



## NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS (JANUARY 20, 2026) (WEEK 4 OF 2026)

Live streaming at:

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

Agenda and Minutes available at:

[www.woodburycountyiowa.gov](http://www.woodburycountyiowa.gov)

Daniel A. Bittinger II  
389-4405

[dbittinger@woodburycountyiowa.gov](mailto:dbittinger@woodburycountyiowa.gov)

Kent T. Carper  
570-7681

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David L. Dietrich  
870-9224

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Mark E. Nelson  
540-1259

[mnelson@woodburycountyiowa.gov](mailto:mnelson@woodburycountyiowa.gov)

Matthew A. Ung  
490-7852

[matthewung@woodburycountyiowa.gov](mailto:matthewung@woodburycountyiowa.gov)

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held January 20, 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.

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### **AGENDA**

**4:00 p.m.** Closed Session General Relief Appeal Hearing for B.S. {Iowa Code Section 21.5 (1)(c)}  
**Dennis Butler Meeting Room**

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

2. Approval of the minutes of January 13, 2026
3. Approval of claims
4. Human Resources – Melissa Thomas  
Approval of Memorandum of Personnel Transactions
5. County Auditor – Michelle Skaff  
Receive Auditor's Quarterly Report

6. Board Administration – Karen James
  - a. Approval of appointing William Burrows to the Siouxland District Board of Health
  - b. Approval of appointments/reappointments to the Commission to Assess Damages

## End Consent Agenda

- |   |  |             |
|---|--|-------------|
| 7. Board of Supervisors – Mark Nelson   |  |             |
| Approval of changes to rules for public participation in Board of Supervisors meetings  |  | Action      |
| 8. Human Resources – Melissa Thomas   |  |             |
| Approval for the Chairman to sign the authorization to bind coverage with ICAP as Woodbury County’s 2026 property insurance provider  |  | Action      |
| 9. Planning/Zoning – Daniel Priestley   |  |             |
| a. Conduct the second public hearing on proposed Zoning Ordinance Map Amendment (Rezone) from Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne |  | Action      |
| b. Approve the second reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009 as the final reading  |  | Action      |
| c. Waive the third reading and third public hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009   |  | Action      |
| d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009   |  | Action      |
| e. Receive the final report and the Zoning Commission’s recommendation from their 12/22/25 meeting to approve the final plat of Snyder’s Bend Addition, a minor subdivision to Woodbury County, Iowa  |  | Action      |
| f. Approve Snyder’s Bend Addition, a minor subdivision to Woodbury County, Iowa with the expectation that the property owner work with the county engineer to establish appropriate driveway entrances for the lots   |  | Action      |
| 10. Sergeant Bluff Fire Rescue – Michelle Tooley  |  |             |
| Lifepak 35 monitors for countywide EMS agencies request   |  | Information |
| 11. County Treasurer – Tina Bertrand  |  |             |
| Capital Loan term sheet discussion  |  | Information |
| 12. Budget Review Discussion for FY 27  |  |             |
| a. Board of Supervisors   |  |             |
| 1. Starcomm – G.S.  |  |             |
| 2. Communication Center – G.B.  |  |             |
| 3. Soil Conservation – R.B.   |  |             |
| 4. Emergency Management – G.S.  |  |             |
| 13. Reports on Committee Meetings   |  | Information |
| 14. Citizen Concerns  |  | Information |
| 15. Board Concerns  |  | Information |

## ADJOURNMENT

*Subject to Additions/Deletions*

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### CALENDAR OF EVENTS

<b>WED., JAN 21</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
<b>THU., JAN 22</b>	<b>10:00 a.m.</b>	Siouxland Regional Transit System Board of Directors Meeting, 6401 Gordon Drive
	<b>11:15 a.m.</b>	WICIRHTF Board of Directors Meeting, 6401 Gordon Drive
<b>MON., JAN 26</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>MON., FEB 2</b>	<b>5:00 p.m.</b>	Board of Adjustment meeting, Courthouse Basement Boardroom
<b>WED., FEB 4</b>	<b>7:30 a.m.</b>	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	<b>4:45 p.m.</b>	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
<b>WED., FEB 11</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
<b>THU., FEB 12</b>	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
	<b>12:00 p.m.</b>	SIMPCO Board of Directors, 6401 Gordon Drive.
<b>WED., FEB 18</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
<b>THU., FEB 19</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., FEB 20</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn 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 Iowa Civil Rights Commission at 800-457-4416 or Iowa Department of Transportation's civil rights coordinator. If you need accommodations because of a disability to access the Iowa Department of Transportation's services, contact the agency's affirmative action officer at 800-262-0003.*

## **JANUARY 13, 2026, THIRD MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, January 13, 2026, at 2:30 p.m. Board members present were Carper, Dietrich, Nelson, Bittinger II, and Ung. Staff members present were Karen James, Board Administrative Assistant, Ryan Ericson, Budget and Finance Director, Melissa Thomas, HR Director, and Michelle Skaff, Auditor/Clerk to the Board.

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

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

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

1. Motion by Nelson second by Dietrich to approve the January 13, 2026 agenda. Carried 5-0. Copy filed.

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

2. To approve minutes of the January 6, 2026 meeting. Copy filed.
3. To approve the claims totaling \$865,332.92. Copy filed.
4. To approve the utility permit for Mid American Energy Company. Copy filed.
5. To approve the 2026 Liaison assignments. Copy filed.
6. To approve and authorize the Chairperson to sign a Resolution setting the public hearing and sale date for parcel #894730413004, 312 S. Judd St.

### **WOODBURY COUNTY, IOWA RESOLUTION #13,983 NOTICE OF PROPERTY SALE**

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

**Lot Twelve (12) Block Twenty-Six (26) Riverview 2<sup>nd</sup> Addition to Sioux City, in the County of Woodbury and State of Iowa  
(312 S. Judd Street)**

**NOW THEREFORE,**

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

1. That a public hearing on the aforesaid proposal shall be held on  
The **27<sup>th</sup> Day of January, 2026 at 4:35 o'clock p.m.** in the basement of the  
Woodbury County Courthouse.
2. That said Board proposes to sell the said parcel of real estate at a  
public auction to be held on the **27<sup>th</sup> Day of January, 2026**, immediately  
following the closing of the public hearing.
3. That said Board proposes to sell the said real estate to the highest  
bidder at or above a **total minimum bid of \$716.00** plus recording fees.
4. That this resolution, preceded by the caption "Notice of Property Sale"  
and except for this subparagraph 4 be published as notice of the



aforesaid proposal, hearing and sale.

Dated this 13<sup>th</sup> Day of January, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

7. To receive the Treasurer Semi Annual Report for period ending 12/31/2025. Copy filed.
- 8a. To approve the transfer of Daniel Bittinger, Board of Supervisors, Board of Supervisors Dept., effective 01-02-2026, \$41,967.12. From Board Chairman to Board Member.; the transfer of Mark Nelson, Board Chairman, Board of Supervisors Dept., effective 01-02-2026, \$45,467.12. From Board Member to Board Chairman.; the transfer of David Dietrich, Board Vice Chair, Board of Supervisors Dept., effective 01-02-2026, \$41,967.12. From Board Member to Board Vice Chair.; and the promotion of Kimberlee Koepke, % Deputy, County Treasurer Dept., effective 01-19-2026, \$73,989.67/year, 20%=\$12,463.27/year. Promoted to % Deputy. Copy filed.
- 8b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Clerk III, County Sheriff Dept. AFSCME Courthouse: \$24.01/hour.; and Clerk III, County Treasurer Dept. AFSCME Courthouse: \$24.01/hour. Copy filed.

Carried 5-0.

9. Motion by Nelson second by Bittinger to receive statistics document from Sister Fineran. Carried 5-0. Copy filed.

Motion by Dietrich second by Nelson to receive for signatures a Resolution of proclamation for National Human Trafficking Prevention Month. Carried 5-0.

**WOODBURY COUNTY, IOWA**  
**RESOLUTION #13,984**  
**PROCLAMATION FOR NATIONAL HUMAN TRAFFICKING PREVENTION MONTH**

**WHEREAS, the United States was founded upon the principle that all people are created with the inalienable right to freedom, and added the 13<sup>th</sup> amendment to the Constitution making slavery illegal;**

**WHEREAS, slavery within the United States today is most often found in the form of forced labor and sex trafficking, which weakens our social fabric, increases violence and organized crime, and debases our humanity;**

**WHEREAS, this problem is found even within our community;**

**WHEREAS, every business, community organization, faith community, family and individual can make a difference by choosing products that are not made by forced labor; by working to protect our young people from sexual exploitation; by addressing the problems of internet sex trafficking and pornography; and by becoming more aware of the problem and possible solutions;**

**NOW, THEREFORE, Woodbury County Board of Supervisors, do hereby proclaim the month of January, 2026 as  
 "National Human Trafficking Prevention Month"  
 and encourage our citizens to become more familiar with the problem and to work toward solutions.**

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 10a. Motion by Nelson second by Bittinger to receive the final report and recommendation from the Zoning Commission following their 12/22/25, meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of parcel #874732400009 for Robert B. Ankerstjeme. Carried 5-0. Copy filed.

- 10b. A public hearing was held at 4:40 p.m. for the proposed Zoning Ordinance Amendment (rezone) from AP to AE on parcel #874732400009. The Chairperson called on anyone wishing to be heard.
- Motion by Dietrich second by Nelson close the public hearing. Carried 5-0.
- 10c. Motion by Dietrich second by Nelson approve the first reading of the proposed Zoning Ordinance Mape Amendment (rezone) from AP To AE on parcel #874732400009. Carried 5-0.
- 11a. Motion by Dietrich second by Nelson to approve and authorize the Chairperson to sign a Resolution authorizing the snowmobile trail on Woodbury County road K-64 and 140<sup>th</sup> St. Carried 5-0.

**RESOLUTION #13,985**  
**RESOLUTION AUTHORIZING THE SNOWMOBILE TRAIL ON**  
**WOODBURY COUNTY ROAD K-64 AND 140<sup>TH</sup> STREET**

WHEREAS, Chapter 321G.9(4)-(7) of the Code of Iowa governs the operation of snowmobiles and all-terrain vehicles on or near public highways and

WHEREAS, Woodbury County has received a request to allow the designation of a portion of its roadways to be used as a snowmobile trail and

WHEREAS, the Board of Supervisors of Woodbury County has evaluated the traffic patterns on these roadways and has determined that a designated snowmobile trail on portions of said roads will not unduly interfere with traffic or constitute a traffic hazard,

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

1. The following roadways may be used for snowmobile operation from January 14, 2026, to December 31, 2026, and are herewith designated as a snowmobile trail:  
K-64 and 140<sup>th</sup> Street from IA 140 west 0.75 miles to the south field entrance
2. All designations and signs to be erected along said trail for use of club members shall be provided by the POWDER PLAYERS INC. SNOWMOBILE CLUB.
3. Any signs necessary to warn traffic of the operation of snowmobiles along said roadway shall be placed and maintained by POWDER PLAYERS INC. SNOWMOBILE CLUB.
4. All members of the POWDER PLAYERS INC. SNOWMOBILE CLUB and any guest or associates using said designated trail shall comply with the provisions of Chapter 321G.9, Code of Iowa. Any violations of said code section shall be considered grounds for terminating the designation of said snowmobile trail.
5. The POWDER PLAYERS INC. SNOWMOBILE CLUB shall submit proof of insurance coverage, covering all persons participating in any club activities on or along the designated Woodbury County roadways, to the Woodbury County Auditor within 15 days of the passage of this Resolution. Failure to do so shall constitute grounds for the Board of Supervisors revoking this Resolution. Further, the POWDER PLAYERS INC. SNOWMOBILE CLUB shall hold and save Woodbury County harmless from all liability resulting from injuries, loss or damages of any kind to club members, guests or other persons riding said snowmobile trail, including damages to equipment.
6. Woodbury County does not warrant the condition of the county road right-of-way which will be designated as a snowmobile trail to be fit for any particular purpose nor, does it warrant against any hazards that may exist because of snow plowing or other necessary road work on the public road alongside said trail.

DATED this 13<sup>th</sup> day of January 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

- 11b. Motion by Bittinger second by Nelson to approve and authorize the Chairperson to sign a Resolution authorizing the County Engineer to close any Secondary Road for the purpose of construction, routine maintenance, or emergencies during 2026. Carried 5-0.

**RESOLUTION #13,986**  
**RESOLUTION AUTHORIZING THE COUNTY ENGINEER TO CLOSE ANY  
SECONDARY ROAD FOR THE PURPOSE OF CONSTRUCTION, ROUTINE  
MAINTENANCE, OR EMERGENCIES DURING 2026**

WHEREAS, the Woodbury County Board of Supervisors is concerned about traffic safety involved during construction and maintenance work or during natural or traffic emergencies on the secondary road system, and

WHEREAS, they are further interested in making appropriate traffic accommodations for the traveling public, adjacent landowners and related users during construction and maintenance operations, and

WHEREAS, the Board of Supervisors under section 306.41 of the Code of Iowa can delegate the authority to temporarily closure of roads to the County Engineer,

NOW, THEREFORE, IT IS HEREBY RESOLVED by the Woodbury County Board of Supervisors, Laura Sievers, Woodbury County Engineer, the authority to temporarily close sections of highway in Woodbury County's Road system, when necessary, because of construction, maintenance, emergencies, or natural disaster.

DATED this 13<sup>th</sup> day of January 2026.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 11c. Motion by Bittinger second by Nelson to approve and authorize the Chairperson to sign a Resolution authorizing the County Engineer to execute certification of completion of work on federal aid, state aid, and farm to market construction during 2026. Carried 5-0.

**RESOLUTION #13,987**  
**RESOLUTION AUTHORIZING THE COUNTY ENGINEER TO EXECUTE  
CERTIFICATION OF COMPLETION OF WORK ON FEDERAL AID, STATE AID,  
AND FARM TO MARKET CONSTRUCTION DURING 2026**

BE IT RESOLVED by the Board of Supervisors of Woodbury County, Iowa, that Laura Sievers, the County Engineer of Woodbury County, Iowa, be and is hereby designated, authorized, and empowered on behalf of the Board of Supervisors of said County to execute the certification of completion of work and final acceptance thereof in accordance with plans and specifications in connection with all Farm-to-Market and federal or state aid construction projects in this county.

DATED this 13<sup>th</sup> day of January 2026.  
WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 11d. Motion by Dietrich second by Carper to award the bid for FY 2027 tandem truck chassis to Truck Center for \$166.285 per 2026 Western Star 47X. Carried 5-0. Copy filed.
12. Motion by Nelson second by Dietrich to receive amended engagement letter from Budget Director Ericson. Carried 5-0. Copy filed.

Motion by Bittinger second by Nelson to approve the engagement letter with Ahlers & Cooney for 2026 amendments to the Grow Woodbury County Urban Renewal Area. Carried 5-0. Copy filed.

- 13a1. Motion by Nelson second by Dietrich to receive the Board of Supervisors CF Rebates & Miscellaneous Refunds budget as submitted. Carried 5-0. Copy filed.
- 13a2. Motion by Nelson second by Dietrich to receive the Board of Supervisors District Court Operations budget as submitted. Carried 5-0. Copy filed.
- 13a3. Motion by Nelson second by Bittinger to receive the Board of Supervisors Court Appointed Juvenile Attorney budget as submitted. Carried 5-0. Copy filed.
- 13a4. Motion by Nelson second by Dietrich to receive the Board of Supervisors Risk Management Services budget as submitted. Carried 5-0. Copy filed.
- 13a5. Motion by Nelson second by Dietrich to receive the Board of Supervisors Solid Waste Landfill budget as submitted. Carried 5-0. Copy filed.
- 13a6. Motion by Nelson second by Dietrich to receive the Board of Supervisors Tax Increment Funds budget as submitted. Carried 5-0. Copy filed.
14. Reports on committee meetings were heard.
15. Jesse Pedersen, Lawton Mayor, expressed concerns about the Woodbury County Library budget.  
  
Motion by Nelson second by Dietrich to receive the Library Budget from Mayor Pedersen. Carried 5-0. Copy filed.  
  
Director Schmitz expressed concerns regarding budgeting for the judicial system's budget for repairs.
16. Board concerns were heard.  
  
The Board adjourned the regular meeting until January 20, 2026.  
  
Meeting sign in sheet. Copy filed.

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: January 20, 2026

**\* PERSONNEL ACTION CODE:**

A - Appointment

T - Transfer

P - Promotion

D - Demotion

R - Reclassification

E - End of Probation

S - Separation

O - Other

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Davis, Jeana	County Sheriff	01-05-2026	Clerk III			S	Resignation.
Bauerly, Nicholas	County Sheriff	01-19-2026	Deputy Sergeant	\$45.28/hour	8.7%=\$3.66/ hour	P	Promotion to Deputy Sergeant.
Briese, Samuel	County Attorney	01-19-2026	Assistant County Attorney	\$95,190.00/year	4.5%= \$4,166.00/yr	R	Per AFSCME Attorney-Move from Step 2 to Step 3. Anniversary Date: 1/22/26.
Belding, Brent	County Sheriff	01-19-2026	Civilian Jailer	\$26.98/hour	3.6%=\$.94/hr	R	Per CWA Civilian -Move from Class 3 to Class 2. Anniversary Date: 1/30/26.
Hamman, Luis	County Sheriff	01-19-2026	Civilian Jailer	\$26.98/hour	3.6%=\$.94/hr	R	Per CWA Civilian -Move from Class 3 to Class 2. Anniversary Date: 1/30/26.
Smith, Landon	County Sheriff	01-19-2026	Civilian Jailer	\$26.98/hour	3.6%=\$.94/hr	R	Per CWA Civilian -Move from Class 3 to Class 2. Anniversary Date: 1/30/26.

APPROVED BY BOARD DATE: \_\_\_\_\_

MELISSA THOMAS, HR DIRECTOR:

*Melissa Thomas, HR Director*



## Woodbury County Sheriff's Office

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

DAVID A. DREW, SHERIFF

PHONE: 712.279.6010  
E-MAIL: [ddrew@woodburycountyiowa.gov](mailto:ddrew@woodburycountyiowa.gov)  
FAX: 712.279.6522

January 7, 2026

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

The Woodbury County Sheriff's Office respectfully requests discussion and action on the authorization to promote one (1) deputy to the position of Deputy SGT. We would like to promote Deputy Nick Bauerly to Deputy SGT with a wage of \$45.28. This promotion will be effective Jan 19<sup>th</sup>, 2026.

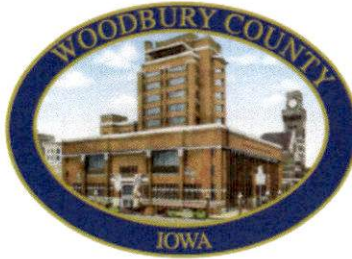
Sincerely,

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

Chad Sheehan, Sheriff

Cc: file

**Office Of The  
AUDITOR/RECORDER  
Woodbury County**  
Michelle K. Skaff, Ph.D.  
Auditor/Recorder/  
Commissioner of Elections



Courthouse – Room 103  
620 Douglas  
Sioux City, IA 51101

Phone: (712) 279-6702  
Fax (712) 279-6629  
miskaff@woodburycountyiowa.gov

### **AUDITOR'S QUARTERLY REPORT**

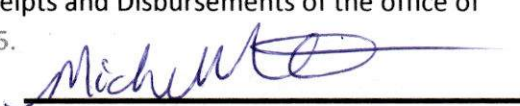
October 1, 2025/ December 31, 2025

Michelle K. Skaff, Woodbury County Auditor/Recorder

#### Payroll Taxes

Beginning Cash Balance	October 1, 2025		
Payroll Taxes		402,186.11	
Other		(813.66)	
Total Beginning Balance			401,372.45
Receipts:			
Payroll Taxes		3,610,695.00	
Interest		2,868.43	
Other			
Total Receipts			3,613,563.43
Total Resources			4,014,935.88
Disbursements:			
Payroll Taxes		3,604,712.53	
Interest Paid to Treasurer		2,927.88	
Other			
Total Disbursements			3,607,640.41
Ending Cash Balance	December 31, 2025		
Payroll Taxes		408,168.58	
Other		(873.11)	
Total Ending Balance			407,295.47

I, Michelle K. Skaff, County Auditor/Recorder of Woodbury County, Iowa, hereby certify the above to be a true and correct statement of the Receipts and Disbursements of the office of County Auditor for the 2nd Quarter ending 12/31/25.

  
Michelle K. Skaff, County Auditor/Recorder

# APPLICATION FORM FOR WOODBURY COUNTY BOARD/COMMISSION

Please Return To:

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

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

Application For: Siouxland District Health (Board/Commission)  
 Date January 8, 2026 E-mail Address wfbexboxer@gmail.com  
 Name William F. Burrows  
 Address 4409-47th Street  
 Phone Number N/A Fax Number N/A  
 Business Phone N/A Cell Phone (712) 301-2253

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

☐ Female ☒ Male

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

Class President Heelan 1965  
B.A. Sociology Briar Cliff College 1969  
United States Army-Vietnam 1970-1971  
Social Worker St. Joseph Mercy Hospital/Marian Health Center 1971-1991  
SALES - SMURFIT STONE 1991 - 2009.

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

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

As much as 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.

To learn more about the overall health of the citizen of Woodbury County, specifically  
Communicable Diseases and Child Immunization. PLUS CANCER RATES.

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

I understand I would be replacing Diane Prieksat on the Board. She and Judy Turner are  
former co-workers of mine at Marian. Plus, I've known George Boykin since Christ was a  
Corporal and Democrats ruled the Woodbury County Board of Supervisors.



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

I can contribute by bringing a historical perspective about past diseases and their cures.  
As a kid, Polio, Impetigo, Ringworm and Dread Mohocus were pervasive. My first case  
INVOLVED DIPHTHERIA.

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

I also served on the Siouxland Mental Health Board of Directors, was involved in starting  
the first Home Health Care program in Sioux City and LAUNCHED THE FIRST  
rehabilitation unit in town. One outgrowth of this was a support group for the Brain  
injured and their families that later became Opportunities Unlimited.

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

Name	Address	Phone number	Email address	Relationship
Don Duzik	3125 Myrtle	301-4911	don.duzik@gmail.com	Friend

Bob Coacher	3839 Nebraska	252- 0874	rcoacher@aol.com	Friend
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I certify that there is nothing that would prohibit me from serving on this board or commission.

Signature William F. Burrows Date 1-8-26

*William F. Burrows*

**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.**

# WOODBURY COUNTY, IOWA BOARD ADMINISTRATION

## MEMORANDUM

**TO:** Board of Supervisors  
**FROM:** Karen James, Board Administrative Assistant  
**RE:** Responses from Members of Boards/Commissions on Consideration of Appointment/Reappointment  
**DATE:** January 12, 2026

Below are the responses of the members of the various Boards/Commissions.

### **Commission to Assess Damages – Category A – Owner/Operators of Agricultural**

**YES** Eric Nelson, 1514 Jasper, Merville, IA 51039 - Reappointment  
**YES** Blake Flewelling, 7462 Correctionville Road, Sioux City, IA 51106 - Reappointment  
**YES** Tony Ashley, 3356 – 170<sup>th</sup>, Correctionville, IA 51016 - Reappointment  
**YES** Mike Willer, 2314 – 150<sup>th</sup> Street, Lawton, IA 51030 - Appointment  
**YES** Bradley Hopp, 2475 Hwy 20, Lawton, IA 51030 - Reappointment

### **Commission to Assess Damages – Category B – Owners of City Property**

**YES** David Brown, 726 Stable Path, Sergeant Bluff, IA 51054 - Appointment

### **Commission to Assess Damages – Category C – Licensed Real Estate Salesman or Real Estate Broker**

**YES** Kurt Paulsen, 2438 Hancock Ave., Anthon, IA 51004 - Appointment  
**YES** Ryan Akerberg, 52 McDonald Dr., Sioux City, IA 51104 - Appointment

### **Commission to Assess Damages – Category D Persons Having Knowledge of Property Values in the County by Reason of Their Occupation**

**YES** Doyle Turner, 2738 – 200<sup>th</sup> St., Merville, IA 51039 - Reappointment  
**YES** Cody Griffin 2751 – 140<sup>th</sup> Street, Merville, IA 51039 - Appointment

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

Date: 1/7/26 Weekly Agenda Date: 1/13/26

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Supervisor Nelson

**WORDING FOR AGENDA ITEM:**

Approval of changes to rules for public participation in Board of Supervisors meetings

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☐

**EXECUTIVE SUMMARY:**

Rules for public participation are essential to running a productive and civil meeting. At times minor updates need to be made to the rules to increase clarity and adhere to new procedures

**BACKGROUND:**

Item 2 is not typically followed. It needs to be changed to reflect what typically occurs

Item 3 needs updated. It is no longer required for members of the public to give their address when addressing the board, item 3 requires it

Item 4 needs more clarity. There continues to be questions about public comments being held to 3 minutes

**FINANCIAL IMPACT:**

**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:**

Item 2 changed to: "The chair will recognize the agenda item presenter before asking for public comments or board discussion"

Item 3 changed to: "and give their name and city of residence before their statement"

Item 4 changed to: "Members of the public who comment will limit their remarks to three minutes on any one item, and address their remarks to the Board"

**ACTION REQUIRED / PROPOSED MOTION:**

Adopt the proposed changes to the rules of public participation in Board of Supervisor Meetings

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

Date: 01/15/2026 Weekly Agenda Date: 01/20/2026

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

**WORDING FOR AGENDA ITEM:**

Approval for the Chairman to sign the authorization to bind coverage with ICAP as Woodbury County's 2026 property insurance provider.

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

The paper work for Woodbury County's property insurance is being submitted. It lays out the limits and premiums for the 2026 calendar year.

**BACKGROUND:**

- ICAP is our current carrier
- Overall Property(Building/BPP/Equipment) rates remained flat from expiring.
- ICAP did increase both the Building Limit & Personal Property Limit by 2.5%
- Auto rates increased 2%, but we added another \$1M of Vehicles so the premium is up \$10,000 annually.
- Scheduled Equipment list grew by \$5M.

**FINANCIAL IMPACT:**

The premium will increase by \$45,106 for a total of \$439,239.

**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:**

Please accept the renewal paperwork and provide the necessary signatures.

**ACTION REQUIRED / PROPOSED MOTION:**

Accept and sign the appropriate paperwork for renewal of the Woodbury County's property insurance with ICAP.



# Proposal of Insurance Woodbury County

620 Douglas Street, #701  
Sioux City, IA 51101

Presented: January 10, 2026  
Effective: February 1, 2026

Steve Schultz, AAI, Area Vice President  
4280 Sergeant Road, Suite 200  
P.O. Box 718  
Sioux City, IA 51102  
Office: (712) 274-823  
Cell: (712) 253-4966  
Steve\_Schultz@ajg.com



ajg.com

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## Gallagher

Insurance | Risk Management | Consulting

# Woodbury County

## Proposal Summary

We appreciate the opportunity to quote your business insurance. This proposal is a summary of policy terms and conditions.

We have been able to achieve renewal goals by negotiating your renewal with the incumbent carrier. There are limited markets for the type of risk and exposure that your business presents.

This proposal provides coverage highlights along with the attached carrier quotations for the following coverages:

- Package
  - Property
  - Crime
  - Automobile

It is recommended that you consider purchasing coverage for the following, which are not included in your insurance program:

- Flood

We are not aware of any changes in your exposures to loss, nor are we aware of any changes in your business operations that would necessitate additional coverage options. Please notify us immediately if you are planning any new business operations.

The values and schedules are per the expiring policy or the information you have previously provided. It is your responsibility to notify us of all necessary changes to your schedules

Information contained in this proposal is intended to provide a brief overview of coverages. It should be used for reference purposes only. It is not intended to provide a full list of policy exclusions, limitations, and conditions. The provided quotes should be reviewed for further details. Coverage afforded to you is subject to all terms, conditions, and exclusions of the bound and issued policies.

### To Bind Coverage:

Please refer to the attachment document titled, ***"Client Authorization to Bind Coverage"***:

- Note any changes you desire to be made
- Place a check mark next to the coverage(s) you wish to accept
- Date and Sign
- Return prior to the effective date of coverage

**Thank you for allowing Gallagher to service your insurance needs. We appreciate your business and look forward to working with you in the coming year. Please contact me if you have any questions.**

## Woodbury County

### Your Gallagher Team

Your Gallagher team is a true partner. We have the expertise to understand your business and we're here to service and stay alongside you, every step of the way.

<i>Service Team</i>	<i>Role</i>	<i>Email</i>	<i>Phone</i>
<b>Steve Schultz, AAI</b> Producer	Producer	<a href="mailto:Steve_Schultz@ajg.com">Steve_Schultz@ajg.com</a>	712 274 8223 (p)
<b>Heather Murad</b> Client Service Manager II	Client Service Manager	<a href="mailto:Heather_Murad@ajg.com">Heather_Murad@ajg.com</a>	712 274 8234 (p)





## Woodbury County

### Premium Summary

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

Line of Coverage		Expiring	Renewal
		Iowa Communities Assurance Pool	Iowa Communities Assurance Pool
Property & Equipment Auto Physical Damage	Premium	\$307,449.47	\$343,338.00
	Estimated Cost*	\$82,864.00	\$92,726.00
Crime		\$575.00	\$ 575.00
	Carrier Fees	\$3,244.00	\$2,500.00
Total Cost		\$394,132.47	\$439,139.00

\*Estimated Cost includes all taxes, fees, surcharges and TRIA premium (if applicable)

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.

Gallagher is responsible for the placement of the following lines of coverage: Bond, Commercial Package (Employment Practices Liability, Public Officials Liability, Law Enforcement Liability, Automobile, General Liability, Umbrella), Package (Property, Inland Marine, Crime, Automobile), Crime, Cyber 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.

### Named Insured

Named Insured	Package
Woodbury County	X

**Note:** Any entity not named in this proposal may not be an insured entity. This may include affiliates, subsidiaries, LLCs, partnerships, and joint ventures.



## Woodbury County

### Market Review

We approached the following carriers in an effort to provide the most comprehensive and cost effective insurance program.

Line Of Coverage	Insurance Company ** (AM Best Rate/Financial Strength)	Market Response *	Admitted ***
Property & Equipment, Auto Physical Damage, and Crime	Iowa Communities Assurance Pool	Recommended Quote	Not-Admitted

\*If shown as an indication, the actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

\*\*Gallagher companies use AM Best rated insurers and the rating listed above was verified on the date the proposal document was created.

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A Best's Financial Strength Rating is an independent opinion of an insurer's financial strength and ability to meet its ongoing insurance policy and contract obligations. It is not a warranty of a company's financial strength and ability to meet its obligations to policyholders. Best's Credit Ratings™ are under continuous review and subject to change and/or affirmation. For the latest Best's Credit Ratings™ and Guide to Best's Credit Ratings, visit the AM Best website at <http://www.ambest.com/ratings>.

\*\*\*If coverage placed with a non-admitted carrier, it is doing business in the state as a surplus lines or non-admitted carrier, and is neither subject to the same regulations as an admitted carrier nor do they participate in any state insurance guarantee fund.

Gallagher companies make no representations and warranties concerning the solvency of any carrier, nor does it make any representation or warranty concerning the rating of the carrier which may change.

# Woodbury County

## Coverage Highlights

Property & Mobile Equipment	Recommended Quote		
Policy Term	02/01/2026 - 02/01/2027		
Carrier Information	Iowa Communities Assurance Pool		
Payment Plan	Annual		
Payment Method	Direct Bill		
Package – Property & Mobile Equipment			
Premium & Exposures			
Property Premium	\$343,338.00		
Agency Fee	\$2,500.00 (Applicable for Property, Crime, Auto)		
Estimated Cost	\$343,338.00		
Exposure / Total Insurable Value as of 02/01/2026	Buildings	\$ 115,886,314.00	\$118,204,040.00
	BPP	\$10,530,253.00	\$11,247,568.00
	Misc Property Scheduled	\$ 11,825,949.00	\$ 16,645,735.00
	Misc. Prop Unscheduled	\$ 102,000.00	\$ 202,900.00
	Gross Earnings	\$ 5,000,000.00	\$ 5,500,000.00
Auditable / Frequency	N/A		
Valuation	Replacement Cost		
Coinsurance	No Coinsurance		
Perils Covered	Special Form		
Core Property Coverage			
Equipment Breakdown	Included		
Building	\$118,204,040		
Personal Property	\$ 11,247,568		
Miscellaneous Property Scheduled	\$16,645,735		
Miscellaneous Property Unscheduled	\$ 202,900 (equipment with limits no larger than \$25k)		
Gross Earnings	\$5,500,000		
Endorsements including but not limited to:			
Significant policy endorsements include, but are not limited to, those listed on the attached quote/policy form/endorsements.			
Exclusions including but not limited to:			
Significant policy exclusions include, but are not limited to, those listed on the attached quote/policy form/endorsements.			
Property Deductibles			
Deductible – Buildings, Business Personal Property	\$50,000		
Wind/Hail Deductible	2% of the sum of the values of all of <b>your units of coverage</b> that sustain <b>loss</b> in any one <b>occurrence</b> .  <b>Maximum Wind/Hail Deductible, Per Occurrence</b> - based on values of all insured units - <b>\$350,000</b> (calculated based on current values – autos, equipment, all units)		
Deductible – Misc. Property Scheduled	\$2,500		
Binding Requirements			
Signed Commitment to Continue Membership			

## Woodbury County

### Claims Reporting By Policy

**Immediately report all claims.** Each insurer requires notice of certain types of claims depending on the potential exposure or particular injury types. It is important to thoroughly review your policy to ensure you are reporting particular incidents and claims, based upon the insurer's policy requirements.

If you are using a third party administrator ("TPA"), your TPA may or may not report claims to an insurer on your behalf. Although we will assist you where requested, it is important that you understand whether your TPA will be completing this notification.

#### Reporting Direct to Carrier [Only When Applicable]

Coverage(s): Package	Immediately report claims directly to:
<b>Insurer:</b> Iowa Communities Assurance Pool	<b>Insurer Name:</b> Iowa Communities Assurance Pool
<b>Policy Term:</b> 02/01/2026 - 02/01/2027	<b>Phone:</b> 800-383-0116
	<b>Web:</b> <a href="https://www.icapiowa.com/claims">https://www.icapiowa.com/claims</a>

#### Reporting to Gallagher or Assistance in Reporting

Coverage(s): Package	Immediately report claims directly to:
<b>Gallagher Claim Center</b>	<b>Phone:</b> 855-497-0578
<b>Policy Term:</b> 02/01/2026 - 02/01/2027	<b>Fax:</b> 225-663-3224
	<b>Email:</b> <a href="mailto:ggb.nrcclaimscenter@ajg.com">ggb.nrcclaimscenter@ajg.com</a>

## Woodbury County

### Bindable Quotations & Compensation Disclosure Schedule

**Client Name:** Woodbury County

Coverage	Insurance Company	Wholesaler, MGA, or Intermediary Name <sup>1</sup>	Est. Annual Premium <sup>2</sup>	Comm. % or Fee <sup>3</sup>	Gallagher U.S. Owned Wholesaler, MGA, or Intermediary % and/or Fee
<ul style="list-style-type: none"> <li>Property &amp; Equipment</li> <li>Crime</li> <li>Automobile Physical Damage</li> </ul>	Iowa Communities Assurance Pool	N/A	\$343,338.00 \$575.00 \$92,726.00 \$2,500 fee	15% for all, but APD APD is 8%	N/A

<sup>1</sup> We were able to obtain more advantageous terms and conditions for you through an intermediary/ wholesaler.

<sup>2</sup> If the premium is shown as an indication: The premium indicated is an estimate provided by the market. The actual premium and acceptance of the coverage requested will be determined by the market after a thorough review of the completed application.

<sup>3</sup> The commission rate is a percentage of annual premium excluding taxes & fees.

## Woodbury County

### Client Authorization to Bind Coverage

After careful consideration of Gallagher's proposal dated 02/01/2026, we accept the following coverage(s). Please check the desired coverage(s) and note any coverage amendments below:

	Coverage/Carrier
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	Property, Auto Physical Damage, Crime Iowa Communities Assurance Pool
<input type="checkbox"/> Accept <input type="checkbox"/> Reject	TRIA - Package

#### Additional Recommended Coverages

Gallagher recommends that you purchase the following additional coverages for which you have exposure. By checking the box(es) below, you are requesting that Gallagher provide you with a Proposal for this coverage. By not requesting a Proposal for this coverage, you assume the risk of any uncovered loss.

☐ Flood

The above coverage(s) does not necessarily represent the entirety of available insurance products. If you are interested in pursuing additional coverages other than those listed in the Additional Recommended Coverages, please list below:

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#### Other Services to Consider

☐ Yes ☐ No - CORE360™ STEP

☐ Yes ☐ No - eRiskHub

#### Coverage Amendments and Notes:

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#### 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.

## Woodbury County

### 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/>.

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.

By:

\_\_\_\_\_  
Print Name (Specify Title)

\_\_\_\_\_  
Company

\_\_\_\_\_  
Signature

Date:

\_\_\_\_\_



## Member Proxy

Be it known, that the undersigned representative of the Governmental Sub-Division (hereafter referred to as MEMBER) by resolution of the governing body, a copy of which is attached hereto, hereby nominates and appoints the following individual and alternate to represent the MEMBER with the Iowa Communities Assurance Pool (hereinafter referred to as the POOL). The individual and alternate shall act as liaison between MEMBER and the POOL for the purposes of relating risk reduction and loss control information, and any other loss information or instructions concerning the obligations of the MEMBER imposed by signing the Iowa Risk Management Agreement and the rules and regulations established thereunder, to the same extent and with like effect as the undersigned thereunder, to the same extent as the undersigned could do if personally present and the undersigned does hereby ratify and confirm and adopt all action done or taken by the individual or alternate.

Primary Contact:	<u>Matthew Ung</u>	Alternate Contact:	<u>Melissa Thomas</u>
Title:	<u>Chairman, Board of Supervisors</u>	Title:	<u>Human Resources Director</u>
Address:	<u>620 Douglas St.</u>	Address:	<u>620 Douglas St.</u>
Address:	<u></u>	Address:	<u></u>
City, State, Zip:	<u>Sioux City, IA 51101</u>	City, State, Zip:	<u>Sioux City, IA 51101</u>
Email:	<u>matthewung@woodburycountyiowa.gov</u>	Email:	<u>melissathomas@woodburycountyiowa.gov</u>
Telephone:	<u>7122796525</u>	Telephone:	<u>7122796480</u>

In witness whereof, this proxy was executed on the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, by the undersigned duly authorized officers of the Governmental Subdivision indicated below:.

Governmental Subdivision: Woodbury County

Member ICAP #: 1226

By: \_\_\_\_\_

Title: \_\_\_\_\_

By: \_\_\_\_\_

(City Clerk/County Auditor/Board Secretary)



## Anniversary Information Acknowledgement

The undersigned representative of the Woodbury County acknowledges that he/she:

- ☐ Reviewed the information provided on all Iowa Communities Assurance Pool applications and all applicable supplemental applications.
- ☐ Reviewed all applicable property and vehicle schedules.
- ☐ Confirms, to the best of his/her knowledge, that all information provided is complete and accurate.
- ☐ Reviewed the optional coverage(s) offered by the Iowa Communities Assurance Pool for increased limits. After consideration of the coverage(s) offered and the contribution for same, Woodbury County has elected to:
- ☐ Waive any and all coverage(s) and any applicable contribution charges. Woodbury County understands that to add increased limits coverage in the future, it will be subject to Iowa Communities Assurance Pool's approval and underwriting guidelines at the time of the request and that such request must be made in writing. In addition, Woodbury County will not hold the Iowa Communities Assurance Pool responsible for this decision to waive optional coverage(s).
- ☐ Accept the increased limits: \_\_\_\_\_  
(Limit of Liability Accepted)

Executed on the \_\_\_\_\_ day of \_\_\_\_\_, in the year \_\_\_\_\_, by the undersigned duly authorized officer of the Governmental Subdivision (Woodbury County) indicated below:

BY: \_\_\_\_\_

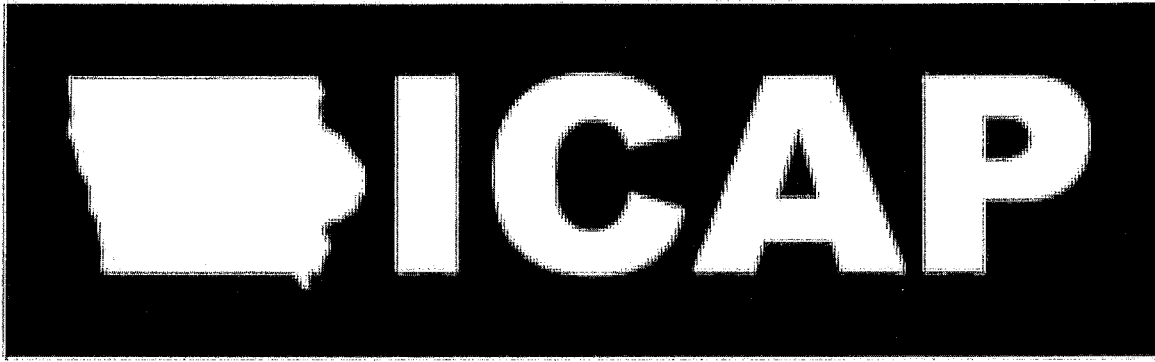
Title: \_\_\_\_\_

Member: Woodbury County

Member Number: 1226

Anniversary Date: 02/01/2026





## Commitment to Continue Membership

I, Woodbury County, do hereby affix my signature to this form and promise to submit the contribution of \$439,139.00 (less attached vouchers if applicable) by \_\_\_\_\_. In order to fulfill this commitment, our check will be received by the Iowa Communities Assurance Pool, at the address on this form, no later than \_\_\_\_\_.

Printed Name \_\_\_\_\_

Signature \_\_\_\_\_

Date \_\_\_\_\_

Iowa Communities Assurance Pool  
12951 University Ave,  
Ste 120  
Clive, IA 50325



**INVOICE**

FOR

**Woodbury County**

Anniversary Date: 02/01/2026

12951 University Ave, Ste 120  
Clive, IA 50325  
[www.icapiowa.com](http://www.icapiowa.com)



## Member Invoice

Member Name: Woodbury County  
Policy Number: R1226PC2026-01

Anniversary Date: 02/01/2026

Coverage	Limit of Coverage	Contribution
Vehicles	\$11,535,256	\$92,726.00
Property	\$146,300,244	\$343,338.00
Equipment Breakdown	Included	Included
Crime	\$100,000	\$575.00
Agency Fee		\$2,500.00
TOTAL CONTRIBUTION		\$439,139.00

Payment for this invoice can be submitted electronically via the ICAP website.  
Please visit [www.icapiowa.com](http://www.icapiowa.com) and click "Member Pay" at the top right of the page to pay via ACH transfer. There is no fee for utilizing this service. If you require assistance or prefer to pay via check, please contact the ICAP office via 1-(800) 383-0116.



## Quote Summary

Woodbury County

Anniversary Date: 02/01/2026

Coverage	Contribution	Limit of Coverage	Deductible	Retroactive Date	Coverage Effective
Vehicles	\$92,726.00	\$11,535,256	See Schedule	02/01/2026	02/01/2026
Property	\$343,338.00	\$146,300,244	See Schedule	02/01/2026	02/01/2026
Equipment Breakdown	Included	Included	Included		Included
Crime	\$575.00	\$100,000	\$50,000	02/01/2026	02/01/2026
TOTAL CONTRIBUTION	\$436,639.00				
Agency Fee	\$2,500.00				
FINAL CONTRIBUTION	\$439,139.00				

*This quotation expires on the Proposed Effective Date.*

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

Date: 1/14/26

Weekly Agenda Date: 1/20/26 4:40

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

### WORDING FOR AGENDA ITEM:

- a. Conduct the Second Public Hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne.  
b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009 as the Final Reading.  
c. Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.  
d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.

### ACTION REQUIRED:

Approve Ordinance ☒

Approve Resolution ☐

Approve Motion ☒

Public Hearing ☒

Other: Informational ☐

Attachments ☒

### EXECUTIVE SUMMARY:

Robert B. Ankerstjerne has applied to create the 7.99-acre Snyder's Bend Addition minor subdivision (Parcel #874732400009) and to rezone the property from Agricultural Preservation (AP) to Agricultural Estates (AE) to allow future lot development; notices were published and stakeholders notified, City of Salix waived extraterritorial review, and the Zoning Commission voted 4-0 on December 22, 2025 to recommend approval of both the subdivision and rezone. The County Engineer found the plat closure meets Iowa Code §355.8 but noted no access points are shown—applicant must coordinate with the engineer for required entrance permits, sight-distance reviews, and any necessary improvements.

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

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

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

### BACKGROUND:

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, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the 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, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne 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. These proposals have been noticed in the Sioux City Journal legal 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. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that 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 engineer also indicated that 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 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 engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

### PROPERTY DETAILS

Parcel(s): 874732400009

Township/Range: T87N R47W (Liberty)

Section(s): 32 & 33

Quarter: 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, Iowa

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X (Not in floodplain)

Property Address: None

**FINANCIAL IMPACT:**

0

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

Yes ☐ No ☐

**RECOMMENDATION:**

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

Approve the Second Reading of the said Zoning Ordinance Map Amendment as the Final Reading (Rezone)

Waive the Third Public Hearing and Third Reading of the said Zoning Ordinance Map Amendment (Rezone)

Adopt the said Zoning Ordinance Map Amendment (Rezone)

If the Board decides not to waive the public hearing and reading, the Third Public Hearing and Reading is scheduled for January 27 at 4:40 PM.

**ACTION REQUIRED / PROPOSED MOTION:**

- a. Conduct the Second Public Hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on a portion of Parcel #874732400009 for Robert B. Ankerstjerne.
- b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009 as the Final Reading.
- c. Waive the Third Reading and Third Public Hearing of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.
- d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874732400009.

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

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on Tuesday, January 13, 2026, at 4:40 PM, Tuesday, January 20, 2026, at 4:40 PM, and Tuesday, January 27, 2026, at 4:40 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 331.302, the Board of Supervisors may waive the second and third hearings and readings if deemed appropriate.

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

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

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

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

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

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

Pursuant to Section 335 of the Code of Iowa, the Woodbury County Board of Supervisors will hold public hearings and ordinance readings to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

The proposal is to rezone a portion of the property located on Parcel #874732400009 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property 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, Iowa, more particularly described as follows:

A tract of land 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, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record

Petitioner Applicant(s): Robert B. Ankerstjerne, 1401 275th St., Salix, IA 51052.

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

COL-IA-502676

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

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

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

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

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

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

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

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

**Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.**

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

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

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

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

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

Adoption Timeline:

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

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS



## ITEM ONE (1)

Property Owner(s): Robert B. Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

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

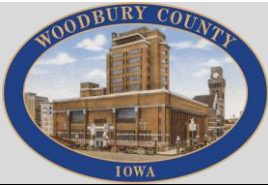
Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

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



# WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## REPORT FOLLOWING ZONING COMMISSION RECOMMENDATIONS SNYDER'S BEND ADDITION – MINOR SUBDIVISION PROPOSAL AND ZONING ORDINANCE MAP AMENDMENT PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Robert B. Ankerstjerne
Application Type(s):	Minor Subdivision & Zoning Ordinance Map Amendment (Rezone) from AP to AE
Name of Subdivision:	Snyder's Bend Addition
Application Date:	December 1, 2025
Number of Lots:	4
Total Acres:	7.99 (8)
Extraterritorial Review:	City of Salix, Resolution No. 2025-15, December 10, 2025
Legal Notice Date:	December 11, 2025
Neighbor(s) Notice Date:	December 10, 2025
Stakeholder(s) Notice Date:	December 4, 2025
Zoning Commission Public Hearing Date:	December 22, 2025
Board of Supervisors Agenda Date:	January 13, 20, 27, all at 4:40 PM
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Jeff Snoozy, 712-281-3922

PROPERTY DETAILS	
Parcel(s):	874732400009
Township/Range:	T87N R47W (Liberty)
Section(s):	32 & 33
Quarter:	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 5 <sup>th</sup> P.M., Woodbury County, Iowa
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property Address:	None

CONTENTS	
SUMMARY, AERIAL MAP, PLAT EXCERPT	
APPLICATION – MINOR SUBDIVISION	
FINAL PLAT	
REVIEW CRITERIA	
APPLICATION – REZONE & REVIEW CRITERIA	
PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
SUPPORTING DOCUMENTATION	

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

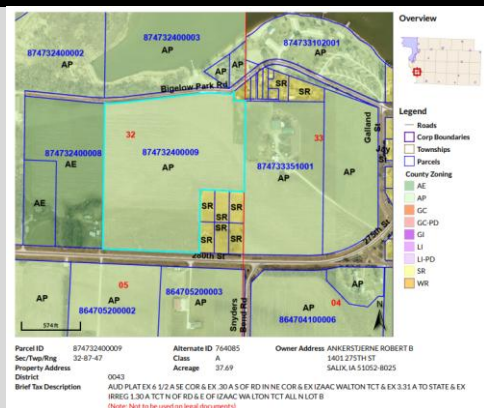
Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M., thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 00 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

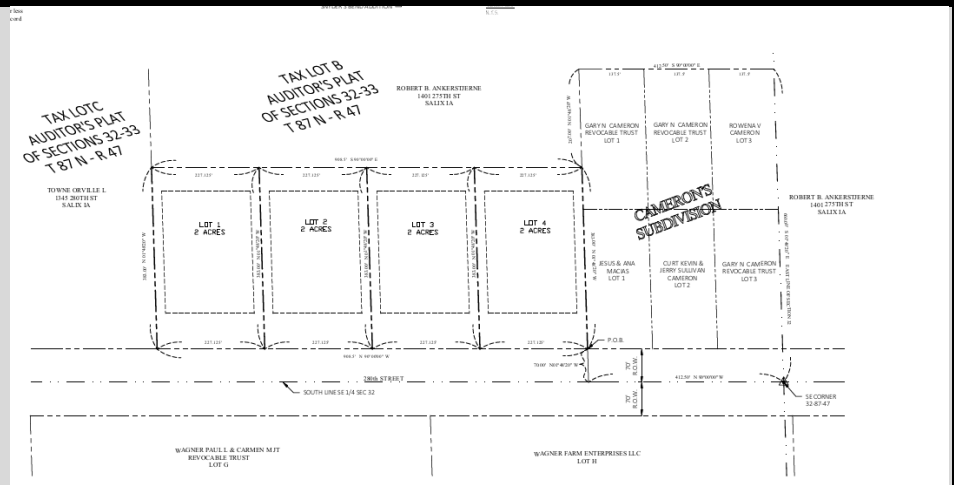
### SUMMARY

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, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the 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 5<sup>th</sup> P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280<sup>th</sup> Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne 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. These proposals have been noticed in the Sioux City Journal legal 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. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that 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 engineer also indicated that 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 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 engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

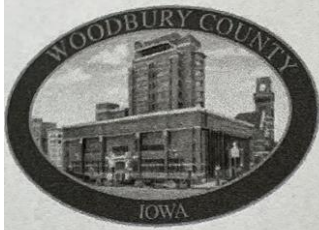
### AERIAL MAP



### PLAT EXCERPT







**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 – Rezone from AP to AE on Portion of Parcel #874732400009  
for Robert B. Ankerstjerne

Dear Board of Supervisors:

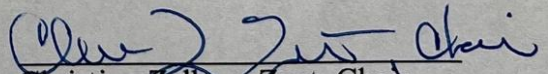
On December 22, 2025, the Zoning Commission held a public hearing on the zoning map amendment application submitted by Robert B. Ankerstjerne to rezone a 7.99-acre portion of Parcel #874732400009 from Agricultural Preservation (AP) to Agricultural Estates (AE), concurrent with the four-lot Snyder's Bend Addition minor subdivision.

Staff referenced the same notifications and comments as the subdivision item. The rezone is required for multi-lot residential development per the Zoning Ordinance Section 3.01.1 B, aligns with the Comprehensive Plan (Rural Residential), and provides larger lots better suited for well/septic systems in the Browns Lake area.

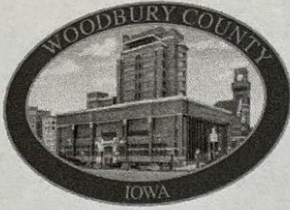
The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment.

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.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission





WOODBURY COUNTY  
ZONING COMMISSION

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

**From:** Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**Subject:** Recommendation – Snyder's Bend Addition Minor Subdivision (Four Lots) on  
Parcel #874732400009 for Robert Ankerstjerne

Dear Board of Supervisors:

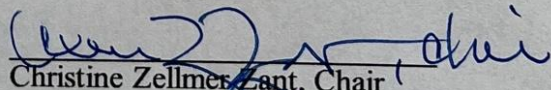
On December 22, 2025, the Zoning Commission held a public hearing on the proposed Snyder's Bend Addition, a four-lot minor subdivision submitted by Robert B. Ankerstjerne. The application divides a 7.99-acre portion into four approximately two-acre lots in Tax Lot B of the Auditor's Plat (parts of Sections 32-33, T87N R47W and Sections 4-5, T86N R47W), zoned AP and outside the floodplain. A concurrent rezone to AE was also considered.

Staff reported proper notice and notifications, minimal public feedback, and plat closure compliance per Iowa Code §355.8. The County Engineer noted no driveway entrances shown; coordination (including possible shared drives) will be required. The City of Salix waived extraterritorial review. Utility and health district comments indicated no issues. The proposal aligns with the Comprehensive Plan (Rural Residential).

The Zoning Commission recommends that the Board of Supervisors approve the final plat for the *Snyder's Bend 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.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:**

I, the under signed, being chairman of the Woodbury County Zoning Commission for Woodbury County Iowa, do hereby certify that said commission has heretofor taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to, Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 22 day of December, 2025 approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 22 day of December, 2025

Chris Zellmer-Zant  
Chairman Chris Zellmer-Zant  
Woodbury County Zoning Commission of  
Woodbury County, Iowa

## 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:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=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 Pickett, 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, Iowa. 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 Iowa 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, Iowa. 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





OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance

Section 2.02(4)

Page 1 of 8

## Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b> Owner <u>Robert Ankerstjerne</u> Address <u>1401 275th</u> <u>Salix IA 51052</u> Phone <u>[REDACTED]</u>	<b>Applicant Information:</b> Applicant <u>Robert Ankerstjerne</u> Address <u>1401 275th</u> <u>Salix IA 51052</u> Phone <u>[REDACTED]</u>
Engineer/Surveyor <u>JEFF SNOOZY</u> Phone <u>712-281-3822</u>	
<b>Property Information:</b> Property Address or Address Range <u>1345 to 1359 280th Street</u> Quarter/Quarter <u>SE, SE</u> Sec <u>32</u> Twnshp/Range <u>87N, 47W</u> Parcel ID # <u>874732400009</u> or GIS # <u>874732400009</u> Total Acres _____ Current Use <u>Ag</u> Proposed Use <u>Residential</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) _____ <span style="float: right;">CR52 53.25</span>	
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>8/18/25</u> - <u>Robert Ankerstjerne</u> &amp; <u>Jeff Snoozy</u> Staff present <u>D. P. S. Ruy</u></p> <p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.</p> <p>This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p>	
Owner <u>Robert Ankerstjerne</u> Applicant <u>Robert Ankerstjerne</u> Date <u>11-10-2025</u> Date <u>11-10-2025</u>	
Fee: \$400 Case #: <u>7134</u> Check #: <u>\$400 CK #5455</u> Receipt #: _____	

RECEIVED

DEC - 1 2025

WOODBURY COUNTY  
PLANNING & ZONING

LOCATION: SECTION 32-T87N-R47W  
REQUESTED BY: ROBERT B. ANKERSTIERNE  
PROPRIETOR: ROBERT B. ANKERSTIERNE  
SURVEYOR: JEFF SNOOZY, LS 17734  
RETURN TO: SNOOZY SURVEYING  
19 ALCOMA DRIVE  
NORTH SIOUX CITY, SD 57049

FINAL PLAT  
SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION TO  
WOODBURY COUNTY, IOWA

LEGAL DESCRIPTION

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearing assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 00 Seconds West for a distance of 353.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning.

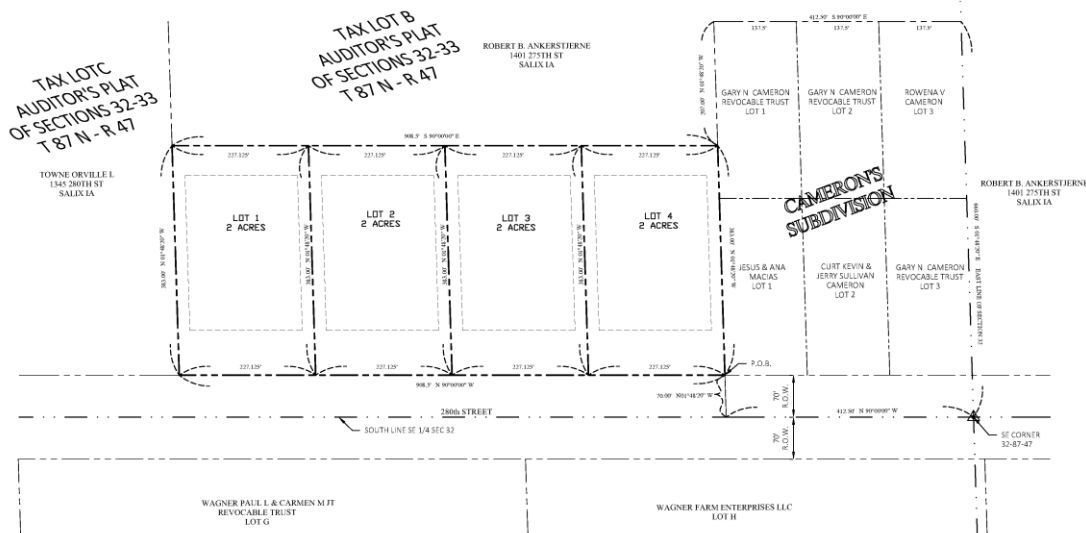
Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

ZONING

Front: 75 feet  
Interior Side: 20 feet  
Rear: 50 feet  
Accessory Buildings  
Front: 75 feet  
Interior Side: 10 feet  
Rear: 10 feet



SNYDER'S BEND ADDITION



LEGEND

- FOUND PIN AS NOTED
- SET CAPPED PIN
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- △ SECTION CORNER AS NOTED

CERTIFICATION:

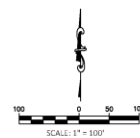
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

OWNER/SUBDIVIDER

ROBERT B. ANKERSTIERNE  
1401 275TH STREET  
SALIX, IA 51052  
PHONE: 712-203-1632

LAND SURVEYOR

JEFF SNOOZY  
19 ALCOMA DRIVE  
NORTH SIOUX CITY, SOUTH DAKOTA 57049  
PHONE: 712-281-3922



JEFF S. SNOOZY, PLS #17734 DATE \_\_\_\_\_  
LICENSE RENEWAL DATE: DEC. 31, \_\_\_\_\_ SHEETS COVERED BY THIS SEAL \_\_\_\_\_

SNOOZY SURVEYING  
19 ALCOMA DRIVE  
NORTH SIOUX CITY, SD 57049

BACON CREEK DESIGN INC.  
SIOUX CITY, IOWA 51106

SURVEYED BY: JES DATE: 10/25/25  
DRAWN BY: JES DATE: 10/25/25  
PAGE 1 OF 2

Dec 02, 2025 - 1:45pm

<div>LOCATION: SECTION 32-T87N-R47W REQUESTED BY: ROBERT B. ANKERSTIERNE PROPRIETOR: ROBERT B. ANKERSTIERNE SURVEYOR: JEFF SNOOZY, LS 17734 RETURN TO: SNOOZY SURVEYING 19 ALCOMA DRIVE NORTH SIOUX CITY, SD 57049</div>	
<div>FINAL PLAT SNOOZY'S BEND ADDITION, A MINOR SUB-DIVISION TO WOODBURY COUNTY, IOWA</div> <div><div><div><b>SURVEYORS' CERTIFICATE</b><p>I, Jeff Snoozy, a duly licensed land surveyor under the provisions of the laws of the State of Iowa, holding certificate no. 17734, do hereby certify that the subdivision plat of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property.</p><p>I do hereby certify that there are contained in said description the lots described in the addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes were set at each corner of every lot and tract except as noted on said plat.</p><p>Dated at Sioux City, Iowa on this _____ day of _____, 20____</p><p>Jeff Snoozy, LS Iowa No. 17734 License renewal date: _____</p></div><div><b>AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE</b><p>The County Auditor hereby accepts and approves the name of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, for use in Woodbury County, Iowa, as required by Iowa code section 334.6(2)</p><p>Date _____, 20____</p><p>Michelle K. Skaff Woodbury County Auditor and Recorder By: Diane Swoboda Peterson, Deputy</p></div><div><b>DEDICATION BY PROPRIETOR</b><p>Know all men by these presents:</p><p>That Robert B. Ankerstjerne, is the owner of the real estate described in the attached surveyor's certificate and has, in the presence of law, caused said described real estate to be surveyed, staked, and platted into lots, easements, and access roads, as is particularly shown and set forth in the attached plat and said certificate of Jeff S. Snoozy, a licensed surveyor who surveyed and platted the real estate to be shown as Snyder's Bend Addition, a Minor Sub-Division, and that the same is prepared with the free consent and accordance with the desire as owner and proprietor thereof.</p><p>Executed at _____ on the _____ day of _____, 20____</p><p>By: Robert B. Ankerstjerne, Owner</p><p>State of Iowa : _____ Woodbury County ss _____</p><p>On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said county and state, personally appeared Robert B. Ankerstjerne, to me known to be as person named in and who executed the foregoing instrument, and acknowledged to have executed the same as a voluntary act and deed.</p><p>Notary Public _____</p></div></div><div><div><b>AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING</b><p>State of Iowa : _____ County of Woodbury : _____ ss _____ Docket Number _____</p><p>Filed for record, this _____ day of _____, 20____, at _____ O'clock ____ M. recorded in plat envelope _____, indexed and delivered to the county auditor of Woodbury County, Iowa.</p><p>Dated _____</p><p>Michelle K. Skaff Auditor and Recorder Woodbury County, Iowa By: Diane Swoboda Peterson, Deputy</p></div><div><b>RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:</b><p>I, the undersigned, being chairman of the Woodbury County Zoning Commission for Woodbury County Iowa, do hereby certify that said commission has heretofore taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of _____, 20____ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.</p><p>Dated this _____ day of _____, 20____</p><p>Chairman Woodbury County Zoning Commission of Woodbury County, Iowa</p></div><div><b>WOODBURY COUNTY ENGINEER'S CERTIFICATE</b><p>I, _____, P.E. County Engineer for the County of Woodbury, Iowa do hereby certify that the boundary lines of the plat and lots therein were mathematically checked and conforms with the requirements as provided for in the subdivision ordinance and that all dimensions both lineal and angular necessary for location of lots, tracts, streets, alleys, and easements, if any are shown, that improvements were designed to meet or exceed accepted engineering design practices and will be installed pursuant to an agreement and security provided by the developer.</p><p>Dated _____, 20____</p><p>Engineer for the County of Woodbury _____, P.E.</p></div><div><b>BOARD OF SUPERVISOR'S RESOLUTION</b><p>RESOLUTION NO. _____</p><p>Resolution accepting and approving the subdivision plat of Snyder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa.</p><p>Whereas, the owners and proprietors did on this _____ day of _____, 20____ file with the Woodbury County Zoning Commission a certain plat designated as Snyder's Bend Addition, Woodbury County, Iowa; and</p><p>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</p><p>Whereas, the Zoning commission of Woodbury County, Iowa, has recommended the acceptance and approval of said plat; and</p><p>Whereas, the county engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.</p><p>Now, therefore be, and it is, resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa that said plat of Snyder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa, as hereto attached and forming part of the resolution be, and the same hereby is, 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 the resolution as required by law.</p><p>Passed and Approved this _____ day of _____, 20____.</p><p>Chairman Board of Supervisors Woodbury County, Iowa</p><p>Attest: Secretary _____</p></div></div></div>	
<div><div><div>SACCZY SURVEYING 19 ALCOMA DRIVE NORTH SIOUX CITY, IOWA 57049</div><div>BACON CREEK DESIGN INC. SIOUX CITY, IOWA 57108</div><div>SURVEYED BY: JSS DRAWN BY: ABE PAGE 2 OF 2</div><div>DATE: 10/02/25 DATE: 10/02/25</div></div><div>Dec 02, 2025 - 1:45pm</div></div>	

**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.

**RESOLUTION NO. 2025-15**

A RESOLUTION WAIVING THE SALIX CITY COUNCIL'S RIGHT TO REVIEW AND APPROVE A MINOR SUBDIVISION TO BE KNOWN AS SNYDER'S BEND ADDITION, A MINOR SUBDIVISION LOCATED OUTSIDE CITY LIMITS IN WOODBURY COUNTY, IOWA

WHEREAS, the owner of property legally described as:

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

in the County of Woodbury and State of Iowa has advised the City of Salix of plans for a Minor Subdivision of the property to be named Snyder's Bend Addition; and

WHEREAS, the property is located in Woodbury County, Iowa within the two-mile radius of the City of Salix, Iowa's incorporated limits; and

WHEREAS, Salix has established by ordinance pursuant to Iowa Code Section 354.9 jurisdiction to govern the division of land within a two-mile radius of the City's corporate limits; and

WHEREAS, the property owner will be completing a subdivision review including submitting the Final Plat of SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION to the Woodbury County Planning and Zoning Commission for compliance with Woodbury County, Iowa's subdivision ordinance for rural subdivisions; and

WHEREAS, Iowa Code Section 354.9 authorizes the City to waive by resolution its right to review and approve a subdivision within a two-mile radius of the City's boundaries if the property is in unincorporated area of Woodbury County which had adopted an ordinance governing the division of land; and

WHEREAS, the City Council of the City of Salix, Iowa has considered the proposed minor subdivision for the legally described area above and is satisfied that a minor subdivision review and approval by the City of Salix is not needed for the proposed development.


NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Salix, Iowa, pursuant to authority granted in Iowa Code Section 354.9, hereby waives the City's review and approval the Final Plat of the SNYDER'S BEND ADDITION, a Minor Sub-division as would otherwise be required by the City's Code of Ordinances.
2. The Mayor is authorized to sign a Certified Resolution on behalf of the City of Salix, Iowa in connection with the SNYDER'S BEND ADDITION, a Minor Sub-division for recording with the Woodbury County Recorder.

Council Member VanAuken introduced the resolution and moved that said resolution be adopted; seconded by Council Member Burkhart, and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following name Council Members voted:

	Aye	Nay	Absent	Abstain
Denise Burkhart	X			
Karen Allen	X			
Cindy Van Auken	X			
Emily Clayton	X			
Nick Black	X			

PASSED AND APPROVED this 10th day of December 2025.

  
Kevin Nelson, Mayor

Attest:

  
City Clerk

I, Ashley Mareau, City Clerk, do hereby certify that the foregoing Resolution 2025-15 was duly and properly adopted by the City Council of the City of Salix, Iowa at its regular meeting the 10th day of December, 2025.

  
City Clerk



## 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:

	<b>shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.</b>
	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.
	<b>shall accept payment of applicable fees, and distribute copies of the final plat to the Planning &amp; Zoning Commission, the appropriate county departments and public utilities; and</b>
	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.
	<b>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</b>
	Staff have received the review memo from the County Engineer and it has been included within this report.
	<b>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</b>
	The subdivision plat confirms with the Zoning and Subdivision ordinance content that the property owner makes arrangements with the County Engineer's office for driveway access to each lot as per the Engineer's review memo.
	<b>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.</b>
	The Woodbury County Comprehensive Plan 2040 ("Comp Plan") includes this property as Rural Residential on the Future Land Use Map which is compliant with both the establishment of new residential lots and a rezone from AP to AE.

## 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:

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

## **LEGAL DESCRIPTION:**

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

RECEIVED

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

DEC - 1 2025

Applicant: Robert B Anker stjerne WOODBURY COUNTY  
PLANNING & ZONING  
Name of Owner

Mailing Address: 1401 275th Salix IA 51052  
Street City or Town State and Zip + 4

Property Address: Salix IA 51052  
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] Email Address: [REDACTED]

To subdivide land located in the SE Quarter of Section 32-87-47

Civil Township Nest Liberty GIS Parcel # 874732400009

Name of Subdivision: Snyder's Bend

Subdivision Area in Acres 6.0 Acres Number of Lots 4

**Attachments:**

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

Surveyor: JEFF SPOOZY Ph/Cell: 712-291-3922

Attorney: Bob Rehm 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.

Owner's Signature: [Signature]

Zoning Director: [Signature]

**For Office Use Only:**

Zoning District AP Flood District \_\_\_\_\_ Date 12/1/25 No. 7133

Application Fee \_\_\_\_\_ 4 Lots or less (\$300\*+ Additional Fees) \$300 OK #5455

5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

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



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

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

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

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

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

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

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

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

**Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.**

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

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

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

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

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

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS

Adoption Timeline:

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

## ITEM ONE (1)

Property Owner(s): Robert B. Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

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

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

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

## EVALUATION CRITERIA

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

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

To be determined through the review process including the public hearing process.

([https://www.woodburycountyiowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf)).

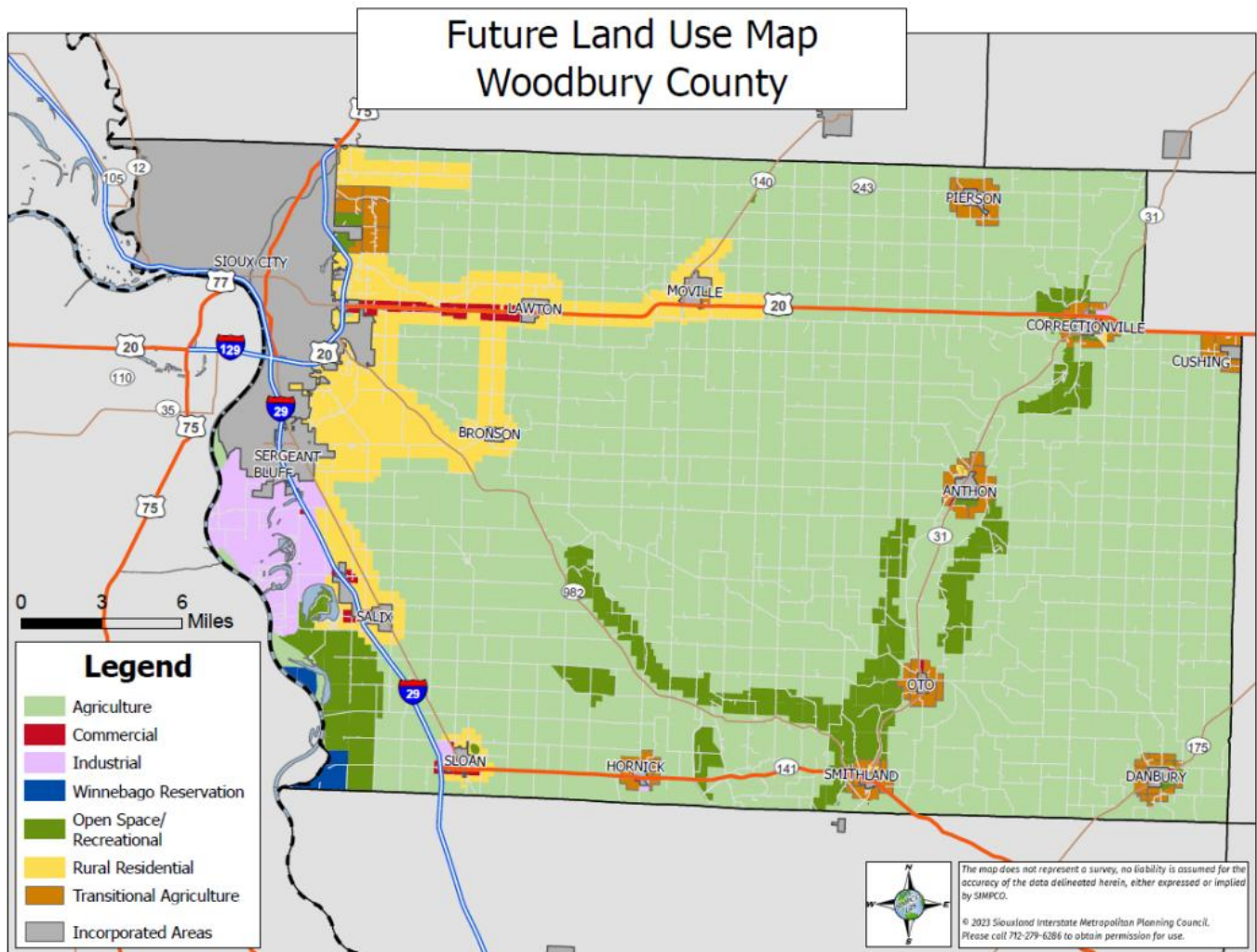


Figure 7.4 Future land use map

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

To be determined through the review process including the public hearing process.

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

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

CSR

## Iowa Corn Suitability Rating (CSR2) (IA)

Corn suitability ratings provide a relative ranking of all soils mapped in the state of Iowa based on their potential to be utilized for intensive row crop production. The CSR2 is an index that can be used to rate one soil's potential yield against another over a period of time. The CSR2 considers average weather conditions as well as frequency of use of the soil for row crop production. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils with severe limitations for row crops. The ratings listed in this table assume a) adequate management; b) natural weather conditions (no irrigation); c) artificial drainage where required; d) that soils lower on the landscape are not affected by frequent floods, and e) no land leveling or terracing. The weighted CSR2 for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcroppings, field boundaries, noncrossable drainage ways, and so forth. Even though predicted average yields will change with time, the CSRs are expected to remain relatively constant in relation to one another over time. Reference ISPAID manual, Iowa State University Extension Service.

## Report—Iowa Corn Suitability Rating (CSR2) (IA)

Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the state of Iowa based on their potential to be utilized for intensive row crop production. The CSR2 is an index that can be used to rate one soil's potential yield against another over a period of time. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils with severe limitations for row crops.

Iowa Corn Suitability Rating (CSR2) (IA)—Woodbury County, Iowa		
Map symbol	Map unit name	IA CSR2
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	72
518	Morzonick fine sandy loam, 0 to 2 percent slopes, rarely flooded	11
3146	Onawa-Albion complex, 0 to 2 percent slopes, rarely flooded	72

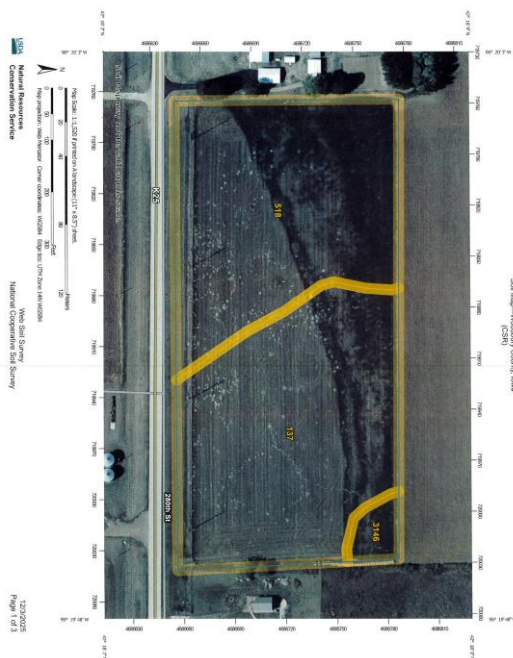
## Data Source Information

Soil Survey Area: Woodbury County, Iowa  
Survey Area Data: Version 35, Sep 9, 2025

USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

12/3/2025 Page 1 of 1



Soil Map—Woodbury County, Iowa

CSR

## Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	4.5	50.5%
518	Morzonick fine sandy loam, 0 to 2 percent slopes, rarely flooded	4.2	46.8%
3146	Onawa-Albion complex, 0 to 2 percent slopes, rarely flooded	0.2	2.7%
Totals for Area of Interest		8.9	100.0%

USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

12/3/2025 Page 3 of 3

USDA Natural Resources Conservation Service

Web Soil Survey National Cooperative Soil Survey

12/3/2025 Page 2 of 3

### MAP LEGEND

- Area of Interest (AOI)
- State
- Soil Map Unit Polygon
- Soil Map Unit Points
- Special Point Features
- Water Features
- Transportation
- Background

### MAP INFORMATION

The soil map displays the soil map units that comprise your AOI. The map units are labeled with their map unit symbol, name, and CSR2 value. The map units are color-coded to match the map unit legend.

Map units are labeled with their map unit symbol, name, and CSR2 value. The map units are color-coded to match the map unit legend.

Map units are labeled with their map unit symbol, name, and CSR2 value. The map units are color-coded to match the map unit legend.

**Compatibility with adjacent land uses.**



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

To be determined through the review process including the public hearing process.

**Any other relevant factors.**

This Zoning Ordinance Map Amendment (Rezone) proposal for AP the AE is being completed concurrently with the minor subdivision process to establish four lots.



**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*

(Signed)

**VERIFICATION**

State of Florida  
County of Orange

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

*[Signature]*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS  
BEFORE THE WOODBURY  
COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, December 22, 2025 at 6:00 PM** or as soon thereafter as the matters may be considered.

Said public hearings will be held in the board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be reviewed at the office of the Woodbury County Community and Economic Development, or the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-254-1133 and enter the Conference ID: 538 866 2074 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. E-mails should be sent to Daniel Prentley at dprentley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, December 17, 2025.

Item One (1)  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Winger & Clark Addition. Taylor Clark has submitted an application for the Winger Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres from Parcel #58480740004, located in the SW 1/4 of the SE 1/4, Section 7, T8N R4W (Plymouth 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 160th Street and to east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Benson, Appleton (Circles). Taylor Clark, 1621 160th St., Lawton, IA 51350-9720 / Winger Family Trust, 1655 160th Street, Lawton, IA 51350-9720.

Item Two (2)  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Snyder's Bend Addition. Robert B. Anversgerne has submitted an application for a "mini" 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) approximately two (2) acre lots from a portion of Parcel #47202431010, located in Twp 1 N, R 1 E 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, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 28th 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. Anversgerne, 1401 275th St., Salix, IA 51052.

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

**PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE):** Pursuant to Section 333 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Robert B. Anversgerne, 1401 275th St., Salix, IA 51052.



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

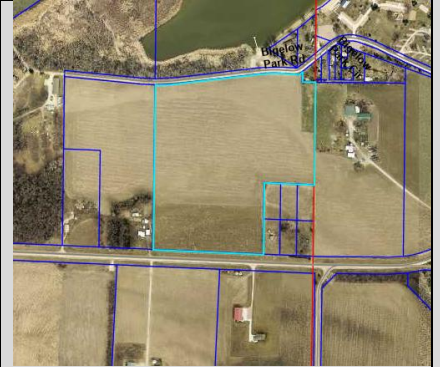
The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property located in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 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, Iowa, more particularly described as follows:

A tract of land 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, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record  
COL-1A-502626

## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	12
Notification Letter Date:	December 5, 2025
Public Hearing Board:	Zoning Commission (Minor Subdivision; Rezone); Board of Supervisors (Rezone; Minor Subdivision is agenda item).
Public Hearing Date:	December 22, 2025 (Zoning Commission)
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Robert B. Ankerstjerne	1401 275th St.	Salix	IA	51052-8025	No comments.
Calvin L. Towne and Beverly E. Towne	1345 280th St.	Salix	IA	51052	No comments.
Kimberly A. Choquette	1329 280th St.	Salix	IA	51052	No comments.
State of Iowa, Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments.
The Joint Revocable Trust of Paul L. Wagner and Carment M. Wagner dated February 19, 2018	2715 Benton Ave.	Salix	IA	51052	No comments.
Wagner Farm Enterprises, LLC	1358 280th St.	Salix	IA	51052	No comments.
MidAmerican Energy Co.	PO Box 657	Des Moines	IA	50303-0657	No comments.
Lane M. Jorgensen and Lucinda L. Jorgensen	2354 Port Neal Road	Sgt. Bluff	IA	51054	No comments.
Trustee of the Gary N. Cameron Revocable Trust dated June 24, 2020	120 Lakeview Lane	Salix	IA	51052	No comments.
Jesus Macias and Ana C. Macias	308 E. 33rd St.	South Sioux City	NE	68776	No comments.
Curt Kevin Cameron and Jerry Sullivan Cameron	220 Anderson	Vermillion	SD	57069	No comments.
Estate of Rowena V. Cameron	PO Box 140	Salix	IA	51052	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	
CITY OF LAWTON:	
FIBERCOMM:	
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	
LOESS HILLS NATIONAL SCENIC BYWAY:	
LOESS HILLS PROGRAM:	
LOGLINES:	
LUMEN:	
MAGELLAN PIPELINE:	
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric distribution and we have; no conflicts. This area of the county is not in our service territory. Josh you may want to review and comment Neal-Monona 161kv line runs past this parcel and may be in easement. Have a safe weekend, Gentleman! – Casey Meinen, 12/5/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	
NORTHERN NATURAL GAS:	
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed Snyder's Bend Addition. NIPCO has no issues with this addition. – Jeff Zettel, 12/9/25.
NUSTAR PIPELINE:	
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	I have reviewed this parcel and proposed site; it appears since each lot is 2 acres they should have adequate room for a well and septic system. – Ivy Bremer, 12/4/25.
WIATEL:	
WINNEBAGO TRIBE:	
WOODBURY COUNTY ASSESSOR:	



<b>WOODBURY COUNTY AUDITOR:</b>	
<b>WOODBURY COUNTY CONSERVATION:</b>	
<b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>	
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	
<b>WOODBURY COUNTY ENGINEER:</b>	
<b>WOODBURY COUNTY RECORDER:</b>	No comments. – Diane Swoboda Petson, 12/4/25.
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>	
<b>WOODBURY COUNTY SHERIFF:</b>	
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 12/9/25.
<b>WOODBURY COUNTY TREASURER:</b>	2024 taxes are paid in full. – Tina Bertrand, 12/4/25.



## Woodbury County Secondary Roads Department

759 E. Frontage Road · Moline, Iowa 51039

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

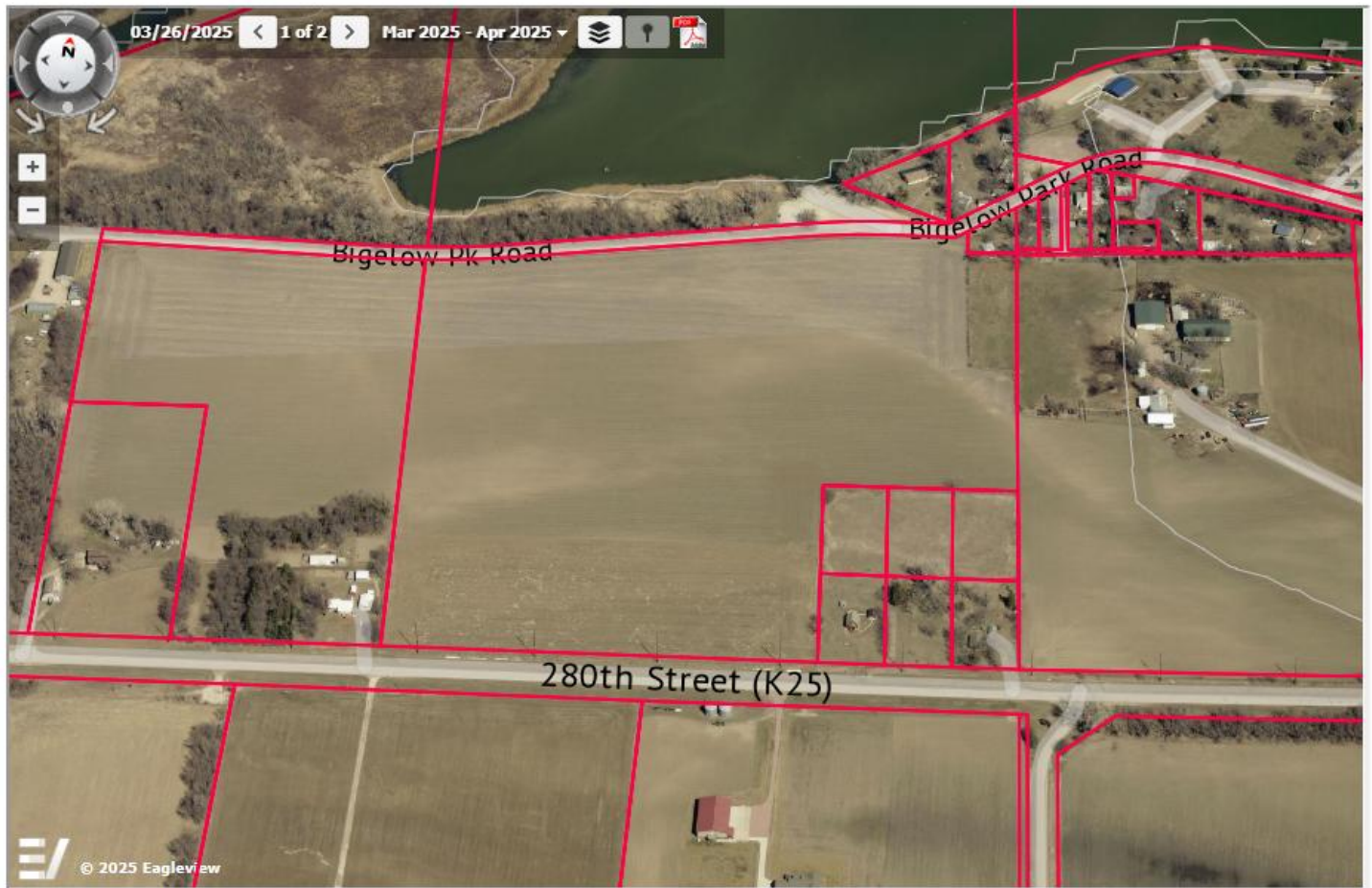
To: Dan Priestley, Woodbury County Zoning Coordinator  
From: Laura Sievers, PE, Woodbury County Engineer  
Date: December 12, 2025  
Subject: Synder's Bend Addition

The Secondary Roads Department has completed its review of the Synder's Bend 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.

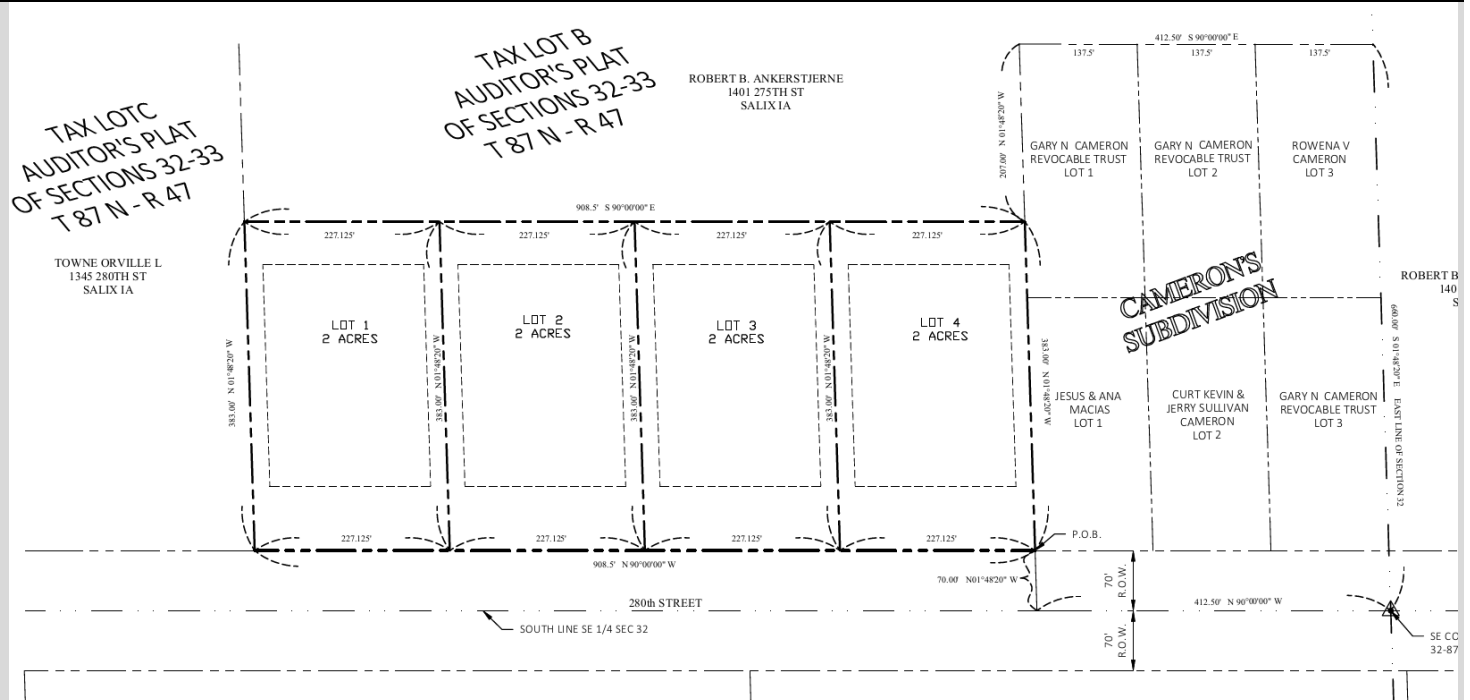
The plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under the Woodbury County Entrance and Access Management Policy. A review of the sight distance and safety conditions during the entrance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

Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

## PICTOMETRY



## PLAT MAP EXCERPT



TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir/Madam:

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

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections Thirty-two (32) and Thirty-three (33) in Township Eighty-seven (87) North, Range Forty-seven (47) West and part of Sections Four (4) and Five (5) in Township Eighty-six (86) North, Range Forty-seven (47) West lying in the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-two (32), Township Eighty-seven (87) North, Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-two (32), Township Eighty-seven (87), Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter (SE  $\frac{1}{4}$ ) for a distance of Four Hundred Twelve and Fifty Hundredths feet (412.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Seventy feet (70.00') to the point of beginning; thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Three Hundred Eighty-three Hundredths feet (383.00'); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") East for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence South One Degree Forty-eight Minutes Twenty Seconds (S 01°48'20") East for a distance of Three Hundred Eighty-three feet (383.00') to the point of beginning.

Said tract contains 7.99 acres more or less.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2026 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Robert B. Ankerstjerne, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Robert B. Ankerstjerne, a single person to United Bank of Iowa dated and filed April 1, 2011 on Roll 715, Image 6574.

The above mortgage secures a line of credit. Although the secured debt may be reduced to a zero balance, the mortgage will remain in effect until it is released.

b) Easement filed June 19, 1969 in Book 1213, Page 303 conveyed to Woodbury County in connection with a public highway.

c) Easement filed June 19, 1969 in Book 1213, Page 310 conveyed to Woodbury County in connection with a public highway.

d) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 985 conveyed to Iowa Public Service Company.

e) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 987 conveyed to Iowa Public Service Company.

f) Resolution No. 6332 filed May 12, 1977 on Roll 62, Image 2118 adopted by the Woodbury County Board of Supervisors designating flood hazard areas.

g) Resolution No. 6333 filed May 12, 1977 on Roll 62, Image 2120 adopted by the Woodbury County Board of Supervisors pertaining to the issuance of building permits located in designated flood hazard areas.

h) Notice of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.

i) Property is subject to applicable zoning ordinances adopted by Woodbury County.

j) Matters reflected on the final plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa.

k) 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: \_\_\_\_\_, 2026.

---

ROBERT J. REHAN, Attorney at Law

## Woodbury County, IA / Sioux City

### Summary

Parcel ID 874732400009  
 Alternate ID 764085  
 Property Address N/A  
 Sec/Twp/Rng 32-87-47  
 Brief AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX 1ZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF  
 Tax Description IZAAC WA LTON TCT ALL N LOT B  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 536-1718 (6/14/2001)  
 Gross Acres 37.69  
 Net Acres 37.69  
 Adjusted CSR Pts 2002.22  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0043 LIBERTY/WESTWOOD  
 School District WESTWOOD COMM  
 Neighborhood N/A

### Owner

Deed Holder  
[ANKERSTJERNE ROBERT B](#)  
[1401 275TH ST](#)  
 SALIX IA 51052-8025  
 Contract Holder  
 Mailing Address  
 ANKERSTJERNE ROBERT B  
 1401 275TH ST  
 SALIX IA 51052-8025

### Land

Lot Area 37.69 Acres; 1,641,776 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/14/2001	ANKERSTJERNE MARY	ANKERSTJERNE ROBERT	536/1718	NO CONSIDERATION	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	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800

### Sioux City Special Assessments and Fees

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

### Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

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.

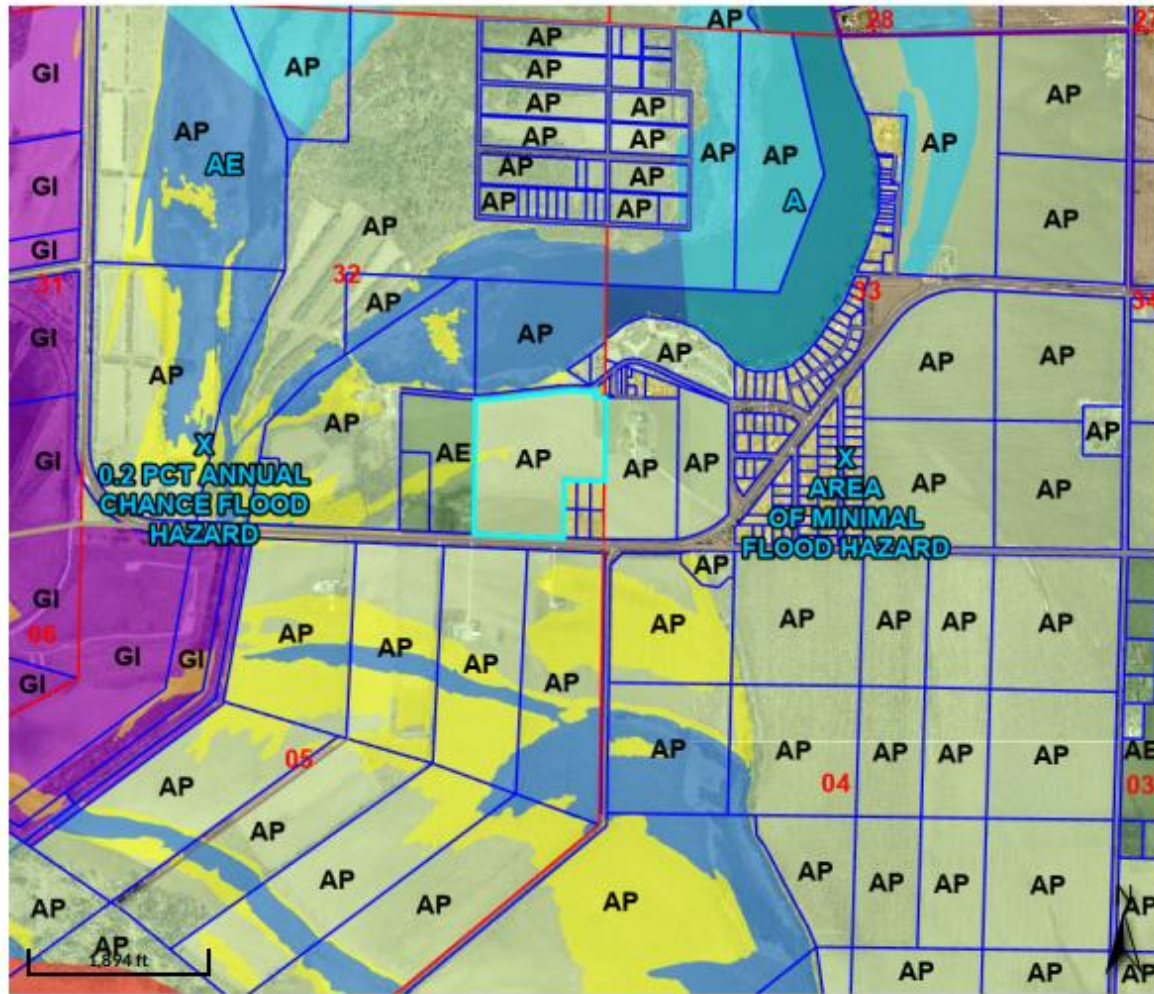
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps 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.  
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 Last Data Upload: 12/3/2025, 9:03:12 PM

Contact Us

Developed by  
 **SCHNEIDER**  
 GEOSPATIAL



## ZONING MAP



### Overview



### Legend

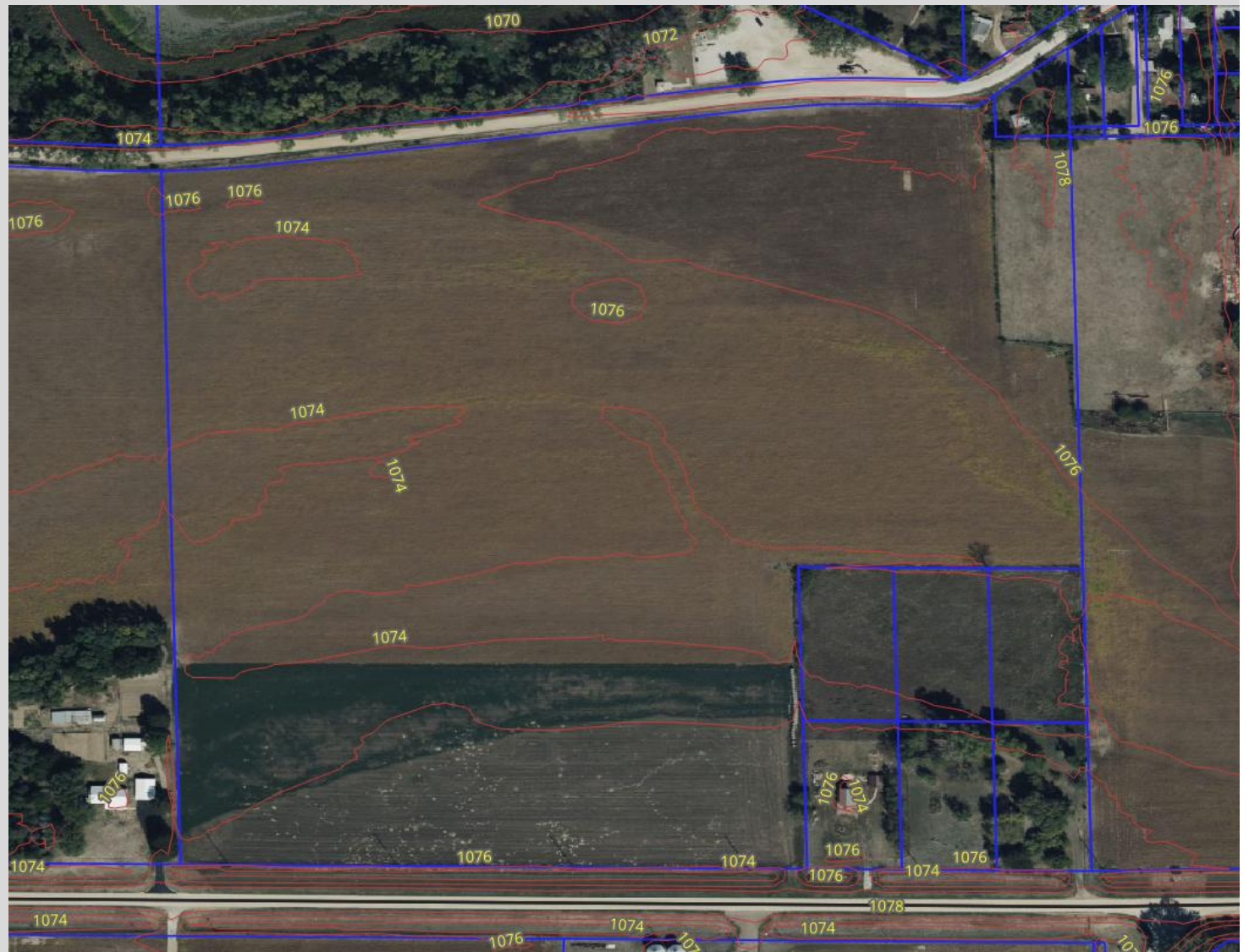
- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels
- County Zoning
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

Parcel ID	874732400009	Alternate ID	764085	Owner Address	ANKERSTJERNE ROBERT B
Sec/Twp/Rng	32-87-47	Class	A		1401 275TH ST
Property Address		Acreage	37.69		SALIX, IA 51052-8025
District	0043				
Brief Tax Description	AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B				
	(Note: Not to be used on legal documents)				

## SPECIAL FLOOD HAZARD AREA (SFHA) MAP

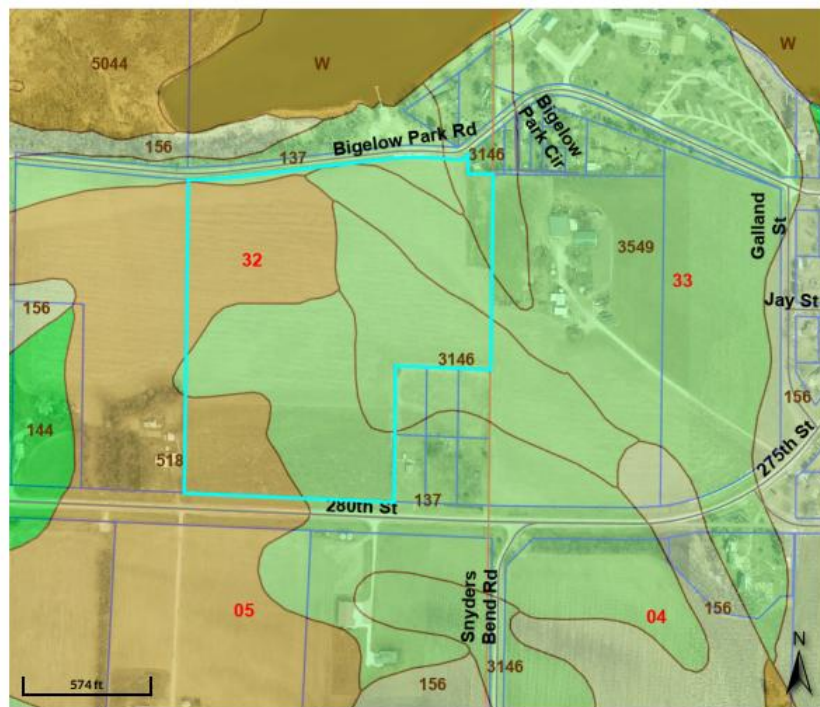
Property not within the floodplain.

## ELEVATION MAP





# SOIL REPORT



## Overview



## Legend

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

Parcel ID 874732400009 Alternate ID 764085 Owner Address ANKERSTJERNE ROBERT B  
 Sec/Twp/Rng 32-87-47 Class A 1401 275TH ST  
 Property Address Acreage 37.69 SALIX, IA 51052-8025  
 District 0043  
 Brief Tax Description AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B  
 (Note: Not to be used on legal documents)

## Summary

Parcel ID 874732400009  
 Gross Acres 37.69  
 ROW Acres 0.00  
 Gross Taxable Acres 37.69  
 Exempt Acres 0.00  
 Net Taxable Acres 37.69 (Gross Taxable Acres - Exempt Land)  
 Average Unadjusted CSR2 53.25 (2007.05 CSR2 Points / 37.69 Gross Taxable Acres)

Agland Active Config 2025  
 Processed Date and Time 2025-01-21 09:40:47

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	37.69	53.25	2,007.05	2,007.05
Non-Crop	0.00	0.00	0.00	0.00
Total	37.69		2,007.05	2,007.05

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	4.83	371.91	371.91
100% Value	137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely	72.00	12.36	889.92	889.92
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	8.52	613.44	613.44
100% Value	518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flo	11.00	11.98	131.78	131.78
Total				37.69	2,007.05	2,007.05

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

Date: 1/14/26

Weekly Agenda Date: 1/20/26

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

**WORDING FOR AGENDA ITEM:**

a. Motion to receive the final report and the Zoning Commission's recommendation from their 12/22/25 meeting to approve the final plat of Snyder's Bend Addition, a minor subdivision to Woodbury County, Iowa.

b. Motion to accept and approve Snyder's Bend Addition, a minor subdivision to Woodbury County, Iowa with the expectation that the property owner work with the county engineer to establish appropriate driveway entrances for the lots.

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☒

Approve Motion ☒

Public Hearing ☐

Other: Informational ☐

Attachments ☒

**EXECUTIVE SUMMARY:**

Robert B. Ankerstjerne has applied to create the 7.99-acre Snyder's Bend Addition minor subdivision (Parcel #874732400009) and to rezone the property from Agricultural Preservation (AP) to Agricultural Estates (AE) to allow future lot development; notices were published and stakeholders notified, City of Salix waived extraterritorial review, and the Zoning Commission voted 4-0 on December 22, 2025 to recommend approval of both the subdivision and rezone. The County Engineer found the plat closure meets Iowa Code §355.8 but noted no access points are shown—applicant must coordinate with the engineer for required entrance permits, sight-distance reviews, and any necessary improvements.

The Supervisors will receive the Woodbury County Planning and Zoning (P&Z) Commission's recommendation and final staff report on said plat and shall approve, approve with conditions, or disapprove the plat. The Board 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.

**BACKGROUND:**

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, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the 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, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280th Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne 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. These proposals have been 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. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that 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 engineer also indicated that 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 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 engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

**PROPERTY DETAILS**

Parcel(s): 874732400009

Township/Range: T87N R47W (Liberty)

Section(s): 32 & 33

Quarter: 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, Iowa

Zoning District: Agricultural Preservation (AP)

Floodplain: Zone X (Not in floodplain)

Property Address: None

**FINANCIAL IMPACT:**

0

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

Yes ☐ No ☐

**RECOMMENDATION:**

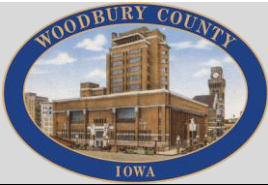
Receive the final report and P&Z Commission's recommendation from their 12/22/25 meeting.

Approve the final plat and authorize the Chairman to sign the resolution.

**ACTION REQUIRED / PROPOSED MOTION:**

a. Motion to receive the final report and the Zoning Commission's recommendation from their 12/22/25 meeting to approve the final plat of Snyder's Bend Addition, a minor subdivision to Woodbury County, Iowa.

b. Motion to accept and approve Snyder's Bend Addition, a minor subdivision to Woodbury County, Iowa with the expectation that the property owner work with the county engineer to establish appropriate driveway entrances for the lots.



# WOODBURY COUNTY PLANNING & ZONING

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

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

Dawn Norton – Senior Clerk  
dnorton@woodburycountyiowa.gov

## REPORT FOLLOWING ZONING COMMISSION RECOMMENDATIONS SNYDER'S BEND ADDITION – MINOR SUBDIVISION PROPOSAL AND ZONING ORDINANCE MAP AMENDMENT PROPOSAL

APPLICATION DETAILS	
Applicant(s)/Owner(s):	Robert B. Ankerstjerne
Application Type(s):	Minor Subdivision & Zoning Ordinance Map Amendment (Rezone) from AP to AE
Name of Subdivision:	Snyder's Bend Addition
Application Date:	December 1, 2025
Number of Lots:	4
Total Acres:	7.99 (8)
Extraterritorial Review:	City of Salix, Resolution No. 2025-15, December 10, 2025
Legal Notice Date:	December 11, 2025
Neighbor(s) Notice Date:	December 10, 2025
Stakeholder(s) Notice Date:	December 4, 2025
Zoning Commission Public Hearing Date:	December 22, 2025
Board of Supervisors Agenda Date:	January 13, 20, 27, all at 4:40 PM
Attorney:	Robert Rehan, 712-255-1085
Surveyor:	Jeff Snoozy, 712-281-3922

PROPERTY DETAILS	
Parcel(s):	874732400009
Township/Range:	T87N R47W (Liberty)
Section(s):	32 & 33
Quarter:	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 5 <sup>th</sup> P.M., Woodbury County, Iowa
Zoning District:	Agricultural Preservation (AP)
Floodplain:	Zone X (Not in floodplain)
Property Address:	None

CONTENTS	
SUMMARY, AERIAL MAP, PLAT EXCERPT	
APPLICATION – MINOR SUBDIVISION	
FINAL PLAT	
REVIEW CRITERIA	
APPLICATION – REZONE & REVIEW CRITERIA	
PUBLIC NOTIFICATION, STAKEHOLDER INPUT	
SUPPORTING DOCUMENTATION	

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

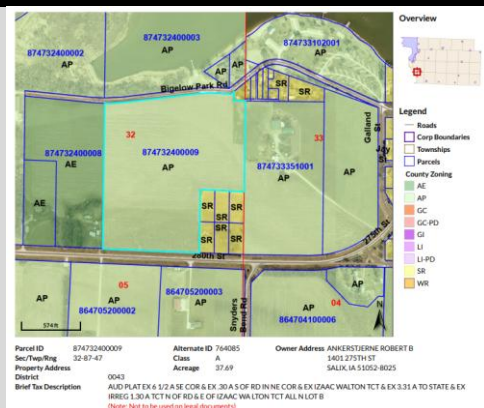
Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M., thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 00 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

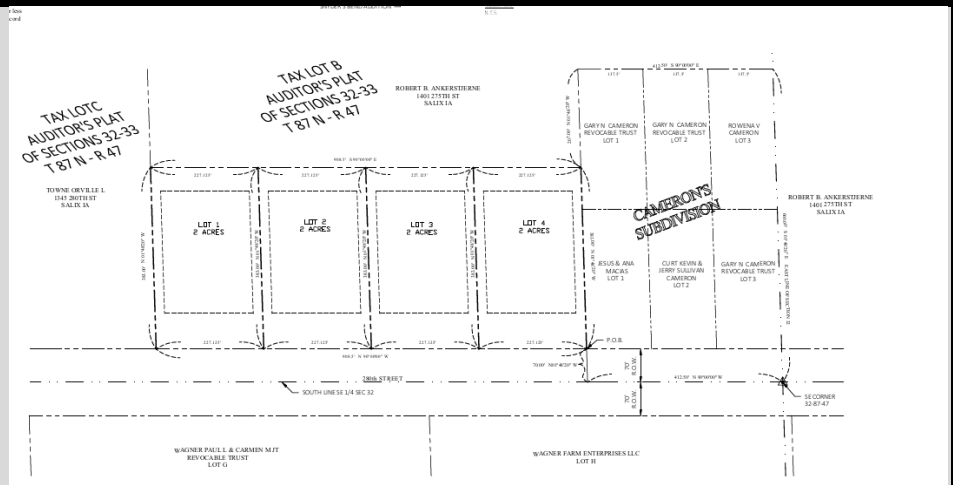
### SUMMARY

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, named Snyder's Bend Addition is for a 7.99-acre portion of the property located in the 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 5<sup>th</sup> P.M., Woodbury County, Iowa. The property is known as GIS Parcel #874732400009. The property is situated north of 280<sup>th</sup> Street and south of Bigelow Park Road east of Port Neal Road and west of Benton Avenue. Additionally, Robert B. Ankerstjerne 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. These proposals have been noticed in the Sioux City Journal legal 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. This property is located in the Agricultural Estates (AP) Zoning District and is not located in the floodplain. The Woodbury County Engineer completed its review of the Snyder's Bend Minor Subdivision and found that 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 engineer also indicated that 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 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 engineer also indicated that "any modifications to the existing entrance will also require a permit and must meet current entrance standards." The property owners should coordinate with the engineer's office for future access which require permitting. The City of Salix waived their right of extraterritorial review of the subdivision plat by passage of Resolution No. 2025-15 on December 10, 2025. Based on the information received and the requirements set forth in the Zoning and Subdivision Ordinance, the proposal can meet the criteria for approval for both the minor subdivision and the rezone. At their meeting on December 22, 2025, the Zoning Commission voted 4-0 will all members present to recommend approval of the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Commission also voted 4-0 to recommend the Snyder's Bend Addition Minor Sub-division for approval.

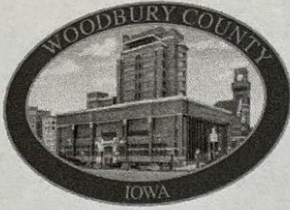
### AERIAL MAP



### PLAT EXCERPT







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 – Snyder's Bend Addition Minor Subdivision (Four Lots) on  
Parcel #874732400009 for Robert Ankerstjerne

Dear Board of Supervisors:

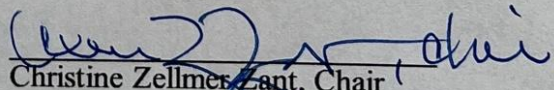
On December 22, 2025, the Zoning Commission held a public hearing on the proposed Snyder's Bend Addition, a four-lot minor subdivision submitted by Robert B. Ankerstjerne. The application divides a 7.99-acre portion into four approximately two-acre lots in Tax Lot B of the Auditor's Plat (parts of Sections 32-33, T87N R47W and Sections 4-5, T86N R47W), zoned AP and outside the floodplain. A concurrent rezone to AE was also considered.

Staff reported proper notice and notifications, minimal public feedback, and plat closure compliance per Iowa Code §355.8. The County Engineer noted no driveway entrances shown; coordination (including possible shared drives) will be required. The City of Salix waived extraterritorial review. Utility and health district comments indicated no issues. The proposal aligns with the Comprehensive Plan (Rural Residential).

The Zoning Commission recommends that the Board of Supervisors approve the final plat for the *Snyder's Bend 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.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

**RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:**

I, the under signed, being chairman of the Woodbury County Zoning Commission for Woodbury County Iowa, do hereby certify that said commission has heretofor taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to, Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the 22 day of December, 2025 approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat.

Dated this 22 day of December, 2025

Chris Zellmer-Zant  
Chairman Chris Zellmer-Zant  
Woodbury County Zoning Commission of  
Woodbury County, Iowa

## 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:
  - o [https://www.woodburycountyiowa.gov/committees/zoning\\_commission/](https://www.woodburycountyiowa.gov/committees/zoning_commission/)
- YouTube Direct Link:
  - o <https://www.youtube.com/watch?v=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 Pickett, 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, Iowa. 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 Iowa 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, Iowa. 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

RECEIVED

WOODBURY COUNTY, IOWA  
MINOR SUBDIVISION APPLICATION

DEC - 1 2025

Applicant: Robert B Anker stjerne WOODBURY COUNTY PLANNING & ZONING  
Name of Owner

Mailing Address: 1401 275th Salix IA 51052  
Street City or Town State and Zip + 4

Property Address: Salix IA 51052  
Street City or Town State and Zip + 4

Ph/Cell #: [REDACTED] Email Address: [REDACTED]

To subdivide land located in the SE Quarter of Section 32-87-47

Civil Township Nest Liberty GIS Parcel # 874732400009

Name of Subdivision: Snyder's Bend

Subdivision Area in Acres 6.0 Acres Number of Lots 4

**Attachments:**

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

Surveyor: JEFF SPOOZY Ph/Cell: 712-291-3922

Attorney: Bob Rehm 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.

Owner's Signature: [Signature]Zoning Director: [Signature]**For Office Use Only:**

Zoning District AP Flood District \_\_\_\_\_ Date 12/1/25 No. 7133

Application Fee \_\_\_\_\_ 4 Lots or less (\$300\*+ Additional Fees) \$300 OK #5455

5 Lots or more (\$300\* plus \$5 per lot + Additional Fees) \_\_\_\_\_

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

<div>FINAL PLAT SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION TO WOODBURY COUNTY, IOWA</div> <div><b>SURVEYORS' CERTIFICATE</b> I, Jeff Snoozy, a duly licensed land surveyor under the provisions of the laws of the State of Iowa, holding certificate no. 17734, do hereby certify that the subdivision plat of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, is a true representation of a survey made by me or under my direct supervision, and that the same is located upon and comprises the whole of the attached described property. I do hereby certify that there are contained in said description the lots described in the addition platted; that the same are of the dimensions, numbers, names and locations as shown on said plat and that iron stakes were set at each corner of every lot and tract except as noted on said plat. Dated at Sioux City, Iowa on this _____ day of _____, 20____  Jeff Snoozy, L.S. Iowa No. 17734 License renewal date: _____  <b>AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE</b> The County Auditor hereby accepts and approves the name of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa, for use in Woodbury County, Iowa, as required by Iowa code section 334.6(2). Date _____, 20____  Michelle K. Skaff Woodbury County Auditor and Recorder By: Diane Swoboda Peterson, Deputy  <b>DEDICATION BY PROPRIETOR</b> Know all men by these presents: That Robert B. Ankerstjerne, is the owner of the real estate described in the attached surveyor's certificate and has, in the presence of law, caused said described real estate to be surveyed, staked, and platted into lots, easements, and access roads, as is particularly shown and set forth in the attached plat and said certificate of Jeff S. Snoozy, a licensed surveyor who surveyed and platted the real estate to be shown as Snyder's Bend Addition, a Minor Sub-Division, and that the same is prepared with the free consent and accordance with the desire as owner and proprietor thereof. Executed at _____ on the _____ day of _____, 20____  By: Robert B. Ankerstjerne, Owner  State of Iowa : _____ Woodbury County : ss _____ On this _____ day of _____, 20____, before me, the undersigned, a notary public in and for said county and state, personally appeared Robert B. Ankerstjerne, to me known to be as person named in and who executed the foregoing instrument, and acknowledged to have executed the same as a voluntary act and deed.  Notary Public _____  <b>TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS:</b> I, Tina M. Bertrand, Treasurer of Woodbury County, Iowa, do hereby certify that the land described in the attached and foregoing surveyor's certificate is free from certified taxes and certified special assessments. Dated _____  Tina M. Bertrand Treasurer Woodbury County, Iowa  <b>CERTIFICATE OF COUNTY ASSESSOR:</b> I, Tyler Mogensen, hereby certify that on this _____ day of _____, 20____, a copy of this plat was filed in the Woodbury County Assessor's office. Dated _____  Tyler Mogensen Woodbury County Assessor</div>		<div>LOCATION: SECTION 32-T87N-R47W REQUESTED BY: ROBERT B. ANKERSTJERNE PROPRIETOR: ROBERT B. ANKERSTJERNE SURVEYOR: JEFF SNOOZY, LS 17734 RETURN TO: SNOOZY SURVEYING 19 ALCOMA DRIVE NORTH SIOUX CITY, SD 57049</div> <div><b>AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING</b> State of Iowa : _____ County of Woodbury : _____ Docket Number _____ Filed for record, this _____ day of _____, 20____, at _____ O'clock ____ M. recorded in plat envelope _____, indexed and delivered to the county auditor of Woodbury County, Iowa.  Dated _____  Michelle K. Skaff Auditor and Recorder Woodbury County, Iowa By: Diane Swoboda Peterson, Deputy  <b>RESOLUTION AND CERTIFICATE OF THE WOODBURY COUNTY ZONING COMMISSION:</b> I, the undersigned, being chairman of the Woodbury County Zoning Commission for Woodbury County Iowa, do hereby certify that said commission has heretofore taken under advisement the plat of Snyder's Bend Addition, a Minor Sub-Division to Woodbury County, Iowa and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of _____, 20____ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said plat. Dated this _____ day of _____, 20____  Chairman Woodbury County Zoning Commission of Woodbury County, Iowa  <b>WOODBURY COUNTY ENGINEER'S CERTIFICATE</b> I, _____, P.E. County Engineer for the County of Woodbury, Iowa do hereby certify that the boundary lines of the plat and lots therein were mathematically checked and conforms with the requirements as provided for in the subdivision ordinance and that all dimensions both lineal and angular necessary for location of lots, tracts, streets, alleys, and easements, if any are shown, that improvements were designed to meet or exceed accepted engineering design practices and will be installed pursuant to an agreement and security provided by the developer. Dated _____, 20____  Engineer for the County of Woodbury _____, P.E.  <b>BOARD OF SUPERVISOR'S RESOLUTION</b> RESOLUTION NO. _____ Resolution accepting and approving the subdivision plat of Snyder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa. Whereas, the owners and proprietors did on this _____ day of _____, 20____, file with the Woodbury County Zoning Commission a certain plat designated as Snyder's Bend Addition, Woodbury County, Iowa; and Whereas, it appears that said plat conforms with all of the provisions of the code of the state of Iowa and ordinances of Woodbury County, Iowa with reference to the filing of same; and Whereas, the Zoning commission of Woodbury County, Iowa, has recommended the acceptance and approval of said plat; and Whereas, the county engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat. Now, therefore be, and it is, resolved by the Woodbury County Board of Supervisors, Woodbury County, State of Iowa that said plat of Snyder's Bend Addition, a Minor Sub-Division, Woodbury County, Iowa, as hereto attached and forming part of the resolution be, and the same hereby is, 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 the resolution as required by law. Passed and Approved this _____ day of _____, 20____.  Chairman Board of Supervisors Woodbury County, Iowa  Attest: Secretary _____</div>
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SACCZY SURVEYING  
19 ALCOMA DRIVE  
NORTH SIOUX CITY, IOWA 57049

BACON CREEK DESIGN INC.  
SIoux CITY, IOWA 51108

SURVEYED BY: JSS  
DRAWN BY: JSS  
PAGE 2 OF 2

DATE: 10/02/25  
DATE: 10/02/25

Dec 02, 2025 - 1:45pm

**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.

LOCATION: SECTION 32-T87N-R47W  
REQUESTED BY: ROBERT B. ANKERSTIERNE  
PROPRIETOR: ROBERT B. ANKERSTIERNE  
SURVEYOR: JEFF SNOOZY, LS 17734  
RETURN TO: SNOOZY SURVEYING  
19 ALCOMA DRIVE  
NORTH SIOUX CITY, SD 57049

FINAL PLAT  
SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION TO  
WOODBURY COUNTY, IOWA

LEGAL DESCRIPTION

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearing assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 00 Seconds West for a distance of 353.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning.

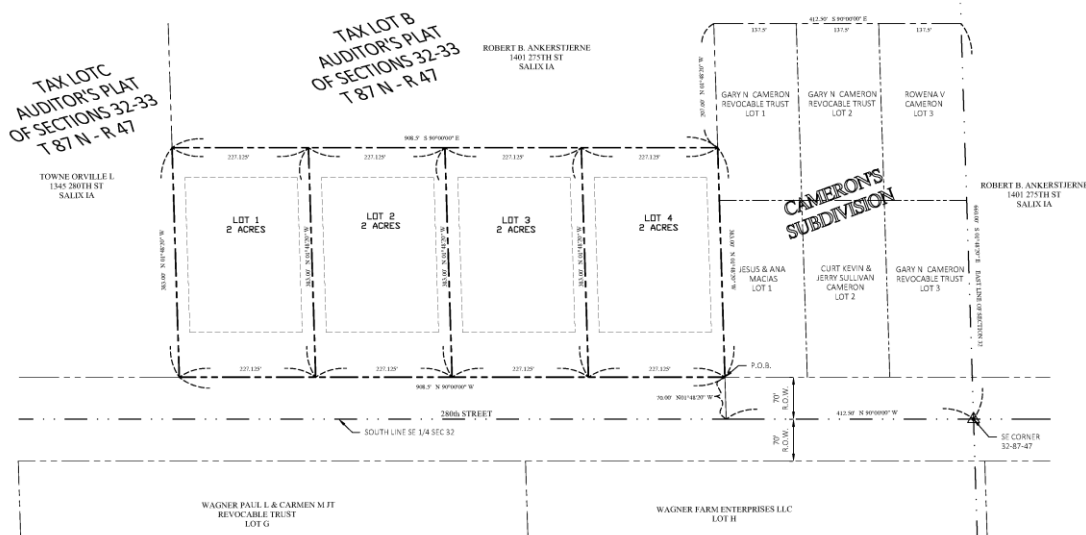
Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

ZONING

Front: 75 feet  
Interior Side: 20 feet  
Rear: 50 feet  
Accessory Buildings  
Front: 75 feet  
Interior Side: 10 feet  
Rear: 10 feet



SNYDER'S BEND ADDITION AUDITOR'S PLAT



LEGEND

- FOUND PIN AS NOTED
- SET CAPPED PIN
- (R) RECORDED DISTANCE
- (M) MEASURED DISTANCE
- △ SECTION CORNER AS NOTED

CERTIFICATION:

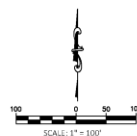
I HEREBY CERTIFY THAT THIS LAND SURVEYING DOCUMENT WAS PREPARED AND THE RELATED SURVEY WORK WAS PERFORMED BY ME OR UNDER MY DIRECT PERSONAL SUPERVISION AND THAT I AM A DULY LICENSED LAND SURVEYOR UNDER THE LAWS OF THE STATE OF IOWA.

OWNER/SUBDIVIDER

ROBERT B. ANKERSTIERNE  
1401 275TH STREET  
SALIX, IA 51052  
PHONE: 712-203-1632

LAND SURVEYOR

JEFF SNOOZY  
19 ALCOMA DRIVE  
NORTH SIOUX CITY, SOUTH DAKOTA 57049  
PHONE: 712-281-3922



JEFF S. SNOOZY, PLS #17734 DATE \_\_\_\_\_  
LICENSE RENEWAL DATE: DEC. 31, \_\_\_\_\_ SHEETS COVERED BY THIS SEAL \_\_\_\_\_

SNOOZY SURVEYING  
JEFF SNOOZY, PLS #17734  
NORTH SIOUX CITY, SD 57049

BACON CREEK DESIGN INC.  
SIOUX CITY, IOWA 51106

SURVEYED BY: JES DATE: 10/25/25  
DRAWN BY: JES DATE: 10/25/25  
PAGE 1 OF 2

Dec 02, 2025 - 1:45pm

**RESOLUTION NO. 2025-15**

A RESOLUTION WAIVING THE SALIX CITY COUNCIL'S RIGHT TO REVIEW AND APPROVE A MINOR SUBDIVISION TO BE KNOWN AS SNYDER'S BEND ADDITION, A MINOR SUBDIVISION LOCATED OUTSIDE CITY LIMITS IN WOODBURY COUNTY, IOWA

WHEREAS, the owner of property legally described as:

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

in the County of Woodbury and State of Iowa has advised the City of Salix of plans for a Minor Subdivision of the property to be named Snyder's Bend Addition; and

WHEREAS, the property is located in Woodbury County, Iowa within the two-mile radius of the City of Salix, Iowa's incorporated limits; and

WHEREAS, Salix has established by ordinance pursuant to Iowa Code Section 354.9 jurisdiction to govern the division of land within a two-mile radius of the City's corporate limits; and

WHEREAS, the property owner will be completing a subdivision review including submitting the Final Plat of SNYDER'S BEND ADDITION, A MINOR SUB-DIVISION to the Woodbury County Planning and Zoning Commission for compliance with Woodbury County, Iowa's subdivision ordinance for rural subdivisions; and

WHEREAS, Iowa Code Section 354.9 authorizes the City to waive by resolution its right to review and approve a subdivision within a two-mile radius of the City's boundaries if the property is in unincorporated area of Woodbury County which had adopted an ordinance governing the division of land; and



WHEREAS, the City Council of the City of Salix, Iowa has considered the proposed minor subdivision for the legally described area above and is satisfied that a minor subdivision review and approval by the City of Salix is not needed for the proposed development.


NOW, THEREFORE, BE IT RESOLVED that:

1. The City Council of the City of Salix, Iowa, pursuant to authority granted in Iowa Code Section 354.9, hereby waives the City's review and approval the Final Plat of the SNYDER'S BEND ADDITION, a Minor Sub-division as would otherwise be required by the City's Code of Ordinances.
2. The Mayor is authorized to sign a Certified Resolution on behalf of the City of Salix, Iowa in connection with the SNYDER'S BEND ADDITION, a Minor Sub-division for recording with the Woodbury County Recorder.

Council Member VanAuken introduced the resolution and moved that said resolution be adopted; seconded by Council Member Burkhart, and after due consideration thereof by the Council, the Mayor put the question on the motion and, the roll being called, the following name Council Members voted:

	Aye	Nay	Absent	Abstain
Denise Burkhart	X			
Karen Allen	X			
Cindy Van Auken	X			
Emily Clayton	X			
Nick Black	X			

PASSED AND APPROVED this 10th day of December 2025.

  
Kevin Nelson, Mayor

Attest:

  
City Clerk

I, Ashley Mareau, City Clerk, do hereby certify that the foregoing Resolution 2025-15 was duly and properly adopted by the City Council of the City of Salix, Iowa at its regular meeting the 10th day of December, 2025.

  
City Clerk

## PLANNING AND ZONING STAFF – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

**shall review a subdivision application for completeness and for approval of a final plat by ensuring it is submitted in accordance with the standards for a subdivision plat per Iowa Code.**

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

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

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

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

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

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

The subdivision plat confirms with the Zoning and Subdivision ordinance content that the property owner makes arrangements with the County Engineer's office for driveway access to each lot as per the Engineer's review memo.

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

The Woodbury County Comprehensive Plan 2040 ("Comp Plan") includes this property as Rural Residential on the Future Land Use Map which is compliant with both the establishment of new residential lots and a rezone from AP to AE.

## ZONING COMMISSION – REVIEW CRITERIA (SUBDIVISION ORDINANCE)

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

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

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

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

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

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

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

**shall forward a report of its finding and a recommendation to the Board of Supervisors. The recommendation shall be in the form of a resolution to be certified as part of the final plat materials. A copy of the report and the resolution shall also be forwarded to the property owner, the subdivider and the land surveyor for the subdivision.**

During its required public hearing on the final plat, the Board of Supervisors will receive the final staff report and the Commission's recommendation on said plat and shall approve, approve with conditions, or disapprove the plat. The Supervisors may table the matter with the consent of the subdivider. Approval shall be in the form of a resolution to be certified as part of the final plat. Staff will coordinate with the subdivider and land surveyor to ensure all copies and recordings are submitted and received, all as required by law.

## **LEGAL DESCRIPTION:**

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record



OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

 Zoning Ordinance  
 Section 2.02(4)  
 Page 1 of 8

## Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b> Owner <u>Robert Ankerstjerne</u> Address <u>1401 275th</u> <u>Salix IA 51052</u> Phone <u>[REDACTED]</u>	<b>Applicant Information:</b> Applicant <u>Robert Ankerstjerne</u> Address <u>1401 275th</u> <u>Salix IA 51052</u> Phone <u>[REDACTED]</u>		
Engineer/Surveyor <u>JEFF SNOOZY</u> Phone <u>712-281-3822</u>			
<b>Property Information:</b> Property Address or Address Range <u>1345 to 1359 280th Street</u> Quarter/Quarter <u>SE, SE</u> Sec <u>32</u> Twnshp/Range <u>87N, 47W</u> Parcel ID # <u>874732400009</u> or GIS # <u>874732400009</u> Total Acres _____ Current Use <u>Ag</u> Proposed Use <u>Residential</u> Current Zoning <u>AP</u> Proposed Zoning <u>AE</u> Average Crop Suitability Rating (submit NRCS Statement) _____ <span style="float: right;">CR52 53.25</span>			
<p>The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).</p> <p>A formal pre-application meeting is recommended prior to submitting this application.</p> <p>Pre-app mtg. date <u>8/18/25</u> - <u>Robert Ankerstjerne</u> Staff present <u>D. P. S. [Signature]</u></p> <p>The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.</p> <p>This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.</p>			
Owner <u>Robert Ankerstjerne</u> Applicant <u>Robert Ankerstjerne</u> Date <u>11-10-2025</u> Date <u>11-10-2025</u>			
<table style="width: 100%;"> <tr> <td style="width: 50%;"> <b>Fee:</b> \$400 <b>Case #:</b> <u>7134</u>  <b>Check #:</b> <u>\$400 CK #5455</u>  <b>Receipt #:</b> _____             </td> <td style="width: 50%; text-align: center;"> <b>RECEIVED</b>   <b>DEC - 1 2025</b>   <b>WOODBURY COUNTY PLANNING &amp; ZONING</b> </td> </tr> </table>		<b>Fee:</b> \$400 <b>Case #:</b> <u>7134</u> <b>Check #:</b> <u>\$400 CK #5455</u> <b>Receipt #:</b> _____	<b>RECEIVED</b>  <b>DEC - 1 2025</b>  <b>WOODBURY COUNTY PLANNING &amp; ZONING</b>
<b>Fee:</b> \$400 <b>Case #:</b> <u>7134</u> <b>Check #:</b> <u>\$400 CK #5455</u> <b>Receipt #:</b> _____	<b>RECEIVED</b>  <b>DEC - 1 2025</b>  <b>WOODBURY COUNTY PLANNING &amp; ZONING</b>		

 CR52  
 53.25  
 72

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

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

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

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

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

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

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

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

**Dated this \_\_\_\_ day of \_\_\_\_\_, 2026.**

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

\_\_\_\_\_  
Mark Nelson, Chairman

\_\_\_\_\_  
David Dietrich, Vice-Chairman

\_\_\_\_\_  
Daniel Bittinger II

Attest:

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

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

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

UPDATED TO  
REFLECT 2026  
BOARD OF  
SUPERVISORS

Adoption Timeline:

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



## ITEM ONE (1)

Property Owner(s): Robert B. Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

Petitioner Applicant(s): Robert Ankerstjerne, 1401 275<sup>th</sup> St., Salix, IA 51052

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

Amendment to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

A tract of land 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 5<sup>th</sup> P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5<sup>th</sup> P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning;

Said tract contains 7.99 Acres more or less  
Subject to any and all easements of record

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



## EVALUATION CRITERIA

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

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

To be determined through the review process including the public hearing process.

([https://www.woodburycountyiowa.gov/files/community\\_economic\\_development/woodbury\\_county\\_comprehensive\\_plan\\_2040\\_89417.pdf](https://www.woodburycountyiowa.gov/files/community_economic_development/woodbury_county_comprehensive_plan_2040_89417.pdf)).

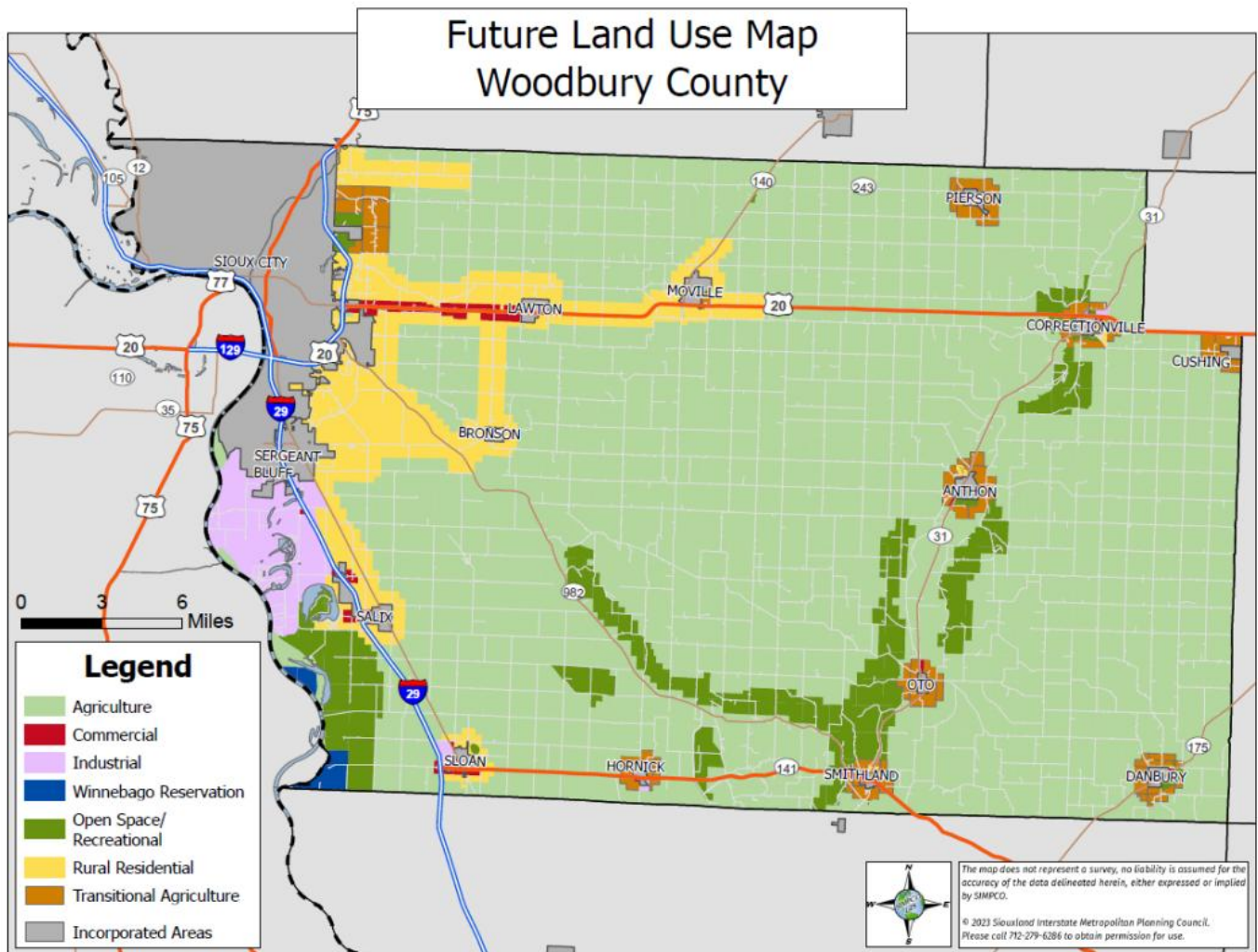


Figure 7.4 Future land use map

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

To be determined through the review process including the public hearing process.

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

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

CSR

## Iowa Corn Suitability Rating (CSR2) (IA)

Core suitability ratings provide a useful ranking of all soils mapped in the state of Iowa based on their potential to be utilized for intensive row crop production. The CSRs are an index of soil quality that can be used to predict whether a soil will be suitable for row crop production over a period of time. The CSRI considers average weather conditions as well as frequency of use of the soil for row crop production. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped (no more than 5 to 55 for soils with severe limitations in row crops). The ratings listed in this table assume a adequate management, b) natural resource conditions (no irrigation), c) no artificial drainage was required, d) that soils lower on the landscape are not affected by frequent floods, and e) no land leveling or terracing. The weighted CSRI for a given field can be modified by the occurrence of sandy spots, local deposits, rock and gravel outcroppings, field boundaries, nonreversible drainage ways, and so forth. Even though predicted row crop production is based on the CSRI, the CSRs are expected to remain relatively constant in relation to row-crover over time. Reference IS9402 manual, Iowa State University Extension Service.


## Report—Iowa Corn Suitability Rating (CSR2) (IA)

Corn suitability ratings (CSR2) provide a relative ranking of all soils mapped in the state of Iowa based on their potential to be utilized for intensive row crop production. The CSR2 is an index that can be used to rate one soil's potential yield against another over a period of time. Ratings range from 100 for soils that have no physical limitations, occur on minimal slopes, and can be continuously row cropped to as low as 5 for soils with severe limitations for row crops.

Iowa Corn Suitability Rating (CSR2) (IA)-Woodbury County, Iowa		
Map symbol	Map unit name	IA CSR2
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	72
518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flooded	11
3166	Owase-Albion complex, 0 to 2 percent slopes, rarely flooded	72

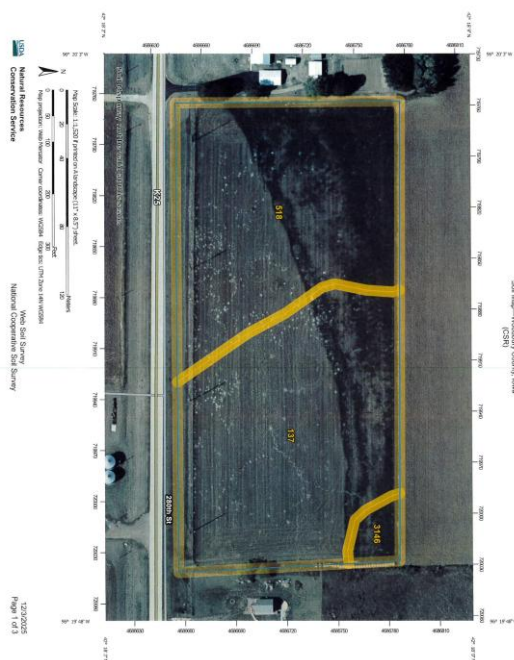
### Data Source Information

Soil Survey Area: Woodbury County, Iowa  
Survey Area Data: Version 35, Sep 9, 2025



Web Soil Survey  
National Cooperative Soil Survey

12/3/2025  
Page 1 of 1



Soil Map—Woodbury County, Iowa

CSR

### Map Unit Legend

Map Unit Symbol	Map Unit Name	Acres in AOI	Percent of AOI
137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely flooded	4.5	50.5%
518	Morrock fine sandy loam, 0 to 2 percent slopes, rarely flooded	4.2	46.8%
3146	Onawa-Albion complex, 0 to 2 percent slopes, rarely flooded	0.2	2.7%
<b>Totals for Area of Interest</b>		<b>8.9</b>	<b>100.0%</b>

### MAP LEGEND

- [illegible]

### MAP INFORMATION

[illegible]

Page 2 of 12



Web Soil Survey  
National Cooperative Soil Survey

12/3/2025  
Page 3 of 3

**Compatibility with adjacent land uses.**



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

To be determined through the review process including the public hearing process.

**Any other relevant factors.**

This Zoning Ordinance Map Amendment (Rezone) proposal for AP the AE is being completed concurrently with the minor subdivision process to establish four lots.

**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*

(Signed)

**VERIFICATION**

State of Florida  
County of Orange

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

*[Signature]*

Notary Public  
Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARINGS  
BEFORE THE WOODBURY  
COUNTY ZONING COMMISSION**

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on **Monday, December 22, 2025 at 6:00 PM** or as soon thereafter as the matters may be considered.

Said public hearings will be held in the board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, or the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-254-1133 and enter the Conference ID: 538 866 2674 during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Prentley at dprentley@woodburycountyia.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, December 17, 2025.

Item One (1)  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Winger & Clark Addition. Taylor Clark has submitted an application for the Winger Family Trust for this one-lot minor subdivision. The proposed one (1) lot subdivision includes a division of 5.00 acres from Parcel #58480740004, located in the SW 1/4 of the SE 1/4, Section 7, T8N R4W (Plym 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 160th Street and to east of Charles Avenue and west of Delaware Avenue and approximately three miles east of Sioux City and approximately 2.5 miles northwest of Benson. Applicant(s): Taylor Clark, 1821 160th St., Lawton, IA 51350-9720 / Winger Family Trust, 1855 160th Street, Lawton, IA 51350-9720.

Item Two (2)  
**MINOR SUBDIVISION**  
**PROPOSED MINOR SUBDIVISION:** To be known as Snyder's Bend Addition. Robert B. Anversgerne has submitted an application for a "mini" 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) approximately two (2) acre lots from a portion of Parcel #47202343003, located in Twp 1 N, R 8 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, Iowa. The property is located within the Agricultural Preservation (AP) Zoning District. The property is situated north of 28th 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. Anversgerne, 1401 275th St., Salix, IA 51552.

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

**PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE):** Pursuant to Section 333 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider the application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and/or Map for the Unincorporated Area of Woodbury County Iowa by Robert B. Anversgerne, 1401 275th St., Salix, IA 51552.



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

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District for a 7.99-acre portion of the property 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, Iowa, more particularly described as follows:

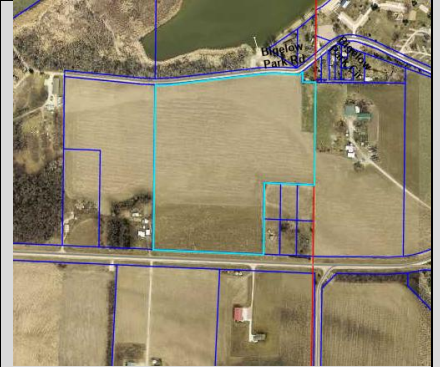
A tract of land in Tax Lot B of the Auditor's Plat of part of Sections 32 and 33 in Township 87 North, Range 47 West and part of Sections 4 and 5 in Township 86 North, Range 47 West lying in the South East Quarter of Section 32, Township 87 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter of Section 32, Township 87, Range 47 West of the 5th P.M. thence North 90 Degrees, 00 Minutes, 00 Seconds West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter for a distance of 412.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 70.00 feet to the point of beginning; thence North 90 Degrees, 00 Minutes, 00 Seconds West for a distance of 908.50 feet; thence North 01 Degrees, 48 Minutes, 20 Seconds West for a distance of 383.00 feet; thence South 90 Degrees, 00 Minutes, 00 Seconds East for a distance of 908.50 feet; thence South 01 Degrees, 48 Minutes, 20 Seconds East for a distance of 383.00 feet to the point of beginning; Said tract contains 7.99 Acres more or less Subject to any and all easements of record  
COL-1A-502626



## PROPERTY OWNER(S) NOTIFICATION

Total Property Owners within 1000 FT via Certified Abstractor's Listing:	12
Notification Letter Date:	December 5, 2025
Public Hearing Board:	Zoning Commission (Minor Subdivision; Rezone); Board of Supervisors (Rezone; Minor Subdivision is agenda item).
Public Hearing Date:	December 22, 2025 (Zoning Commission)
Phone Inquiries:	0
Written Inquiries:	0
The names of the property owners are listed below.	
When more comments are received after the printing of this packet, they will be provided at the meeting.	



PROPERTY OWNER(S)	MAILING ADDRESS				COMMENTS
Robert B. Ankerstjerne	1401 275th St.	Salix	IA	51052-8025	No comments.
Calvin L. Towne and Beverly E. Towne	1345 280th St.	Salix	IA	51052	No comments.
Kimberly A. Choquette	1329 280th St.	Salix	IA	51052	No comments.
State of Iowa, Property Management Section	800 Lincoln Way	Ames	IA	50010	No comments.
The Joint Revocable Trust of Paul L. Wagner and Carment M. Wagner dated February 19, 2018	2715 Benton Ave.	Salix	IA	51052	No comments.
Wagner Farm Enterprises, LLC	1358 280th St.	Salix	IA	51052	No comments.
MidAmerican Energy Co.	PO Box 657	Des Moines	IA	50303-0657	No comments.
Lane M. Jorgensen and Lucinda L. Jorgensen	2354 Port Neal Road	Sgt. Bluff	IA	51054	No comments.
Trustee of the Gary N. Cameron Revocable Trust dated June 24, 2020	120 Lakeview Lane	Salix	IA	51052	No comments.
Jesus Macias and Ana C. Macias	308 E. 33rd St.	South Sioux City	NE	68776	No comments.
Curt Kevin Cameron and Jerry Sullivan Cameron	220 Anderson	Vermillion	SD	57069	No comments.
Estate of Rowena V. Cameron	PO Box 140	Salix	IA	51052	No comments.

## STAKEHOLDER COMMENTS

911 COMMUNICATIONS CENTER:	
CITY OF LAWTON:	
FIBERCOMM:	
IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR):	
IOWA DEPARTMENT OF TRANSPORTATION (IDOT):	
LOESS HILLS NATIONAL SCENIC BYWAY:	
LOESS HILLS PROGRAM:	
LOGLINES:	
LUMEN:	
MAGELLAN PIPELINE:	
MIDAMERICAN ENERGY COMPANY (Electrical Division):	I have reviewed the attached proposed minor subdivision for MEC electric distribution and we have; no conflicts. This area of the county is not in our service territory. Josh you may want to review and comment Neal-Monona 161kv line runs past this parcel and may be in easement. Have a safe weekend, Gentleman! – Casey Meinen, 12/5/25.
MIDAMERICAN ENERGY COMPANY (Gas Division):	
NATURAL RESOURCES CONSERVATION SERVICES (NRCS):	
NORTHERN NATURAL GAS:	
NORTHWEST IOWA POWER COOPERATIVE (NIPCO):	Have reviewed Snyder's Bend Addition. NIPCO has no issues with this addition. – Jeff Zettel, 12/9/25.
NUSTAR PIPELINE:	
SIOUXLAND DISTRICT HEALTH DEPARTMENT:	I have reviewed this parcel and proposed site; it appears since each lot is 2 acres they should have adequate room for a well and septic system. – Ivy Bremer, 12/4/25.
WIATEL:	
WINNEBAGO TRIBE:	
WOODBURY COUNTY ASSESSOR:	



<b>WOODBURY COUNTY AUDITOR:</b>	
<b>WOODBURY COUNTY CONSERVATION:</b>	
<b>WOODBURY COUNTY EMERGENCY MANAGEMENT:</b>	
<b>WOODBURY COUNTY EMERGENCY SERVICES:</b>	
<b>WOODBURY COUNTY ENGINEER:</b>	
<b>WOODBURY COUNTY RECORDER:</b>	No comments. – Diane Swoboda Peterson, 12/4/25.
<b>WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC):</b>	
<b>WOODBURY COUNTY SHERIFF:</b>	
<b>WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:</b>	The WCSWCD has no comments regarding this proposal. – Neil Stockfleth, 12/9/25.
<b>WOODBURY COUNTY TREASURER:</b>	2024 taxes are paid in full. – Tina Bertrand, 12/4/25.



## Woodbury County Secondary Roads Department

759 E. Frontage Road · Moline, Iowa 51039

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

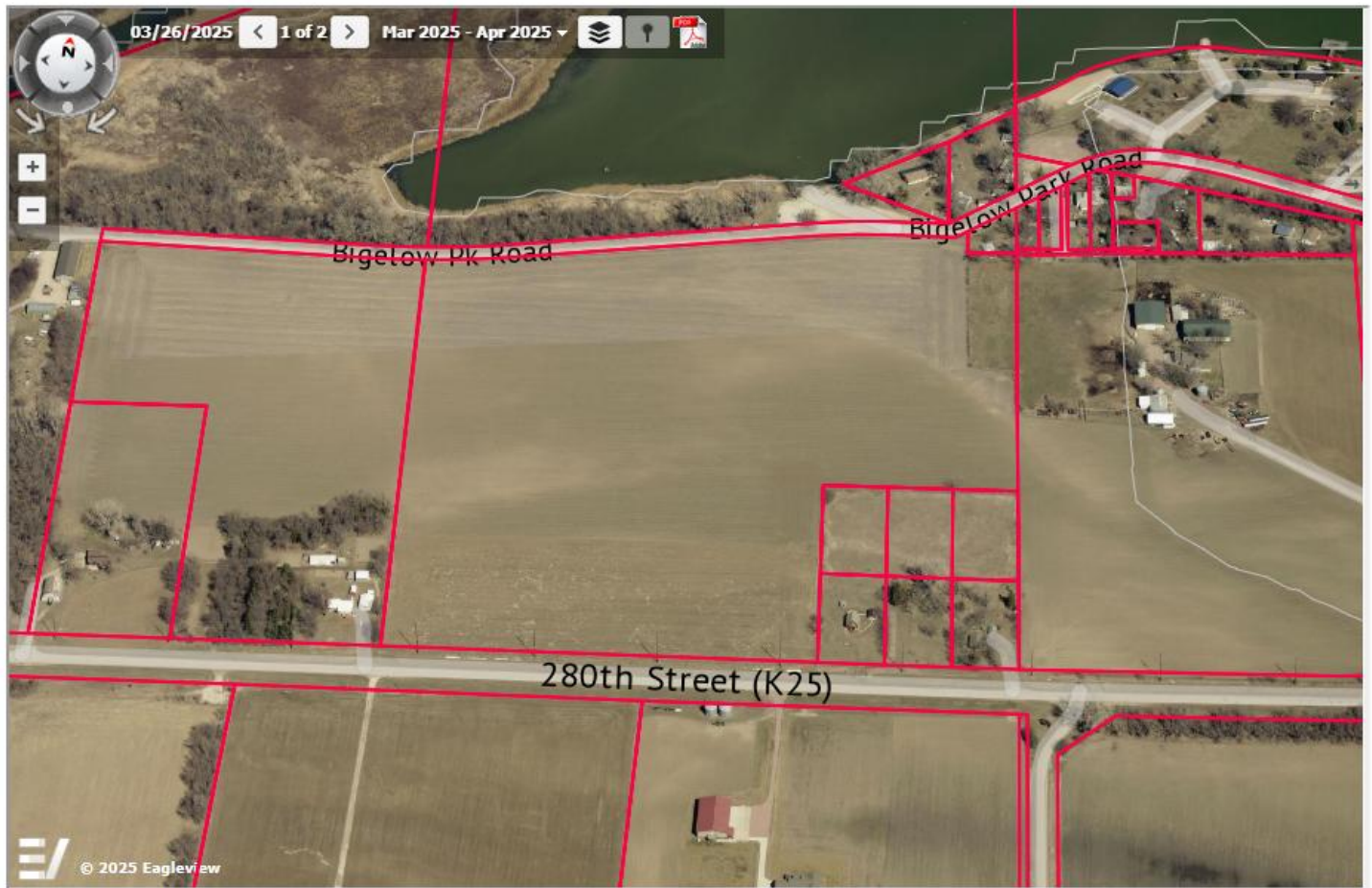
To: Dan Priestley, Woodbury County Zoning Coordinator  
From: Laura Sievers, PE, Woodbury County Engineer  
Date: December 12, 2025  
Subject: Synder's Bend Addition

The Secondary Roads Department has completed its review of the Synder's Bend 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.

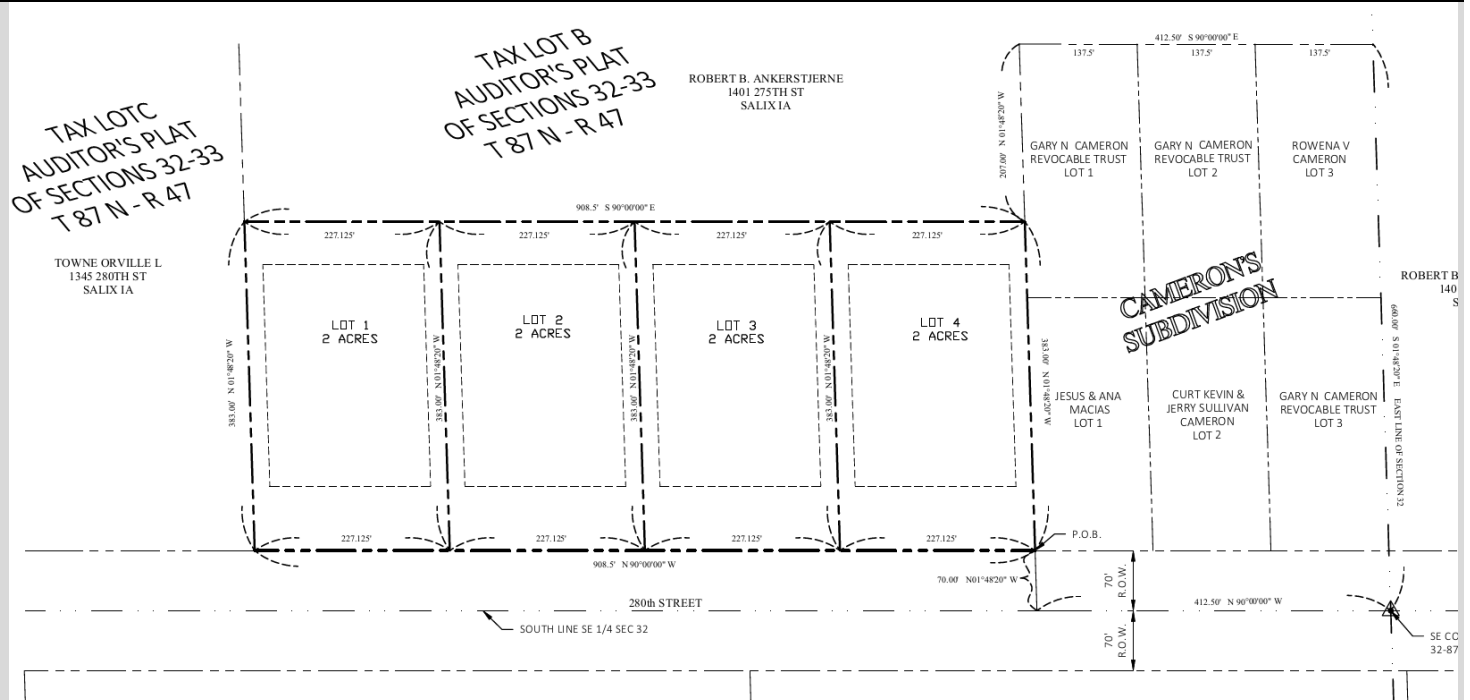
The plat does not identify any proposed new entrances or access points to the County road system, resulting in uncertainty regarding how access is intended to be provided under the Woodbury County Entrance and Access Management Policy. A review of the sight distance and safety conditions during the entrance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

Any modifications to the existing entrance will also require a permit and must meet current entrance standards.

## PICTOMETRY



## PLAT MAP EXCERPT



TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER  
WOODBURY COUNTY, IOWA

Dear Sir/Madam:

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

A tract of land in Tax Lot B of the Auditor's Plat of part of Sections Thirty-two (32) and Thirty-three (33) in Township Eighty-seven (87) North, Range Forty-seven (47) West and part of Sections Four (4) and Five (5) in Township Eighty-six (86) North, Range Forty-seven (47) West lying in the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-two (32), Township Eighty-seven (87) North, Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian, Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southeast corner of the Southeast Quarter (SE  $\frac{1}{4}$ ) of Section Thirty-two (32), Township Eighty-seven (87), Range Forty-seven (47) West of the 5<sup>th</sup> Principal Meridian thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West (bearings assumed with all subsequent bearings referenced therefrom) along the South line of said Southeast Quarter (SE  $\frac{1}{4}$ ) for a distance of Four Hundred Twelve and Fifty Hundredths feet (412.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Seventy feet (70.00') to the point of beginning; thence North Ninety Degrees Zero Minutes Zero Seconds (N 90°00'00") West for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence North One Degree Forty-eight Minutes Twenty Seconds (N 01°48'20") West for a distance of Three Hundred Eighty-three Hundredths feet (383.00'); thence South Ninety Degrees Zero Minutes Zero Seconds (S 90°00'00") East for a distance of Nine Hundred Eight and Fifty Hundredths feet (908.50'); thence South One Degree Forty-eight Minutes Twenty Seconds (S 01°48'20") East for a distance of Three Hundred Eighty-three feet (383.00') to the point of beginning.

Said tract contains 7.99 acres more or less.

Said abstract of title was last certified by Engleson Abstract Co., Inc. dated \_\_\_\_\_, 2026 at 8:59 o'clock a.m. and from said abstract find good and merchantable title to said premises vested in Robert B. Ankerstjerne, the proprietor, free and clear of all mortgages, liens and other encumbrances, except the following:

a) Mortgage from Robert B. Ankerstjerne, a single person to United Bank of Iowa dated and filed April 1, 2011 on Roll 715, Image 6574.

The above mortgage secures a line of credit. Although the secured debt may be reduced to a zero balance, the mortgage will remain in effect until it is released.

b) Easement filed June 19, 1969 in Book 1213, Page 303 conveyed to Woodbury County in connection with a public highway.

c) Easement filed June 19, 1969 in Book 1213, Page 310 conveyed to Woodbury County in connection with a public highway.

d) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 985 conveyed to Iowa Public Service Company.

e) Electric Right-of-Way Agreement filed November 5, 1975 on Roll 43, Image 987 conveyed to Iowa Public Service Company.

f) Resolution No. 6332 filed May 12, 1977 on Roll 62, Image 2118 adopted by the Woodbury County Board of Supervisors designating flood hazard areas.

g) Resolution No. 6333 filed May 12, 1977 on Roll 62, Image 2120 adopted by the Woodbury County Board of Supervisors pertaining to the issuance of building permits located in designated flood hazard areas.

h) Notice of Soil and Water Resource Conservation Plan filed July 29, 1992 on Roll 266, Image 2343.

i) Property is subject to applicable zoning ordinances adopted by Woodbury County.

j) Matters reflected on the final plat of Snyder's Bend Addition, a Minor Subdivision to Woodbury County, Iowa.

k) 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: \_\_\_\_\_, 2026.

---

ROBERT J. REHAN, Attorney at Law

## Woodbury County, IA / Sioux City

### Summary

Parcel ID 874732400009  
 Alternate ID 764085  
 Property Address N/A  
 Sec/Twp/Rng 32-87-47  
 Brief AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX 1ZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF  
 Tax Description IZAAC WA LTON TCT ALL N LOT B  
 (Note: Not to be used on legal documents)  
 Deed Book/Page 536-1718 (6/14/2001)  
 Gross Acres 37.69  
 Net Acres 37.69  
 Adjusted CSR Pts 2002.22  
 Zoning AP - AGRICULTURAL PRESERVATION  
 District 0043 LIBERTY/WESTWOOD  
 School District WESTWOOD COMM  
 Neighborhood N/A

### Owner

Deed Holder  
[ANKERSTJERNE ROBERT B](#)  
[1401 275TH ST](#)  
 SALIX IA 51052-8025  
 Contract Holder  
 Mailing Address  
 ANKERSTJERNE ROBERT B  
 1401 275TH ST  
 SALIX IA 51052-8025

### Land

Lot Area 37.69 Acres; 1,641,776 SF

### Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
6/14/2001	ANKERSTJERNE MARY	ANKERSTJERNE ROBERT	536/1718	NO CONSIDERATION	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	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$77,130	\$65,390	\$65,390	\$50,800	\$50,800

### Sioux City Special Assessments and Fees

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

### Woodbury County Tax Credit Applications

[Apply for Homestead or Military Tax Credit](#)

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.

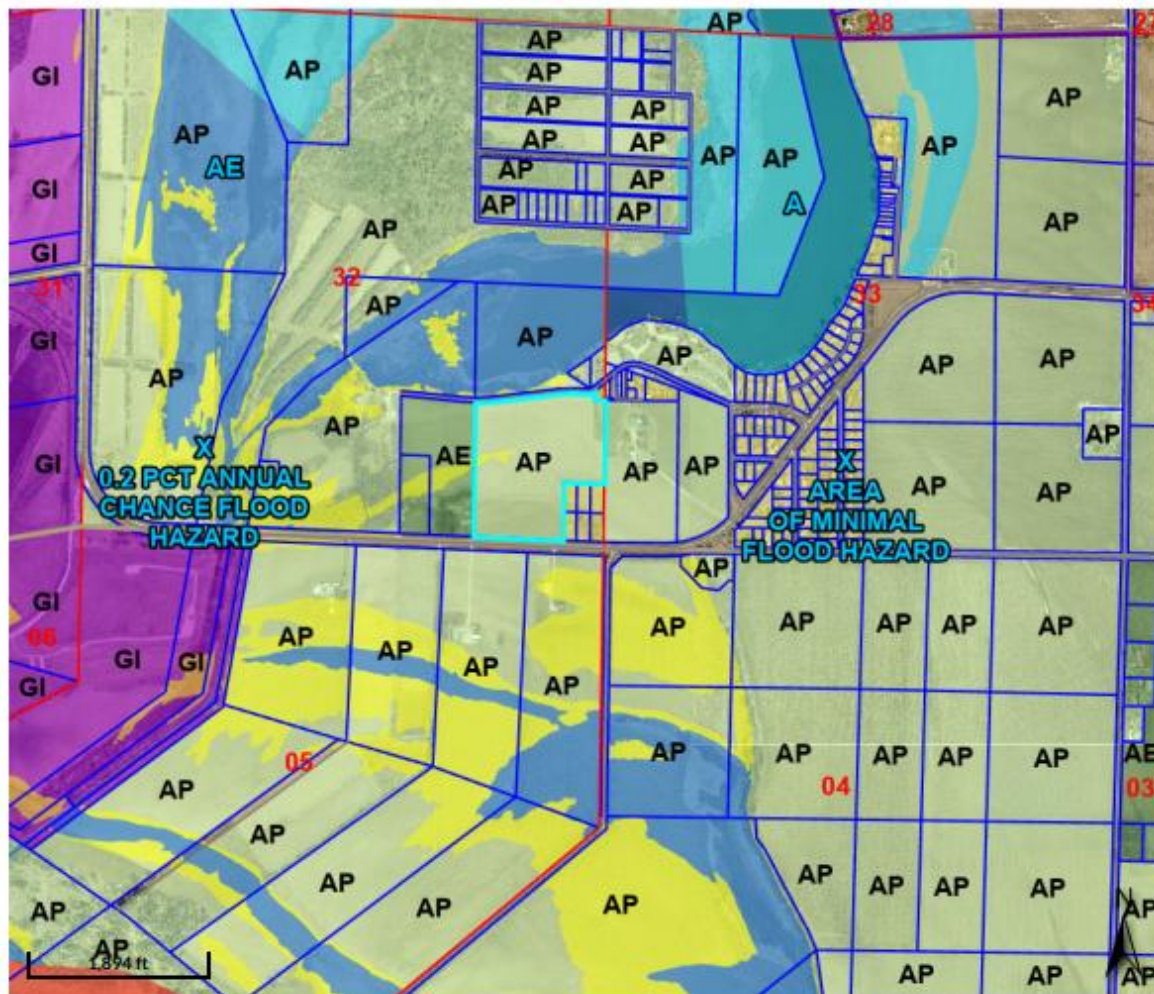
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps 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.  
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 Last Data Upload: 12/3/2025, 9:03:12 PM

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Developed by  
 **SCHNEIDER**  
 GEOSPATIAL



## ZONING MAP



### Overview



### Legend

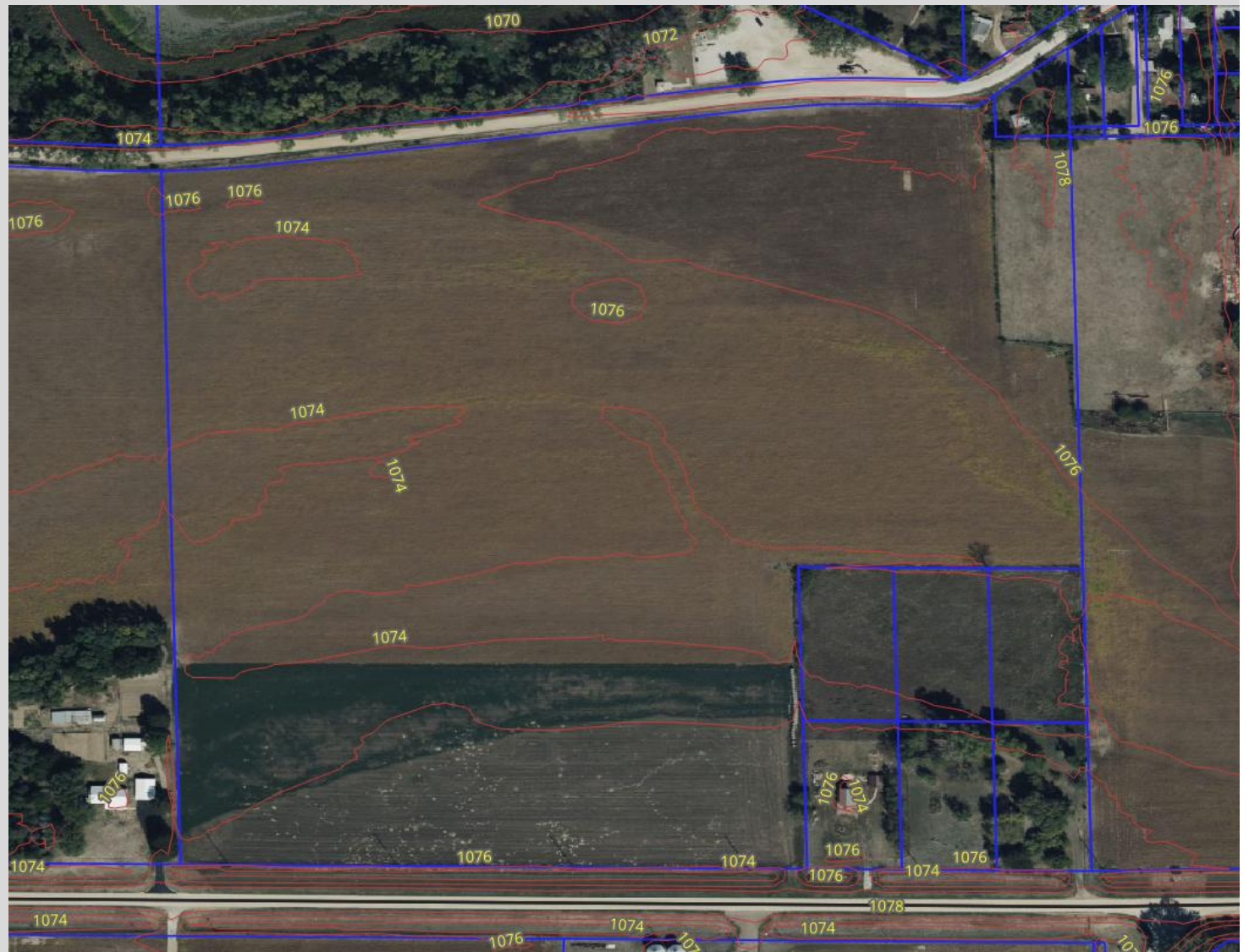
- Roads
- Corp Boundaries
- Townships
- Sections
- Parcels
- County Zoning
  - AE
  - AP
  - GC
  - GC-PD
  - GI
  - LI
  - LI-PD
  - SR
  - WR

Parcel ID	874732400009	Alternate ID	764085	Owner Address	ANKERSTJERNE ROBERT B
Sec/Twp/Rng	32-87-47	Class	A		1401 275TH ST
Property Address		Acreage	37.69		SALIX, IA 51052-8025
District	0043				
Brief Tax Description	AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B				
	(Note: Not to be used on legal documents)				

## SPECIAL FLOOD HAZARD AREA (SFHA) MAP

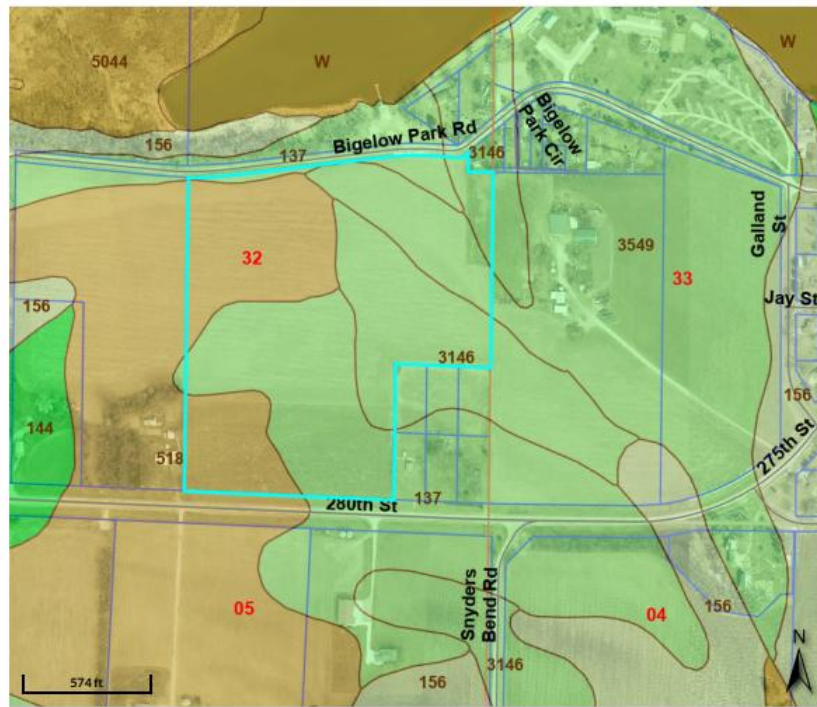
Property not within the floodplain.

## ELEVATION MAP





# SOIL REPORT



## Overview



## Legend

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

Parcel ID 874732400009 Alternate ID 764085 Owner Address ANKERSTJERNE ROBERT B  
 Sec/Twp/Rng 32-87-47 Class A 1401 275TH ST  
 Property Address Acreage 37.69 SALIX, IA 51052-8025  
 District 0043  
 Brief Tax Description AUD PLAT EX 6 1/2 A SE COR & EX .30 A S OF RD IN NE COR & EX IZAAC WALTON TCT & EX 3.31 A TO STATE & EX IRREG 1.30 A TCT N OF RD & E OF IZAAC WALTON TCT ALL N LOT B  
 (Note: Not to be used on legal documents)

## Summary

Parcel ID 874732400009  
 Gross Acres 37.69  
 ROW Acres 0.00  
 Gross Taxable Acres 37.69  
 Exempt Acres 0.00  
 Net Taxable Acres 37.69 (Gross Taxable Acres - Exempt Land)  
 Average Unadjusted CSR2 53.25 (2007.05 CSR2 Points / 37.69 Gross Taxable Acres)

Agland Active Config 2025  
 Processed Date and Time 2025-01-21 09:40:47

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	37.69	53.25	2,007.05	2,007.05
Non-Crop	0.00	0.00	0.00	0.00
Total	37.69		2,007.05	2,007.05

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	4.83	371.91	371.91
100% Value	137	Haynie silt loam, deep loess, 0 to 2 percent slopes, rarely	72.00	12.36	889.92	889.92
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	8.52	613.44	613.44
100% Value	518	Morconick fine sandy loam, 0 to 2 percent slopes, rarely flo	11.00	11.98	131.78	131.78
Total				37.69	2,007.05	2,007.05

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

Date: 1/6/2026 Weekly Agenda Date: 1/20/2026

ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN: Citizen

**WORDING FOR AGENDA ITEM:**

Lifepak 35 monitors for countywide EMS agencies request

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Public Hearing ☐

Other: Informational ☒

Attachments ☐

**EXECUTIVE SUMMARY:**

Opioid usage is impacting all of Woodbury County. EMS providers are the front-line medical personnel to the Opioid crisis. Being prepared and properly equipped is crucial for overall patient care.

**BACKGROUND:**

Many EMS agencies in Woodbury County have aging LifePak 15 units that are reaching the end of life. The rest of the agencies having aging Zoll machines. Quotes have been obtained and the agencies are looking to the Board of Supervisors for consideration of utilizing Opioid money to assist in replacing these units.

**FINANCIAL IMPACT:**

The quote includes replacing all of the rural county EMS agencies including EOC. Sloan is not included in this total. The total amount is \$767,985.26.

**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:**

Our recommendation is for the board to utilize Opioid dollars to assist in replacing these critical devices used by EMS on a daily basis.

**ACTION REQUIRED / PROPOSED MOTION:**

No action is required at this meeting. We would be looking for consideration with the next round of Opioid money be made available for this project.

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

Date: 01/13/2026 Weekly Agenda Date: 01/20/2026

**ELECTED OFFICIAL / DEPARTMENT HEAD / CITIZEN:** Tina Bertrand, County Treasurer

**WORDING FOR AGENDA ITEM:**

Capital Loan Term Sheet discussion

**ACTION REQUIRED:**

Approve Ordinance ☐

Approve Resolution ☐

Approve Motion ☐

Give Direction ☐

Other: Informational ☒

Attachments ☒

**EXECUTIVE SUMMARY:**

Capital Loan Term Sheet information only discussion

**BACKGROUND:**

Annual the county enters into a capital loan for the purpose of CIP projects. Historically a request for quote is issued to local banks for an interest rate based on specific loan terms. The Board is not required by Iowa Code to authorize the Treasurer to issue the solicitation. This information agenda item is to provide additional transparency in the capital loan process.

**FINANCIAL IMPACT:**

None

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

Yes ☐ No ☒

**RECOMMENDATION:**

Information only

**ACTION REQUIRED / PROPOSED MOTION:**

Information only

# WOODBURY COUNTY TREASURER'S OFFICE



**Tina M. Bertrand, Treasurer**

822 Douglas St, Room 102

Sioux City, IA 51101

Motor Vehicle: 712-279-6500

Property Tax: 712-279-6495

DNR: 712-279-6492

Fax: 712-279-6493

January 22, 2026

This is a request for a quote for a capital loan based on the terms below. By responding to this request, you agree that you will be able to coordinate the review of financing documents prepared by Ahlers & Cooney, P.C. as Note Counsel, to review financial and other information related to the purchase of the Notes, and to close the transaction on or prior to **June 4, 2026**. You will be working closely with the Issuer and its Municipal Advisor, UMB.

Issuer:	Woodbury County, Iowa (the "Issuer") 620 Douglas Street Sioux City, IA 51101
Proposal Due Date:	February 5, 2026
Anticipated Award Date:	March 5, 2026
Dated/Settlement Date:	June 4, 2026
Principal Amount:	\$1,200,000
Principal & Interest Payments:	June 1 and December 1, commencing December 1, 2026
Maturity Schedule:	Four (4) Year Term Note Maturing on or about June 1, 2030
Purpose:	Capital improvement projects
Tax Factors:	Interest on Bonds is tax exempt and bank qualified
Optional Redemption:	Notes will be callable at any time.

Need to visit the office? Schedule an appointment by scanning the QR code or visiting:  
[www.woodburycountyiowa.gov/treasurer/](http://www.woodburycountyiowa.gov/treasurer/)





COUNTY  
SUPERVISORS  
STARCOMM  
Fund 0002

Woodbury Pays  
23% of Starcomm Budget

**FY27 Starcomm Budget**  
**July 1, 2026 thru June 30, 2027**

STARCOMM Budget 7-1-26 thru 6-30-27		Percentage of Population	By Percentage
Dakota County Law Enforcement Center		15%	\$59,381.81
Union County		4%	\$15,835.15
North Sioux City		2%	\$7,917.57
Woodbury County		23%	\$91,052.10
Sioux City		53%	\$209,815.71
Sgt. Bluff		3%	\$11,876.36
Total Population		100%	
<b>User Agency Revenue TOTAL</b>			<b>\$395,878.70</b>
AT&T Tower Rent			\$80,378.30
Iowa Communication Network			\$3,630.00
Siouxlan Communications			\$1,200.00
Long Lines Fiber 6th & Lewis to WIT			\$12,000.00
Carryover funds			\$70,000.00
<b>Other Revenue Total</b>			<b>\$167,208.30</b>
<b>4763-43-1231-0000-####</b>			
10002	Department Heads (Salary)	\$40,130.50	50% of salary
11000	FICA	\$2,239.50	50% of benefits
11100	IPERS	\$3,610.00	50% of benefits
11300	Employee Hospitalization	\$9,724.50	50% of benefits
11701	Life Insurance	\$76.50	50% of benefits
11702	Dental Insurance	\$510.00	50% of benefits
11703	LTD Insurance	\$128.00	50% of benefits
21601	Tower Light Repair/Inspection	\$10,000.00	Tower Lights, Tower & Grounding Inspections, etc
25000	Gas & Oil	\$1,000.00	Pickup Fuel & Lubricant
43000	Natural & LP Gas	\$1,500.00	Tower Site Propane
43100	Electric Light & Power	\$26,000.00	Tower Site Electric
44000	Repairs & Maintenance: Vehicle	\$4,800.00	Pickup charges (vehicle repairs & fleet)
44100	Repairs & Maintenance: Buildings	\$20,000.00	Tower Site AC / Gravel, Misc, UPS
			Rodent & pest \$3,480- \$58 @ 5 sites per month
			Weed control- \$5,000-
			Spring & fall-5 tower sites
44400	Repairs & Maintenance: Equipment	\$25,000.00	Generator Maintenance, fiber repairs
44600	Repairs & Maintenance: Radio & Related Equipment	\$293,500.00	Year 10 of 12 year Radio Maintenance Contract
44900	Maintenance Contracts	\$4,500.00	Alarm Monitoring, service contract Suter
		\$65,368.00	Jumbo Switch Maintenance, microwave inspection, repairs
44903	Repairs & Maintenance: Microwave		Equipment
46201	Liability/Property/Vehicle Insurance	\$55,000.00	Misc. Communications/ Camera/ Security Repair
63804	Machinery & Equipment : Communications	\$0.00	
63601	Lease/Purchase Equipment	\$0.00	
<b>TOTAL</b>		<b>\$563,087.00</b>	
Expenditures		\$563,087.00	
Revenue		\$167,208.30	
Total Expenditures offset by revenue		\$395,878.70	
<b>TOTAL Budget</b>		<b>\$395,878.70</b>	
		<b>Annual</b>	<b>Quarterly billing</b>
15% Dakota		\$ 59,381.81	\$ 14,845.45
4% Union		\$ 15,835.15	\$ 3,958.79
2% North Sioux		\$ 7,917.57	\$ 1,979.39
23% Woodbury		\$ 91,052.10	\$ 22,763.03
53% Sioux City		\$ 209,815.71	\$ 52,453.93
3% Sgt Bluff		\$ 11,876.36	\$ 2,969.09
		\$ 395,878.70	



Woodbury County

Budget Comparison Report  
Account Detail

				Comparison 1	Comparison 1		
				Parent Budget	Budget	to Parent	%
				2025-2026	2026-2027	Budget	
Account Number	2023-2024	2024-2025	2025-2026	Budget Director	Budget Director	Increase /	(Decrease)
	Total Activity	Total Activity	YTD Activity				
			Through Jun				
Fund: 0002 - GENERAL SUPPLEMENTAL							
Function: 1231 - EMERGENCY SERVICES/STARCOM PROGRAM							
Expense							
0002-01-1231-000-48100	TAX ALLOCATIONS	95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00 4.42%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
Budget Director	23% of Starcomm Budget	0.00	0.00	107,153.00			
Budget Director	Less 23% of \$70k carryover	0.00	0.00	-16,100.00			
Total Expense:		95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00 4.42%
Total Function: 1231 - EMERGENCY SERVICES/STARCOM PRO...		95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00 4.42%
Total Fund: 0002 - GENERAL SUPPLEMENTAL:		95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00 4.42%
Report Total:		95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00 4.42%

Budget Comparison Report

Fund Summary

	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budget	%
				2025-2026 Budget Director	2026-2027 Budget Director	Increase / (Decrease)	
Fund							
0002 - GENERAL SUPPLEMENTAL	95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00	4.42%
Report Total:	95,232.48	106,480.44	65,401.38	87,202.00	91,053.00	3,851.00	4.42%

COUNTY  
SUPERVISORS  
COMMUNICATION  
CENTER

Fund 0001

Woodbury Pays 30.20 % of Communications  
Center Budget

## COMMUNICATION CENTER BUDGET

### Sgt Bluff FY 2027

Population:		% of Total
Sgt. Bluff	5,090	4.80%
Sioux City	85,651	
Woodbury	<u>15,210</u>	
Total	105,951	

Expenses:		
FY 2027 Budget	\$	2,951,904
Less:		
STARCOMM	(209,816)	
Add:		
County TSI	<u>44,000</u>	<u>(165,816)</u>
Adjusted Expenses		2,786,088

Revenues:		
Alarm Charges	-	
N.Sioux City	81,441	
Tower Lease	28,214	
Miscellaneous	<u>34,914</u>	
Revenues		<u>144,569</u>

Net WCICC Budget \$ 2,641,519

Sgt. Bluff's Allocation	4.80%	\$ 126,901
Administrative Fee	5%	<u>\$ 6,345</u>

Total Charge to Sgt Bluff  
723-8602-333.21-07 \$ 133,246

### North Sioux City FY 2027

Population:		% of Total
No.Sioux	3,018	2.85%
Woodbury	105,951	

Expenses:		
FY 2027 Budget	\$	2,951,904
Less:		
STARCOMM	(209,816)	
Add:		
County TSI	<u>44,000</u>	<u>(165,816)</u>
Adjusted Expenses		2,786,088

Revenues:		
Alarm Charges	-	
Tower Lease	28,214	
Miscellaneous	<u>34,914</u>	
Revenues		<u>63,128</u>

Net WCICC Budget \$ 2,722,960

North Sioux	2.85%	\$ 77,563
Administrative Fee	5%	<u>\$ 3,878</u>

Total Charge to North Sioux  
723-8602-333.21-05 \$ 81,441

### Woodbury Co FY 2027

Expenses:		
FY 2027 Budget	\$	2,951,904
Less:		
STARCOMM	(209,816)	
TSI	<u>(44,000)</u>	<u>(253,816)</u>
Adjusted Expenses		2,698,088

Revenues:		
Alarm Charges	-	
N.Sioux City	81,441	
Tower Lease	28,214	
Sgt Bluff Fee	133,246	
Miscellaneous	<u>34,914</u>	
Revenues		<u>277,815</u>

Net WCICC Budget \$ 2,420,273

Woodbury Co 30.20% \$ 730,922  
723-8602-333.21-06

### City of Sioux City FY 2027

Expenses:		
FY 2027 Budget	\$	2,951,904

Revenues:		
Alarm Charges	-	
N.Sioux City	81,441	
Tower Lease	28,214	
Sgt Bluff	133,246	
Woodbury Co	730,922	
Miscellaneous	<u>34,914</u>	
Revenues		<u>1,008,737</u>

Net WCICC Budget \$ 1,943,167

\$ 2,951,904



## IMPROVEMENT REQUEST

Department/Division Title: WCICC- Communications Center

Request: The Communications Center is requesting to purchase CritiCall Dispatch Pre-Employment Testing.

Justification: The Communications Center currently utilizes the National Dispatcher Selection Test from Stanard & Associates as part of its pre-employment screening. This is a paper-based exam that requires candidates to be physically present for approximately two hours. The exam is administered and manually graded by Human Resources staff, who also dedicate additional time to preparing materials and processing results.

CritiCall offers a modern, online dispatcher pre-employment test. Candidates can complete the exam remotely or onsite using a provided computer. The test is self-administered and automatically scored, significantly reducing administrative burden. Additionally, the exam is customizable, allowing agencies to select modules that align with specific job requirements.

Since 2023, we have hired 19 candidates, with only 10 successfully completing training—a 53% success rate. In contrast, CritiCall reports an average success rate of approximately 80% among its clients. For example, WestComm in West Des Moines utilizes CritiCall and has achieved a 73% success rate.

Each unsuccessful candidate represents a \$550 investment in pre-employment testing, not including the substantial time lost in training. Transitioning to CritiCall could reduce these costs and save valuable Human Resources hours. While the initial investment may be significant, improving our hiring success rate and addressing staffing shortages makes this a strategic and worthwhile decision.

Financial Impact: The CritCall dispatcher testing is estimated at \$4,000/year. We currently budget \$550 for the Stanard paper exams. Overall impact \$3,450.00

City of Sioux City portion at 69.8% would be \$2,408

Woodbury County portion at 30.2% would be \$1,042

### BUDGET ACCOUNT DETAIL

Account Number:	Description:	Amount:	Explanation:
723-8602-412-20.02	CritiCall testing	\$4,000.00	Annual cost
723-8602-412-20.02	Current Stanard Testing	-550.00	Eliminate this fee
Net Impact		\$3,450.00	



Woodbury County

## Budget Comparison Report

### Account Detail

				Comparison 1		Comparison 1		
				Parent Budget	Budget	to Parent Budget	%	
				2025-2026	2026-2027	Increase /		
				Budget Director	Budget Director	(Decrease)		
Account Number								
Fund: 0001 - GENERAL BASIC								
Function: 1040 - CENTRAL SERVICES/WCICC COMMUNICATIONS								
Expense								
0001-01-1040-000-48100	TAX ALLOCATIONS	656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00 3.54%	
Budget Detail								
Budget Code	Description	Units	Price	Amount				
Budget Director	30.20% of Communication Center Budget	0.00	0.00	730,922.00				
Total Expense:		656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00 3.54%	
Total Function: 1040 - CENTRAL SERVICES/WCICC COMMUNIC...		656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00 3.54%	
Total Fund: 0001 - GENERAL BASIC:		656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00 3.54%	
Report Total:		656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00 3.54%	

Budget Comparison Report

Fund Summary

	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Comparison 1 Budget		Comparison 1 to Parent Budget Increase / (Decrease)	%
				Parent Budget	Budget		
Fund				2025-2026 Budget Director	2026-2027 Budget Director		
0001 - GENERAL BASIC	656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00	3.54%
Report Total:	656,916.00	676,320.96	352,960.50	705,921.00	730,922.00	25,001.00	3.54%

**COUNTY  
SUPERVISORS  
SOIL CONSERVATION**

Rural Basic

Fund 0011



*Woodbury County Soil & Water Conservation  
District*

204 1<sup>st</sup> St Ste 225  
Phone (712)-943-6727  
Sergeant Bluff, IA 51054

December 18, 2025

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

Dear Board of Supervisors,

We really appreciate your past assistance and support for Woodbury County's Little Sioux maintenance program. These funds are even more crucial since the traditional Little Sioux federal funding was eliminated several years ago. Maintenance is now the sole responsibility of the Supervisors and the Soil and Water Conservation District as sponsors.

As of the end of the fiscal year, we have spent a total of \$99,853.23. Payroll related expenses for the Watershed Technician were \$49,175.36. We also spent \$50,677.87 on repairs on Little Sioux expenses. Common issues include unplugging beaver dams, tree removal and overgrazing. As the structure's age, siltation is also becoming more of an issue every year.

We are requesting \$50,000.00 for the 2026-2027 fiscal year and again, we appreciate the assistance and support of the County in maintaining the watershed program providing invaluable protection to our infrastructure. With proper maintenance, these structures will continue to provide flood control and grade stabilization benefits to Woodbury County for many years to come.

Best Regards,

Jason Yockey  
Chairperson

Date	Description		Watershed Repair	Payroll Expense	Misc.	Deposit
7/2/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
7/16/2024	Cancelled check 2136 never cashed	Structure Maintenance	35.12			
7/22/2024	Bomgaars	Structure Maintenance	53.15			
7/23/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
8/2/2024	Woodbury County	28E Agreement				13,000.00
8/7/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
8/7/2024	Impact 7G	Archaeological (Wolf Creek)	15,138.26			
8/16/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
9/2/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
9/5/2024	Walmart	Watershed Phone			113.88	
8/27/2024	USDA Treasurers	Wolf Creek				15,138.27
9/13/2024	Petit Contracting	Structure Maintenance	2,800.00			
9/13/2024	Petit Contracting	Structure Maintenance	3,000.00			
9/13/2024	Petit Contracting	Structure Maintenance	3,000.00			
9/13/2024	Petit Contracting	Structure Maintenance	2,750.00			
9/13/2024	Petit Contracting	Structure Maintenance	1,500.00			
9/13/2024	Petit Contracting	Structure Maintenance	1,900.00			
9/13/2024	Petit Contracting	Structure Maintenance	1,150.00			
9/13/2024	Petit Contracting	Structure Maintenance	2,750.00			
10/1/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
10/1/2024	Heying Endeavors LLC	Payroll Reimbursement		2,734.82		
10/1/2024	Bomgaars Supply	Structure Maintenance	33.98			
12/31/2024	Dep - Woodbury County BOS	28E Agreement				13,000.00
1/2/2025	Heying Endeavors LLC	Payroll Reimbursement		1,226.90		
1/2/2025	Impact 7G	Archaeological (Wolf Creek)	12,661.74			
1/7/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
1/7/2025	Chase Fitch, reimburse O&M supplies	Structure Maintenance	103.95			
1/23/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
1/23/2025	Bomgaars	Structure Maintenance	79.96			
2/11/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
2/11/2025	Heying Endeavors LLC, 1099 Prep	Misc		22.00		
2/18/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
2/26/2025	Bomgaars, chainsaw repair	Structure Maintenance	177.36			
3/4/2025	Heying Endeavors LLC	Payroll Reimbursement		1,922.92		
3/18/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
3/27/2025	Bomgaars, maintenance supplies	Structure Maintenance	18.98			
3/27/2025	Chase Fitch, reimburse chest wad	Structure Maintenance	160.49			
3/27/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
4/15/2025	Heying Endeavors LLC	Payroll Reimbursement		2,441.80		
4/22/2025	Bomgaars, maintenance supplies	Structure Maintenance	48.98			
4/29/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
5/1/2025	Chase Fitch, Beaver Trapping	Structure Maintenance	750.00			
5/1/2025	Caleb Mattox, Beaver Trapping	Structure Maintenance	750.00			
5/12/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
5/22/2025	Bomgaars, watershed supplies	Structure Maintenance	115.95			
5/22/2025	Chase Fitch, Watershed tree removal	Structure Maintenance	1,536.00			
5/22/2025	Woodbury Co, 28E agreement	Payroll				13,000.00
5/27/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
6/12/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
6/26/2025	Bomgaars, maintenance supplies	Structure Maintenance	23.95			
6/27/2025	Rodman Supply Co., maintenance	Structure Maintenance	140.00			
7/17/2025	Heying Endeavors, Chase Payroll	Payroll		2,441.80		
7/17/2025	Heying Endeavors, Chase Payroll	Payroll		2,441.80		
7/21/2025	Heying Endeavors, Chase Payroll	Payroll		2,441.80		
7/17/2025	Dep- Woodbury Co 28E Agreement					17,000.00
8/11/2025	Heying Endeavors, Chase Payroll	Payroll		2,441.80		
8/11/2025	Bomgaars	Structure Maintenance	3.00			
8/19/2025	Johnston Excavating, LLC	Structure Maintenance	26,054.90			
8/19/2025	Heying Endeavors, Chase Payroll	Payroll		2,441.80		
9/5/2025	Bomgaars, watershed supplies	Structure Maintenance	3.00			
9/5/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
9/9/2025	Chase Fitch, Water Conference	Misc			645.61	
9/10/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
9/15/2025	Mark Petit, Tree Removal	Structure Maintenance	1,300.00			
9/19/2025	Bomgaars, watershed supplies	Structure Maintenance	140.94			
9/24/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
10/22/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
10/22/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
11/17/2025	Dan Hiserote	Structure Maintenance	321.00			
11/17/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
11/18/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
11/18/2025	Bomgaars, watershed supplies	Structure Maintenance	3.00			
12/5/2025	Heying Endeavors, Chase payroll	Payroll		2,441.80		
12/11/2025	Chase Fitch, Tree Removal	Structure Maintenance	3,280.00			
Totals			81783.71	80,918.76	759.49	71,138.27
			47707.18	61775.02	645.61	43,000.00
Grand Total	163461.96					
	110127.81					





Woodbury County

## Budget Comparison Report

### Account Detail

				Comparison 1		Comparison 1		
				Parent Budget	Budget	to Parent Budget	%	
				2025-2026	2026-2027	Increase /		
				Budget Director	Budget Director	(Decrease)		
Account Number								
Fund: 0011 - RURAL BASIC								
Function: 6000 - CONSERV. & RECREA. SER./SOIL CONSERVATION								
Expense								
0011-01-6000-000-48100	TAX ALLOCATIONS	39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00 0.00%	
Budget Detail								
Budget Code	Description	Units	Price	Amount				
Budget Director	Per request letter	0.00	0.00	50,000.00				
Total Expense:		39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00 0.00%	
Total Function: 6000 - CONSERV. & RECREA. SER./SOIL CONSE...		39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00 0.00%	
Total Fund: 0011 - RURAL BASIC:		39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00 0.00%	
Report Total:		39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00 0.00%	

Budget Comparison Report

Fund Summary

Fund	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Comparison 1		Comparison 1	%
				Parent Budget	Budget	to Parent	
				2025-2026 Budget Director	2026-2027 Budget Director	Budget	
Report Total:				Increase / (Decrease)			
0011 - RURAL BASIC	39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00	0.00%
Report Total:	39,000.00	39,000.00	34,000.00	50,000.00	50,000.00	0.00	0.00%

# EMERGENCY MANAGEMENT

Fund 0002

-1210-



Woodbury County

Budget Comparison Report  
Account Detail

				Comparison 1	Comparison 1		
				Parent Budget	Budget	to Parent	%
				2025-2026	2026-2027	Increase /	
Account Number	2023-2024	2024-2025	2025-2026	Budget Director	Budget Director	(Decrease)	
	Total Activity	Total Activity	YTD Activity Through Jun				
Fund: 0002 - GENERAL SUPPLEMENTAL							
Function: 1210 - EMERGENCY SERVICES/EMERGENCY MANAGEMENT							
Expense							
0002-01-1210-000-48100	TAX ALLOCATIONS	150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00 6.00%
Budget Detail							
Budget Code	Description	Units	Price	Amount			
Budget Director	Per Approved Budget by EM Commission	0.00	0.00	335,397.00			
Total Expense:		150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00 6.00%
Total Function: 1210 - EMERGENCY SERVICES/EMERGENCY M...		150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00 6.00%
Total Fund: 0002 - GENERAL SUPPLEMENTAL:		150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00 6.00%
Report Total:		150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00 6.00%

Budget Comparison Report

Fund Summary

	2023-2024 Total Activity	2024-2025 Total Activity	2025-2026 YTD Activity Through Jun	Parent Budget	Comparison 1 Budget	Comparison 1 to Parent Budeet	%
				2025-2026 Budget Director	2026-2027 Budget Director	Increase / (Decrease)	
Fund							
0002 - GENERAL SUPPLEMENTAL	150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00	6.00%
Report Total:	150,537.00	212,849.00	142,002.98	316,411.00	335,397.00	18,986.00	6.00%