			Clouri		0000	No comments.
Michael &	410 Beall St					
Linda L. Michael			Sloan	IA	51055	
Ryan R.	402 Beall St					No comments.
Zanter	402 Deali St		Sloan	IA	51055	N
Hubert R. Huot & Shelly	4114th St					No comments.
M. Huot			Sloan	IA	51055	
Sloan State Bank	PO Box AC		Sloan	IA	51055	No comments.
Dale B. Smith			Sitati	IA	31033	No comments.
& Lori R.	906 N Shannon Dr				51055-	THE COMMINENCE.
Smith Steven M.			Sloan	IA	7757 51055-	No comments
Mareau	PO Box 358		Sloan	IA	0358	No comments.
Steven	DO D					No comments.
Michael Mareau	PO Box 358		Sloan	IA	51055- 0358	
Ryan M.			Oldan		0000	No comments.
Mareau &	510 Barnard St	PO Box 91				
Ashley M. Mareau			Sloan	IA	51055	
Lowell	1005 Evans St					No comments.
Rentals, LLC	1003 Evalls St		Sloan	IA	51055	N
Acquire Properties	501 Poplar St					No comments.
LLC	oo i i opiai ot		Sioux City	IA	51052	
Roger W. Ward & Sonja	402 3rd St					No comments.
Ward & Sonja	402 310 51		Sloan	IA	51055	
Edward G.						No comments.
Harvey & Wanda K.	PO Box 315				51055-	
Harvey			Sloan	IA	0315	
Robin T.	PO Box 34		01		51055-	No comments.
Rockey Richard P.			Sloan	IA	0034	No comments.
Benjamin, Sr	305 Barnard St					No confinents.
& Charlene	303 Barriard St		Class	1.0	E10EE	
Benjamin Jay D. Lutt &			Sloan	IA	51055	No comments.
Angeline M.	424 4th St					No comments.
Lutt Majorie E.			Sloan	IA	51055	No commonle
Keating Trust	PO Box G		Sloan	IA	51055	No comments.
Danny Lee	1515 Goldie Ave					No comments.
Robinson Kari A.			Sioux City	IA	51109	No comments.
Oestmann	320 3rd St		Sloan	IA	51055	IVO COMMINICATO.
TBR	DO D- 00					No comments.
Investments LLC	PO Box 86		Salix	IA	51052- 0086	
Randy L.					0000	No comments.
Mefferd &	214 Beall St					
Jackie L. Mefferd			Sloan	IA	51055	
Randall L.	210 Beall St					No comments.
Snyder Aaron M			Sloan	IA	51055	
Aaron M. Nelson	322 3rd St		Sloan	IA	51055	No comments.
James P.						No comments.
Thompson & Mindy K.	215 Barnard St					
Thompson			Sloan	IA	51055	
Blake A.						No comments.
Beauchene & Katherine R.	201 Barnard St					
Beauchene			Sloan	IA	51055	

Blake A.					No comments.
Beauchene &	6987 Perch				
Katherine R.	Hammock Loop			34736-	
Beauchene		Groveland	FL	8159	
Ella Belle					No comments.
Peterson					NO COMMINGRICS.
Revocable	PO Box 26			51055-	
Trust		Sloan	IA		
		Sidaii	IA	0026	
Kathy L.	PO Box 29	0.1			No comments.
Lynch		Sloan	IA	51055	
Eunice D.	PO Box 208				No comments.
Jensen	F O DOX 200	Sloan	IA	51055	
Kendall R.					No comments.
Bauer Trust &					THO COMMITTORIES.
Rose Elaine	711 Brown St				
Bauer		Sloan	IA	51055	
Richard K.		Cioan	1/	01000	No company
	715 Brown St	Class	1.0	E4055	No comments.
Bauer		Sloan	IA	51055	
Terry M.	10005 100th St Lot				No comments.
Schrank & Jan	5				
M. Schrank	3	Sloan	IA	51055	
Pamela J.	500.0 1.01				No comments.
Pomranky	502 2nd St	Sloan	IA	51055	NO COMMINGRIES.
Bradley R.		Olouii	17 \	01000	No comments
					No comments.
Brinkman &	118 Barnard St				
Jennifer S.					
Brinkman		Sloan	IA	51055	
Union Pacific	1400 Douglas Stop			68179-	No comments.
Railroad	1640	Omaha	NE	1640	
James G.					No comments.
Kirkendall					110 Sommonto.
Credit Shelter					
Trust & Linda	210 Buckley St				
	210 Buckley St				
L. Kirkendall					
Revocable		01			
Trust		Sloan	IA	51055	
MPGC	1866 Hwy 141				No comments.
Incorporated	1000 TIWY 141	Sloan	IA	51055	
Richard J.G.	DO D 400			51052-	No comments.
Patterson	PO Box 108	Salix	IA	0108	110 Odininonio.
Richard		Culix	1/1	51052-	No comments
	PO Box 108	Salix	1.4	0108	No comments.
Patterson		Salix	IA	0108	
Michael L.	1866 Hwy 141				No comments.
Patterson	100011111	Sloan	IA	51055	
Richard J.	PO Box 108			51052-	No comments.
Patterson	FU BUX 100	Salix	IA	0108	
Northern					No comments.
Natural Gas:	PO Box 3330			68103-	NO COMMIGNO.
Attn: Tax Dept.	1 O DOX 0000	Omaha	NE	0330	
		Omana	INE	0330	N
Michael Lee	1866 Hwy 141	01			No comments.
Patterson		Sloan	IA	51055	

STAKEHOLDER COMMENTS	
911 COMMUNICATIONS CENTER:	No comments.
CITY OF SLOAN:	No comments.
FIBERCOMM:	No comments.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments.
LOESS HILLS NATIONAL SCENIC BYWAY:	No comments.
LOESS HILLS PROGRAM:	No comments.
LONGLINES:	No comments.
LUMEN:	No comments.
MAGELLAN PIPELINE:	No comments.
MILLER TOWNSHIP:	No comments.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached requested rezoning for MEC electric and we have no conflicts. – Casey
	Meinen, 4/30/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments.
NORTHERN NATURAL GAS:	No comments.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this zoning request. NIPCO has no issues with this request. – Jeff Zettel, 5/12/25.
NUSTAR PIPELINE:	No comments.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments.
	• 0

WIATEL:	No comments.
WINNEBAGO TRIBE:	No comments.
WOODBURY COUNTY ASSESSOR:	No comments.
WOODBURY COUNTY CONSERVATION:	No issues here. – Daniel Heissel, 9/3/24.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments.
WOODBURY COUNTY ENGINEER:	No comments.
WOODBURY COUNTY RECORDER:	No comments. Thank you. – Diane Swoboda Peterson, 9/3/24.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE	No comments.
(REC):	
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION	The WCSWCD has no comments regarding this request. – Neil Stockflet, 5/7/25.
DISTRICT:	
WOODBURY COUNTY TREASURER:	All certified property taxes are paid. – Tina Bertrand, 4/30/25.

PARCEL REPORT

Woodbury County, IA / Sioux City

Summary

Parcel ID
Alternate ID
Property Addre
Sec/Twp/Rng
Brief
Tax Description

864629351012
700909
N/A
29 86 46
SLOAN TOWNSHIP PT SW SW COM AT SW COR OF SW SW THINC E 200'TO POB, THINC N 1304.41; THINC E 248,03'THINC SE 925,34; THINC SE 425,89; THINC W 592.97
TO POB 29 86 46
(Note: Not to be used on legal documents)
742-10377 (8/26/2015)
12.32
0
AP - AGRICULTURAL PRESERVATION
0046 SLOAN/WESTWOOD
WESTWOOD COMM
N/A

Owner

Deed Holder
NEW COOPERATIVE. INC
2826 FIRST AVE SOUTH
FORT DODGE IA 50501
Centract Holder
Mailing Address
NEW COOPERATIVE, INC
2626 FIRST AVE SOUTH
FORT DODGE IA 50501

Land

Lot Area 12.32 Acres ;536,659 SF

Sales

/aluation						
	2025	2024	2023	2022	2021	2020
Classification	Commercial	Commercial	Commercial	Commercial	Commercial	Commercial
+ Assessed Land Value	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240
- Exempt	\$0	\$ 0	\$0	\$0	\$0	\$0

 Date
 Seller
 Buyer
 Recording
 Sale Condition - NUTC

 6/29/2011
 KIRKENDALL JAMES G& JAYW, KIRKENDALL ETAL
 WESTERN IOWA COOP
 717/1209
 SALE OF PORTION OF PROPERTY (SPLIT)

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

\$183,260

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, Sloux City Tax Credit Applications, Sloux City Board of Review Petition, Photos, Sketches.

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