

NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JANUARY 6, 2026) (WEEK 2 OF 2026)

Live streaming at:

https://www.voutube.com/user/woodburvcountviowa

Agenda and Minutes available at: www.woodburvcountviowa.gov

Daniel A. Bittinger II 389-4405 Kent T. Carper 570-7681

David L. Dietrich 870-9224 Mark E. Nelson 540-1259 Matthew A. Ung 490-7852

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held January 6, 2026 at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

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

AGENDA

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

1. Approval of the agenda

Action

Consent Agenda

Items 2 through 4 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.

- Approval of the minutes of December 30, 2025
 Approval of the minutes of January 2, 2026
- 3. Approval of claims
- 4. Human Resources Melissa Thomas
 - a. Memorandum of Personnel Transactions
 - b. Authorization to Initiate Hiring Process
 - c. Approval of overlap of positions in the Sheriff's Office

End Consent Agenda

5. Human Resources – Melissa Thomas	
Approval of the 2026 liability insurance coverage	Action
 Planning/Zoning – Daniel Priestley Receive the final report and recommendation from the Zoning Commission following their 12/22/25 meeting to approve the final plat of Wingert & Clark Addition, a minor subdivision, to Woodbury County, Iowa Approve the Wingert & Clark Addition, a minor subdivision to Woodbury 	Action Action
County, Iowa	7 (011011
c. Approval of the appointment of Christine Zellmer-Zant to the Woodbury County Zoning Commission for a five-year term (2026 to 2030)	Action
d. Approval of the appointment of Pamela M. Clark to the Woodbury County Board of Adjustment for a five-year term (2026 to 2030)	Action
e. Approval of the Construction Evaluation Resolution relating to Construction Permits for Large Animal Confinement Operations	Action
7. Reports on Committee Meetings	Information
8. Citizen Concerns	Information
9. Board Concerns	Information

ADJOURNMENT

CALENDAR OF EVENTS

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
	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.
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
MON., JAN 26	5:00 p.m.	Zoning Commission Meeting, Courthouse Basement Boardroom
MON., FEB 2	5:00 p.m.	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., FEB 4	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.

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 lowa Civil Rights Commission at 800-457-4416 or lowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the lowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.

DECEMBER 30, 2025, FIFTY-THIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

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

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

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

Motion by Bittinger second by Nelson to approve the following items by consent with an amendment to the minutes item 9e to strike "If determined, also approve the condition of restricting "and replace it with "a restriction limiting."

- 2. To approve minutes of the December 23, 2025 meeting. Copy filed.
- 3. To approve the claims totaling \$184,968.94. Copy filed.
- 4. To approve the appointment of Nicholas Jorgensen, Youth Worker PT Temp, Juvenile Detention Dept., effective 01-05-2026, \$22.71/hour. Job Vacancy Posted on 11/19/25. Entry Level Salary: \$22.71/hr. Copy filed.

Carried 5-0.

- 5. Motion by Bittinger second by Nelson to approve the contract with Cott Systems RECORDhub Services. Carried 5-0. Copy filed.
- 6. A public hearing was held at 4:35 p.m. for the sale of parcel #894722477001, 1724 Rock St. The Chairperson called on anyone wishing to be heard.

Motion by Nelson second by Dietrich to close the public hearing. Carried 5-0.

Motion by Nelson second by Carper to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #89472247701, 1724 Rock St., to ILUM LLC, 931 Wynstone Dr., Sioux City, for \$50,000.00 plus recording fees. Carried 5-0.

RESOLUTION OF THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA RESOLUTION #13,980

BE IT RESOLVED by the Board of Supervisors of Woodbury County, lowa, that the offer at public auction of:

By	ILUM LLC	in the sum of _	Fifty Thousand Dollars & 00/100 (\$50,000.00)
	dollars.		

For the following described real estate, To Wit:

Parcel #894722477001

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 and included in and forming a part of the City of Sioux <u>City</u>, Iowa, the same is hereby accepted: said Amount being a sum <u>LESS</u> than the amount of the general taxes, interests, costs and penalties against the said Real Estate.

BE IT RESOLVED that payment is due by close of business on the day of passage of this resolution or this sale is null and void and this resolution shall be rescinded.

BE IT RESOLVED that per Code of Iowa Section 569.8(3 & 4), a parcel the County holds by tax deed shall not be assessed or taxed until transferred and upon transfer of a parcel so acquired gives the purchaser free title as to previously levied or set taxes. Therefore, the County Treasurer is requested to abate any taxes previously levied or set on this parcel(s).

BE IT FURTHER RESOLVED that the Chairman of this Board be and he is hereby authorized to execute a Quit Claim Deed for the said premises to the said purchaser.

SO DATED this 30th Day of December, 2025. WOODBURY COUNTY BOARD OF SUPERVISORS Copy filed.

- 7. Motion by Nelson second by Dietrich to receive the Secondary Roads FY 2027 equipment budget. Carried 5-0. Copy filed.
- 8. Reports on committee meetings were heard.
- 9. There were no citizen concerns.
- 10. Board concerns were heard.

The Board adjourned the regular meeting until January 2, 2026.

Meeting sign in sheet. Copy filed.

JANUARY 2, 2026, FIRST MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Friday, January 2, 2026, at 2:00 p.m. Board members present were Carper, Dietrich (by phone), Nelson, Bittinger II, and Ung. Staff members present were Heather Satterwhite-Van Sickle, Board Executive Secretary/Public Bidder, Ryan Ericson, Budget and Finance Director, and Michelle Skaff, Auditor/Clerk to the Board.

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 Ung to appoint Dan Bittinger as Temporary Chair to preside over Election of Chairperson. Carried 5-0.
- 2. Motion by Bittinger second by Carper to appoint Mark Nelson as Chairperson for the 2026 session. Carried 5-0 on roll-call vote.
- 3. Motion by Bittinger second by Nelson to appoint Dave Dietrich as Vice-Chairperson. Carried 5-0 on roll-call vote.
- 4. Motion by Nelson second by Bittinger to approve the agenda for January 2, 2026. Carried 5-0. Copy filed.
 - Motion by Nelson second by Ung to approve the following items by consent:
- 5a. To approve the appointment of County Engineer, Laura Sievers.
- 5b. To approve the appointment of County Medical Examiner, Dr. Julie Breiner.
- 5c. To approve the appointment of Jered Jepsen as Weed Commissioner.
- 5d. To approve the Sioux City Journal, The Sergeant Bluff Advocate, and The Moville Record as the County's official newspapers. Copy filed.
- 6a. To approve the appointment of Christine Zellmer-Zant, 220th St, Bronson, to the Conservation Board. Copy filed.
- 6b. To approve the appointment of George Boykin, 2737 S. Lemon, Sioux City, to the Siouxland District Health Board. Copy filed.
- 6c. To approve the appointment of Greg Jochum, 1628 270th St, Salix, Julie Hamann, 4424 230th St, Correctionville, to the Commission to Assess Damages Category A Owner/operators of Agricultural Property; Bob Batcheller, 5 Red Fox Run, Sioux City, Ruth Groth, 305 North Cauley Ave, Anthon, Robert Stewart, 4101 Country Club, Sioux City, Melissa Tjeerdsma, 1090 Pachsama Ct., Sioux City, Cheryl Reynolds, 2207 Hanford St., Sioux City, and Stephan Warren, 6720 Wildbloom Ct, Sioux City, to the Commission to Assess Damages Category B Owners of City Property; Colleen Baker, 3422 Jackson St., Sioux City, Tori Jackson, 4601 S Ridge Rd., Sioux City, Eric Hoak, 6808 Cypress Point, Sioux City, Mark Vos, 2051 150th St., Lawton, and Joe Krage, 4313 Lincoln Way, Sioux City to the Commission to Assess Damages Category C Licensed Real Estate Salesman or Real Estate Broker; and Linda Mathison, 5008 Ravine Park Lane, Sioux City, Doug Lehman, P.O. Box 1381, Sioux City, Barbara Sloniker, 1336 Buchanan Ave., Sioux City, Donald Eggerling, 3 Rose Lane, Sioux City, and Dennis Reyman, 1923 Safford Ave., Correctionville, to the Commission to Assess Damages Catergory D Persons Having Knowledge of Property Values in the County by Reason of their Occupation. Copy filed.

Carried 5-0.

- 7. Reports on committee meetings were heard.
- 8. There were no citizen concerns.
- 9. Board concerns were heard.

The Board adjourned the regular meeting until January 6, 2026.

January 2, 2026 Cont'd. Page 2

Meeting sign in sheet. Copy filed.

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

* PERSONNEL ACTION CODE:

DATE: January 6th, 2026

A- Appointment

R-Reclassification

T - Transfer

E- End of Probation

S - Separation

T - Transfer
P - Promotion
D - Demotion

O – Other

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Wabashaw, Victoria	County Attorney	01-12-2026	Legal Secretary	\$26.07/hour		A	Job Vacancy Posted 10-1-25. Entry Level Salary: \$26.07/hour.
Hansen, Heather	County Attorney	01-12-2026	Legal Secretary	\$26.07/hour		A	Job Vacancy Posted 10-1-25. Entry Level Salary: \$26.07/hour.
Clark, Charles	Secondary Roads	01-16-2026	Motor Grader Operator			S	Resigned
		,			·		
							·
	·						
,				·			

APPROVED BY BOARD DATE:		
MELISSA THOMAS, HR DIRECTOR:	Melisse Shomas, HR	Duckou

HUMAN RESOURCES DEPARTMENT WOODBURY COUNTY, IOWA

DATE: January 6th, 2026

AUTHORIZATION TO INITIATE HIRING PROCESS

DEPARTMENT	POSITION	ENTRYLEVEL	APPROVED	DISAPPROVED
		CWA Roads:		
Secondary Roads	Motor Grader Operator	\$28.16/hour		
			·	
		·		

Chairman,	Board	of Su	pervisors
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(AUTHFORM.doc/FORMS)



Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

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

To:

Human Resources Department

From:

Laura Sievers, P.E., Woodbury County Engineer

Date:

December 30, 2025

Subject:

Motor Grader Operator Vacancy - District 2, Lawton Maintenance Shop

The purpose of this memorandum is to formally notify your office of an upcoming vacancy in the District 2 Lawton Maintenance Shop. Mr. Charlie Clark has submitted notice of separation, effective January 16, 2026.

Please proceed with an immediate internal posting for a Lawton Motor Grader Operator position.

Thank you, your cooperation and consideration of this request is greatly appreciated.

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

Date	12/30/2025	Weekly Agenda D	ate: 01/06/2026					
	ECTED OFFICIAL	/ DEPARTMENT HEAD / C	Melissa Thomas, HR	R Director				
Ap	Approve the overlap of positions in the Sheriff's Office							
			ACTION REQUIRED:	•				
	Approve Ordinan	ce 🗆 Ap	prove Resolution	Approve Motion 🗹				
	Public Hearing [☐ Oth	ner: Informational 🗆	Attachments ☑				
EXE	CUTIVE SUMMAR	RY:						
Normally	y there is one	employee per author	rized position.					
BAC	KGROUND:							
		ne overlap of a Serge isclosed publicly.	ant position. The purpos	se of this request is confidential and				
FINA	NCIAL IMPACT:							
\$36,619	.13, the financ	cial impact is the cos	t difference of the overlap	p position and the backfilled position.				
			AGENDA ITEM, HAS THE CONT HE COUNTY ATTORNEY'S OFF	RACT BEEN SUBMITTED AT LEAST ONE WEEK FICE?				
Yes	☑ No							
REC	OMMENDATION:							
Approve	the motion							
ACTI	ON REQUIRED /	PROPOSED MOTION:						
Motion to	o approve the	overlap of Sergeants	s in the Sheriff's Office.					

Approved by Board of Supervisors April 5, 2016.

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

	Date	e: 12/31/20	025	Weekly Agenda D	Date: 01/	06/2026		
	ELECTED OFFICIAL / DE	PARTMENT H	EAD / CITIZEN:	Melissa T	homas, F	IR Director		
	WORDING FOR AGENDA	ITEM:						
	Approval of the 2026 lia	bility insurand	ce coverage					
			ACTION R	EQUIRED:				
	Approve Ordinance		Approve Reso	olution	Approv	e Motion 🔽		
	Public Hearing		Other: Inform	ational	Attachn	nents 🔽		
EXECU	TIVE SUMMARY:							
	vork for the renewal of Wollendar year.	oodbury Coun	ty's casualty in	surance is being	g submitted	. It lays out th	e limits and p	oremiums for
	iondar your.							
DAOKO	ND OLINID							
The renewa	ROUND: al of Woodbury County's l							
	varrant consideration. Pri premium reduction. Alter premium.							
Based on th	nis review, I recommend	selecting Obs	idian in order to	o retain the high	er level of o	coverage		

FINANCIAL IMPACT:	
Obsidian Specialty would increase our liability coverage by \$50,966.77.	
IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM. HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK	
Yes □ No □	
COTION DECLURED ADDROGED MOTION	
Wolfor to approve and sign the 2020 casualty renewal with Obsidial Openially modification Company	



Premium Summary

The estimated program cost for the options are outlined in the following table:

	7	EXPIRING PE	ROGRAM	PROPOSIEDA	PROGRAM -	OPTIONALO	UOTE-METIS
LINE OF GOV	ERAGE	CARRIER	EXPIRING COST	CARRIER	ESTIMATED COST	CARRIER	ESTIMATED COST
Package	Premium Taxes Estimated Cost TRIA Premium	Princeton Excess & Surplus Lines Ins Co (Munich- American Holding Corporation) - \$10M	\$353,012.00 \$23,353.61 \$356,365.61 <i>Rejected</i> - \$2,984.00	Princeton Excess & Surplus Lines Ins Co (Munich- American Holding Corporation) - \$5M Iimits	\$345,576.00 \$3,222.61 \$348,798.61 \$2,814.00	Obsidian Specialty Insurance Company (Metis) - \$10M	\$403,500.00 \$3,732.38 \$407,232.38 Without TRIA
Excess Liability	Premium Tax Policy Fee Estimated Cost TRIA Premium	N/A	N/A	Vantage Risk Specialty Insurance Company (Aurenity)	\$125,000.00 \$1,188.63 \$1,000.00 \$127,188.63 \$2,500.00		
Agency Total Estimated Pro	Bill Admin Fee		\$356,365.61		\$100.00 \$481,401.24		\$100.00 \$407,332.38

Woodbury County, Iowa



Quote from Princeton Excess & Surplus Lines Ins Co (Munich-American Holding Corporation) is valid until 12/31/2025

Quote from Vantage Risk Specialty Insurance Company (Aurenity) is valid until 12/31/2025

Gallagher is responsible for the placement of the following lines of coverage:

Package

Excess Liability

It is understood that any other type of exposure/coverage is either self-insured or placed by another brokerage firm other than Gallagher. If you need help in placing other lines of coverage or covering other types of exposures, please contact your Gallagher representative.

Premiums are due and payable as billed and may be financed, subject to acceptance by an approved finance company. Following acceptance, completion (and signature) of a premium finance agreement with the specified down payment is required. Note: Unless prohibited by law, Gallagher may earn compensation for this optional value-added service.

Where permitted by law, Gallagher may assess a \$100 Agency Bill Administration Fee on all new and renewal policy placements where Gallagher is responsible for collecting client premiums and remitting payment to insurance carriers and other third parties. In connection with such billing obligations, Gallagher assumes additional administrative, financial and compliance obligations that introduce significant risks to Gallagher's business. Should you change to direct bill, where available, or premium finance the transaction, you will not incur the Agency Bill Administration Fee.





Payment Plans

CARRIER / PAYABLE CARRIER	LINE OF COVERAGE	PAYMENT SCHEDULE	PAYMENT METHOD
Princeton Excess & Surplus Lines Ins Co. (Munich-American Holding Corporation)	Package - \$5M	All premiums, taxes & fees are due to carrier within 20 days of binding	Agency Bill
Vantage Risk Specialty Insurance Company (Aurenity)	Excess Liability - \$5M xs \$5M	All premiums, taxes & fees are due to carrier within 20 days of binding	Agency Bill
Obsidian Specialty Insurance Company (Metis)	Package - \$10M	All premiums, taxes & fees are due to carrier within 20 days of binding	Agency Bill



Proposal Disclosures



Proposal Disclosures

The following disclosures are hereby made as a part of this proposal. Please review these disclosures prior to signing the Client Authorization to Bind or e-mail confirmation.

Proposal Disclaimer

IMPORTANT: The proposal and/or any executive summaries outline certain terms and conditions of the insurance proposed by the insurers, based on the information provided by your company. The insurance policies themselves must be read to fully understand the terms, coverages, exclusions, limitations and/or conditions of the actual policy contract of insurance. Policy forms will be made available upon request. We make no warranties with respect to policy limits or coverage considerations of the carrier.

Compensation Disclosure

- 1. Gallagher Companies are primarily compensated from the usual and customary commissions, fees or, where permitted, a combination of both, for brokerage and servicing of insurance policies, annuity contracts, guarantee contracts and surety bonds (collectively "insurance coverages") handled for a client's account, which may vary based on market conditions and the insurance product placed for the client.
- 2. In placing, renewing, consulting on or servicing your insurance coverage, Gallagher companies may participate in contingent and supplemental commission arrangements with intermediaries and insurance companies that provide additional compensation if certain underwriting, profitability, volume or retention goals are achieved. Such goals are typically based on the total amount of certain insurance coverages placed by Gallagher with the insurance company, not on an individual policy basis. As a result, Gallagher may be considered to have an incentive to place your insurance coverage with a particular insurance company. If you do not wish to have your commercial insurance placement included in consideration for additional compensation, contact your producer or service team for an Opt-out form.
- 3. Gallagher Companies may receive investment income on fiduciary funds temporarily held by them, or from obtaining or generating premium finance quotes, unless prohibited by law.
- 4. Gallagher Companies may also access or have an ownership Interest in other facilities, including wholesalers, reinsurance intermediaries, captive managers, underwriting managers and others that act as intermediaries for both Gallagher and other brokers in the insurance marketplace, some of which may earn and retain customary brokerage commission and fees for their work.

If you have specific questions about any compensation received by Gallagher and its affiliates in relation to your insurance placements, please contact your Gallagher representative for more details.

TRIA/TRIPRA Disclaimer

If this proposal contains options to purchase TRIA/TRIPRA coverage, the proposed TRIA/TRIPRA program may not cover all terrorism losses. While the amendments to TRIA eliminated the distinction between foreign and domestic acts of terrorism, a number of lines of coverage excluded under the amendments passed in 2005 remain excluded including commercial automobile, burglary and theft insurance; surety insurance, farm owners' multiple perils and professional liability (although directors and officers liability is specifically included). If such excluded coverages are required, we recommend that you consider purchasing a separate terrorism policy. Please note that a separate terrorism policy for these excluded coverages may be necessary to satisfy loan covenants or other contractual obligations. TRIPRA includes a \$100 billion cap on insurers' aggregate liability.

TRIPRA is set to expire on December 31, 2027. There is no certainty of extension, thus the coverage provided by your insurers may or may not extend beyond December 31, 2027. In the event you have loan covenants or other contractual obligations requiring that TRIA/TRIPRA be maintained throughout the duration of your policy period, we recommend that a separate "Stand Alone" terrorism policy be purchased to satisfy those obligations.



Woodbury County, Iowa



Optional Quote: Obsidian Specialty Insurance Company (Metis)

Coverage	Limit	Self-Insured Retention	Retroactive Date
General Liability			
Each Occurrence	\$10,000,000	\$300,000	N/A
Annual Aggregate	\$10,000,000	-	
Sexual Abuse & Molestation	Included in the GL		
Employee Benefits Liability			4/1/1999
Each Employee	\$10,000,000	\$300,000	
Annual Aggregate	\$10,000,000		
Law Enforcement Liability			N/A
Each Occurrence	\$10,000,000	\$300,000	
Annual Aggregate	\$10,000,000		
Automobile Liability			N/A
Each Occurrence	\$10,000,000	\$300,000	
Public Officials Liability/ Employment			4/1/1999
Practices Liability			
Each Wrongful Act	\$10,000,000	\$300,000	
Annual Aggregate	\$10,000,000	,	

Premium:

\$403,500.00

TRIA Premium:

\$1,500.00

IA Surplus Lines Tax: Total Premium:

<u>\$3,746.25</u> **\$408,746.25**

Endorsements include, but are not limited to:

DESCRIPTION

Notice of Cancellation

Schedule of Limits of Insurance

Trade or Economic Sanctions

Exclusions include, but are not limited to:

DESCRIPTION

Exclusion - Perfluoroalkyl and Polyfluoroalkyl Substances (PFAS)

Binding Requirements:

DESCRIPTION

Subject to Signed Terrorism Selection form is required prior to binding



Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated 12/22/2025, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

7.00	Coverage/Carrier
□ Accept □ Reject	Package - \$5M Limit
	Princeton Excess & Surplus Lines Insurance Company
□ Accept □ Reject	TRIA - Package
□ Accept □ Reject	Excess Liability - \$5M xs \$5M
	Vantage Risk Specialty Insurance Company
□ Accept □ Reject	TRIA - Excess Liability
□ Accept □ Reject	Package - \$10M Limit
	Obsidian Specialty Insurance Company
□ Accept □ Reject	TRIA – Package
coverage, you assume the risk of Other Coverages to Consider ☐ Stand-Alone Terrorism ☐ Gallagher Crisis Protect The above coverage(s) does no	Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this of any uncovered loss. It necessarily represent the entirety of available insurance products. If you are interested in the than those listed in the Additional Recommended Coverages, please list below:
	t necessarily represent the entirety of available insurance products. If you are interested in ther than those listed in the Additional Recommended Coverages, please list below:
Coverage Amendments and	Notes

Woodbury County, Iowa



You have read, understand and agree that the information contained in the Proposal and all documents attached to and incorporated into the Proposal is correct and has been disclosed to you prior to authorizing Gallagher to bind coverage and/or provide services to you. By signing below, or authorizing Gallagher to bind your insurance coverage through email when allowed, you acknowledge you have reviewed and agree with terms, conditions and disclosures contained in the Proposal.

/:		
	Print Name (Specify Title)	
	Company	
	Signature	
	,	
ate:		



Fee Breakdown

Agency Bill Administration Fee: \$100

By signing below, you acknowledge that the fee listed above is fully earned and is NOT refundable. The fee is due and payable within thirty (30) days of your execution below. Any placements that require the payment of additional state or federal taxes and/or fees are the client's responsibility.

You further acknowledge and agree that the Proposal, this Client Authorization to Bind Coverage (including this Fee Agreement) reflects your understanding of the services to be provided by Gallagher as they have been discussed with and fully disclosed to you, and the above fee is consistent with your understanding. Any disputes arising out of the Proposal, this Client Authorization to Bind Coverage and/or the performance of services by Gallagher shall be governed by the laws of the State of Illinois

Exposures and Values

You confirm the payroll, values, schedules, and any other information pertaining to your operations, and submitted to the underwriters, were compiled from information provided by you. If no updates were provided to Gallagher, the values, exposures and operations used were based on the expiring policies. You acknowledge it is your responsibility to notify Gallagher of any material change in your operations or exposures.

Additional Terms and Disclosures

Gallagher is not an expert in all aspects of your business. Gallagher's Proposals for insurance are based upon the information concerning your business that was provided to Gallagher by you. Gallagher expects the information you provide is true, correct and complete in all material respects. Gallagher assumes no responsibility to independently investigate the risks that may be facing your business but rather have relied upon the information you provide to Gallagher in making our insurance Proposals.

Gallagher's liability to you arising from any of Gallagher's acts or omissions will not exceed \$20 million in the aggregate. The parties each will only be liable for actual damages incurred by the other party, and will not be liable for any indirect, special, exemplary, consequential, reliance or punitive damages. No claim or cause of action, regardless of form (tort, contract, statutory, or otherwise), arising out of, relating to or in any way connected with the Proposal, any of Gallagher's services or your relationship with Gallagher may be brought by either party any later than two (2) years after the accrual of the claim or cause of action.

Gallagher has established security controls to protect Client confidential information from unauthorized use or disclosure. For additional information, please review Gallagher's Privacy Policy located at https://www.aig.com/privacy-policy/.

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

Date: <u>12/3</u>	30/25 Weekly Agenda	Date: 1/6/26	
ELECTED OFFICIAL / DEPARTME	NT HEAD / CITIZEN: Daniel J.	. Priestley	
WORDING FOR AGENDA ITEM: (A) Motion to receive the final report and final plat of Wingert & Clark Addition, a new control of the control of	the Zoning Commission's recommendation ninor subdivision, to Woodbury County, lov	from their 12/22/25 meeting to approve the va.	7
B) Motion to accept and approve the fina the understanding that the property own	ll plat of Wingert & Clark Addition, a minor ers coordinate with county staff about futur	subdivision, to Woodbury County, Iowa with e driveway access.	
	ACTION REQUIRED:		_
Approve Ordinance	Approve Resolution 🔽	Approve Motion 🔽	
Public Hearing	Other: Informational	Attachments 🔽	
CUTIVE SUMMARY:			
rvisors will receive the Woodbury C approve with conditions, or disappro	ounty Zoning Commission's recompted the plat. The Board may table to be certified as part of the final plate.	nmendation and report on said plat a the matter with the consent of the su at.	ind sh ibdivid
shall be in the form of a resolution to	be certified as part of the final pie	at.	

BACKGROUND: Taylor Clark has submitted an application for the Wingert Family Trust for a one-lot minor subdivision. The proposed subdivision, named Wingert & Clark Addition, seeks to divide 5.00 total acres from Parcel #884607400004, located in the SW ¼ of the SE ¼, Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. The property exceeds two miles from incorporated areas and does not require extraterritorial review. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer reported that the "plat closure appears to be in compliance with Section 355.8 of the Code of lowa, which governs subdivision plats and closure accuracy." The engineer also indicated that the plat does not identify any proposed new entractes or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The property owners should coordinate with the engineer's office for future access which require permitting. Based on the The property owners should coordinate with the engineer's office for future access which require permitting. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval. Following a public hearing on December 22, 2025, the Woodbury County Zoning Commission voted 4-0 to recommend approval of the minor subdivision as presented, with the driveway coordination required.

PROPERTY DETAILS Parcel #: 884607400004 Township: T88N R46W (Floyd)

Section: 7

Quarter: SW ¼ of the SE ¼

Zoning District: Agricultural Preservation (AP) Floodplain: Zone X (Not in floodplain)

Address: No address

	FINANCIAL IMPACT:
0	
	IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK
	PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?
	Yes □ No □
	RECOMMENDATION:
Re	ceive the final report and P&Z Commission's recommendation from their 12/22/25 meeting.
Ар	prove the final plat and authorize the Chairman to sign the resolution.
- / / /	ACTION REQUIRED / PROPOSED MOTION: Motion to receive the final report and the Zoning Commission's recommendation from their 12/22/25
me lov	Motion to receive the final report and the Zoning Commission's recommendation from their 12/22/25 eeting to approve the final plat of Wingert & Clark Addition, a minor subdivision, to Woodbury County, va.
Co	Motion to accept and approve the final plat of Wingert & Clark Addition, a minor subdivision, to Woodbury ounty, lowa with the understanding that the property owners coordinate with county staff about future veway access.



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 – DECEMBER 30, 2025

WINGERT & CLARK ADDITION - MINOR SUBDIVISION PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Taylor Clark / Wingert Family
	Trust
Application Type(s):	Minor Subdivision
Name of Subdivision:	Wingert & Clark Addition
Application Date:	November 19, 2025
Number of Lots:	1
Total Acres:	5.00 (4.54 Net)
Extraterritorial Review:	None
Legal Notice Date:	December 11, 2025
Neighbor(s) Notice Date:	December 10, 2025
Stakeholder(s) Notice Date:	December 1, 2025
Zoning Commission Public	December 22, 2025
Hearing Date:	
Board of Supervisors	January 6, 2026
Agenda Date:	
Attorney:	Robert J. Rehan, 712-255-1085
Surveyor:	James C. Sailer, 712-546-8118

PROPERTY DETAILS		
Parcel(s):	884607400004	
Township/Range:	T88N R46W (Floyd)	
Section:	7	
Quarter:	SW 1/4 of the SE 1/4	
Zoning District:	Agricultural Preservation (AP)	
Floodplain:	Zone X (Not in floodplain)	
Property Address:	No address	

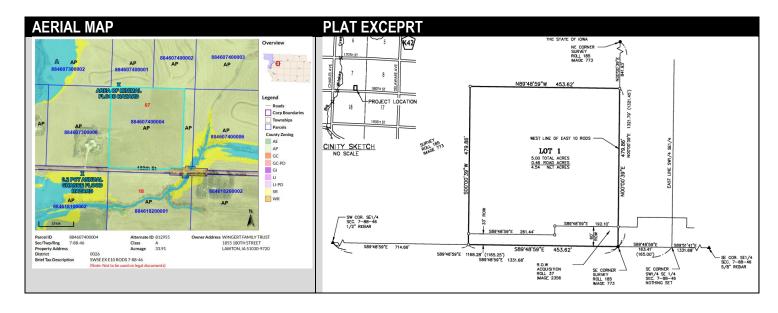
CONTENTS	
SUMMARY, AERIAL MAP, PLAT EXCERPT	
APPLICATION	
FINAL PLAT	
REVIEW CRITERIA	
PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
SUPPORTING DOCUMENTATION	

A PARCEL OF LAND LOCATED IN THE SEI/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 7; THENCE SOUTH 89°48′55″ EAST 714.66 FEET ALONG THE SOUTH LINE OF SAID SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°48′55″ EAST 453.62 FEET TO THE SOUTHEAST CORNER OF A PARCEL SHOWN AND DESCRIBED IN A SURVEY RECORDED IN ROLL 185 IMAGE 773 IN THE OFFICE OF THE WOODBURY COUNTY RECORDER; THENCE NORTH 00°00′39″ EAST 479.86 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE NORTH 89°48′59″ WEST 453.62 FEET; THENCE SOUTH 00°00′39″ WEST 479.86 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

SUMMARY

Taylor Clark has submitted an application for the Wingert Family Trust for a one-lot minor subdivision. The proposed subdivision, named *Wingert & Clark Addition*, seeks to divide 5.00 total acres from Parcel #884607400004, located in the SW ½ of the SE ¼, Section 7, T88N R46W (Floyd Township). The property is located within the Agricultural Preservation (AP) Zoning District and is not located in the floodplain. The property is located on the north side of 180th Street and is east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Bronson. The property exceeds two miles from incorporated areas and does not require extraterritorial review. This minor subdivision proposal has been properly noticed in the Sioux City Journal legals section on December 11, 2025. The neighbors within 1000 FT have been duly notified via a December 10, 2025 letter about the December 22, 2025 Zoning Commission public hearing. Appropriate stakeholders including government agencies, utilities, and organizations have been notified and have been requested to comment. The Woodbury County Engineer reported that the "plat closure appears to be in compliance with Section 355.8 of the Code of lowa, which governs subdivision plats and closure accuracy." The engineer also indicated that the plat does not identify any proposed new entr'actes or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under county and entrance policy. The engineer stated that "a review of the sight distance and safety conditions during the entrance permit process are applicable and may result in landowner requirements for establishing the required safe sight distance." The property owners should coordinate with the engineer's office for future access which require permitting. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval



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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT WE ARE THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF WINGERT & CLARK ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WODOBURY COUNTY ZONING COMMSION OF

WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF ___

SIGNATURE

2025 APPROVE THE SAME AND DOES FURHTER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

ecember 22 2025

PRINTED NAME CHAIRMAN

WOODBURY COUNTY ZONING COMMISSION

WOODBURY COUNTY, IOWA

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 Regarding the Proposed Wingert & Clark Addition Minor

Subdivision (One Lot) on Parcel #884607400004 for Taylor Clark on behalf of

the Wingert Family Trust

Dear Board of Supervisors:

On December 22, 2025, the Zoning Commission held a public hearing on the proposed Wingert & Clark Addition, a one-lot minor subdivision submitted by Taylor Clark on behalf of the Wingert Family Trust. The application divides a 5.00-acre parcel in the southwest corner of the SE¼ of Section 7, Township 88N, Range 46W (Floyd Township), zoned Agricultural Preservation (AP) and outside the floodplain.

Staff reported proper legal notice, neighbor and stakeholder notifications, and compliance with plat closure requirements per Iowa Code §355.8. The County Engineer noted no driveway access points were shown; coordination with the Engineer's office will be required prior to the issuance of any building permits. Utility comments indicated no conflicts, and taxes will be paid before recording. The proposal conforms to zoning, subdivision, and Comprehensive Plan standards.

The public hearing was closed unanimously (4-0). The Commission then voted unanimously (4-0) to recommend approval of the minor subdivision as presented, with driveway coordination required.

The Zoning Commission recommends that the Board of Supervisors approve the final plat for the Wingert & Clark Addition.

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

Dated this 29 day of December 2025.

hristine Zellmer Zant, Chair Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: December 22, 2025

Time: 5:00 PM

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

City, IA

MEETING AUDIO:

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

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

Attendees

- Commissioners Present: Chris Zellmer Zant Chair, Tom Bride, Steve Corey, Jeff Hanson
- Commissioner(s) Absent: Corey Meister
- Staff Present: Dan Priestley Zoning Coordinator, Dawn Norton Senior Clerk
- Public Attendees: Jeff Snoozy, Patrick Picket, Taylor Clark

Call to Order

The Woodbury County Zoning Commission meeting was called to order by Chair Christine Zellmer Zant at approximately 5:04 PM on December 22, 2025. The Chair noted that the meeting would be audio taped, and minutes prepared for all parties. Attendees were asked to turn off cell phones or set them to vibrate and to complete the attendance sheet. The Chair reviewed the Commission's procedures for the meeting, including handling of agenda items, public hearings, staff reports, applicant presentations, public comments (requiring speakers to state name and address at the microphone, avoid repetitious comments, and remain respectful), closing statements, closing of hearings by motion and vote, deliberation, and disclosure of any ex parte communications prior to deliberation.

Roll Call

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

Public Comment on Matters Not on the Agenda

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

Approval of Previous Meeting Minutes

The Commission reviewed the minutes from the previous meeting (November 24, 2025). No corrections, additions, or deletions were noted. Steve Corey a motion to approve the minutes as presented, which was seconded by Tom Bride. The motion passed unanimously with all Commissioners present voting "aye" (4-0).

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

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

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

Applicant representative Taylor Clark approached the microphone and stated the application was "pretty cut and dried," with nothing additional to add. No public comments were received in support or opposition.

Commissioners asked questions: Steve Corey inquired about a pipeline easement; Taylor Clark clarified it was nowhere near the area, the company (Navigator Heartland Greenway LLC) did not exercise rights, and the deadline passed—

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

Close Public Hearing:

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

Approval:

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

Public Hearing: Consideration of Proposed Snyder's Bend Addition Minor Subdivision (Four Lots) Application on Parcel #874732400009 from Robert B. Ankerstjerne

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

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

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

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

Close Public Hearing:

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

Approval:

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

Public Hearing: Consideration of Proposed Zoning Ordinance Map Amendment (Rezone) Application from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a Portion of Parcel #874732400009 from Robert B. Ankerstjerne

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

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

No applicant presentation (surveyor present but nothing added). No public comments. Commissioner comments: Steve Corey noted alignment with South Woodbury housing needs/availability. No questions.

Close of Public Hearing:

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

Approval:

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

Public Comment on Matters Not on the Agenda

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

Staff Update

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

Additionally, this was the last 2025 meeting; one seat open per board. Applications open since October; one applicant each: Chris Zellmer Zant for Zoning Commission (2026-2030 term), Pam Clark for Board of Adjustment. On Board agenda early 2026. High likelihood of January 2026 meeting due to activity.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

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

Appendix

None

INDEX LEGEND PREPARED BY AND RETURN TO: SCHLOTFELDT ENGINEERING INC. P.O. BOX 806 LE MARS, IOWA 51031 712-546-8118 SURVEYOR: JAMES C. SAILER P.L.S. REGISTRATION # 12090 OWNERS/SUBDIVIDERS WINGERT FAMILY TRUST 1855 180TH ST LAWTON, IA 51030 LOCATION: WINGERT & CLARK ADDITION SW1/4 SE1/4, 7-88-46 WOODBURY COUNTY, IOWA

OWNERS

LARRY & LINDA WINGERT

SURVEYOR

JAMES C. SAILER

<u>SETBACKS</u> FRONT YARD - 100'

SIDE YARD - 20' ACCESSORY STRUCTURES - 10'

REAR YARD - 50' ACCESSORY STRUCTURES - 10'

162ND S1

D30

COUNTY HOME RD

70TH ST

VICINITY SKETCH NO SCALE

> - SW COR. SE1/4 SFC. 7-88-46

> > S89°48'59"E 714.66'

1/2" REBAF

100'

RCR = RED CAPPED REBAR

SURVEY DATE: 9/29/2025

)= RECORD

▲ GOV'T CORNER

O 5/8"x24" REBAR, YELLOW CAP #12090

● 1/2" REBAR

SCALE: 1"=100'

CORNERS SET:

CORNERS FOUND:

200'

180TH ST

190TH ST

PROJECT LOCATION

SURVEYORS DESCRIPTION

A PARCEL OF LAND LOCATED IN THE SE1/4 OF SECTION 7, TOWNSHIP 88 NORTH, RANGE 46 WEST OF THE 5TH P.M., WOODBURY COUNTY, IOWA DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SE1/4 OF SAID SECTION 7; THENCE SOUTH 89°48'59" EAST 714.66 FEET ALONG THE SOUTH LINE OF SAID SE1/4 TO THE POINT OF BEGINNING; THENCE CONTINUING ALONG SAID SOUTH LINE SOUTH 89°48'59" EAST 453.62 FEET TO THE SOUTHEAST CORNER OF A PARCEL SHOWN AND DESCRIBED IN A SURVEY RECORDED IN ROLL 185 IMAGE 773 IN THE OFFICE OF THE WOODBURY COUNTY RECORDER; THENCE NORTH 00°00'39" EAST 479.86 FEET ALONG THE EAST LINE OF SAID PARCEL; THENCE NORTH 89°48'59" WEST 453.62 FEET; THENCE SOUTH 00°00'39" WEST 479.86 FEET TO THE POINT OF BEGINNING. CONTAINING 5.00 ACRES.

FINAL PLAT WINGERT & CLARK ADDITION

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

<u>DEDICATION</u>

KNOW ALL MEN BY THESE PRESENTS:

S89'48'59"E 192.10'

SE CORNER

SURVEY

ROLL 185

IMAGE 773

THAT LARRY WINGERT AND LINDA WINGERT, CO-TRUSTEES OF WINGERT FAMILY TRUST, AS OWNERS AND PROPRIETORS OF THE REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, HAS IN THE PURSUANCE OF LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED, STAKED AND PLATTED INTO LOTS, AS IS PARTICULARLY SHOWN AND SET FORTH IN THE ATTACHED PLAT AND SAID CERTIFICATE OF JIM SAILER, A LICENSED SURVEYOR WHO SURVEYED AND PLATTED THE REAL ESTATE TO BE KNOWN AS THE PLAT OF WINGERT & CLARK ADDITION, WOODBURY COUNTY, IOWA, AND THAT THE SAME IS PREPARED WITH THE FREE CONSENT AND IN ACCORDANCE WITH THEIR DESIRES AS OWNERS AND PROPRIETORS THEREOF.

EXECUTED AT ______, IOWA, THE _____ DAY OF

AID S THE	, 20			
ICE 53.62 ESCRIBED E OF THE	LARRY WINGERT	·		
479.86 89*48'59"	LINDA WINGERT			
T TO THE	STATE OF IOWA :			
	:SS WOODBURY COUNTY :			
	THIS INSTRUMENT WAS ACKNOWLE 20, BY LARRY & LYNDA WINGE	DGED BEFORE ME ON RT.	THE DAY OF	_,
	NOTARY PUBLIC IN AND FOR THE STATE OF IOWA			
	NE CORNER SURVEY ROLL 185 IMAGE 773	841.93' E 841.93'		
N89°48'59	9"W 453.62'			
		1321.79' (1321.45')		
5.00	LOT 1 TOTAL ACRES TO RODS TOTAL ACRES TO ROAD ACRES TO NET ACRES	E 479.86' N00'00'39"E	E SW1/4 SE1/4	
		N00°00′39″E	EAST LINE	

SURVEYORS CERTIFICATE

I, JAMES C. SAILER, A DULY LICENSED LAND SURVEYOR UNDER
THE PROVISIONS OF THE LAWS OF THE STATE OF IOWA, HOLDING CERTIFICATE NO.
12090, DO HEREBY CERTIFY THAT THE SUBDIVISION PLAT OF WINGERT & CLARK
ADDITION, WOODBURY COUNTY, IOWA, IS A TRUE REPRESENTATION OF A
SURVEY MADE BY ME OR UNDER MY DIRECT SUPERVISION, AND THAT THE
SAME IS LOCATED UPON AND COMPRISES THE WHOLE OF THE ATTACHED

S89°48'59"E 261.44'

S89°48'59"E 1331.68'

S89*48'59"E

R.O.W

ACQUISITION

IMAGE 2356

ROLL 37

453.62

I DO HEREBY CERTIFY THAT THERE ARE CONTAINED IN SAID DESCRIPTION THE LOTS AND STREET DESRCRIBED IN THE ADDITION PLATTED; THAT THE SAME ARE OF DIMENSIONS, NUMBERS, NAMES AND LOCATIONS AS SHOWN ON SAID PLAT AND THAT IRON STAKES WILL BE PLACED AS REQURED BY IOWA CODE.

DATED AT SIOUX CITY, IOWA, _____, 2025.

\$89°48'59"E 1168.28' (1165.25')

JAMES C. SAILER, IOWA LICENSE NO. 12090 MY LICENSE EXPIRES: 12/31/2026

AUDITOR'S CERTIFICATE OF APPROVAL OF SUBDIVISION PLAT NAME

ON THIS _____ DAY OF ______, 20__, THE PLYMOUTH COUNTY AUDITOR'S OFFICE HAS REVIEWED THE SUBDIVISION PLAT OF: WINGERT & CLARK ADDITION TO PLYMOUTH COUNTY, IOWA AND PURSUANT TO IOWA CODE 354.6(2) AND 354(6), WE APPROVE OF THE SUBDIVISION NAME OR TITLE AND HAVE NO OBJECTIONS TO THIS SUBDIVISION PLAT BEING RECORDED.

SIGNED ______ MICHELLE K. SKAFF, COUNTY AUDITOR, WOODBURY COUNTY, IOWA

COUNTY ENGINEERS 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

CERTIFICATE OF COUNTY ASSESSOR

S89°48'59"E

163.41

(165.00')

SE CORNER -

SW1/4 SE 1/4 SEC. 7-88-46

NOTHING SET

I, TYLER MORGENSEN, HEREBY CERTIFY THAT ON THE	
DAY OF, 20, A CO PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR	PY OF THIS 'S OFFICE.
DATED:, 20	

<u>889°51'41"</u>E ∧

1331.68' V

TYLER MOGENSEN COUNTY ASSESSOR

AUDITOR	AND	RECORDER'S	CERTIFICATE	OF	RECORDING
CTATE OF I	1014/4				

MODITOR MIND IN	<u> </u>	OLIVIII IOMIL	OI KEOOKD
STATE OF IOWA	: :SS		
WOODBURY COUNTY			
DOCKET NO:		_	
FILED FOR RECORD, 20,	THIS	DAY OF	,
AT O'CLOCK	M. REC	ORDED IN PLAT	ENVELOPE

_____ INDEXED AND DELIVERED TO THE COUNTY AUDITOR OF WOODBURY COUNTY, IOWA.

DATED ______, 20___

MICHELLE K. SKAFF AUDITOR AND RECORDER WOODBURY COUNTY, IOWA BY: DIANE SWODOBA PETERSON, DEPUTY **BOARD OF SUPERVISORS RESOLUTION**

RESOLUTION NUMBER:

RESOLUTION ACCEPTING AND APPROVING THE PLAT OF WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.

WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE _____ DAY OF _____, 20__, FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATED AS THE PLAT OF WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA, AND

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

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

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

NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IOWA, THAT THE PLAT OF WINGERT & CLARK ADDITION, 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 AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.

SECRETARY

PASSED AND APPROVED THIS DAY O	OF, 20
PRINTED NAME CHAIRMAN	SIGNATURE
BOARD OF SUPERVISORS WOODBURY COUNTY, IOWA	

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

I, CHRIS ZELLMER ZANT, DO HEREBY CERTIFY THAT WE ARE THE CHAIRMAN OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY, IOWA AND DO FURTHER CERTIFY THAT SAID COMMISION HAS HERETOFORE TAKEN UNDER ADVISEMENT THE PLAT OF WINGERT & CLARK ADDITION, WOODBURY COUNTY, IOWA, AND THAT SAID WODOBURY COUNTY ZONING COMMSION OF

WOODBURY COUNTY, IOWA DID ON THE _____ DAY OF _____, 2025 APPROVE THE SAME AND DOES FURHTER HEREBY RECOMMEND TO THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, IOWA, THE ACCEPTANCE AND APPROVAL OF SAID PLAT.

PRINTED NAME	SIGNATURE	
CHAIRMAN		
WOODBURY COUNTY ZONING COMMISSION		

WOODBURY COUNTY, IOWA

TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

I, TINA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY

THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREGOING SURVEYOR'S

CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL

AJJEJ	SIVILIA 13.	
DATED	,	20

DATED _____, 20__

TINA M, BERTRAND
TREASURER
WOODBURY COUNTY, IOWA

ATTEST: _____

OPINION OF TITLE

TO: COUNTY AUDITOR AND RECORDER WOODBURY COUNTY, IOWA

DEAR SIR:

SE COR. SE1/4

SEC. 7-88-46

5/8" REBAR

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

A parcel of land located in the Southeast Quarter (SE 1/4) of Section Seven (7), Township Eighty—eight (88) North, Range Forty—six (46) West of the 5th Principal Meridian, Woodbury County, lowa described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE ¼) of said Section Seven (7); thence South Eighty—nine Degrees Forty—eight Minutes Fifty—nine Seconds (S 89°48′59″) East Seven Hundred Fourteen and Sixty—six Hundredths feet (714.66′) along the South line of said Southeast Quarter (SE ¼) to the point of beginning; thence continuing along said South line South Eighty—nine Degrees Forty—eight Minutes Fifty—nine Seconds (S 89°48′59″) East Four Hundred Fifty—three and Sixty—two Hundredths feet (453.62′) to the Southeast corner of a parcel shown and described in a Survey recorded in Roll 185 Image 773 in the office of the Woodbury County Recorder; thence North Zero Degrees Zero Minutes Thirty—nine Seconds (N 00°00′39″) East Four Hundred Seventy—nine and Eighty—six Hundredths feet (479.86′) along the East line of said parcel; thence North Eighty—nine Degrees Forty—eight Minutes Fifty—nine Seconds (N 89°48′59″) West Four Hundred Fifty—three and Sixty—two Hundredths feet (453.62′); thence South Zero Degrees Zero Minutes Thirty—nine Seconds (S 00°00′39″) West Four Hundred Seventy—nine and Eighty—six Hundredths feet (479.86′) to the point of beginning. Containing 5.00 acres

and was last certified by Engleson Abstract Co., Inc. dated

______, 20__ at _____ o'clock ____m. and from said abstract find good and merchantable title to said premises vested in Larry Wingert and Linda L. Wingert, Co—Trustees of Wingert Family Trust, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

- a) Easement filed May 29, 1975 on Roll 37, Image 2356 conveyed to Woodbury County in connection with a public highway.
- b) Easement filed September 26, 1941 in Book 154, Page 580 conveyed to Standard Oil Company in connection with the operation of an underground pipeline.
- c) Resolution No. 6332 and Resolution No. 6333 each filed May 12, 1977 on Roll 62 at Images 2118 and 2120 relating to lands in Woodbury County designated as a flood hazard area located in an established flood zone.
- d) The property in caption is subject to applicable zoning ordinances adopted by Woodbury County. To determine the effect of such ordinances upon marketability of the caption, please consult the office of the County Zoning Administrator.
- e) Matters shown on the final plat of Wingert & Clark Addition.
- f) 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:		, 20
ROBERT	 J. REHAN	
ATTORNE	Y AT LAW	

RECEIVED

WOODBURY COUNTY, IOWA MINOR SUBDIVISION APPLICATION

NOV 19 2025

Applicant: Taylor Clark		WOODBURY COUNTY PLANNING & ZONING	
	Name of Owner	PLANNING & ZONING	
Mailing Address: 1821 180th St.	Lawton	IA 51030-9720	
Street	City or Town	State and Zip + 4	
Property Address: 180th Street	Lawton	IA 51030-9720 State and Zip + 4	
Street	City or Town	State and Zip + 4	
Ph/Cell #: E-ma	ail Address:		
To subdivide land located in the SE	Quarter of Section	' 88N 46W	
Civil Township Floyd	GIS Parcel #_ 88	34607400004	
Name of Subdivision: Wingert & Clark	Addition		
Subdivision Area in Acres 5	Number o	f Lots1	
Attachments:			
1. Eight (8) copies of grading plans;	if required.		
2. Eight (8) copies of final plats (Cor	nplete per Section 4.01	of the Subdivision Ordinance).	
3. An attorney's opinion of the abstract.			
4. A Certified abstractor's certificate			
a. Legal description of propo	osed subdivision.	icion	
 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: Schlotfeldt Engineering, Inc.	/James C. Sailer Ph/O	Cell: 712-546-8118	
Attorney: Rehan Law Firm/Robert J. Rehan Ph/Cell: 712-255-1085			
I hereby grant permission to the Woodbury County Zoning Staff and elected or appointed officials to			
conduct on-site inspections.	No control of the con	5 14	
Ow	ner's Signature:	3800	
	Zoning Director:		
For Office Use Only:			
Zoning District Flood District	X Date	No. 7131	
Application Fee 4	Lots or less (\$300*+ A	Additional Fees) \$300 (C#303	
5 Lots or more (\$300* plus \$5 per lot + Additional Fees)			
*Owner(s)/applicant(s) shall pay the additiona	I costs associated with the	e processing printing and the mailing of	
notifications of the public hearings when the n	umber of mailings require	ed exceeds 30. The owner(s)/applicant(s)	
shall pay the additional costs of the legal publi	ication notice(s) in newsp	aper(s) when the rees exceed \$100.00.	

INDEX	LEGEND		FINAL PLAT	
PREPARED BY AND SI RETURN TO: P.	CHLOTFELDT ENGINEERING INC.	WINGER	T & CLARK ADDITION	BOARD OF SUPERVISORS RESOLUTION RESOLUTION NUMBER:
	O. BOX 806 E MARS, IOWA 51031 172-548-8118 AMES C. SAILER P.L.S.		A MINOR SUBDIVISION D WOODBURY COUNTY, IOWA	RESOLUTION NUMBER: RESOLUTION ACCEPTING AND APPROVING THE PLAT OF WINGERT & CLARK ADDITION, A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA.
R	EGISTRATION # 12090 MINGERT FAMILY TRUST RSS 1807H ST LAWTON IA 51030	DEDICATION KNOW ALL MEN BY THESE P	RESENTS:	WHEREAS, THE OWNERS AND PROPRIETORS DID ON THE DAY OF 20 FILE WITH THE WOODBURY COUNTY ZONING COMMISSION A CERTAIN PLAT DESIGNATOR AS THE PLAT OF WINGERT & CLARK ADDITION. A WINGE SURDIVISION TO
LOCATION: W	MNGERT & CLARK ADDITION WM/4 SEI/4, 7-88-48 MODBURY COUNTY, IOWA	THAT LARRY WINGERT AND L AND PROPRIETORS OF THE F HAS IN THE PURSUANCE OF	JINDA WINGERT, CO-TRUSTEES OF WINGERT FAMILY TRUST, AS OWNERS REAL ESTATE DESCRIBED IN THE ATTACHED SURVEYOR'S CERTIFICATE, LAW, CAUSED SAID DESCRIBED REAL ESTATE TO BE SURVEYED,	WOODBURY COUNTY, IOWA, AND
S CONTRACT W	DODBURY COUNTY, IOWA	STAKED AND PLATTED INTO PLAT AND SAID CERTIFICATE THE REAL ESTATE TO BE KN	JINDA WHOGET, CO-TRUSTEES OF WHOGET FAMILY TRUST, AS OWNERS EAL ESTATE DSORBED IN THE ATTACHES DIREVOR'S CERTIFICATION, LAW, CAUSED SAND DESCRIBED REAL ESTATE TO BE SURVEYED, LOW AS DEPARTMENT OF THE ATTACH OF THE CONTROLLAR OF THE CAUSE OF THE CONTROLLAR OF THE CONTROLLAR OF THE CAUSE OF THE CONTROLLAR OF THE CONTROLLAR OF THE CAUSE OF THE CONTROLLAR OF THE CONTROLL	WHEREAS, IT APPEARS THAT SAID PLAT CONFORMS WITH ALL OF THE PROVISIONS OF THE CODE OF THE STATE OF JOWA AND ORDINANCES OF WOODBURY COUNTY, JOWA, WITH REFERENCE TO THE FILING OF SAME; AND
OWNERS SURVEYORS DESCRIPTION LARRY & LINDA WINGERT A PARCEL OF LAND LOCATED I		min men sesies as on	HE SAME IS PREPARED WITH THE PICE CONSENT AND IN ACCORDANCE HERS AND PROPRIETORS THEREOF.	WHEREAS, THE ZOWING 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
88 NORTH, RANGE 46 WEST OF DESCRIBED AS FOLLOWS:		EXECUTED AT	IOWA, THE DAY OF	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.
JAMES C. SAILER COMMENCING AT THE SOUTHWE SECTION 7; THENCE SOUTH 85' SETBACKS SOUTH UNE OF SAID SET/4 TO	EST CORNER OF THE SE1/4 OF SAID "48"59" EAST 714.68 FEET ALONG THE 0 THE POINT OF BEGINNING: THENCE H LINE SOUTH 89"49"59" EAST 433.62 H LINE SOUTH 89"49"59" EAST 433.62 LL 188 IMAGE 773 IN THE OFFICE OF THE INDUSCREEPED ACCOUNTS FAST 70 684			NOW THEREFORE, BE, AND IT IS HEREBY RESOLVED BY THE WOODBURY COUNTY BOARD OF SUPPRYSORS, WOODBURY COUNTY, STATE OF IONA, THAT THE PLAT OF WINGORT & CLARK ADDITION, A MINOR SUPPRISON TO WOODBURY COUNTY, ORNA BE, AND THE SAME IS HERBEY ACCEPTED AND APPROVED AND THE CHARMAN AND SCRETARY OF THE WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY BOARD OF SUPERVISORS, WOODBURY COUNTY, STATE OF IONA, ARE
FRONT YARD — 100' CONTINUING ALONG SAID SOUTH FEET TO THE SOUTHEAST CORN SIDE YARD — 20' IN A SURVEY RECORDED IN ROI MOODBURY CHART DECORDED.	I LINE SOUTH 89'48'59" EAST 453.62 IER OF A PARCEL SHOWN AND DESCRIBED LL 185 IMAGE 773 IN THE OFFICE OF THE	LARRY WINGERT		WOODBURY COUNTY BOARD OF SUPERMISORS, WOODBURY COUNTY, STATE OF IOWA, ARE HEREBY DIRECTED TO FURNISH TO THE OWNERS AND PROPRIETORS A CERTIFIED COPY OF THIS RESOLUTION AS REQUIRED BY LAW.
ACCESSORY STRUCTURES - 10' WOODERINY COUNTY RECORDERS' FEET ALONG THE EAST LINE OF MEST 453.62 FEET; THENCE SC ACCESSORY STRUCTURES - 10' POINT OF BEGENRING. CONTAINING	OUTH 00'00'39" WEST 479.86 FEET TO THE	LINDA WINGERT STATE OF IOWA :		PASSED AND APPROVED THIS DAY OF 20
ACCESSORY STRUCTURES - TO		WOODBURY COUNTY :		PRINTED NAME CHARMAN SIGNATURE
1200		THIS INSTRUMENT WAS ACKN 20 BY LARRY & LYNDA	OWLEDGED BEFORE ME ON THE DAY OF WINGERT.	BOARD OF SUPERVISORS WOODBURY COUNTY, IOWA
142/UST (20)		NOTARY PUBLIC IN AND FOR THE STATE OF IOWA		ATTEST: SECRETARY
2 1 1 6 E5 K42		NE CORNER	1	
170IH ST		NE CORNER — SURVEY ROLL 185 IMAGE 773	- \{\sigma\}\	RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION OF WOODBURY COUNTY IOWA,
12 PR 2 PR			R41.9.3	I, CHRIS ZELLMER ZANT, DO HERBEY CERTIFY THAT WE ARE THE CHAIRMAN OF THE WOODBURY COUNTY ZONNO COMMISSION OF MODOBURY COUNTY, 10MA AND DO TURTHER CERTIFY THAT SAD COMMISSION HAS RENETORED TAKEN UNDER ADVISEMENT THE PLAT OF WINGERT & CLAIK ADDITION, MODOBURY COUNTY, 10MA, AND THAT SAN OWOODBURY COUNTY, 10MA, AND THAT SAN OWOODBURY COUNTY.
1630 GE 15 HODE	N89'48'59"W	453.62*	 l	
PROJECT LOCATION			(1321.45)	WOODBURY COUNTY, IOWA DID ON THE DAY OF
COUNTY HOME RD 1907H ST			1321.78' (DATED 20
	ω WEST U	INE OF EAST 10 RODS -	2.50 2.50 2.50 2.50 2.50 2.50 2.50 2.50	PRINTED NAME CHAIRMAN WOODBURY COUNTY ZONING COMMISSION WOODBURY COUNTY, IOWA
MCINITY SKETCH SOLUTION TO SCALE	4	OT 1 DTAL ACRES	479.8 NOOTOO	WOODBURY COUNTY, IOWA TREASURERS CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS.
	≥ 0.46 RI 4.54	NET ACRES		I, TIMA BERTRAND, TREASURER OF WOODBURY COUNTY, IOWA, DO HEREBY CERTIFY THAT THE LAND DESCRIBED IN THE ATTACHED AND FOREOGNOS SURVEYOR'S CERTIFICATE IS FREE FROM CERTIFIED TAXES AND CERTIFIED SPECIAL ASSESSMENT.
	00.005		NOODO'' 39''E	DATED, 20
			1	TINA M, BERTRAND TREASURER
SW COR. SE1/4 SEC. 7-88-46	SS. ROW	s89'48'59"E 192.1		WOODBURY COUNTY, IOWA
1/2" REBAR	S89'48'59"E 261.44'	S89'48'59"E 192.1		OPINION OF TITLE TO: COUNTY AUDITOR AND RECORDER
S89'48'59"E 714.66'	S89'48'59"E	453.62'	\$89'48'59"E \$89'51'41"E	COUNTY AUDITOR AND RECORDER WOODBURY COUNTY, IOWA DEAR SIR:
5897	"48"59"E 1168.28" (1165.25") S89"48"59"E 1331.68" R.O.V ACQL	UISITION SF CO	(165.00') SE CORNER SEL/4 SEC. 7-88-46 5/8" REBAR	We have this date examined a complete abstract of title, pursuant to lowa Code Section 354.11(3), to the property described in the Surveyor's Certificate on the Plat of Wingert & Clark Addition, a Milor Subdivision to Woodbury County, lowa, described
	MAG	2356 SURVE	SWT/4 SE 1/4 185 SEC. 7-88-46 773 NOTHING SET	more particularly as: A parcel of land located in the Southeast Quarter (SE M) of Section Seven (7), Township Eighty—eight (88) North, Range Forty—six (46) West of the 5th Principal Meridian, Moodbury County, lowa described as follows:
SURVEYORS (I, JAMES C, SAI THE BORD CHERCHE	LER, A DULY LICENSED LAND SURVEYOR UNDER.	C CERTIFICATE NO		Community at the Southwest comment of the Southwest Oceans (ST 1/) of sold
12090, DO HERE ADDITION, WOOD SURVEY MADE B SAME IS LOCK	LER, A DULY LICENSED LAND SURVEYOR UNDER GOT THE LAWS OF THE STATE OF TOWA, HOLDING EMPY CERTIFY THAT THE SUBDIVISION PLAT OF TOWN BURY COUNTY, TOWA, IS A TRUE REPRESENTANT BY ME OR UNDER MY DIRECT SUPPERVISION, DE DUPON AND COMPRISES THE WHOLE OF THE AT PERTY.	OR OF A THAT THE TTACHED		Commencing ut the sociatives come of the Sociatives Courter (s.c., y) or soil Section Seven (7); thereis South Eighty-nine Degrees Forty-eight, Minutes Fifty-nine Seconds (5 994599°) East Seven Hundred Fourteers and Sixty-six Hundredths feet (714.65°) clong the South line of soil Southers (Courter (S.K. y) to the point of beginning; thence continuing doing soil South line South Lighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (S 994599°) East Four Hundred Fifty-three
DESCRIBED PROF I DO HEREBY CE LOTS AND STREE	PERTY. ERTIFY THAT THERE ARE CONTAINED IN SAID DES ET DESRCRIBED IN THE ADDITION PLATTED; THAT IONS, NUMBERS, NAMES AND LOCATIONS AS SHO IRON STAKES WILL BE PLACED AS REQUIRED BY	SCRIPTION THE THE SAME		and Sixty-two Hundredths feet (453.62") to the Southeast corner of a parcel shown and described in a Survey recorded in Roll 185 Image 773 in the office of the Woodbury County Recorder; thence Worth Zero Degreez Zero Winutes Thirty-nine Seconds (N 0000'39") East Four Hundred Sewnity-nine and Eighty-six Hundredths
ARE OF DIMENSI PLAT AND THAT DATED AT SIGUX		INN ON SAID LOWA CODE.	CERTIFICATE OF COUNTY ASSESSOR	Seconds (N 000039°) East Four Hundred Seventy-nine and Eighty-six Hundredths feet (479.86°) clong the East line of said parcet; thence North Eighty-nine Degrees Forty-eight Minutes Fifty-nine Seconds (N 89'46'56") West Four Hundred Fifty-three and Sixty-two Hundredths feet (453.62"), thence South Zero Degrees Zero Minutes
	2020		I, TYLER MORGENSEN, HEREBY CERTIFY THAT ON THE	and Sixty—two Hundredths feet (453,62); thence South Zero Degrees Zero Minutes Thirty—nine Seconds (S 00'00'39') West Four Hundred Seventy—nine and Eighty—six Hundredths feet (478.86') to the point of beginning. Containing 5.00 acres
JAMES C. SAILER MY LICENSE EXP	R, IOWA LICENSE NO. 12090 PIRES: 12/31/2026		PLAT WAS FILED IN THE WOODBURY COUNTY ASSESSOR'S OFFICE. DATED:, 20	and was last certified by Engleson Abstract Co., inc. dated
AUDITOR'S C	ERTIFICATE OF APPROVAL OF SUBDIVISI	ION PLAT NAME		obstract find good and merchantable title to said premises wested in Larry Wingert and Linda L Wingert, Co-Trustees of Wingert Family Trust, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:
ON THIS COUNTY AUDITO CLARK ADDITION	DAY OF 20. R'S OFFICE HAS REVIEWED THE SUBDIVISION NO TO PLYMOUTH COUNTY, IOWA AND PURSUANT 354(6), WE APPROVE OF THE SUBDIVISION NAME CITIONS TO THIS SUBDIVISION PLAT BEING RECORD	TO IOWA CODE	TYLER MOGENSEN COUNTY ASSESSOR	 a) Easement filed May 29, 1975 on Roll 37, Image 2356 conveyed to Woodbury County in connection with a public highway.
			AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING STATE OF IOWA :	 Easement filed September 26, 1941 in Book 154, Page 580 conveyed to Standard Oil Company in connection with the operation of an underground pipeline.
SIGNED MICHELLE K. SX	CAFF, COUNTY AUDITOR, WOODBURY COUNTY, IOW	/A	WOODBURY COUNTY : DOCKET NO:	c) Resolution No. 6332 and Resolution No. 6333 each filed May 12, 1977 on Roll 62 at images 2118 and 2102 relating to londs in Woodbury County designated as a flood hazard area located in an established flood zone.
	SINEERS CERTIFICATE		FILED FOR RECORD, THIS DAY OF,	d) The property in coption is subject to applicable zoning ordinances adopted by Woodbury County. To determine the effect of such ordinances upon marketability of the coption, please consult the office of the County Zoning Administrator.
RCR = RED CAPPED REBAR HEREBY CERTIFY ()= RECORD MATHEMATICAL! AND OF THE IO	RS, P.E., THE COUNTY ENGINEER OF WOODBURY (Y THAT I HAVE REVIEWED THE ATTACHED PLAT A Y COMPUTED THE ERROR OF CLOSURE OF THE P OTS CONTAINED THEFREIN AND FIND THAT SAID H	AND HAVE PLAT PERIMETER	ATO'CLOCKM. RECORDED IN PLAT ENVELOPE INDEXED AND DELIVERED TO THE COUNTY AUDITOR	e) Matters shown on the final plat of Wingert & Clark Addition.
CORNERS FOLIND: ORDINANCE FOR	ITS CONTAINED THEREIN, AND FIND THAT SAID PI URE REQUIREMENTS OF THE WOODBURY COUNTY THE UNINCORPORATED AREA OF WOODBURY CO	SUBDIVISION UNTY, IOWA.	OF WOODBURY COUNTY, IOWA.	 All certified real estate taxes and special assessments due and payable have been pold. Real estate taxes and special assessments not certified are a lien in an undetermined amount.
A GOVT CORNER ● 1/2" REBAR CORNERS SET: DATED			DATED 20	DATED:, 20
CORNERS SET: O 5/8"x24" REBAR, YELLOW CAP #12090 LAURA SIEVERS, COUNTY FAGNET	, P.E.		MICHELLE K. SKAFF AUDITOR AND RECORDER	ROBERT J. REHAN ATTORNEY AT LAW
COUNTY ENGINE WOODBURY COU			WOODBURY COUNTY, IOWA BY: DIANE SWOODBA PETERSON, DEPUTY	ATTORNEY AT LAW

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 lowa Code.

Staff reviewed the subdivision application, deemed it complete, and verified the final plat's conformance to the County's Zoning Ordinance, Subdivision Ordinance, and the Code of Iowa, all as required by law.

shall accept payment of applicable fees, and distribute copies of the final plat to the Planning & Zoning Commission, the appropriate county departments and public utilities; and

Staff received the application fee and the account is paid-in-full. Staff also distributed copies of the application, final plat, and other materials to all relevant stakeholders as required.

shall coordinate with the County Engineer who shall review the final plat to determine conformance with the engineering design standards of these regulations and to verify accuracy of the legal descriptions and survey data; and

Staff have received written confirmation that the County Engineer has reviewed and determined that the final plat conforms to the engineering and design standards of these regulations, and he has verified the accuracy of the legal descriptions and survey data.

shall review the final plat to determine conformance with the design standards of these regulations and with the required form of the plat and related documents; and

Staff verified that the final plat conforms to the design standards of these regulations, as well as the required form of the final plat.

shall assure conformance with the goals and objectives of the County's General Plan, the CED staff may make recommendations for conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties.

Staff attest to the final plat conforming to the goals and objectives of the county plan. Staff recommends approval of the final plat.

ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

shall conduct a public hearing on a final plat for a minor subdivision. Notice of the date, time and location of the hearing will be mailed to the owners of all property within 1,000 feet for the subject property not less than four nor more than twenty days prior to the date of the hearing; and

Staff have ensured that the legal requirements have been met for publicly noticing this public hearing, all as required by law. Staff have also ensured the notice requirement for adjacent landowners within 1000 FT have also been met.

shall review the final plat and the staff reports and other information presented to determine whether the plat conforms to the ordinances, general plan and other policies of the county; and

Staff have compiled, reviewed, and analyzed all relevant materials to determine whether the plat conforms to the ordinances, general plan, and other policies of the County, or not. Staff provided this information in a "Staff Report" format and made them available to the Commission well in advance of the required public hearing. The Commission also held a public hearing to review, analyze, and discuss the final plat and other relevant information.

may recommend specific conditions for approval including use restrictions required to preserve and improve the peace, safety, health, welfare, comfort, and convenience of the future residents of the subdivision and neighboring properties; and

Staff does not recommend any specific conditions for this final plat. However, specific conditions (if any) may be recommended by the Commission.

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.

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of Florida, County of Orange, ss:

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

PUBLICATION DATES:

Dec. 11, 2025

NOTICE ID: hB5hv5dGu23sLZBkuyte PUBLISHER ID: COL-IA-502626 NOTICE NAME: ZC_2025_12_22_PHs

Publication Fee: \$96.65 Edmar Corachia

VERIFICATION

State of Florida County of Orange

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

Notary Public

Notarized remotely online using communication technology via Proof.

V PUP STATE OF FLORING

PAMELA BAEZ Notary Public - State of Florida

Commission # HH 732409 Expires on October 19, 2029

house by any interested persons ons who wish to be heard in respec Woodbury County County Commu Woodbury County Courthouse, 620 Douglas St, Sicux City, IA 51101; Emails should be sent to Daniel Prestley at John St.

30-9720 / Wincert Family Tru Street Lawton, IA 51330-9720.

Preservation (API Corring users to 1 array actual Estates (Exp. Jointy Blinter, This incoming a proposed to accuminacial the Mustecoming a proposed to accuminacial the Mustecoming a proposed to accuminacial the Musteder Sealen, 2011, 18 of the Woodstowner Obsertly
Zoning Ordinance Applicant/Owner Robertl
Amerigating, 140, 187 and L. Sank, 16 1052
ZONING OFIDINANCE MAPI AMENIMENT
PROPOSED TO A MICHIGANIE OF AMERICAN
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CONTYL ZONING OFFINASION will fold a County Zoning Orminance in parendirent (ezzore) to the
Woodstry County Zoning Orminance in the University of the County Zoning Orminance in the University of the University of the County Zoning Orminance in the University of the

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Preservation (AP) Zoning District on a 7-99-are purificion of the properly located in Tax Lot B of the Auditor's Plat of part of Sections 92 and 39 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th PM, Woodbury County, Iowa, more particularly described as follows:
A tract of land in Tax Lot B of the Auditor's Plat of Sections 32 and 33 in Township 87 North, Range 47 West of Township 86 North, Range 47 West july in the South East Quarter of Section 32, Township 87 North, Range 47 West Southeast Counter of Section 32, Township 87 North, Range 47 West Southeast Counter of Section 32, Township 87 North, Range 47 West of the 5th PM. Moodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast Counter of the Southeast Ouarter of Section 32, Township 87 North, Range 47 West of the 5th PM. Moodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast Counter for the Southeast Ouarter of Section 32, Township 87 North, Range 47 West of the 5th PM. Moodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast Counter for a distance of 412.50 feet, thence North 01 Degrees, 84 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning, Sacribact Counter for a distance of 383.00 feet the point of beginning, Sacribact Counter for a distance of 383.00 feet the point of beginning, Sacribact Counter for a distance of 383.00 feet the point of beginning, Sacribact Counter for a distance of 383.00 feet the point of beginning, Sacribact Counter for a distance of 383.00 feet the point of beginning, Sacribact Counter for a distance of 383.00 feet the point of beginning, Sacribact Counter for a Sacribact Sacribact Counter for Sacribact Sacribact Counter for a distance of 383.00 feet the

PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	6
Notification Letter Date:	TBD
Public Hearing Board:	Zoning Commission
Public Hearing Date:	December 22, 2025
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed 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
Wingert Family Trust	1855 180th St.	Lawton	IA	51030-9720	No comments.
Agreement Grantee: Navigator	2626 Cole Avenue, Suite	Dallas	TX	75204	No comments.
Heartland Greenway, LLC, a Delaware	900				
limited liability company					
Michael Anthony Wingert and Amy	1821 180th Street	Lawton	IA	51030-9720	No comments.
Elizabeth Wingert					
Mary K. Myl Trust Agreement of 2008	2912 Hamilton Blvd., Suite	Sioux City	IA	51104-2413	No comments.
	102				
Aaron William Peterson	1669 County Home Road	Sioux City	IA	51106	No comments.
Peterson Farms, LTC	1825 County Home Road	Bronson	IA	51007	No comments.

	Farms, LTC	1825 County Home Road	Bronson	IA	51007	No comments.
STAKE	HOLDER COMME	ENTS				
911 COMI	MUNICATIONS CENTER:		No comments.			
CITY OF L	LAWTON:		No comments.			
FIBERCO	MM:		No comments.			
IOWA DEI	PARTMENT OF NATURAL RE	SOURCES (IDNR):	No comments.			
IOWA DEI	PARTMENT OF TRANSPORTA	ATION (IDOT):	No comments.			
LOESS H	ILLS NATIONAL SCENIC BYV	VAY:	No comments.			
LOESS H	ILLS PROGRAM:		No comments.			
LONGLIN	IES:		No comments.			
LUMEN:			No comments.			
MAGELLA	AN PIPELINE:		No comments.			
MIDAMER	RICAN ENERGY COMPANY (E	lectrical Division):				ed minor subdivision for MEC electric an we have; no comments.
			- Casey Meine			
MIDAMER	RICAN ENERGY COMPANY (G	Bas Division):				conflicts or concerns. The developer should be aware that any
						to the proposed site would be subject to customer contributions.
			 Tyler Ahlquis 	•	25.	
	L RESOURCES CONSERVATION	ON SERVICES (NRCS):	No comments.			
	RN NATURAL GAS:		No comments.			
NORTHW	EST IOWA POWER COOPER	ATIVE (NIPCO):		the W	ingert & Clark A	ddition. NIPCO has no issues with this addition. – Jeff Zettel,
NUICTAD	DIDELINE		12/9/25.			
	PIPELINE:		No comments.			
	ND DISTRICT HEALTH DEPAI	RIMENI:	No comments.			
WIATEL:	A O O TRIRE		No comments.			
	AGO TRIBE:		No comments.			
	JRY COUNTY ASSESSOR:		No comments.			
	JRY COUNTY AUDITOR:	N.	No comments.			
	JRY COUNTY CONSERVATION		No comments.			
	JRY COUNTY EMERGENCY M		No comments.			
	JRY COUNTY EMERGENCY S	EKVICES:	No comments.			
	JRY COUNTY ENGINEER:		No comments.		a Curahada Dat	oroon 10/1/05
	JRY COUNTY RECORDER: JRY COUNTY RURAL ELECTF	DIC COOREDATIVE (REC).	No comments.		e Swoboda Pet	erson, 12/1/25.
	JRY COUNTY SHERIFF:	NO COOPERATIVE (REC):	No comments.			
	JRY COUNTY SOIL AND WATE	ED CONSEDVATION			o commonto roc	arding this proposed subdivision. – Neil Stockfleth, 12/1/25.
DISTRICT		EN GONSERVATION	THE WCSWCL	1105 11	o comments reg	paruning this proposed subdivision. – Iveli Stockheth, 12/1/25.
	JRY COUNTY TREASURER:		The 2nd half o	f 2024 f	taxes in the amo	ount of \$491 is outstanding. This amount would need to be paid
	John I mandonan					ation. – Tina Bertrand, 12/1/25.
						,



Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

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

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: December 12, 2025

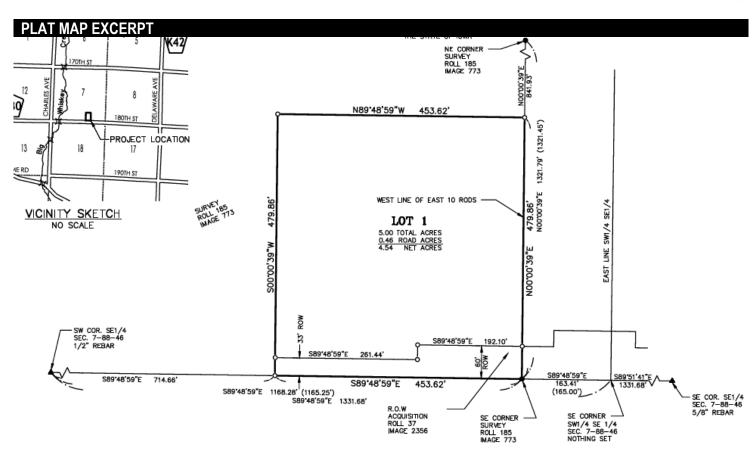
Subject: Wingert & Clark Addition

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

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

PICTOMETRY





TITLE OPINION

OPINION OF TITLE

TO: COUNTY AUDITOR AND RECORDER WOODBURY COUNTY. IOWA

DEAR SIR:

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

A parcel of land located in the Southeast Quarter (SE 1/4) of Section Seven (7), Township Eighty—eight (88) North, Range Forty—six (46) West of the 5th Principal Meridian, Woodbury County, lowa described as follows:

Commencing at the Southwest corner of the Southeast Quarter (SE ¼) of said Section Seven (7); thence South Eighty—nine Degrees Forty—eight Minutes Fifty—nine Seconds (S 89°48'59") East Seven Hundred Fourteen and Sixty—six Hundredths feet (714.66') along the South line of said Southeast Quarter (SE ¼) to the point of beginning; thence continuing along said South line South Eighty—nine Degrees Forty—eight Minutes Fifty—nine Seconds (S 89°48'59") East Four Hundred Fifty—three and Sixty—two Hundredths feet (453.62') to the Southeast corner of a parcel shown and described in a Survey recorded in Roll 185 Image 773 in the office of the Woodbury County Recorder; thence North Zero Degrees Zero Minutes Thirty—nine Seconds (N 00°00'39") East Four Hundred Seventy—nine and Eighty—six Hundredths feet (479.86') along the East line of said parcel; thence North Eighty—nine Degrees Forty—eight Minutes Fifty—nine Seconds (N 89°48'59") West Four Hundred Fifty—three and Sixty—two Hundredths feet (453.62'); thence South Zero Degrees Zero Minutes Thirty—nine Seconds (S 00°00'39") West Four Hundred Seventy—nine and Eighty—six Hundredths feet (479.86') to the point of beginning. Containing 5.00 acres

and was	s last	certifie	d by En	gleson A	Abstract	Co., Inc.	. dated				
				_ 20	at	0	clock	m.	and fro	om s	bio
abstrac	t find	good o	ind merc	hantable	e title to	said p	remises	vested i	n Larry	/ Win-	gert
					f Winger						
					ner encu						

- a) Easement filed May 29, 1975 on Roll 37, Image 2356 conveyed to Woodbury County in connection with a public highway.
- b) Easement filed September 26, 1941 in Book 154, Page 580 conveyed to Standard Oil Company in connection with the operation of an underground pipeline.
- c) Resolution No. 6332 and Resolution No. 6333 each filed May 12, 1977 on Roll 62 at Images 2118 and 2120 relating to lands in Woodbury County designated as a flood hazard area located in an established flood zone.
- d) The property in caption is subject to applicable zoning ordinances adopted by Woodbury County. To determine the effect of such ordinances upon marketability of the caption, please consult the office of the County Zoning Administrator.
- e) Matters shown on the final plat of Wingert & Clark Addition.
- f) 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: .			, 20
			•
ROBERT J	. REHAN		

ATTORNEY AT LAW

Woodbury County, IA / Sioux City

Summary

Parcel ID 884607400004 Alternate ID 812955 Property Address N/A Sec/Twp/Rng 7-88-46

Brief Tax Description SWSE EX E10 RODS 7-88-46

(Note: Not to be used on legal documents)

Deed Book/Page 2024-11557 (11/27/2024)

Gross Acres 33.91 33.91 Net Acres Adjusted CSR Pts 1933.52

AP - AGRICULTURAL PRESERVATION 0026 FLOYD/LAWTON-BRONSON Zoning District

School District LAWTON BRONSON

Neighborhood N/A

Owner

Deed Holder WINGERT FAMILY TRUST 1855 180TH STREET LAWTONIA 51030-9720 Contract Holder Mailing Address WINGERT FAMILY TRUST 1855 180TH STREET LAWTON IA 51030-9720

Land

Lot Area 33.91 Acres; 1,477,120 SF

Sales

						Multi	
Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Parcel	Amount
11/27/2024	WINGERT LINDA L, WINGERT LARRY R	WINGERT FAMILY TRUST	2024- 11557	NO LONGER USED (formerly Sale of two of more seperately assessed parcels)	Deed	Y	\$0.00
3/30/2009	WINGERT LARRY R	WINGERT LARRY R & LINDA L	704/2407	Quit Claim Deed	Deed		\$0.00

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

Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$74,200	\$62,900	\$62,900	\$48,870	\$48,870
+ Assessed Building Value	\$O	\$0	\$0	\$O	\$0
+ Assessed Dwelling Value	\$O	\$ O	\$0	\$O	\$0
= Gross Assessed Value	\$74,200	\$62,900	\$62,900	\$48,870	\$48,870
- Exempt Value	\$O	\$0	\$0	\$O	\$0
= Net Assessed Value	\$74,200	\$62,900	\$62,900	\$48,870	\$48,870

Sioux City Special Assessments and Fees

 $\underline{Click\ here\ to\ view\ special\ assessment\ information\ for\ this\ parcel.}$

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

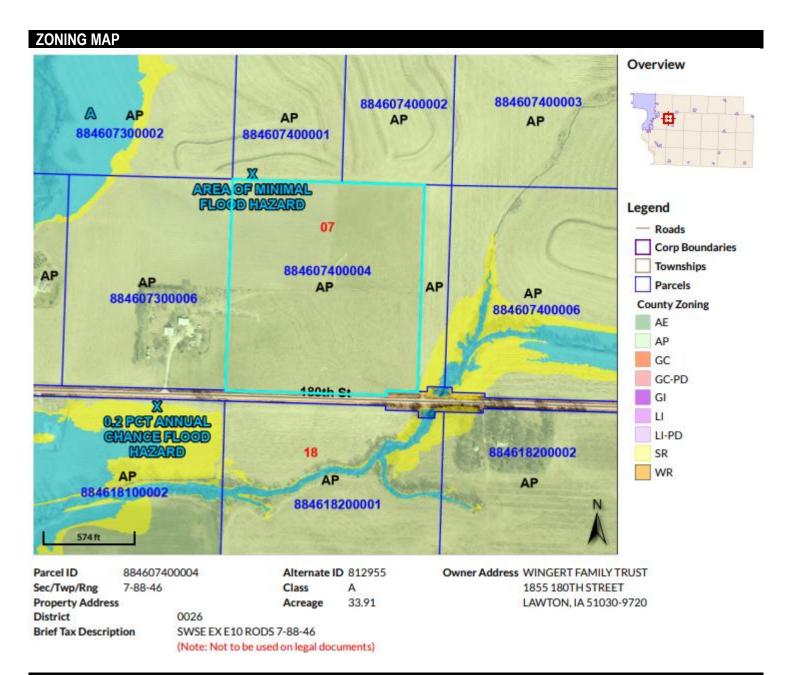
No data available for the following modules: Residential Dwellings, Commercial Buildings, Agricultural Buildings, Yard Extras, Permits, Sioux City Tax Credit Applications, Sioux City Board of Review Petition, Photos, Sketches.

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.

| User Privacy Policy | GDPR Privacy Notice Last Data Upload: 11/28/2025, 8:57:03 PM

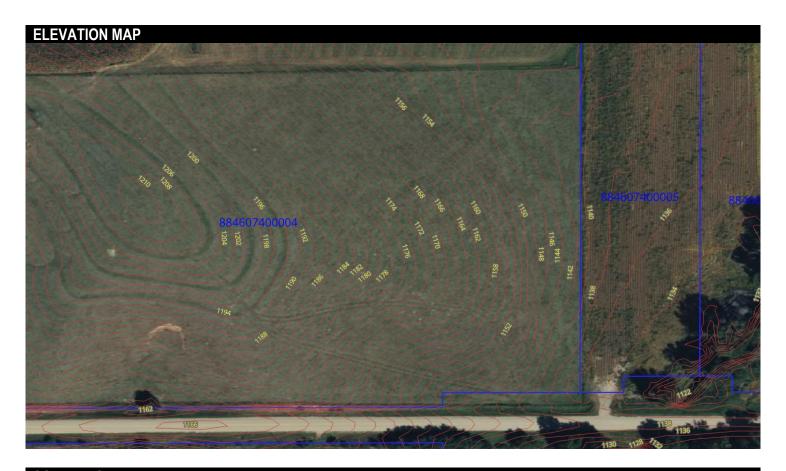
Contact Us





SPECIAL FLOOD HAZARD AREA (SFHA) MAP

Property not within the floodplain.



SOIL REPORT Summary

Parcel ID 884607400004 Gross Acres 33.91 ROW Acres 0.00 **Gross Taxable Acres** 33.91

0.00 Exempt Acres Net Taxable Acres 33.91

(Gross Taxable Acres - Exempt Land) Average Unadjusted CSR2

(1930.7 CSR2 Points / 33.91 Gross Taxable Acres) 56.94

Agland Active Config

Processed Date and Time

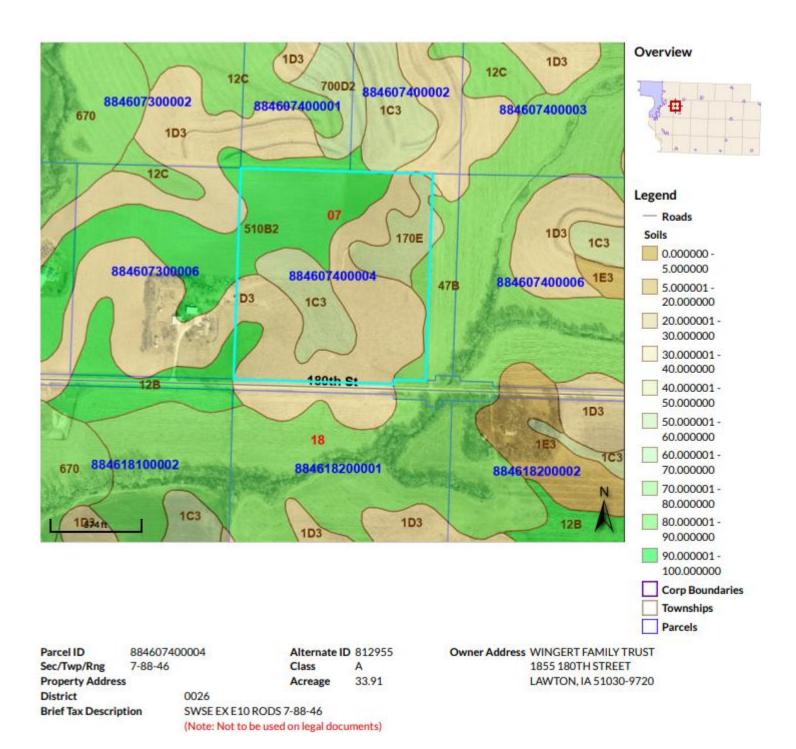
Sub Parcel Summary

				iii Columns ❖
Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.91	56.94	1,930.70	1,930.70
Non-Crop	0.00	0.00	0.00	0.00
Total	33.91		1,930.70	1,930.70

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	12B	Napier silt loam, 2 to 5 percent slopes	93.00	0.73	67.89	67.89
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	8.86	815.12	815.12
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	1.13	96.05	96.05
100% Value	1C3	Ida silt loam, 5 to 9 percent slopes, severely eroded	58.00	4.82	279.56	279.56
100% Value	170E	Napier-Castana silt loams, 9 to 20 percent slopes	56.00	3.51	196.56	196.56
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	14.86	475.52	475.52
Total				33.91	1,930.70	1,930.70

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

Date: 12/23/25 Weekly Agenda Date: 1/6/26							
ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Daniel Priestley, Zoning Coordinator WORDING FOR AGENDA ITEM:							
Approval of the appointment of Christine Zellmer Zant to the Woodbury County Zoning Commission for a five-year term (2026 to 2030).							
ACTION REQUIRED:							
Approve Ordinance □ Approve Resolution □ Approve Motion ☑							
Public Hearing □ Other: Informational □ Attachments ☑							
EXECUTIVE SUMMARY:							
This item requests for the Board to consider appointing one (1) applicant from the candidate pool to the Woodbury County Zoning Commission for a 5-year term (2026 to 2030).							
BACKGROUND:							
One (1) candidate has applied to be considered for service on the Zoning Commission. The candidate meets the requirements to be approved and references have been checked.							
Applicant: Application Enclosed.							
- Christine Zellmer Zant, 2156 220th St., Bronson, IA 51007							
FINANCIAL IMPACT:							
0							
IF THERE IS A CONTRACT INVOLVED IN THE AGENDA ITEM, HAS THE CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK PRIOR AND ANSWERED WITH A REVIEW BY THE COUNTY ATTORNEY'S OFFICE?							
Yes □ No □							
RECOMMENDATION:							
Approve the appointment of Christine Zellmer Zant to the Woodbury County Zoning Commission for a five-year term (2026 to 2030).							
ACTION REQUIRED / PROPOSED MOTION:							
Approval of the appointment of Christine Zellmer Zant to the Woodbury County Zoning Commission for a five-year term (2026 to 2030).							

Hjames @ weed by county: ia

PLICATION FORM FOR WOODBURY COUNTY BOARD/COMMISSION

Please Return To:

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: www.woodburycountyiowa.gov

Application For:	(Board/Commission)
Date 10/25/25	E-mail Address
Name Christine A. Zel	Imer-Zant
Address 2156 220 45	x. Bronson. 3A 51007
Phone Number	Fax Number
Business Phone	Cell Phone
	valuating the qualifications of applicants for appointment to a board or commission. State law requires out to balance most appointive boards, commissions, committees, and councils according to gender by
Place of employment and position	n (and/or activities such as hobbies, volunteer work, etc. that you feel
may qualify you for this position)	:
Educator - Postsec Educator - Postsec Board Member/Co W.C. B.O.A-(form W.C. Conservation Committee Member The following questions will assist	rector - United Kreel Estate Solutions (Realton) andary or Middle High school Substitute Teacher. monission Member: woodburg Co. Zoniva (currently) w. C. Conservation Doord (currently), Foundation (currently); SIMPCO: REAP 1: Notice Coells Volunteer (ucco-Fund raiser) The Board of Supervisors in its selection.
How much time will you be will	ing to devote in this position?
meet at least once Interest in Appointment: Description	monthly whatever time is needed to propose for the indead to propose for the indead in serving on a county board or
commission. Include information	about your background that supports your interest.
Los maneras / landa una	being actively involved in multiple would be no remote a protect it's assets; To represent he is to the best of my ability. To assist in the muture of our low vote. Like Ima Formain.
Real Estate agent for boards for over	meture of our County. Life long Formgirt 14 years. Board member of collective downty HS years.
Contributions you feel you can	make to the Board/Commission:
I feel I am aw	are of the policies, issues a Inua Codes that
affect the implement	to somewhat a show a the country at the north at
have extensive histo	rical knowledge of the zoning Commissions
actions a codes. C	rical knowledge of the zaning commissions experient decision maker; thoroughly evaluating rowided; think outside the box; formilians is at Order. I believe I can provide insights from a provide an unbiased decision
with Monsols More	Hows of provide an mulpiased decision

Direction/role you perceive on the important of many the ordinaces as something of the ordinaces of the ordi	f this Board/Commissione zoning comments of the end was code end a formal published, do you have any	n: missions or missions or porticipo values a as d raily review lic emulvanmen v comments to add that	domances in a fair the in revisions of inectedy by the a participate in the Act in a fair a Just t may assist the Board of many
Supervisors in its selection?			
My dedication to the protecting agricultive served on zoning Commission Board of Aliustra Conservation Board Please provide two references	ne county a it's niture a citi the various an 2006 - gurr nent 1994 - 2000 d - 26 years rdation - 26 years	continued que county boards	with a success while is a provent in the year in the year ing agencies IMPCO- for this position
Name Address	Phone number	Email address	Relationship
		ioman addi 055	Friend
Jam Bride 30 Barb Parker Sa	11 x		Friend
I certify that there is nothing that we Signature	uld prohibit me from servin		sion.

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.

4. Planning and Zoning Commission.

- A. Establishment. Pursuant to Chapter 335 of the Code of Iowa, a County Zoning Commission, consisting of five members, as previously established, is hereby continued.
- B. Appointment and membership
 - (1) The members of the Zoning Commission shall be appointed by the Board of Supervisors for terms of five years. Terms of Commissioners shall be staggered so that no more than two memberships expire on December 31 of any year. Vacancies shall be filled in the same manner for the remainder of an expired term.
 - (2) Members of the Zoning Commission shall consist of eligible electors, as defined by lowa Code section 39.3, who reside within the area regulated by the County Zoning Ordinance and shall not be officers or employees of any agency or department of the County. Iowa law requires all appointive boards, commissions, committees, and councils of a political subdivision to be gender balanced by using a fair and unbiased method of selecting the best qualified applicants. The Board of Supervisors may appoint any qualified applicant, regardless of gender, after making a three-month good faith effort to appoint a gender balanced Commission.
 - (3) Members of the Zoning Commission shall serve without compensation but may be reimbursed for the actual expenses incurred while performing their official duties, which shall be subject to the approval of the Board of Supervisors.
 - (4) Any member of the Zoning Commission may be removed for cause by the Board of Supervisors following a public hearing on written charges. Cause for removal may be found by the Board of Supervisors in any action or condition which it determines to be detrimental to the proper functioning of the Commission, including conflicts of interest, violations of laws or regulations pertaining to the role of the Commission, failing to carry out the duties of a member of the Commission, including failure to attend 50% or more regular meetings in any twelve month period, or other conduct which casts doubt upon the integrity or effectiveness of the member.
- C. Rules of Procedure. The Commission shall organize itself and shall adopt and maintain, subject to the approval of the Board of Supervisors, Rules of Procedure in conformance with the provisions of this ordinance and the Iowa Code to govern the conduct of its business.
- D. Powers and Duties. The Zoning Commission shall have the following powers and it shall be its duty:
 - (1) To recommend the boundaries of the various districts and appropriate regulations and restrictions to be enforced in the districts within the area regulated by the County Zoning Ordinance;
 - (2) To, with due diligence, prepare a preliminary report and hold public hearings on the preliminary report before submitting the Commission's final report to the Board of Supervisors as provided in the County Zoning Ordinance and Subdivision Regulations;
 - (3) To recommend to the Board of Supervisors amendments, supplements, changes or modifications to the text or Zoning District Map of the County Zoning Ordinance. The Commission's report and any recommendations may include a proposed ordinance or amendments to an ordinance;
 - (4) To recommend to the Board of Supervisors, the adoption of a comprehensive plan pursuant to Iowa Code Section 335.5, or amendments thereto:



Advertisements / Public Notice

Advertisements / public notice for the open Zoning Commission and Board of Adjustment positions (one each) were ran in the following papers on the following dates:

- Sioux City Journal Legals October 2, 2025 and November 13, 2025 (Legals section)
- Sergeant Bluff Advocate October 2, 2025 and November 13, 2025 (Ad)
- Moville Record October 2, 2025 and November 13, 2025 (Ad)
- Danbury Review October 1, 2025 and November 12, 2025 (Ad)

Announcements were posted to the following social media platforms on the following dates:

- Facebook October 1, 2025, November 5, 2025, and November 17, 2025
- **X (formerly Twitter)** October 1, 2025, and November 5, 2025

Woodbury County Website "News" from October 1, 2025 to December 2, 2025



COMMISSION & BOARD OPENINGS

NOW ACCEPTING APPLICATIONS FOR

WOODBURY COUNTY Zoning Commission & Board of Adjustment

Must be a resident of rural unicorporated Woodbury County

For more information, call 712-279-6609 or visit woodburycountyiowa.gov

Applications can be downloaded at https://tinyurl.com/WoodburyAPF Application Deadline: Dec. 1, 2025



i posted on 10/1/25

mposted by Community & Economic Development (Planning & Zoning)

NOW ACCEPTING APPLICATIONS FOR APPOINTMENTS TO THE WOODBURY COUNTY PLANNING AND ZONING COMMISSION AND BOARD OF ADJUSTMENT

To apply, submit a completed application by December 1, 2025, to the Woodbury County Board of Supervisors, Woodbury County Courthouse, 620 Douglas St., Room 104, Sioux City, IA 51101. Applicants must be residents of rural unincorporated Woodbury County. For more information, visit: WoodburyCountylowa.gov (Committee Pages) or call (712) 279-6609. The application can be downloaded online at: https://tinyuri.com/WoodburyAPP

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MORE NEWS

Traffic Violation Scam Alert

Phishing Scam Alert

Watch Board Meetings on YouTube

posted 4/29/25 · Board of Supervisors

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posted 4/23/25 · Board of Supervisors

Notice of Public Hearing - 4/1/2025 - FY26

Proposed Maximum Property Tax

posted 4/23/24 · Board of Supervisors

Government Finance Officers Association N

Release

posted 12/21/23 - Board of Supervisors

OPENINGS



WOODBURY COUNTY
PLANNING &
ZONING

COMMISSION & BOARD OPENINGS

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Must be a resident of rural unicorporated Woodbury County

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Sgt. Bluff Advocate 10/2/25 11/6/25

COMMISSION & BOARD OPENINGS



WOODBURY COUNTY
PLANNING &
ZONING

COMMISSION & BOARD OPENINGS

NOW ACCEPTING APPLICATIONS FOR

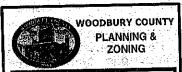
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Moville Record
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Danbury Review 10/1/25 11/12/25

Sioux City Journal
The openings were also published in the Sioux City Journal
on 10/2/25 and 11/13/25 as per the attached affidau, 75.

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 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

PUBLICATION DATES:

Oct. 2, 2025

NOTICE ID: AezMjlHh9QakwdyMlxph PUBLISHER ID: COL-IA-502298 NOTICE NAME: BA ZC VACANCIES Publication Fee: \$33.10

Edmar Corachia

(Signed)

VERIFICATION

State of Florida County of Orange



PAMELA BAEZ

Notary Public - State of Florida

Commission # HH 186700 Expires on October 14, 2025

Subscribed in my presence and sworn to before me on this: 10/02/2025

A Day

Notary Public

Notarized remotely online using communication technology via Proof.

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COL-1A-502298

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PUBLICATION DATES:

Nov. 13, 2025

NOTICE ID: CekHgIIX4mXWNV9fxTNq PUBLISHER ID: COL-IA-502530 NOTICE NAME: BOA - ZA Vacancy Ad Publication Fee: \$33,76

Edmar Corachia

Signed

VERIFICATION

State of Florida County of Orange

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

and Jang

Notary Public

Notarized remotely online using communication technology via Proof.

Vacancy Notices
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PAMELA BAEZ

Notary Public - State of Florida

Commission # HH 732409 Expires on October 19, 2029

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

Date	e: 12/23/25	Weekly Age	nda Date: <u>1/6</u>	6/26				
wo	ORDING FOR AGEN			Daniel Priestle	-		Advertisant	
fo	pproval of the a	appointment of l rm (2026 to 203	Pameia ivi. C 30). ——————	lark to the vvoc	odbury Coun	ty Board of	Adjustment	
			ACTIC	ON REQUIRED:				_
	Approve Ordinance	е 🗆	Approve Reso	olution \square	Approve Mo	otion 🗹		
	Public Hearing]	Other: Informa	ational 🗆	Attachment	s 🗹		
EXE	CUTIVE SUMMARY	 Y:						
This iter	m requests for stment (BOA) for	the Board to co or a 5-year term	nsider appoir า (2026 to 20	nting one (1) ar 30).	oplicant from	the candida	ate pool to th	ne Board
_	CKGROUND:							
One (1) o	candidate has appoved and reference	olied to be consider es have been chec	red for service cked.	on the Board of A	djustment. The	e candidate m	eets the requi	rements to
Applicant	t: Application Encl	losed.						
- Pamela	M. Clark, 1261 H	lumbolt Ave., Movi	ille, IA 51039					
FINA	ANCIAL IMPACT:							
0								
		ACT INVOLVED IN T ED WITH A REVIEW				SUBMITTED AT	T LEAST ONE V	NEEK
Yes	□ No							
REC	COMMENDATION:							
Approve (2026 to	the appointme 2030).	ent of Pamela M	1. Clark to the	∍ Woodbury Co	ounty Board o	of Adjustme	nt for a five-	year term
		PROPOSED MOTION						
Approva term (20	al of the appoint 026 to 2030).	tment of Pamel	a M. Clark to	the Woodbury	County Boa	rd of Adjusti	ment for a fi	ve-year

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://woodburycountyiowa.gov
Application For: <u>Board of adjustment</u> (Board/Commission)
Date 10-3-25 E-mail Address
Name Pamela M. Clark
Address 1261 Humbolt Ave, MOVILLE, IA 51039
Phone Number Fax Number Number
Business Phone - Cell Phone -
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
Place of employment and position (and/or activities such as hobbies, volunteer work, etc. that you feel may qualify you for this position): Serior (enter (T've written for several grants such see fund raised for.
MovillE Senior Ctr- Food Service Mar- I work for Connections area Agency
on Aging. The Record - Food Columnist, photographer & feature writer
Moviet Historical Speiety + Museum-Secretary, Am. Logian Auxiliary-Unit Preside
1 Dept. Nominating Committee + Co. VP. Woman's Club - President; MOVILLE Community Developm
ASSI (MDAT) - Source tary: artinaton township Cemetery Truster: Garden Club: Chair Moville
ASSA (MCDAT) - Socretary: artination township Cemetery Trustee; Garden Club; Choir noville member of a Quilt Guilds. The following questions will assist the Board of Supervisors in its selection.
How much time will you be willing to devote in this position?
2 hours once/month of whatever time is necessary
■ 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 grew upon a farm north of Lawton & have been a part of the farming profession
all my life. my sisters + I inherited my Dad's formland & my son forms the ground.
all my life. My sisters + I inherited my Dad's formland & my son forms the ground. I love the land & understand the need for rules lete to solve problems of
settle disputes. I have served on the Brd & Adjustment finishing out someones term
then serving another 3-year term.
Contributions you feel you can make to the Board/Commission:
Ican make decisions fairly & impartially but I also Know how important
it is that our decesions and a diversely effect the Character of
Woodbury County neighborhoods.

Direction/role you perceive	of this Board/Commission	ı :	3	. 1
We need to make de	cisions that hely	bresidents of	Wdbry Co. get	the .
most out of their	property withou	dadversely a	effecting their	neighbors
or the surrounding		- Market - M		
In lieu of/in addition to the	ie above, do you have any	comments to add tha	t may assist the Boar	d of
Supervisors in its selections Afeel of an briss Right naw	ga woman's pers In the only u	pective to the	or this Board	<u>l.</u>

■ Please provide two referen	ces who may be contacted	on your qualifications	for this position.	
•	Phone number	Email address	Relationship _	
Name Address Vicky Lohry Connective 2301 Pierce		Enan address		> My boss
Dr Stee Moxwell me	30x 80 5 30x 10 5 4 510 39		He is 1 yalsoa	Presymonal Friend.
	- A174 A 5	- Annual Control of the Control of t		
I certify that there is nothing that	would prohibit me from serving	g on this board or commis	sion.	
Signature Ramela M	. Clark Da	te/ Q -3-2025		

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.

5. Board of Adjustment.

- A. Establishment. Pursuant to Chapter 335 of the Code of Iowa, a County Board of Adjustment, consisting of five members, as previously established, is hereby continued.
- B. Appointment and membership.
 - (1) The members of the Board of Adjustment shall be appointed by the Board of Supervisors for terms of five years. Terms of the Board shall be staggered so that no more than two memberships expire on December 31 of any year. Vacancies shall be filled in the same manner for the remainder of an unexpired term.
 - (2) Members of the Board of Adjustment shall consist of eligible electors, as defined by Iowa Code section 39.3, who reside within the area regulated by the County Zoning Ordinance and shall not be officers or employees of any agency or department of the County. Iowa law requires all appointive boards, commissions, committees, and councils of a political subdivision to be gender balanced by using a fair and unbiased method of selecting the best qualified applicants. The Board of Supervisors may appoint any qualified applicant, regardless of gender, after making a three-month good faith effort to appoint a gender balanced Board.
 - (3) Members of the Board of Adjustment shall serve without compensation but may be reimbursed for the actual expenses incurred while performing their official duties, which shall be subject to the approval of the Board of Supervisors.
 - (4) Any member of the Board of Adjustment may be removed for cause by the Board of Supervisors following a public hearing on written charges. Cause for removal may be found by the Board of Supervisors in any action or condition which it determines to be detrimental to the proper functioning of the Board, including conflicts of interest, violations of laws or regulations pertaining to the role of the Board, failing to carry out the duties of a member of the Board, including failure to attend 50% or more regular meetings in any twelve-month period, or other conduct which casts doubt upon the integrity or effectiveness of the member.
- C. Rules of Procedure. The Board of Adjustment shall organize itself and shall adopt and maintain, subject to the approval of the Board of Supervisors, rules of procedure in conformance with the provisions of this ordinance and the Iowa Code to govern the conduct of its business.
- D. Powers and Duties. The Board of Adjustment shall have the following powers and it shall be its duty:
 - (1) To hear and decide appeals where it is alleged there is an error in any order, requirement, decision, or determination made by an administrative official in the enforcement of Iowa Code Chapter 335, or of any ordinance adopted pursuant thereto.
 - (2) To hear and decide special exceptions to the terms of the ordinance upon which such Board is required to pass under such ordinance.
 - (3) To authorize upon appeal, in specific cases, such variance from the terms of the ordinance as will not be contrary to the public interest, where owing to special conditions a literal enforcement of the provisions of the ordinance will result in unnecessary hardship, and so that the spirit of the ordinance shall be observed, and substantial justice done.

Advertisements / Public Notice

Advertisements / public notice for the open Zoning Commission and Board of Adjustment positions (one each) were ran in the following papers on the following dates:

- Sioux City Journal Legals October 2, 2025 and November 13, 2025 (Legals section)
- Sergeant Bluff Advocate October 2, 2025 and November 13, 2025 (Ad)
- Moville Record October 2, 2025 and November 13, 2025 (Ad)
- Danbury Review October 1, 2025 and November 12, 2025 (Ad)

Announcements were posted to the following social media platforms on the following dates:

- Facebook October 1, 2025, November 5, 2025, and November 17, 2025
- **X (formerly Twitter)** October 1, 2025, and November 5, 2025

Woodbury County Website "News" from October 1, 2025 to December 2, 2025



COMMISSION & BOARD OPENINGS

NOW ACCEPTING APPLICATIONS FOR

WOODBURY COUNTY Zoning Commission & Board of Adjustment

Must be a resident of rural unicorporated Woodbury County

For more information, call 712-279-6609 or visit woodburycountyiowa.gov

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i posted on 10/1/25

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posted 12/21/23 - Board of Supervisors

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Sgt. Bluff Advocate 10/2/25 11/6/25

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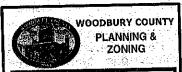
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Oct. 2, 2025

NOTICE ID: AezMjlHh9QakwdyMlxph PUBLISHER ID: COL-IA-502298 NOTICE NAME: BA ZC VACANCIES Publication Fee: \$33.10

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PUBLICATION DATES:

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NOTICE ID: CekHgIIX4mXWNV9fxTNq PUBLISHER ID: COL-IA-502530 NOTICE NAME: BOA - ZA Vacancy Ad Publication Fee: \$33,76

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PAMELA BAEZ

Notary Public - State of Florida

Commission # HH 732409 Expires on October 19, 2029

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

Date:	12/31/25 Weekly	/ Agenda Date: 1/6/26				
	CTED OFFICIAL / DEPARTMEN'	т неаd / ciтizen: <u>Daniel J. P</u>	Priestley			
Ap An	Approve the Construction Evaluation Resolution relating to Construction Permits for Large Animal Confinement Operations.					
		ACTION REQUIRED	D :			
,	Approve Ordinance	Approve Resolution ☑	Approve Motion ☑			
I	Public Hearing □	Other: Informational	Attachments ✓			
EXEC	UTIVE SUMMARY:					
	•	upervisors to adopt a Construnal confinement operations.	uction Evaluation Resolution (CER) for			
_	GROUND:					
If a count confinem Board do construct DNR's de	ty chooses to use the material ent operations (1000+ are sets not, the county cannotion permit application; 2. ecision regarding a constitution.	ster matrix to evaluate application imal units), the Board of Supert: 1.) Submit formal recomment (and county employees aloration permit application to the state of the state	ations for construction permits for large anim ervisors must adopt a CER annually. If the ndations to DNR concerning a particular ng a DNR site inspection; or 3.) Appeal the ne Environmental Protection Commission.	ial		
FINAN	ICIAL IMPACT:					
0						
		D IN THE AGENDA ITEM, HAS THE C VIEW BY THE COUNTY ATTORNEY'S	CONTRACT BEEN SUBMITTED AT LEAST ONE WEEK S OFFICE?			
Yes	□ No □					
RECOMMENDATION:						
Approve	the construction evaluation	on resolution as proposed.				
ACTIO	ON REQUIRED / PROPOSED MO	OTION:				
Motion to Confiner	approve the Construction ent Operations.	n Evaluation Resolution relatir	ng to Construction Permits for Large Animal			

Daniel Priestley

Sent: Monday, December 15, 2025 10:00 AM

To: Daniel Priestley

Subject: 2026 Construction Evaluation Resolutions

Follow Up Flag: Follow up Flag Status: Flagged

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2026 Construction Evaluation Resolutions

County Officials:

If a county chooses to use the master matrix to evaluate applications for construction permits for large animal confinement operations, the board of supervisors must adopt a "construction evaluation resolution" (CER) annually.

According the DNR's administrative rules, if the board of supervisors wants to use the master matrix between February 1, 2026, and January 31, 2027, the board of supervisors must submit an adopted CER to the DNR between January 1, through January 31, 2026.

A sample CER can be found by clicking here or at the link below.

The CER should be submitted to Kelli Book through mail or email:

Kelli Book

Iowa Department of Natural Resources 6200 Park Avenue, Suite 200 Des Moines, IA 50321 kelli.book@dnr.iowa.gov

Counties will receive a confirmation email for all CERs received.

The board of supervisors can adopt the resolution at any time, as long as it is actually submitted to the DNR during January of 2026. **Please be mindful of this deadline.** If a county board of supervisors does not adopt a CER for 2026, then the county cannot:

- 1) submit a formal recommendation to the DNR concerning a particular construction permit application; the county can submit comments, but they are not given nearly as much weight by DNR as a formal recommendation would be;
- 2) send county employee along on a DNR site inspection; or
- 3) appeal the DNR's decision regarding a construction permit application to the Environmental Protection Commission.

In addition, if the county chooses to use the master matrix, then applicants must meet stricter environmental standards than they would have to meet otherwise.

If you have any questions about this memo, you can call Beth Manley at ISAC 515.244.7181 or Kelli Book at the DNR at 515.210.3408.

View Memo
Sample Resolution

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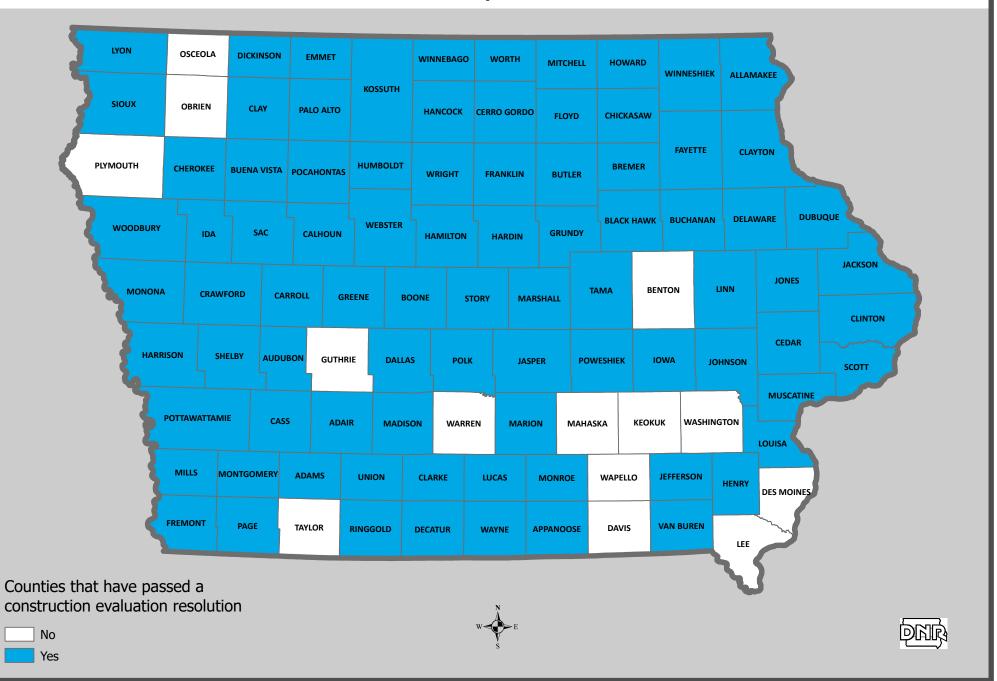
Iowa State Association of Counties (ISAC)

5500 Westown Parkway, Suite 190 | West Des Moines, IA | 50266 Phone | 515.244.7181

This email is being sent to all county auditors, supervisors, planning and zoning, and environmental health.

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Status of Construction Evaluation Resolutions by County February 4, 2025



RESOLUTION #	
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CONSTRUCTION EVALUATION RESOLUTION

WHEREAS, Iowa Code section 459.304(3) sets out the procedure if a board of supervisors wishes to adopt a "construction evaluation resolution" relating to the construction of a confinement feeding operation structure; and

WHEREAS, only counties that have adopted a construction evaluation resolution can submit to the Department of Natural Resources (DNR) an adopted recommendation to approve or disapprove a construction permit application regarding a proposed confinement feeding operation structure; and

WHEREAS, only counties that have adopted a construction evaluation resolution and submitted an adopted recommendation may contest the DNR's decision regarding a specific application; and

WHEREAS, by adopting a construction evaluation resolution the board of supervisors agrees to evaluate every construction permit application for a proposed confinement feeding operation structure received by the board of supervisors between February 1, 2026 and January 31, 2027 and submit an adopted recommendation regarding that application to the DNR; and

WHEREAS, the board of supervisors must conduct an evaluation of every construction permit application using the master matrix created in Iowa Code section 459.305, but the board's recommendation to the DNR may be based on the final score on the master matrix or may be based on reasons other than the final score on the master matrix:

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY that the Board of Supervisors hereby adopts this construction evaluation resolution pursuant to Iowa Code section 459.304(3).

	Chairman, Board of Supervisors
Date:	
ATTEST:	
Michelle K. Skaff, Co	ounty Auditor
Date:	