



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (DECEMBER 23 2025) (WEEK 52 OF 2025)

Live streaming at:

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

Agenda and Minutes available at:

www.woodburycountyiowa.gov

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Matthew A. Ung
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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held December 23, 2025, at **4:00 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

4:00 p.m. Call 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 December 16, 2025
3. Approval of claims
4. Veteran Affairs – Loni Kuhlmann
Approval of appointment of Valerie Rose to the Veteran Affairs Commission
5. Human Resources – Melissa Thomas
Approval of Memorandum of Personnel Transactions

6. Secondary Roads – Laura Sievers

Approval of utility permit for placement of new gas service lines in county right of way for MidAmerican Energy Company

End of Consent Agenda

7. Board of Supervisors – Mark Nelson & Matthew Ung

Approval to close Woodbury County government Friday, December 26th, and provide one day of PTO to employees who must work to be used in FY26 Action

8. Board of Supervisors – Daniel Bittinger

a. LEC maintenance fund update Information

b. Approve Tony Wingert as the LECA at-large citizen for Woodbury County with effective start date of January 20, 2026 Action

9. Planning/Zoning – Daniel Priestley

4:40 p.m.
(Set time)

a. Conduct the third and final public hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC) Action

b. Approve the third and final reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC) Action

c. Approve the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on parcel #874624200011 for Doug Skinner (Skinner Holdings LLC). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the said area to be rezoned and/or subdivided Action

d. Receive the final report and the Zoning Commission's recommendation from their 11/24/25 meeting to approve the final plat of 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the conditions of including a corrected plat dimension (754.64 feet) and a restriction limiting development to no more than three additional homes within the proposed subdivision area Action

e. Approve 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the condition of including a corrected plat dimension (754.64 feet). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the proposed subdivision area Action

10. Reports on Committee Meetings Information

11. Citizen Concerns Information

12. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

MON., DEC 22	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
MON., JAN 5	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., JAN 7	7:30 a.m.	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
WED., JAN 14	8:05 a.m.	Woodbury County Information Communication Commission, First Floor Boardroom
	12:00 p.m.	District Board of Health Meeting, 1014 Nebraska St.
	6:30 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
THU., JAN 15	12:00 p.m.	SIMPCO Board of Directors, 6401 Gordon Drive.
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
SAT., JAN 17	7:30 a.m.	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
WED., JAN 21	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
THU., JAN 22	10:00 a.m.	Siouxland Regional Transit System Board of Directors Meeting, 6401 Gordon Drive
	11:15 a.m.	WICIRHTF Board of Directors Meeting, 6401 Gordon Drive
THU., JAN 15	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., JAN 16	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
MON., JAN 26	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom

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.

DECEMBER 16, 2025, FIFTY-FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, December 16, 2025, at 2:30 p.m. Board members present were Carper, Dietrich, Nelson, Bittering II (by phone for regular meeting, in person for closed session), and Ung. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, Joshua Widman, Assistant County Attorney, and Michelle Skaff, Auditor/Clerk to the Board.

Motion by Bittering second by Nelson to go into joint closed session with LEC Authority per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Motion by Bittering second by Nelson to go out of joint closed session with LEC Authority per Iowa Code Section 21.5(1)(c). Carried 5-0 on roll-call vote.

Closed session per Iowa Code Section 21.5(1)(a) was canceled due to no participants.

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

1. Motion by Nelson second by Dietrich to approve the December 16, 2025 agenda. Carried 5-0. Copy filed.

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

2. To approve minutes of the December 9, 2025 meeting. Copy filed.
3. To approve the claims totaling \$1,211,297.87. Copy filed.
4. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #89472247701, 1724 Rock St.

WOODBURY COUNTY, IOWA RESOLUTION #13,978 NOTICE OF PROPERTY SALE

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

Lots two hundred three (203) to two hundred nine (209), both inclusive, Kendon, an addition to Sioux City, in the County of Woodbury and State of Iowa (1724 Rock 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 **30th Day of December, 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 **30th Day of December, 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 \$30,177.00** 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 16th Day of December, 2025.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 5a. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for PT EMT (.25 FTE), Emergency Services Dept. \$24.62/hour; and Clerk II, County Treasurer Dept. AFSCME Courthouse: \$19.82/hour. Copy filed.
- 5b. To approve the 2026 IBC renewal contract. Copy filed.
- 5c. To approve the 2026 COBRA Administration Renewal Agreement. Copy filed.
- 5d. To approve the Woodbury County's 2026 medical plan renewal. Copy filed.
- 5e. To approve the 2026 Delta Dental renewal. Copy filed.
- 6. To approve the property tax refund request for Closing Siouxland, parcel #884708303003, in the amount of \$1,597.00. Copy filed.
- 7. To approve to schedule 3 public hearings on a proposed Zoning Ordinance Map Amendment (rezone) of 7.99 (8) acres located on parcel #874732400009, Sections 32 & 33, T87N R47W (Liberty Township) from Agricultural Preservation (AP) to the Agricultural Estates (AE) Zoning District for Tuesday, January 13th, 2026, at 4:40 p.m., Tuesday, January 20th, 2026, at 4:40 p.m., and Tuesday, January 27th, 2026, at 4:40 p.m. Copy filed.

Carried 5-0.

- 8. Motion by Nelson second by Bittinger to approve CMBA Architects Contract in the amount of \$62,500.00 for the replacement of the Woodbury County Courthouse Freight Elevator. Carried 5-0. Copy filed.
- 9a. A public hearing was held at 4:40 p.m. for the proposed Zoning Ordinance Map Amendment (rezone) from AP to AE on parcel #874624200011 for Doug Skinner (Skinner Holdings LLC). The Chairperson called on anyone wishing to be heard.

Cindy Foix, Gary McMullen, Darlynn McMullen addressed the board against the ordinance. Brent Feuchtenberger addressed the board in support of the ordinance.

Motion by Nelson second by Carper to receive a document from Ms. Foix. Carried 4-0, Dietrich abstained.

Motion by Nelson second by Carper to receive a document from Mr. Feuchtenberger. Carried 4-0, Dietrich abstained.

Motion by Nelson second by Carper to close the public hearing. Carried 4-0, Dietrich abstained.

- 9b. Motion by Nelson second by Bittinger to approve the second reading of the proposed Zoning Ordinance Map Amendment (rezone) from AP to AE on parcel #874624200011. Carried 4-0, Dietrich abstained.. Copy filed.
- 10. Reports on committee meetings were heard.
- 11. There were no citizen concerns.
- 12. Board concerns were heard.

The Board adjourned the regular meeting until December 23, 2025 at 4:00 pm.

Meeting sign in sheet. Copy filed.

APPLICATION FORM FOR WOODBURY COUNTY BOARD/COMMISSION

Please Return To:

Woodbury County Board of Supervisors, Room 104, Woodbury County Courthouse,
620 Douglas St., Sioux City, Iowa 51101

Phone: (712) 279-6525 Fax: (712) 279-279-6577 Website: <http://woodburyiowa.com>

Application For: Veteran Affairs (Board/Commission)
 Date 12-10-2025 E-mail Address Vrose@sioux-city.org
 Name Valerie Rose
 Address 403 E Maple St. Lawton, IA 51030
 Phone Number _____ Fax Number _____
 Business Phone (712) 279-6440 Cell Phone (712) 899-8517

This form assists the Board of Supervisors in evaluating the qualifications of applicants for appointment to a board or commission. State law requires political subdivisions to make a good faith effort to balance most appointive boards, commissions, committees, and councils according to gender by January 1, 2012, and each year thereafter.

☒ Female ☐ Male

Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position):

I am currently employed with the Sioux City Police Dept. During my 18 yrs I have served as a patrol, traffic enforcement, crime prevention and a public information officer. I retired from the 185th Air Guard in April 2025 after 30 yrs of service at the rank of Chief Master Sgt. I volunteer with my church, local animal rescues & in many community events.

The following questions will assist the Board of Supervisors in its selection.

■ How much time will you be willing to devote in this position?

I anticipate to be fully available for meetings & community events.

■ Interest in Appointment: Describe in detail why you are interested in serving on a county board or commission. Include information about your background that supports your interest.

I would like to continue to serve the community & my hometown in this rewarding way. With a wide range of military experience gained after 30 yrs of service, including multiple deployments both stateside and overseas during wartime contingencies, I would like to give back & help other veterans & their dependents obtain benefits to which they are entitled.

■ Contributions you feel you can make to the Board/Commission:

I believe I can add to the diversity & synergy of the Commission by bringing my unique knowledge & experience and utilize that to share new ideas and initiatives that will help best serve the veterans in our community all the while being a good steward of the resources & budget.

■ Direction/role you perceive of this Board/Commission:

I see the direction is to provide top notch services to veterans & their dependants & to promote the resources and mission of the VA and to help applicants process effectively & efficiently to receive benefits.

■ In lieu of/in addition to the above, do you have any comments to add that may assist the Board of Supervisors in its selection?

Thank you for your consideration to serve as a Woodbury County VA Commissioner. If selected, I would use my knowledge & experience gained from 30 yrs of proud military service to connect to the veterans & their dependants & be committed to empathetically helping those in need of VA services & promoting the commission to ensure its mission is achieved.

■ Please provide two references who may be contacted on your qualifications for this position.

Name	Address	Phone number	Email address	Relationship
Zane Chwirka	3701 28th St., Sioux City, IA 51105	(712) 898-2121	Zanechwirka@woodburycountyia.gov	Friend
Rex Mueller	601 Douglas St., Sioux City, IA 51101	(712) 279-6353	rmueller@sioux-city.org	Employer

I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature Valen Rose Date 12/10/2025

YOUR APPLICATION WILL BE RETAINED IN OUR FILES FOR ONE YEAR
THIS APPLICATION IS A PUBLIC DOCUMENT AND AS SUCH CAN BE REPRODUCED AND
DISTRIBUTED FOR THE PUBLIC.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: December 23, 2025

*** PERSONNEL ACTION CODE:**

A - Appointment	R-Reclassification
T - Transfer	E- End of Probation
P - Promotion	S - Separation
D - Demotion	O – Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
McDermott, Deborah	Treasurer	12-26-2025	Clerk II			S	Resigned
Nunez-Diaz, Stefani	Juvenile Detention	01-05-2026	Youth Worker	\$23.62/hour	4%=\$0.91/hr	R	Per AFSCME Juvenile – Move from Step 1 to Step 2. Anniversary Date: 1/6/26
Brass, Trevor	Attorney's Office	01-05-2026	Assistant County Attorney	\$122,157.00/year	3%=\$4,109.00/yr	R	Per AFSCME Attorney – Move from Step 8 to Step 9. Anniversary Date 1/15/26
Wingert, Zachary	Sheriff's Office	01-05-2026	Deputy	\$35.55/hour		A	Authorization to Hire Approved on 12/9/2025
Uvence, Ven	Treasurer	01-12-2025	Clerk II - Tax	\$19.82/hour		A	Job Vacancy Posted on 10/22/25. Entry Level Salary: \$19.82/hr

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: _____

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

Date: 12/18/2025 Weekly Agenda Date: 12/23/2025

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

WORDING FOR AGENDA ITEM:

Consideration of utility permit for placement of new gas service lines in county right of way

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

MidAmerican Energy Company has applied for a permit to install two new gas service lines under old US 75 in Salix.

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 MidAmerican Energy Company.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve the underground utility permit for MidAmerican Energy Company.

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

REQUEST BY APPLICANT:

Name MidAmerican Energy Highway 75
 Address 102 75 HWY Units 1 and 12 Township Willow
 City of Salix
 Office Phone 712-233-4838 Local Phone _____ Section: 1/4 of 1/4 Sec
 Type of Utility Installation gas service lines T N, R W
 Plans Prepared By Cindy Bride Copy Enclosed _____ Yes X No
 Map Showing Location Enclosed X Yes _____ No
 Utility Location is _____ cross right-of-way _____ parallel to right-of-way
 _____ overhead X _____ underground
 Proposed Method of Installation
 _____ tunnel _____ suspend on poles _____ cased
X _____ jack & bore _____ suspend on towers _____ trench
 _____ open cut _____ plow

Estimated Starting Date 01/05/2026 Estimated Restoration Date 1/05/2026

The Applicant understands 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 Cindy Bride Title Gas Engineer Tech II
 (Signature of Authorized Utility Representative)
 Date 12/16/2025

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 _____ Title _____
 (Signature of Woodbury County Board Chairman)
 Date _____
 By [Signature] Title Woodbury Co Eng
 (Signature of Woodbury County Engineer)
 Date 12/18/2025

Other Special Provisions:

Permit Provisions and Conditions of Issuance

- 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

2. The Applicant shall take all reasonable precaution during the construction of said facilities to protect and safeguard the lives and property of the adjacent property owners and the traveling public and shall save the County and the Board of Supervisors harmless of any damages or losses that may be sustained by adjacent property owners and the traveling public on account of such construction operations.
3. Operations in the construction and maintenance of said facilities shall be carried on in such a way as to not interfere with, or interrupt traffic on said roads. However, should the performance of work called for in this permit in any way interfere with or obstruct traffic on said roads, the Applicant shall provide the necessary flagmen as required by the Statutes when one-way traffic is involved and/or otherwise mark said work so as to protect the traveling public.
4. The Applicant shall hold the County and the Board of Supervisors harmless from any damages that may result to said highway because of the construction or maintenance of said facilities and shall reimburse the County or the Board of Supervisors for any expenditures that the County or the Board of Supervisors may have to make on said roads on account of replacement of surfacing gravel and bridge and culvert repairs.
5. Applicant shall lay, construct, operate and maintain said facilities so as not to interfere with natural drainage of the road and so as not to interfere with the construction or maintenance of said roads. When buried cable or wire lines are to be placed lengthwise with the roadway, they shall be placed in the County road shoulder or ditch near the toe of the fore-slope and parallel to centerline of roadbed at a depth of three (3) to four (4) feet by using specially designed plows or by trenching, whichever is appropriate. Plow slots and trenches shall be repacked as necessary to restore the disturbed area to its original condition. For buried line crossings of roadways not paved, an open trench may be dug and the lines placed therein, and the trench back-filled over the lines. Buried line crossings on paved roadways, lines may be placed through the sub-grade by jacking, or by boring a hole just large enough to take the lines; or if the County Engineer approves, a tunnel may be dug through and the cable or wire lines placed therein. All backfill of tunnels and trenches shall be thoroughly compacted in layers of 6" or less in depth. Back-filling of trenches within the right-of-way by not under the traveled roadway shall be tamped sufficiently to avoid settlement. When crossing an existing roadway, all buried facilities shall be placed a minimum of three (3) to four (4) below the bottom of the existing adjacent ditches. Overhead lines, where practical, shall be placed adjacent to and with two (2) feet of the Road/Highway Right-of-Way Line.
6. The Applicant will at any time subsequent to placing the facilities, and at the Applicant's expense, relay, replace, alter, change, reconstruct, or relocate its overhead and/or buried facilities and appurtenances thereto as may become necessary to conform to new grades, alignment, or widening right-of-way, resulting from maintenance or construction operations by the County Board of Supervisors irrespective of whether or not additional right-of-way is acquired in connection with such road improvements. The Applicant agrees to do this within ninety (90) days written notice from the Board of Supervisors, and without cost to the County. If the Applicant is unable to comply within said ninety (90) days, the Board of Supervisors may cause the work to be done and the Applicant will pay the cost thereof upon receipt of statement.
7. All work shall be done in a workmanlike manner; the surrounding ground, slopes, and ditch bottoms shall be reshaped to conform to the area and left in a neat condition satisfactory to the County Engineer. All areas where sod has been damaged or destroyed shall be re-seeded.
8. The Applicant shall notify the County Board of Supervisors at least forty-eight (48) hours in advance of the Applicant's intention of starting work covered by this permit on the road right-of-way. Said notice shall be in writing to the County Engineer.
9. Applicant, its' successors, grantees and assigns shall and hereby agrees to assume all responsibility, risks and liabilities for all accidents and damages that may occur to persons and/or property on account of the work done under this permit, and to this end, indemnify and hold the County and all authorized representatives thereof harmless from any and all claims, damages, losses, and expense including judgements, costs and including attorney's fees, for personal injuries (including death) or property damage arising or resulting from the activities of the Applicant in connection herewith, now and at all times in the future.
10. It is understood that this permit is issued only insofar as Woodbury County has jurisdiction and does not presume to release the Applicant from fulfilling any existing statutes relating to the installation, construction and operation of said facilities.
11. It is further understood that the facilities covered by this permit shall be constructed or installed within one (1) year after the date of approval of this permit, unless otherwise extended in writing by Woodbury County.
12. Engagement in the operations as herein applied for by the Applicant shall be considered and constitute an acceptance of all the terms and conditions herein set forth.

Approved 1/19/99

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

Date: 12/18/25 Weekly Agenda Date: 12/23/25

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisors Mark Nelson & Matthew Ung

WORDING FOR AGENDA ITEM:

Approval to close Woodbury County government Friday, December 26, and provide one day of PTO to employees who must work to be used in FY26

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

EXECUTIVE SUMMARY:

Christmas is on a Thursday so closing county government on Friday would give employees an extra day with their families. Full-time employees required to work would get 8 hours PTO for later use.

BACKGROUND:

Aside from this year, the last time Christmas fell on a Thursday was 2014, and the next time will be 2031. This has the impact of Friday being a standalone work day, when considering time off for Christmas Eve. This is a rare opportunity to give many staff a surprise 5-day Christmas weekend.

FINANCIAL IMPACT:

Mark, by the power of positive energy, had this written as "N/A", but Matthew, as fiduciary buzzkill, is disclosing the cost as one day of Woodbury County government payroll.

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 a paid day off for county staff as a "thank you" for their hard work and dedication throughout the year. The intention is for this day to be treated like a "preplanned snow day," and to follow the process of a weather closure.

ACTION REQUIRED / PROPOSED MOTION:

Motion to close Woodbury County government Friday, December 26 as a paid day off and provide one day's worth of PTO to employees required to work, up to 8 hours for full-time employees and prorated for part-time, to be used by June 30, 2026.

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

Date: 12/19/2025 Weekly Agenda Date: 12/23/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Daniel Bittinger

WORDING FOR AGENDA ITEM:

LECA At-Large Citizen Appointment for Woodbury County

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

EXECUTIVE SUMMARY:

A new, 6 year term, for the LECA at-large citizen representative starts January 1, 2026. The current citizen at-large, 6 year term, ends on December 31, 2025

BACKGROUND:

The LEC has entered the next phase of general operations & long-term maintenance. The Board of Supervisors desires to have an at-large citizen representative with experience in jail operations and maintenance. Tony Wingert will retire from the WCSO on January 15, 2026. He has experience of jail operations & maintenance throughout his career serving under multiple sheriffs.

FINANCIAL IMPACT:

None

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:

Motion to approve Tony Wingert as the LECA at-large citizen for Woodbury County with effective start date of January 20, 2026.

ACTION REQUIRED / PROPOSED MOTION:

Motion to approve Tony Wingert as the LECA at-large citizen for Woodbury County with effective start date of January 20, 2026.

**BYLAWS
FOR
WOODBURY COUNTY LAW
ENFORCEMENT CENTER AUTHORITY**

**ARTICLE I
GENERAL**

Section 1.1. Name. The name of this Authority as established in the Articles of Incorporation shall be the Woodbury County Law Enforcement Center Authority (hereinafter sometimes referred to as the “Authority”).

Section 1.2. Incorporating Units. The Authority is incorporated by Woodbury County, State of Iowa, and the City of Sioux City, State of Iowa, which is the county seat of Woodbury County in accordance with the authority of Iowa Code Section 346.27 (2019). The Articles of Incorporation were adopted by the affirmative vote of a majority of the members of the governing body of each incorporating unit.

Section 1.3. Effective Date. The Authority became effective at such time as the Articles of Incorporation were recorded in the Woodbury County Recorder's office (technically known as the Woodbury County Auditor and Recorder's office), filed with the Iowa Secretary of State, and published once in the Sioux City Journal.

Section 1.4. Earnings. No part of the earnings of the Authority shall inure to the benefit of or be distributable to its incorporating units, Commissioners, officers, employees, or other private persons.

**ARTICLE II
PURPOSE**

Section 2.1. Purposes. The purpose of the Authority is to exercise any and all powers afforded under Iowa Code Section 346.27, or any successor legal authority thereto, including, but not limited to acquiring, designing, constructing, demolishing, improving, enlarging, equipping, furnishing, repairing, maintaining, and operating one or more public buildings, the first of which is the law enforcement center, and acquiring and preparing any necessary site for the joint use of the incorporating units.

**ARTICLE III
POWERS**

Section 3.1. Powers. The intent of these Bylaws is to empower the Authority with any and all powers and functions allowed under Iowa Code Section 346.27, or any successor legal authority thereto. The Authority is a body corporate with the power to sue and be sued in any court in Iowa, to have a seal and alter it at its pleasure, and to make and execute contracts, leases, deeds, and other instruments necessary or convenient to the exercise of its powers. In addition, it

has and may exercise the following public and essential governmental powers and functions and all other powers incidental or necessary to carry out and effectuate its express powers:

- a. To select, locate, and designate an area lying wholly within the territorial limits of the City of Sioux City as the site to be acquired (the “Building Site”) for the construction, alteration, enlargement, or improvement of one or more public buildings. The Building Site selected is subject to approval by a majority of the members of the governing body of each incorporating unit.
- b. To acquire in the corporate name of the Authority the fee simple title to real property, including the Building Site, by purchase, gift, devise, or by the exercise of the power of eminent domain, or to take possession of real estate by lease.
- c. To demolish, repair, alter, or improve any building within the Building Site, to construct a new building on the Building Site and to furnish, equip, maintain, and operate the building.
- d. To construct, repair, and install streets, sidewalks, sewers, water pipes, and other similar facilities and otherwise improve the Building Site.
- e. To make provisions for off-street parking facilities.
- f. To operate, maintain, manage, and enter into contracts for the operation, maintenance, and management of buildings, and to provide rules for the operation, maintenance, and management.
- g. To employ and fix the compensation of technical, professional, and clerical assistance as necessary and expedient to accomplish the objects and purposes of the Authority.
- h. To lease all or any part of a building to the incorporating units for a period of time not to exceed fifty years, upon rental terms agreed between the Authority and the incorporating units. The rentals specified shall be subject to increase by agreement of the incorporating units and the Authority, if necessary, in order to provide funds to meet obligations.
- i. To procure insurance of any and all kinds in connection with a building. The bidding procedures provided in Iowa Code Section 73A.18 shall be used in the procurement of insurance.
- j. To accept donations, contributions, capital grants, or gifts from individuals, associations, municipal and private corporations, and the United States, or any agency or instrumentality thereof, and to enter into agreements in connection therewith.
- k. To borrow money and to issue and sell revenue bonds in an amount and with

maturity dates not in excess of fifty years from date of issue, to provide funds for the purpose of acquiring, constructing, demolishing, improving, enlarging, equipping, furnishing, repairing, maintaining, and operating buildings, and to acquire and prepare sites, convenient therefor, and to pay all incidental costs and expenses, including, but not limited to, architectural, engineering, legal, and financing expense, and to refund and refinance revenue bonds as often as deemed advantageous by the Board of Commissioners of the Authority.

1. The provisions of Iowa Code Chapter 73A applicable to other municipalities are applicable to the Authority.

ARTICLE IV **BOARD OF COMMISSIONERS**

Section 4.1. Governance. The Authority shall be directed and governed by the Board of Commissioners, consisting of three commissioners.

Section 4.2. Election of Commissioners. One commissioner shall be elected by the Board of Supervisors of Woodbury County, Iowa, from the area outside of the county seat. One commissioner shall be elected by the City Council of the City of Sioux City, Iowa, from the area inside the City. One commissioner shall be elected by the joint action of the Board of Supervisors and the City Council, and if the governing bodies are unable to agree upon a choice for the third member within sixty days after the election of the first member, then the third member shall be appointed by the Governor of Iowa. Any vacancy in the Board of Commissioners shall be filled by election of the governing body of the incorporating unit or units that elected the prior Commissioner, and the person filling such vacancy shall serve out the remainder of the term of the prior Commissioner.

Section 4.3. Terms. Each Commissioner shall serve for a six-year term, except as set out below:

- a. The first Commissioner elected by the Board of Supervisors of Woodbury County will serve for a term of two years.
- b. The first Commissioner elected by the City Council of the City of Sioux City will serve for a term of four years.
- c. The first Commissioner elected by joint action of the Board of Supervisors of Woodbury County and the City Council of the City of Sioux City (or appointed by the Governor of Iowa) will serve for a term of six years.

Section 4.4. Regular Meetings. The Board of Commissioners of this Authority shall hold regular meetings at such time and place as they shall determine.

Section 4.5. Special Meetings. Special meetings of the Board of Commissioners may be called by a majority of the Board of Commissioners upon the written demand – signed, dated, and

delivered to the Secretary. Such written demand shall state the purpose or purposes for which such meeting is to be called. The time, date, and place of any special meeting shall be determined by the Board of Commissioners.

Section 4.6. Notice. Notice stating the place, day, and hour of any meeting of the Board of Commissioners shall be delivered to each Commissioner entitled to vote at such meeting not less than one (1) nor more than sixty (60) days before the date of such meeting. In case of a special meeting, the purpose or purposes for which the meeting is called shall be stated in the notice. Notice may be communicated in person, by mail, or other method of delivery, or by telephone, voicemail, email, or other electronic means. Notice of any Board of Commissioner meeting shall be distributed to Commissioners and posted in accordance with Iowa Code Chapter 21.

Section 4.7. Waiver of Notice. Any Commissioner may waive in writing any notice required by law or these Bylaws, whether before or after the date and time stated in such notice. Such a waiver shall be equivalent to notice to such Commissioner in due time as required by law or these Bylaws. Any such waiver shall be delivered to the Authority for inclusion in the minutes or filing with the records of the Authority.

A Commissioner's attendance at a meeting, in person or by proxy, waives (a) objection to lack of notice or defective notice of such meeting (unless the Commissioner at the beginning of the meeting or promptly upon the Commissioner's arrival objects to holding the meeting or transacting business at the meeting), and (b) objection to consideration of a particular matter at the meeting that is not within the purpose or purposes described in the meeting notice (unless the Commissioner objects to considering the matter when it is presented).

Section 4.8. Quorum. At any meeting of the Board of Commissioners, called with proper notice, a quorum for the transaction of any business shall be a majority of the Commissioners.

Section 4.9. Voting. In the ordinary course of the Board of Commissioner's business, each Commissioner shall have one vote, and the majority vote of those Commissioners present and voting shall decide such matters.

Section 4.10. Compensation. No commissioner shall receive any compensation in connection with his or her services as a commissioner. Each commissioner shall be entitled to reimbursement for any actual and necessary expenditures in connection with the performance of the commissioner's duties.

Section 4.11. Removal of a Commissioner. A Commissioner may be removed from office by the affirmative vote of two-thirds of the members of the governing body of the incorporating unit or units that elected the Commissioner.

ARTICLE V

OFFICERS

Section 5.1. Officers. The Board of Commissioners shall designate one commissioner to serve as Chairperson, one commissioner to serve as Secretary, and one commissioner to serve as

Treasurer. The Board of Commissioners may appoint such other officers as it deems necessary or appropriate.

- a. Chairperson. It shall be the duty of the Chairperson to preside at all meetings of the Authority and to perform all duties incident to the office of the Chairperson and such other duties as may be prescribed from time to time by the Board of Commissioners and these Bylaws.
- b. Secretary. The Secretary shall be responsible for maintaining the records and accounts of the Authority and shall keep the minutes of the meetings of the Authority and of the Board of Commissioners; shall see that all notices are duly given in accordance with the Authority's Articles of Incorporation and these Bylaws; shall be the custodian of the corporate records and in general perform all duties incident to the office of Secretary and such other duties as from time to time may be assigned by the Chairperson or by the Board of Commissioners and these Bylaws. It shall be the duty of the Secretary to perform the duties of the Chairperson in the absence of the Chairperson, or in the event of the Chairperson's inability or refusal to act. The Secretary when thus acting shall have the powers of and be subject to all restrictions placed upon the Chairperson.
- c. Treasurer. The Treasurer shall be responsible for monitoring the maintenance of accurate records of the Authority's financial transactions; preparing the monthly bank reconciliations; assist in the preparation of the annual budget; annually review and make recommendations to the Board of Commissioners on the investments of the Authority; monitor the monthly financial reports submitted to the Board of Commissioners; assist in the preparation of records for the annual independent audit of the financial records; and perform such other duties as from time to time may be assigned by the Chairperson or by the Board of Commissioners and these Bylaws.

Section 5.2. Election of Officers. Election of officers shall be by a majority vote of the Board of Commissioners on or before July 1 of every odd numbered year (e.g., July 1, 2021, July 1, 2023, etc.).

Section 5.3. Term of Office. The term of office for the Chairperson, Secretary, and Treasurer shall be two years. The terms of office for these officers commence July 1 and end June 30 (e.g., July 1, 2021 to June 30, 2023) or until their successors are elected and qualified. Notwithstanding the foregoing, the term for the initial officers shall commence at the initial meeting of the Board of Commissioners and end on June 30, 2021.

Section 5.4. Compensation. No officer shall receive any compensation in connection with his or her services as an officer. Each officer shall be entitled to reimbursement for any actual and necessary expenditures in connection with the performance of the officer's duties.

ARTICLE VI

PARLIAMENTARY AUTHORITY

Section 6.1. Rules of Order. "Robert's Rules of Order, Revised" shall govern all activities

of this Authority except as limited by the Articles of Incorporation, or these Bylaws. Such rules may be amended at any time by a majority vote of the Board of Commissioners and subject to the approval by the affirmative vote of a majority of the members of the governing body of each incorporating unit.

ARTICLE VII

EXECUTION OF INSTRUMENTS

Section 7.1. Bonds, Promissory Notes, and Other Obligations. All bonds, promissory notes, checks, funds, debentures and such other obligations drawing upon funds of this Authority shall require the signature of the Chairperson and Secretary of this Authority. No such obligation shall be deemed a debt or obligation of either incorporating unit.

Section 7.2. Contracts, Deeds and Leases. All employment contracts, deeds and leases shall require the signature of the Chairperson and Secretary of this Authority upon resolution approving such instrument by the Board of Commissioners. The Chairperson is authorized to sign all other contracts on behalf of the Authority after approval of the contracts by the Board of Commissioners.

ARTICLE VIII

INDEMNIFICATION

Section 8.1. This Authority shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action, suit or proceeding, whether civil, criminal, administrative, or investigative (other than an action by or in the right of this Authority) by reason of the fact that the person is or was a Commissioner, officer, employee, agent, member or volunteer of this Authority, against expenses (including attorneys' fees), judgments, fines, and amounts paid in settlement actually and reasonably incurred by the person in connection with such action, suit or proceeding except as to any matter as to which the person shall have been adjudicated to have involved intentional misconduct, knowing violation of the law or to have derived improper personal benefit, and, with respect to any criminal action or proceeding, had no reasonable cause to believe the conduct was unlawful. The termination of any action, suit or proceeding by judgment, order, settlement, conviction or upon a plea of nolo contendere or its equivalent shall not, of itself, create a presumption that the person was involved in intentional misconduct, knowing violation of the law or derived improper personal benefit, and, with respect to any criminal action or proceeding, had reasonable cause to believe that the conduct was unlawful.

Section 8.2. This Authority shall indemnify any person who was or is a party or is threatened to be made a party to any threatened, pending or completed action or suit by or in the right of this Authority to procure a judgment in its favor by reason of the fact that the person is or was a Commissioner, officer, employee, agent, member or volunteer of this Authority, against expenses (including attorneys' fees) actually and reasonably incurred by the person in connection with the defense or settlement of such action or suit except that no indemnification shall be made in respect of any claim, issue or matter as to which such person shall have been adjudicated to have been involved intentional misconduct, knowing violation of the law or derived improper personal

benefit unless and only to the extent that the court in which such action or suit was brought shall determine upon application that, despite the adjudication of liability but in view of all circumstances of the case, such person is fairly and reasonably entitled to indemnity for such expenses which such court shall deem proper.

Section 8.3. To the extent that a Commissioner, officer, employee, agent, member or volunteer of this Authority has been successful on the merits or otherwise in deference of any action, suit or proceeding referred to in sections 8.1 and 8.2, or in defense of any claim, issue or matter therein, such person shall be indemnified against expenses (including attorneys' fees) actually and reasonably incurred by such person in connection therewith.

Section 8.4. Any indemnification under sections 8.1 and 8.2 (unless ordered by a court) shall be made by this Authority only as authorized in the specific case upon a determination that the indemnification of the Commissioner, officer, employee, agent, member or volunteer is proper in the circumstances because such person has met the applicable standard of conduct set forth in sections 8.1 and 8.2. Such determination shall be made (a) by the Board of Commissioners by a majority vote of a quorum consisting of Commissioners who were not parties to such action, suit or proceeding, or (b) if such a quorum is not obtainable, or, even if obtainable, a quorum of disinterested Commissioners so directs, by independent legal counsel in a written opinion.

Section 8.5. Expenses incurred in defending a civil or criminal action, suit or proceeding may be paid by this Authority in advance of the final disposition of such action, suit or proceeding as authorized in the manner provided in section 8.4 upon receipt of an undertaking by or on behalf of the Commissioner, officer, employee, agent, member or volunteer to repay such amount unless it shall ultimately be determined that such person is entitled to be indemnified by this Authority as authorized in this Article.

Section 8.6. This Authority has the power to purchase and maintain insurance on behalf of any person who is or was a Commissioner, officer, employee, agent, member or volunteer of this Authority, against any liability asserted against such person and incurred by such person in any such capacity or arising out of such person's status as such, whether or not this Authority would have the power to indemnify such person against such liability under the provisions of this Article.

Section 8.7. The rights of the indemnification provided in this Article shall be in addition to any rights to which any such person may otherwise be entitled under any bylaw, agreement, statute, vote of members or otherwise at the time of incurring or becoming subject to such liability and expense. Service on the Board of Commissioners of this Authority or as an officer, employee, agent, member or volunteer is deemed to have been undertaken and carried on in reliance by such persons on the full exercise by this Authority of all powers of indemnification which are granted to it under this Article. Accordingly, this Authority shall exercise all of its powers whenever, as often as necessary, and to the fullest extent possible, to indemnify such persons. Indemnification shall be limited or denied only when and to the extent provided above unless the Iowa Code or other applicable legal principles limit or deny this Authority the power to so act. This Article shall be construed liberally in favor of the indemnification of such persons.

The rights of indemnification provided in this Article shall not abrogate any right of immunity of any Commissioner, officer, employee, agent, member or volunteer of this Authority as may be provided by Iowa law as amended from time to time. This Article is intended as an exercise of the Authority's powers and functions incidental to or necessary to carry out and effectuate its obligations and powers under Iowa Code Section 346.27, or any successor legal authority thereto.

ARTICLE IX

FUNDS, INVESTMENTS, AND AUDIT

Section 9.1. Funds Generally. Nothing to the contrary withstanding, all funds utilized for the purposes of the Authority shall be deposited in the lawful depository of this Authority and be disbursed only by resolution of the Board of Commissioners, or as provided in the budget, or as required by existing contracts previously approved by the Board of Commissioners.

Section 9.2. Funds and Investments. The Authority shall establish and maintain appropriate funds and accounts for the purposes set forth herein including, but not limited to, separate accounts for operation and maintenance, administrative expenses, debt service on any bonds, and reserves for operating and working capital. All funds held by the Authority shall be accounted for, managed and invested in compliance with Iowa law, including but not limited to Iowa Code Chapters 12B and 12C.

Section 9.3. Annual Audit. Annually the audit of the financial statements of the Authority shall be conducted in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in Government Auditing Standards, issued by the Comptroller General of the United States and Chapter 11 of the Code. The annual audit shall be conducted by an independent auditing firm engaged by the Authority. Following the receipt of the audit report, the Authority shall deliver a copy of the same to the incorporating units and may appoint an audit committee or schedule a meeting of the Board of Commissioners for the purpose of having representatives of the independent auditing firm submit an oral presentation of the audit and answer questions as may be posed to them.

ARTICLE X

BUDGET

Section 10.1. Schedule for Budget Preparation. Each year the Authority shall cause there to be prepared and submitted to the Board of Commissioners and to the incorporating units, a proposed preliminary budget for the Authority for the next fiscal year. The Board of Commissioners shall establish the date, time and place for a hearing on the proposed budget before the Board of Commissioners, and each incorporating unit shall be notified thereof in writing not less than thirty days prior to the hearing. Upon the request of any incorporating unit, the Board of Commissioners shall make available such reasonably accessible information, schedules, comparisons and analysis as may be deemed reasonably necessary by such incorporating unit in order to fully analyze the proposed budget.

Section 10.2. Budget Hearing. At or before the hearing on the budget, any incorporating unit may file with the Secretary of the Board of Commissioners such objections as it deems appropriate and at such hearing may appear and present such information as it desires in support of its objections. The Board of Commissioners shall consider all such objections and upon the termination of the hearing may, but need not, modify the budget, and shall thereafter adopt the budget as submitted or as modified; provided, however, that final action on the budget shall occur each year by no later than March 1st. Absent such final action thereon by the Board of Commissioners on or before such date, the budget shall be deemed adopted as of such date, subject to any modifications previously approved by the Board of Commissioners.

ARTICLE XI **FISCAL YEAR**

Section 11.1. Fiscal Year. The fiscal year of this Authority shall be from the first day of July through the last day of June.

ARTICLE XII **DISPOSITION OF ASSETS, DISSOLUTION, AND WITHDRAWAL**

Section 12.1. Disposition of Assets. The Authority's assets are dedicated exclusively to and shall be used exclusively for the purposes stated. In the event of dissolution or liquidation of the Authority, its entire assets remaining after payment or making provision for the payment of all liabilities of the Authority and compliance with mandatory provisions of applicable law shall be distributed exclusively to Woodbury County, State of Iowa and the City of Sioux City, State of Iowa, as directed by the Board of Commissioners or by a court of competent jurisdiction if the Board of Commissioners fails to make the selection within a reasonable time.

Section 12.2. Dissolution. In the event all Authority assets are disposed of in accordance with Section 12.1, or in the event that the Authority unsuccessfully submits to the voters the question of whether the authority shall issue and sell its initial revenue bonds on two separate occasions, the incorporating units may adopt Articles of Dissolution adopted by the affirmative vote of a majority of the members of the governing body of each incorporating unit. The Authority shall cease to exist at such time as both incorporating units adopt the Articles of Dissolution and the Articles of Dissolution have been recorded in the Woodbury County Recorder's office, filed with the Iowa Secretary of State, and published once in the Sioux City Journal.

Section 12.3. Restrictions on Withdrawal. Except as herein provided, no incorporating unit may withdraw or in any way terminate, amend, or modify in any way its obligations to the detriment of the holders of any bonds while any bonds are outstanding and unpaid. If an incorporating unit desires to withdraw or in any way terminate, amend, or modify its obligations, it shall provide one year's written notice to the Authority of the proposed withdrawal or modification, and the same shall not become effective unless and until approved by the Authority acting through its Board of Commissioners. The Board of Commissioners, in its sole discretion, may require the incorporating unit seeking withdrawal to pay over to the Authority an amount determined by the Authority to be necessary to fully fund the future payment of obligations of the incorporating unit with respect to any lease between the incorporating unit and the Authority.

If so approved by the Authority, the incorporating unit may withdraw, but shall, in all events, forfeit its interests in any and all of the assets of the Authority including any disposition of assets pursuant to this Article and shall be entitled to no compensation in respect to the interests, if any, being forfeited. Withdrawal by an incorporating unit shall not constitute termination of the Authority.

ARTICLE XIII

NO LIABILITY

Section 13.1. No Liability. No incorporating unit shall be liable to any other incorporating unit by reason of any failure to finance or construct any of the facilities contemplated hereunder or for any negligence or error of judgment on the part of the Board of Commissioners, except for any bad faith or willful disregard for the terms of these Bylaws.

ARTICLE XIV

APPROVAL, ADOPTION, AND AMENDMENT

Section 14.1. Approval and Adoption. These Bylaws shall be effective immediately on the affirmative vote of a majority of the Commissioners present and voting at a meeting called for that purpose.

Section 14.2. Amendments. These Bylaws may be amended, repealed, or altered by a majority vote of the Board of Commissioners of this Authority, provided that all amendments to the Bylaws shall be subject to the approval by the affirmative vote of a majority of the members of the governing body of each incorporating unit.

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

Date: 12/19/2025 Weekly Agenda Date: 12/23/2025

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Supervisor Daniel Bittinger

WORDING FOR AGENDA ITEM:

LEC Maintenance Fund Update

ACTION REQUIRED:

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Public Hearing ☐

Other: Informational ☒

Attachments ☐

EXECUTIVE SUMMARY:

General updates regarding the LEC maintenance fund.

BACKGROUND:

The public and Sioux City City Council have asked about the continuance of the LEC maintenance fund. The Board of Supervisors desires to communicate once again that the maintenance fund is fully funded & will continually be funded each year, will not be dissolved but used for the intended purpose to ensure the LEC facility is in correct working order throughout the lifetime of the building.

FINANCIAL IMPACT:

None

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:

n/a

ACTION REQUIRED / PROPOSED MOTION:

n/a

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

Date: 12/18/25

Weekly Agenda Date: 12/23/25 4:40 PM

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

WORDING FOR AGENDA ITEM:

- a. Conduct the Third and Final Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC).
b. Approve the Third and Final Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC).
c. Approve the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the said area to be rezoned and/or subdivided.

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 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011.

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:

Doug Skinner (Skinner Holdings LLC) has submitted two related applications for a 36.50-acre portion of GIS Parcel #874624200011: a minor subdivision for a development to be called "252nd Overlook," and a Zoning Ordinance Map Amendment to rezone the same property from Agricultural Preservation (AP) to Agricultural Estates (AE). The property is located in the SE1/4 of the NW1/4, NE1/4 of the SW1/4, and NW1/4 of the SE1/4 of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, and is located at 2374 252nd St., Hornick, IA 51026. It lies approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. The rezoning from AP to AE is requested to permit future development of the lots created by the proposed subdivision and to satisfy Section 3.01.1 B of the Woodbury County Zoning Ordinance. Notices and reviews for these applications have been completed: a legal notice ran in the Sioux City Journal on November 13, 2025 for the Zoning Commission public hearing and will run on December 4, 2025 for the Board of Supervisors public hearings; property owners within 1,000 feet received mailed notice on November 10, 2025 of the Zoning Commission public hearing scheduled for November 24, 2025; and relevant government agencies, utilities, and other stakeholders were notified and asked to comment. The Woodbury County Engineer reviewed the proposal, found it compliant with Iowa Code closure requirements, and advised that the property owner must coordinate with the engineer's office for any future access or modifications to existing access that require permits. The property is currently located in the AP zoning district and is not in the floodplain. The Zoning Commission's recommendations on both the rezone from AP to AE and the minor subdivision, along with draft minutes from the November 24, 2025 meeting, are included in the report received by the Board of Supervisors on December 9, 2025. They are also included in the backup materials for the 252nd Overlook minor subdivision agenda item for the December 23, 2025 meeting.

PROPERTY DETAILS

Parcel(s): 874624200011

Township/Range: T87N R46W

Section: 24

Quarter: Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Zoning District: AP

Floodplain: Zone X

Property Address: 2374 252nd St., Hornick, IA 51026

FINANCIAL IMPACT:

0

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

Yes ☐ No ☐

RECOMMENDATION:

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

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

ACTION REQUIRED / PROPOSED MOTION:

- a. Conduct the Third and Final Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC).
- b. Approve the Third and Final Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC).
- c. Approve the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874624200011 for Doug Skinner (Skinner Holdings LLC). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the said area to be rezoned and/or subdivided.

**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, December 9, 2025, at 4:40 PM, Tuesday, December 16, 2025, at 4:40 PM, and Tuesday, December 23, 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 Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #674624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 28°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North

02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049.

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

GCL-IA-502592

**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): Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049

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 **November 24, 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 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

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

12-16-25 9a #2

252nd OVERLOOK COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions is made this _____ day of _____, 2026, by Skinner Holdings, LLC (the "**Developer**"), the Subdivider and Owner, are hereby imposed upon all of the lots in the property platted as 252nd Overlook, a minor subdivision in Woodbury County, Iowa (the "**Subdivision**"). These covenants, conditions, and restrictions shall run with the title, and they shall be binding upon and inure to the benefit of subsequent parties acquiring any right, title, or interest in any land in the Subdivision and their heirs, successors, and assigns:

1. General Residence Restrictions: No more than three (3) additional single-family residential dwelling units shall be built in the Subdivision. Each single-family residential dwelling shall not exceed two stories in height with a private attached garage for five (5) motor vehicles. Modular, prefabricated, or manufactured homes shall not be allowed unless the written prior consent of all owners of lots in the Subdivision is first received. Only above-ground dwellings with basements and permanent foundations shall be built. This restriction prohibits, without limitation, the building of earth-shelter houses or dwellings, houses surrounded by berms, and underground houses.
2. Easements: Easements for utility installations and maintenance are reserved in accordance with applicable regulations of Woodbury County, Iowa.
3. Exterior Wiring: All exterior wiring, including but not limited to electrical, telephone, and cable, shall be underground.
4. Weeds and Debris: Each owner shall keep his or her lot free from weeds and debris, whether such lot is improved or unimproved. All unimproved or improved lots shall be planted in grass or alfalfa, except for family gardens for personal use.
5. Mailboxes: All mailboxes shall conform to the requirements and specifications of the United States Postal Service.
6. Duty to Rebuild: If all or any portion of a residence is damaged or destroyed by fire or other casualty, the owner shall, with all due diligence, rebuild, repair, or reconstruct such residence in a manner that will substantially restore it to its appearance and condition immediately prior to the casualty. The construction shall be undertaken within three months after the damage occurs and shall be completed within twenty-four (24) months after the damage occurs. If such reconstruction is prevented by causes beyond the control of the owner, the Developer may extend such deadlines.
7. Completion of Construction: Construction on any dwelling shall be completed within sixteen (16) months after construction is commenced.
8. Amendments These covenants, conditions, and restrictions may be amended by a written instrument providing for such amendment which has been executed by 3/4 of the owners of

the lots in the Subdivision. Such instrument of amendment shall be filed for record and shall thereafter be binding on all owners and all subsequent owners.

9. Violation: If any person shall violate or attempt to violate any of the covenants, conditions, or restrictions herein, the owner of any lot in the Subdivision may initiate any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, condition or restriction, either to prevent such person or persons from so doing or to recover damages or other compensation for such violation.
10. Invalidation: Invalidation of any one of these covenants, conditions, and restrictions by statute, regulation, judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect

EXECUTED at Woodbury County, Iowa this ____ day of _____, 2026.

SKINNER HOLDINGS, LLC

Douglas Skinner, Manager

STATE OF IOWA)
) ss:
COUNTY OF WOODBURY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Douglas Skinner, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.

Notary Public

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

Date: 12/18/25

Weekly Agenda Date: 12/23/25

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

WORDING FOR AGENDA ITEM:

- a. Motion to receive the final report and the Zoning Commission's recommendation from their 11/24/25 meeting to approve the final plat of 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the conditions of including a corrected plat dimension (754.64 feet) and a restriction limiting development to no more than three additional homes within the proposed subdivision area.
- b. Motion to accept and approve 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the condition of including a corrected plat dimension (754.64 feet). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the proposed subdivision area.

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:

Doug Skinner (Skinner Holdings LLC) has submitted two related applications for a 36.50-acre portion of GIS Parcel #874624200011: a minor subdivision for a development to be called "252nd Overlook," and a Zoning Ordinance Map Amendment to rezone the same property from Agricultural Preservation (AP) to Agricultural Estates (AE). The property is located in the SE1/4 of the NW1/4, NE1/4 of the SW1/4, and NW1/4 of the SE1/4 of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, and is located at 2374 252nd St., Hornick, IA 51026. It lies approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. The rezoning from AP to AE is requested to permit future development of the lots created by the proposed subdivision and to satisfy Section 3.01.1 B of the Woodbury County Zoning Ordinance. Notices and reviews for these applications have been completed: a legal notice ran in the Sioux City Journal on November 13, 2025 for the Zoning Commission public hearing and will run on December 4, 2025 for the Board of Supervisors public hearings; property owners within 1,000 feet received mailed notice on November 10, 2025 of the Zoning Commission public hearing scheduled for November 24, 2025; and relevant government agencies, utilities, and other stakeholders were notified and asked to comment. The Woodbury County Engineer reviewed the proposal, found it compliant with Iowa Code closure requirements, and advised that the property owner must coordinate with the engineer's office for any future access or modifications to existing access that require permits. The property is currently located in the AP zoning district and is not in the floodplain. The Zoning Commission's recommendations on both the rezoning and the minor subdivision, along with draft minutes from the November 24, 2025 meeting, are included on the following pages. Comments received from the public as of the distribution of this packet are included in the subsequent pages of this report.

PROPERTY DETAILS

Parcel(s): 874624200011

Township/Range: T87N R46W

Section: 24

Quarter: Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Zoning District: AP

Floodplain: Zone X

Property Address: 2374 252nd St., Hornick, IA 51026

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 the final report and the Zoning Commission's recommendation from their 11/24/25 meeting to approve the final plat of 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the conditions of including a corrected plat dimension (754.64 feet) and a restriction limiting development to no more than three additional homes within the proposed subdivision area.

Accept and approve 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the condition of including a corrected plat dimension (754.64 feet). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the proposed subdivision area.

ACTION REQUIRED / PROPOSED MOTION:

a. Motion to receive the final report and the Zoning Commission's recommendation from their 11/24/25 meeting to approve the final plat of 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the conditions of including a corrected plat dimension (754.64 feet) and a restriction limiting development to no more than three additional homes within the proposed subdivision area.

b. Motion to accept and approve 252nd Overlook, a minor subdivision to Woodbury County, Iowa with the condition of including a corrected plat dimension (754.64 feet). If determined, also approve with the condition of restricting development to no more than three additional single-family dwelling units within the proposed subdivision area.

INDEX LEGEND:

PART OF: SE1/4-NW1/4, NE1/4-SW1/4, NW1/4-SE1/4,
Section 24, T87N-R46W

CURRENT PROPRIETOR: Skinner Holdings, L.L.C.

SURVEY REQUESTED BY: Skinner Holdings, L.L.C.

PREPARED BY AND RETURN TO:
David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr.,
Sioux City, IA 51106 (712) 266-1554 dave.lamberton@dgr.com

FINAL PLAT OF
252nd OVERLOOK
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

OWNER / SUBDIVIDER:

Skinner Holdings, L.L.C.
300 Centennial Drive, Suite 295
North Sioux City, SD 57049
712-251-2476

SURVEYOR:

DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
David A. Lamberton, PLS
dave.lamberton@dgr.com

SUBDIVISION:

5 Lots = 36.500 Acres
Smallest Lot = 3.452 Acres

FEMA:

Zone X, Area of Minimal Flood Hazard

PROPOSED ZONING:

AE - Agricultural Estates

Setbacks:

Front yard = 75'
Side yard = 20'
Accessory structure = 10'
Rear yard = 50'
Accessory structure = 10'

Acreage Breakdown:
NW1/4-SE1/4 = 18.45 ac.
NE1/4-SW1/4 = 9.97 ac.
SE1/4-NW1/4 = 9.08 ac.
GROSS AREA = 36.50 ac.
ROAD ROW = 0.81 ac.
NET AREA = 35.69 ac.

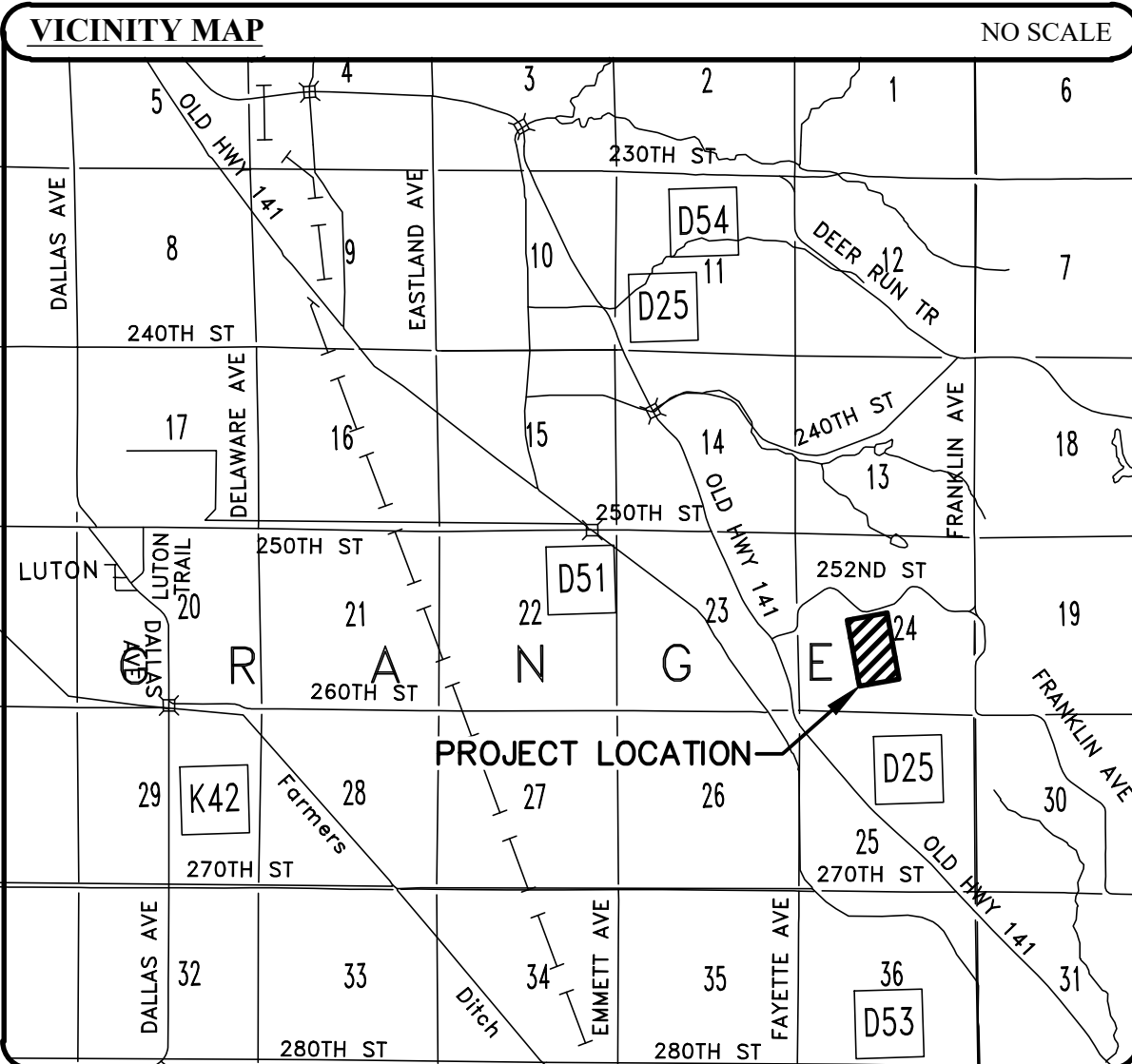
SUBDIVISION DESCRIPTION:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said center line for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

NOTES:

- See Plat of Survey - Roll 727, Image 3106.
- See Plat of Survey - Instrument #: 2024-03232.
- Boundary line along 252nd St. determined from legal description found on Roll 156, Image 1615 and found monuments in road.
- R.O.W. easement determined from Woodbury County Project L-273 plans, and existing centerline of road.



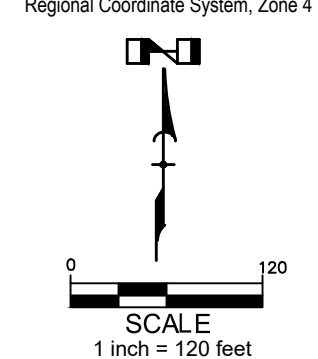
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: November 19, 2025
Drawn By: DAL
Project No. 275071
Sheet: 1 OF 2

Curve Table

Curve #	Delta	Radius	Length	Chord Dir. - Length
C1	24°30'50"	325.00'	139.05'	S24°57'20"E-137.99'
C2	19°57'14"	325.00'	90.50'	S45°11'22"E-90.20'

All bearings are referenced to the Iowa
Regional Coordinate System, Zone 4



LEGEND

- FOUND 1/2" REBAR w/ ORANGE CAP #15746
- FOUND 5/8" REBAR w/ YELLOW CAP #13202
- FOUND 1/2" REBAR w/ YELLOW CAP #10670
- SET 1/2" x 30" REBAR w/ ORANGE CAP #15746

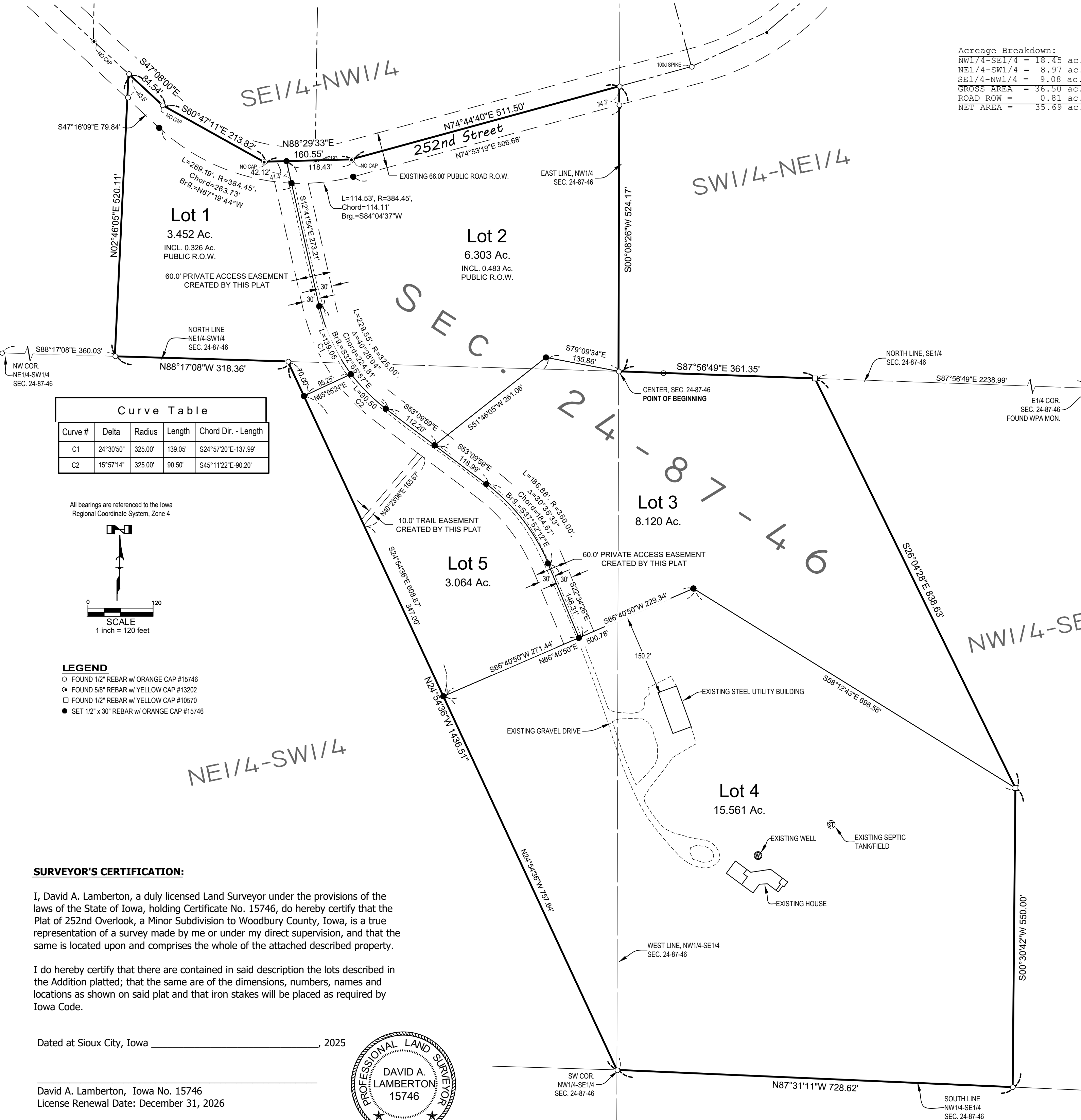
SURVEYOR'S CERTIFICATION:

I, David A. Lamberton, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lots described in the Addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa _____, 2025

David A. Lamberton, Iowa No. 15746
License Renewal Date: December 31, 2026



FINAL PLAT OF
252nd OVERLOOK
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

Skinner Holdings, LLC, a South Dakota limited liability company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into lots and easements, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, ____.

SKINNER HOLDINGS, LLC

By: _____
Douglas Skinner, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____,
by Douglas Skinner, as Manager of Skinner Holdings, LLC.

Notary Public - State of Iowa

CONSENT TO PLATTING

The undersigned Habitat Restoration Services, LLC, the present owner and holder of the Option Agreement, recorded as Document Number: 2025-06047, states that the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, is prepared with Habitat Restoration Services, LLC's free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, ____.

Habitat Restoration Services, LLC

By: _____
Brenton Feuchtenberger, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____,
by Brenton Feuchtenberger, as Manager of Habitat Restoration Services, LLC.

By: _____
Notary Public in and for said State

STATEMENT OF MORTGAGE HOLDER

The undersigned Central Bank, the present owner and holder of the Mortgage, recorded as Document Number: 2021-06689, states that the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, is prepared with Central Bank's free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, ____.

Central Bank

By: _____

Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Central Bank.

By: _____
Notary Public in and for said State

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all 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, Iowa, that said Plat of 252nd Overlook, a Minor Subdivision to 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 an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, ____.

Daniel A. Bittenger II
Chairman
Board of Supervisors
Woodbury County, Iowa

ATTEST: Michelle K. Skaff
Secretary

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

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the ____ day of _____, ____ 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 _____, ____.

Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF
TAXES AND SPECIAL ASSESSMENTS

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

Dated _____, ____.

Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the _____ day of _____, _____, a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, ____.

Tyler Mogensen
City Assessor

COUNTY ENGINEER'S CERTIFICATE

I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, ____.

Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: 252nd Overlook, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by Engleson Abstract Co., Inc., dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Skinner Holdings, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

- Mortgage from Skinner Holdings, LLC, to Central Bank, dated May 14, 2021, and filed on May 18, 2021, as Instrument #2021-06689.
- Option Agreement from Skinner Holdings, LLC, to Habitat Restoration Services, LLC, dated June 13, 2025, filed on June 17, 2025, as Instrument #2025-06047.
- Easement from Leo Lux and Mary Lux, husband and wife to Woodbury County Soil Conservation District of Sioux City, Iowa, dated August 27, 1960 and filed October 7, 1960, in Book 957, Page 303.
- Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954, in Book 748, Page 264.
- Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954 in Book 748, Page 262Development Agreement between Clayton Creek, L.L.C. and the City of Sioux City, Iowa, dated April 24, 2017 and filed on April 25, 2017 in Roll 752, Image 4744.
- Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated May 2, 1960 and filed May 10. 1960 in Book 947, Page 385.
- Maintenance Agreement dated May 12, 1960 and filed May 12, 1960 in Book 947, Page 415.
- Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 294.
- Maintenance Agreement dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 288.
- Easement for Use of Trail System, dated March 29, 2024, filed April 1, 2024 in Inst. #2024-02717.
- All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, ____.

Alex S. Berenstein
ATTORNEY AT LAW

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, ____.

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

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

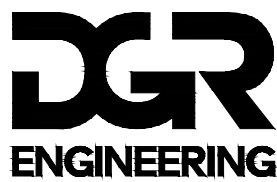
Docket No: _____

Filed for record, this _____ day of _____, ____.

at _____ o'clock _____ M. recorded in Plat Envelope _____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, ____.

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



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: November 19, 2025
Drawn By: DAL
Project No. 275071
Sheet: 2 OF 2

12-16-25 9a #2

252nd OVERLOOK COVENANTS, CONDITIONS AND RESTRICTIONS

This Declaration of Covenants, Conditions, and Restrictions is made this _____ day of _____, 2026, by Skinner Holdings, LLC (the "**Developer**"), the Subdivider and Owner, are hereby imposed upon all of the lots in the property platted as 252nd Overlook, a minor subdivision in Woodbury County, Iowa (the "**Subdivision**"). These covenants, conditions, and restrictions shall run with the title, and they shall be binding upon and inure to the benefit of subsequent parties acquiring any right, title, or interest in any land in the Subdivision and their heirs, successors, and assigns:

1. General Residence Restrictions: No more than three (3) additional single-family residential dwelling units shall be built in the Subdivision. Each single-family residential dwelling shall not exceed two stories in height with a private attached garage for five (5) motor vehicles. Modular, prefabricated, or manufactured homes shall not be allowed unless the written prior consent of all owners of lots in the Subdivision is first received. Only above-ground dwellings with basements and permanent foundations shall be built. This restriction prohibits, without limitation, the building of earth-shelter houses or dwellings, houses surrounded by berms, and underground houses.
2. Easements: Easements for utility installations and maintenance are reserved in accordance with applicable regulations of Woodbury County, Iowa.
3. Exterior Wiring: All exterior wiring, including but not limited to electrical, telephone, and cable, shall be underground.
4. Weeds and Debris: Each owner shall keep his or her lot free from weeds and debris, whether such lot is improved or unimproved. All unimproved or improved lots shall be planted in grass or alfalfa, except for family gardens for personal use.
5. Mailboxes: All mailboxes shall conform to the requirements and specifications of the United States Postal Service.
6. Duty to Rebuild: If all or any portion of a residence is damaged or destroyed by fire or other casualty, the owner shall, with all due diligence, rebuild, repair, or reconstruct such residence in a manner that will substantially restore it to its appearance and condition immediately prior to the casualty. The construction shall be undertaken within three months after the damage occurs and shall be completed within twenty-four (24) months after the damage occurs. If such reconstruction is prevented by causes beyond the control of the owner, the Developer may extend such deadlines.
7. Completion of Construction: Construction on any dwelling shall be completed within sixteen (16) months after construction is commenced.
8. Amendments: These covenants, conditions, and restrictions may be amended by a written instrument providing for such amendment which has been executed by 3/4 of the owners of

the lots in the Subdivision. Such instrument of amendment shall be filed for record and shall thereafter be binding on all owners and all subsequent owners.

9. Violation: If any person shall violate or attempt to violate any of the covenants, conditions, or restrictions herein, the owner of any lot in the Subdivision may initiate any proceedings at law or in equity against the person or persons violating or attempting to violate any such covenant, condition or restriction, either to prevent such person or persons from so doing or to recover damages or other compensation for such violation.
10. Invalidation: Invalidation of any one of these covenants, conditions, and restrictions by statute, regulation, judgment or court order shall in no way affect any of the other provisions which shall remain in full force and effect

EXECUTED at Woodbury County, Iowa this ____ day of _____, 2026.

SKINNER HOLDINGS, LLC

Douglas Skinner, Manager

STATE OF IOWA)
) ss:
COUNTY OF WOODBURY)

On this ____ day of _____, 2026, before me, the undersigned, a Notary Public in and for the State of Iowa, personally appeared Douglas Skinner, to me known to be the person named in and who executed the foregoing instrument, and acknowledged that he executed the same as their voluntary act and deed.

Notary Public



WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk
dnorton@woodburycountyiowa.gov

REPORT FOLLOWING ZONING COMMISSION MEETING AND RECOMMENDATION (POST NOVEMBER 24, 2025)

ZONING ORDINANCE MAP AMENDMENT PROPOSAL AND

252 OVERLOOK – MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Doug Skinner of Skinner Holdings LLC
Application Type(s):	Minor Subdivision and Zoning Ordinance Map Amendment
Name of Subdivision:	252 nd Overlook
Application Date:	11/4/25
Number of Lots:	5
Total Acres:	36.50
Extraterritorial Review:	None
Legal Notice Date:	November 13, 2025
Neighbor(s) Notice Date:	November 10, 2025
Stakeholder(s) Notice Date:	November 6 and November 12
Zoning Commission Public Hearing Date:	November 24
Board of Supervisors Agenda Date:	December 9, 16, 23
Attorney:	Alex Bernstein – 712-389-4302
Surveyor:	Dave Lamberton – 712-203-1323

PROPERTY DETAILS	
Parcel(s):	874624200011
Township/Range:	T87N R46W
Section:	24
Quarter:	Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:
Zoning District:	AP
Floodplain:	Zone X
Property Address:	2374 252nd St., Hornick, IA 51026

CONTENTS	
SUMMARY, AERIAL MAP, PLAT EXCERPT	
APPLICATIONS	
FINAL PLAT / ZONING ORDINANCE MAP AMENDMENT	
REVIEW CRITERIA	
PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
SUPPORTING DOCUMENTATION	

DESCRIPTION:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

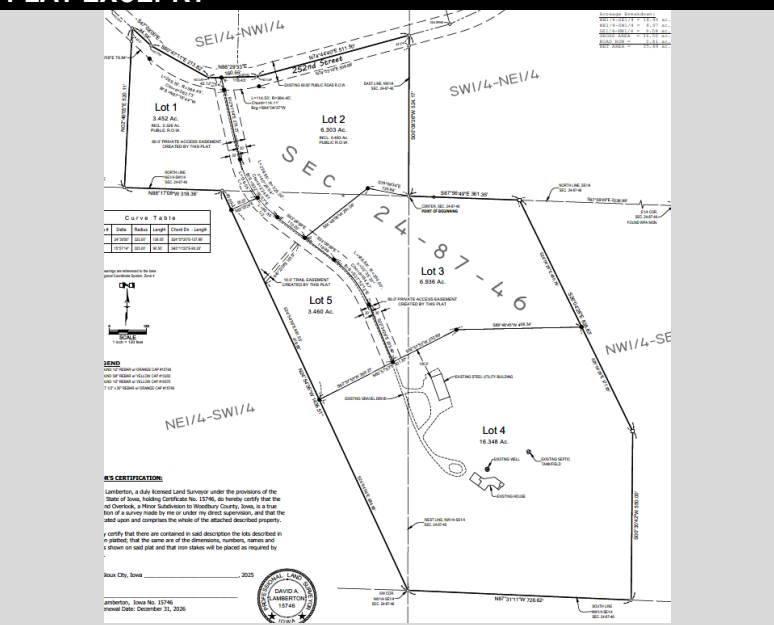
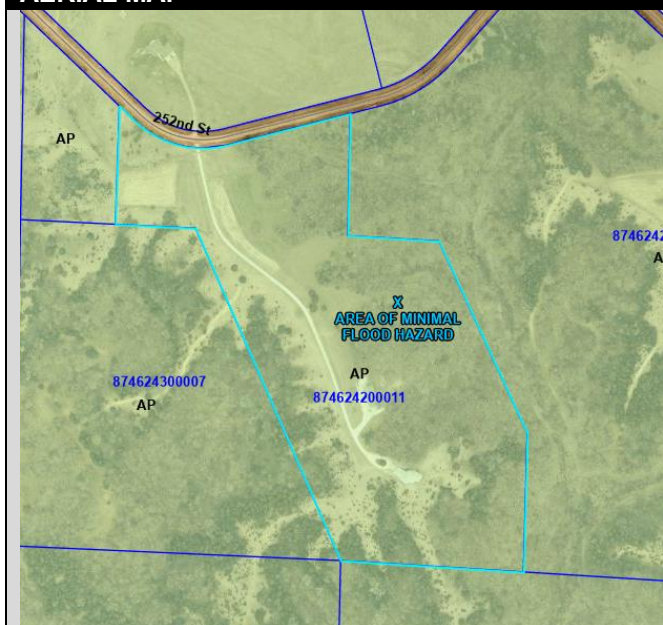
Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said centerline for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

SUMMARY

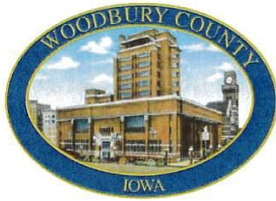
Doug Skinner (Skinner Holdings LLC) has submitted two related applications for a 36.50-acre portion of GIS Parcel #874624200011: a minor subdivision for a development to be called "252nd Overlook," and a Zoning Ordinance Map Amendment to rezone the same property from Agricultural Preservation (AP) to Agricultural Estates (AE). The property is located in the SE1/4 of the NW1/4, NE1/4 of the SW1/4, and NW1/4 of the SE1/4 of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, and is located at 2374 252nd St., Hornick, IA 51026. It lies approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. The rezoning from AP to AE is requested to permit future development of the lots created by the proposed subdivision and to satisfy Section 3.01.1 B of the Woodbury County Zoning Ordinance. Notices and reviews for these applications have been completed: a legal notice ran in the Sioux City Journal on November 13, 2025 for the Zoning Commission public hearing and will run on December 4, 2025 for the Board of Supervisors public hearings; property owners within 1,000 feet received mailed notice on November 10, 2025 of the Zoning Commission public hearing scheduled for November 24, 2025; and relevant government agencies, utilities, and other stakeholders were notified and asked to comment. The Woodbury County Engineer reviewed the proposal, found it compliant with Iowa Code closure requirements, and advised that the property owner must coordinate with the engineer's office for any future access or modifications to existing access that require permits. The property is currently located in the AP zoning district and is not in the floodplain. The Zoning Commission's recommendations on both the rezoning and the minor subdivision, along with draft minutes from the November 24, 2025 meeting, are included on the following pages. Comments received from the public as of the distribution of this packet are included in the subsequent pages of this report.

AERIAL MAP

PLAT EXCERPT



ZONING ORDINANCE MAP AMENDMENT RECOMMENDATION



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 Proposed Zoning Ordinance Map Amendment (Rezone)
from Agricultural Preservation (AP) to Agricultural Estates (AE) on Parcel
#874624200011 (2374 252nd Street, Hornick, IA 51026)

Dear Board of Supervisors:

On November 24, 2025, the Woodbury County Zoning Commission held a public hearing to consider the application from Doug Skinner of Skinner Holdings, LLC for a zoning ordinance map amendment to rezone a 36.50-acre portion of Parcel #874624200011 from Agricultural Preservation (AP) to Agricultural Estates (AE). The property is located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87N, Range 46W, approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and south of 252nd Street. This rezone is to accommodate potential lot development per Section 3.01.1.B of the Zoning Ordinance and is associated with the concurrent 252nd Overlook minor subdivision application.

Zoning Coordinator Dan Priestley presented the staff report, noting the proposal meets basic requirements contingent on hearing input. An updated draft ordinance correcting the acreage to 36.50 was received into the record by unanimous motion. Discussions overlapped with the subdivision hearing, focusing on AP vs. AE differences (e.g., density allowing more than two homes per quarter-quarter, reduced setbacks from 100 to 75 feet, similar agricultural uses but restrictions on some commercial activities).

Applicant Doug Skinner reiterated the compromise restriction to three additional homes, with no immediate plans for development.


Public comments continued from the subdivision hearing, with the same attendees opposing for reasons including Loess Hills preservation, environmental fragility, road maintenance, rural character per the 2040 Comprehensive Plan, dairy proximity, and potential tax/service strains. Staff clarified that AE is appropriate for multi-lot subdivisions and explained the similarities and differences between AP and AE zoning districts.

Following the public hearing, a motion was made to recommend the rezone to the Board of Supervisors using the updated draft with the restriction of no more than three additional homes, which was seconded and passed (4-0-1 abstention).

The Zoning Commission recommends that the Board of Supervisors approve the rezone from AP to AE with the condition restricting development to no more than three additional homes.

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

Dated this 15 day of Dec-, 2025.


Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

MINOR SUBDIVISION RECOMMENDATION



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 Proposed 252nd Overlook Minor Subdivision (Five Lots) on Parcel #874624200011 (2374 252nd Street, Hornick, IA 51026)

Dear Board of Supervisors:

On November 24, 2025, the Woodbury County Zoning Commission held a public hearing to consider the application from Doug Skinner of Skinner Holdings, LLC for a five-lot minor subdivision known as 252nd Overlook on a 36.50-acre portion of Parcel #874624200011. The property is located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87N, Range 46W, approximately seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and south of 252nd Street. The property is currently zoned Agricultural Preservation (AP) and is not in a floodplain. This application is associated with a concurrent rezone request from AP to Agricultural Estates (AE) to accommodate potential development.

Zoning Coordinator Dan Priestley presented the staff report, noting compliance with Iowa Code closure requirements per the Woodbury County Engineer, who advised coordination for access permits. Neighbors within 1,000 feet were notified on November 10, 2025, and the proposal was published in the Sioux City Journal on November 13, 2025. Stakeholders were notified. Post-packet, additional information was received, including County Engineer Laura Sievers' memo correcting a plat dimension to 754.64 feet (from 757.63). A motion to receive this memo and associate the correction with the final plat passed unanimously. Public comments received prior to the hearing (e.g., from Reverend Jim Thomas Jr., a citizen petition with 35-40 signatures led by Gary McMullen, Richard Pope, Seth Brooks of Golden Hills RC&D, and Gary and Darlin McMullen) were read and received into the record by unanimous motion. These expressed opposition based on preserving Loess Hills scenic views, rural character, fragile soils, erosion risks, road maintenance, traffic, tax increases, and strain on services.

Applicant Doug Skinner and Brenton Feuchtenberger presented, addressing perceived misinformation in the petition (e.g., minimal tax and road impacts, property rights, no dense development planned). They provided handouts (maps and explanations), which were received into the record by unanimous motion. Skinner emphasized a compromise limiting development to three additional homes (beyond the existing one), aligning with AP density limits, with no immediate building plans.

Numerous public attendees spoke in opposition. Themes included Loess Hills preservation (ecology, erosion, prairie remnant), road conditions and traffic, rural character, dairy odors, watershed impacts, and viewshed from the National Scenic Byway. Questions addressed AP vs. AE differences (density, setbacks, uses), restrictions (single-family only), and process. Staff clarified ordinance details, including AE for more than two parcels per quarter-quarter.

Following the public hearing, a motion was made to recommend approval of the subdivision to the Board of Supervisors using the updated draft, including the corrected dimension (754.64 feet) and restriction of no more than three additional homes, which was seconded and passed (4-0-1 abstention).

The Zoning Commission recommends that the Board of Supervisors approve the 252nd Overlook minor subdivision with the conditions of the corrected plat dimension (754.64 feet) and restriction limiting development to no more than three additional homes.

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

Dated this 1st day of Dec, 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 Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 24 day of November, 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

December 17, 2025,

Chris Zellmer Zant
Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

Woodbury County Zoning Commission Meeting Minutes

Date: November 24, 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=E2lrRoiGx6w>

Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride, Steve Corey, Jeff Hanson, Corey Meister
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Supervisors Present:** Kent Carper, David Dietrich
- **Public Attendees:** Gary Haruan, Cindy Foix, Leo Lidgett, Gary McMullen, Darlynn McMullen, Susan Chapman, Chad Brady, Lisa Brosamle, David Brosamle, Jim Thomas, Amiee Krogh, Deborah Sulsberger, Glenna Tevis, Bonnie Brosamle, Linda Arnolt, Roger Lorenzen, Mike Mooney, Rich Pope, Amy Sulsberger, Chuck Sattler, Jason Yockey, Doug Miller, Chris Kennedy, Keith Pease, Doug Skinner, Brenton Feuchtenberger

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on November 24, 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, Corey Meister, and Steve Corey were present.

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 (September 22, 2025). No corrections or additions were noted. Commissioner Jeff Hanson made a motion to approve the minutes as presented, which was seconded by Commissioner Tom Bride. The motion passed unanimously with all Commissioners present voting "aye." (5-0)

Public Hearing: Consideration of Proposed Brosamle Addition Minor Subdivision (Two Lots) Application on Parcels #884501200002, # 884501200004, 884501200005, and #884501200006 from Brosamle Farms, LLC (Action Item)

Chair Zellmer Zant opened the public hearing.

Zoning Coordinator Dan Priestley presented the staff report. Brosamle Farms, LLC submitted an application for a two-lot minor subdivision named Brosamle Addition, dividing 150.57 acres from four government lots into Lot 1 (126.23 acres) and Lot 2 (24.34 acres). The properties are in Section 1, Township 88N, Range 45W (Moville Township), Government Lots 5, 6, 7, and 8, zoned Agricultural Preservation (AP). Located two miles southeast of Moville, south of 160th Street and west of Ida Avenue. The proposal was noticed in the Sioux City Journal on November 13, 2025, and neighbors within 1,000 feet were notified by letter on November 10, 2025. Stakeholders, including government agencies and utilities, were notified. The Woodbury County Engineer confirmed compliance with Iowa Code closure requirements and advised coordination for access permits. The property is not in a floodplain. The City of Moville waived review via Council Resolution 2025-14. The proposal meets basic approval criteria. After packet printing, neighbor David Brosamle (1625 Ida Avenue) verbally expressed no objections.

Applicant representative David Brosamle spoke, stating his name and address for the record. He explained he owns one-fifth of the land and seeks to purchase the rest from the LLC for continued pasture use since the 1970s, raising cattle, with no plans for housing development. He noted existing road access and thanked staff for assistance.

No other public comments were received.

Commissioners had no questions. Priestley confirmed the verbal comment from David Brosamle was entered into the record.

Commissioner Tom Bride made a motion to close the public hearing. Corey Meister seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Commissioner Jeff Hanson made a motion to recommend approval of the plat as submitted to the Board of Supervisors. Commissioner Steve Corey seconded. No further discussion. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Priestley explained next steps: The plat goes to the Board of Supervisors for final approval, requiring signatures from county departments and stakeholders, then recording in the Recorder's Office if approved.

**Public Hearing: Consideration of Proposed 252nd Overlook Minor Subdivision (Five Lots)
Application on Parcel #874624200011 (2374 252nd, Hornick, IA 51026) from Doug Skinner of
Skinner Holdings, LLC (Action Item)**

Chair Zellmer Zant opened the public hearing,

Priestley presented the staff report noting this item is associated with the subsequent rezone application (from AP to AE) and they would be discussed together but voted on separately. Doug Skinner of Skinner Holdings, LLC applied for a five-lot minor subdivision named 252nd Overlook on a 36.50-acre portion in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87N, Range 46W. GIS Parcel #874624200011, at 2374 252nd Street, Hornick, IA, seven miles east of Salix and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, south of 252nd Street. Currently zoned AP, not in floodplain. Noticed in Sioux City Journal on November 13, 2025; neighbors notified November 10, 2025. Stakeholders notified. County Engineer confirmed Iowa Code compliance, advised access coordination. Proposals meet basic requirements contingent on hearing input.

Priestley noted additional information received post-packet: County Engineer Laura Sievers' memo with a correction (754.64 feet on the plat, not 757.63). Commissioner Tom Bride made a motion to receive the memo into the record and associate the corrected number with the final plat. Commissioner Steve Corey_ seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Priestley read and requested receipt of public comments into the record:

- Reverend Jim Thomas Jr. (November 20, 2025): Opposes rezone/subdivision, citing blocked scenic views of Loess Hills, privatization, altering rural character; urges denial to preserve appeal.
- Citizen petition by Gary McMullen (November 21, 2025, 35-40 signatures): Opposes, citing inadequate gravel roads, reduced Loess Hills enjoyment, potential tax hikes, strain on services, fragile soil risks; included map.
- Richard Pope (November 21, 2025): Opposes due to Loess Hills soil (low CSR, steep slopes, erosion-prone), part of Iowa's largest prairie remnant; recommends denying to preserve non-crop values.
- Seth Brooks (on behalf of Loess Hills National Scenic Byway, via Golden Hills RC&D, November 21, 2025): Urges evaluation for impacts on Loess Hills National Scenic Byway, ecology, viewshed; stresses responsible decisions.
- Gary and Darlynn McMullen (November 21, 2025): Strongly oppose; preserve unique Loess Hills for public enjoyment (visible from byway); warn of road deterioration with traffic.

Commissioner Cory Meister made a motion to receive all documents (names, petition, letters, emails) into the record. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Applicant Doug Skinner (Skinner Holdings, LLC) and Brenton Feuchtenberger presented. Skinner addressed what he called misinformation in the petition: Minimal financial impact on distant residents; only McMullens within 1,000 feet; three homes won't materially impact steep/windy 252nd Street or Highway 141 (no engineer report supports otherwise); "limit development" means "no development"; tax increases misstated (AE vs. AP taxation differs, precedent for AE nearby); three homes won't affect watershed/aquifer; increases safety via more residents; no county services strain; hypocrisy in petitioner's 2004 home build. Emphasized property rights over emotion/opinion.

Feuchtenberger provided handouts (maps, explanations). Commissioner Tom Bride made a motion to receive handouts into the record. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Feuchtenberger explained backstory: Purchased 290 acres over two years (highlighted in red on map), seeking to buy remaining land excluding existing home (#4). Minor subdivision/rezone required; not intending dense development (e.g., Whispering Creek); could create 12-14 lots but proposing five (one unbuildable); follows quarter-quarter lines, congruent with AP spirit (two homes per 40 acres); access (Xs on map) for hunting; no immediate home-building plans; compromise limits future density; AP allows similar without rezone via road splits/natural boundaries.

Public comments (opposition focused on preserving Loess Hills, environmental fragility, road maintenance/traffic, rural character, dairy proximity odors, watershed/erosion, increased services strain, tax impacts, scenic byway views):

- Gary McMullen: Lives across opposes due to unique landscape preservation, visible from byway; road deterioration; resentment. Existing house driveway would drive through hunting area, safety issue.
- Cindy Foix: Opposes: fragile ecosystem, erosion risks; questions access/maintenance; preserve for future generations. Question if proposed easement with 3 additional lots would remain AP. Concerns of hunting lodge or condos being allowed.
- Leo Lidgett: Opposes: Loess Hills rarity, erosion-prone; development threatens; references past protections.
- Susan Chapman: Opposes; preserve views/character; road safety concerns post-rain.
- Chad Brady: Opposes; environmental impact, soil fragility; alternatives exist elsewhere.
- Jim Thomas: Opposes; blocks public views, privatizes; deny to preserve appeal.

- Amiee Krogh: Opposes; Loess Hills conservation priority; development risks.
- Supervisor Carper: Shotgun or rifle hunting may be issue, bow not as much; sees both sides. Recommended Board of Supervisors visit site.
- Deborah Sulsberger: Opposes; steep roads unsuitable for more traffic; preserve natural state.
- Darlynn McMullen: Stated rumor that 10 homes would be built.
- Doug Miller: Questioned as to why not just buy it instead of doing subdivision.
- Glenna Tevis: Questions restrictions (single-family only? No condos/lodges?); dairy odor concerns. Priestley clarified: AE allows single-family dwellings; multi-family prohibited/conditional; hunting lodges not enumerated but hospitality uses restricted.
- Linda Arnolt: Opposes; maintain sparse areas per 2040 plan; soil conservation recommends AP; dairy complaints; road calls to engineer.
- Roger Lorenzen: Opposes; road conditions after rain; adds gravel miles.
- Mike Mooney: Opposes; environmental devastation risks.
- Rich Pope: Praises handling fragile Loess Hills issues; population growth vs. environment; questions AP to AE advantage (density, setbacks differ; AE for multi-lots per ordinance). Priestley explained: AE for >2 parcels per quarter-quarter; setbacks 75 ft vs. 100 ft; uses mostly similar, density key. Once area is lost, it's gone.
- Amy Sulsberger: Opposes; preserve prairie remnant.
- Chuck Sattler: Opposes; road maintenance strain.
- Jason Yockey: Questions order (rezone before subdivide?); could approve subdivision but deny rezone, limiting builds. Priestley: Possible to delay rezone; triggers at building permit if >2 homes.
- Jim Thomas: Opposes; dairy proximity clarification (2-3 miles, valley/road separation). Keep sparse areas sparse.
- Chris Kennedy: Opposes; watershed impacts.
- Keith Pease: Questions practical AP vs. AE differences with restrictions (density control; some AP commercial uses prohibited in AE). Priestley displayed ordinance table online, explaining uses (agriculture identical; residential density differs; some commercial restricted in AE).
- Commissioner Bride commented on property rights, not high density project.
- Commissioner Zant also spoke of property rights; conservation.
- Commissioner Steve Corey commented on landowner rights, easement approves of easement compromise.

Skinner reiterated compromise: Restriction limits to three additional homes max, aligning with AP; no current build plans.

Commissioner Tom Bride commented: Beneficial intent; AP already allows worse scenarios.
Commissioner Steve Corey offered site visit with supervisors.

Commissioner Tom Bride made a motion to close the public hearing. Commissioner Steve Corey seconded. The motion passed unanimously by voice vote (ayes: all; opposed: none).

Commissioner Jeff Hason announced that he would be abstaining for voting on the two agenda items from Doug Skinner due to non-financial conflicts of interest.

Commissioner Tom Bride made a motion to recommend approval of the subdivision to the Board of Supervisors, using the updated draft including the correct dimension form the county engineer with restriction of no more than three additional homes. Commissioner Steve Corey seconded. The motion passed by voice vote (ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson).

**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 #874624200011 from Doug Skinner of Skinner Holdings, LLC (2374
252nd, Hornick, IA 51026) (Action Item)**

Chair Zellmer Zant opened the public hearing. (Discussions overlapped with prior item but focused on rezone specifics: AP vs. AE differences, density, uses.)

Priestley reiterated: Rezone for 36.50 acres to accommodate lots per Section 3.01.1.B; meets requirements contingent on input.

Priestley asked the Commission to receive an updated draft of the Zoning Ordinance Map Amendment Rezone ordinance language into the record to correct the acres to 36.50 acres. Commissioner Steve Corey made a motion to receive the updated draft of the rezone ordinance. Commissioner Tom Bride seconded the motion. The motion passed by voice vote ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.

Public comments continued from prior hearing, emphasizing opposition to rezone for same reasons (preservation, etc.). Additional clarifications on AP (agricultural focus, 2 homes/quarter-quarter) vs. AE (allows more density but with restrictions; some uses prohibited).

Commissioner questions: Practical differences with restriction (minimal; density key); ordinance nuances (farmer exemptions, building permits).

Commissioner Steve Corey made a motion to close the public hearing. Commissioner Corey Meister seconded. The motion passed unanimously by voice vote. ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.

Commissioner Bride made a motion to recommend the rezone to the Board of Supervisors, using the updated draft with restriction of no more than three additional homes. Commissioner Steve Corey seconded. No further discussion. The motion passed by voice vote (ayes: 4; opposed: 0; abstentions: 1 Jeff Hanson.)

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

Priestley updated: Zoning Commission/Board of Adjustment applications open, deadline December 1, 2025. New state law requires training (~1.5 hours) for new members (ex-parte, public engagement); existing members grandfathered. Exploring in-house compliance system; applies to Supervisors too. Brosamle item to Supervisors sooner (no rezone); Skinner items on December 9, 16, or 23, 2025.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

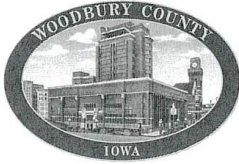
Adjournment

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 7:49 PM.

Appendix

Received Materials on subsequent pages.

- County Engineer's Review Memo making a change to the final plat to 754.64 feet.
- Written comments from citizens.
- Map from Brenton Feuchtenberger
- Updated draft of the Zoning Ordinance Map Amendment



Woodbury County Secondary Roads Department

759 E. Frontage Road • Merville, Iowa 51039

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

To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: November 19, 2025
Subject: 252nd Overlook – Minor Subdivision.

The Secondary Roads Department has completed its review of the 252nd Overlook Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa. Please note that the measured distance of **757.63' should be revised to 757.64'**.

The plat does not identify any proposed new entrance or access locations to the County road system. If new access points are intended, the developer and any future landowner will need to coordinate with the County Engineer's Office to ensure adequate sight distance and to obtain the required entrance permit. Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

PUBLIC COMMENTS SUMMARY (as of 11/24/25 at 9:40 AM CT)

Jim Thomas (Reverend James G. Thomas Jr.), November 20, 2025, 5:25 PM

Jim Thomas, a pastor living across the valley, opposes rezoning Parcel #87462420001 from AP to AE, arguing it would block public scenic views of Woodbury County and the Loess Hills, privatizing them for new lot owners and altering the rural character into subdivision-like development. He urges denial to preserve the area's appeal despite potential tax benefits, and plans to attend the meeting for more points.

Citizen Petition (Circulated by Gary McMullen), November 21, 2025, 9:00 AM

A petition with ~35-40 signatures from nearby residents opposes the 252nd Overlook five-lot subdivision and AP-to-AE rezone for Parcel #87462420001, citing inadequate gravel roads for increased traffic, reduced Loess Hills enjoyment for locals and Byway travelers, potential tax hikes from rising property values, strain on county services, and risks to the fragile soil. It includes a property map and emphasizes preserving the area's scenic value.

Richard Pope, November 21, 2025, 11:43 AM

Richard Pope, a retired agronomist, personally opposes subdividing the Skinner property due to its fragile Loess Hills soils (low CSR2, steep slopes prone to erosion like recent Sioux City failures), which are unsuitable for development and part of Iowa's largest prairie remnant. He recommends denying the zoning change to limit building in the steep western bluffs and preserve non-crop values over inflated realtor assessments.

Seth Brooks (on behalf of Loess Hills National Scenic Byway, via Golden Hills RC&D), November 21, 2025, 3:57 PM

Seth Brooks, representing the Loess Hills National Scenic Byway, urges evaluation of the AP-to-AE rezone at Parcel #87462420001 for impacts on the Luton Special Landscape Area's ecology and the Byway's viewshed along Old Highway 141, where surveys value undeveloped ridgelines, vistas, and prairie. He stresses responsible decisions to maintain scenic qualities for residents, visitors, and governments.

Gary and Darlynn McMullen, November 21, 2025, 7:54 PM

Gary and Darlynn McMullen, living directly across from the proposed five-lot subdivision, strongly oppose it and the rezone, arguing the unique "Little Egypt" Loess Hills landscape should be preserved for public enjoyment as it's visible from the Scenic Byway. They warn the steep, poorly maintained gravel road will deteriorate with more traffic, and resent the late-resubmitted email.



Proposal for rezoning GIS Parcel #87462420001

From Jim Thomas <jjthomas10@gmail.com>

Date Thu 11/20/2025 5:25 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Proposal for rezoning GIS Parcel #87462420001

Attn: Dan Priestley

My name is Jim Thomas. – I live across the valley from this zoning proposal. Depending on the height of the houses, you would be able to see them across the valley from me. I moved to a small 2 ½ acre plot of land back in 2000. It wasn't easy to find an acreage because most of the area was zoned AP (Agricultural Preservation). The AP designation only allowed a limited number of houses per section. It is the reason I moved to my current property.

It is my understanding that the focus of Agricultural Preservation (AP Zoning) is to preserve the "rural character of the area". This parcel is located in a remote area that offers incredible scenic views from one of the highest points in Woodbury County. These views are currently accessible to anyone from the road.

The proposal to zone this as an Agricultural Estate would block these views and make them only accessible to the people who build houses on proposed Lots 1 & 2. While this may benefit the seller and owners of these lots, it would not preserve the "rural character of the area". It would dramatically change the character of the land and the area.

I completely understand why someone would want to develop this area, as it would command a premium price due to the views. I also appreciate the desire for more tax revenue. I would ask that you deny this rezoning request and preserve the "rural character of the area". It is why people build in this area. As the property currently sits, it preserves the land's character and allows the owner and people driving down the road to enjoy an incredible view of Woodbury County and the Loess Hills. Rezoning this property as an Agricultural Estate would make it more like a subdivision, and if that is what people want, we have plenty of those in the cities of Woodbury County.

I plan to attend the meeting and raise other issues for consideration, but I wanted to get something in writing in case my schedule doesn't work out.

Sincerely,

Reverend James G Thomas Jr.
Pastor at Holly Springs Bible Fellowship
2407 Franklin Ave
Hornick, IA 51026

--

Jim Thomas
Holly Springs Bible Fellowship

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

RECEIVED

NOV 21 2025

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WE STATE OR BELIEVE:

1. That the petitioners own and/or reside on land bordering or within five miles of the proposed minor subdivision.
2. That 252nd Street is a steep, winding, gravel, dusty, minimally-maintained road that cannot handle the traffic of the proposed minor subdivision.
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4. That future development of the lots will decrease enjoyment of the Loess Hills by those who live in them and by those who travel the Loess Hills National Scenic Byway for enjoyment.
5. That future development of the lots will increase land value and, therefore, increase property taxes for current residents.
6. That the construction of new wells for homes in the minor subdivision may negatively affect the water table in the area.
7. That future development of the lots will put additional strain on county services such as fire and police protection.
8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11/20/2025	<i>Michael J. Mooney</i>	Michael J. Mooney	2339 County Rd. D-35 Hornick IA
11/20/2025	<i>Angela Mooney</i>	Angela Mooney	2299 County Rd D-35 Hornick IA
11/20/2025	<i>Phyllis Cholewick</i>	Phyllis Cholewick	252nd St. Hornick IA
11/20/2025	<i>Theresa Cholewick</i>	Theresa Cholewick	252nd St. Hornick IA
11/20/2025	<i>Angela Mooney</i>	Angela Mooney	2311 County Rd D-35 Hornick IA
11/20/2025	<i>Douglas Skinner</i>	Douglas Skinner	2321 County Rd D-35 Hornick IA
11/20/2025	<i>Helen Jenkins</i>	Helen Jenkins	2321 County Rd D-35 Hornick IA
11/20/2025	<i>Robert J. Reuter</i>	Robert J. Reuter	2339 County Rd D-35 Hornick IA

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Signatures:

Date	Signature	Printed Name	Address
11-20-25	<i>Anna E. Fox</i>	ANNA E. FOX	2420 270 ST
11-20-25	<i>Cynthia Fox</i>	CYNTHIA FOX	2420 270 ST HORNICK IA
11/20/25	<i>James Thomas</i>	JAMES THOMAS	2407 FRODO LANE HORNICK, IA
11/20/25	<i>Leah Vollbaum</i>	LEAH VOLLBAUM	2308 DEERBURN TR HORNICK IA
11-20-25	<i>Sara Capri</i>	SARA CAPRI	2202 270 ST HORNICK IA
11-20-25	<i>Rose Cape</i>	ROSE CAPE	2202 270 ST HORNICK IA
11-20-25	<i>Cora Williams</i>	CORA WILLIAMS	2201 Old Highway 141 Hornick IA
11-20-25	<i>Lois Bengt</i>	LOIS BENGT	2243 CLARK ST HORNICK IA 51026
11-20-25	<i>Tyler Kaiti</i>	TYLER KAITI	2245 E RD 25 HORNICK IA 51026


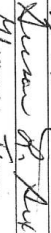


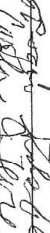




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8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11-20-25		Susan L. Sexton	2413 Old Hwy 14, Hornick IA
11-20-2025		Steven D. Myrtue	2413 Old Hwy 14, Hornick IA 51026
11-20-2025		Edwin D. Myrtue	2539 Old Hwy 14, Hornick IA 51026
11-20-2025		Carolyn Mulabauer	2340 Old Hwy 14, Hornick IA 51026
11-20-25		Carolyn Mulabauer	2381 Old Hwy 14, Hornick IA 51026
11-20-25		Bruce Tevis	2381 Old Hwy 14, Hornick IA 51026
11-20-25		Gary McMullen	2337 Old Hwy 14, Hornick IA 51026
11-20-25		Gary McMullen	2337 Old Hwy 14, Hornick IA 51026
11-20-25		Gary McMullen	2375 252 nd St, Hornick IA 51026

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Signatures:

Date	Signature	Printed Name	Address
11-20-25	Robin Beem	Robin Beem	2329 Grundy Ave, Hornick, IA 51026
11-20-25	Jesse Beem	Jesse Beem	2329 Grundy Ave, Hornick, IA 51026
11/20/25	Colton Beem	Colton Beem	2605 280th Hornick, IA 51026
11/20/25	Deborah C. Subberger	Deborah C. Subberger	2641 Franklin Ave, Hornick, IA 51026
11/20/2025	Amey Subberger-Sattler	Amey Subberger-Sattler	2587 Franklin Ave, Hornick, IA 51026
11/20/2025	Amey Subberger-Sattler	Amey Subberger-Sattler	2755 Grundy Ave, Hornick, IA 51026
11/20/25	Casey Benton	Casey Benton	2785 Grundy Ave, Hornick, IA 51026
11/20/2025	Charles Sattler	Charles Sattler	2755 Grundy Ave, Hornick, IA 51026

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Date	Signature	Printed Name	Address
11/30/25	<i>Joe Kopoldy</i>	<i>Joe Kopoldy</i>	<i>2346 240th Hornick IA</i>
11/30/25	<i>George Miller</i>	<i>George Miller</i>	<i>2498 Deer Run Trail Hornick, IA</i>
11-20-25	<i>Don Miller</i>	<i>Don Miller</i>	<i>2341 240th St</i>
11-20-25	<i>Chris Kerner</i>	<i>Chris Kerner</i>	<i>2470 Franklin Ave Hornick IA</i>
11-20-25	<i>Sam Kennedy</i>	<i>Sam Kennedy</i>	<i>2470 Franklin Ave Hornick IA</i>
11-20-25	<i>Walter Miller</i>	<i>Walter Miller</i>	<i>2375 252nd St, Hornick, IA</i>

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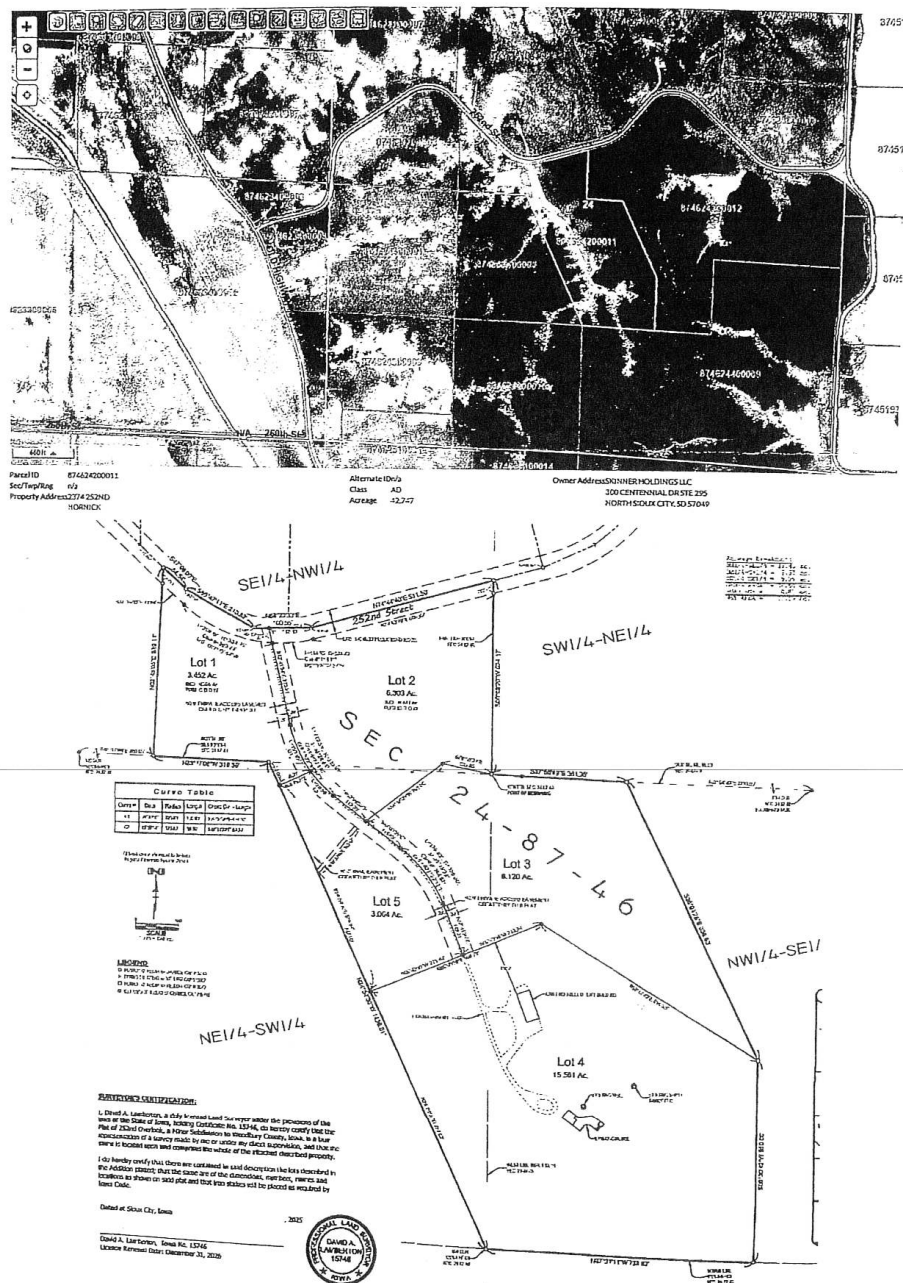
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Signatures:

Date	Signature	Printed Name	Address
11/20/25	<i>[Signature]</i>	JASON YOCKEY	2223 240 th STREET Hornick, IA 51026
11/20/25	<i>[Signature]</i>	Shauna Yockey	2223 240 th St Hornick IA 51026
11/20/25	<i>[Signature]</i>	MAU BROWN	2389 252 nd St Hornick, IA 51026
11/20/25	<i>[Signature]</i>	POETZ LORENZEN	2303 County RD D25 Hornick IA 51026
11/20/25	<i>[Signature]</i>	Jennifer L. Lorenzen	2303 County Rd D25 Hornick, IA 51026
11/20/25	<i>[Signature]</i>	Colin A. Modlin	2317 County Rd D25 Hornick IA 51026
11/20/25	<i>[Signature]</i>	Denise A. Modlin	2317 County Rd D25 Hornick IA 51026

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

Attachment to the Petition to the Woodbury County Planning and Zoning Commission



11/21/25, 12:40 PM

Skinner property comments - Daniel Priestley - Outlook



Skinner property comments

From Richard Pope <ropope1951@gmail.com>

Date Fri 11/21/2025 11:43 AM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

 1 attachment (15 KB)

Comments on the SKinner tract proposal.docx;

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

I have attached some comments for consideration by the Zoning board.

Thank you

These comments are s in regard to the proposal to subdivide the Skinner property, 2374 252nd St. Hornick.

I am Rich Pope, a resident of Sloan. These comments are my personal thoughts about the proposed activity, and do not reflect any organizations I am affiliated with, particularly the Woodbury County Conservation Foundation board and the Exec. Committee of the Loess Hills Alliance. I am a retired agronomist with a degree and subsequent career experience in soil management and soil morphology and genesis related to land use.

I am specifically troubled by extensive development in the front range of the loess hills landform. I realize that from the casual observer areas like this site have little value other than natural areas/hunting ground and with its location can be attractive as housing sites. I

This site consists of predominantly fragile soils. I caution reviewers to not pay close attention to the CSR2 ratings on the site, which only have value in evaluating soils for corn (and soybean) production. Obviously, this site is not appropriate for crop production, other than the existing wildlife food plots. The CSR2 rating system is primarily designed as a tool to help assessors to evaluate land for tax purposes, but CSR2 has been appropriated by realtors for private land sales and hence, assessing artificial “value” based on suitability for crop production. But land areas have other values that are more appropriate to consider.

A significant portion of the area is mapped as Hamburg silt loam and Ida silt loam. Both are Typic Udorthents, which means the erosion of surface materials limits soil development geologically. Slopes range from 14 to more than 80 percent, and the soils formed in loess. Loess is a well sorted, wind-deposited deposit that loses strength and will severely erode if water flow is concentrated and the loess becomes saturated. As an example, look at the recent South Cornelia street failure from piping and channeling from a broken main in Sioux City. That means that the area can be quickly degraded by any intensive development. And once a small subdivision is established, expansion can involve more of these fragile areas that once lost cannot be reclaimed. This Skinner site features a prairie ecosystem that since European settlement has undergone the influx of trees and shrubs. However, the prairie community present is still there and is part of the loess hills landform, the largest remaining prairie area in Iowa.

In my opinion, development in Woodbury County should be extremely limited especially within the first mile or two of the loess bluffs on the western side of the landform (Missouri River valley). This zone is where the most steep and fragile soil areas exist.

I encourage the board to deny the zoning change for this tract.



P.O. BOX 189
OAKLAND, IOWA 51560
P: 712.482.3029
F: 712.482.5590
WWW.GOLDENHILLSRCD.ORG

November 21, 2025

Woodbury County Zoning Commission,

I am writing on behalf of the Loess Hills National Scenic Byway™ about the proposed development at 2374 252nd Street, Hornick, IA (Parcel #874624200011) and application to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District in Woodbury County.

The Loess Hills are a distinctive and important landform in western Iowa, recognized for their ecological, scenic, and cultural significance. The parcel under consideration for rezoning is located within the Luton Special Landscape Area of the Loess Hills landform. Special Landscape Areas are locations identified for their notable natural or scenic characteristics and are intended to receive heightened consideration in land-use decisions. While this area is privately owned and primarily used for agricultural purposes, it remains an uncommon landscape type within Woodbury County. Residents living near the site have contacted our organization to express concerns regarding potential development and its effects on the broader Loess Hills landform.

This parcel also falls within the viewshed of the Loess Hills National Scenic Byway along Old Highway 141. According to the Corridor Management Plan, scenic quality is a defining intrinsic characteristic of the Byway, shaped by both natural features—such as landform, vegetation, and open vistas—and human-made elements that reflect the region's rural heritage. Public surveys, visual perception studies, and viewshed mapping completed during the Byway's planning process consistently identify several qualities that travelers value: long or unobstructed sight distances, undeveloped ridgelines, prairie vegetation, varied land cover, and minimal visual interruption within prominent viewpoints. These findings guide land-use strategies intended to preserve and enhance the scenic character of the Byway corridor.

Given these considerations, we respectfully recommend that the Woodbury County Zoning Commission evaluate how rezoning and future development on this parcel may affect both the ecological features of the Loess Hills and the scenic resources identified in the Corridor Management Plan of the Loess Hills National Scenic Byway. Responsible land-use decisions within the Byway viewshed play an important role in maintaining the landscape characteristics that residents, visitors, and local governments have indicated are most valued.

Sincerely,

Seth A Brooks

Seth Brooks
Byway Coordinator, Loess Hills National Scenic Byway

All RC&D programs and services are offered on a non-discriminatory basis without regards to race, color, national origin, religion, age, marital status, sexual orientation or handicap.



RE: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel #874624200011)

From Seth Brooks <seth.brooks@goldenhillsrca.org>
Date Fri 11/21/2025 3:57 PM
To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

1 attachment (234 KB)
LHNSB Hornick Rezoning Comments.pdf;

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Daniel,

The email below says comments are due by November 17, but I heard some another person that comments were due at 4:00pm today. If comments are still being accepted for this hearing, but consider the attached.

Thank you.

Seth Brooks
Project Coordinator
Golden Hills RC&D
712 South Highway Street
PO Box 189
Oakland, IA 51560
(712) 482-3029
seth.brooks@goldenhillsrca.org



From: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Sent: Wednesday, November 12, 2025 8:34 AM
To: Daniel Priestley <dpriestley@woodburycountyiowa.gov>
Subject: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel #874624200011)

Second Request –

Comments about Development (minor subdivision/rezone) at 2374 252nd Street, Hornick, IA (Parcel #874624200011)

Dear Woodbury County Stakeholder:

Second Requested for Comments. Please know, the property parcel number is **Parcel #874624200011**.

Woodbury County Planning and Zoning has received an application from Doug Skinner of Skinner Holdings LLC for a five (5) lot minor subdivision and an application for a Zoning Ordinance Map Amendment (Rezone) to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision/rezone, named 252nd Overlook is for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as **GIS Parcel #874624200011**. The property is situated at 2374 252nd St., Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The **Woodbury County Zoning Commission** will conduct both public hearings at **5:00 PM on Monday, November 24, 2025** to consider the applications for recommendations to the Board of Supervisors. The hearings will be held in the basement of the **Woodbury County Courthouse at 620 Douglas St., Sioux City, IA 51101**.

Attached to this email is the review packet for your reference. We kindly ask you to review the enclosed documents and provide any comments or concerns you may have regarding these applications. Your input is valuable and will be considered as part of the review process.

Please provide your comments no later than **10:00 AM on Monday, November 17, 2025**.

Thank you for your time and consideration.

Respectfully and sincerely,

Dan Priestley

Daniel J. Priestley, MPA
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609
Fax: 712-279-6530
Website: WoodburyCountyIowa.gov



Parcel ID 874624200011
Sec/Twp/Rng n/a
Property Address 2374 252ND
HORNICK

Alternate ID n/a
Class AD
Acreage 42.747

Owner Address SKINNER HOLDINGS LLC
300 CENTENNIAL DR STE 295
NORTH SIOUX CITY, SD 57049

 Outlook

Skinner (5) lot minor subdivision

From Gary McMullen <1966duece.gm@gmail.com>

Date Fri 11/21/2025 7:54 PM

To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

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Hi Dan

My name is Gary McMullen I reside at 2375 252nd St. Hornick IA. My property is directly across the street from the proposed 252nd Overlook (5) lot minor subdivision submitted by Doug Skinner of Skinner Holdings LLC. We are strongly opposed to minor subdivision and zoning map amendment (rezone).

We feel the Loess Hills unique landform should be left alone so everyone can enjoy. This (5) lot minor subdivision will be seen from the Loess Hills National Scenic Byway.

This proposed subdivision is on a poorly maintained gravel road with a very steep incline. I believe this road will continue to deteriorate with the increased traffic flow.

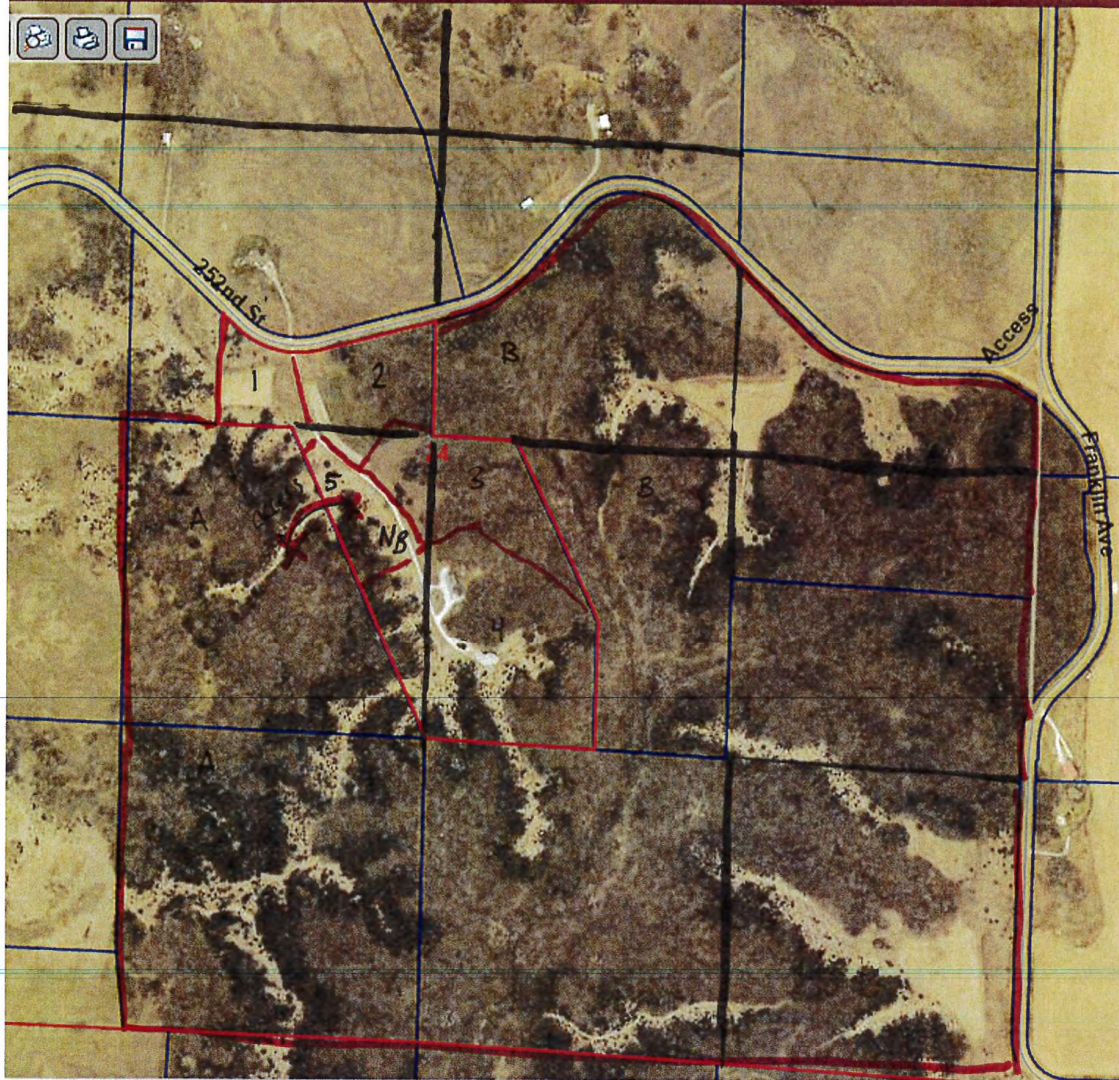
This area known as Little Egypt is a unique landscape admired by many and should be preserved.

I sent this email a couple days ago and did not realize it did not get to you. I know it is late but wanted to resend anyway.

Sincerely

Gary and Darlynn McMullen
2375 252nd St., Hornick IA 51026

Pictometry Imagery



Alternate IDn/a
Class AD
Acreage 35.69

Owner AddressSKINNER HOLDINGS LLC
300 CENTENNIAL DR STE 295
NORTH SIOUX CITY, SD 57049

**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): Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049

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 **November 24, 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 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

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

STAFF NOTE OF CLARIFICATION OF ADDITION – PRELIMINARY TITLE OPINION

Added after the Zoning Commission Meeting

In addition to the "Attorney's Title Opinion" that is and was included on the face of the proposed final plat, the subsequent pages include the "Preliminary Title Opinion #45856P." The preliminary is being added for information purposes in addition to the title opinion already included on the final plat.

CRARY HUFF

Alex S. Berenstein

Phone: (712) 224-7573
Email: aberenstein@craryhuff.com

329 Pierce Street, Suite 200
Sioux City, IA 51101
craryhuff.com

October 27, 2025

Brenton Feuchtenberger

RE: Preliminary Title Opinion #45856P
2374 252nd Street, Hornick, Iowa 51026

Greetings:

We have examined the abstract of title to property located in Woodbury County, Iowa described as follows:

See Legal Description Attached:

The abstract is in three parts, Part I consisting of entries 1-44, Part II consisting of entries 1-63 and Part III consisting of entries 1-42 from the root of title pursuant to the Iowa Marketable Title Act and is now continued through Entry 42 of Part III to October 16, 2025 at 5:00 P.M. by Engleson Abstract Co., Inc. and shows title by Trustee Warranty Deed dated April 21, 2021 and filed April 26, 2021 in Inst. #2021-05376 of Part III as shown at Entry 20 in:

**Skinner Holdings, LLC,
a South Dakota limited liability company**

subject to the following:

1. Entry 21 of Part III shows a Mortgage from Skinner Holdings, LLC to Central Bank, dated May 14, 2021 and filed May 18, 2021 in Inst. #2021-06689. Said Mortgage encumbers the caption description and other property. The Mortgage secures the sum of \$1,000,000.00 payable as therein provided. Final payment due according to note; and it also secures future advances up to the amount of \$1,000,000.00. Loans and advances up to this amount, together with interest, are senior to indebtedness to other creditors under subsequently recorded or filed mortgages and liens. The Mortgage includes a Homestead Exemption Waiver and contains six months, sixty days redemption clause in event of foreclosure. For full particulars, see said Entry.

2. Entry 39 of Part III shows an Option Agreement dated June 13, 2025, filed June 17, 2025, in Inst. #2025-06047. Pursuant to the Agreement Skinner Holdings, LLC, granted

Habitat Restoration Services, LLC, an option to purchase the real estate upon the terms as set forth more particularly therein. For full particulars, see said Entry.

3. Entry 18 of Part I shows an Easement from Leo Lux and Mary Lux, husband and wife to Woodbury County Soil Conservation District of Sioux City, Iowa, dated August 27, 1960 and filed October 7, 1960, in Book 957, Page 303. Said Easement grants, bargains, sells, conveys and releases a permanent and perpetual easement, in, over and upon those portions of the following described land situated within the Washburn Watershed, to-wit: S $\frac{1}{2}$ Section 24 and that portion of the S $\frac{1}{2}$ of the SE $\frac{1}{4}$ of Section 23, within the Watershed boundary, and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ and the NE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the NW $\frac{1}{4}$ of the SE $\frac{1}{4}$ and the N $\frac{1}{2}$ of the SW $\frac{1}{4}$, Section 25 all in T 87 N R 46W of the 5th P.M. and or in connection with the construction, operation, maintenance and inspection of the following described works of improvements to be located on the above described land; for the flowage of any water in, over and through such works of improvement; and for the permanent storage and temporary detention, either or both, of any waters that are impounded, stored or detained by such works of improvements.

4. Entry 16 of Part II shows an Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954, in Book 748, Page 264. Said Easement sells and conveys for road purposes and for use as a Public Highway, the following described premises situated in the County of Woodbury, State of Iowa, to-wit: Commencing at a point 935.7 feet South and 33.0 feet West of the NE corner Section 24 T87N R46W; thence southwesterly 266.3 feet along a 171.6 foot radius curve, concave northwesterly with a central angle of 88°56' and tangent to its following course; thence N 88°56' E 167.9 feet; thence north 167.9 feet to the point of beginning.

5. Entry 17 of Part II shows an Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954 in Book 748, Page 262. Said Easement sells and conveys for road purposes and for use as a Public Highway, the following described premises situated in the County of Woodbury and State of Iowa: Commencing at a point which is north 414.6 feet; N 53°08' E 1202.0 feet and S 49°49' E 575.1 feet of the SW corner of the NW $\frac{1}{4}$ Section 24 T87N R 46W; thence S 24°53' E 78.3 feet; thence S 49°49' E 537.5 feet; thence N 72°01' E 258.5 feet; thence northwesterly 330.0 feet along a 325.1 foot radius curve, concave northerly, with a central angle of 58°10' and tangent to its following course; thence N 49°40' W 539.6 feet; thence S 24°53' E 78.3 feet to the point of beginning.

6. Entry 25 of Part II shows an Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated May 2, 1960 and filed May 10, 1960 in Book 947, Page 385. Said Easement grants, bargains, sell, conveys and releases a permanent and perpetual easement in, over and upon the following described land situated within the Heisler Creek Watershed, located in that part of the North half of Section 24 lying within the watershed boundary, Township 87, Range 46, West of the 5th P.M.

7. Entry 26 of Part II shows a Maintenance Agreement dated May 12, 1960 and filed May 12, 1960 in Book 947, Page 415.

8. Entry 27 of Part II shows an Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 294. Said Easement grants, bargains, sells, conveys and releases a permanent and perpetual easement in, over and upon those portions of the following described land situated within the Washburn Watershed, located in the County of Woodbury, State of Iowa, to-wit: That portion of the West Half (W ½) of the South East Quarter (SE ¼) and the West Half (W ½) of the East Half (E ½) of the South East Quarter (SE ¼) of Section 14, within the watershed boundary, Township 87 North, Range 46 West of the 5th P.M.

9. (a) Entry 28 of Part II shows a Maintenance Agreement dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 288.

(b) Entry 30 of Part II shows a Partial Satisfaction dated November 7, 1973 and filed November 21, 1973 in Roll 22, Image 2073. Said Partial Satisfaction is a partial release of Watershed Agreement recorded in Book 947, Page 415 as shown at Entry #26, only in-so-far as the same pertains to and covers the monetary obligation of Paragraph C (Security for which was established by Paragraph A) of said agreement.

10. Entry 34 of Part III shows an Easement for Use of Trail System, dated March 29, 2024, filed April 1, 2024 in Inst. #2024-02717.

11. Entry 31 of Part I shows a Resolution adopted by the Iowa State Highway Commission on May 2, 1956 and filed July 16, 1956 in Book 833, Pages 322 to 330 inclusive which resolution declared that the rights of direct access to, from and across all Primary road in Woodbury County shall be controlled under the authority and provisions of Chapter 148 of the Acts of the 56th General Assembly of the State of Iowa. For full particulars, see said Entry.

12. Entry 32 of Part I shows Resolution Number 6332 of the Woodbury County Board of Supervisors recorded in the Office of the Woodbury County Recorder on May 12, 1977 on Roll 62, Images 2118 and 2119. Said Resolution contains numerous provisions and regulations governing the use of certain lands within Woodbury County, Iowa that may be within the boundary designated as a Flood Hazard Area. Said area is to be established from time to time by action of the Woodbury County Board of Supervisors pursuant to Chapter 358.A, Code of Iowa. For maps of the various Flood Zones and further particulars, you are directed to consult the Office of the Woodbury County Zoning Administrator.

13. Entry 33 of Part I shows Resolution Number 6333 of the Woodbury County Board of Supervisors recorded in the Office of the Woodbury County Recorder on May 12, 1977 on Roll 62, Images 2120 and 2121. In compliance with the National Flood Disaster Protection Act of 1973, said Resolution contains numerous provisions and regulations governing the issuance of building permits, new construction or substantial improvements to determine whether proposed sites will be reasonably safe from flooding. The Resolution provides in part that the Zoning Administrator must review and approve of certain proposed uses of real estate. For maps of the various Flood Zones and further particulars, you are directed to consult the Office of the Woodbury County Zoning Administrator.

14. Entry 6 of Part III shows a Notice of Filing of Soil and Water Resource Conservation Plan filed July 29, 1992 in Roll 266, Image 2343 stating that certain real estate in Woodbury County, Iowa may be subject to the soil conservation practice plan provided for in Iowa Code Section 467A.7(20(b) (1991), and House File 2112, 74th G.A., 2nd Sess., Section 1 (Iowa 1992), or as subsequently amended.

15. Entry 9 of Part III Resolution #10,456, filed for record August 29, 2008 and recorded in Roll 699, Image 7313. Showing that the Woodbury County, Iowa Board of Supervisors adopted new subdivision ordinances prescribing minimum requirements for the design and development of new subdivisions and the re subdivision of land in the unincorporated area of Woodbury County, Iowa. For full particulars, see said Entry.

16. Entry 35 of Part III shows Ordinance No. 61 filed February 28, 2022 in Instrument #2022-02525. Said Ordinance makes changes to existing Ordinances regarding the Woodbury County Planning and Zoning Commission and Board of Adjustment.

17. Entry 36 of Part III shows Ordinance No. 74 filed August 18, 2023 in Instrument #2023-07899. Said Ordinance amends portion of the land use summary table of allowed uses in each zoning district.

18. Entry 40 of Part III shows Ordinance No. 83 filed August 25, 2025 in Instrument #2025-08723. Said Ordinance amends zoning ordinance to include the uses of Nuclear Energy Facilities and Nuclear Waste Storage as energy and Nuclear Waste Storage option to unincorporated Woodbury County and to allow for the consideration of such facilities in general industrial zoning areas as conditional uses.

19. Entry 41 of Part III show Ordinance No. 84 filed August 25, 2025 in Instrument #2025-08722. Said Ordinance amends zoning ordinance relating to accessory second dwellings in unincorporated Woodbury County.

20. Entry 42 of Part III shows taxes for 2024/25 on an irregular being pt of SE NW, pt of NW SW pt of NW SE of 24-87-46 described as beg at center of Sec 24 thnc E 82.24 ft along N line of NW SE, thnc cont E along N line of NW SE for 279.12 ft, thnc SE 838.63 ft, thnc S 550 ft to S line of NW SE, thnc W along S line of NW SE 728.62 ft, thnc NW 1436.51 ft to N line of NE SW, thnc W along N line of NE SW for 318.36 ft thnc N 520.11 ft to centerline of road, thnc along centerline of road the next 4 courses: E 84.54 ft, SE 213.82 ft, Ely 160.55 ft, NE 511.50 ft to W line of SE NW, thnc S along W line 524.17 ft to center of Sec 24 & pob Grange Township (less ag credit): \$9,186.00; payable in two installment of which the first installment is paid, the second installment remains unpaid. (See GIS #874624200011).

21. The abstracter has made no search for judgments or other liens against Brenton Feuchtenberger.

Sincerely,

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

Alex S. Berenstein
For the Firm
Guarantee #10772

ATTORNEY'S TITLE OPINION ON FINAL PLAT

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: 252nd Overlook, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by Engleson Abstract Co., Inc., dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Skinner Holdings, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Mortgage from Skinner Holdings, LLC, to Central Bank, dated May 14, 2021, and filed on May 18, 2021, as Instrument #2021-06689.
2. Option Agreement from Skinner Holdings, LLC, to Habitat Restoration Services, LLC, dated June 13, 2025, filed on June 17, 2025, as Instrument #2025-06047.
3. Easement from Leo Lux and Mary Lux, husband and wife to Woodbury County Soil Conservation District of Sioux City, Iowa, dated August 27, 1960 and filed October 7, 1960, in Book 957, Page 303.
4. Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954, in Book 748, Page 264.
5. Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954 in Book 748, Page 262 Development Agreement between Clayton Creek, L.L.C. and the City of Sioux City, Iowa, dated April 24, 2017 and filed on April 25, 2017 in Roll 752, Image 4744.
6. Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated May 2, 1960 and filed May 10, 1960 in Book 947, Page 385.
7. Maintenance Agreement dated May 12, 1960 and filed May 12, 1960 in Book 947, Page 415.
8. Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 294.
9. Maintenance Agreement dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 288.
10. Easement for Use of Trail System, dated March 29, 2024, filed April 1, 2024 in Inst. #2024-02717.
11. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, _____.

Alex S. Berenstein
ATTORNEY AT LAW

WOODBURY COUNTY, IOWA
MINOR SUBDIVISION APPLICATION

Applicant: Doug Skinner Name of Owner

Mailing Address: 940 Quail Hollow Circle Dakota Dunes, SD 57049
Street City or Town State and Zip + 4

Property Address: 2374 252nd Hernick IA 51026
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] E-mail Address: [REDACTED]

To subdivide land located in the SE 1/4 - NW 1/4, the NE 1/4 - SW 1/4
NW 1/4 - SE 1/4 Quarter of Section 24

Civil Township Grange GIS Parcel # 87462400011

Name of Subdivision: 252nd Overlook

Subdivision Area in Acres 36.50 Number of Lots 5

Attachments:

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

Surveyor: Dave Lamberton Ph/Cell: 712 203 1323

Attorney: Alex Berenstein Ph/Cell: 712 389 4302

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

Owner's Signature: [Signature]Zoning Director: [Signature]

For Office Use Only:

Zoning District AP Flood District X Date 7/25 No. 7125

Application Fee

4 Lots or less (\$300*+ Additional Fees)

5 Lots or more (\$300* plus \$5 per lot + Additional Fees) \$325 CLK# 5487

*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.

RECEIVED

NOV 5 2025

WOODBURY COUNTY
PLANNING & ZONING

INDEX LEGEND:

PART OF: SE1/4-NW1/4, NE1/4-SW1/4, NW1/4-SE1/4,
Section 24, T87N-R46W

CURRENT PROPRIETOR: Skinner Holdings, L.L.C.

SURVEY REQUESTED BY: Skinner Holdings, L.L.C.

PREPARED BY AND RETURN TO:
David A. Lamberton, DGR Engineering, 6115 Whispering Creek Dr.,
Sioux City, IA 51106 (712) 266-1554 dave.lamberton@dgr.com

FINAL PLAT OF
252nd OVERLOOK
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

OWNER / SUBDIVIDER:

Skinner Holdings, L.L.C.
300 Centennial Drive, Suite 295
North Sioux City, SD 57049
712-251-2476

SURVEYOR:

DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
David A. Lamberton, PLS
dave.lamberton@dgr.com

SUBDIVISION:

5 Lots = 36.500 Acres
Smallest Lot = 3.452 Acres

FEMA:

Zone X, Area of Minimal Flood Hazard

PROPOSED ZONING:

AE - Agricultural Estates

Setbacks:

Front yard = 75'
Side yard = 20'
Accessory structure = 10'
Rear yard = 50'
Accessory structure = 10'

Acreage Breakdown:
NW1/4-SE1/4 = 18.45 ac.
NE1/4-SW1/4 = 9.97 ac.
SE1/4-NW1/4 = 9.08 ac.
GROSS AREA = 36.50 ac.
ROAD ROW = 0.81 ac.
NET AREA = 35.69 ac.

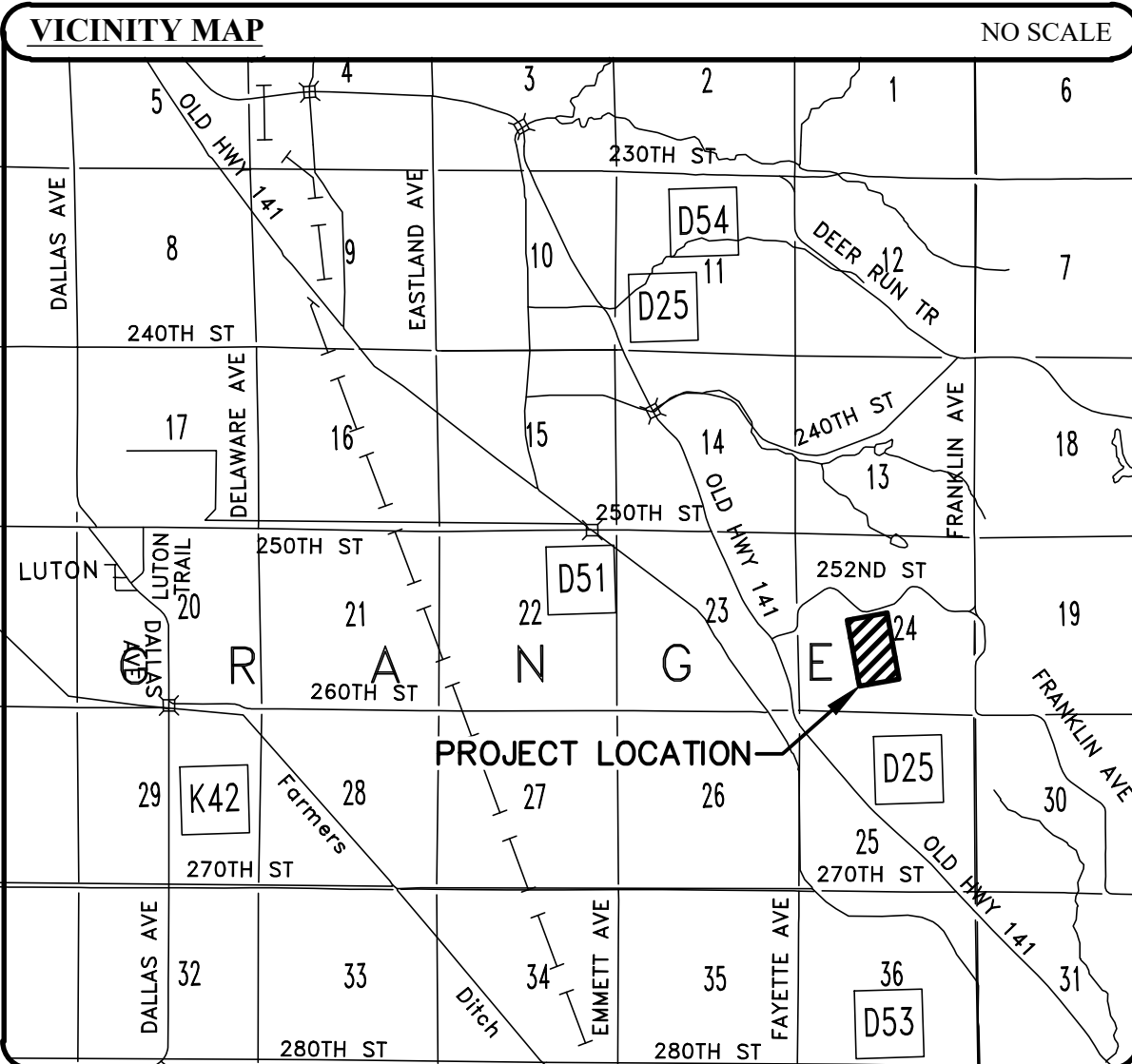
SUBDIVISION DESCRIPTION:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said center line for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

NOTES:

- See Plat of Survey - Roll 727, Image 3106.
- See Plat of Survey - Instrument #: 2024-03232.
- Boundary line along 252nd St. determined from legal description found on Roll 156, Image 1615 and found monuments in road.
- R.O.W. easement determined from Woodbury County Project L-273 plans, and existing centerline of road.



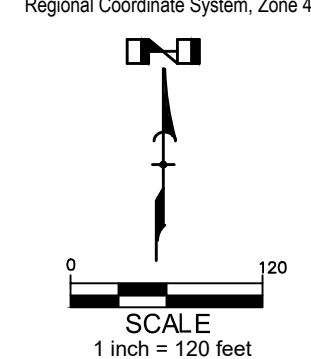
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: November 19, 2025
Drawn By: DAL
Project No. 275071
Sheet: 1 OF 2

Curve Table

Curve #	Delta	Radius	Length	Chord Dir. - Length
C1	24°30'50"	325.00'	139.05'	S24°57'20"E-137.99'
C2	19°57'14"	325.00'	90.50'	S45°11'22"E-90.20'

All bearings are referenced to the Iowa
Regional Coordinate System, Zone 4



LEGEND

- FOUND 1/2" REBAR w/ ORANGE CAP #15746
- FOUND 5/8" REBAR w/ YELLOW CAP #13202
- FOUND 1/2" REBAR w/ YELLOW CAP #10670
- SET 1/2" x 30" REBAR w/ ORANGE CAP #15746

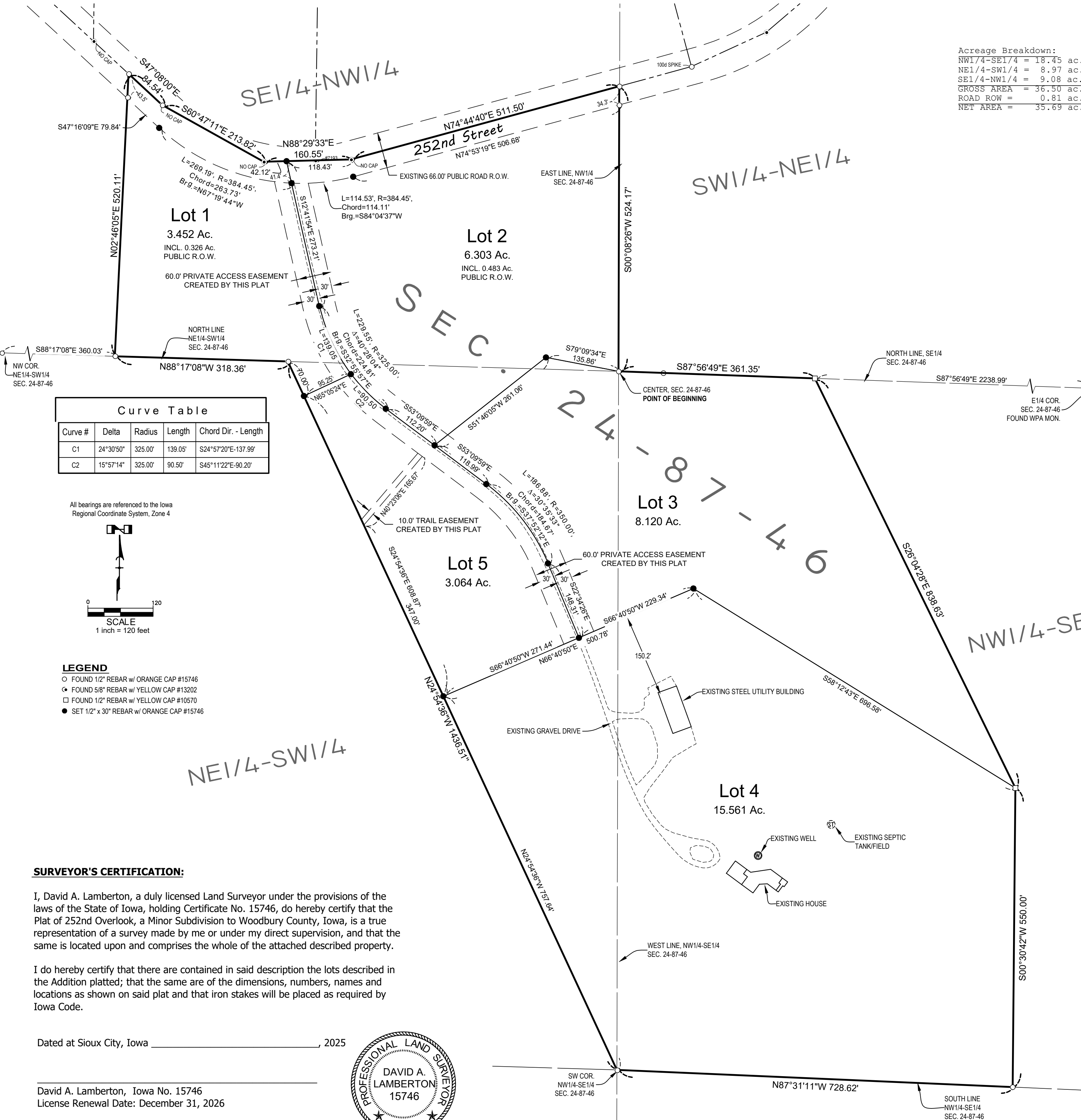
SURVEYOR'S CERTIFICATION:

I, David A. Lamberton, a duly licensed Land Surveyor under the provisions of the laws of the State of Iowa, holding Certificate No. 15746, do hereby certify that the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.

I do hereby certify that there are contained in said description the lots described in the Addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes will be placed as required by Iowa Code.

Dated at Sioux City, Iowa _____, 2025

David A. Lamberton, Iowa No. 15746
License Renewal Date: December 31, 2026



FINAL PLAT OF
252nd OVERLOOK
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

Skinner Holdings, LLC, a South Dakota limited liability company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into lots and easements, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, ____.

SKINNER HOLDINGS, LLC

By: _____
Douglas Skinner, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____,
by Douglas Skinner, as Manager of Skinner Holdings, LLC.

Notary Public - State of Iowa

CONSENT TO PLATTING

The undersigned Habitat Restoration Services, LLC, the present owner and holder of the Option Agreement, recorded as Document Number: 2025-06047, states that the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, is prepared with Habitat Restoration Services, LLC's free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, ____.

Habitat Restoration Services, LLC

By: _____
Brenton Feuchtenberger, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____,
by Brenton Feuchtenberger, as Manager of Habitat Restoration Services, LLC.

By: _____
Notary Public in and for said State

STATEMENT OF MORTGAGE HOLDER

The undersigned Central Bank, the present owner and holder of the Mortgage, recorded as Document Number: 2021-06689, states that the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, is prepared with Central Bank's free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, ____.

Central Bank

By: _____

Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Central Bank.

By: _____
Notary Public in and for said State

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all 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, Iowa, that said Plat of 252nd Overlook, a Minor Subdivision to 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 an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, ____.

Daniel A. Bittenger II
Chairman
Board of Supervisors
Woodbury County, Iowa

ATTEST: Michelle K. Skaff
Secretary

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

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of 252nd Overlook, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the ____ day of _____, ____ 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 _____, ____.

Chris Zellmer Zant
Chairperson, Woodbury County Zoning
Commission of Woodbury County, Iowa

TREASURER'S CERTIFICATE OF
TAXES AND SPECIAL ASSESSMENTS

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

Dated _____, ____.

Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF COUNTY ASSESSOR

I, Tyler Mogensen, hereby certify that on the _____ day of _____, _____, a copy of this Plat was filed in the Woodbury County Assessor's Office.

Dated _____, ____.

Tyler Mogensen
City Assessor

COUNTY ENGINEER'S CERTIFICATE

I, Laura Sievers, P.E., The County Engineer of Woodbury County, Iowa, do hereby certify that I have reviewed the attached plat and have mathematically computed the error of closure of the plat perimeter and of the lots contained therein, and find that said plat conforms with the closure requirements of the Woodbury County Subdivision Ordinance for the unincorporated area of Woodbury County, Iowa.

Dated _____, ____.

Laura Sievers, P.E.
County Engineer, Woodbury County, Iowa

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: 252nd Overlook, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by Engleson Abstract Co., Inc., dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Skinner Holdings, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

- Mortgage from Skinner Holdings, LLC, to Central Bank, dated May 14, 2021, and filed on May 18, 2021, as Instrument #2021-06689.
- Option Agreement from Skinner Holdings, LLC, to Habitat Restoration Services, LLC, dated June 13, 2025, filed on June 17, 2025, as Instrument #2025-06047.
- Easement from Leo Lux and Mary Lux, husband and wife to Woodbury County Soil Conservation District of Sioux City, Iowa, dated August 27, 1960 and filed October 7, 1960, in Book 957, Page 303.
- Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954, in Book 748, Page 264.
- Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954 in Book 748, Page 262Development Agreement between Clayton Creek, L.L.C. and the City of Sioux City, Iowa, dated April 24, 2017 and filed on April 25, 2017 in Roll 752, Image 4744.
- Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated May 2, 1960 and filed May 10. 1960 in Book 947, Page 385.
- Maintenance Agreement dated May 12, 1960 and filed May 12, 1960 in Book 947, Page 415.
- Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 294.
- Maintenance Agreement dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 288.
- Easement for Use of Trail System, dated March 29, 2024, filed April 1, 2024 in Inst. #2024-02717.
- All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, ____.

Alex S. Berenstein
ATTORNEY AT LAW

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

The County Auditor hereby accepts and approves the name or title of the attached Subdivision Plat as required by Iowa Code section 354.6(2).

Dated _____, ____.

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

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

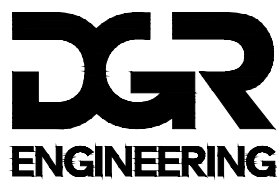
Docket No: _____

Filed for record, this _____ day of _____, ____.

at _____ o'clock _____ M. recorded in Plat Envelope _____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

Dated _____, ____.

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



DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266-1554
www.dgr.com

Date: November 19, 2025
Drawn By: DAL
Project No. 275071
Sheet: 2 OF 2

FINAL PLAT DISCLAIMER

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

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

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

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 the review memo from the County Engineer and it has been included within this report.

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 has reviewed the final plat of this proposed subdivision plat and has determined this to be a "minor subdivision" and not a "major subdivision." Should the property owner further develop the lots, they must comply with all applicable county zoning, subdivision, engineering, and grading requirements. If the private driveway is to ever be considered for adoption into the county road system, they must work with the county engineer's office.

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.

The Woodbury County Comprehensive Plan 2040 ("Comp Plan") maps this property as Open Space / Recreational on the Future Land Use Map. Because the property is privately owned and not under the control of Conservation or the Iowa Department of Natural Resources, the owners may use the land consistent with the rules of the Agricultural Preservation (AP) Zoning District—or the Agricultural Estates (AE) Zoning District if a rezone is approved. Both AP and AE districts recognize open space, agricultural uses, and residential dwellings. The Comp Plan's Open Space / Recreational designation encourages expanding the county's green-space network but does not prohibit property owners from creating lots and building homes that meet zoning and development standards. The Zoning Commission and Board may impose conditions to maximize compatibility.

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



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

**Rezoning Application &
Zoning Ordinance Map Amendment**

Owner Information:		Applicant Information:	
Owner <u>Doug Skinner</u>	Applicant <u>Doug Skinner</u>	Address <u>940 Quail Hollow Circle</u>	Address <u>940 Quail Hollow Circle</u>
Address <u>Dakota Dunes, SD 57049</u>	Address <u>Dakota Dunes, SD 57049</u>	Phone <u>712 251 2476</u>	Phone <u>712 251 2476</u>
Engineer/Surveyor <u>Dave Lamberton</u> Phone <u>712 203 1323</u>			
Property Information:			
Property Address or Address Range <u>2374 252nd Hornick IA 51026</u>			
Quarter/Quarter <u>SE 1/4 - NW 1/4 on NW 1/4 - SE 1/4</u> Sec <u>24</u> Township/Range <u>87-46</u>			
Parcel ID # <u>874624200011</u> or GIS # _____ Total Acres <u>36.5</u>			
Current Use <u>residential use</u>		Proposed Use <u>residential use</u>	
Current Zoning <u>AP</u>		Proposed Zoning <u>AE</u>	
Average Crop Suitability Rating (submit NRCS Statement) <u>103, 3E, 2G; 170 E</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>10-16-25</u> Staff present <u>Daniel 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>[Signature]</u>		Applicant <u>[Signature]</u>	
Date <u>10/25/25</u>		Date <u>10/25/25</u>	
Fee: \$400 Case #: _____		<div style="border: 1px solid black; padding: 10px; margin: 0 auto; width: 150px;">RECEIVED</div> <p style="color: red; font-weight: bold; margin: 5px 0;">NOV 5 2025</p> <p style="color: blue; font-weight: bold; margin: 0;">WOODBURY COUNTY PLANNING & ZONING</p>	
Check #: <u>5488</u>			
Receipt #: _____			

**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): Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049

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 **November 24, 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:

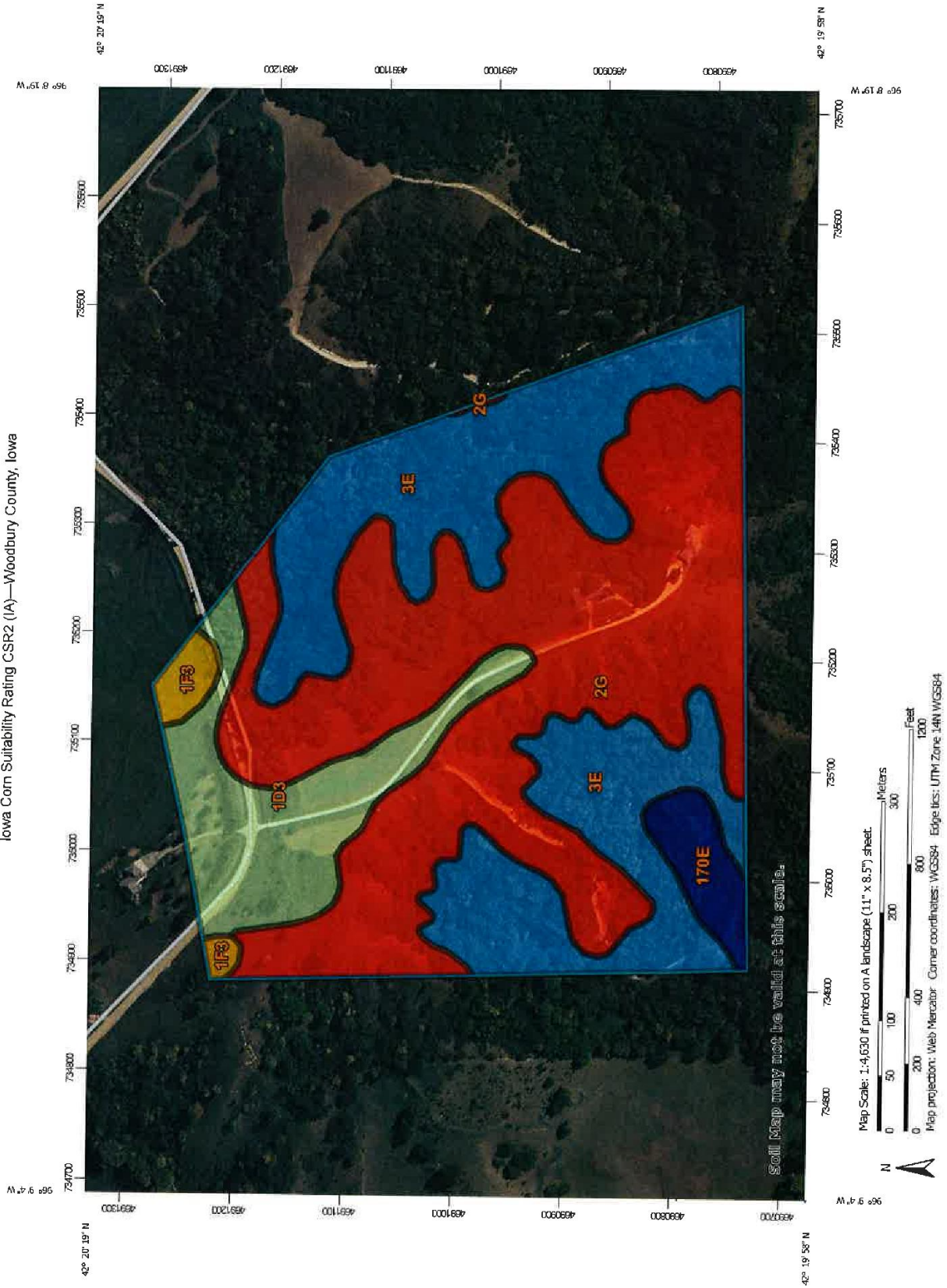
Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

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

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



Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32	7.9	12.4%
1F3	Ida silt loam, 20 to 30 percent slopes, severely eroded	8	1.1	1.7%
2G	Hamburg silt loam, 40 to 75 percent slopes	5	31.3	48.9%
3E	Castana silt loam, 14 to 20 percent slopes	42	21.8	34.0%
170E	Napier-Castana silt loams, 9 to 20 percent slopes	56	1.9	3.0%
Totals for Area of Interest			64.0	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

Tie-break Rule: Higher

LEGAL DESCRIPTION:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 1436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North 02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 84.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

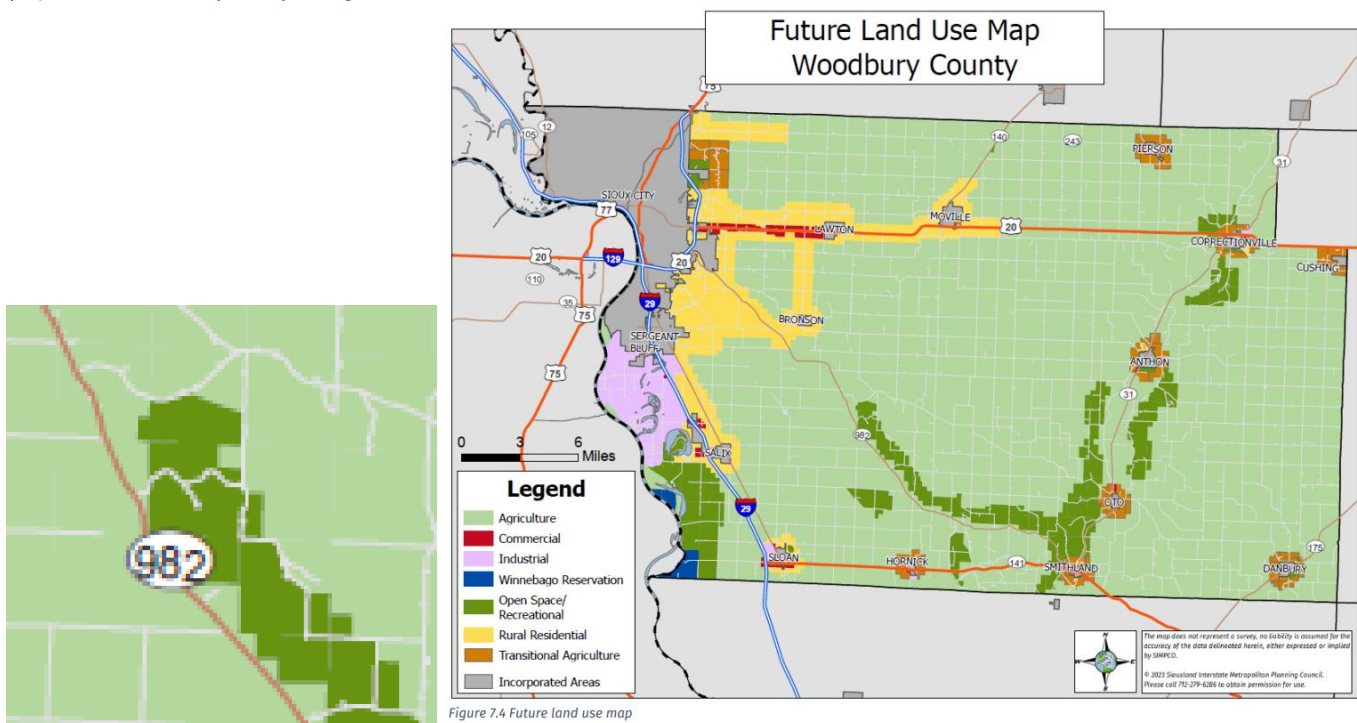
EVALUATION CRITERIA

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.

The Woodbury County Comprehensive Plan 2040 ("Comp Plan") shows this property as Open Space / Recreational on the Future Land Use Map. That designation encourages expansion of the county's green-space network but does not transfer ownership or control to conservation authorities or the Iowa Department of Natural Resources. Because this is private property, the owners retain the right to use it consistent with the applicable zoning. If the property is rezoned to Agricultural Preservation (AP) or Agricultural Estates (AE), the owners may use the land according to the permitted uses and standards of those districts. Both AP and AE recognize open space, agricultural uses, and residential dwellings. An Open Space / Recreational future-land-use designation in the Comp Plan does not prohibit a property owner from building a house on a lot that complies with zoning and development standards.

(https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf).



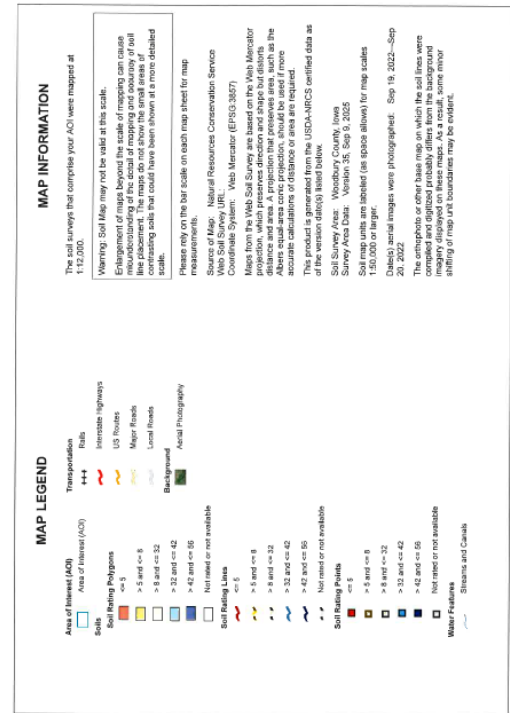
Compatibility and conformance with the policies and plans of other agencies with respect to the subject property.

Please review the stakeholder comments provided subsequently in the report. Additional information may become available once the public hearing process begins and is not included here. The Woodbury County Soil and Water Conservation District (WCSWCD), represented by Neil Stockfleth (11/6/25), stated: "The WCSWCD wishes to point out that this parcel is currently zoned AP and this designation should be retained as part of the protected Loess Hills landform. The WCSWCD has no other comments."

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



Iowa Corn Suitability Rating CSR2 (IA) - Woodbury County, Iowa



10/28/2025
Page 4 of 5

Web Soil Survey
National Cooperative Soil Survey

USDA
Natural Resources
Conservation Service

Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
1D3	Ma silt loam, 9 to 14 percent slopes, severely eroded	32	7.9	12.4%
1F3	Ma silt loam, 20 to 30 percent slopes, severely eroded	8	1.1	1.7%
2G	Hamburg silt loam, 40 to 75 percent slopes	5	31.3	48.9%
3E	Castana silt loam, 14 to 20 percent slopes	42	21.8	34.0%
17OE	Napier-Castana silt loams, 9 to 20 percent slopes	56	1.9	3.0%
Totals for Area of Interest			64.0	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

Tie-break Rule: Higher

	<p>Based on the attached Iowa Corn Suitability Rating CSR2 (IA) report dated 10/28/2025, this property consists of approximately five soil map units with the following CSR2 values and areas</p> <ul style="list-style-type: none"> • Ida silt loam, 14 to 20 percent slopes, severely eroded (1D3) CSR2: 32 Acres: 7.9 12.4% of total • Ida silt loam, 20 to 30 percent slopes, severely eroded (1F3) CSR2: 8 Acres: 1.1 1.7% of total • Hamburg silt loam, 40 to 75 percent slopes (2G) CSR2: 5 Acres: 31.3 48.9% of total • Castana silt loam, 14 to 20 percent slopes (3E) CSR2: 42 Acres: 21.8 34.0% of total • Napier-Castana silt loams, 9 to 20 percent slopes (170E) CSR2: 56 Acres: 1.9 3.0% of total
	Compatibility with adjacent land uses.
	<p>The Woodbury County Comprehensive Plan 2040 ("Comp Plan") designates this parcel as Open Space / Recreational on the Future Land Use Map to encourage expansion of the county's green-space network. That designation is policy guidance only and does not change ownership or transfer control to conservation authorities or the Iowa Department of Natural Resources. Because the parcel is privately owned, the owners retain the ability to use it consistent with applicable zoning, including for residential purposes. The Agricultural Preservation (AP) and Agricultural Estates (AE) zoning districts both allow open space, agricultural uses, and residential dwellings. AE preserves many AP characteristics but permits additional single-family dwellings within a quarter-quarter section (40 acres), which can support the Comp Plan's housing goals. If the property is rezoned from AP to AE, owners may use the land according to the permitted uses and standards of those districts. Accordingly, the Comp Plan's Open Space / Recreational designation alone does not prohibit construction of residences on lots that complies with zoning and development standards.</p>
	Compatibility with other physical and economic factors affecting or affected by the proposed rezoning.
	<p>Based on the materials provided, the parcel meets the basic criteria for consideration of a rezone from AP to AE, and the subdivision plat and lot configuration can satisfy the minimum requirements. Please review the stakeholder comments in this report. Additional information may emerge during the public hearing process, so continued information gathering is important.</p>
	Any other relevant factors.
	<p>Please read through stakeholder comments in this report. This process is required in conjunction with the minor subdivision procedure.</p>

Sioux City Journal
AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:
 Nov. 13, 2025

NOTICE ID: 390IIHtHiHPGglqDh7sr
PUBLISHER ID: COL-IA-502532
NOTICE NAME: ZC_11-24-25_MEETING
Publication Fee: \$99.96

Edmar Corachia

(Signed) _____

VERIFICATION

State of Florida
 County of Orange

Subscribed in my presence and sworn to before me on this: 11/14/2025

[Signature]

Notary Public
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS
 BEFORE THE WOODBURY
 COUNTY ZONING COMMISSION**
 The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items heretofore described in detail on **Monday, November 24, 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, 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: 658 089 5574 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 Presley at: daniel@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM or Fri, Nov 21, 2025.
 Item One (1)
MINOR SUBDIVISION
 PROPOSED MINOR SUBDIVISION: To be known as Boscum Addition, Boscum Farms, LLC has submitted an application for a two-unit minor subdivision. The proposed subdivision includes a division of 150.37 acres into four government lots into two lots, Lot 1, consisting of 128.23 total acres, and Lot 2, consisting of 24.14 total acres. The subject properties, identified as Parcel #6450120002, #6450120004, #6450120005, and #6450120006, are located in Section 1, T40N R45W (Moline Township), within Government Lots 5, 6, 7, and 8. The properties are located within the Agricultural Preservation (AP) Zoning District. The properties are located about five miles southeast of Moline, south of 160th Street and west of 16th Avenue.
 Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)
 PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): 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 owned by Llobg Skinner or Skinner Holdings LLC, 300 Centennial Dr. Ste. 205, North Sioux City, SD 57049.
 The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4 NW1/4), Northeast quarter of the Southwest quarter (NE1/4 SW1/4), and Northwest quarter of the Southwest quarter (NW1/4 SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #6746242001 and is described as: Those portions of the Southeast quarter of the Northwest quarter (SE1/4 NW1/4), Northeast quarter of the Southwest quarter (NE1/4 SW1/4), and Northwest quarter of the Southwest quarter (NW1/4 SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:
 Beginning at the Center quarter corner of said Section 24; thence South 87°56'10" East along the north line of the SE1/4 of said Section 24 for a distance of 331.35 feet; thence South 87°56'10" East to a distance of 635.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4 SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 725.00 feet to the southwest corner of said NW1/4 SE1/4; thence North 24°54'26" West for a distance of 436.21 feet to the north line of the NE1/4 SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 3' 8.36 feet; thence North 02°49'25" East for a distance of 525.11 feet to the centerline of 252nd Street; thence



PAMELA BAEZ
 Notary Public - State of Florida
 Commission # HH 732409
 Expires on October 19, 2029

Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office, thence South 47°08'00" East along said centerline for a distance of 64.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°08'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

Item Three (3)

MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as 252nd Overlook. Doug Skinner of Skinner Holdings LLC has submitted an application for a minor subdivision. The proposed minor subdivision, named 252nd Overlook, is for a 36.50-acre portion of the property including up to five (5) lots located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 67 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #674624200011. The property is situated at 2374 252nd St., Homick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix and seven miles north of Homick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. Additionally, Doug Skinner (Skinner Holdings LLC) has applied for a Zoning Ordinance Map Amendment to rezone the aforementioned property from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 9.01.1 B of the Woodbury County Zoning Ordinance.

OOL-1A-502532

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, December 9, 2025, at 4:40 PM, Tuesday, December 16, 2025, at 4:40 PM, and Tuesday, December 23, 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 Doug Skinner of Skinner Holdings LLC, 300 Centennial Dr. Ste. 295, North Sioux City, SD 57049.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874624200011 and is described as:

Those portions of the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the Center quarter corner of said Section 24; thence South 87°56'49" East along the north line of the SE1/4 of said Section 24 for a distance of 361.35 feet; thence South 26°04'28" East for a distance of 838.63 feet; thence South 00°30'42" West for a distance of 550.00 feet to the south line of the NW1/4-SE1/4 of said Section 24; thence North 87°31'11" West along said south line for a distance of 728.62 feet to the southwest corner of said NW1/4-SE1/4; thence North 24°54'36" West for a distance of 436.51 feet to the north line of the NE1/4-SW1/4 of said Section 24; thence North 88°17'08" West along said north line for a distance of 318.36 feet; thence North

02°46'05" East for a distance of 520.11 feet to the centerline of 252nd Street (formerly Grange Ave) as described in legal description found on Roll 156, Image 1615 in the Woodbury County Recorder's Office; thence South 47°08'00" East along said centerline for a distance of 64.54 feet; thence South 60°47'11" East along said center line for a distance of 213.82 feet; thence North 88°29'33" East along said center line for a distance of 160.55 feet; thence North 74°44'40" East along said center line for a distance of 511.50 feet to the east line of the NW1/4 of said Section 24; thence South 00°06'26" West for a distance of 524.17 feet to the Point of Beginning, containing 36.50 acres more or less. Subject to easements, if any, of record or apparent.

Petitioner Applicant(s): Doug Skinner, 940 Quail Hollow Circle, Dakota Dunes, SD 57049.

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

GOL-IA-502592

PUBLIC COMMENTS RECEIVED AFTER PACKET DISTRIBUTION

Public comments submitted after the initial packet distribution will still be accepted for the public record. Such comments will continue to be collected and will be requested for inclusion in the public record at the meeting when the related agenda item is considered, so the Board of Supervisors can review them.

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	8	
Notification Letter Date:	November 10, 2025	
Public Hearing Board:	Zoning Commission (Rezone & Subdivision). The subdivision is an agenda item only before the Board of Supervisors scheduled for December 23.	
Public Hearing Date:	November 24, 2025 (Zoning Commission), December 9, 16, 23 (Board of Supervisors)	
Phone Inquiries:	Gary McMullin (SEE BELOW) William Burrows (11/26/25) - Wanted to know where it was, how many acres, and the intended use(s).	
Written Inquiries:	SEE BELOW	
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
Skinner Holdings, LLC	300 Centennial Drive, Suite 295	North Sioux City	SD	57049		No comments.
Monona Land Restoration, LLC	5414 Gordon Drive	Sioux City	IA	51106		No comments.
EAT Monona Land Restoration, LLC	5414 Gordon Drive	Sioux City	IA	51106		No comments.
Habitat Restoration Services, LLC	5414 Gordon Drive	Sioux City	IA	51106		No comments.
Aimee M. Krogh	2381 Port Neal Road	Sergeant Bluff	IA	51054		No comments.
Doug K. Miller and Kathy Miller	2341 240th Street	Hornick	IA	51026		No comments.
Gary W. McMullen and Darlynn McMullen	2375 252nd Street	Hornick	IA	51026		Phone inquiry on November 13 about the project. In-person office visit on November 17. Concerned with how the property owner(s) intend to use the property. Not enough information has been provided. Concerned about impact on the area. WRITTEN COMMENTS PROVIDED BELOW
Chad Brady and Mary Brady	2389 252nd Street	Hornick	IA	51026		WRITTEN COMMENTS PROVIDED BELOW

Daniel Priestley

From: Chad Brady <chadmarybrady@gmail.com>
Sent: Tuesday, November 18, 2025 8:46 PM
To: Daniel Priestley
Subject: Re: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel # 874624200011)

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hi Dan.

I am a home/landowner near the proposed 252nd Overlook subdivision proposal by Doug Skinner. I am NOT in favor of this subdivision and have numerous concerns and questions.

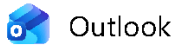
What is the impact on the loess hill formations with a housing development on its steep hillsides; the impact on old highway 141 scenic byway; the addition of potential 4 residential homes on a gravel road with a steep incline leading to the development (252nd street is not maintained or built up like most secondary roads in Woodbury county); impact of 4 additional wells to the aquifers especially during drought seasons; if the 252nd Overlook development is just "phase 1" and additional subdivisions will be granted to the property owner; the impact on wildlife habitat (bobcats, turkey, deer, etc) with housing developments in a heavy timbered area; the development of land unique to the county that is dominated by cropland; additional housing to a peaceful, remote area to home and land owners that have invested in land greater than 50 acres; impact to area cattle farmers on their pasture land with a housing development next to their farms; the potential changes to property values, and increased tax rates to neighboring home/land owners who already pay rates that have increased dramatically the last few years.

I believe those least impacted (county officials interested in collecting potential tax revenue, developers who do not reside in the area only interested in making money) are in favor of this development but those who it most impacts (neighboring home and land owners invested in the area) are not in favor.

I plan to attend the meeting on the 24th but wanted to make sure my views on the development were known if I did not make it back to Sioux City in time.

Thank you,

Chad and Mary Brady
2389 252nd Street



Proposal for rezoning GIS Parcel #87462420001

From Jim Thomas <jjthomas10@gmail.com>
Date Thu 11/20/2025 5:25 PM
To Daniel Priestley <dpriestley@woodburycountyia.gov>

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Proposal for rezoning GIS Parcel #87462420001

Attn: Dan Priestley

My name is Jim Thomas. – I live across the valley from this zoning proposal. Depending on the height of the houses, you would be able to see them across the valley from me. I moved to a small 2 ½ acre plot of land back in 2000. It wasn't easy to find an acreage because most of the area was zoned AP (Agricultural Preservation). The AP designation only allowed a limited number of houses per section. It is the reason I moved to my current property.

It is my understanding that the focus of Agricultural Preservation (AP Zoning) is to preserve the "rural character of the area". This parcel is located in a remote area that offers incredible scenic views from one of the highest points in Woodbury County. These views are currently accessible to anyone from the road.

The proposal to zone this as an Agricultural Estate would block these views and make them only accessible to the people who build houses on proposed Lots 1 & 2. While this may benefit the seller and owners of these lots, it would not preserve the "rural character of the area". It would dramatically change the character of the land and the area.

I completely understand why someone would want to develop this area, as it would command a premium price due to the views. I also appreciate the desire for more tax revenue. I would ask that you deny this rezoning request and preserve the "rural character of the area". It is why people build in this area. As the property currently sits, it preserves the land's character and allows the owner and people driving down the road to enjoy an incredible view of Woodbury County and the Loess Hills. Rezoning this property as an Agricultural Estate would make it more like a subdivision, and if that is what people want, we have plenty of those in the cities of Woodbury County.

I plan to attend the meeting and raise other issues for consideration, but I wanted to get something in writing in case my schedule doesn't work out.

Sincerely,

Reverend James G Thomas Jr.
Pastor at Holly Springs Bible Fellowship
2407 Franklin Ave
Hornick, IA 51026

--

Jim Thomas
Holly Springs Bible Fellowship

RECEIVED

NOV 21 2025

WE, THE UNDERSIGNED, HEREBY PETITION the Woodbury County (Iowa) Planning and Zoning Commission to deny a five-lot minor subdivision application and a Zoning Ordinance Map Amendment (Rezone) application filed by Doug Skinner of Skinner Holdings LLC. The proposed minor subdivision, named the 252nd Overlook, is for a 36.50-acre property known as GIS Parcel #87462420001. The property is situated on 252nd Street, Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd street. The application to rezone from Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District is proposed to accommodate the future development of the lots, which is required under Section 3.01.1B of the Woodbury County Zoning Ordinance. The maps on the attached page show the boundaries of the property to be used for this minor subdivision.

WE STATE OR BELIEVE:

1. That the petitioners own and/or reside on land bordering or within five miles of the proposed minor subdivision.
2. That 252nd Street is a steep, winding, gravel, dusty, minimally-maintained road that cannot handle the traffic of the proposed minor subdivision.
3. That additional traffic on Old Highway 141 to access the minor subdivision will negatively affect the condition of the road.
4. That future development of the lots will decrease enjoyment of the Loess Hills by those who live in them and by those who travel the Loess Hills National Scenic Byway for enjoyment.
5. That future development of the lots will increase land value and, therefore, increase property taxes for current residents.
6. That the construction of new wells for homes in the minor subdivision may negatively affect the water table in the area.
7. That future development of the lots will put additional strain on county services such as fire and police protection.
8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11/20/2025	<i>Michael J. Mooney</i>	Michael J. Mooney	2299 County Rd. D-25 Hornick, IA
11/20/2025	<i>Angela Mooney</i>	Angela Mooney	2299 County Rd D-25 Hornick IA
11/20/2025	<i>David J. Chace</i>	David J. Chace	252nd St Hornick IA
11/20/2025	<i>Thomas Cholewicki</i>	Thomas Cholewicki	252nd St Hornick IA
11/20/2025	<i>Debra Widman</i>	Debra Widman	2311 CR D-25 Hornick IA
11/20/2025	<i>Maddie Widman</i>	Maddie Widman	2311 CR D-25 Hornick IA
11-20-2025	<i>Dwight Jenkins</i>	Dwight Jenkins	2321 Co Rd D-25 Hornick Ia.
11-20-2025	<i>Helen Jenkins</i>	Helen Jenkins	2321 County Rd D-25 Hornick, IA
11-20-2025	<i>Robert J. Heintz</i>	Robert J. Heintz	2339 county Rd D-25 Hornick IA

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

WE, THE UNDERSIGNED, HEREBY PETITION the Woodbury County (Iowa) Planning and Zoning Commission to deny a five-lot minor subdivision application and a Zoning Ordinance Map Amendment (Rezone) application filed by Doug Skinner of Skinner Holdings LLC. The proposed minor subdivision, named the 252nd Overlook, is for a 36.50-acre property known as GIS Parcel #87462420001. The property is situated at 2374 252nd Street, Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd street. The application to rezone from Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District is proposed to accommodate the future development of the lots, which is required under Section 3.01.1B of the Woodbury County Zoning Ordinance. The maps on the attached page show the boundaries of the property to be used for this minor subdivision.

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Signatures:

Date	Signature	Printed Name	Address
11-20-25	<i>Aaron F. Feix</i>	AARON F. FEIX	2470 270 ST
11-20-25	<i>Cynthia Feix</i>	CYNTHIA FEIX	2470 270TH ST. HORNICK IA
11/20/25	<i>James Thomas</i>	James Thomas	2407 Franklin Hornick, IA
11/20/25	<i>Leah Kolbaum</i>	Leah Kolbaum	2308 Deer Run Trl Hornick IA
11-20-25	<i>Roger Cape</i>	Roger Cape	2222 240 th St Hornick IA
11-20-25	<i>Roger Cape</i>	Roger Cape	2222 240 th St Hornick IA
11-20-25	<i>Cathy Williams</i>	Cathy Williams	2201 Old Highway 141 Hornick IA
11-20-25	<i>Larkin Beapelt</i>	Larkin Beapelt	2243 CE D2S Hornick, IA 51026
11-20-25	<i>Tyler Reiter</i>	Tyler Reiter	2245 ERD 25 Hornick, IA 51026

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

Page 2 of 7

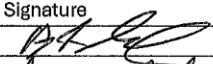

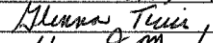

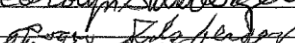

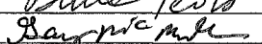
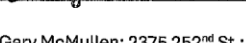
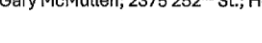
Petition to the Woodbury County (Iowa) Planning and Zoning Commission
for their meeting on November 24, 2025

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7. That future development of the lots will put additional strain on county services such as fire and police protection.
8. That the proposed subdivision endangers the fragility of the Loess Hills through leveling, compacting, and restructuring of the soil.

Signatures:

Date	Signature	Printed Name	Address
11-20-25		Byron Sexton	2413 Old Hwy 141, Hornick IA
11-20-2025		Susan L. Sexton	2413 Old Hwy 141, Hornick IA
11-20-2025		Glenna Tevis	2539 Old Hwy 141, Hornick IA 51026
11-20-2025		Edwin D. Myrtac	2240 Old Hwy 141, Hornick Ia 51026
11-20-25		Carolyn Sylsberger	2381 Old Hwy 141, Hornick IA 51026
11-20-25		Carolyn Sylsberger	2381 Old Hwy 141, Hornick IA 51026
11-20-25		Carla Tevis	2537 Old Hwy 141, Hornick IA 51026
11-20-25		Bruce Tevis	2537 Old Hwy 141, Hornick, Ia 51026
11-20-25		Gary McMullen	2375 252 nd St Hornick Ia 51026

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

Page 3 of 7

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Signatures:

Date	Signature	Printed Name	Address
11-20-25	Robin Beem	Robin Beem	2829 Grundy Ave, Hornick, IA 51026
11-20-25	Jesse Beem	Jesse Beem	2829 Grundy Ave, Hornick, IA 51026
11/20/25	Colton Beem	Colton Beem	2605 290th Hornick IA 51026
11/20/2025	Linda Phillips	Linda Phillips	2641 Franklin Ave, Hornick, Ia 51026
11/20/2025	Deborah C. Salsberger	Deborah C. Salsberger	2587 Franklin Ave Hornick, IA 51026
11/20/2025	Amy Salsberger-Sattler	Amy Salsberger-Sattler	2755 Grundy Ave Hornick IA 51026
11/20/25	Casey Benton	Casey Benton	2755 Grundy Ave Hornick IA 51026
11/20/2025	Charles Sattler	Charles Sattler	2755 Grundy Ave Hornick IA 51026

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

Page 5 of 7

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Signatures:

Date	Signature	Printed Name	Address
11/20/25	<i>Joe Kopal</i>	Joe Kopal	2316 240 th Hornick, IA
11/20/25	<i>Shawn Miller</i>	Shawn Miller	2198 Deer Run Trail Hornick, IA
11-20-25	<i>Doug Miller</i>	Doug Miller	2341 240 th St
11-20-25	<i>Chris Krenke</i>	Chris Krenke	2470 Franklin Ave Hornick IA
11-20-25	<i>Sam Krenke</i>	Sam Krenke	2470 Franklin Ave Hornick IA
11-20-25	<i>Dar Lynn McMullen</i>	Dar Lynn McMullen	2375 252 nd St., Hornick, IA

Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

Page 4 of 7

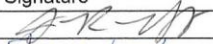


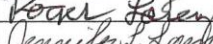

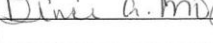

Petition to the Woodbury County (Iowa) Planning and Zoning Commission
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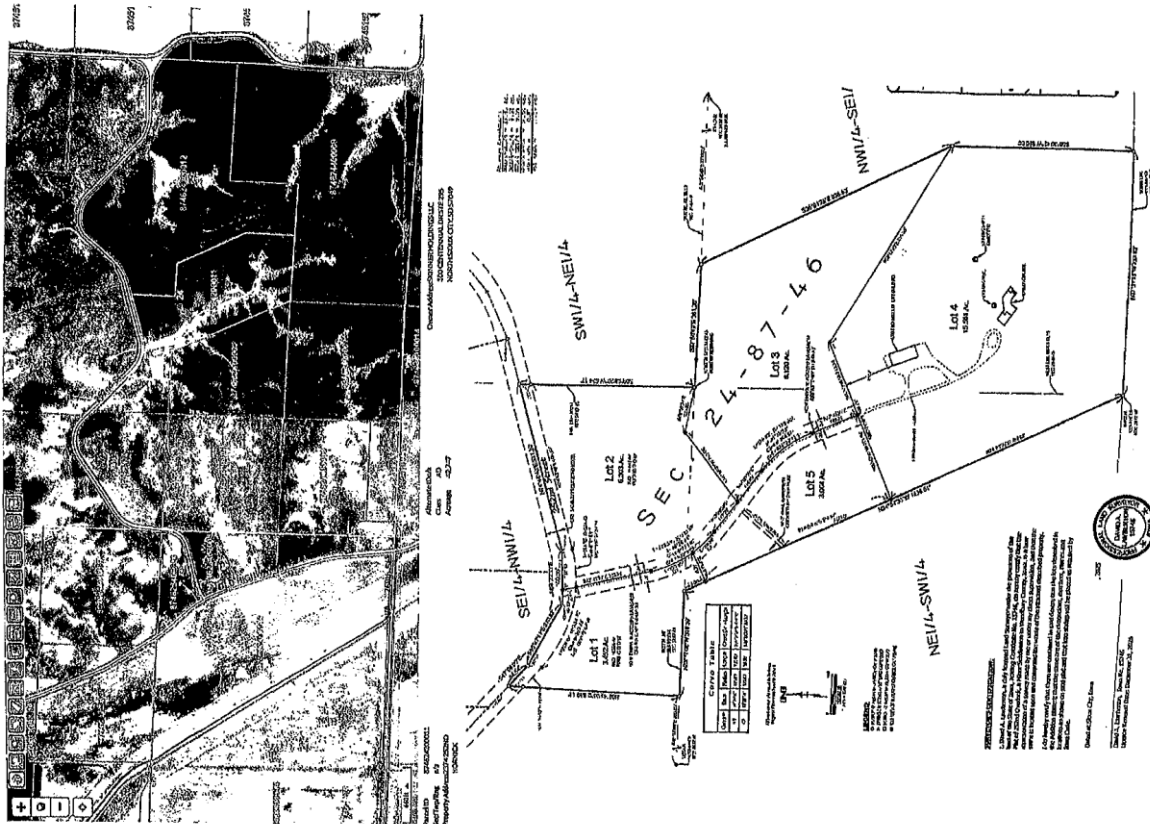
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Signatures:

Date	Signature	Printed Name	Address
11/20/25		Jason Yockey	2223 240 th STREET HORNICK IA 51026
11-20-25		Shauna Yockey	2223 240 th St Hornick IA 51026
11-20-25		Mary Brady	2389 252 nd St Hornick, IA 51026
11/20/25		ROGER LORENZEN	2303 County Rd D25 Hornick IA 51026
11/20/25		Jennifer Lorenzen	2303 County Rd D25 Hornick, Ia. 51026
11/20/25		Gabe A Modlin	2317 County Rd D25 Hornick IA 51026
11-20-25		Denise A Modlin	2317 County Rd D25 Hornick IA 51026



Attachment to the Petition to the Woodbury County Planning and Zoning Commission


Petition circulator: Gary McMullen; 2375 252nd St.; Hornick, Iowa 51026

Page 7 of 7



Outlook

Skinner property comments

From Richard Pope <ropope1951@gmail.com>**Date** Fri 11/21/2025 11:43 AM**To** Daniel Priestley <dpriestley@woodburycountyiowa.gov> 1 attachment (15 KB)

Comments on the SKinner tract proposal.docx;

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

I have attached some comments for consideration by the Zoning board.

Thank you

These comments are s in regard to the proposal to subdivide the Skinner property, 2374 252nd St. Hornick.

I am Rich Pope, a resident of Sloan. These comments are my personal thoughts about the proposed activity, and do not reflect any organizations I am affiliated with, particularly the Woodbury County Conservation Foundation board and the Exec. Committee of the Loess Hills Alliance. I am a retired agronomist with a degree and subsequent career experience in soil management and soil morphology and genesis related to land use.

I am specifically troubled by extensive development in the front range of the loess hills landform. I realize that from the casual observer areas like this site have little value other than natural areas/hunting ground and with its location can be attractive as housing sites. I

This site consists of predominantly fragile soils. I caution reviewers to not pay close attention to the CSR2 ratings on the site, which only have value in evaluating soils for corn (and soybean) production. Obviously, this site is not appropriate for crop production, other than the existing wildlife food plots. The CSR2 rating system is primarily designed as a tool to help assessors to evaluate land for tax purposes, but CSR2 has been appropriated by realtors for private land sales and hence, assessing artificial “value” based on suitability for crop production. But land areas have other values that are more appropriate to consider.

A significant portion of the area is mapped as Hamburg silt loam and Ida silt loam. Both are Typic Udorthents, which means the erosion of surface materials limits soil development geologically. Slopes range from 14 to more than 80 percent, and the soils formed in loess. Loess is a well sorted, wind-deposited deposit that loses strength and will severely erode if water flow is concentrated and the loess becomes saturated. As an example, look at the recent South Cornelia street failure from piping and channeling from a broken main in Sioux City. That means that the area can be quickly degraded by any intensive development. And once a small subdivision is established, expansion can involve more of these fragile areas that once lost cannot be reclaimed. This Skinner site features a prairie ecosystem that since European settlement has undergone the influx of trees and shrubs. However, the prairie community present is still there and is part of the loess hills landform, the largest remaining prairie area in Iowa.

In my opinion, development in Woodbury County should be extremely limited especially within the first mile or two of the loess bluffs on the western side of the landform (Missouri River valley). This zone is where the most steep and fragile soil areas exist.

I encourage the board to deny the zoning change for this tract.

Skinner (5) lot minor subdivision

From Gary McMullen <1966duece.gm@gmail.com>
Date Fri 11/21/2025 7:54 PM
To Daniel Priestley <dpriestley@woodburycountyiowa.gov>

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**

Hi Dan

My name is Gary McMullen I reside at 2375 252nd St. Hornick IA. My property is directly across the street from the proposed 252nd Overlook (5) lot minor subdivision submitted by Doug Skinner of Skinner Holdings LLC. We are strongly opposed to minor subdivision and zoning map amendment (rezone).

We feel the Loess Hills unique landform should be left alone so everyone can enjoy. This (5) lot minor subdivision will be seen from the Loess Hills National Scenic Byway.

This proposed subdivision is on a poorly maintained gravel road with a very steep incline. I believe this road will continue to deteriorate with the increased traffic flow.

This area known as Little Egypt is a unique landscape admired by many and should be preserved.

I sent this email a couple days ago and did not realize it did not get to you. I know it is late but wanted to resend anyway.

Sincerely

Gary and Darlynn McMullen
2375 252nd St., Hornick IA 51026
.

STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	No comments received.
CITY OF LAWTON:	No comments received.
FIBERCOMM:	No comments received.
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	No comments received.
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	No comments received.
LOESS HILLS NATIONAL SCENIC BYWAY:	SEE LETTER FROM NOVEMBER 21, 2025 BELOW:
LOESS HILLS PROGRAM:	No comments received.
LONGLINES:	No comments received.
LUMEN:	No comments received.
MAGELLAN PIPELINE:	No comments received.
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the proposed minor subdivision for MEC electric and it's not in our service territory, we have no comments. – Casey Meinen, 11/12/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	No comments received.
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	No comments received.
NORTHERN NATURAL GAS:	No comments received.
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed this Subdivision Rezone. NIPCO has no issues with this request. – Jeff Zettel, 11/12/25.
NUSTAR PIPELINE:	No comments received.
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	No comments received.
WIATEL:	No comments received.
WINNEBAGO TRIBE:	No comments received.
WOODBURY COUNTY ASSESSOR:	No comments received.
WOODBURY COUNTY AUDITOR:	No comments received.
WOODBURY COUNTY CONSERVATION:	No comments received.
WOODBURY COUNTY EMERGENCY MANAGEMENT:	No comments received.
WOODBURY COUNTY EMERGENCY SERVICES:	No comments received.
WOODBURY COUNTY ENGINEER:	SEE REVIEW MEMO BELOW FROM NOVEMBER 19, 2025
WOODBURY COUNTY RECORDER:	No comments received.
WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):	No comments received.
WOODBURY COUNTY SHERIFF:	No comments received.
WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:	The WCSWCD wishes to point out that this parcel is currently zoned AP and this designation should be retained as part of the protected Loess Hills landform. The WCSWCD has no other comments.
WOODBURY COUNTY TREASURER:	2nd half of 2024 taxes are due and would need to be paid prior to the treasurer's certification. The amount owing is approximately \$4,593.00. – Tina Bertrand, 11/12/25.



P.O. BOX 189
OAKLAND, IOWA 51560

P: 712.482.3029
F: 712.482.5590

WWW.GOLDENHILLSRCD.ORG

November 21, 2025

Woodbury County Zoning Commission,

I am writing on behalf of the Loess Hills National Scenic Byway™ about the proposed development at 2374 252nd Street, Hornick, IA (Parcel #874624200011) and application to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District in Woodbury County.

The Loess Hills are a distinctive and important landform in western Iowa, recognized for their ecological, scenic, and cultural significance. The parcel under consideration for rezoning is located within the Luton Special Landscape Area of the Loess Hills landform. Special Landscape Areas are locations identified for their notable natural or scenic characteristics and are intended to receive heightened consideration in land-use decisions. While this area is privately owned and primarily used for agricultural purposes, it remains an uncommon landscape type within Woodbury County. Residents living near the site have contacted our organization to express concerns regarding potential development and its effects on the broader Loess Hills landform.

This parcel also falls within the viewshed of the Loess Hills National Scenic Byway along Old Highway 141. According to the Corridor Management Plan, scenic quality is a defining intrinsic characteristic of the Byway, shaped by both natural features—such as landform, vegetation, and open vistas—and human-made elements that reflect the region’s rural heritage. Public surveys, visual perception studies, and viewshed mapping completed during the Byway’s planning process consistently identify several qualities that travelers value: long or unobstructed sight distances, undeveloped ridgelines, prairie vegetation, varied land cover, and minimal visual interruption within prominent viewpoints. These findings guide land-use strategies intended to preserve and enhance the scenic character of the Byway corridor.

Given these considerations, we respectfully recommend that the Woodbury County Zoning Commission evaluate how rezoning and future development on this parcel may affect both the ecological features of the Loess Hills and the scenic resources identified in the Corridor Management Plan of the Loess Hills National Scenic Byway. Responsible land-use decisions within the Byway viewshed play an important role in maintaining the landscape characteristics that residents, visitors, and local governments have indicated are most valued.

Sincerely,

Seth A Brooks

Seth Brooks
Byway Coordinator, Loess Hills National Scenic Byway

RE: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel #874624200011)

From: Seth Brooks <seth.brooks@goldenhillsrscd.org>
Date: Fri 11/21/2025 3:57 PM
To: Daniel Priestley <dpriestley@woodburycountyia.gov>

1 attachment (234 KB)
LHNSB Hornick Rezoning Comments.pdf;

CAUTION: This email originated from **OUTSIDE** of the organization. Please verify the sender and use caution if the message contains any attachments, links, or requests for information as this person may NOT be who they claim. **If you are asked for your username and password, please call WCICC and DO NOT ENTER any data.**
Daniel,

The email below says comments are due by November 17, but I heard some another person that comments were due at 4:00pm today. If comments are still being accepted for this hearing, but consider the attached.

Thank you.

Seth Brooks
Project Coordinator
[Golden Hills RC&D](#)
712 South Highway Street
PO Box 189
Oakland, IA 51560
(712) 482-3029
seth.brooks@goldenhillsrscd.org



From: Daniel Priestley <dpriestley@woodburycountyia.gov>
Sent: Wednesday, November 12, 2025 8:34 AM
To: Daniel Priestley <dpriestley@woodburycountyia.gov>
Subject: Comments Requested for Subdivision and Rezone - 2374 252nd St., Hornick, IA (Parcel #874624200011)

Second Request –

Comments about Development (minor subdivision/rezone) at 2374 252nd Street, Hornick, IA (Parcel #874624200011)

Dear Woodbury County Stakeholder:

Second Requested for Comments. Please know, the property parcel number is **Parcel #874624200011**.

Woodbury County Planning and Zoning has received an application from Doug Skinner of Skinner Holdings LLC for a five (5) lot minor subdivision and an application for a Zoning Ordinance Map Amendment (Rezone) to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The proposed subdivision/rezone, named 252nd Overlook is for a 36.50-acre portion of the property located in the Southeast quarter of the Northwest quarter (SE1/4-NW1/4), Northeast quarter of the Southwest quarter (NE1/4-SW1/4), and Northwest quarter of the Southeast quarter (NW1/4-SE1/4) of Section 24, Township 87 North, Range 46 West of the 5th P.M., Woodbury County, Iowa. The property is known as **GIS Parcel #874624200011**. The property is situated at 2374 252nd St., Hornick, IA 51026, approximately six miles south of Bronson, seven miles east of Salix, and seven miles north of Hornick, east of Old Highway 141, west of Franklin Avenue, and on the south side of 252nd Street. This rezoning is proposed to accommodate the future development of the lots, which is required under Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The **Woodbury County Zoning Commission** will conduct both public hearings at **5:00 PM on Monday, November 24, 2025** to consider the applications for recommendations to the Board of Supervisors. The hearings will be held in the basement of the **Woodbury County Courthouse at 620 Douglas St., Sioux City, IA 51101**.

Attached to this email is the review packet for your reference. We kindly ask you to review the enclosed documents and provide any comments or concerns you may have regarding these applications. Your input is valuable and will be considered as part of the review process.

Please provide your comments no later than **10:00 AM on Monday, November 17, 2025**.

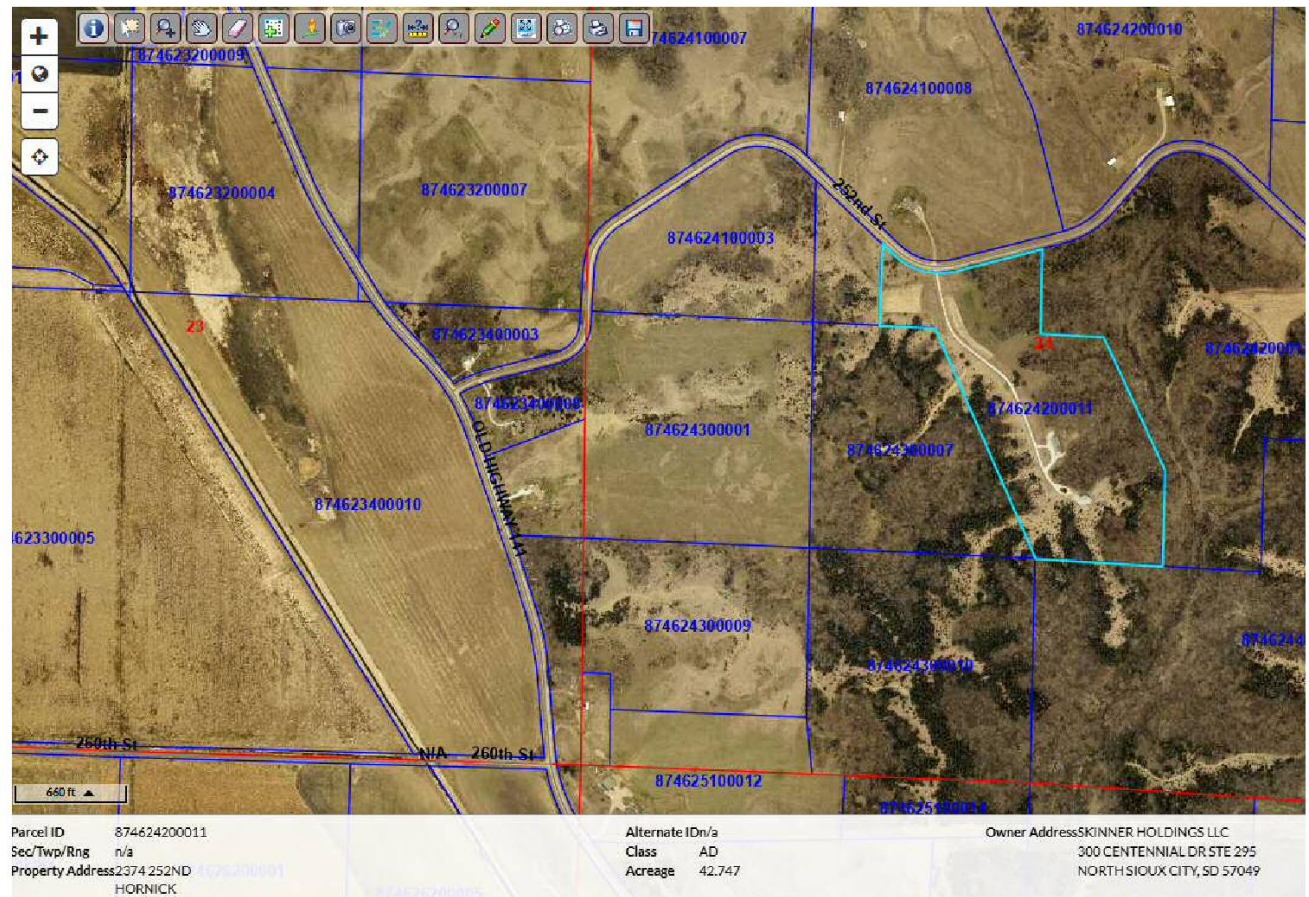
Thank you for your time and consideration.

Respectfully and sincerely,

Dan Priestley

Daniel J. Priestley, MPA
Woodbury County Zoning Coordinator
620 Douglas Street #609
Sioux City, IA 51101

Phone: 712-279-6609
Fax: 712-279-6530
Website: WoodburyCountyIowa.gov





Woodbury County Secondary Roads Department

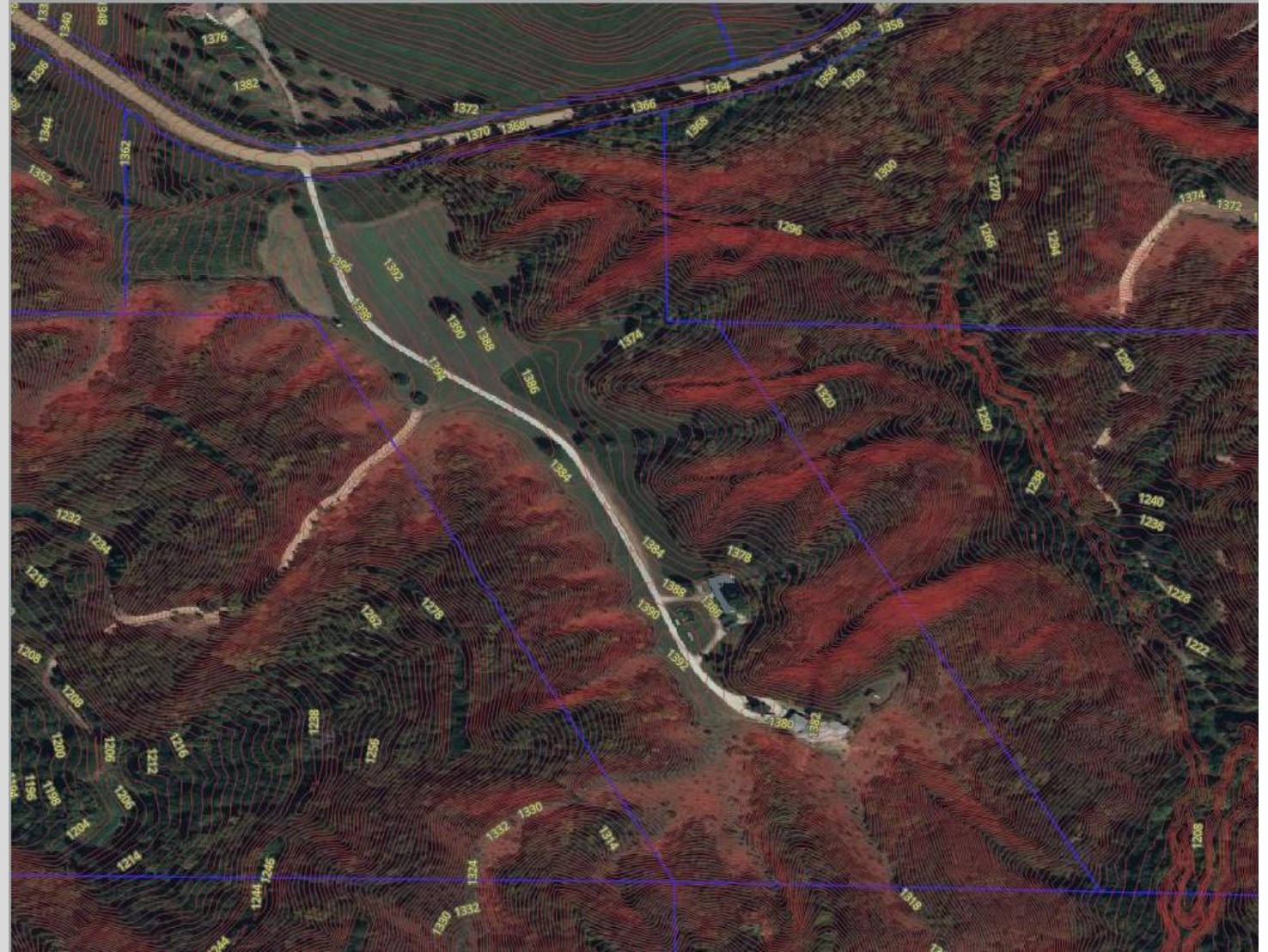
759 E. Frontage Road · Moline, Iowa 51039

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

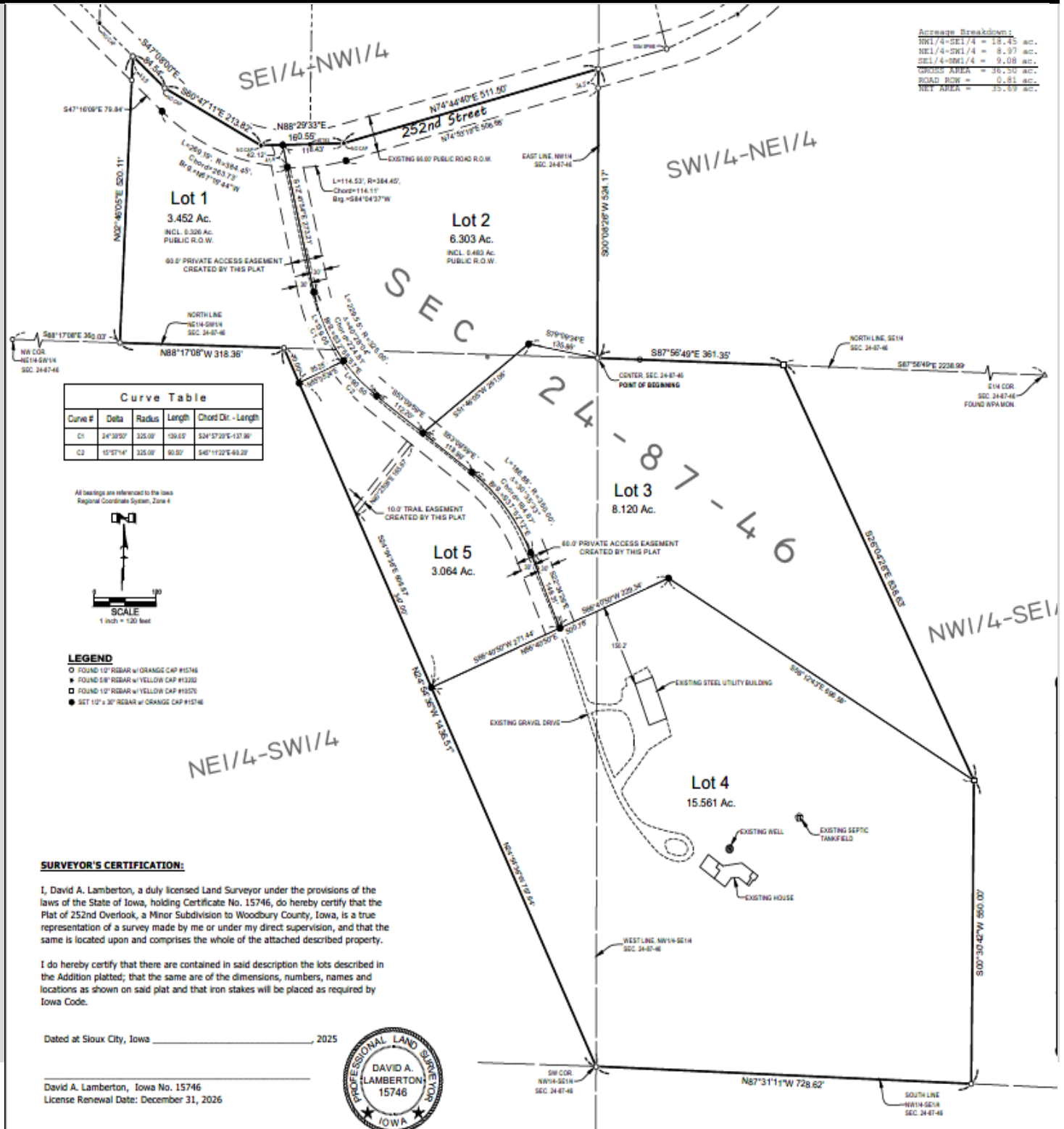
To: Dan Priestley, Woodbury County Zoning Coordinator
From: Laura Sievers, PE, Woodbury County Engineer
Date: November 19, 2025
Subject: 252nd Overlook – Minor Subdivision.

The Secondary Roads Department has completed its review of the 252nd Overlook Minor Subdivision. The plat closure appears to be in compliance with Section 355.8 of the Code of Iowa. Please note that the measured distance of **757.63' should be revised to 757.64'**.

The plat does not identify any proposed new entrance or access locations to the County road system. If new access points are intended, the developer and any future landowner will need to coordinate with the County Engineer's Office to ensure adequate sight distance and to obtain the required entrance permit. Any modifications to the existing entrance will also require a permit and must meet current entrance standards.



PLAT MAP EXCERPT



TITLE OPINION

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

We have this date examined a complete abstract to Title, pursuant to Iowa Code Section 354.11(1)(c) to property which includes in its entirety, property described in the surveyor's certificate on the plat of: 252nd Overlook, a Minor Subdivision of the City of Sioux City, Woodbury County, Iowa, last certified by Engleson Abstract Co., Inc., dated _____, 2025 at 8:59 a.m. and from said abstract find good and merchantable title to said premises vested in Skinner Holdings, LLC, the proprietor, free and clear of all mortgages, liens and other encumbrances, except as follows:

1. Mortgage from Skinner Holdings, LLC, to Central Bank, dated May 14, 2021, and filed on May 18, 2021, as Instrument #2021-06689.
2. Option Agreement from Skinner Holdings, LLC, to Habitat Restoration Services, LLC, dated June 13, 2025, filed on June 17, 2025, as Instrument #2025-06047.
3. Easement from Leo Lux and Mary Lux, husband and wife to Woodbury County Soil Conservation District of Sioux City, Iowa, dated August 27, 1960 and filed October 7, 1960, in Book 957, Page 303.
4. Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954, in Book 748, Page 264.
5. Easement from C.J. Hector and Lois V. Drake, (Single) to Woodbury County, Iowa dated March 26, 1954 and filed May 4, 1954 in Book 748, Page 262 Development Agreement between Clayton Creek, L.L.C. and the City of Sioux City, Iowa, dated April 24, 2017 and filed on April 25, 2017 in Roll 752, Image 4744.
6. Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated May 2, 1960 and filed May 10, 1960 in Book 947, Page 385.
7. Maintenance Agreement dated May 12, 1960 and filed May 12, 1960 in Book 947, Page 415.
8. Easement from Emil Levich and Frankie Levich, husband and wife, to Woodbury County Soil Conservation District of Sioux City, Iowa, its successors and assigns, dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 294.
9. Maintenance Agreement dated September 27, 1960 and filed October 7, 1960 in Book 957, Page 288.
10. Easement for Use of Trail System, dated March 29, 2024, filed April 1, 2024 in Inst. #2024-02717.
11. All certified real estate taxes and special assessments due and payable have been paid. Real estate taxes and special assessments not certified are a lien in an undetermined amount.

Dated: _____, _____.

Alex S. Berenstein
ATTORNEY AT LAW

Woodbury County, IA / Sioux City

Summary

Parcel ID 874624200011
 Alternate ID
 Property 2374 252ND
 Address HORNICK IA 51026
 Sec/Twp/Rng 24-87-46
 Brief AN IRREG TCT BEING PT OF SE NW, PT OF NE SW & PT OF NW SE
 Tax Description OF 24-87-46 DESCRIBED AS BEG AT CENTER OF SEC 24 THNC E
 82.24 FT ALONG N LINE OF NW SE, THNC CONT E ALONG N LINE
 OF NW SE FOR 279.12 FT, THNC SE 838.63 FT, THNC S 550 FT TO S
 LINE OF NW SE, THNC W
 (Note: Not to be used on legal documents)
 Deed 000016918
 Book/Page
 Gross Acres 42.75
 Exempt Acres 15.38
 Net Acres 27.37
 Zoning AP - AGRICULTURAL PRESERVATION
 District 0051 GRANGE/WD-C
 School District WOODBURY CENTRAL
 Neighborhood N/A



Owner

Deed Holder
 SKINNER HOLDINGS LLC
 300 CENTENNIAL DR STE 295
 NORTH SIOUX CITY SD 57049
 Contract Holder
 Mailing Address
 SKINNER HOLDINGS LLC
 300 CENTENNIAL DR STE 295
 NORTH SIOUX CITY SD 57049

Land

Lot Area 36.18 Acres; 1,576,001 SF

Residential Dwellings

Residential Dwelling
 Occupancy Single-Family / Owner Occupied
 Style 1 Story Frame
 Architectural Style N/A
 Year Built 1989
 Condition Very Good
 Roof T & G / Flat
 Flooring
 Foundation TILE
 Exterior Material TILE
 Interior Material Drwl
 Brick or Stone Veneer
 Total Gross Living Area 2,626 SF
 Main Area Square Feet 1943
 Attic Type None;
 Number of Rooms 4 above; 5 below
 Number of Bedrooms 0 above; 3 below
 Basement Area Type Full
 Basement Area 2,175
 Basement Finished Area 1,700 - Living Qtrs. W/ Walk-out
 Plumbing 1 Standard Bath - 3 Fi; 1 Toilet Room (1/2 Bat; 1 Cust Bath - 4 Fixt;
 Appliances 1 Range Unit; 1 Oven - Single; 1 Dishwasher; 1 Barbeque;
 Central Air Yes
 Heat Yes
 Fireplaces 1 Masonry;
 Porches
 Decks Wood Deck (202 SF); Wood Deck (130 SF);
 Additions High Ceiling Frame (232 SF) (232 Bsmt SF);
 1 1/2 Story Frame (265 SF);
 Garages 890 SF - Att Frame (Built 1989);

Agricultural Buildings

Plot#	Type	Description	Width	Length	Year Built	Building Count
0	Steel Utility Building		36	80	2000	1

Valuation

Classification	2025	2024
	Ag Dwelling / Agriculture	Ag Dwelling / Agriculture
+ Assessed Land Value	\$24,360	\$24,400
+ Assessed Building Value	\$10,350	\$11,240
+ Assessed Dwelling Value	\$945,930	\$764,500
= Gross Assessed Value	\$980,640	\$800,140
- Exempt Value	(\$10,540)	(\$10,540)
= Net Assessed Value	\$970,100	\$789,600

Sioux City Special Assessments and Fees

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

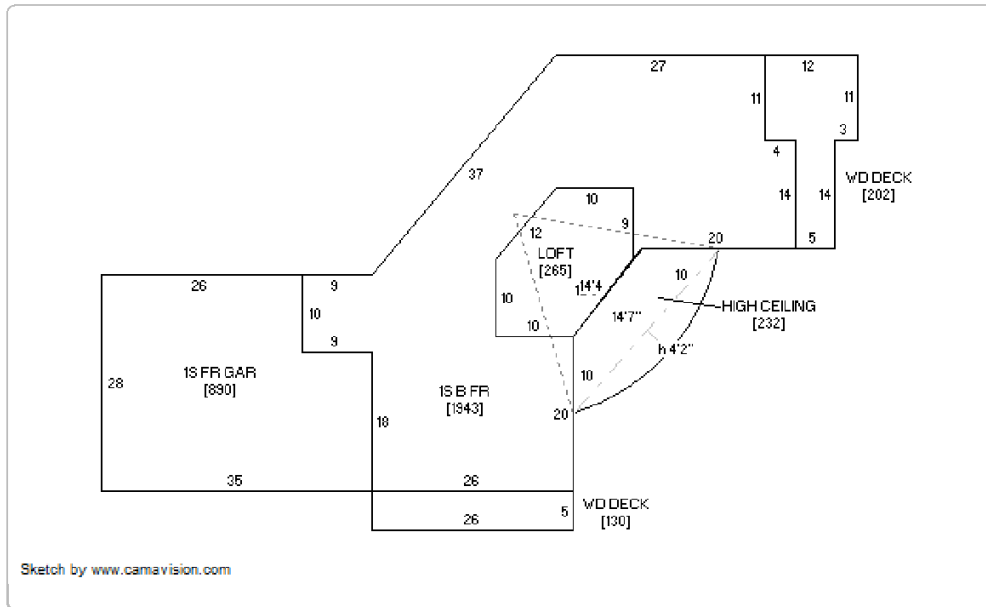
Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Photos



Sketches



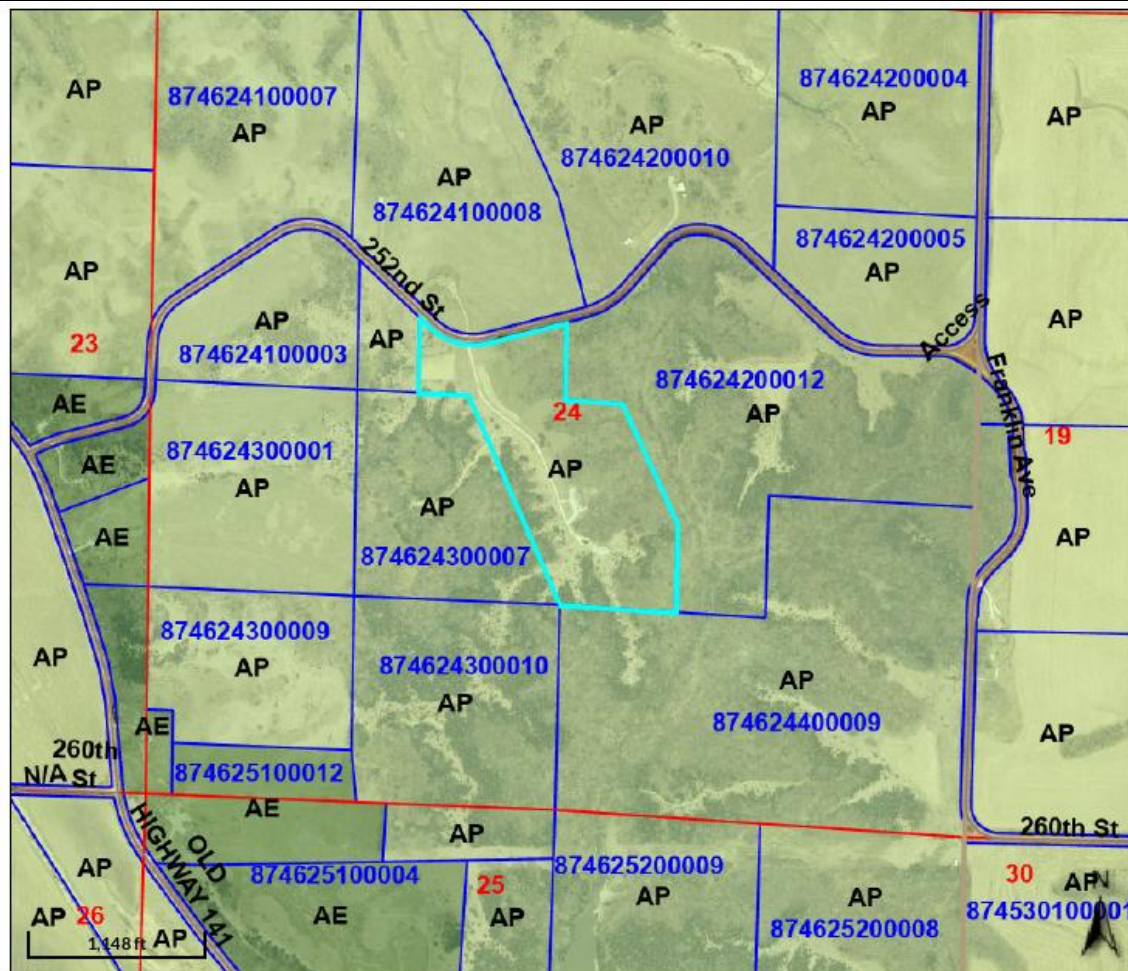
No data available for the following modules: Commercial Buildings, Yard Extras, Sales, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition.

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ZONING MAP



Overview



Legend

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

Parcel ID 874624200011

Sec/Twp/Rng n/a

Property Address 2374 252ND

HORNICK

Alternate ID n/a

Class AD

Acreage 42.747

Owner Address SKINNER HOLDINGS LLC

300 CENTENNIAL DR STE 295

NORTH SIOUX CITY, SD 57049

District 0051

Brief Tax Description

AN IRREG TCT BEING PT OF SE NW, PT OF NE SW & PT OF NW SE OF 24-87-46 DESCRIBED AS BEG AT CENTER OF SEC 24 THNC E 82.24 FT ALONG N LINE OF NW SE, THNC CONT E ALONG N LINE OF NW SE FOR 279.12 FT, THNC SE 838.63 FT, THNC S 550 FT TO S LINE OF NW SE, THNC W

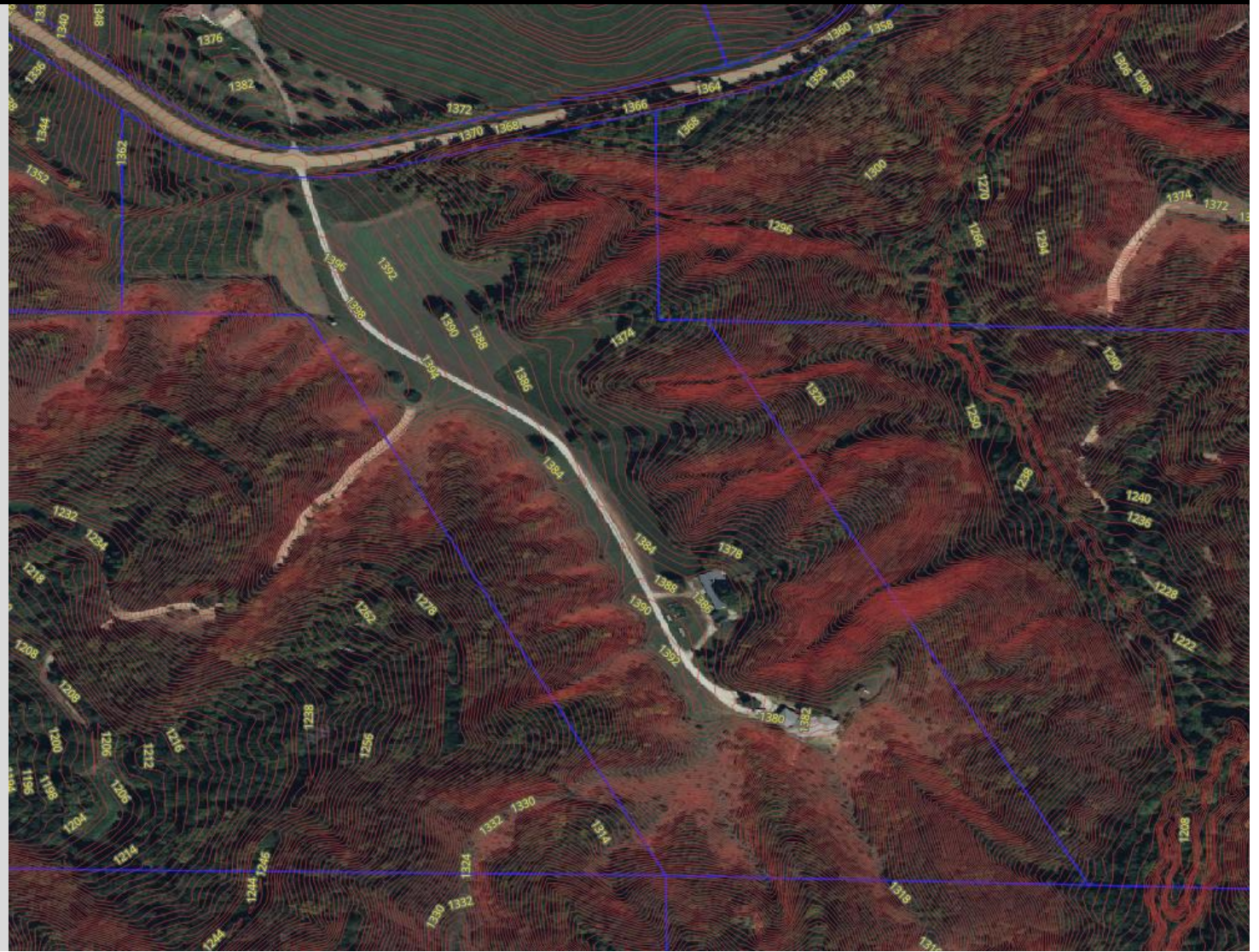
(Note: Not to be used on legal documents)

SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.



ELEVATION MAP



SOIL REPORT

Summary

Parcel ID	874624200011
Gross Acres	36.18
ROW Acres	0.00
Gross Taxable Acres	36.18
Exempt Acres	8.51
Net Taxable Acres	27.67
Average Unadjusted CSR2	15.80
(Gross Taxable Acres - Exempt Land)	
(571.73 CSR2 Points / 36.18 Gross Taxable Acres)	

Agland Active Config 2025

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	11.61	11.58	134.46	134.46
Non-Crop	16.06	17.43	279.90	242.90
Forest Reserve	8.51	18.49	157.37	137.72
Total	36.18		571.73	515.08

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3200	2.83	90.56	90.56
100% Value	2G	Hamburg silt loam, 40 to 75 percent slopes	500	8.78	43.90	43.90
Non-Crop	3E	Castana silt loam, 14 to 20 percent slopes	4200	4.57	191.94	155.75
Non-Crop	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3200	1.13	36.16	35.35
Non-Crop	2G	Hamburg silt loam, 40 to 75 percent slopes	500	10.36	51.80	51.80
Forest Reserve	3E	Castana silt loam, 14 to 20 percent slopes	4200	2.41	101.22	82.13
Forest Reserve	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	3200	0.95	30.40	29.84
Forest Reserve	2G	Hamburg silt loam, 40 to 75 percent slopes	500	5.15	25.75	25.75
Total				36.18	571.73	515.08

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Overview



Legend

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

Parcel ID 874624200011 Alternate ID n/a Owner Address SKINNER HOLDINGS LLC
 Sec/Twp/Rng n/a Class AD 300 CENTENNIAL DR STE 295
 Property Address 2374 252ND Acreage 42.747 NORTH SIOUX CITY, SD 57049
 HORNICK
 District 0051
 Brief Tax Description AN IRREG TCT BEING PT OF SE NW, PT OF NE SW & PT OF NW SE OF 24-87-46 DESCRIBED AS BEG AT CENTER OF SEC 24 THNC E 82.24 FT ALONG N LINE OF NW SE, THNC CONT E ALONG N LINE OF NW SE FOR 279.12 FT, THNC SE 838.63 FT, THNC S 550 FT TO S LINE OF NW SE, THNC W
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