

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

Date: 6/11/25

Weekly Agenda Date: 6/17/25 4:40

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

**WORDING FOR AGENDA ITEM:**

- a. Conduct 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.
- b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone)

**ACTION REQUIRED:**

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

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 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:**

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 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 recommend 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:**

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

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

The 3rd public hearing and reading of the ordinance has been scheduled for Tuesday, 6/24/25 at 4:40 PM, respectively.

**ACTION REQUIRED / PROPOSED MOTION:**

a. Conduct 2nd Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) to the General Industrial (GI) Zoning District on Parcel #864629351012 for New Cooperative, Inc.

b. Approve the 2nd Reading of the Zoning Ordinance Map Amendment (Rezone)

**ORDINANCE NO. \_\_\_\_**

**A ZONING DISTRICT DESIGNATION MAPPING AMENDMENT  
TO THE WOODBURY COUNTY, IOWA ZONING ORDINANCE**

**WHEREAS** the Board of Supervisors of Woodbury County, Iowa, adopted a Zoning Ordinance on July 22, 2008, by Resolution No. 10,455 being recorded in the Office of the Woodbury County Recorder, and

**WHEREAS** the Woodbury County Board of Supervisors has received a report in respect to amending the said Ordinance from the Woodbury County Zoning Commission which held a public hearing on the amendment; all as by law provided. Which the amendment is attached hereto marked item One (1), and hereby made a part hereof; and

**WHEREAS** the Woodbury County Board of Supervisors has received said report, studied and considered the same, and has held hearings on said amendment, all as by law provided; and

**WHEREAS** the Woodbury County Board of Supervisors has concluded that the said ordinance shall amend the aforesaid Zoning Ordinance;

**NOW THEREFORE, BE IT RESOLVED** by the Woodbury County Board of Supervisors, duly assembled, that the aforesaid Zoning District is amended as shown on said attached item One (1); and the previous zoning district designation shall be repealed upon the effective date of this amendment.

**Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.**

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

\_\_\_\_\_  
Daniel Bittinger II, Chairman

\_\_\_\_\_  
Mark Nelson, Vice-Chairman

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

Attest:

\_\_\_\_\_  
David Dietrich

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

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

Adoption Timeline:

Date of Public Hearing and First Reading \_\_\_\_\_  
Date of Public Hearing and Second Reading \_\_\_\_\_  
Date of Public Hearing and Third Reading \_\_\_\_\_  
Date of Adoption \_\_\_\_\_  
Published/Effective Date \_\_\_\_\_

## ITEM ONE (1)

Property Owner(s): 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.

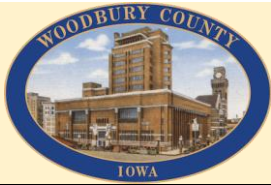
Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on May 28, 2025, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance and Mapping 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 Ninety-two 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@woodburycountyia.gov

Dawn Norton – Senior Clerk  
dnorton@woodburycountyia.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:	186N 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.

#### 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.

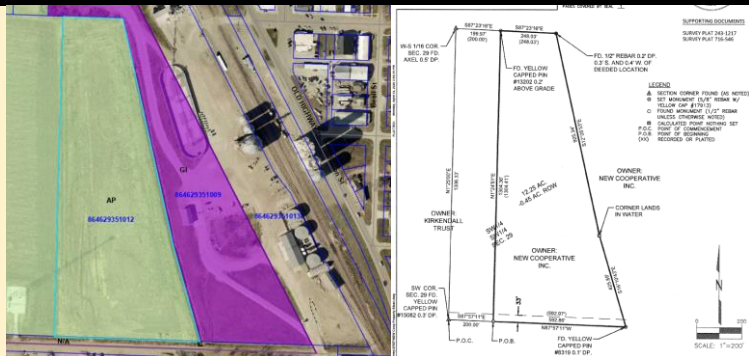
#### CONTENTS

Summary	
Aerial Map / Survey Excerpt	
Applications / Attachments	
Plat of Survey	
Purchase Agreement	
Legal Description	
Proposed Ordinance Amendment	
Evaluation Criteria	
Legal Notification	
Public Comments	
Stakeholder Comments	
Supporting Documentation	

#### 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



#### PROJECT CONCEPT



## ZONING COMMISSION RECOMMENDATION



### 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

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

#### 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 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 4 to 0 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 28 day of may, 2025.

A handwritten signature in black ink, appearing to read "Christine Zellmer Zant".  
Christine Zellmer Zant, Chair  
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:
  - 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=HoUh4lVeBol>

### 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 audio-recorded 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 Iowa 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:**
  - o 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 AI 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 Iowa 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																																								
<p><b>Conditional Use Plans</b> are determined by a review of the following criteria by the Zoning Commission (ZC) and Board of Adjustment (BOA). The ZC makes a recommendation to the BOA which will decide following a public hearing before the Board.</p>																																								
<p><b>APPLICANT'S DESCRIPTION OF THE PROPOSED CONDITIONAL USE:</b></p> <p>Transforming Agricultural Land into a Thriving Community: The Future Baseball Field Project</p> <p>The proposed baseball field is an ongoing opportunity to bring a high-quality recreational facility to the community while respecting the agricultural character of the land. The project is not just about constructing a field—it's about fostering engagement, promoting sustainable development, and contributing to the local economy.</p> <p><b>Why This Project Works:</b></p> <ul style="list-style-type: none"> <li><b>Strategic Use of Land:</b> While zoned under Agricultural Preservation (AP), the field's location as a conditional use aligns with Woodbury County's zoning ordinance. The site is ideal for the project, aligning with established land use regulations.</li> <li><b>Enhancing Community Recreation:</b> A dedicated space for organized sports supports health and wellness, builds community spirit, and provides opportunities for youth and adult leagues to thrive.</li> <li><b>Economic &amp; Social Benefits:</b> The facility will attract visitors, promote local businesses, and provide gathering space for events, fostering economic growth and social interaction.</li> <li><b>Sustainable &amp; Responsible Development:</b> Thoughtful planning minimizes environmental impact, integrating features like permeable surfaces, robust water management, native landscaping, and energy-efficient lighting.</li> </ul> <p><b>Commitment to Compatibility &amp; Preservation:</b></p> <ul style="list-style-type: none"> <li><b>Minimal Impact on the Land:</b> The project will be designed to complement surrounding agricultural land, preserving open spaces and ensuring minimal interference with adjacent properties.</li> <li><b>Traffic &amp; Infrastructure Planning:</b> Proper road access, parking solutions, and traffic management strategies will keep congestion under control while maintaining excellent flow for all users.</li> <li><b>Environment Stewardship:</b> Incorporating eco-friendly practices and maintaining scenic integrity ensure that the area's natural beauty remains untouched.</li> <li><b>Public Interest &amp; Accessibility:</b> Essential facilities—such as restrooms, concessions, emergency services access, and waste management—will ensure smooth operation while serving the community's needs.</li> </ul> <p>The baseball field is more than just a park; it's a place where the community thrives. It's a vision for progress, community connection, and responsible development. By embracing this development, we will ensure our future generations have a place to play, learn, and grow, all while preserving the beauty of the local landscape with a strong tie to agricultural preservation values.</p> <p><b>Current Permit Applications:</b> Baseball Field Development</p> <p>We are actively working with relevant agencies, such as the Iowa Department of Transportation, to ensure the project meets all regulatory requirements. The final site plan has been submitted and is currently under review. The project is also in compliance with all applicable zoning regulations and is fully compliant with all applicable laws and regulations.</p>																																								
<p><b>MAP DRAWN TO SCALE, SHOWING THE SUBJECT PROPERTY, ALL STRUCTURES AND OTHER IMPROVEMENTS WITH THE PROPOSED CONDITIONAL USE IDENTIFIED PER STRUCTURE OF IMPROVEMENT, PROVIDED BY ATTACHMENT</b></p> <p>See attached plans</p>																																								
<p><b>CRITERIA 1: The conditional use requested is authorized as a conditional use in the zoning district in which the property is located and that any specific conditions or standards described as part of that authorization have been or will be satisfied (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <ul style="list-style-type: none"> <li>The parcel in question is currently zoned as Agricultural Preservation (AP). According to Section 4 of the Zoning Ordinance of Woodbury County, listed "Agricultural Uses," fields (used for agriculture) are included as a conditional use. Additionally, the ordinance specifies the required conditions and standards, which have been reviewed and deemed to be satisfied.</li> </ul> <table border="1"> <thead> <tr> <th>Regulatory Criteria</th> <th>Requirement</th> <th>Compliance</th> </tr> </thead> <tbody> <tr> <td>1. Minimum lot area</td> <td>10 acres</td> <td>Yes</td> </tr> <tr> <td>2. Minimum lot width</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>3. Minimum lot depth</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>4. Minimum lot area</td> <td>10 acres</td> <td>Yes</td> </tr> <tr> <td>5. Minimum lot width</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>6. Minimum lot depth</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>7. Minimum lot area</td> <td>10 acres</td> <td>Yes</td> </tr> <tr> <td>8. Minimum lot width</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>9. Minimum lot depth</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>10. Minimum lot area</td> <td>10 acres</td> <td>Yes</td> </tr> <tr> <td>11. Minimum lot width</td> <td>100 feet</td> <td>Yes</td> </tr> <tr> <td>12. Minimum lot depth</td> <td>100 feet</td> <td>Yes</td> </tr> </tbody> </table>		Regulatory Criteria	Requirement	Compliance	1. Minimum lot area	10 acres	Yes	2. Minimum lot width	100 feet	Yes	3. Minimum lot depth	100 feet	Yes	4. Minimum lot area	10 acres	Yes	5. Minimum lot width	100 feet	Yes	6. Minimum lot depth	100 feet	Yes	7. Minimum lot area	10 acres	Yes	8. Minimum lot width	100 feet	Yes	9. Minimum lot depth	100 feet	Yes	10. Minimum lot area	10 acres	Yes	11. Minimum lot width	100 feet	Yes	12. Minimum lot depth	100 feet	Yes
Regulatory Criteria	Requirement	Compliance																																						
1. Minimum lot area	10 acres	Yes																																						
2. Minimum lot width	100 feet	Yes																																						
3. Minimum lot depth	100 feet	Yes																																						
4. Minimum lot area	10 acres	Yes																																						
5. Minimum lot width	100 feet	Yes																																						
6. Minimum lot depth	100 feet	Yes																																						
7. Minimum lot area	10 acres	Yes																																						
8. Minimum lot width	100 feet	Yes																																						
9. Minimum lot depth	100 feet	Yes																																						
10. Minimum lot area	10 acres	Yes																																						
11. Minimum lot width	100 feet	Yes																																						
12. Minimum lot depth	100 feet	Yes																																						
<p><b>CRITERIA 4: The proposed use and development will be located, designed, constructed and operated in such a manner that it will be compatible with the immediate neighborhood and will not interfere with the orderly use, development and improvement of surrounding property (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Preservation of Agricultural Character:</b> The design of the baseball field can incorporate elements that align with the agricultural nature of the area, such as maintaining open green spaces or using native plants for landscaping.</p> <p><b>Traffic and Access Management:</b> Proper planning for parking and access roads can prevent congestion and ensure smooth traffic flow, reducing the impact on the surrounding area.</p> <p><b>Noise and Light Control:</b> Implementing measures like sound barriers and shielded lighting can prevent disturbances to nearby residents and wildlife, maintaining the area's tranquility.</p> <p><b>Community Benefits:</b> A baseball field can provide recreational opportunities and foster community engagement, which may be seen as a positive contribution to the area's development.</p> <p><b>Environmental Considerations:</b> Ensuring that the field's construction and maintenance do not harm local ecosystems or water resources can help preserve the natural environment.</p> <p><b>Monitoring and Compliance:</b> Regular monitoring to ensure adherence to permit conditions can address any unforeseen issues and maintain harmony with the surrounding properties.</p> <p><b>STAFF ANALYSIS:</b></p> <p>It is expected that there will be an increase of activity on the site and traffic in the area during events. It should be expected that the college be mindful of the neighborhood and do everything it can to mitigate any conflicts including those that could potentially impact neighbors.</p>																																								
<p><b>CRITERIA 5: Essential public facilities and services will adequately serve the proposed use or development (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Public Access &amp; Transportation:</b> Well-maintained roads and efficient access for players, spectators, and staff. Public transportation routes, if available, can be used to ensure accessibility.</p> <p><b>Water &amp; Sewer &amp; Drainage:</b> Access to water supply for irrigation, restrooms, and concessions is crucial. Proper drainage systems prevent flooding and maintain field conditions.</p> <p><b>Electricity &amp; Lighting:</b> Reliable electrical infrastructure supports field lighting, scoreboards, and other operational needs, ensuring usability during evening games.</p> <p><b>Emergency Services:</b> Nearby fire station, police precinct, and medical facilities ensure safety and rapid response in case of emergencies.</p> <p><b>Waste Management:</b> Regular trash collection and recycling services help maintain cleanliness and environmental sustainability.</p> <p><b>Parking Facilities:</b> Well-planned parking areas accommodate visitors while minimizing traffic congestion in surrounding areas.</p> <p><b>Restroom &amp; Sanitation Facilities:</b> Public restrooms and sanitation stations are hygienic and comfort for all users.</p> <p><b>Stormwater Management:</b> Systems to control runoff and prevent erosion help protect surrounding agricultural land and natural resources.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The property owner(s) will need to work out the details with impacted stakeholders.</p>																																								
<p><b>CRITERIA 6: The proposed use or development will not result in unnecessary adverse effects upon any significant natural, scenic or historic features of the subject property or adjacent properties (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Preserving Natural Features:</b> The field can be designed to avoid disrupting existing trees, wetlands, or other ecological areas. Landscaping with native plants can help restore the landscape.</p> <p><b>Minimizing Scenic Impact:</b> The field can be integrated into the landscape using natural contours and vegetation to buffer it from the surrounding area.</p> <p><b>Respecting Historic Sites:</b> If there are historic landmarks, the design can incorporate interpretive signage or preserve key elements of the site, ensuring that its history is not lost.</p> <p><b>Sustainable Construction:</b> Using eco-friendly materials and minimizing land grading can reduce environmental disruption.</p>																																								

<p><b>STAFF ANALYSIS:</b></p> <p>The Land Use Summary Table (Section 3.03.4) of the Woodbury County Zoning Ordinance includes the Agricultural Preservation (AP) Zoning District as a conditional use. The proposed use is pending review by the Zoning Commission and approval by the Board of Adjustment.</p>	<p><b>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).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Community Recreation:</b> Providing space for organized sports and recreational activities aligns with fostering community engagement, physical well-being, and social benefits, which are goals outlined in the general plan.</p> <p><b>Efficient Land Use:</b> The development of a baseball field can utilize land that might not be viable for intensive agricultural use, while still maintaining open space, which can be in harmony with preservation objectives.</p> <p><b>Economic and Social Benefits:</b> By creating a venue for local sports events, the field can attract visitors and generate economic activity, supporting the broader objectives of community development.</p> <p><b>Compatibility with Existing Land Use:</b> If designed thoughtfully, the baseball field development surrounding area and maintain a landscape that aligns with AP zoning, minimizing disruption and enhancing the area's value.</p> <p><b>Promoting Environmental Stewardship:</b> Sustainable design practices, such as using eco-friendly materials or preserving adjacent natural habitats, could align the development with environmental goals of the general plan.</p>
<p><b>STAFF ANALYSIS:</b></p> <p>The proposed baseball field appears to be compatible with the Woodbury County Zoning Ordinance and Comprehensive Plan 2040, as it can be seen as a zoning equivalent and a conditional use. It seems to align with the ordinance by promoting community well-being, economic development, and efficient land use. The Comprehensive Plan goals by enhancing recreational facilities, supporting economic growth, and ensuring compatible land use.</p> <p><a href="https://www.woodburycountyia.gov/files/communit%20economic_development/woodbury_county_comprehensive_plan_2040_0917.pdf">https://www.woodburycountyia.gov/files/communit%20economic_development/woodbury_county_comprehensive_plan_2040_0917.pdf</a></p>	<p><b>CRITERIA 3: The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the neighborhood, traffic conditions, parking, utility facilities, and other factors affecting the public health, safety and general welfare (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p><b>Environmental Impact Assessment:</b> Conduct a thorough study to identify potential impacts on soil, water, and local ecosystems. This helps in designing measures to mitigate harm.</p> <p><b>Community Engagement:</b> Involve local residents and stakeholders early in the planning process. Their input can help address concerns about noise, traffic, and other issues.</p> <p><b>Traffic Management:</b> Develop a plan to handle increased traffic, including off-street parking and access routes, to minimize disruption to the surrounding area.</p> <p><b>Noise and Light Control:</b> Use sound barriers and strategically placed lighting to reduce noise and light pollution, ensuring minimal disturbance to nearby residents and wildlife.</p> <p><b>Preservation of Agricultural Land:</b> If possible, design the field to occupy the least productive agricultural areas, preserving prime farmland for cultivation.</p> <p><b>Monitoring and Maintenance:</b> Establish ongoing monitoring to address any unforeseen issues and maintain the field in an environmentally responsible manner.</p>
<p><b>STAFF ANALYSIS:</b></p> <p>The proposed project is considered compatible with the surrounding area, based on the provided site plan and information. However, it is anticipated that the facility's events may generate noise and activity in the neighborhood, including traffic, parking, and usage. To mitigate potential impacts, it is expected that the college will be responsible for being a considerate neighbor and not to minimize conflicts that could affect public health, safety, and welfare.</p>	<p><b>STAFF ANALYSIS:</b></p> <p>The proposed project is considered compatible with the surrounding area, based on the provided site plan and information. However, it is anticipated that the facility's events may generate noise and activity in the neighborhood, including traffic, parking, and usage. To mitigate potential impacts, it is expected that the college will be responsible for being a considerate neighbor and not to minimize conflicts that could affect public health, safety, and welfare.</p>
<p><b>Noise and Light Management:</b> Shielded lighting and sound barriers can prevent disturbances to nearby properties, ensuring the field does not negatively impact the surrounding area.</p> <p><b>Traffic and Infrastructure Planning:</b> Proper access roads and parking facilities can prevent congestion and maintain the orderly development of adjacent properties.</p> <p><b>STAFF ANALYSIS:</b></p> <p>There does not appear to be any significant impact determined.</p>	<p><b>OTHER CONSIDERATION 1: The proposed use or development, at the particular location is necessary or desirable to provide a service or facility that is in the public interest or will contribute to the general welfare of the neighborhood or community (Woodbury County Zoning Ordinance, Sec. 2.02-9).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p>A baseball field can be considered for Agricultural Preservation (AP) zoning as it serves the public interest and contributes to community welfare by providing a space for recreational activities, fostering economic growth, and ensuring environmental stewardship. The field can also serve as a venue for community events, promoting social interaction and community engagement. Additionally, the facility can provide a space for youth and adult leagues, supporting the development of young athletes and promoting physical activity. The field can also serve as a venue for community events, promoting social interaction and community engagement. Additionally, the facility can provide a space for youth and adult leagues, supporting the development of young athletes and promoting physical activity.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The proposed conditional use can be considered as a recreational development that supports education and quality of life.</p>
<p><b>OTHER CONSIDERATION 2: All possible efforts, 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).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p>We are committed to ensuring that the proposed baseball field is developed with minimal impact on the surrounding environment and community. Every possible effort has been made to ensure that the field is designed to be compatible with the surrounding area, including agricultural preservation, environmental stewardship, and community engagement. The field can also serve as a venue for community events, promoting social interaction and community engagement. Additionally, the facility can provide a space for youth and adult leagues, supporting the development of young athletes and promoting physical activity.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The organization can live up to the commitment as suggested through the conditional use permit process to responsible construction and operation of a facility that is compatible with the zoning regulations and is in the public interest of the neighborhood.</p>	<p><b>OTHER CONSIDERATION 2: All possible efforts, 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).</b></p> <p><b>APPLICANT RESPONSE:</b></p> <p>We are committed to ensuring that the proposed baseball field is developed with minimal impact on the surrounding environment and community. Every possible effort has been made to ensure that the field is designed to be compatible with the surrounding area, including agricultural preservation, environmental stewardship, and community engagement. The field can also serve as a venue for community events, promoting social interaction and community engagement. Additionally, the facility can provide a space for youth and adult leagues, supporting the development of young athletes and promoting physical activity.</p> <p><b>STAFF ANALYSIS:</b></p> <p>The organization can live up to the commitment as suggested through the conditional use permit process to responsible construction and operation of a facility that is compatible with the zoning regulations and is in the public interest of the neighborhood.</p>





## 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> Owner <u>NEW Cooperative INC.</u> Address <u>2626 1st Ave. South</u> <u>Fort Dodge, IA 50501</u> Phone <u>515-955-2040</u>	<b>Applicant Information:</b> Applicant <u>NEW Cooperative INC.</u> Address <u>2626 1st Ave. South</u> <u>Fort Dodge, IA 50501</u> Phone <u>515-955-2040</u>
Engineer/Surveyor <u>Veenstra &amp; Kimm</u> <u>Craig Beedle</u> Phone <u>712-943-5055</u>	
<b>Property Information:</b> Property Address or Address Range <u>1919 Hiway 141, Sloan, IA 51055</u> (Approximate Address) Quarter/Quarter <u>SW</u> Sec <u>29</u> Twtnshp/Range <u>86</u> Parcel ID # <u>864629351012</u> or GIS # _____ Total Acres <u>11.8</u> Current Use <u>Zoned A-1 but land is idle and not farmed</u> Proposed Use <u>Construct grain storage bunker</u> Current Zoning <u>Agricultural Preservation A-P</u> Proposed Zoning <u>General Industrial G-I</u> Average Crop Suitability Rating (submit NRCS Statement) <u>59</u> <u>See attached CSR</u>	
<p>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).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>3/19/25</u> Staff present <u>Dan Probst</u></p> <p>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.</p> <p>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.</p> <p>Owner <u>NEW Cooperative INC.</u> <u>Frank Hureman</u> Applicant <u>NEW Cooperative INC.</u> <u>Frank Hureman</u> Date <u>04/21/2025</u> Date <u>04/21/2025</u></p>	
Fee: \$400 Case #: <u>7054</u> Check #: <u>1473156</u> Receipt #: _____	Date Received <b>RECEIVED</b>  <b>APR 29 2025</b>  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,

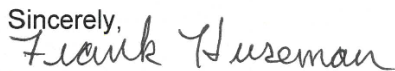
I am writing on behalf of NEW Cooperative to formally request the rezoning of parcel 864629351012, legally described as Sec/Twp/Range 29-86-46, Sloan Township from Agricultural Preservation to General Industrial. This parcel is located just outside the city limits of Sloan. (See Attached Current Zoning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

Sincerely,  


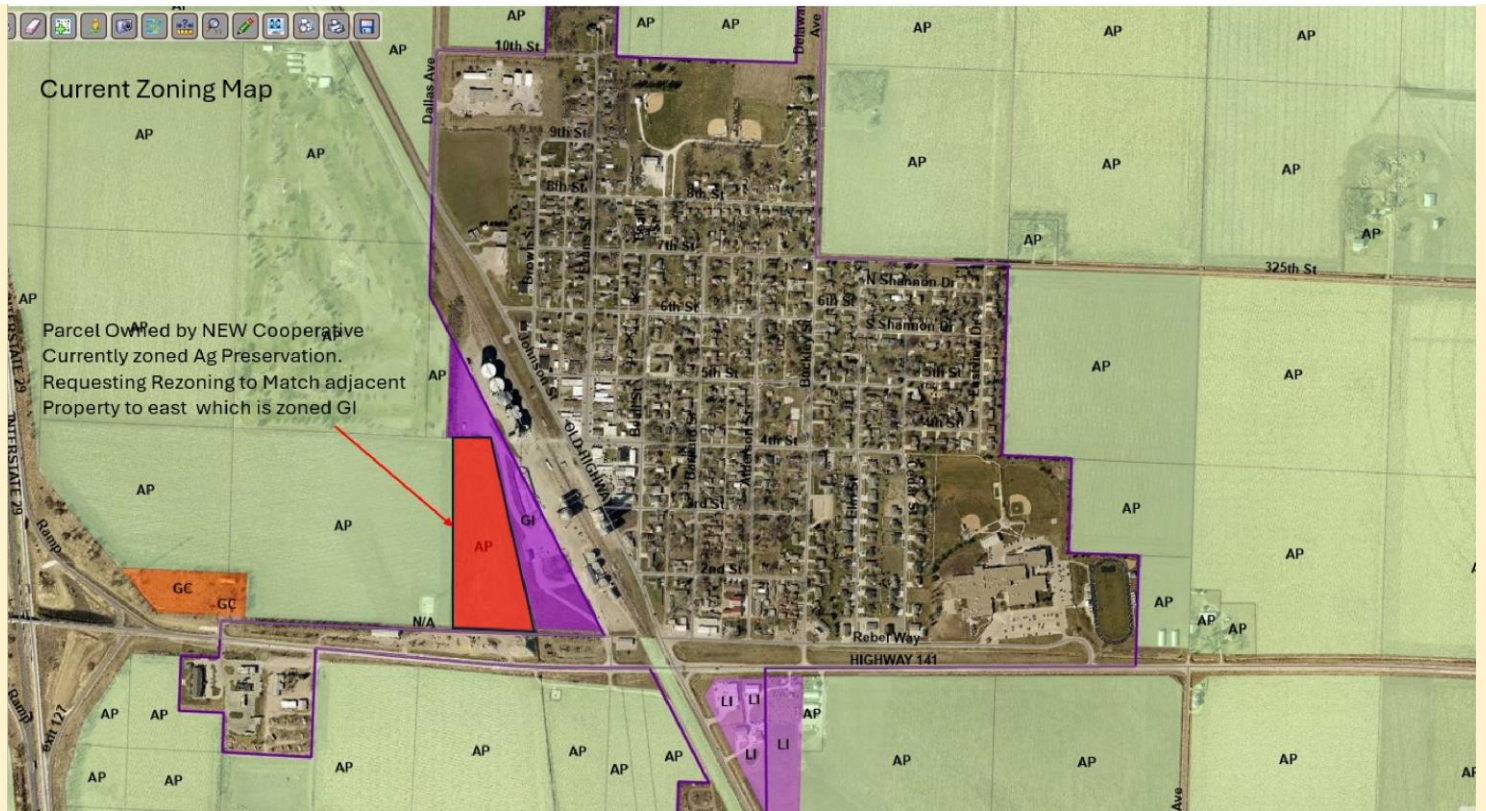
**Frank Huseman**  
**Operations Manager**



[fhuseman@newcoop.com](mailto:fhuseman@newcoop.com)

515-351-7424







## Future Land Use

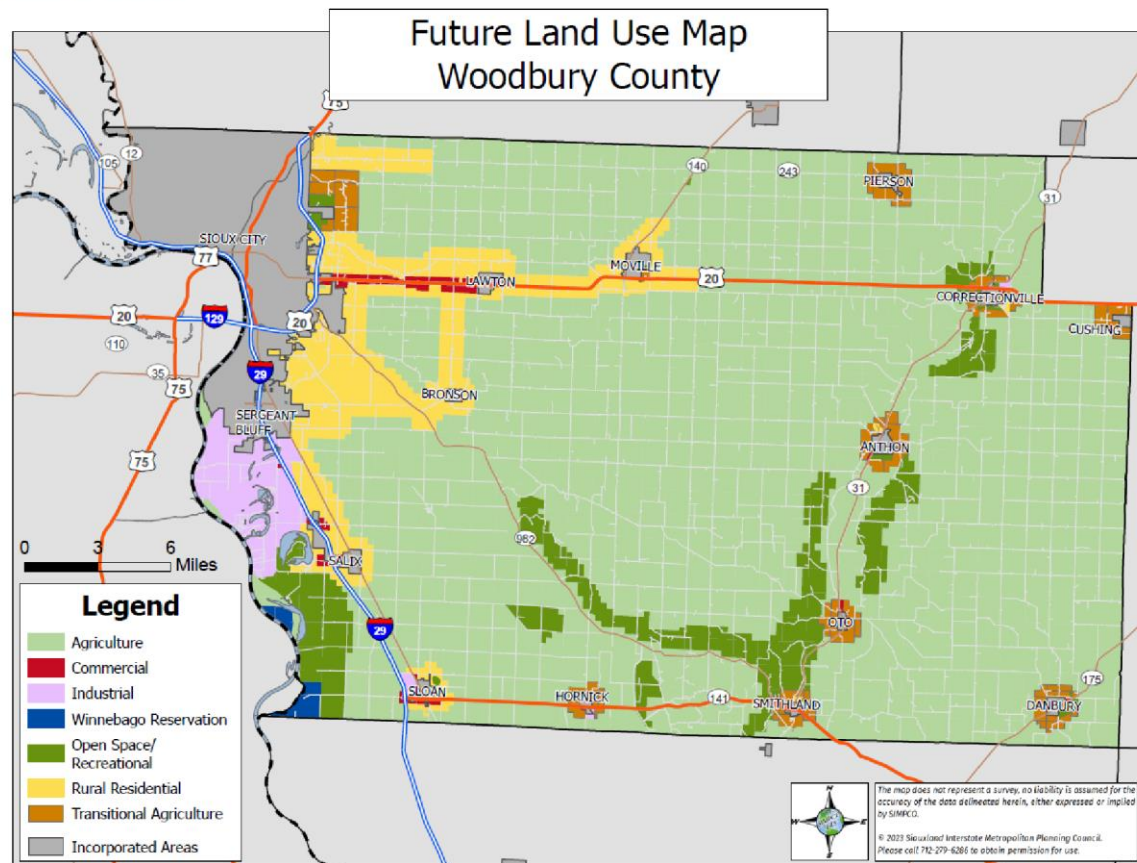
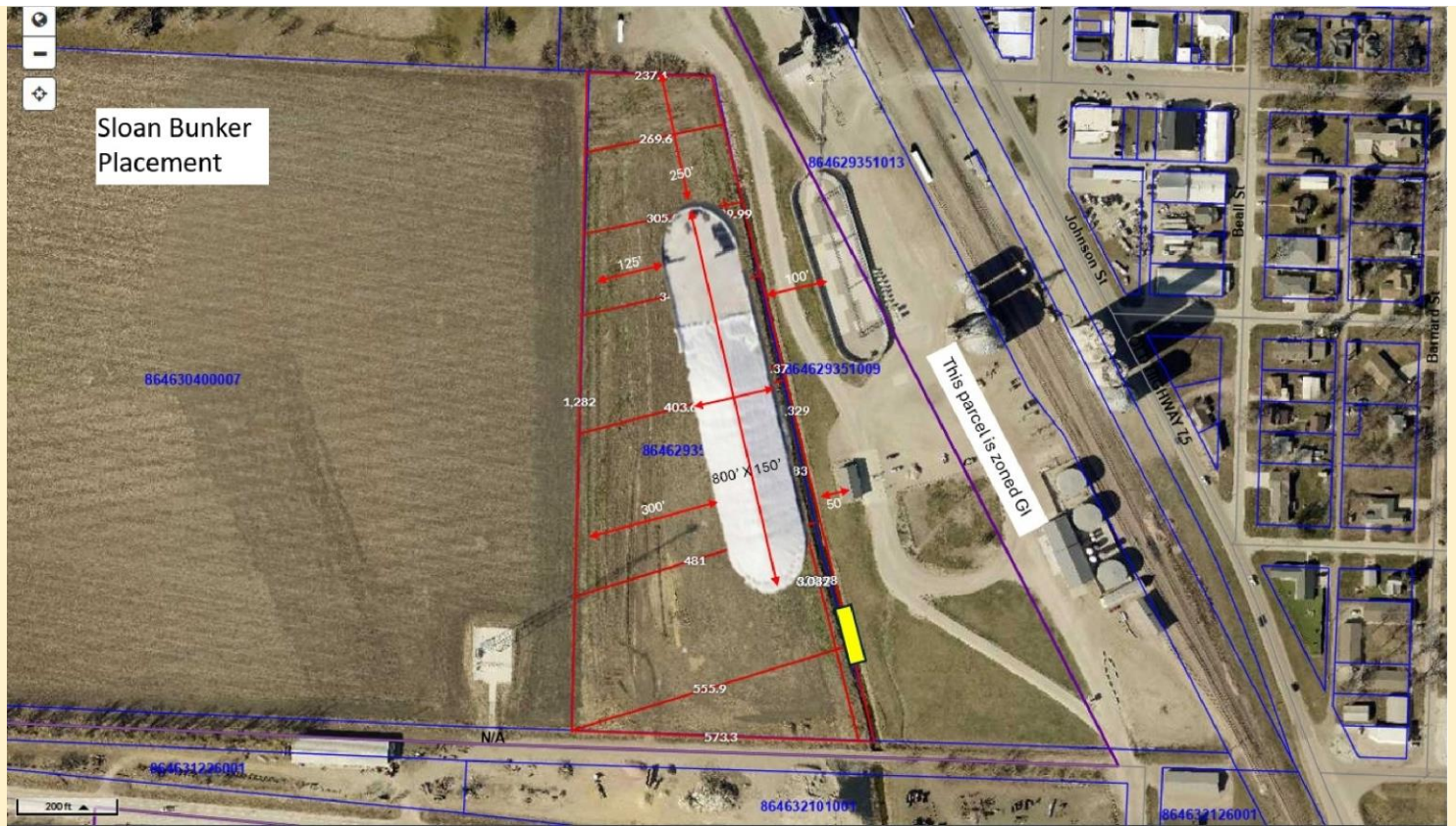


Figure 7.4 Future land use map







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 Merville Black Top Road  
Hornick, Iowa 51026

**Return Document To:** (Name and complete address)

M Dale B. Smith  
PO Box AC  
Sloan, Iowa 51055

**Grantors:**

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

**Grantees:**

Western Iowa Cooperative

**Legal description:** Exhibit "A"

**Document or instrument number of previously recorded documents:**



## WARRANTY DEED (Several Grantors)

For the consideration of Three Hundred Eight Thousand (\$308,000.00)  
Dollar(s) and other valuable consideration,

James G. Kirkendall and Linda L. Kirkendall, husband and wife; and  
Jay W. Kirkendall and Karen R. Kirkendall, husband and wife

do hereby Convey to  
Western Iowa Cooperative

the following described real estate in Woodbury County, Iowa:

see Exhibit "A" attached for legal description

Grantors do Hereby Covenant with grantees, and successors in interest, that grantors hold the real estate by title in fee simple; that they have good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances except as may be above stated; and grantors Covenant to Warrant and Defend the real estate against the lawful claims of all persons except as may be above stated. Each of the undersigned hereby relinquishes all rights of dower, homestead and distributive share in and to the real estate.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, and as masculine or feminine gender, according to the context.

Dated: June 29, 2011

James G. Kirkendall  
James G. Kirkendall (Grantor)  
Jay W. Kirkendall  
Jay W. Kirkendall (Grantor)

(Grantor)

(Grantor)

Linda L. Kirkendall  
Linda L. Kirkendall (Grantor)  
Karen R. Kirkendall  
Karen R. Kirkendall (Grantor)

(Grantor)

(Grantor)

STATE OF IOWA, COUNTY OF WOODBURY

This instrument was acknowledged before me on June 29, 2011, by  
James G. Kirkendall and Linda L. Kirkendall, husband and wife; and  
Jay W. Kirkendall and Karen R. Kirkendall, husband and wife



Dale B. Smith  
Dale B. Smith, Notary Public

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

#39

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, 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.



Document Number: 2025-03602  
Recorded: 4/16/2025 at 12:39:25.0 PM  
County Recording Fee: \$7.00  
Iowa 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.  
PROPRIETOR: NEW COOPERATIVE, INC.  
SURVEYOR: CRAIG BEEDLE  
SURVEYOR: VEENSTRA & KIMM, INC.  
COMPANY: 203 SGT. SQ. DR. STE. B  
RETURN TO: SERGEANT BLUFF, IA 51054 (712) 943-5055

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.

*Craig W. Beedle* 15 APR 2025  
CRAIG W. BEEDLE, L.S. #17913 DATE  
MY LICENSE RENEWAL DATE IS DECEMBER 31, 2025  
PAGES COVERED BY SEAL 1

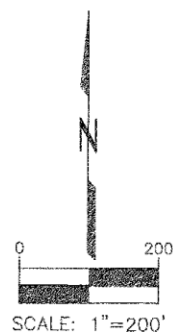
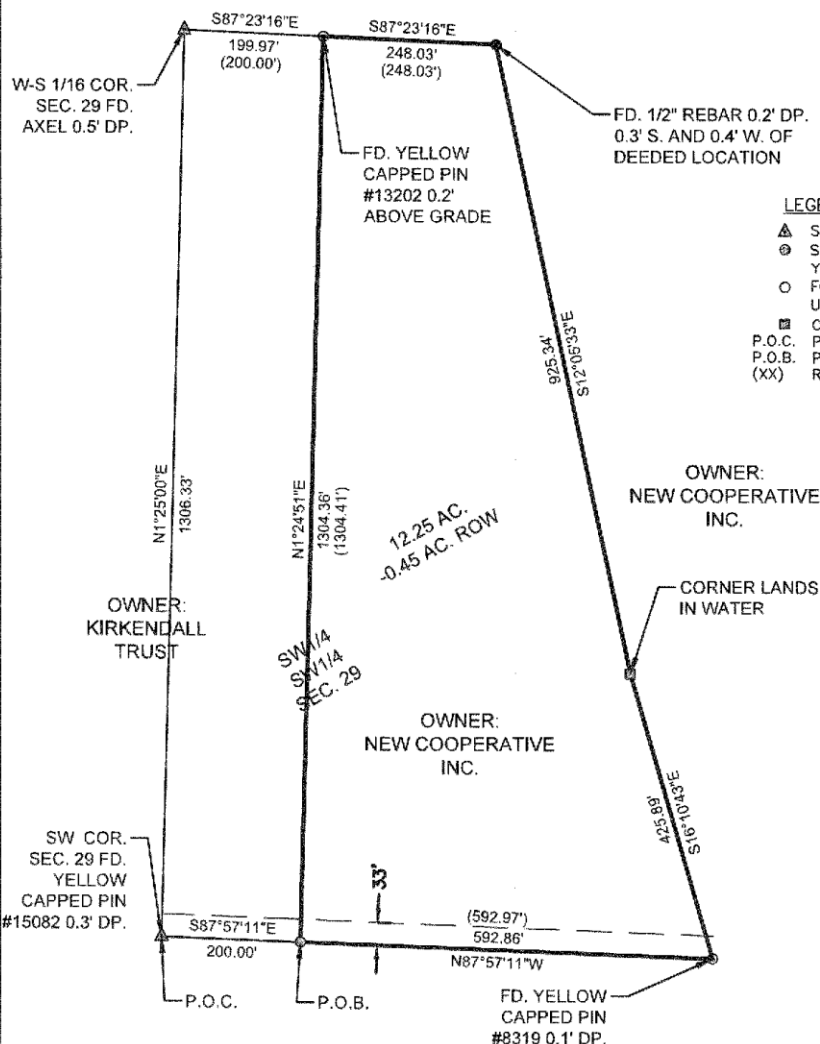


#### SUPPORTING DOCUMENTS

SURVEY PLAT 243-1217  
SURVEY PLAT 716-546

#### LEGEND

- ▲ SECTION CORNER FOUND (AS NOTED)
- ⊙ SET MONUMENT (5/8" REBAR W/  
YELLOW CAP #17913)
- FOUND MONUMENT (1/2" REBAR  
UNLESS OTHERWISE NOTED)
- CALCULATED POINT NOTHING SET
- P.O.C. POINT OF COMMENCEMENT
- P.O.B. POINT OF BEGINNING
- (XX) RECORDED OR PLATTED

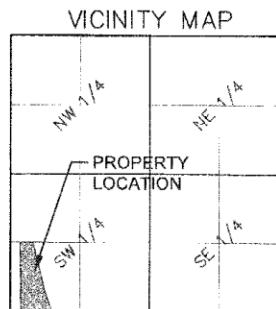


#### PROPERTY DESCRIPTION:

A PARCEL IN THE SW 1/4 SW 1/4 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 SW 1/4 SW 1/4; 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 SW 1/4; 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.



SECTION 29-86-46

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



RETRACEMENT PLAT  
NEW COOPERATIVE INC.  
WOODBURY COUNTY, IOWA

203 Sergeant Square Dr., Suite B • Sergeant Bluff, Iowa 51054-0220  
712-943-5055 • 712-943-5088 (FAX) • 1-800-241-8000

SHEET NO.

1

PROJECT 366733

## 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.

**Dated this \_\_\_\_ day of \_\_\_\_\_, 2025.**

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

\_\_\_\_\_  
Daniel Bittinger II, Chairman

\_\_\_\_\_  
Mark Nelson, Vice-Chairman

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

Attest:

\_\_\_\_\_  
David Dietrich

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

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

Adoption Timeline:

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

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

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

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

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

## ITEM ONE (1)

Property Owner(s): 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 Ninety-two and Ninety-seven Hundredths feet (592.97') to the Point of Beginning, containing an area of 12.32 acres, more or less.

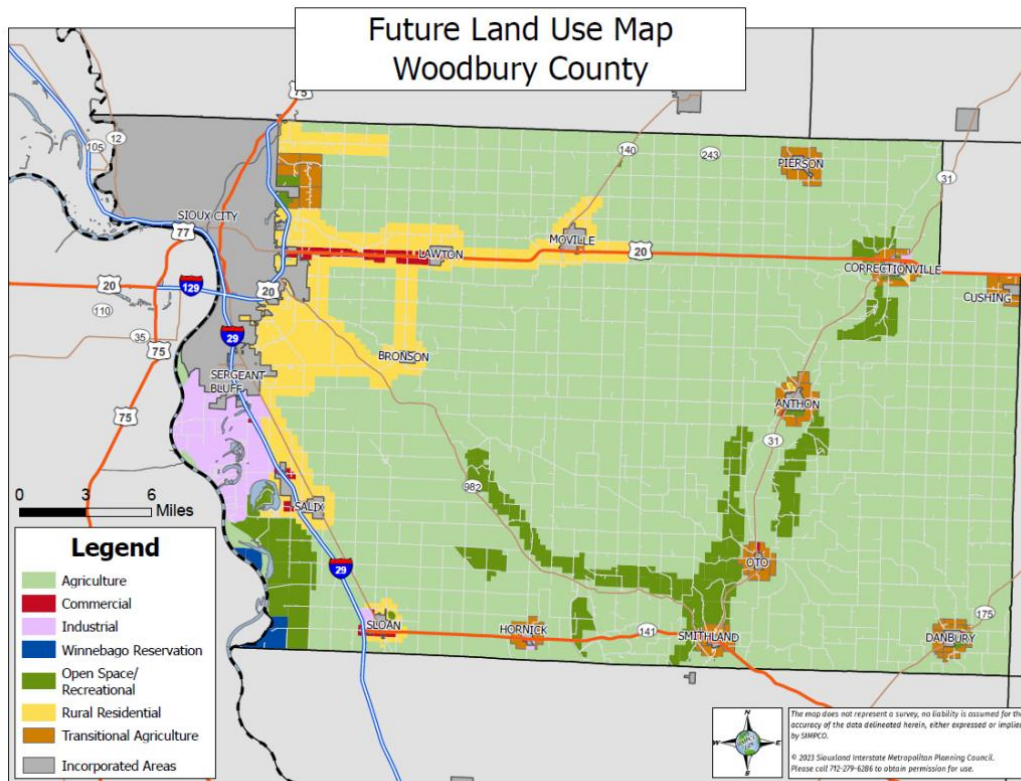
## EVALUATION CRITERIA

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.**

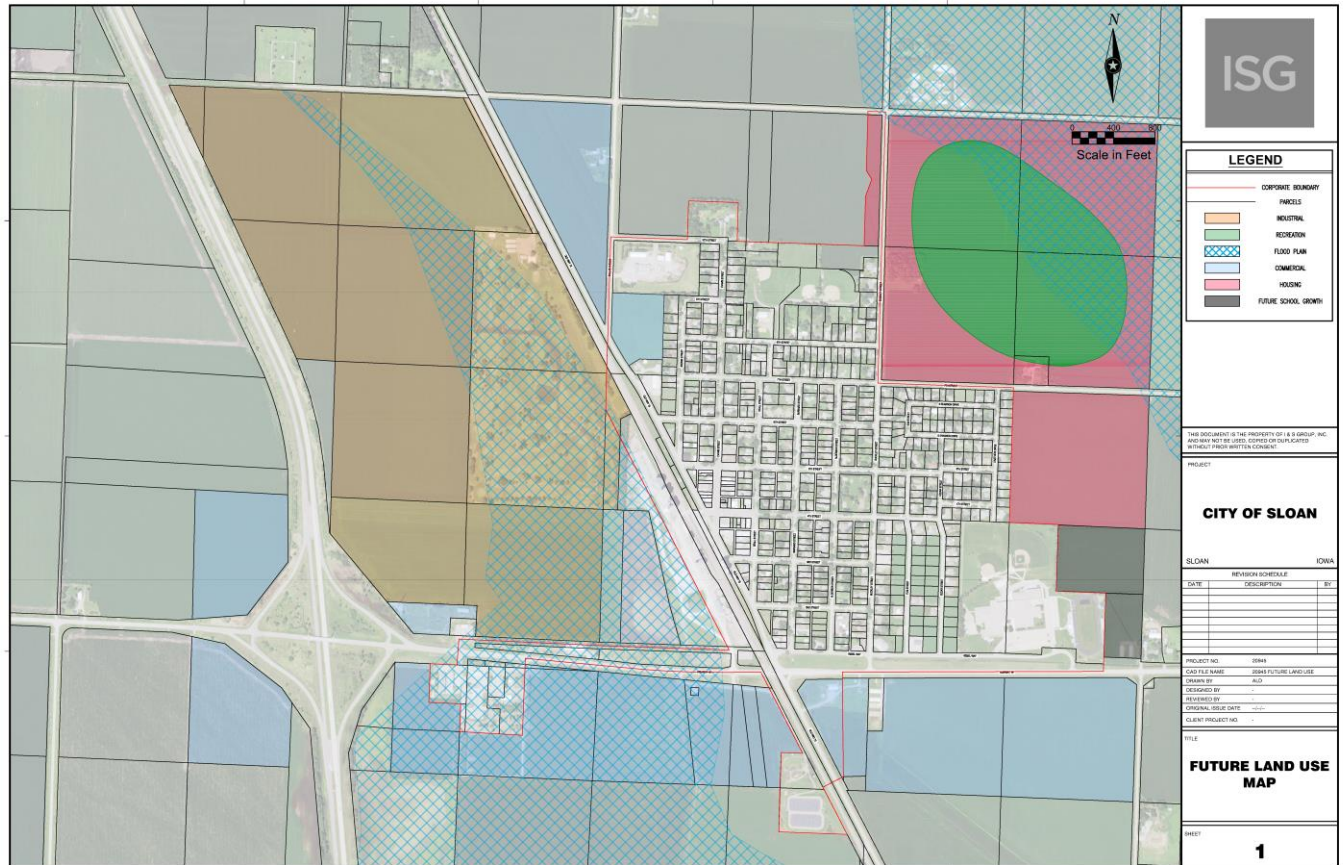
There does not appear to be any conflicts with the Woodbury County Comprehensive Plan 2040.

([https://www.woodburycountyiowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](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.





## 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%
<b>Totals for Area of Interest</b>			<b>13.9</b>	<b>100.0%</b>

#### Description

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

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

#### Rating Options

Aggregation Method: No Aggregation Necessary

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.

	<b>Compatibility with adjacent land uses.</b>
	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.
	<b>Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.</b>
	There does not appear to be any other additional compatibility issues with this location.
	<b>Any other relevant factors.</b>
	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*

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



**VERIFICATION**

State of Florida  
 County of Broward

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

*S. Smith*

Notary Public  
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS  
 DURING A SPECIAL PUBLIC  
 MEETING BEFORE THE  
 WOODBURY COUNTY ZONING  
 COMMISSION**

The Woodbury County Zoning Commission will have a special public meeting and will hold public hearings on the following items heretofore described in detail on Wednesday, May 28, 2025 at 5:00 PM or as soon thereafter as the matter may be considered.

Said public hearings will be held in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 801 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested person. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-464-1155 and enter the Conference ID 278 448 7524 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 801 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at [dpriestley@woodburycountyia.gov](mailto:dpriestley@woodburycountyia.gov). City signed comments will be considered and should be received no later than 10:00 AM on Friday, May 23, 2025.

**Item One (1)  
 CONSIDERATION OF NUCLEAR ENERGY  
 FACILITIES, NUCLEAR WASTE STORAGE,  
 AND/OR RELATED NUCLEAR ZONING  
 ORDINANCE TEXT AMENDMENTS FOR A  
 RECOMMENDATION TO THE WOODBURY  
 COUNTY BOARD OF SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to discuss the potential inclusion of nuclear energy facilities, nuclear waste storage, and/or related uses as land use options in the Woodbury County Zoning Ordinance. The hearing will address various aspects of permitting these facilities, including nuclear energy generation, modular nuclear energy systems, nuclear waste storage, and other related nuclear technologies. The Commission will consider options such as amending the Land Use Summary Table of Allowed Uses (Section 3.03.4) to designate nuclear energy facilities, nuclear waste storage and/or related uses as either allowed or conditional uses in specific zoning districts such as the General Industrial (G) Zoning District within Woodbury County. Additionally, the discussions may include amendments to add new sections related to nuclear energy facilities and nuclear waste storage and/or related uses, update definitions, renumber articles, sections, and pages, and/or reorganize the content of the Zoning Ordinance as necessary. The goal of the hearing is to gather public input and determine the appropriate way to address the potential inclusion of nuclear-related land uses in the Woodbury County Zoning Ordinance in terms of preparing a recommendation to the Woodbury County Board of Supervisors.

**Item Two (2)  
 CONSIDERATION OF BORROW PIT FOR  
 EARTHEN MATERIALS IN THE AE ZONING  
 DISTRICT ZONING ORDINANCE TEXT  
 AMENDMENT FOR A RECOMMENDATION  
 TO THE WOODBURY COUNTY BOARD OF  
 SUPERVISORS**

The Woodbury County Zoning Commission will hold a public hearing to consider a proposed amendment to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance. The proposed amendment would revise the Land Use Summary Table of Allowed Uses to change the classification of "Borrow pits for earth materials" from a prohibited use to a conditional use in the Agriculture-Estate (AE) Zoning District. Specifically, the amendment would update the table by replacing the "P" (prohibited) designation with a "C" (conditional use) in the AE zoning district column for "Borrow pits for earth materials".

**Item Three (3)  
 ZONING ORDINANCE MAP AMENDMENT  
 (RESONE)**

Pursuant to Section 235 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 (resone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by New



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 (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 #664629351012 and is described as:

WIC TRACT One (1) in the Southwest Quarter (SW¼) of the Southwest Quarter (SW¼) 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 (SW¼) of the Southwest Quarter (SW¼); 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.

Petitioner/Applicant(s): New Cooperative, Inc., 2626 1st Ave. South, Fort Dodge, IA 50501.

Item Four (4)

#### CONSIDERATION OF PROPOSED MINOR SUBDIVISION

A PUBLIC HEARING FOR A PROPOSED MINOR SUBDIVISION: To be known as Washburn Addition, A Minor Subdivision to Woodbury County, Iowa, a three-lot minor subdivision in an 8.068-acre more or less portion of T89N R46W (Concord Township) in Section 35 in the SE ¼ of the NE ¼ on Parcel #694635200009. The property is approximately two-miles west of the City of Lawton and 3.5 miles east of Sioux City. The property is located in the Agricultural Estates (AE) Zoning District. Owner/Applicant: Michael W. Washburn and Janine J. Washburn, 1545 Dallas Ave., Lawton, IA 51030.  
CCL-IA-501790

# 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
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
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 & Allison Kenney	205 6th St		Sloan	IA	51055	No comments.
Steven R. Richardson	211 6th St		Sloan	IA	51055	No comments.
Connor Beeck & Marissa Beeck	609 Evans St		Sloan	IA	51055	No comments.
Pauline C. 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 & Alexander Paul Stewart	602 Evans St		Sloan	IA	51055-0232	No comments.
Jacob R. Hansen & Brooke P. Hansen	522 Brown St		Sloan	IA	51055	No comments.
Steven M. Mareau	PO Box 358		Sloan	IA	51055-0358	No comments.
Lee L. Haveman & Lisa M. Haveman Joint Revocable Trust / Ricki D. Wiggs	10005 100th St Lot 18		Sloan	IA	51055	No comments.
Kevin R. Braun & Deborah K. Braun	108 Burdick St		Salix	IA	51052	No comments.
Amazemax LLC	PO Box 5203		Sioux City	IA	51102	No comments.
Allen Silbernagel & Sandra Silbernagel	509 Evans St		Sloan	IA	51055	No comments.
Alan McFarland & Arelene McFarland Joint Living Trust	505 Evans St		Sloan	IA	51055-0079	No comments.
Steven E. Jewett & Marla J. Jewett	PO Box 338		Sloan	IA	51055-0338	No comments.

Steven M. Mareau & Michele K. Mareau	PO Box 292		Sloan	IA	51055-0292	No comments.
Mike's Repair Inc	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. Lundberg & Chandler J. Rickers	16869 SW 65th #317		Lake Oswego	OR	97035	No comments.
Stephen Dale Spohr	517 Beall St	PO Box 237	Sloan	IA	51055	No comments.
New 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 Historical Society	417 Evans St		Sloan	IA	51055	No comments.
Berg Building Services & Rentals LLC / Sylvia D. Berg	3090 Cass Ave		Salix	IA	51052	No comments.
Bradley J. Kobold & Rhonda K. Kobold	211 7th St		Sergeant Bluff	IA	51054	No comments.
Burgess Memorial Hospital	1600 Diamond St		Onawa	IA	51040	No comments.
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 Iowa Telephone Company	316 5th St		Sloan	IA	51055	No comments.
Frank J. Espinosa & Elizabeth A. Espinosa	421 Beall St		Sloan	IA	51055	No comments.
John V. Stensland & Claudia K. Stensland	1635 330th St		Sloan	IA	51055	No comments.
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 / Jacob A. Goodin & Sheli Goodin	400 Evans St		Sloan	IA	51055	No comments.
Generational Investments LLC	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 Church of Christ of Sloan	502 Beall St		Sloan	IA	51055	No comments.

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

Blake A. Beauchene & Katherine R. Beauchene	6987 Perch Hammock Loop		Groveland	FL	34736-8159	No comments.
Ella Belle Peterson Revocable Trust	PO Box 26		Sloan	IA	51055-0026	No comments.
Kathy L. Lynch	PO Box 29		Sloan	IA	51055	No comments.
Eunice D. Jensen	<b>PO Box 208</b>		Sloan	IA	51055	No comments.
Kendall R. Bauer Trust & Rose Elaine Bauer	711 Brown St		Sloan	IA	51055	No comments.
Richard K. Bauer	715 Brown St		Sloan	IA	51055	No comments.
Terry M. Schrank & Jan M. Schrank	10005 100th St Lot 5		Sloan	IA	51055	No comments.
Pamela J. Pomranky	502 2nd St		Sloan	IA	51055	No comments.
Bradley R. Brinkman & Jennifer S. Brinkman	118 Barnard St		Sloan	IA	51055	No comments.
Union Pacific Railroad	1400 Douglas Stop 1640		Omaha	NE	68179-1640	No comments.
James G. Kirkendall Credit Shelter Trust & Linda L. Kirkendall Revocable Trust	210 Buckley St		Sloan	IA	51055	No comments.
M P G C Incorporated	1866 Hwy 141		Sloan	IA	51055	No comments.
Richard J.G. Patterson	PO Box 108		Salix	IA	51052-0108	No comments.
Richard Patterson	PO Box 108		Salix	IA	51052-0108	No comments.
Michael L. Patterson	1866 Hwy 141		Sloan	IA	51055	No comments.
Richard J. Patterson	PO Box 108		Salix	IA	51052-0108	No comments.
Northern Natural Gas: Attn: Tax Dept.	PO Box 3330		Omaha	NE	68103-0330	No comments.
Michael Lee Patterson	1866 Hwy 141		Sloan	IA	51055	No comments.

## 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.

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 (REC):	No comments.
WOODBURY COUNTY SHERIFF:	No comments.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD has no comments regarding this request. – Neil Stockflet, 5/7/25.
WOODBURY COUNTY TREASURER:	All certified property taxes are paid. – Tina Bertrand, 4/30/25.

## PARCEL REPORT

### Woodbury County, IA / Sioux City

#### Summary

Parcel ID	864629351012
Alternate ID	700909
Property Address	N/A
Sec/Twp/Rng	29-86-46
Brief	SLOAN TOWNSHIP PT SW SW COM AT SW COR OF SW SW THNC E 200'TO POB, THNC N 1304.41'; THNC E 248.03' THNC SE 925.34'; THNC SE 425.89'; THNC W 592.97'
Tax Description	TO POB 29-86-46
Deed Book/Page	(Note: Not to be used on legal documents) 749, 10377 (8/26/2015)
Gross Acres	12.32
Net Acres	12.32
Adjusted CSR Pts	0
Zoning	AP - AGRICULTURAL PRESERVATION
District	0046 SLOAN/WESTWOOD
School District	WESTWOOD COMM
Neighborhood	N/A

#### Owner

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

#### Land

Lot Area 12.32 Acres ; 536,659 SF

#### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/29/2011	KIRKENDALL JAMES G & JAY W, KIRKENDALL ETAL	WESTERN IOWA COOP	717/1209	SALE OF PORTION OF PROPERTY (SPLIT)	Deed		\$308,000.00

#### Valuation

	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 Value	\$0	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$183,260	\$183,260	\$183,260	\$183,260	\$183,260	\$181,240

#### 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.

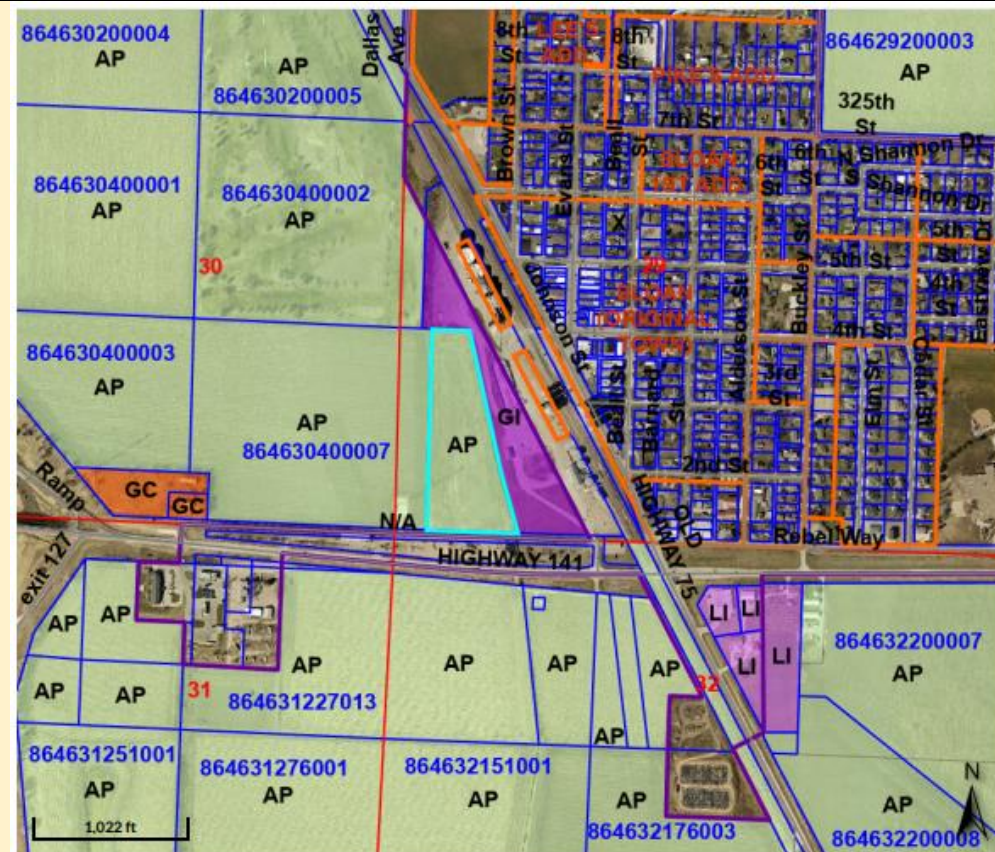
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 4/25/2025, 9:06:57 PM

Contact Us

Developed by  
**SCHNEIDER**  
GROUP P.A.L.



## ZONING MAP



### Overview



## SPECIAL FLOOD HAZARD AREA (SFHA) MAP



### Overview





