



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (OCTOBER 7, 2025) (WEEK 41 OF 2025)

Live streaming at:

<https://www.youtube.com/user/woodburycountyiowa>

Agenda and Minutes available at:

www.woodburycountyiowa.gov

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 7, 2025, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

This is a formal meeting during which the Board may take official action on various items of business. Members of the public wishing to speak on an item must follow the participation rules adopted by the Board of Supervisors.

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair may recognize speakers on agenda items after initial discussion by the Board.
3. Speakers will approach the microphone one at a time and give their name and address before their statement.
4. Speakers will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

4:30 p.m. all Meeting to Order – Pledge of Allegiance to the Flag – Moment of Silence

1. Approval of the agenda

Action

Consent Agenda

Items 2 through 6 constitute a Consent Agenda of routine action items to be considered by one motion. Items pass unanimously unless a separate vote is requested by a Board Member.

2. Approval of the minutes of September 30, 2025, meeting
3. Approval of claims
4. Secondary Roads – Laura Sievers
Approval of underground utility permit for Long Lines

5. Human Resources – Melissa Thomas
 - a. Approval of Memorandum of Personnel Transactions
 - b. Approval of Awards Certificate to Kyle Gates
 - c. Approval of an on-call Courthouse Security Officer
 - d. Approval of the Woodbury County Seatbelt/Restraint Policy
6. Board Administration – Karen James
 - a. Approval of resolution thanking and commending Don Armstrong for his years of service
 - b. Approval of resolution thanking and commending Tony Wingert for his years of service

End of Consent Agenda

- | | | |
|-------------------------|--|--------|
| 7. | SafePlace – Stephanie Pickinpaugh
Approval of and presentation of proclamation for “Domestic Violence Awareness Month” | Action |
| 8. | Planning/Zoning – Daniel Priestley | |
| | a. Receive final report and recommendation from the Zoning Commission meeting held on 9/22/25 to approve Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) Zoning District to Agricultural Estates (AE) Zoning District on Parcel #884604100004 for the LeFebvre Family Trust | Action |
| 4:40 p.m.
(Set time) | b. Conduct 1 st public hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884604100004 | Action |
| | c. Approve the 1 st Reading of the Zoning Ordinance Map Amendment (Rezone) | Action |
| | d. Receive final report and recommendation from the Zoning Commission meeting held on 9/22/25 to approve Zoning Ordinance Text Amendments aimed to establish maximum dimensions for Accessory Dwelling Units (ADUs) and to allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a)(1) in counties lacking building codes. The amendments will include utility-scale energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance. | Action |
| 4:42 p.m.
(Set time) | e. Conduct 1 st public hearing on the proposed Zoning Ordinance Text Amendments | Action |
| | f. Approve the 1 st Reading of the Zoning Ordinance Text Amendments | Action |
| | g. Receive final report-Zoning Commission recommendation for Zoning Ordinance Text Amendments to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4) to classify “Public service garage” as a conditional use within the Agricultural Preservation (A) Zoning District and the Agricultural Estates (AE) Zoning District | Action |
| 4:45 p.m.
(Set time) | h. Conduct 1 st public hearing on the said Zoning Ordinance Text Amendments | Action |
| | i. Approve the 1 st Reading of the Zoning Ordinance Text Amendments | Action |
| 9. | Board Administration – Ryan Ericson
Approval of resolution for Inter-Fund Operating Transfer for FY26 | Action |
| 10. | Board of Supervisors – Daniel Bittinger
Approval and receive for signature a resolution to Designate Voting Representatives for the Iowa State Association of Counties | Action |

11. Reports on Committee Meetings	Information
12. Citizen Concerns	Information
13. Board Concerns	Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., OCT 6	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., OCT 8	7:30 a.m.	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	8:05 a.m.	Woodbury County Information Communication Commission, Dennis Butler Room
	10:00 a.m.	STARComm Board Meeting, The Security Institute, WIT Campus
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
THU., OCT 9	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive.
	4:00 p.m.	Conservation Board Meeting, Brown's Lake – Bigelow Park
WED., OCT 15	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
THU., OCT 16	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., OCT 17	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 607 – 4 th Street
WED., OCT 22	1:00 p.m.	Region IV Hazardous Materials Response Commission, 6401 Gordon
MON., OCT 27	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
TUES., OCT 28	2:00 p.m.	Decat Board Meeting, Western Hills AEA, Room F

Woodbury County is an Equal Opportunity Employer. In compliance with the Americans with Disabilities Act, the County will consider reasonable accommodations for qualified individuals with disabilities and encourages prospective employees and incumbents to discuss potential accommodations with the Employer.

Federal and state laws prohibit employment and/or public accommodation discrimination on the basis of age, color, creed, disability, gender identity, national origin, pregnancy, race, religion, sex, sexual orientation or veteran's status. If you believe you have been discriminated against, please contact the Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

SEPTEMBER 30, 2025, FORTIETH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, September 30, 2025, at 4:30 p.m. Board members present were Carper, Ung, Dietrich, Nelson, and Bittinger II. Staff members present were Heather Satterwhite-Van Sickle, Executive Secretary/Public Bidder, Melissa Thomas, Human Resources Director, Ryan Ericson, Budget and Finance Director, Joshua Widman, Assistant County Attorney and Michelle Skaff, Auditor/Clerk to the Board.

Meeting started at 4:00pm.

Motion by Bittinger second by Nelson to go into closed session {Iowa Code Section 21.5(1)(j)}. Carried 4-0 on a roll-call vote.

Dietrich arrived at 4:17pm.

Motion by Nelson second by Bittinger to go out of closed session {Iowa Code Section 21.5(1)(j)}. Carried 5-0 on a roll-call vote.

The regular meeting was called to order with the Pledge of Allegiance to the Flag and a Moment of Silence.

1. Motion by Bittinger second by Nelson to approve the agenda for September 30, 2025. Carried 5-0. Copy filed.

Motion by Bittinger second by Nelson to approve the following items by consent:

2. To approve minutes of the September 23, 2025 meeting. Copy filed.
3. To approve the claims totaling \$1,677,372.02. Copy filed.
- 4a. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894729136013, 1107 W 5th St.

WOODBURY COUNTY, IOWA
RESOLUTION #13,953
PARCEL #894729136013

WHEREAS Woodbury County, Iowa was the owner under a tax deed of a certain parcel of real estate described as:

The West Thirty-two Feet (W 32') of the East One Hundred Feet (E 100') of Lots Five (5) and Six (6), Block Ten (10), Tredways Addition to Sioux City, Woodbury County, Iowa (1107 W. 5th Street)

NOW THEREFORE,

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa as follows:

1. That a public hearing on the aforesaid proposal shall be held on
The **14th Day of October, 2025 at 4:35 o'clock p.m.** in the basement of the
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a
public auction to be held on the **14th Day of October, 2025**, immediately
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest
bidder at or above a **total minimum bid of \$1,135.00** plus recording fees.

4. That this resolution, preceded by the caption "Notice of Property Sale" and except for this subparagraph 4 be published as notice of the aforesaid proposal, hearing and sale.

Dated this 30th Day of September, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 4b. To approve and authorize the Chairperson to sign a Resolution approving petition for suspension of taxes for Mark Blackford, parcel #894823136001, 2032 McKinley St.

WOODBURY COUNTY, IOWA

RESOLUTION # 13,954

RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES

WHEREAS, Mark Blackford, as titleholder of a property located 2032 McKinley Street, Sioux City, Iowa, Woodbury County, Iowa, and legally described as follows:

Parcel #894823136001

METROPOLITAN LOT 17 BLOCK 8

WHEREAS, Mark Blackford of the aforementioned property has petitioned the Board of Supervisors for a suspension of taxes pursuant to the 2017 Iowa Code section 427.9, and

WHEREAS, the Board of Supervisors recognizes from documents provided that the petitioner is unable to provide to the public revenue; and

NOW, THEREFORE, BE IT RESOLVED, that the Woodbury County Board of Supervisors hereby grants the request for a suspension of taxes and hereby directs the Woodbury County Treasurer to so record the approval of this tax suspension for this property.

SO RESOLVED this 30th day of September 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

5. To approve the permit to work in the right of way for Mark Richardson. Copy filed.
6. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Legal Secretary, County Attorney Dept. AFSCME Courthouse: \$26.07/hour. Copy filed.

Carried 5-0.

7. Kaylee Gibson, Summit Carbon Solutions, updated on pipeline project including discussion of Community Benefits Agreement.

Motion by Nelson second by Dietrich to receive documents from Ms. Gibson. Carried 5-0. Copy filed.

Deb Main, Steve Corey, and Gail Palmquist expressed concerns about the pipelines.

- 8a. Motion by Nelson second by Dietrich to approve the participation form for the National Opioids Combined Settlement. Carried 5-0. Copy filed.
- 8b. Motion by Bittinger second by Carper to approve the Annual Urban Renewal Report for FY26. Carried 5-0. Copy filed.

9. Reports on committee meetings were heard.

10. Tina Bertrand addressed the board regarding the Treasurer's Office service statistics.

Dennis McCall, Smithland, addressed the board regarding his tax bill.

Ryan Ericson, Budget Director, addressed the board regarding the health balance.

Bill Burrow, Sioux City, addressed the board regarding the county employee attendance to the Chamber Dinner.

11. Board concerns were heard.

The Board adjourned the regular meeting until October 7, 2025.

Meeting sign in sheet. Copy filed.

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

Date: 10/02/2025 Weekly Agenda Date: 10/07/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Laura M. Sievers, PE, County Engineer

WORDING FOR AGENDA ITEM:

Consideration of utility permit for placement of new fiber optic cable in county right of way

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

Long Lines has applied for a permit to install new underground fiber optic along Port Neal Road.

BACKGROUND:

Work in county ROW requires a permit approved by the Board of Supervisors per section 318.8 of the Code of Iowa. The county engineer has reviewed the location and recommends that the work be allowed.

FINANCIAL IMPACT:

No financial impact to the county.

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:

Recommend approval of the permit for Long Lines.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the underground utility permit for Long Lines.

**PERMIT FOR USE OF COUNTY ROAD/HIGHWAY RIGHT-OF-WAY
FOR OVERHEAD AND/OR BURIED UTILITIES ACCOMMODATION**

REQUEST BY APPLICANT:

Name Long Lines Broadband Highway Port Neal Road (K25)
Township Liberty
Address 504 Fourth Street, Sergeant Bluff, IA 51054 City of Sergeant Bluff
Office Phone (712) 271-2710 Local Phone _____ Section SE $\frac{1}{4}$ of NE $\frac{1}{4}$ Sec
Type of Utility Installation fiber optic communications cable T 87 N, R 47 W
Plans Prepared By Oak Hill Consulting (952) 895-8851 Copy Enclosed X Yes No
Map Showing Location Enclosed X Yes No
Utility Location is _____ cross right-of-way X parallel to right-of-way
_____ overhead X underground

Proposed Method of Installation

_____ tunnel _____ suspend on poles _____ cased
_____ jack & bore _____ suspend on towers _____ trench
_____ open cut X plow

Estimated Starting Date 10/13/2025 Estimated Restoration Date Spring 2026

The Applicant understand and agrees that the permitted work shall comply with all permit provisions and conditions listed on the reverse side hereof, and special provisions listed below or attached hereto, and any and all plans, details, or notes attached hereto and made a part thereof. Applicant is to complete in triplicate and send all copies including plans and maps to Woodbury County Engineer, 759 E. Frontage Road, Merville, IA 51039. One executed copy will be returned to the Applicant.

By 
(Signature of Authorized Utility Representative)

Title Oak Hill Consulting, Inc
Date September 23, 2025

PERMIT APPROVAL BY PERMITTING AUTHORITY

The forgoing application is hereby approved and permit issued by the Permitting Authority subject to full compliance by the Applicant with all provisions and conditions stated herein and on the reverse side hereof and all attachments hereto.

By _____
(Signature of Woodbury County Board Chairman)

Title _____
Date _____

By _____
(Signature of Woodbury County Engineer)

Title _____
Date _____

Other Special Provisions:

Permit Provisions and Conditions of Issuance

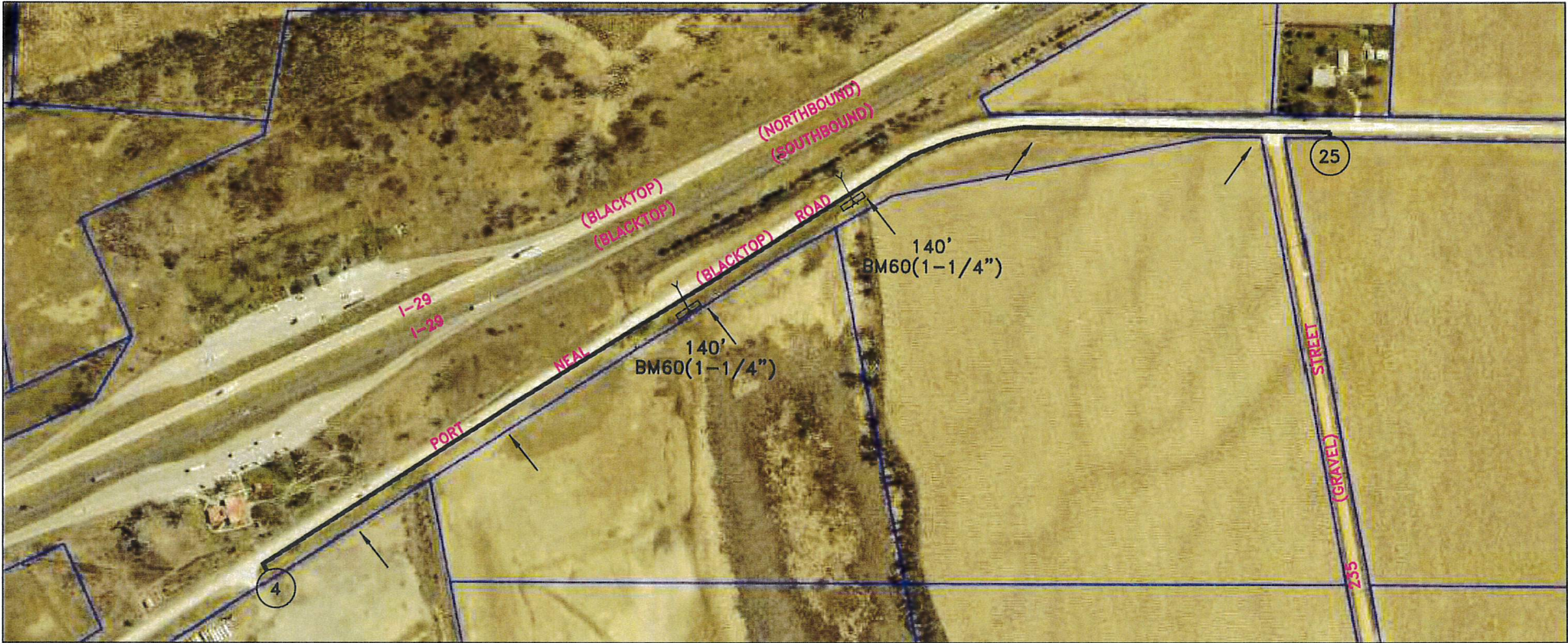
1. The County and/or the County Board of Supervisors will not be charged with any responsibility for damages to the Applicant's property occasioned by any construction or maintenance operations on said county roads, including new or additional right-of-way acquired in connection therewith, subsequent to the building of the Applicant's facilities. The Board will endeavor to give the Applicant sufficient notice of any proposed construction or maintenance work, on either existing or newly acquired right-of-way that is likely to expose, cover up, or disturb any facilities belonging to the Applicant, in order that the Applicant may arrange to protect the facilities. The Board will inform contractors, and others working on the job of the location of the facilities so that reasonable care may be taken to avoid damaging the facilities, however the County and the Board of Supervisors will assume no responsibility for failure to give such notice.

Approved 1/19/99

BURIED FACILITIES	X	URBAN	OTHER
PLACE BURED CABLE MINIMUM	36	" DEEP	
PLACE HOUSE SERVICE WIRE MINIMUM	"	DEEP	

SECTION 8
T- 87 N, R- 47 W
WOODBURY CO., IA

!CAUTION!
CONTRACTOR TO LOCATE
ALL BURIED UTILITIES
BEFORE DIGGING



SECTION 7
T- 87 N, R- 47 W
WOODBURY CO., IA

TERMINAL HOUSING NO.	WBHF	BHF (24x36 x24)	BHF (30x48 x36)	BM UNITS					BFO UNITS					WHBFOS (144)	HO-1			SUBSCRIBER NO.	SEBO (1) I	SEBOV (1x1") Plow	DUCT BM 83	BM 90	ONT 4B	REVISION DATE
				2(5/8"x8')	WBM2	60 (1.25")	53		(144)															
S-4	1				1					100					1	144								
W4-25	1				1	280	6			3600					1	144								

HUMAN RESOURCES DEPARTMENT

WOODBURY COUNTY, IOWA

DATE: October 7, 2025

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Sheriff's Office	Courthouse Security Officer – PT (on-call)	AFSCME Courthouse: \$19.82 - \$21.77/hour		

Chairman, Board of Supervisors



Woodbury County Sheriff's Office

LAW ENFORCEMENT CENTER
P. O. BOX 3715 SIOUX CITY, IOWA 51102

CHAD SHEEHAN, SHERIFF

PHONE: 712.279.6010
E-MAIL: csheehan@woodburycountyiowa.gov
FAX: 712.279.6522

October 1, 2025

To the Woodbury County Board of Supervisors & Human Resources Department,

The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to hire for the position of Court House Security Officer. We request this be placed on the agenda for the Tuesday, Tuesday October 7, 2025, Woodbury County Board of Supervisors meeting. Thank you.

Sincerely,

A handwritten signature in black ink, appearing to read "Chad Sheehan".

Chad Sheehan, Sheriff

Cc: file

CERTIFICATE OF AWARD
FOUR (4) HOURS OF PAID TIME OFF
AWARDED TO
KYLE GATES

**FOR THE GENEROUS DONATION OF 6 GALLONS TO THE LIFESERVE BLOOD CENTER
(TIME OFF MUST BE REDEEMED WITHIN SIX MONTHS FROM THE DATE BELOW)**

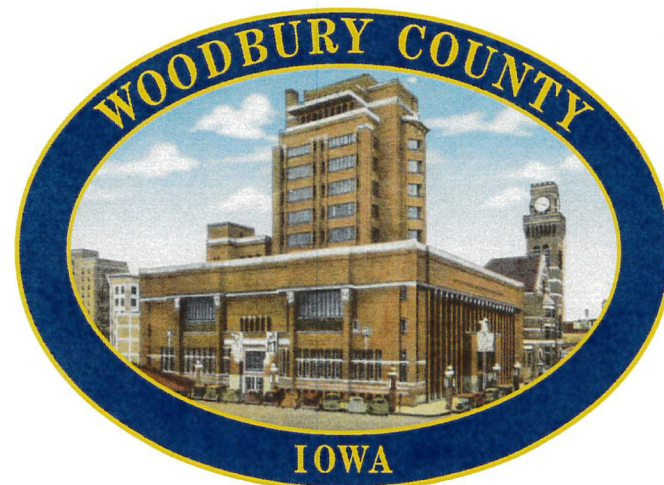
Daniel Bittinger, Board of Supervisors, Chairman

Kent Carper, Board of Supervisors

David Dietrick, Board of Supervisors

Mark Nelson, Board of Supervisors

Matthew Ung, Board of Supervisors



October 7, 2025

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

Date: 10/02/2025 Weekly Agenda Date: 10/07/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Melissa Thomas

WORDING FOR AGENDA ITEM:

Approval of an on-call Courthouse Security Officer in the Sheriff's Office

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

This on-call position will earn no benefits in accordance with the Woodbury County handbook.

BACKGROUND:

Approving this position will help with scheduling needs when a regular staff is on vacation or out sick.

FINANCIAL IMPACT:

The rate for this position is \$19.82 to \$21.77 per hour.

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:

Approve the motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve an on-call Courthouse Security Officer position.

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

Date: 10/02/2025 Weekly Agenda Date: 10/07/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Melissa Thomas HR Director

WORDING FOR AGENDA ITEM:

Approval of the Woodbury County Seatbelt/Restraint Policy

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

Woodbury County employees must wear a seatbelt when operating official Woodbury County vehicles or equipment.

BACKGROUND:

This policy makes it clear regarding the requirement of the driver and passenger to wear seatbelts/restraints when operating official vehicles, equipment, personal and rental cars on official business. Failure to comply with this policy could lead to disciplinary action. If passed this policy will be placed in the Employee Safety Manual.

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:

Approve the motion

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the Woodbury County Seatbelt/Restraint policy.

Seatbelt/Restraint Policy

Policy

It is the policy of Woodbury County that all employees operating official vehicles, equipment, personal and rental cars on official business and other occupants use seatbelts and shoulder restraints.

Employees operating on and off-road equipment with a Rollover Protective Structure (ROPS) shall use seatbelts when operating the equipment.

Employees are also prohibited from riding in or on parts of a vehicle not designed for human occupancy. This includes but is not limited to pick-up and truck boxes, fenders, steps and bumpers. This also applies to trailers, ATV dump boxes and lift buckets.

Failure to comply with these rules is a violation of Woodbury County policies, which is cause for disciplinary action.

Scope

This policy shall apply to all Woodbury County Employees

Procedure

Employees will be trained on this policy. Training will be documented, and the records stored in Human Resources.

Approved and Adopted Date _____

Board Chair

Attestor

WOODBURY COUNTY, IOWA

RESOLUTION NO. _____

A RESOLUTION THANKING AND COMMENDING

Don Armstrong

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Don Armstrong has capably served Woodbury County as an employee of the Woodbury County Sheriff’s Office for 40 years from April 1, 1986, to January 2, 2026.

WHEREAS, the service given by Don Armstrong as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Don Armstrong for his years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Don Armstrong

BE IT SO RESOLVED this 7th day of October, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Daniel A. Bittinger II, Chairman

Kent T. Carper, Member

David L. Dietrich, Member

Mark E. Nelson, Member

Matthew A. Ung, Member

Attest:

Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY, IOWA

RESOLUTION NO. _____

A RESOLUTION THANKING AND COMMENDING

Tony Wingert

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Tony Wingert has capably served Woodbury County as an employee of the Woodbury County Sheriff’s Office for 33 years from March 10, 1993 to January 18, 2026.

WHEREAS, the service given by Tony Wingert as a Woodbury County employee, has been characterized by his dedication to the best interests of the citizens of Woodbury County; and

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA that the undersigned members of this Board thanks and commends Tony Wingert for his years of service to Woodbury County; and

BE IT FURTHER RESOLVED that it is the wish of all those signing below that the future hold only the best for this very deserving person, Tony Wingert

BE IT SO RESOLVED this 7th day of October, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Daniel A. Bittinger II, Chairman

Kent T. Carper, Member

David L. Dietrich, Member

Mark E. Nelson, Member

Matthew A. Ung, Member

Attest:

Michelle K. Skaff, Woodbury County Auditor

WOODBURY COUNTY, IOWA

RESOLUTION NO. _____

PROCLAMATION

WHEREAS, domestic violence is a serious crime that impacts individuals and families across every Siouxland community—touching all races, ages, income levels, and lifestyles—and is likely affecting someone you know; every nine seconds, another person experiences this crime; and

WHEREAS, one in three women and one in nine men will experience violence in their lifetime, and domestic violence violates basic human rights by stripping away dignity, security, and self-worth through physical, emotional, sexual, psychological, and economic abuse; and

WHEREAS, SafePlace works every day to end these acts of violence and help survivors rebuild their lives; and

WHEREAS, in Siouxland, SafePlace provides services 24 hours a day, every day of the year, and last year alone responded to over 1,500 victims fleeing abuse—ensuring that despite high demand, no one in immediate danger was turned away; and

WHEREAS domestic violence affects the entire community, and only a coordinated community response can end these crimes and sustain the funding needed for these life-saving services; and

NOW, THEREFORE, Woodbury County Board of Supervisors, do hereby proclaim the month of October, 2025 as

“DOMESTIC VIOLENCE AWARENESS MONTH”

in Woodbury County, Iowa and urge all citizens to actively participate in the scheduled events and programs and to think about the fact that it is someone you know.

BE IT SO RESOLVED this 7th day of October, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Daniel A. Bittinger II, Chairperson

Mark E. Nelson, Vice-Chairperson

Matthew A. Ung, Supervisor

Kent Carper, Supervisor

David Dietrich, Supervisor

Attest:

Michelle K. Skaff
Woodbury County Auditor/Recorder

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

Date: 10/1/25

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

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

WORDING FOR AGENDA ITEM:

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

ACTION REQUIRED:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

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

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

A 60% majority of the Board of Supervisors shall be required to adopt the proposed amendment of the zoning district map if the owners of more than 20% of either, (a) the area of the subject property or (b) the area of real property lying within 500 feet of the subject property file a written objection prior to the conclusion of the public hearing.

The Board of Supervisors may impose restrictive conditions upon the approval of an amendment to the zoning district map if, before the conclusion of the public hearing, the owner agrees to the conditions in writing.

BACKGROUND:

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

PROPERTY DETAILS

Parcel(s): 884604100004

Township/Range: T88N R46W (Floyd)

Section: 4

Quarter: SW ¼ of the NW ¼

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X – Not in Floodplain

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

FINANCIAL IMPACT:

0

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

Yes ☐ No ☐

RECOMMENDATION:

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

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

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

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

ACTION REQUIRED / PROPOSED MOTION:

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

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

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

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

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on Tuesday, October 7, 2025, at 4:40 PM, Tuesday, October 14, 2025, at 4:40 PM, and Tuesday, October 21, 2025, at 4:40 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

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

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

Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyia.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input are encouraged to attend and participate in the scheduled hearing(s).

CONSIDERATION OF A ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT TO THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

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

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

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

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

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

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

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

COL-IA-502333

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

ORDINANCE NO. ____

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

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

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

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

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

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

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

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

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

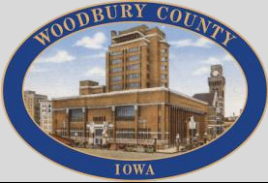
Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 22, 2025**, to review and make a recommendation for amendments to the Woodbury County Zoning Ordinance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

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

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

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

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



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

REPORT – OCTOBER 1, 2025

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

APPLICATION DETAILS

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

PROPERTY DETAILS

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

CONTENTS

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

DESCRIPTION:

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

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

SUMMARY

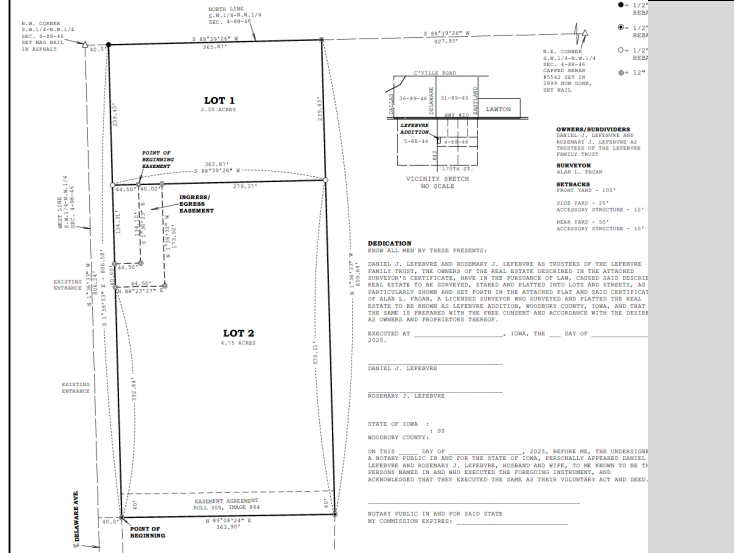
The LeFebvre Family Trust submitted an application for a minor subdivision and an application for a Zoning Ordinance Map Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District to Woodbury County. The proposed subdivision, named the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

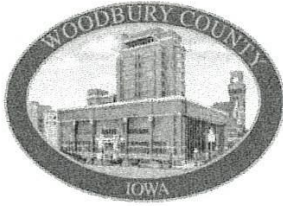
AERIAL MAP

PLAT EXCERPT



Parcel ID 884604100004 Alternate ID 811966 Owner Address LEFEBVRE FAMILY TRUST
Sec/Twp/Rng 4-88-46 Class R 1650 DELAWARE AVE
Property Address 1650 DELAWARE AVE LAWTON, IA 51030
District 0026
Brief Tax Description AN IRREG TCT BEG 40' E & 406'46" N OF SW CORNER SWNW & PT OF BEG; THENCE S 363.90 FT THENCE N TO N LINE SWNW THENCE W TO A PT 40 FT E OF NW CORNER NW SW THENCE S TO PT OF BEG SWNW 4-88-46
(Note: Not to be used on legal documents)





WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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


Dear Board of Supervisors:

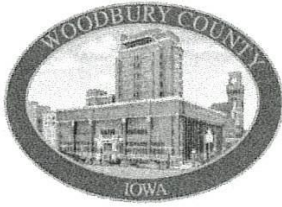
The Woodbury County Zoning Commission held a public hearing on September 22, 2025, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider the proposed rezoning application submitted by the LeFebvre Family Trust. This application seeks to rezone a 6.75-acre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

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

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

Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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


Dear Board of Supervisors:

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

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

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

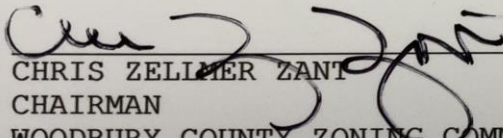
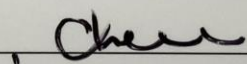
Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT I AM THE CHAIRMAN
OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY,
IOWA AND DO FURTHER CERTIFY THAT SAID COMMISSION HAS HERETOFORE
TAKEN UNDER ADVISEMENT THE PLAT OF LEFEBVRE ADDITION, WOODBURY
COUNTY, IOWA, AND THAT SAID WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA DID ON THE 22 DAY OF
September, 2025 APPROVE THE SAME AND DOES FURTHER
HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS,
WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

DATED THIS 26 DAY OF September, 2025.


CHRIS ZELLMER ZANT
CHAIRMAN

WOODBURY COUNTY ZONING COMMISSION OF
WOODBURY COUNTY, IOWA

Woodbury County Zoning Commission Meeting Minutes

Date: September 22, 2025

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

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

Attendees

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

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on September 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

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

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

Public Comment on Matters Not on the Agenda

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

Staff Update

Dan Priestley provided the following updates:

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

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

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

Appendix

None

RECEIVE

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

AUG 12 2025

WOODBURY COUNTY
PLANNING & ZONING

Applicant: LEFEBVRE FAMILY TRUST
Name of Owner

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

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

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

To subdivide land located in the NW Quarter of Section 4

Civil Township FLOYD GIS Parcel # 884604100004

Name of Subdivision: LEFEBVRE ADDITION

Subdivision Area in Acres 6.75 Number of Lots 2

Attachments:

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

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

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

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

Owner's Signature: 

Zoning Director: 

For Office Use Only:

Zoning District AP Flood District X Date _____ No. 7104

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

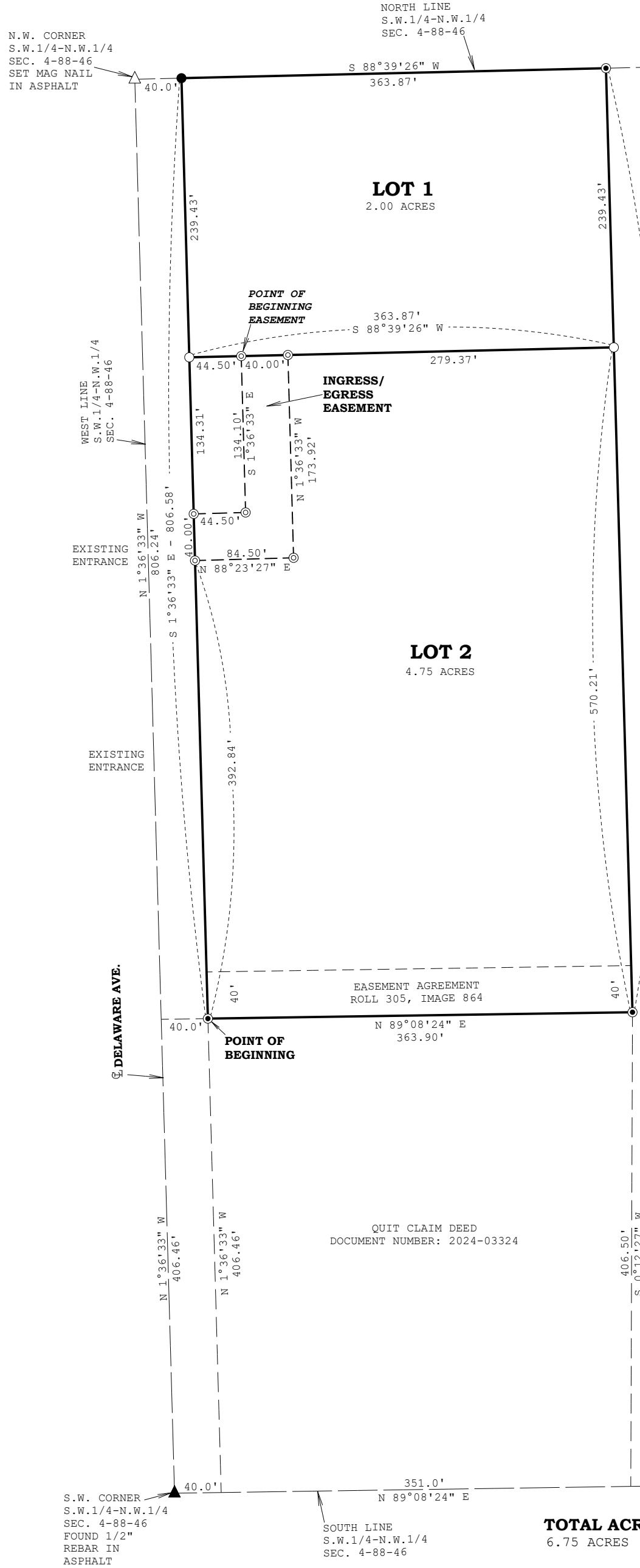
*Owner(s)/applicant(s) shall pay the additional costs associated with the processing, printing, and the mailing of notifications of the public hearings when the number of mailings required exceeds 30. The owner(s)/applicant(s) shall pay the additional costs of the legal publication notice(s) in newspaper(s)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

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

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

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

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



AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 MERRILL, IA 51038 712 539-1471	
DATE OF SURVEY: MAY 2025	
INDEX LEGEND	
SURVEYOR: ALAN L. FAGAN 712 539-1471	
MAIL TO: AL FAGAN LAND SURVEYING, P.C. P.O. BOX 858 - MERRILL, IA 51038	
COUNTY:	WOODBURY
SECTION(S):	4 T. 88 N., R. 46 W.
ALIQUOT PART: PART OF THE S.W.1/4 OF THE N.W.1/4	
CITY:	
SUBDIVISION:	
BLOCK(S):	
LOT(S):	
PROPRIETOR(S): DANIEL J. LEFEBVRE & ROSEMARY J. LEFEBVRE AS TRUSTEES OF LEFEBVRE FAMILY TRUST	
REQUESTED BY: DANIEL J. LEFEBVRE	

**FINAL PLAT
LEFEBVRE ADDITION
WOODBURY COUNTY, IOWA**

SURVEYOR'S CERTIFICATE

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

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

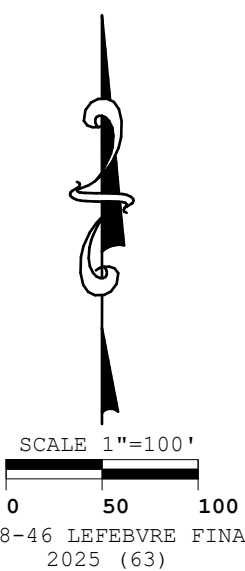
DATED AT SIOUX CITY, IOWA _____, 2025.

ALAN L. FAGAN
IOWA NO. 15082

LICENSE RENEWAL DATE: DECEMBER 31, 2025

MONUMENTS

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



NOTES

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

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

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENTS.

DATED _____

TINA BERTRAND
TREASURER
WOODBURY COUNTY, IOWA

COUNTY ENGINEER'S CERTIFICATE

I, LAURA SIEVERS, P.E. COUNTY ENGINEER FOR WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE BOUNDARY LINES OF THE PLAT AND LOTS THEREIN WERE MATHEMATICALLY CHECKED AND CONFORM WITH THE REQUIREMENTS AS PROVIDED FOR IN THE SUBDIVISION ORDINANCE, THAT ALL DIMENSIONS BOTH LINEAL AND ANGULAR NECESSARY FOR THE LOCATION OF LOTS, TRACTS, STREETS, ALLEYS AND EASEMENTS ARE SHOWN.

LAURA SIEVERS, P.E.
COUNTY ENGINEER
WOODBURY COUNTY, IOWA

CERTIFICATE OF COUNTY ASSESSOR

I, TYLER MOGENSEN, HEREBY CERTIFY THAT ON THE _____ DAY OF _____, 202_____, A COPY OF THIS PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE.

DATED _____

TYLER MOGENSEN
WOODBURY COUNTY ASSESSOR

**BOARD OF SUPERVISORS' RESOLUTION
RESOLUTION NO. _____**

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

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

WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF IOWA AND ORDINANCES OF WOODBURY COUNTY, IOWA, WITH REFERENCE TO THE FILING OF SAME; AND

WHEREAS, THE ZONING COMMISSION OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT; AND

WHEREAS, THE COUNTY ENGINEER OF WOODBURY COUNTY, IOWA HAS RECOMMENDED THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF LEFEBVRE ADDITION, WOODBURY COUNTY, IOWA BE, AND THE SAME IS HEREBY ACCEPTED AND APPROVED, AND THE CHAIRMAN AND SECRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

PASSED AND APPROVED THIS _____ DAY OF _____, 2025.

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

ATTEST:
MICHELLE K. SKAFF
SECRETARY

July 23, 2025

TITLE OPINION

Dan Lefebvre
16550 Delaware Ave.
Lawton, IA 51030

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

Dear Mr. Lefebvre,

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

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

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

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

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

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

subject to the following restrictions and limitations:

INTEREST IN THE SUBJECT REAL ESTATE

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

LIMITED INTERESTS IN THE SUBJECT REAL ESTATE

- EASEMENTS. A Right of Way Easement benefitting Northwest Iowa Power Cooperative is described at Entry 4 of the Abstract. Said electric transmission Easement was dated and acknowledged December 29, 1953 and filed October 26, 1973 in Roll 22, Image 549. Entry 23 of the Abstract shows an Easement Agreement recorded April 6, 1994 on Roll 305, Image 864 granting a perpetual easement for ingress and egress over and across the South Forty feet of the real estate.
- PLATS. Entry 1 of the Abstract shows a Diagram of Section 4-88-46. Entry 25 of the Abstract reveals a Survey recorded September 23, 1994 on Roll 315, Image 1240. Entry 31 of the Abstract shows a Corner Certificate recorded February 12, 1996 on Roll 342, Image 1298.
- RESOLUTIONS. At Entry 16 is referenced a resolution of controlled access abutting primary highways adopted by the Iowa State Highway Commission pursuant to Chapter 148 of the 56th General Assembly, which was filed July 16, 1956 in Book 833, page 322. Entry 17 of the Abstract describes the adoption of Zoning Regulations dated January 11, 1971 and filed March 5, 1971 at Book 1263, Page 9. For further information and amendments thereto, a complete copy of regulations on file in the office of the County Zoning Administrator's office. The Abstract at Entry 18 reveals a Resolution for the Woodbury County Board of Supervisors, #6332 recorded on May 12, 1977 on Roll 62, Image 2118. For maps of the various Flood Zones and particulars you are directed to consult the Office of the Woodbury County Zoning Administrator. Entry 19 discloses Resolution #6333 recorded May 12, 1977 at Roll 62, Image 2120 containing provisions and regulations regarding Flood zone. Entry 45 of the Abstract shows Zoning Regulations filed August 29, 2008 supported by Resolutions No., 10,455 and 10,456. For complete details, see instruments on file in the County Zoning office.
- ZONING. The property is subject to the zoning ordinances of Woodbury County, Iowa.
- COVENANTS. None shown.

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

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

SEE ATTACHED CAUTIONS.

Sincerely,

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

The Abstract is being held for Daniel Lefebvre.

GEHLING OSBORN LAW FIRM, PLC
CAUTIONS TO TITLE OPINIONS

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

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

This opinion is confined to an examination of the abstract only. This opinion is made subject to exceptions reserved by the abstracter in preparing the above reference abstracts. The abstract may be prepared pursuant to the Iowa 40-Year Marketable Title Act (Iowa Code §§ 614.29 to 614.38). Effective July 1, 2009, any property served by private sewage disposal system (septic system) must have the system inspected by a certified inspector prior to any transfer of ownership of the property by deed or contract, unless exempted by law. Iowa Code § 455.172(11).

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

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

ZONING/REGULATIONS

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

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

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

6.Flood Plain regulations, if any.

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

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

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

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

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

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

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

12.Unrecorded purchase money liens.

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

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

MISCELLANEOUS

15. Forged or altered instruments.

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

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

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

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

FINAL PLAT

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

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

PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

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

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

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

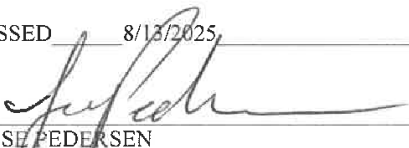
CITY COUNCIL RESOLUTION NO. 2025-12

CITY OF LAWTON, WOODBURY COUNTY, IOWA

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


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

PASSED 8/13/2025



JESSE PEDERSEN
MAYOR

APPROVED 8/13/2025



ATTEST:
TRICIA JERNBERG
CITY CLERK

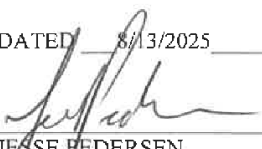
STATE OF IOWA

SS


COUNTY OF WOODBURY

I, TRICIA JERNBERG, CLERK OF THE CITY OF LAWTON, WOODBURY COUNTY, IOWA, DO
HEREBY CERTIFY THAT THE FOREGOING IS A FULL, TRUE, AND CORRECT COPY OF A
RESOLUTION ACCEPTING AND APPROVING THE PLAT OF LEFEBVRE ADDITION,
WOODBURY COUNTY, IOWA, WHICH SAID RESOLUTION WAS ADOPTED BY THE CITY
COUNCIL OF SAID CITY ON THE 13th DAY OF August, 2025 AND
APPROVED BY THE MAYOR OF SAID CITY ON SAID DATE ALL AS FULL, TRUE AND
COMPLETE AS THE SAME APPEARS OF RECORD IN THE OFFICE OF SAID CITY CLERK.

DATED 8/13/2025



JESSE PEDERSEN
MAYOR



TRICIA JERNBERG
CITY CLERK

LAWTON RESOLUTION LEFEBVRE



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

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

Owner Information:		Applicant Information:	
Owner	<u>LEFEBVRE FAMILY TRUST</u>	Applicant	<u>DAN LEFEBVRE</u>
Address	<u>1650 DELAWARE AVE</u> <u>LAWTON, IA 51030</u>	Address	<u>1650 DELAWARE AVE,</u> <u>LAWTON, IA 51030</u>
Phone	<u>712-281-1122</u>	Phone	<u>712 281-1122</u>
Engineer/Surveyor <u>ALAN FAGAN</u>		Phone <u>712 539-1471</u>	
Property Information:			
Property Address or Address Range <u>1650 DELAWARE AVE</u>			
Quarter/Quarter <u>SW 1/4 - NW 1/4</u> Sec <u>4</u> Twnshp/Range <u>88-46</u>			
Parcel ID # <u>884604100004</u> or GIS # _____ Total Acres <u>6.75</u>			
Current Use <u>RESIDENTIAL</u>		Proposed Use <u>RESIDENTIAL</u>	
Current Zoning <u>AP</u>		Proposed Zoning <u>AE</u>	
Average Crop Suitability Rating (submit NRCS Statement) <u>(Included in report)</u>			
The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).			
A formal pre-application meeting is recommended prior to submitting this application.			
Pre-app mtg. date <u>8-12-25</u> Staff present <u>Dan Priestley</u>			
The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.			
This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.			
Owner	<u>LEFEBVRE FAMILY TRUST</u>	Applicant	<u>Dan Lefebvre</u>
Date	<u>8-12-25</u>	Date	<u>Aug 12 2025</u>
Fee: \$400 Case #: <u>7103</u>		RECEIVED	
Check #: _____		AUG 14 2025	
Receipt #: _____		WOODBURY COUNTY PLANNING & ZONING	

LEGAL DESCRIPTION:

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

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

INGRESS/EGRESS EASEMENT DESCRIPTION:

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

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

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

ORDINANCE NO. ____

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

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

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

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

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

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

Dated this ____ day of _____, 2025.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Daniel Bittinger II, Chairman

Mark Nelson, Vice-Chairman

Kent Carper

Attest:

David Dietrich

Michelle K. Skaff, Woodbury County Auditor

Matthew Ung

Adoption Timeline:

Date of Public Hearing and First Reading _____

Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

ITEM ONE (1)

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

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

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

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

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

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

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

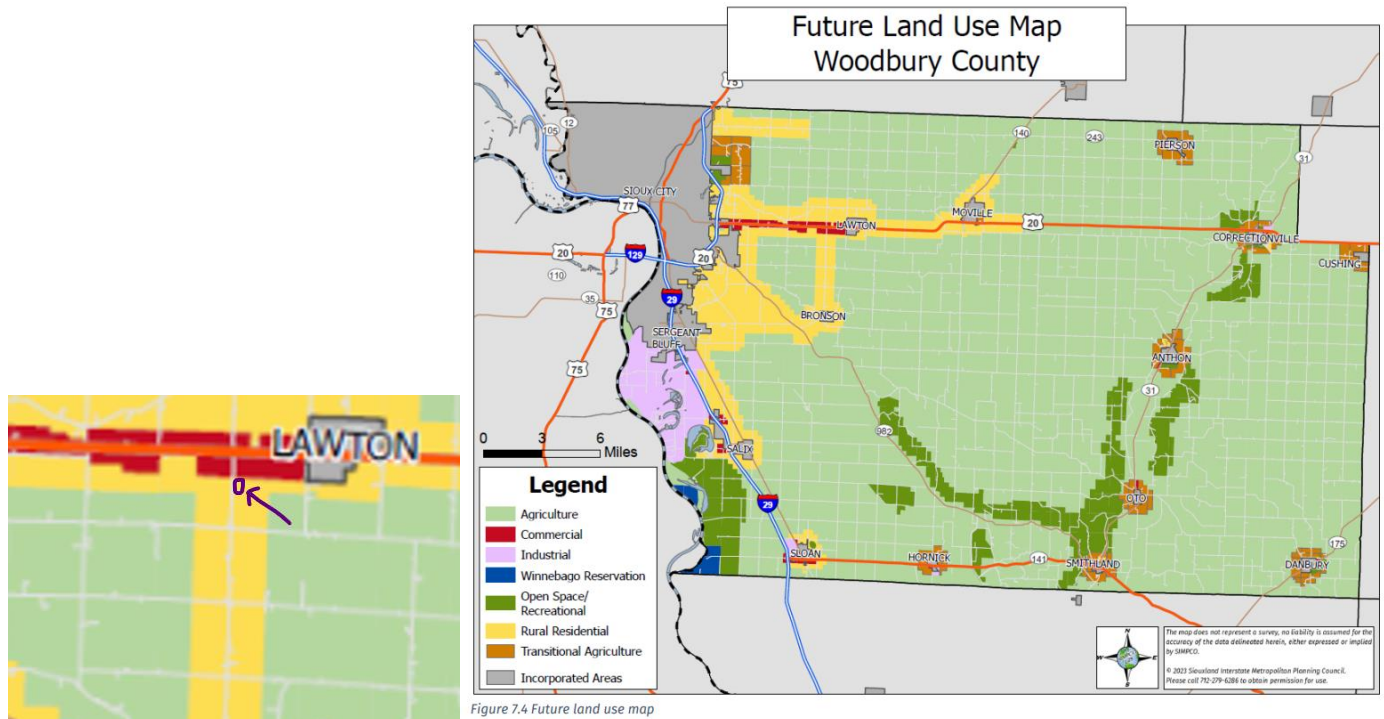
EVALUATION CRITERIA

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

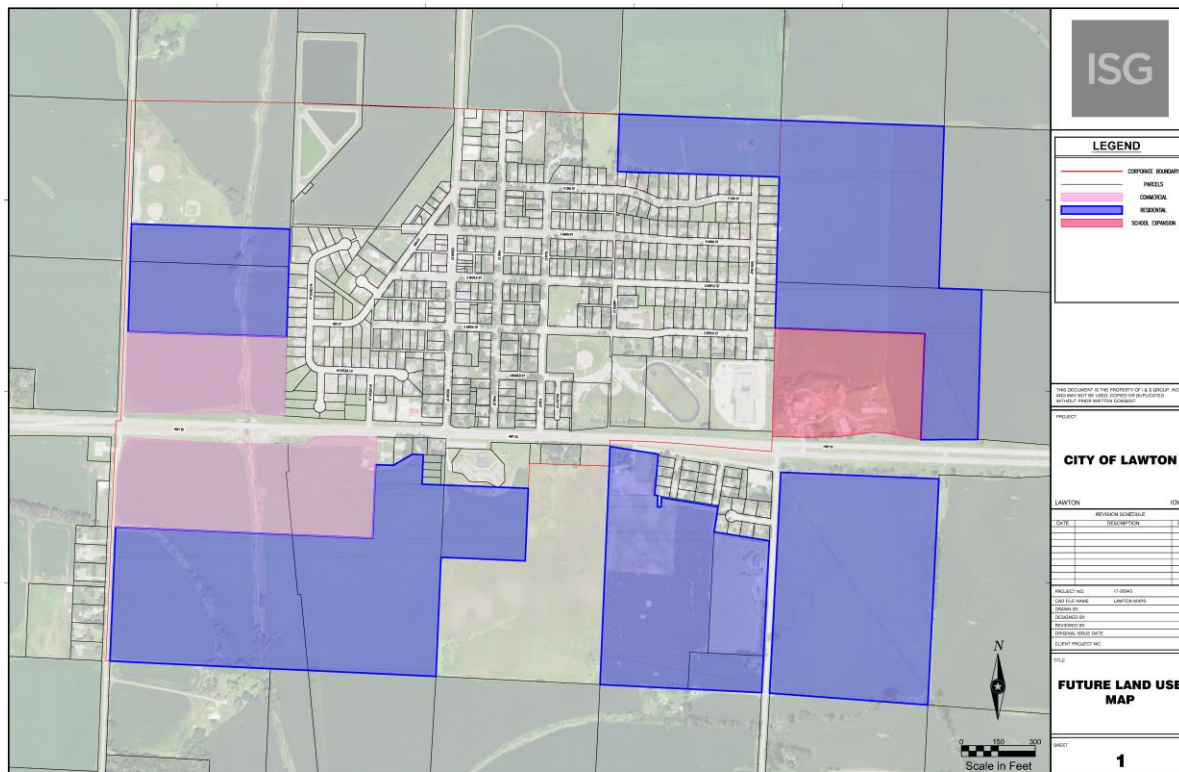
Conformance with the goals and objectives set forth in the approved general development plan for Woodbury County including the future land use map.

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

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



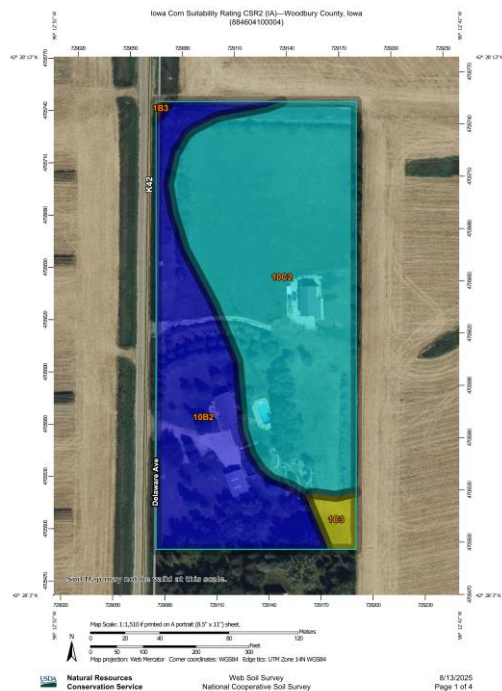
CITY OF LAWTON, IOWA – FUTURE LAND USE MAP



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

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

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



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

Iowa Corn Suitability Rating CSR2 (IA)

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

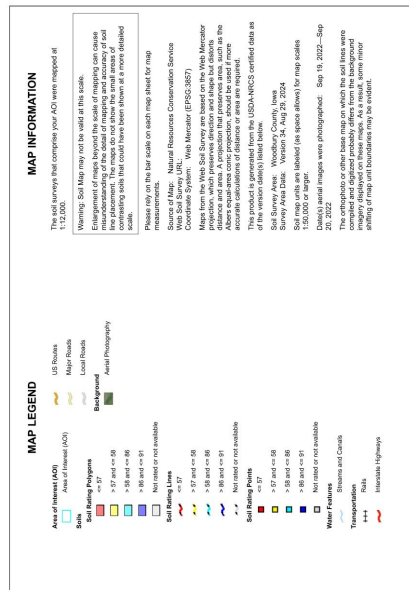
Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary



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

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

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

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

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

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

Tie-break Rule: Higher

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

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

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

The CSR2 is estimated to be about:

- $635.2 / 7.3 = 86.9$ (Approximation)

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

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

Sep. 11, 2025

NOTICE ID: 64HJVW3T77hTCG28Qwec

PUBLISHER ID: COL-IA-502253

NOTICE NAME: ZC_9-22-25_PH

Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

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

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

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

The Woodbury County Zoning Commission will have public hearings on the following items hereafter described in detail on Monday, September 22, 2025 at 5:00 PM or as soon thereafter as the matters may be considered. First public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 601 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID: 688 085 537 during the meeting to listen or comment. However, it is recommended to attend in person so there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 601 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dcpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

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

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

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

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

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

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

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

Item Three (3)

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

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

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

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

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

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

Item Four (4)

CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004

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

OOL-IA-502253

Public notices may also be found at IowaPublicNotices.com

NOTICE OF PUBLIC HEARING
WOODSBURY COUNTY ZONING COMMISSION
ON SEVERAL ZONING ORDINANCE TEXT AMENDMENTS, A MAP AMENDMENT, AND A MINOR SUBDIVISION
(SUMMARIES BELOW)

The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "C" (Conditional use) designation with a "P" (Public service garage) and/or the amendments would update the table by replacing the "C" (Conditional use) designation with a "P" (Public service garage) and/or the amendments would update the table by replacing the "C" (Conditional use) designation with a "P" (Public service garage).

Item One (1):
CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND/OR THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT
SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "C" (Conditional use) designation with a "P" (Public service garage) and/or the amendments would update the table by replacing the "C" (Conditional use) designation with a "P" (Public service garage).

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

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 331.301(27)(a)(1) and other applicable Iowa Code sections, because Woodbury County has not adopted building code requirements with those of the Board of Supervisors. The proposed amendments would revise the ordinance to change the classification of "public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District.

Item Three (3):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT APPLICATION ON PARCEL #884604100004
PURSUANT TO SECTION 335 OF THE CODE OF IOWA, THE WOODBURY COUNTY ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE APPLICATION FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) TO THE WOODBURY COUNTY ZONING ORDINANCE AND/OR MAP FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY IOWA BY THE LEFEBVRE FAMILY TRUST, 1650 DELAWARE AVE., LAWTON, IA 51030.

Item Four (4):
CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #884604100004
PURSUANT TO SECTION 335 OF THE CODE OF IOWA, THE WOODBURY COUNTY ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE APPLICATION FOR A MINOR SUBDIVISION TO WOODBURY COUNTY. THE PROPOSED SUBDIVISION, NAMED THE LEFEBVRE ADDITION, SEEKS TO DIVIDE A 6.75-ACRE PARCEL INTO TWO LOTS: LOT 1, CONSISTING OF 2.00 ACRES, AND LOT 2, CONSISTING OF 4.75 ACRES, FOR THE FUTURE CONSTRUCTION OF A RESIDENCE. THE SUBJECT PROPERTY, IDENTIFIED AS PARCEL #884604100004, IS LOCATED IN SECTION 4, T88N R46W (FLOYD TOWNSHIP), WITHIN THE SW 1/4 OF THE NW 1/4 OF THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT. THE PROPERTY IS SITUATED AT 1650 DELAWARE AVE., LAWTON, IA 51030, APPROXIMATELY ONE MILE WEST OF LAWTON AND 4.5 MILES EAST OF SIOUX CITY, ON THE EAST SIDE OF DELAWARE AVENUE, APPROXIMATELY 20.00 FEET NORTH OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4; THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"W. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

NOTE: THE WEST LINE OF SAID S.W.1/4 OF THE N.W.1/4 IS ASSUMED TO BEAR N.1°36'33"W.
Petitioner: Applicant(s): LeFebvre Family Trust, 1650 Delaware Ave., Lawton, IA 51030.

Item Five (5):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT APPLICATION ON PARCEL #884604100004
PURSUANT TO SECTION 335 OF THE CODE OF IOWA, THE WOODBURY COUNTY ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE APPLICATION FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) TO THE WOODBURY COUNTY ZONING ORDINANCE AND/OR MAP FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY IOWA BY THE LEFEBVRE FAMILY TRUST, 1650 DELAWARE AVE., LAWTON, IA 51030.

Item Six (6):
CONSIDERATION OF ZONING ORDINANCE MAP AMENDMENT APPLICATION ON PARCEL #884604100004
PURSUANT TO SECTION 335 OF THE CODE OF IOWA, THE WOODBURY COUNTY ZONING COMMISSION WILL HOLD A PUBLIC HEARING TO CONSIDER THE APPLICATION FOR A ZONING ORDINANCE MAP AMENDMENT (REZONE) TO THE WOODBURY COUNTY ZONING ORDINANCE AND/OR MAP FOR THE UNINCORPORATED AREA OF WOODBURY COUNTY IOWA BY THE LEFEBVRE FAMILY TRUST, 1650 DELAWARE AVE., LAWTON, IA 51030.

Public notices may also be found at IowaPublicNotices.com

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 The Danbury Review,
 Box 207,
 Danbury, IA 51019.

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Send this to:
 The Danbury Review,
 Box 207,
 Danbury, IA 51019.

Name _____
 Address _____
 City, State, Zip _____

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

2. APPROVAL OF THE AGENDA:

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

3. DISCUSSION/ACTION ITEMS:

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

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

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

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

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

Motion Carried. [Unanimous]


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

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

See PUBLIC/LEGAL NOTICES P.13

Sergeant Bluff Advocate - 9/11/25

PROPERTY OWNER(S) NOTIFICATION

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

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

STAKEHOLDER COMMENTS

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

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

COUNTY ENGINEER'S REVIEW MEMO



Woodbury County Secondary Roads Department

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

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, County Engineer

Date: September 18, 2025

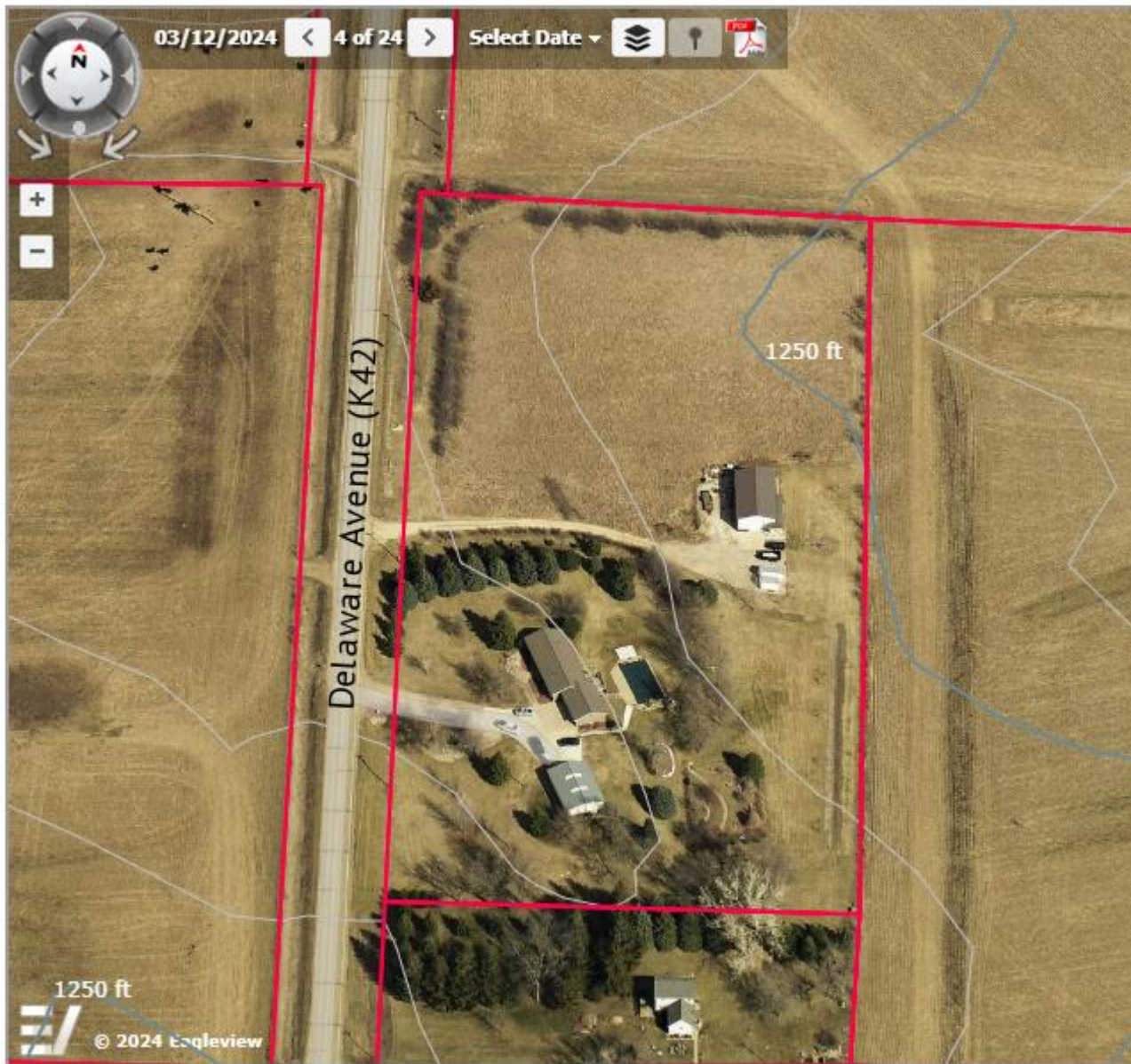
Subject: LeFebvre Family Addition – a minor subdivision application

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

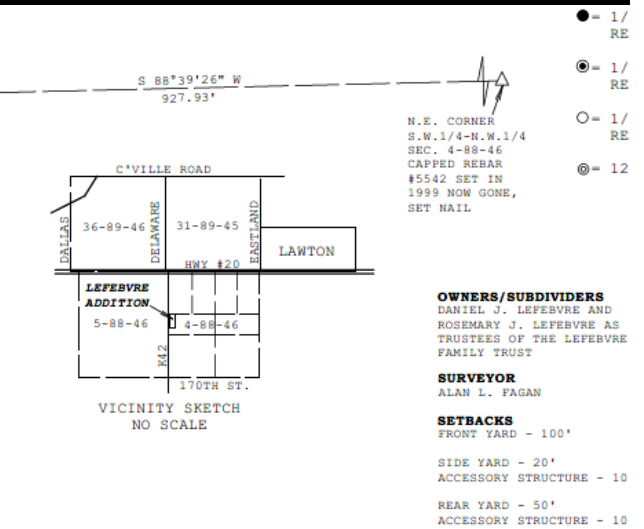
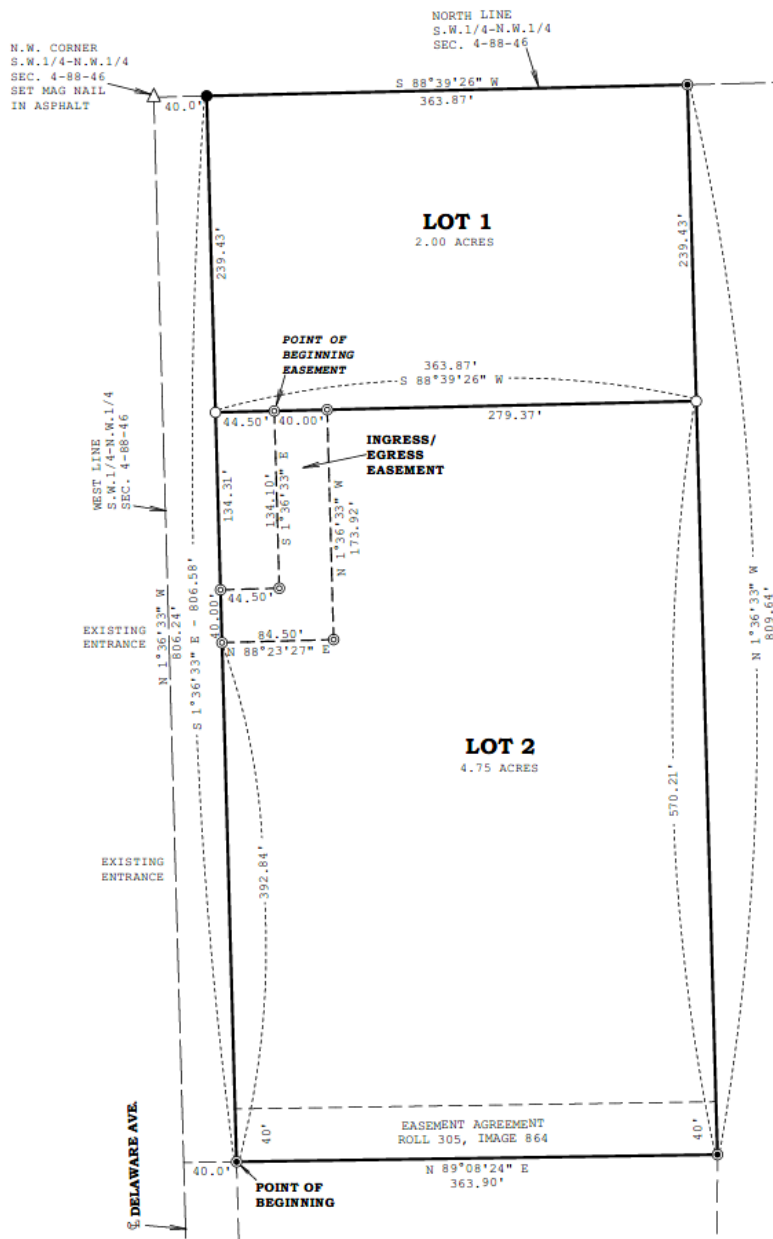
The following comments are provided for your consideration.

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

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



PLAT MAP EXCERPT



TITLE OPINION

July 23, 2025

TITLE OPINION

Dan LeFebvre
16550 Delaware Ave.
Lawton, IA 51030

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

Dear Mr. LeFebvre,

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

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

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

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

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

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

subject to the following restrictions and limitations:

INTEREST IN THE SUBJECT REAL ESTATE

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

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

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

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

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

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

LIMITED INTERESTS IN THE SUBJECT REAL ESTATE

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

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

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

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

11.COVENANTS. None shown.

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

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

SEE ATTACHED CAUTIONS.

Sincerely,

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

The Abstract is being held for Daniel LeFebvre.

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

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

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

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

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

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

NOTES

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

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

ZONING/REGULATIONS

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

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

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

6.Flood Plain regulations, if any.

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

REAL ESTATE TAXES/MORTGAGES/FINANCING STATEMENTS/LIENS

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

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

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

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

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

12.Unrecorded purchase money liens.

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

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

MISCELLANEOUS

15. Forged or altered instruments.

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

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

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

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

Woodbury County, IA / Sioux City

Summary

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



Owner

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

Land

Lot Area 6.70 Acres; 291,852 SF

Residential Dwellings

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

Agricultural Buildings

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

Yard Extras

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

Permits

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

Valuation

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

Sioux City Special Assessments and Fees

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

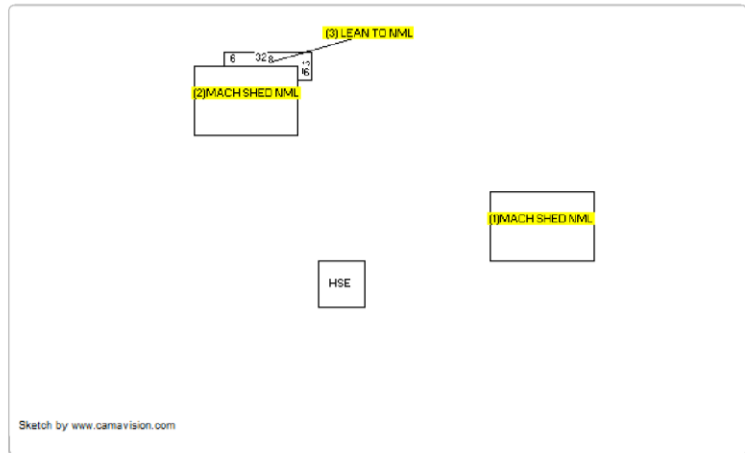
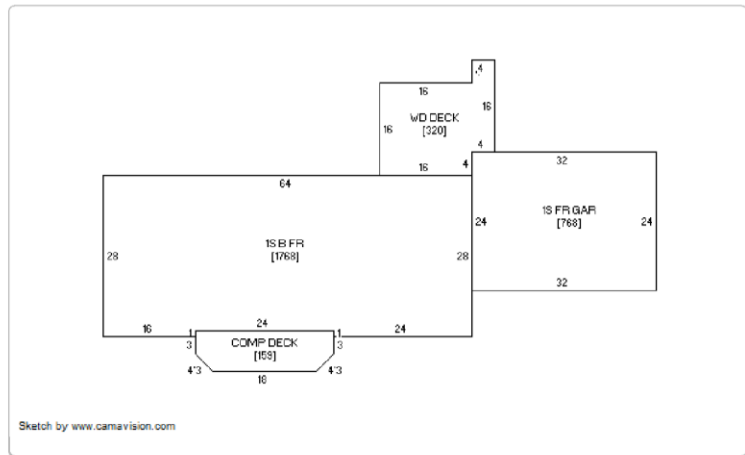
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



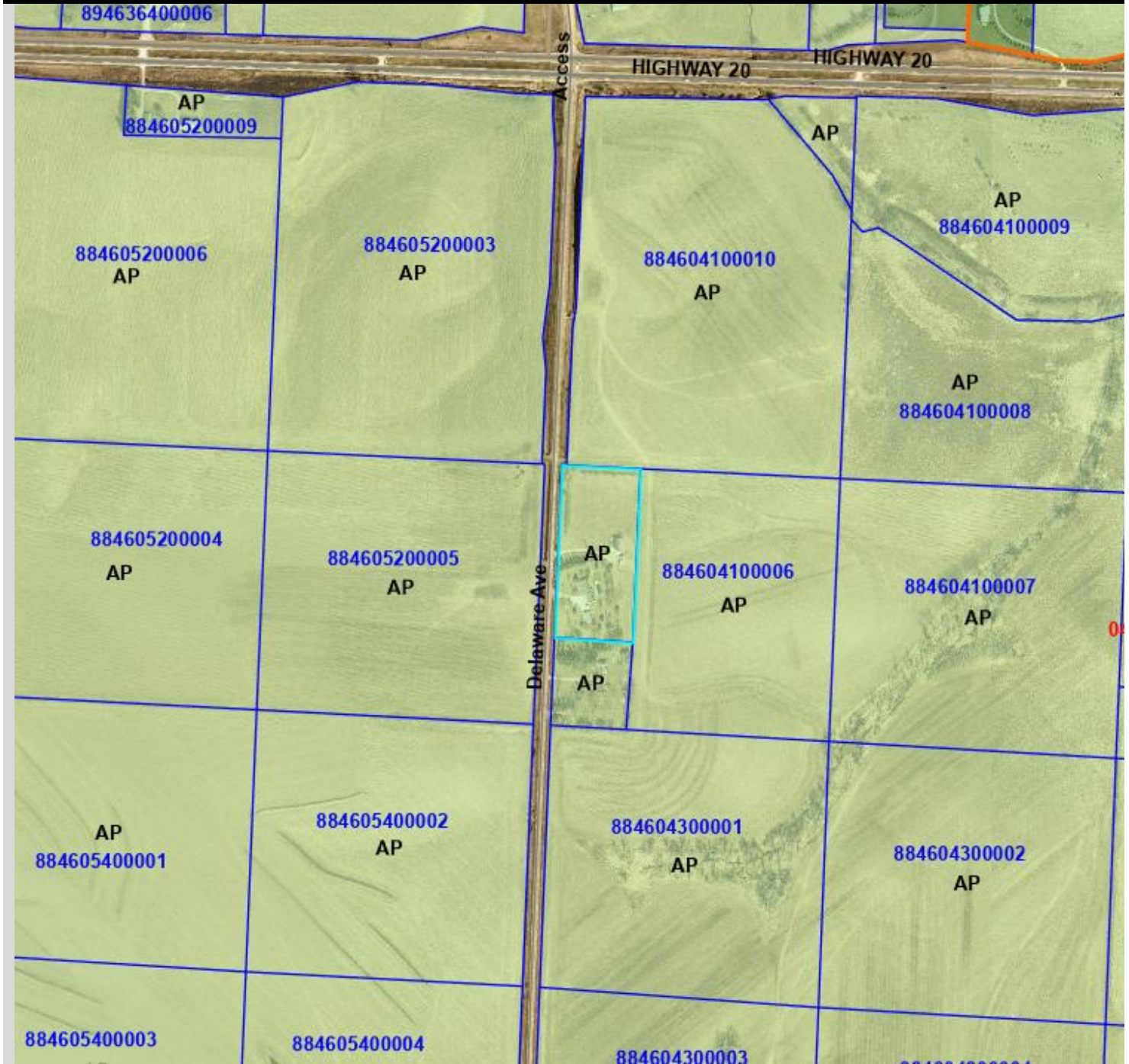
No data available for the following modules: Commercial Buildings, Sales, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
| [User Privacy Policy](#) | [GDPR Privacy Notice](#)
Last Data Upload: 8/12/2025, 9:00:29 PM

Contact Us



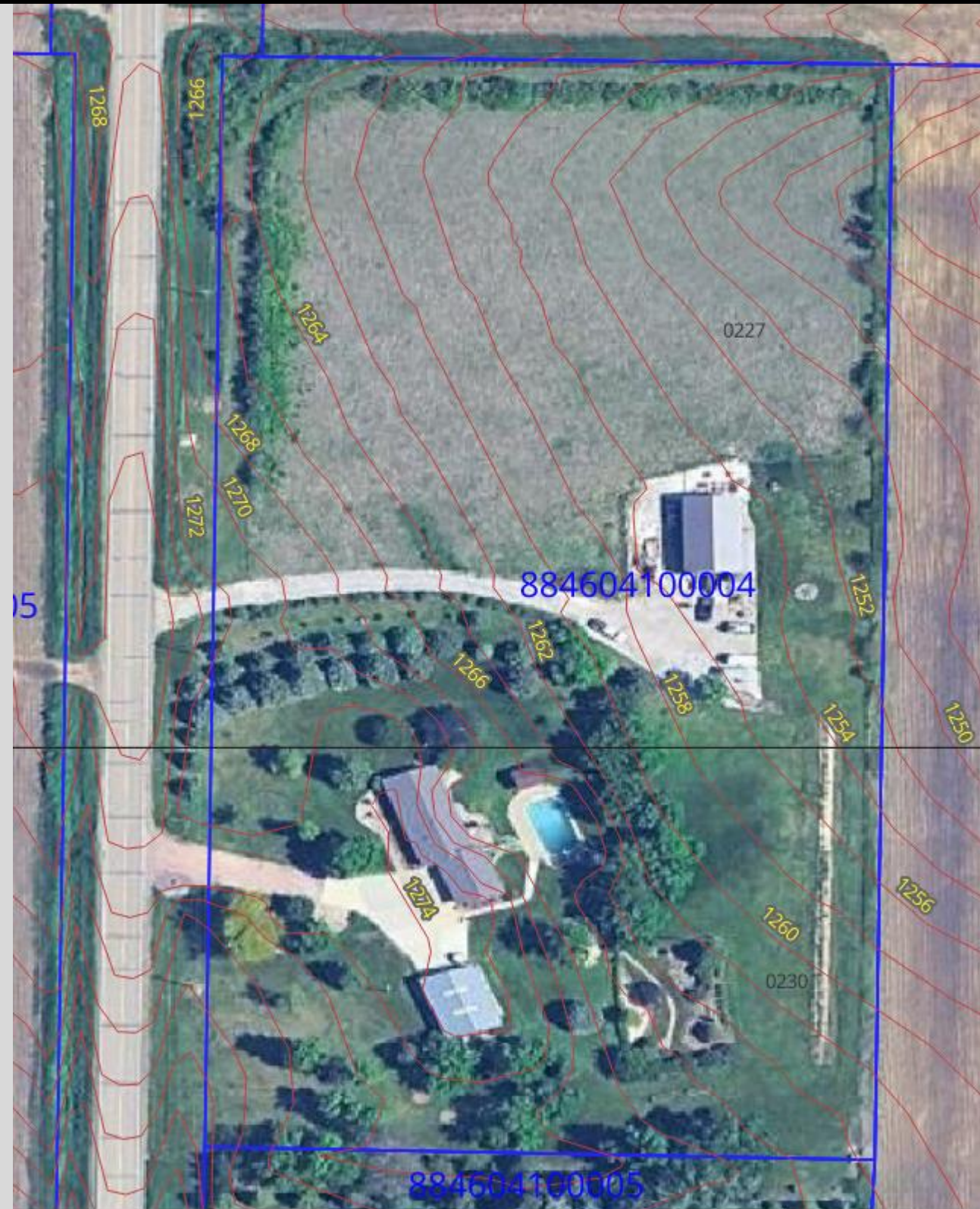
ZONING MAP



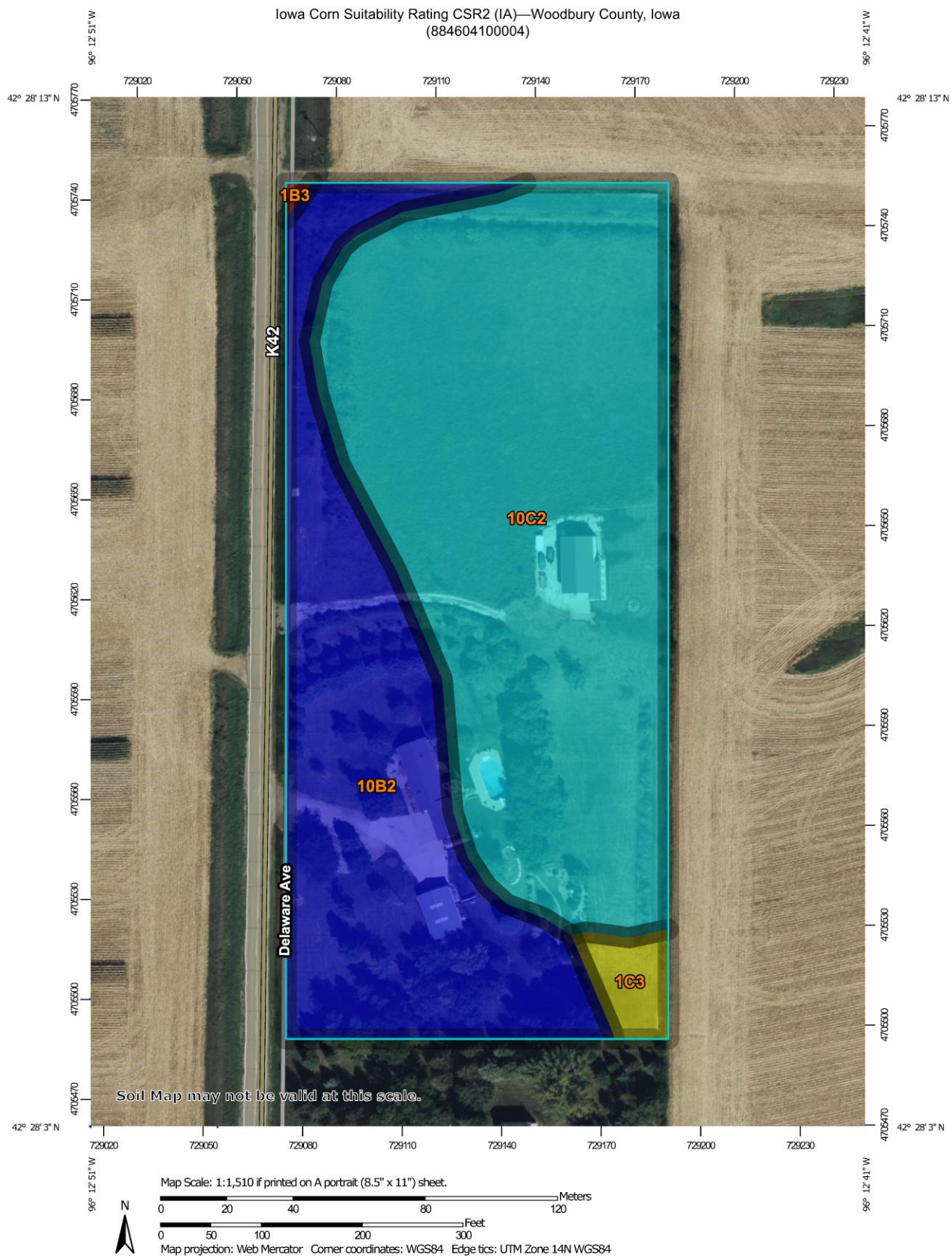
SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.

ELEVATION MAP



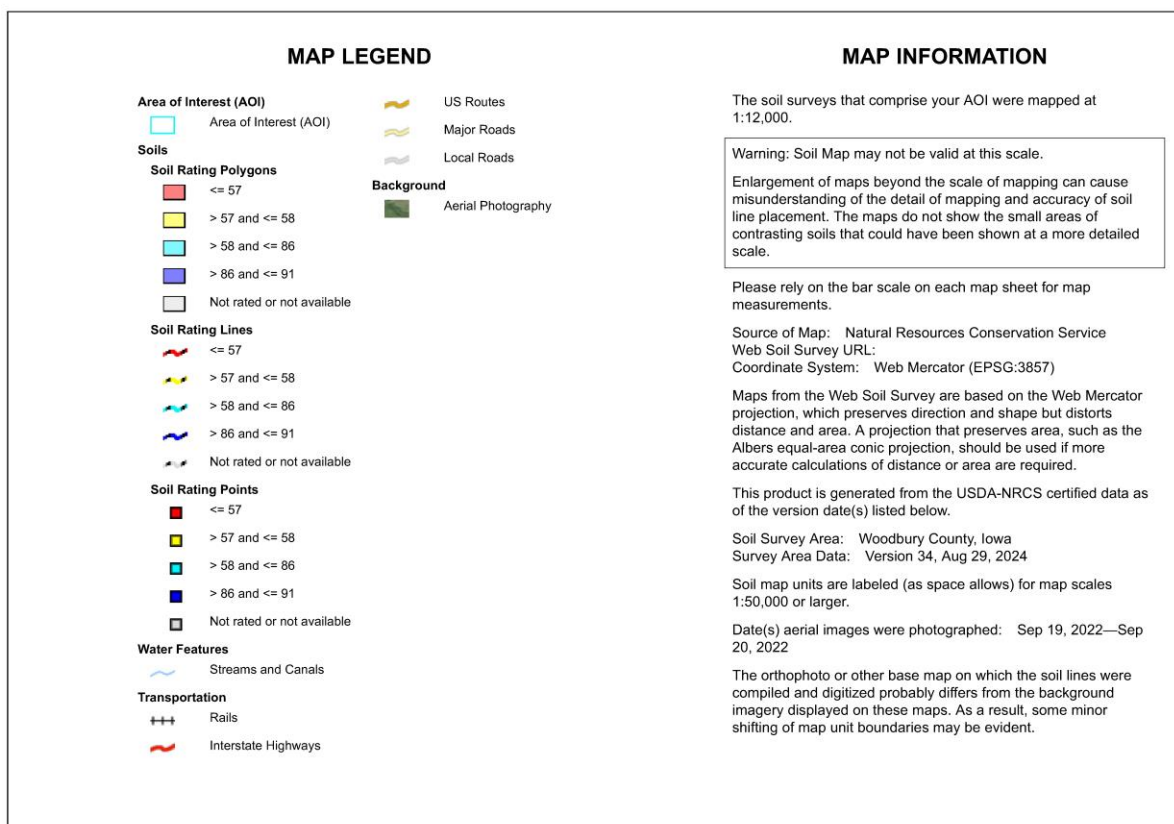
SOIL REPORT



Natural Resources
Conservation Service

Web Soil Survey
National Cooperative Soil Survey

8/13/2025
Page 1 of 4



Iowa Corn Suitability Rating CSR2 (IA)

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

Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

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

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

Tie-break Rule: Higher

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

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

Date: 10/1/25

Weekly Agenda Date: 10/7/25 4:42

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dan Priestley

WORDING FOR AGENDA ITEM:

a. Receive the final report and recommendation from the Zoning Commission following their 9/22/25, meeting to approve Zoning Ordinance Text Amendments aimed to establish maximum dimensions for Accessory Dwelling Units (ADUs) and allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a)(1) in counties lacking building codes. Additionally, the amendments will include utility-scale solar energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance.
b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Text Amendments
c. Approve the First Reading of the said Zoning Ordinance Text Amendments

ACTION REQUIRED:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The proposed zoning ordinance amendments aim to establish maximum dimensions for Accessory Dwelling Units (ADUs) and allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a)(1) in counties lacking building codes. Additionally, the amendments will include utility-scale solar energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance.

The proposed amendments are housekeeping efforts to refine the zoning ordinance for better clarity and administrative efficiency. They do not alter the core purposes outlined in the ordinance but ensure the document remains a practical tool for zoning enforcement in Woodbury County's unincorporated areas. Adoption would enhance compliance without imposing new burdens on residents or developers.

Following the public hearing, the Board of Supervisors may:

- (1) Defer consideration of the matter for further study; or
- (2) Reject the proposed amendment; or
- (3) Adopt the ordinance amending the text of this title.

BACKGROUND:

On September 22, 2025, the Woodbury County Zoning Commission held a public hearing to consider a series of text amendments to the County Zoning Ordinance. These amendments were presented by staff as "housekeeping" measures intended to correct inconsistencies, align the ordinance with state law, enhance clarity, and ensure fair and efficient administration. After review and discussion, the Zoning Commission voted unanimously to recommend approval of all proposed amendments to the Board of Supervisors.

The following is a background explanation of each amendment and the action taken by the Commission.

1. Accessory Dwelling Units (ADUs). Background: The previous ordinance language for Accessory Dwelling Units (ADUs) referenced Iowa Code in a way that created an unintended consequence: it subjected ADUs to state building code requirements, while primary residences in the county are not, as Woodbury County has not adopted county-wide building codes. This created an enforcement disparity. The ordinance also lacked specific maximum dimensions for ADUs, creating ambiguity. Proposed Amendment: The amendment repeals and replaces the existing text to: Establish a maximum size for an ADU at 1,000 square feet or 50% of the size of the primary residence, whichever is larger. Clarify that for zoning purposes, ADUs are not required to comply with state building codes (Iowa Code Chapter 103A), aligning their requirements with those of principal dwellings in the county. Zoning Commission Action: The Commission recommended approval, recognizing the amendment as a necessary correction to ensure ADUs and primary homes are treated consistently and to provide clear, enforceable size limits.
2. Public Notification for Utility-Scale Solar and Telecommunication Towers. Background: The ordinance required an extended public notification radius of one mile for certain large-scale conditional uses, such as airports and telecommunication towers. However, it did not include Utility-Scale Solar Energy Systems (US-SES) in this category. Additionally, the text contained a typographical error, referencing a non-existent subsection for telecommunication towers. Proposed Amendment: The amendment updates the public notification section to: Add Utility-Scale Solar Energy Systems (US-SES) to the list of uses requiring a one-mile notification radius, treating it similarly to other large infrastructure projects. Correct the subsection reference for telecommunication towers from the incorrect "5.06-3" to the correct "5.05". Zoning Commission Action: The Commission recommended approval, viewing the change as a way to increase public transparency for solar projects and to correct a clerical error in the ordinance.
3. Telecommunication Tower Colocation Requirements. Background: The ordinance required applicants for new telecommunication towers to submit an affidavit proving they had made unsuccessful efforts to co-locate their equipment on an existing structure. This requirement is preempted by Iowa Code Chapter 8C, which limits a local government's ability to regulate the placement of such towers. Proposed Amendment: The amendment removes the colocation affidavit requirement from the application process to align the county ordinance with state law. Zoning Commission Action: The Commission recommended approval to ensure the ordinance complies with state regulations and removes an outdated, legally unenforceable requirement for applicants.
4. Road Use and Repair Agreement for Utility-Scale Solar. Background: The section of the ordinance detailing requirements for Utility-Scale Solar Energy Systems contained an incorrect cross-reference. In the subsection regarding pre-construction road surveys, it referred to "Section 6.1" instead of the correct subsection, "Section 5.08.9 A," which pertains to road use agreements. Proposed Amendment: The amendment corrects the incorrect cross-reference, changing "Section 6.1" to "Section 5.08.9 A." Zoning Commission Action: The Commission recommended approval of this change as a straightforward housekeeping measure to ensure the ordinance's internal consistency and accuracy.

Summary of Action. The Zoning Commission found that the four proposed text amendments were non-controversial and necessary for the proper administration of the Zoning Ordinance. During the public hearing, no comments were received from the public. The Commission, therefore, passed a motion (4-0) to recommend that the Board of Supervisors approve the draft amendments as presented.

FINANCIAL IMPACT:

0

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

Yes ☐ No ☐

RECOMMENDATION:

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

Open and close the public hearing. (Set Time: 4:42 PM)

Conduct and approve the first reading of the Zoning Ordinance Text Amendments.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 10/14/25 at 4:42 PM, and Tuesday, 10/21/25 at 4:42 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

- a. Receive the final report and recommendation from the Zoning Commission following their 9/22/25, meeting to approve a Zoning Ordinance Text Amendments aimed to establish maximum dimensions for Accessory Dwelling Units (ADUs) and allow them to align with primary dwellings without adhering to Iowa Code 331.301(27)(a)(1) in counties lacking building codes. Additionally, the amendments will include utility-scale solar energy systems in the public notification subsection, correct references for telecommunication towers, and remove colocation requirements to align with state regulations. The road use and repair agreement reference in the solar energy section will also be updated. Other necessary changes will include reclassifying page numbers, sections, and content locations within the zoning ordinance.
- b. Conduct the First Public Hearing on the said proposed Zoning Ordinance Text Amendments
- c. Approve the First Reading of the said Zoning Ordinance Text Amendments

**NOTICE REGARDING PUBLIC
HEARINGS BEFORE THE
WOODBURY COUNTY BOARD
OF SUPERVISORS FOR ZONING
ORDINANCE TEXT AMENDMENTS**

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider proposed zoning ordinance text amendments, as summarized below, on Tuesday, October 7, 2025, at 4:42 PM, Tuesday, October 14, 2025, at 4:42 PM, and Tuesday, October 21, 2025, at 4:42 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board may waive the second and third hearings and readings if deemed appropriate.

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

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

Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyia.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input on these matters are encouraged to attend and participate in the scheduled hearing(s).

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS. TITLE: AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE 331.301(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION; AND OTHER CHANGES AS NECESSARY NOT LIMITED TO THE RECLASSIFICATION OF PAGE NUMBERS, SECTIONS, AND OTHER CONTENT LOCATIONS IN THE ZONING ORDINANCE. The proposed amendments aim to set size limits for ADUs and align their building requirements with primary dwellings, update public notification references for utility-scale solar energy systems, correct references for telecommunication towers, align tower applications with state regulations by removing colocation mandates, and update the road use and repair agreement reference for utility-scale solar energy systems.

The Woodbury County Board of Supervisors will consider amendments to the zoning ordinance to:

1. Establish maximum dimensions for Accessory Dwelling Units (ADUs) and for the purposes of the subsection in the ordinance, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Chapter 103A.
2. Include utility-scale solar energy systems in the public notification subsection and correct the referenced subsection for telecommunication towers.
3. Align telecommunication tower applications with state code by removing colocation requirements.
4. Correct the road use and repair agreement reference in the utility-scale solar energy systems section.
5. Other changes as necessary not limited to the reclassification of page numbers, sections, and other content locations in the zoning ordinance.

This description is a summary of the proposed ordinance amendments. The full text of the proposed amendments does not impose any new fines, penalties, forfeitures, fees, or taxes beyond those already in the existing zoning ordinance.

COL-IA-502336

DRAFT SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

ORDINANCE NO. _____

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE WOODBURY COUNTY ZONING ORDINANCE TO ESTABLISH MAXIMUM DIMENSIONS FOR ACCESSORY DWELLING UNITS (ADUs) AND PERMIT ADUs THAT DO NOT COMPLY WITH IOWA CODE 331.301(27)(a)(1) TO ALIGN WITH PRIMARY DWELLINGS IN A COUNTY WITHOUT ADOPTED BUILDING CODES; TO ADD UTILITY-SCALE SOLAR ENERGY SYSTEMS TO THE PUBLIC NOTIFICATION SUBSECTION AND CORRECT THE REFERENCED SUBSECTION TO TELECOMMUNICATION TOWERS; TO ALIGN TELECOMMUNICATION TOWER APPLICATIONS WITH STATE CODE BY REMOVING COLOCATION REQUIREMENTS; AND TO CORRECT THE ROAD USE AND REPAIR AGREEMENT REFERENCE IN THE UTILITY-SCALE SOLAR SECTION.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendment 1: To add maximum dimensions for accessory dwelling units and to exempt this ordinance from Iowa Code 331.301(27)(a)(1) to place accessory dwellings in alignment of primary dwellings as a county without adopted building codes.

Location: Page 43, Section 4.04: Lot Requirements

Action: Repeal and replace Section 4.04.2 as follows:

Current Text to Repeal:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same lot as a single-family residence, in accordance with Iowa Code 331.301(27).

Replacement Text:

2. Number of Residential Structures. Only one principal residential structure may be constructed, structurally altered, or used for residential purposes on any zoning lot. Additionally, at least one accessory dwelling unit (ADU)—defined as a secondary residential dwelling unit located on the same lot as a single-family residence, either attached to or detached from it—shall be permitted on the same

lot as a single-family residence. An accessory dwelling unit shall not exceed one thousand (1,000) square feet or fifty percent (50%) of the size of the single-family residence, whichever is larger. For the purposes of this subsection, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Section 103 A.

Amendment 2: Addition of Utility-Scale Solar Energy Systems to the public notification subsection and the correction of the referenced subsection for Telecommunication Towers.

Location: Page 8, Section 2.02.1 B(1)(e)

Action: Repeal and replace Section 2.02.1 B(1)(e) as follows:

Current Text to Repeal:

(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within 500 feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, or construction of a telecommunication tower as provided in subsection 5.06-3, notices shall be mailed to all owners of real property located within one mile of the subject property for an airport, sanitary landfill, telecommunication tower, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Replacement Text:

(e) For a Board of Adjustment hearing on a conditional use or special exception, notice shall be mailed to all owners of real property located within five hundred (500) feet of the subject property, except that in the case of a conditional use to allow an airport, a sanitary landfill, a nuclear energy facility, a nuclear waste storage facility, construction of a telecommunication tower as provided in **subsection 5.05, or a Utility-Scale Solar Energy System (US-SES) as provided in subsection 5.08**, notices shall be mailed to all owners of real property located within one (1) mile of the subject property for an airport, sanitary landfill, telecommunication tower, **or Utility-Scale Solar Energy System (US-SES)**, and within ten miles of the subject property for a nuclear energy facility or nuclear waste storage facility.

Amendment 3: To align telecommunication policy with the requirements of state code as it pertains to removal of colocation requirements.

Location: Page 77, Section 5.05.5 B

Action: Repeal Section 5.05.5 B and redesignate subsequent subsections.

Current Text to Repeal:

B. An affidavit attesting to the fact that the applicant has made diligent but unsuccessful efforts to obtain permission to install or co-locate the applicant's tele-communications facilities on a tower or useable antenna support; or written

technical evidence from an engineer that the applicant's telecommunications facilities cannot be installed or co-located on another tower or useable antenna support structure.

Redesignations:

- Redesignate **Section 5.05.5 C** as **Section 5.05.5 B**
- Redesignate **Section 5.05.5 D** as **Section 5.05.5 C**
- Redesignate **Section 5.05.5 E** as **Section 5.05.5 D**
- Remove **Section 5.05.5 E**

Amendment 4: Correction of reference to road use and repair agreement in the Utility-Scale Solar section

Location: Page 89, Section 5.08.9 B

Action: Repeal and replace Section 5.08.9 B as follows:

Current Text to Repeal:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to Section 6.1. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

Replacement Text:

B. Existing Road Conditions. Applicants shall conduct a pre-construction survey, in coordination with the impacted local road authorities to determine existing conditions of roads identified pursuant to **Section 5.08.9 A**. The survey shall include photographs or video and written documentation of the condition of the identified road facilities. The applicant is responsible for on-going road maintenance and dust control measures identified by the County Engineer during all phases of construction.

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_____

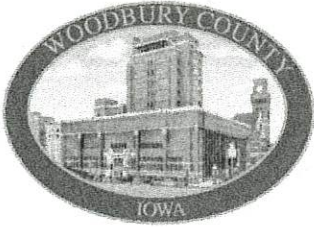
Date of Public Hearing and Second Reading_____

Date of Public Hearing and Third Reading_____

Date of Adoption_____

Published/Effective Date_____

ROUGH DRAFT SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation on Zoning Ordinance Text Amendments to Establish Maximum Dimensions for Accessory Dwelling Units (ADUs) and align the dwelling requirements with the county's policy of having no building codes, Add Utility-Scale Solar to Public Notification, Correct Telecommunication Tower References, Align Tower Applications with State Code by Removing Colocation Requirements, and Correct Road Use Reference in Utility-Scale Solar Section, and other applicable edits.

Dear Board of Supervisors:

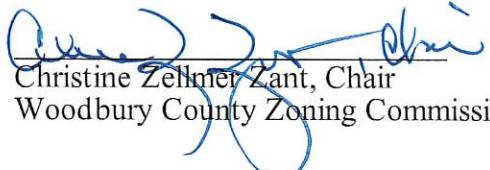
The Woodbury County Zoning Commission held a public hearing on September 22, 2025, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider housekeeping text amendments: (1) Establish ADU dimensions (max 1,000 sq ft or 50% of principal dwelling) and align with primary dwellings without building codes (Section 4.04-2); (2) Add utility-scale solar to public notification (Section 2.02-1 B(1)(e)) and correct telecommunication tower reference to Section 5.05; (3) Remove colocation requirements for towers (Sections 5.05-1, 5.05-5 B) to comply with Iowa Code 8C; (4) Correct road use reference in utility-scale solar (Section 5.08-9 B) from 6.1 to 5.08-9 A; plus related edits.

During the hearing, Zoning Coordinator Dan Priestley presented the staff report, describing the amendments as fixes for inconsistencies, including ADU enforcement disparities with state code, solar notification (one-mile radius), tower colocation preemption under Iowa Code 8C, and a solar reference error. Public notice was provided, with no major comments received. No public comments were made, either in person or via phone.

The Zoning Commission voted 4-0 to recommend that the Board of Supervisors approve the proposed text amendments as drafted while keeping in mind that there may be some realignment to sections and page numbers in the ordinance.

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

Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 22, 2025

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

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

Attendees

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

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on September 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

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

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

Public Comment on Matters Not on the Agenda

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

Staff Update

Dan Priestley provided the following updates:

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

Commissioner Comment or Inquiry

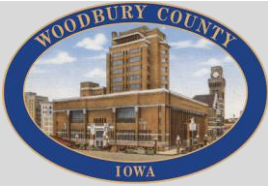
No Commissioners offered additional comments or inquiries.

Adjournment

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

Appendix

None



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

Report on Proposed Amendments to the Woodbury County Zoning Ordinance

The proposed ordinance introduces four targeted changes aimed at clarifying regulations, aligning with state law, and correcting internal inconsistencies. These amendments serve primarily as housekeeping measures to enhance the ordinance's clarity, enforceability, and consistency without introducing substantive policy shifts. They address accessory dwelling units (ADUs), public notification procedures, telecommunication towers, and utility-scale solar energy systems (US-SES). Below is an explanation of the purpose of each amendment, its importance for clarification and housekeeping, and how it aligns with the existing ordinance structure.

Amendment 1: Adding Maximum Dimensions for Accessory Dwelling Units (ADUs) and Permitting Non-Compliance with Iowa Code 331.301(27)(a)(1)

Location and Action: This amendment repeals and replaces Section 4.04.2 on Page 43 (Article 4: General Requirements, under Lot Requirements). The current text references ADUs in accordance with Iowa Code 331.301(27) but lacks size limits. The replacement adds a cap of 1,000 square feet or 50% of the primary residence's size (whichever is larger) and permits ADUs that do not comply with Iowa Code 331.301(27)(a)(1) to align with primary dwellings in a county without adopted building codes. For the purposes of this subsection, ADUs shall not be required to comply with the building requirements as defined in Iowa Code Chapter 103A.

Purpose: The addition of size limits ensures ADUs remain secondary and accessory to the primary single-family residence, preventing them from becoming de facto primary dwellings or oversized structures that could alter neighborhood character or strain infrastructure. This aligns with the ordinance's emphasis on appropriate land use and density (e.g., Section 1.02: Purpose, which promotes efficient development patterns and prevents excessive population concentration). Permitting ADUs to align with primary dwellings in a county without adopted building codes ensures consistency, as Woodbury County has not adopted formal building codes. This provision places ADUs on equal footing with primary residences, reflecting the county's rural context.

Importance for Clarification and Housekeeping: This change clarifies ambiguous aspects of ADU development, reducing potential disputes or misinterpretations by property owners and zoning officials. As a housekeeping measure, it maintains internal consistency and ensures compliance with state law without overregulating in a county lacking building codes. Without this, enforcement could lead to uneven application, undermining the ordinance's goals of promoting orderly development.

Amendment 2: Adding Utility-Scale Solar Energy Systems (US-SES) to Public Notification and Correcting the Telecommunication Towers Reference

Location and Action: This repeals and replaces Section 2.02.1 B(1)(e) on Page 8 (Article 2: Administration, under Public Hearings and Public Notification). The current text requires mailed notices to property owners within 500 feet for most conditional uses but expands to one mile for specific large-scale uses like airports, landfills, and telecommunication towers (referencing subsection 5.06-3, which is incorrect). The replacement adds US-SES (as regulated in Section 5.08) to the one-mile notification radius and corrects the telecommunication towers reference to subsection 5.05.

Purpose: Including US-SES in the notification section mirrors the treatment of similar impactful uses like telecommunication towers. The reference correction fixes a cross-referencing error (the original 5.06-3 does not exist; telecommunication towers are detailed in Section 5.05), preventing confusion in administrative procedures.

Importance for Clarification and Housekeeping: Enhanced notification clarifies the process for stakeholders, promoting transparency in Board of Adjustment hearings and aligning with open meetings requirements. As housekeeping, it corrects a typographical error ensuring the ordinance's administrative framework is accurate and functional.

Amendment 3: Aligning Telecommunication Tower Applications with State Code by Removing Colocation Requirements

Location and Action: This repeals Section 5.05.5 B on Page 77 (Article 5: Supplemental Requirements, under Telecommunication Towers) and redesignates subsequent subsections (C becomes B, D becomes C, E becomes D, and the original E is removed). The repealed text requires an affidavit of unsuccessful colocation efforts or technical evidence against colocation.

Purpose: Iowa state code (e.g., Chapter 335) does not mandate colocation affidavits for tower approvals, focusing instead on safety, height, and compatibility (as reflected in the ordinance's tower regulations in Section 5.05). Removing this requirement aligns local policy with state standards, reducing unnecessary burdens on applicants while maintaining setbacks, height limits, and conditional use processes (Section 2.02.9). This streamlines applications.

Importance for Clarification and Housekeeping: The amendment eliminates redundant or non-mandatory language, improving the ordinance's efficiency and consistency with broader regulatory frameworks.

Amendment 4: Correcting the Road Use and Repair Agreement Reference in the Utility-Scale Solar Section

Location and Action: This repeals and replaces Section 5.08.9 B on Page 89 (Article 5: Supplemental Requirements, under Utility-Scale Solar Energy Systems). The current text incorrectly references "Section 6.1" for road identification in pre-construction surveys. The replacement corrects it to "Section 5.08.9 A," which properly details road use agreements.

Purpose: The correction fixes a cross-referencing error, ensuring applicants reference the correct subsection for identifying roads affected by US-SES construction. This supports the ordinance's emphasis on infrastructure protection (Section 1.02.B, reducing road waste) by requiring accurate pre-construction surveys, ongoing maintenance, and dust control—critical for large projects involving heavy equipment.

Importance for Clarification and Housekeeping: TAs a housekeeping measure, it maintains the ordinance's internal integrity, ensuring cross-references in Article 5 are accurate.

Public Comments and Overall Considerations

There have been no major comments of public opposition or support for these amendments, indicating broad acceptance as minor clarifications rather than controversial changes. On September 15, 2025, Casey Meinen of MidAmerican Energy stated: "I have reviewed the follow zoning amendments for MEC electric and we have; No comment." This neutral feedback from a key stakeholder in energy-related projects (e.g., US-SES) underscores the amendments' non-impactful nature.

Summary

These amendments are housekeeping efforts to refine the zoning ordinance for better clarity and administrative efficiency. They do not alter the core purposes outlined in the ordinance but ensure the document remains a practical tool for zoning enforcement in Woodbury County's unincorporated areas. Adoption would enhance compliance without imposing new burdens on residents or developers.

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

Sep. 11, 2025

NOTICE ID: 64HJVw3T77hTCG28Qwec

PUBLISHER ID: COL-IA-502253

NOTICE NAME: ZC_9-22-25_PH

Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

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

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1331 and enter the Conference ID: 638 085 5378 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

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

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.02-4 of the Woodbury County Zoning Ordinance on Page 36. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "-" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column and/or the AE Zoning District column for "Public service garage."

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

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

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

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 531.36(1)(7)(a) (1) and other applicable Iowa Code sections.

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

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

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

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

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

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

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

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

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

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

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

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

PART OF THE S.W.1/4 OF THE N.W.1/4 OF SECTION 4, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH PRINCIPAL MERIDIAN, WOODBURY COUNTY, IOWA, DESCRIBED AS FOLLOWS: COMMENCING AT THE S.W. CORNER OF SAID S.W.1/4 OF THE N.W.1/4;

THENCE N.89°08'24"E. ALONG THE SOUTH LINE OF SAID S.W.1/4 OF THE N.W.1/4 FOR 40.0 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE N.1°36'33"W. ALONG SAID EAST LINE FOR 406.46 FEET TO THE POINT OF BEGINNING; THENCE N.89°08'24"E. FOR 363.90 FEET; THENCE N.1°36'33"W. FOR 809.64 FEET TO THE NORTH LINE OF SAID S.W.1/4 OF THE N.W.1/4; THENCE S.88°39'26"W. ALONG SAID NORTH LINE FOR 363.87 FEET TO THE EAST LINE OF DELAWARE AVENUE; THENCE S.1°36'33"E. ALONG SAID EAST LINE FOR 806.58 FEET TO THE POINT OF BEGINNING. CONTAINING 6.75 ACRES. SUBJECT TO AND TOGETHER WITH ANY AND ALL EASEMENTS, RESTRICTIONS AND COVENANTS.

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

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

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

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

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

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

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

2. APPROVAL OF THE AGENDA:

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

3. DISCUSSION/ACTION

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

DIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition. Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept 11, 2025. The SB-Advocate is an Official Woodbury County newspaper. (PN#091125-0013)

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

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

Motion Carried. [Unanimous]
4. ADJOURNMENT:
Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]
Mayor/Mayor Pro-Tem
Attest:
Danny Christoffers, City Clerk
Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept. 11, 2025. The SB-Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

Sergeant Bluff Advocate - 9/11/25

Public notices may also be found at IowaPublicNotices.com

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 5374 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage".

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

Item Two (2): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage".

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

Item Three (3): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE) APPLICATION ON PARCEL #84604100004

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District column for "Public service garage" and/or the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage".

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

Item Four (4): CONSIDERATION OF MINOR SUBDIVISION APPLICATION ON PARCEL #84604100004

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County, the proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #84604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

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Mary Ann Schm, Proprietor
Attorney for Executor
Marshall, IA 51034

IN THE MATTER OF THE TRUST OF MARSHALL, SOHAWD MARY ANN, TRUSTEE
ANY OTHER REVOCABLE TRUST

TO: SOHAWD MARY ANN, TRUSTEE
FROM: MARSHALL, SOHAWD MARY ANN, TRUSTEE

On this 19th day of September, 2025, I, Marshall, Sohawd Mary Ann, Trustee of the Trust of Marshall, Sohawd Mary Ann, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the Public Records of Marshall, Iowa, on this 19th day of September, 2025.

Notary Public for Iowa
My Commission Expires: September 19, 2027

IN THE MATTER OF THE TRUST OF MARSHALL, SOHAWD MARY ANN, TRUSTEE
ANY OTHER REVOCABLE TRUST

TO: SOHAWD MARY ANN, TRUSTEE
FROM: MARSHALL, SOHAWD MARY ANN, TRUSTEE

On this 19th day of September, 2025, I, Marshall, Sohawd Mary Ann, Trustee of the Trust of Marshall, Sohawd Mary Ann, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the Public Records of Marshall, Iowa, on this 19th day of September, 2025.

Notary Public for Iowa
My Commission Expires: September 19, 2027

IN THE MATTER OF THE TRUST OF MARSHALL, SOHAWD MARY ANN, TRUSTEE
ANY OTHER REVOCABLE TRUST

TO: SOHAWD MARY ANN, TRUSTEE
FROM: MARSHALL, SOHAWD MARY ANN, TRUSTEE

On this 19th day of September, 2025, I, Marshall, Sohawd Mary Ann, Trustee of the Trust of Marshall, Sohawd Mary Ann, do hereby certify that the foregoing is a true and correct copy of the original instrument filed for record in the Public Records of Marshall, Iowa, on this 19th day of September, 2025.

Notary Public for Iowa
My Commission Expires: September 19, 2027

IN THE MATTER OF THE TRUST OF MARSHALL, SOHAWD MARY ANN, TRUSTEE
ANY OTHER REVOCABLE TRUST

TO: SOHAWD MARY ANN, TRUSTEE
FROM: MARSHALL, SOHAWD MARY ANN, TRUSTEE

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

Date: 10/1/25

Weekly Agenda Date: 10/7/25 4:45

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Dan Priestley

WORDING FOR AGENDA ITEM:

a. Receive final report-Zoning Commission recommendation for Zoning Ordinance Text Amendments to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. b. Conduct 1st Public Hearing on the said Zoning Ordinance Text Amendments. c. Approve the 1st Reading of the said Zoning Ordinance Text Amendments.

ACTION REQUIRED:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

The Board of Supervisors will hold a public hearing to discuss a proposed Zoning Ordinance Text Amendment to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. Currently, public service garages are prohibited in the AP and AE districts, which cover most of unincorporated Woodbury County. This restriction necessitates rezoning to Limited Industrial (LI) districts for new facilities, a practice that conflicts with the county's Comprehensive Plan by promoting "spot zoning" and undermining agricultural land preservation. The proposed amendment allows for a public hearing process and case-by-case review for each facility, offering several key advantages: 1) Greater Oversight: Each proposal will be reviewed by the Zoning Commission and Board of Adjustment, ensuring suitability and imposing conditions to mitigate impacts on neighboring properties; 2) Prevention of Unintended Uses: Conditional use permits are specific to "public service garage" operations, maintaining the underlying agricultural zoning if the facility is decommissioned; 3) Public Participation: The process includes public hearings, allowing community input on proposed facilities.

Following the public hearing, the Board of Supervisors may:

- (1) Defer consideration of the matter for further study; or
- (2) Reject the proposed amendment; or
- (3) Adopt the ordinance amending the text of this title.

BACKGROUND:

The Woodbury County Zoning Commission has recommended that the Board of Supervisors approve a text amendment to the County Zoning Ordinance that would change "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) and Agricultural Estates (AE) zoning districts. This change is intended to provide a more flexible and appropriate process for locating essential public facilities, such as county maintenance shops, within the rural areas they serve.

Under the current zoning ordinance, public service garages are prohibited in the AP and AE districts, which constitute the vast majority of land in unincorporated Woodbury County. These facilities are critical for housing and maintaining vehicles and equipment for entities like the County Engineer, emergency services, and fire departments.

This prohibition creates significant challenges. To establish a new facility, the county would historically have to rezone a parcel to a district like Limited Industrial (LI). However, creating small pockets of industrial zoning in agricultural areas is considered "spot zoning" and conflicts with the goals of the county's Comprehensive Plan, which aims to preserve agricultural land and concentrate industrial uses in appropriate areas.

As Woodbury County Engineer Laura Sievers, P.E., noted at the September 22, 2025, Zoning Commission meeting, it is vital for these facilities to be located near the communities they serve to ensure efficient operations, particularly for services like snow removal. Forcing these non-taxing public entities to locate on prime economic development or industrial land is not ideal. The current ordinance leaves a limited path for strategically placing new public service facilities where they are most needed.

The proposed text amendment addresses this issue by making "Public service garage" a conditional use in both the AP and AE districts. Rather than rezoning land, this approach allows for a public hearing process and case-by-case review for each proposed facility.

Key advantages of using a conditional use permit include:

-Greater Oversight: The Zoning Commission and Board of Adjustment would review each specific proposal to ensure it is suitable for the location and impose conditions (e.g., setbacks, screening) to mitigate any potential impacts on neighboring properties.

-Prevents Unintended Uses: Unlike rezoning to an industrial district, a conditional use permit is tied specifically to the "public service garage" use. If the facility were ever decommissioned, the land would retain its underlying agricultural zoning, preventing other, potentially incompatible industrial uses from taking its place.

-Public Participation: The process requires public hearings, giving nearby residents the opportunity to provide input on a proposed facility.

Zoning Commission Action on September 22, 2025:

During their public hearing, the Zoning Commission discussed the merits of the amendment. Commissioners expressed a preference for the conditional use process over rezoning, citing the greater control and site-specific review it provides. They agreed that including both AP and AE districts would offer the most flexibility for future needs while ensuring resident input. Following the discussion and public comment from the County Engineer, the Zoning Commission voted unanimously (4-0) to recommend that the Board of Supervisors approve the zoning ordinance text amendment to allow "Public service garage" as a conditional use in the Agricultural Preservation (AP) and Agricultural Estates (AE) Zoning Districts.

FINANCIAL IMPACT:

0

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

Yes ☐ No ☐

RECOMMENDATION:

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

Open and close the public hearing. (Set Time: 4:45 PM)

Conduct and approve the first reading of the Zoning Ordinance Text Amendments.

The 2nd and 3rd public hearings and readings of the ordinance have been scheduled for Tuesday, 10/14/25 at 4:45 PM, and Tuesday, 10/21/25 at 4:45 PM, respectively.

ACTION REQUIRED / PROPOSED MOTION:

a. Receive final report-Zoning Commission recommendation for Zoning Ordinance Text Amendments to revise the Land Use Summary Table of Allowed Uses (Section 3.03.4), to classify "Public service garage" as a conditional use within the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District.

b. Conduct 1st Public Hearing on the said Zoning Ordinance Text Amendments.

c. Approve the 1st Reading of the said Zoning Ordinance Text Amendments.

**NOTICE REGARDING PUBLIC
HEARINGS BEFORE THE
WOODBURY COUNTY BOARD
OF SUPERVISORS FOR
ZONING ORDINANCE TEXT
AMENDMENTS TO DESIGNATE
PUBLIC SERVICE GARAGE AS
A CONDITIONAL USE IN THE
AGRICULTURAL PRESERVATION
(AP) ZONING DISTRICT AND THE
AGRICULTURAL ESTATES (AE)
ZONING DISTRICT**

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider proposed zoning ordinance text amendments, as described below, on Tuesday, October 7, 2025, at 4:45 PM, Tuesday, October 14, 2025, at 4:45 PM, and Tuesday, October 21, 2025, at 4:45 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board may waive the second and third hearings and readings if deemed appropriate.

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

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

Written comments may be submitted by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input on these matters are encouraged to attend and participate in the scheduled hearing(s).

CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENT FOR PUBLIC SERVICE GARAGE CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION (AP) ZONING DISTRICT AND THE AGRICULTURAL ESTATES (AE) ZONING DISTRICT

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS. TITLE: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

Amendments to Article 3, Section 3.03.4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column for "Public service garage" and by replacing the "--" (Prohibited use) designation with a "C" (Conditional use) designation in the AE Zoning District column for "Public service garage."

This description is a summary of the proposed ordinance amendments. The full text of the proposed amendments does not impose any new fines, penalties, forfeitures, fees, or taxes beyond those already in the existing zoning ordinance.

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

COL-IA-502335

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

ORDINANCE NO. ____ (TBD)

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF ARTICLE 3, SECTION 3.03-4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE TEXT AMENDMENTS BE MADE:

Amendment #1:

The Woodbury County Zoning Ordinance, Article 3, Section 3.03-4, Land Use Summary Table of Allowed Uses in each Zoning District on Page 39, is hereby amended to revise the classification of "Public service garage" from a prohibited use to a conditional use in the following zoning district(s):

- AP — Agricultural Preservation Zoning District
- AE – Agricultural Estates Zoning District

The Land Use Summary Table of Allowed Uses in each Zoning District (Section 3.03-4) shall be amended to reflect the following:

- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AP Zoning District.
- In the row for "Public service garage," repeal and replace the designation "--" (Prohibited use) with the designation "C" (Conditional use) in the column for the AE Zoning District.

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

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS

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 _____

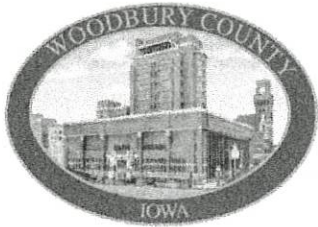
Date of Public Hearing and Second Reading _____

Date of Public Hearing and Third Reading _____

Date of Adoption _____

Published/Effective Date _____

DRAFT – SUBJECT TO CHANGES THROUGHOUT THE REVIEW PROCESS



WOODBURY COUNTY
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation on Zoning Ordinance Text Amendments for Public Service
Garage as a Conditional Use in the Agricultural Preservation (AP) and the
Agricultural Estates (AE) Zoning Districts

Dear Board of Supervisors:


The Woodbury County Zoning Commission held a public hearing on September 22, 2025, at 5:00 PM in the Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, to consider proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance (Page 39). These amendments would change "Public service garage" from prohibited ("--") to conditional use ("C") in the AP and the AE Zoning Districts, allowing such uses subject to review by the Zoning Commission and approval by the Board of Adjustment.

During the hearing, Zoning Coordinator Dan Priestley presented the staff report, explaining that the amendments address needs for public facilities in AP and AE areas surrounding communities, avoiding spot zoning issues with rezoning to Limited Industrial (LI) that could conflict with the Comprehensive Plan. Including both districts provides flexibility while maintaining site-specific oversight. County Engineer Laura Sievers commented, noting that such garages abut various properties without complaints, emphasizing efficient community service (e.g., snow removal). The Commission discussed preferring conditional uses over rezoning to prevent unintended future uses, favoring inclusion of both AP and AE for flexibility and resident input.

The Zoning Commission voted 4-0 to recommend that the Board of Supervisors approve the proposed text amendments to include public service garages as a conditional use in both the Agricultural Preservation (AP) and the Agricultural Estates (AE) Zoning Districts.

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

Dated this 24 day of Sept, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 22, 2025

Time: 5:00 PM

Location: Board of Supervisors' Meeting Room, Basement, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA

MEETING AUDIO:

For specific content of this meeting, refer to the recorded video on the Woodbury County Zoning Commission "Committee Page" on the Woodbury County website:

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

Attendees

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

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on September 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

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

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

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

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

The Chair opened the public hearing on the item.

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

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

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

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

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

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

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

Public Comment on Matters Not on the Agenda

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

Staff Update

Dan Priestley provided the following updates:

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

Commissioner Comment or Inquiry

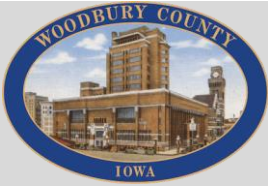
No Commissioners offered additional comments or inquiries.

Adjournment

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

Appendix

None



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

Report on Woodbury County Zoning Ordinance Amendment(s): Public Service Garages as Conditional Uses in AP and AE Districts

Overview of the Amendment(s)

The proposed ordinance amendment to the Woodbury County Zoning Ordinance, targets Article 3, Section 3.03-4, which contains the Land Use Summary Table of Allowed Uses in Each Zoning District. Specifically, it revises the classification of "Public service garage" from a prohibited use (denoted as "--") to a conditional use (denoted as "C") in two zoning districts: the Agricultural Preservation (AP) Zoning District and the Agricultural Estates (AE) Zoning District. This change, outlined in Amendment #1, would permit such garages subject to review and approval by the Board of Adjustment, as detailed in Article 2, Section 2.02-9 of the ordinance. The amendment aligns with the ordinance's administrative procedures for text amendments, which require public hearings, recommendations from the Planning and Zoning Commission, and final approval by the Board of Supervisors.

Under the current ordinance, public service garages are outright prohibited in the AP and AE districts, limiting their establishment to more commercial or industrial zones like General Commercial (GC), Highway Commercial (HC), Limited Industrial (LI), or General Industrial (GI). By shifting to a conditional use, the amendment introduces a case-by-case evaluation process, allowing the Board of Adjustment to impose conditions that mitigate potential impacts on surrounding land uses, such as setbacks, screening, or operational restrictions (per Article 2, Section 2.02-9). This ensures compliance with the ordinance's overarching purpose in Article 1, Section 1.02, which emphasizes promoting public health, safety, and welfare while preserving agricultural land, reducing road congestion, and encouraging efficient development patterns.

Role of Public Service Garages

Public service garages are facilities primarily used by government or public entities for the storage, maintenance, and repair of vehicles and equipment essential to public infrastructure and services. These might include county road maintenance departments, emergency response fleets (e.g., fire or ambulance vehicles), utility service vehicles, or school district transportation hubs. Such garages support critical functions outlined in the ordinance's purpose, such as securing safety from fire, flood, and other dangers (Article 1, Section 1.02-2-C); facilitating transportation and public requirements (Article 1, Section 1.02-2-E); and securing economy in governmental expenditures (Article 1, Section 1.02-2-F).

In a rural county like Woodbury, where agricultural activities dominate, public service garages play a vital role in maintaining infrastructure that directly benefits farming communities. For instance, they enable timely road repairs to prevent erosion, support emergency access during the seasons, and ensure efficient delivery of services like snow removal or utility maintenance without requiring long-distance travel from urban centers. Prohibiting these uses entirely in agricultural districts could undermine the ordinance's emphasis on fostering agriculture by forcing public entities to locate facilities in distant industrial zones, increasing response times and operational costs.

Importance of Flexibility in Permitting within the AP Zoning District

The AP Zoning District is designed to preserve prime agricultural land by prioritizing farming and related uses while minimizing non-agricultural development that could lead to fragmentation or loss of productive soil. As the primary zoning district in Woodbury County—covering vast unincorporated areas dominated by cropland, livestock operations, and open spaces—this district reflects the ordinance's core intent to conserve natural resources, protect soil from erosion, and prevent excessive

scattering of population. However, the county's rural character necessitates flexibility for essential public infrastructure, as rigid prohibitions could hinder the very welfare and efficiency the ordinance seeks to promote.

Allowing public service garages as conditional uses in the AP district introduces necessary adaptability without compromising preservation goals. Under the conditional use process (Article 2, Section 2.02-9), proposals must demonstrate minimal impact on neighborhoods to avoid conflicts. A county maintenance garage in an AP area could reduce road waste and congestion by enabling localized equipment storage, rather than relying on centralized facilities that increase traffic on rural roads. Without this flexibility, public entities might face challenges in providing cost-effective services, potentially leading to higher taxes or reduced infrastructure maintenance—contrary to the ordinance's aim of securing economy in governmental expenditures. The conditional approval mechanism ensures that only suitable proposals proceed, with public hearings allowing input from stakeholders to balance agricultural preservation with public needs.

Potential Suitability Near the AE Zoning District

The AE Zoning District (Article 3, Section 3.01-2) serves as a transitional zone between intensive agriculture and low-density residential development, allowing larger estate-style lots for rural living while maintaining an agricultural focus. This district accommodates non-farm residences and limited uses, making it a buffer area where some public infrastructure could integrate without significantly disrupting farming. Extending conditional use status to public service garages in AE districts recognizes that suitable locations may exist near these areas and allow for the public scrutiny of whether a location is appropriate or not. These districts often border AP zones or incorporated areas, creating opportunities for strategic placement that minimizes farmland conversion—e.g., on parcels with marginal soil quality or existing access roads. The conditional use review would evaluate site-specific factors, such as compliance with setback requirements and visual clearance standards to prevent nuisances, and other relevant factors.

Public Comment(s)

As of the printing of this packet, there have been no major public comments of opposition or support regarding these amendment(s). Casey Meinen of MidAmerican Energy stated on September 15, 2025, "I have reviewed the follow zoning amendments for MEC electric, and we have, No comment".

Conclusion

This amendment enhances the Woodbury County Zoning Ordinance by providing balanced flexibility for public service garages in the AP and AE districts, ensuring that essential infrastructure can support agricultural and rural communities without unchecked development. It upholds the ordinance's foundational principles of health, safety, and resource conservation (Article 1, Section 1.02) while adapting to the county's predominantly agricultural landscape. By requiring Zoning Commission and Board of Adjustment oversight, the change promotes thoughtful integration, potentially reducing long-term costs and improving service delivery in unincorporated areas.

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Broward, ss:

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

PUBLICATION DATES:

Sep. 11, 2025

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Publication Fee: \$142.99

Anjana Bhadoriya

(Signed) _____



VERIFICATION

State of Florida
County of Broward

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

S. Smith

Notary Public

Notarized remotely online using communication technology via Proof.

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1331 and enter the Conference ID: 638 085 5318 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

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

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.02-4 of the Woodbury County Zoning Ordinance on Page 36. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District column and/or the AE Zoning District column for "Public service garage".

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

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

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

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on a series of Zoning Ordinance text amendments to establish maximum and minimum dimensions for accessory dwelling units (ADUs) and exempt the ordinance from Iowa Code 531.36(1)(7)(a) (1) and other applicable Iowa Code sections.

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

DIVISION. To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County. The proposed subdivision, named the LeFebvre Addition, seeks to divide a 6.75-acre parcel into two lots: Lot 1, consisting of 2.00 acres, and Lot 2, consisting of 4.75 acres, for the future construction of a residence. The subject property, identified as Parcel #884604100004, is located in Section 4, T88N R46W (Floyd Township), within the SW ¼ of the NW ¼ of the Agricultural Preservation (AP) Zoning District. The property is situated at 1650 Delaware Ave., Lawton, IA 51030, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition. Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept 11, 2025. The SB-Advocate is an Official Woodbury County newspaper. (PN#091125-0013)

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

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

Motion Carried. [Unanimous]
4. ADJOURNMENT:
Motion by Kirk Moriarty, seconded by Ron Hanson to Adjourn at 12:05 pm. Motion Carried. [Unanimous]
Mayor/Mayor Pro-Tem
Attest:
Danny Christoffers, City Clerk
Published in the Sergeant Bluff Advocate weekly newspaper, Thursday, Sept. 11, 2025. The SB-Advocate is the Official Newspaper for the City of Sergeant Bluff and is an Official Woodbury County newspaper. (PN#091125-00212)

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

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

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

2. APPROVAL OF THE AGENDA:

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

3. DISCUSSION/ACTION

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

See PUBLIC/LEGAL NOTICES P.13

Sergeant Bluff Advocate - 9/11/25

Public notices may also be found at IowaPublicNotices.com

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

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

Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development (Planning and Zoning), on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 638 086 5374 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Friday, September 19, 2025.

Item One (1): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

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

Item Two (2): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

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

Item Three (3): CONSIDERATION OF ZONING ORDINANCE TEXT AMENDMENTS (REZONE), AND A MINOR SUBDIVISION (SUMMARIES BELOW)

SUMMARY: The Woodbury County Zoning Commission will consider recommendations to the Board of Supervisors on proposed amendments to Article 3, Section 3.03-4 of the Woodbury County Zoning Ordinance on Page 39. The proposed amendments would revise the Land Use Summary Table of Allowed Uses to change the classification of "Public service garage" from a prohibited use to a conditional use in the Agricultural Preservation (AP) Zoning District and/or the Agricultural Estates (AE) Zoning District. Specifically, the amendments would update the table by replacing the "X" (Prohibited use) designation with a "C" (Conditional use) designation in the AP Zoning District and/or the AE Zoning District, subject to review and approval by the Board of Adjustment in accordance with the procedures outlined in the Zoning Ordinance.

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

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

The Woodbury County Zoning Commission will consider for a recommendation to the Board of Supervisors a PROPOSED MINOR SUBDIVISION: To be known as LeFebvre Addition. The LeFebvre Family Trust has submitted an application for a minor subdivision to Woodbury County, Iowa, for the purpose of subdividing a portion of the LeFebvre Addition, approximately one mile west of Lawton and 4.5 miles east of Sioux City, on the east side of Delaware Avenue, approximately 1,800 feet south of Highway 20. Additionally, the LeFebvre Family Trust has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future construction of a residence on Lot 1 of the LeFebvre Addition.

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

Date: 10-01-2025 Weekly Agenda Date: 10-07-2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Finance/Budget Director - Ryan Ericson

WORDING FOR AGENDA ITEM:

Transfer of \$125,000 to Self Health County Insurance Fund from General Supplement

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☐

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

Per Iowa Code 509A, a governing body that for health is self-insured must have a actuarial opinion which attests to the adequacy of reserves and financial condition of the plan.

BACKGROUND:

For the plan year ending June 30, 2025, the actuarial opinion stated 125% of the estimated amount of claims incurred but not reported complies with statutory requirements. The reserves necessary to remain in compliance as of June 20, 2025 was \$816,700. The balance as of June 30, 2025 was \$691,846.

FINANCIAL IMPACT:

Transfer of \$125,000 from General Supplemental Fund to Self Health County Insurance Fund

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:

Transfer the \$600,000 to the Self Health County Insurance Fund retroactively effective as of June 30, 2025.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the resolution of transfer of \$125,000 to be affective as of June 30, 2025.



DES MOINES, IA
CHICAGO, IL
PORT JEFFERSON, NY
AUSTIN, TX
HARTFORD, CT

September 24, 2025

Melissa Thomas
Woodbury County
Human Resources Department
Court House Room 701
Sioux City, Iowa 51101

Re: *509A Actuarial Opinion*

Dear Melissa:

We have completed our study of the adequacy of reserves, rates, and financial condition of the Woodbury County Health Care Plan, and our Opinion is enclosed. This report will provide you with additional information about the study and its results.

Our study was based on documents, reports, and other information provided to us by your office and/or your third-party administrator.

If provided, we examined the provisions of the plan. We assume that the benefit structure would not affect the magnitude of the incurred but unreported claim reserve in any unusual way.

We did not perform an age analysis. The group's demographics are stable with minimal expected variation from year to year.

You have provided us with information regarding the schedule of insurance for the aggregate and specific excess loss insurance coverage provided to the plan by Wellmark. The aggregate coverage of 125% complies with statutory requirements, and specific coverage with a \$100,000 attachment point is additional protection against exceedingly high individual claims.

For the June 30, 2024 plan year we had estimated an incurred but not reported amount of \$1,062,921. The actual amount incurred prior to July 1, 2024, but paid after, was not determined.

Included you will find a financial analysis of the plan for the plan year 2024-2025. This analysis includes an estimate of the amount needed at the end of the plan year for incurred but not reported and reported but not paid claims and, if requested, an estimate of the reinsurance recoverable under the aggregate portion of the reinsurance agreement.

As you can see, after provision for the Incurred but Unreported Reserve, the balance (A-B-C) is negative. Technically, Iowa law prohibits a negative value (A-B-C). If you are reporting a negative amount to the Iowa Insurance Division, you may be in violation of Iowa Administrative Code 191-35.20(2)(b) which states:



2601 SW 35th St
Ankeny, IA 50023
860-422-3819
www.insurance-strat.com

Page 2 of 3

From: Mark Tanner

Date: September 24, 2025

“Monthly accrual rates shall be established at a satisfactory level to provide funds to cover all claims, reserves and expenses to operate the plan. Accrual rates shall be reevaluated annually.”

In my opinion, you should increase the funding level, and/or make a transfer of funds to eliminate the actuarial deficit to remain in compliance with Iowa law.

This concludes our report. It has been our pleasure to conduct this study for you. If there are any parts of the report that you wish to discuss, we will be glad to do so.

If I can be of any further assistance, please feel free to contact me at (860) 422-3819.

Best regards,

A handwritten signature in black ink, appearing to read "Mark Tanner", with a horizontal line extending from the end of the signature.

Mark Tanner

From: Mark Tanner
Date: September 24, 2025

*Actuarial Opinion Regarding
Woodbury County Health Care Plan for the
Period Ending June 30, 2025*

I, Mark Tanner, Consulting Actuary, am associated with Insurance Strategies Consulting, L.L.C. I am a Fellow of the Society of Actuaries and a Member of the American Academy of Actuaries. I have been retained by the Woodbury County Health Care Plan to attest to the adequacy of reserves, rates, and financial condition of that Plan to satisfy a requirement of Section 509A.15 of the Iowa Code.

I have examined the assumptions and methods used in determining the reserves held for claims that have been incurred but not yet presented for payment, reserves held for fluctuation in claim payments, and monthly accrual rates to provide funds to cover all claims, reserves, and expenses to operate the Plan. I relied upon underlying records and summaries prepared by those persons and organizations administering the Plan. In other respects, my examination included a review of the assumptions and methods used and such tests of the calculations as I considered necessary.

For the plan year ending June 30, 2025, the reserves necessary for incurred but not yet paid are \$816,700

In my opinion, the reserves held at the end of the Plan year June 2025 and the accrual rates established for use in the Plan year beginning July 2025 are in accordance with accepted actuarial standards consistently applied, and are based on actuarial requirements of the State of Iowa, and make good and sufficient provisions for all unpaid claims and other actuarial liabilities under the terms of the Plan, and include appropriate provision for all actuarial items which ought to be established.

However, after provision for the Incurred but Unreported Reserve, the balance is negative. In my opinion, you should increase the funding level, and/or make a transfer of funds to eliminate the actuarial deficit to remain in compliance with Iowa law.



Mark Tanner, FSA, MAAA
Consulting Actuary

Financial Analysis

Plan Name	Woodbury County	
Plan Year	7/1/24-6/30/25	
Funds on hand (prior year's A - B)		1,356,103
Total contributions (current year)		6,648,953
Interest earned on funds (current year)		0
Specific "stop-loss recoveries" (current year)		1,276,954
Prior year adjustment		-137,133
Other sources of revenue (current year)		622,828
 Total (A)		 9,767,705
Claims paid (current year)		7,956,486
Third party administrator charge (current year)		147,963
Specific stop-loss premiums		971,410
Aggregate stop-loss premiums		0
Bonding expenses (current year)		0
Actuarial fees (current year)		0
Surplus Lines Tax (if applicable)		0
Other permitted expenses (IAC 35.20) (current year)		0
 Total (B)		 9,075,859
Funds on hand (current year's A - B)		691,846
Third party administrator expenses due and unpaid (current year)		0
Reinsurance premiums due and unpaid (current year)		0
Third party administrator claims due and unpaid (current year)		0
Reserve for incurred but unpaid claims (current year) *		816,700
Claims fluctuation reserve (included in Grand Total) (current ye		0
Estimated reinsurance stop-loss recoveries due and unpaid (curre		0
Total (C)		816,700
Grand Total (A-B-C)		-124,854

* Should include incurred but not reported, and reported claims not yet paid

Resolution for Interfund Operating Transfers
Resolution #

Whereas, it is desired to authorize the Auditor to transfer a sum from the General Supplemental to the Self Health County Insurance Fund retroactively effective as of June 30, 2025

Whereas, the purpose of the transfer is to eliminate the actuarial deficit in order to remain in compliance with Iowa law.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total transfer from the General Supplemental Fund to the Self Health County Insurance Fund to be retroactively effective as of June 30, 2025, shall be \$125,000.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on October 7th, 2025 the vote being as follows:

Ayes: _____

Nays: _____

ATTEST:

Michelle K. Skaff

Resolution _____
To Designate Voting Representatives for the Iowa State Association of Counties

WHEREAS, Woodbury County (“County”) is a member of the Iowa State Association of Counties; and

WHEREAS, the ISAC Articles of Incorporation were updated in November 2024 to require the County to designate, through resolution by its Board of Supervisors, its County Voting Representatives; and

WHEREAS, only the designated County Voting Representatives have the power to vote on behalf of the County at ISAC; and

WHEREAS, the County Voting Representatives must be either elected county officials or the principal officer for each county department represented by an Affiliated Association of ISAC.

NOW, THEREFORE, BE IT RESOLVED that the Woodbury County Board of Supervisors, effective immediately, hereby designates the following persons as County Voting Representatives for ISAC:

Iowa State Association of County Supervisors: **Daniel Bittinger II, Mark Nelson, Matthew Ung, David Dietrich, Kent Carper**

Iowa State Sheriffs’ and Deputies’ Association: **Chad Sheehan**

Iowa County Attorneys Association, Inc.: **James Loomis**

Iowa State Association of County Auditors: **Michelle Skaff**

Iowa State County Treasurers Association: **Tina Bertrand**

Iowa County Recorders Association, Inc.: **Michelle Skaff**

Iowa County Engineers Association: **Laura Sievers**

Iowa State Association of Assessors: **Tyler Mogensen**

Iowa Community Services Association: **Cyntia Wiemold**

Iowa Emergency Management Association: **Michael Montino**

County Conservation Directors Association of Iowa: **Dan Heissel**

Iowa Environmental Health Association, Inc.: **Michelle Clausen-Rosendahl**

Iowa Counties Public Health Association: **Kevin Grieme**

County Zoning Officials of Iowa: **Daniel Priestley**

Iowa Counties Information Technology Organization:

Iowa Association of County Commissioners and Veterans Service Officers, Inc.: **Loni Kuhlmann**

The County shall forward a copy of this Resolution with the names of the designated County Voting Representatives to support@iowacounties.org.

SO RESOLVED, this 7th day of October 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Daniel A. Bittinger, II, Chairman

ATTEST:

Michelle K. Skaff
Woodbury County Auditor/Recorder