



NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(JUNE 16, 2026) (WEEK 25 OF 2026)

Live streaming at:
https://www.youtube.com/user/woodburycountyiowa

Agenda and Minutes available at:
www.woodburycountyiowa.gov

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You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held June 16, 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 will recognize the agenda item presenter before asking for public comments or board discussion.
3. Members of the public will approach the microphone one at a time and give their name and city of residence before their statement.
4. Members of the public who comment will limit their remarks to three minutes on any one item and address their remarks to the Board.
5. At the beginning of discussion on any item, the Chair may request statements in favor of an action be heard first followed by statements in opposition to the action. The Chair may also request delegates provide statements on behalf of multiple speakers.
6. Any concerns or questions which do not relate to a scheduled item on the agenda will be heard under the item "Citizen Concerns." Please note the Board is legally prohibited from taking action on or engaging in deliberation on concerns not listed on the agenda, and in such cases the Chair will request further discussion take place after properly noticed.
7. Public comment by electronic or telephonic means is prohibited except for a particular agenda item when approved by the Chair 24 hours before a meeting or by a majority of the board during a meeting for a subsequent meeting.

AGENDA

2:30 p.m. Joint Closed Session with LEC Authority {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 June 9, 2026
3. Approval of claims
4. Board Administration – Karen James
a. Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension
b. Approval of resolutions thanking and commending Sydney Engle and Brent Eickholt for their years of service with Woodbury County

5. County Auditor – Michelle Skaff  
Receive the appointment of Jebediah Hibbs, for the office of Board of Director, Sioux City Community School District, to fill the vacancy left when Lance Ehmcke resigned
6. Human Resources – Melissa Thomas
  - a. Approval of Memorandum of Personnel Transactions
  - b. Authorization to Initiate Hiring Process
  - c. Approval of request to deauthorize county position

### End of Consent Agenda

- |                          |  |             |
|--------------------------|--|-------------|
|                          | 7. Board Administration – Ryan Ericson   |             |
|                          | a. Approval of Appropriation Resolution for FY 2027  | Action      |
|                          | b. Approval of resolutions for Inter-Fund Operating Transfers for FY 2027  | Action      |
|                          | c. Approval of FY27 Capital Improvement Requests   |             |
|                          | 1. Trospen Hoyt-Entrance, ADA Ramp & Façade  | Action      |
|                          | 2. Body Scanner  | Action      |
|                          | 3. Multifunctional Printers & PCs  | Action      |
|                          | 8. Planning/Zoning – Daniel Priestley  |             |
| 4:40 p.m.<br>( Set time) | a. Conduct the second public hearing on a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011 for William J. Smith (2634 Buchanan Avenue, Salix, IA 51052)  | Action      |
|                          | b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011 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 #874727200011  | Action      |
|                          | d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011  | Action      |
|                          | 9. Planning/Zoning – Daniel Priestley  |             |
|                          | Discussion about the permitting procedures for industrial data centers in unincorporated Woodbury County   | Information |
|                          | 10. Board of Supervisors – Mark Nelson   |             |
|                          | Consideration and approval of a motion to officially designate the physical bulletin board located just inside the north entrance of the Woodbury County Courthouse near the security station as the official, prominent, and conspicuous location for posting Board of Supervisors meeting agendas and notices in compliance with House File 2490 and woodburycountyiowa.gov for the primary internet presence; and further directing all associated county boards, commissions, committees, and advisory bodies to formally designate their respective physical posting locations and primary internet presences | Action      |
|                          | 11. Reports on Committee Meetings  | Information |
|                          | 12. Citizen Concerns   | Information |
|                          | 13. Board Concerns   | Information |

### ADJOURNMENT

## CALENDAR OF EVENTS

<b>WED., JUNE 17</b>	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
<b>THU., JUNE 18</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
	<b>5:30 p.m.</b>	SIMPCO Board of Directors Meeting and Annual Award Banquet, Akron Golf Course
<b>FRI., JUNE 19</b>	<b>12:00 p.m.</b>	Siouxland Human Investment Partnership Board Meeting, 607 – 4 <sup>th</sup> St.
<b>MON., JUNE 22</b>	<b>5:00 p.m.</b>	Zoning Commission Meeting, Courthouse Basement Boardroom
<b>THU., JUNE 25</b>	<b>10:00 p.m.</b>	WICIRHTF Board of Directors Meeting, 6401 Gordon Dr.
	<b>11:00 a.m.</b>	Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.
<b>WED., JULY 1</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>MON., JULY 6</b>	<b>5:00 p.m.</b>	Board of Adjustment meeting, Courthouse Basement Boardroom
<b>WED., JULY 8</b>	<b>7:30 a.m.</b>	SIMPCO Executive Finance Committee, 6401 Gordon Drive
	<b>8:05 a.m.</b>	Woodbury County Information Communication Commission, First Floor Boardroom
	<b>10:00 a.m.</b>	STARComm Board Meeting, The Security Institute, WIT Campus
	<b>12:00 p.m.</b>	District Board of Health Meeting, 1014 Nebraska St.
	<b>6:30 p.m.</b>	911 Service Board Meeting, Public Safety Center, Climbing Hill
<b>THU., JULY 9</b>	<b>10:00 a.m.</b>	Siouxland Regional Transit Systems Board Meeting, 6401 Gordon Drive
	<b>4:00 p.m.</b>	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
<b>WED., JULY 15</b>	<b>12:00 p.m.</b>	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
<b>THU., JULY 16</b>	<b>4:30 p.m.</b>	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
<b>FRI., JULY 17</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.*

**JUNE 9, 2026, TWENTY FOURTH MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS**

The Board of Supervisors met on Tuesday, June 9, 2026, at 4:30 p.m. Board members present were Nelson, Dietrich, Bittinger II, Ung and Carper. Staff members present were Karen James, Board Administrative Assistant, Melissa Thomas, HR Director, and Michelle Skaff, Auditor/Clerk to the Board.

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

1. Motion by Nelson second by Dietrich to approve the June 9, 2026, agenda. Carried 5-0. Copy filed.  
Motion by Nelson second by Dietrich to approve the following items by consent.
2. To approve minutes of the June 2, 2026 meeting. Copy filed.
3. To approve the claims totaling \$948,408.68. Copy filed.
- 4a. To approve the appointment of Caitlyn Wilson, Clerk II - MV, County Treasurer Dept., effective 06-10-2026, \$19.82/hour. Job Vacancy Posted on 3/4/2026. Entry Level Salary \$19.82/hr.; and the reclassification of Miranda Kluver, Civilian Jailer, County Sheriff Dept., effective 06-22-2026, \$34.57/hours, 11%=\$3.45/hr. Per CWA Civilian-Move from Senior to Master. Anniversary Date: 6/30/26. Copy filed.
- 4b. To approve and authorize the Chairperson to sign the Authorization to initiate the hiring process for Senior Clerk – In-House, Secondary Roads Dept. AFSCME Courthouse: \$22.43-\$28.28/hr. Copy filed.
- 4c. To approve and authorize the Chairperson to sign the request to Deauthorize County Position for Clerk II -1.0 FTE, Secondary Roads Dept. Copy filed.
- 4d. To approve the purchase of Cyber Liability Insurance for FY 26/27. Copy filed.
- 5a. To approve to cancel the tax certificate #2024-0116, and refund the Investor (ACC 1288 LLC) of the tax certificate payments, in the amount of \$5,519.00.

To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for City of Sioux City, parcel #894735462013.

WOODBURY COUNTY, IOWA  
RESOLUTION #14,048  
RESOLUTION APPROVING ABATEMENT OF TAXES

**WHEREAS**, the City of Sioux City, Iowa is the titleholder of real estate Parcel located in Woodbury County, Iowa and legally described as follows:

**Parcel # 8947 35 462 013 (3815 Peters Ave)**

City of Sioux City – Stones Ex N 2.8 Ft W 50 Ft Lot 5 & W 50 Ft Lot 6 Blk 8

**WHEREAS**, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by the City of Sioux City; and

**WHEREAS**, the City of Sioux City, Woodbury County, Iowa, is failing to immediately pay the taxes due; and

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel(s) according to the court order, case # EQCV225283, and hereby directs the Woodbury

County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 9th day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 5b. To approve to cancel the tax certificate #2024-0088 and refund the Investor (ACC 1608 LLC) of the tax certificate payments, in the amount of \$3,275.00.

To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for City of Smithland, parcel #864426405003.

WOODBURY COUNTY, IOWA  
RESOLUTION #14,049  
RESOLUTION APPROVING ABATEMENT OF TAXES

**WHEREAS**, the City of Smithland, Iowa is the titleholder of real estate Parcel # located in Woodbury County, Iowa and legally described as follows:

**Parcel #** 8644 26 405 003 (304 N Hickory St)

City of Smithland, Rices Addn Lots 5-6, Block 1

**WHEREAS**, the above-stated property has an unpaid balance of taxes owing, and the parcel is owned by the City of Smithland; and

**WHEREAS**, the City of Smithland, Woodbury County, Iowa, is failing to immediately pay the taxes due; and

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes; and

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above parcel(s) according to the court order, case # EQCV228452, and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 9th day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 5c. To approve to cancel the tax certificate #2022-771.

To approve and authorize the Chairperson to sign a Resolution approving abatement of taxes for Yes Homesales Exp LLC, Vin #XGA226822.

WOODBURY COUNTY, IOWA  
RESOLUTION #14,050  
RESOLUTION APPROVING ABATEMENT OF TAXES

**WHEREAS**, Yes Homesales Exp is the titleholder of a mobile home

**VIN #** XGA226822 located in Woodbury County, Iowa and legally described as follows:

VIN # XGA226822 Year/Model 1972 New Moon

**WHEREAS**, the above-stated mobile home has taxes payable including special assessments and the mobile home is owned by Yes Homesales Exp.

**WHEREAS**, these taxes are uncollectable or impractical to pursue collection through Personal judgment or tax sale.

**WHEREAS**, the Board of Supervisors sees that good cause exists for the abatement of these taxes and;

**NOW, THEREFORE, BE IT RESOLVED**, that the Woodbury County Board of Supervisors hereby abates the taxes owing on the above mobile home according to Code of Iowa, 445.16 for the taxes owed and hereby directs the Woodbury County Treasurer to abate these aforementioned taxes from the tax records.

**SO RESOLVED** this 9 day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

Carried 5-0.

- 9. Motion by Nelson second by Bittinger to approve and authorize the Board Chair to sign the Agreement to Provide Public Health Services to the Residents of Ida County FY27. Carried 5-0. Copy filed.
- 6. A public hearing was held at 4:35 p.m. for the sale of parcel #894729406018, 121 Market St. The Chairperson called on anyone wishing to be heard.

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

Motion by Dietrich second by Nelson to approve and authorize the Chairperson to sign a Resolution for the sale of parcel #894729406018, 121 Market St., to Benjamin Hoffman, 125 Market St., Sioux City, for \$627.00 plus recording fees. Carried 5-0.

RESOLUTION OF THE BOARD OF SUPERVISORS  
OF WOODBURY COUTY, IOWA  
RESOLUTION #14,051

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

**By Benjamin Hoffman** in the sum of **Six Hundred Twenty-seven Dollars & 00/100 (\$627.00)**-----  
-----dollars.

For the following described real estate, To Wit:

**Parcel #894729406018**  
**Lot Eighteen (18) & the East ½ of Lot Nineteen (19) Block Nineteen (19) Sioux City Addition to Sioux City, in the County of Woodbury and State of Iowa (121 Market Street)**

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

**BE IT RESOLVED** that payment is due by close of business on the day following passage of this resolution or Woodbury County may declare the sale is null and void and/or seek legal remedies to enforce the sale.

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

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

**SO DATED** this 9<sup>th</sup> Day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS  
Copy filed.

- 7a. Motion by Ung second by Nelson to receive the final report and recommendation from the Zoning Commission following their 5/27/26 special meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011 for William J. Smith (2634 Buchanan Ave, Salix, IA 51052). Carried 5-0. Copy filed.
- 7b. A public hearing was held at 4:40 p.m. to conduct the first public hearing on the proposed Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011.  
  
Motion by Dietrich second by Nelson to close the public hearing. Carried 5-0.
- 7c. Motion by Nelson second by Ung to approve the First Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011. Carried 5-0. Copy filed.
- 8. The canvass for the June 2, 2026 General Election was held.

Michelle Skaff, Commissioner of Elections, announced there were a total of 9 provisional and 3 after-election ballots, of which 7 were accepted and added to the tally and 5 were rejected.

Motion by Nelson second by Bittinger to approve and authorize the Chairperson to sign a Resolution of Certification (Canvass) of Primary Election Results. Carried 5-0.

WOODBURY COUNTY, IOWA  
RESOLUTION #14,052  
RESOLUTION CERTIFICATION (CANVASS) OF PRIMARY ELECTION RESULTS

**WHEREAS**, the PRIMARY ELECTION was held as prescribed by law on June 2, 2026, and;

**WHEREAS**, the Board of Supervisors and *ex officio* Board of Canvassers have canvassed the vote of said election in accordance with §43.49 and §50.24 of the *Code of Iowa*, now therefore;

**NOW THEREFORE, BE IT RESOLVED** that we, the undersigned members of the Board of Supervisors and *ex officio* Board of Canvassers of Woodbury County, Iowa, do hereby certify the following TURNOUT REPORT and RESULTS in the PRIMARY ELECTION, held June 2, 2026, and that no obvious clerical errors were identified during the canvass.

Seven thousand four hundred and twenty-eight (7,428) people voted at the polls on election day.  
Two thousand one hundred and twenty-seven (2,127) absentee ballots were accepted for counting.  
Seven (7) provisional ballots were accepted for counting (included in absentee total).  
A total of Nine thousand Five hundred and Fifty-Five (9,555) people voted.

CANDIDATES NOMINATED FOR COUNTY OFFICES:

Republican Party: Board of Supervisors District 2: Daniel A. Bittinger II

Republican Party: County Treasurer: Tina M. Bertrand

Republican Party: County Attorney: James D. Loomis

Democratic Party: County Attorney: Benjamin J. Mulford

COUNTY OFFICES WITHOUT A PARTY NOMINEE:

Democratic Party: Board of Supervisors District 2

Democratic Party: Board of Supervisors District 4

Republican Party: Board of Supervisors District 4

Democratic Party: County Treasurer

**APPROVED** this 9<sup>th</sup> day of June 2026

WOODBURY COUNTY BOARD OF SUPERVISORS

Copy filed.

Motion by Nelson second by Bittinger to receive for signatures the canvass of the Woodbury County June 2, 2026 Primary Election. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to receive for signature a Notice of Nomination to certify nominees to the Chairperson's of the Democratic and Republican parties. Carried 5-0. Copy filed.

10. Motion by Nelson second by Dietrich to receive a document from Mr. Hinse. Carried 5-0. Copy filed.

Motion by Nelson second by Bittinger to approve the 6-ton embargo project exemption/6-ton embargo removal to Haugen Construction to use portions of 220<sup>th</sup> St. up to 1360 200<sup>th</sup> St for the duration of the embargo. Carried 5-0. Copy filed.

11. Reports on committee meetings were heard.

12. There were no citizen concerns.

13. Board concerns were heard.

The Board adjourned the regular meeting until June 16, 2026.

Meeting sign in sheet. Copy filed.

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/10/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Karen James - Administrative Assistant

## Wording for Agenda Item:

Approval of lifting tax suspensions for petitioners who failed to re-certify their income or income does not qualify for continued tax suspension

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

## Background & Financial Impact:

Annually, the Board of Supervisors requires those receiving tax suspensions to re-certify their income. Those petitioners who fail to re-certify their income by the deadline or if their income does not qualify for continued tax suspension, will be turned over to the Board of Supervisors for action on lifting the tax suspension.

## Recommendation:

To lift the tax suspension of the petitioners that are listed on the attachment.

## Attachments:

[Attachment 1](#) 

[Attachment 2](#) 

*Approved by Board of Supervisors on March 17, 2026*

4a  
6/25/24

**WOODBURY COUNTY, IOWA**

**RESOLUTION # 13 777**

**RESOLUTION APPROVING PETITION FOR SUSPENSION OF TAXES**

**WHEREAS**, Claudia Villagrana, as titleholder of a property located 1424 Court St., Sioux City, Woodbury County, Iowa, and legally described as follows:

Parcel #894721479001

**GALBRAITHS W 100 FT LOT 18**


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

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

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

**SO RESOLVED** this 25th day of June 2024.

WOODBURY COUNTY BOARD OF SUPERVISORS

  
\_\_\_\_\_  
Matthew Ung, Chairman

ATTEST:

  
\_\_\_\_\_  
Patrick F. Gill  
Woodbury County Auditor/Recorder

WOODBURY COUNTY, IOWA

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION THANKING AND COMMENDING

*Sydney Engle*

FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Sydney Engle has capably served Woodbury County as an employee of the Woodbury County Attorney's Office for 31 years from October 23, 1995 to July 17, 2026.

WHEREAS, the service given by Sydney Engle as a Woodbury County employee, has been characterized by her dedication to the best interests of the citizens of Woodbury County; and

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

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

BE IT SO RESOLVED this 16th day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Mark E. Nelson, Chairman

\_\_\_\_\_  
Kent T. Carper, Member

\_\_\_\_\_  
David L. Dietrich, Member

\_\_\_\_\_  
Daniel A. Bittinger, II, Member

\_\_\_\_\_  
Matthew A. Ung, Member

Attest:

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

WOODBURY COUNTY, IOWA

RESOLUTION NO. \_\_\_\_\_

A RESOLUTION THANKING AND COMMENDING

*Brent Eickholt*

FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Brent Eickholt has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 23 years from April 30, 2003 to July 31, 2026.

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

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

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

BE IT SO RESOLVED this 16th day of June, 2026.

WOODBURY COUNTY BOARD OF SUPERVISORS

\_\_\_\_\_  
Mark E. Nelson, Chairman

\_\_\_\_\_  
Kent T. Carper, Member

\_\_\_\_\_  
David L. Dietrich, Member

\_\_\_\_\_  
Daniel A. Bittinger II, Member

\_\_\_\_\_  
Matthew A. Ung, Member

Attest:

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

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/9/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Michelle Skaff

## Wording for Agenda Item:

Receive the appointment of Jebediah Hibbs, for the office of Board of Director, Sioux City Community School District, to fill the vacancy left when Lance Ehmcke resigned.

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

## Background & Financial Impact:

N/A

## Recommendation:

Make a motion to receive the appointment.

## Attachments:

[Notice of appointment to fill a vacancy](#) 

*Approved by Board of Supervisors on March 17, 2026*

# HUMAN RESOURCES DEPARTMENT

## MEMORANDUM OF PERSONNEL TRANSACTIONS

**DATE:** June 16, 2026

**\* PERSONNEL ACTION CODE:**

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

**TO: WOODBURY COUNTY BOARD OF SUPERVISORS**

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Foreman, Cassie	Sheriff's Office	06-17-2026	Clerk III	\$24.95/hour		A	Job Vacancy Posted on 4/8/26. Entry Level Salary \$24.95/hr
McGill, Eric	Secondary Roads	06-17-2026	Summer Laborer	\$17.00/hour		A	Job Vacancy Posted on 2/25/26. Entry Level Salary \$18.00. Not to Exceed 120 Days.
Dunnington, Collin	Secondary Roads	06-19-2026	Summer Laborer			S	End of Temp Appointment.
Gates, Kyle	Secondary Roads	06-22-2026	Assistant to the County Engineer	\$4,432.31/bi-weekly	6%=\$254.43/bi-weekly	R	Per Wage Plan Matrix – 3 Year Increase. COLA Included. Anniversary Date: 6/26/26
McCormick, Timothy	Secondary Roads	06-22-2026	District Foreman	\$3,556.11/bi-weekly	5%=\$173.51/bi-weekly	R	Per Wage Plan Matrix – 6 Year Increase. COLA Included. Anniversary Date: 6/26/26
Guevara, Tina	Treasurer	06-22-2026	Senior Clerk	\$23.61/hour	4%=\$0.87/hr	R	Per AFSCME Courthouse – Move to Step 3. Anniversary Date: 7/1/26
Griffith, Scott	Treasurer	06-22-2026	Clerk III	\$25.81/hour	3%=\$0.86/hr	R	Per AFSCME Courthouse – Move to Step 3. Anniversary Date: 7/1/26
Perez-Ariza, Adair	Treasurer	06-22-2026	Clerk III	\$25.81/hour	3%=\$0.86/hr	R	Per AFSCME Courthouse – Move to Step 3. Anniversary Date: 7/1/26
Ahlquist, Susie	Treasurer	07-31-2026	Clerk III			S	Retired

**APPROVED BY BOARD DATE:**

\_\_\_\_\_

**MELISSA THOMAS, HR DIRECTOR:**

\_\_\_\_\_

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: June 16, 2026**

**AUTHORIZATION TO INITIATE HIRING PROCESS**

DEPARTMENT	POSITION	ENTRY LEVEL	APPROVED	DISAPPROVED
Auditor - Recorder	Senior Clerk (4)	AFSCME Courthouse: \$22.43 - \$28.28/hr		
Treasurer	Clerk III	AFSCME Courthouse: \$24.73 - \$30.47/hr		

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Chairman, Board of Supervisors

**HUMAN RESOURCES DEPARTMENT  
WOODBURY COUNTY, IOWA**

**DATE: June 16, 2026**

**REQUEST TO DEAUTHORIZE COUNTY POSITION(S)**

<b>DEPARTMENT</b>	<b>POSITION</b>	<b>APPROVED</b>	<b>DISAPPROVED</b>
Auditor - Recorder	Clerk II (-4.0 FTE)		

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Chairman, Board of Supervisors

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/11/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Ryan Ericson

## Wording for Agenda Item:

Approval of Appropriation Resolution for FY 2027

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

## Background & Financial Impact:

In accordance with Iowa Code Sections 331.434, this resolution authorizes appropriations for expenditures for each County Office and Department.

## Recommendation:

## Attachments:

[FY27 Appropriation Resolution](#) 

*Approved by Board of Supervisors on March 17, 2026*

**Woodbury County, Iowa  
 Appropriation Resolution  
 For Fiscal Year 2027  
 Resolution #**

WHEREAS, it is desired to make appropriations for each different officer or department for the fiscal year beginning July 1, 2026, in accordance with section 331.434, subsection 6, Code of Iowa,

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

Section 1. The following amounts are hereby appropriated from the resources of the county to the department or office listed:

<b>Dept #</b>	<b>Dept Name</b>	<b>\$ Amount</b>
01	BOS	26,721,808
02	Auditor	435,344
03	Treasurer	2,144,418
04	Attorney	4,333,862
05	Sheriff	22,603,185
07	Auditor Record	871,929
12	Econ Development	197,510
16	Building Services	4,321,113
17	Juvenile Detention	2,368,419
20	County Engineer	15,922,039
21	Veterans Affairs	365,893
22	Conservation	3,094,314
24	Weed Commission	113,349
28	Medical Examiner	422,500
30	Clerk of Courts	361,000
31	District Court	1,250
32	Dept of Human Services	108,000
33	County Library	337,265
36	Ambulance	782,433
40	Elections	844,209
41	Emergency Services	867,151
50	HR	544,739
51	General Services	125,000
52	WCICC	2,292,042
60	Mental Health	145,518
96	State of Iowa	75,000
		90,399,290

Section 2. Subject to the provisions of other county procedures and regulations, and applicable state law, the appropriations authorized under Section 1 shall constitute authorization for the department or officer listed to make expenditures or incur obligations, effective July 1, 2026

Section 3. In accordance with Section 331.434, Code of Iowa, no department or officer shall expend or contract to expend any money or incur any liability, or enter into any contract which by its terms involves the expenditure of money for any purpose in excess of the amounts appropriated pursuant to the resolution.

Section 4. If at any time during the 2026-2027 budget year, a department or office approaches a spending level challenging its appropriation level, the board shall be informed and appropriate action be recommended. This may include a possible budget amendment per 331.435.

Section 5. All appropriations authorized pursuant to this resolution lapse at the close of business June 30, 2027.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County on June 16, 2026 and certified as follows:

Woodbury County Board of Supervisors

Ayes: \_\_\_\_\_  
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Nayes: \_\_\_\_\_  
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ATTEST:  
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 Michelle K. Skaff

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/10/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Ryan Ericson

## Wording for Agenda Item:

Approval of Resolutions for Inter-Fund Operating Transfers for FY 2027

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

## Background & Financial Impact:

Transferring a total of \$11,321,499 from one Fund to another. Zero net impact.

## Recommendation:

Approve Resolutions

## Attachments:

[Interfund Transfers](#) 

*Approved by Board of Supervisors on March 17, 2026*

**Transfers Out  
FY 2026-27**

<u>General Basic:</u>	<u>In</u>	<u>Out</u>
General Supplemental	7,423,792	
Conservation Reserve	130,800	
<u>General Supplemental:</u>		
General Basic		7,423,792
<u>Gaming Revenues:</u>		
Debt Service		400,000
<u>Rural Basic:</u>		
County Library - Townships		179,057
1st half Secondary Road Minimum Levy		900,000
2nd half Secondary Road Minimum Levy		900,000
<u>Secondary Roads:</u>		
1st half Rural Basic -Minimum Tax Asking	900,000	
2nd half Rural Basic -Minimum Tax Asking	900,000	
Debt Service Fund - TIF Bond		300,000
<u>L.O.S.T. Funds:</u>		
Debt Services		300,000
<u>Tax Increment:</u>		
Debt Service		787,850
<u>Conservation Reserve:</u>		
General Basic		130,800
<u>Debt Service:</u>		
Tax Increment	787,850	
Secondary Roads	300,000	
Gaming Revenues	400,000	
L.O.S.T.	300,000	
<u>County Library:</u>		
Rural Basic Townships	179,057	
<b>Grand Totals</b>	11,321,499	11,321,499

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Supplemental to the General Basic Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to fund the appropriations for the matching FICA, IPERS, Health Insurance, Life Insurance and LTD costs expended from the General Basic Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the General Supplemental Fund to the General Basic Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$7,423,792

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026 the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:

\_\_\_\_\_  
Michelle K. Skaff

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the County Library Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the County Library Fund to pay the their share of the expenses of the County Library.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the County Library Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 179,057.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026, the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:  
\_\_\_\_\_  
Michelle K. Skaff

**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Rural Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move the taxes, levied on the township valuations, to the Secondary Roads Fund to pay their share of the expenses of the Secondary Roads Fund.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Rural Basic Services Fund to the Secondary Roads Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 1,800,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026, the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:  
\_\_\_\_\_  
Michelle K. Skaff

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Tax Increment Fund to the Debt Service Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Tax Increment Fund revenues to the Debt Service Fund to pay FY 2026 principal and interest for the 2017 Tax Increment G.O.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Tax Increment Fund to the Debt Service Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 787,850.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026, the vote being as follows:

Ayes: \_\_\_\_\_  
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Nayes: \_\_\_\_\_  
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ATTEST:  
  
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Michelle K. Skaff

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from Conservation Reserve Fund to the General Basic Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Conservation Reserve Fund revenues to the General Basic Fund to reimburse the Browns Lake Project.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Conservation Reserve Fund to the General Basic Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 130,800.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026, the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:

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Michelle K. Skaff

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Gaming Revenue Fund to the Debt Service Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Gaming Revenues to the Debt Service Fund for tax reduction,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Gaming Revenue Fund to the Debt Service Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 400,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026 the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:

\_\_\_\_\_  
Michelle K. Skaff

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Local Option Sales Tax Fund to the Debt Service Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Local Option Sales Tax revenues to the Debt Service fund to reduce taxation.

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Local Option Sales Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026 the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:  
  
\_\_\_\_\_  
Michelle K. Skaff

**Resolution for Interfund Operating Transfers**  
**Resolution #**

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the Secondary Road Fund to the Debt Service Fund during the Fiscal Year 2026-27 budget year, and

Whereas, said transfers must be in accordance with Section 331.432 Code of Iowa,

Whereas, the purpose of the transfers are to move Secondary Road revenues to the Debt Service Fund to pay FY 2026 principal and interest for the FY 2022 Secondary Gravel Project,

Now, therefore be it resolved by the Board of Supervisors of Woodbury County, Iowa, as follows:

The total maximum transfers from the Secondary Road Tax Fund to the Debt Service Fund for the fiscal year beginning July 1, 2026, shall not exceed the sum of \$ 300,000.

The Auditor is directed to correct her books when said operating transfers are made and to notify the Treasurer of the amounts of said transfers.

The above and foregoing resolution was adopted by the Board of Supervisors of Woodbury County Iowa, on June 16th, 2026 the vote being as follows:

Ayes: \_\_\_\_\_  
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Nays: \_\_\_\_\_  
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ATTEST:  
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Michelle K. Skaff

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/10/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Ryan Ericson

## Wording for Agenda Item:

FY27 Capital Improvement Requests 1. Troser Hoyt-Entrance, ADA Ramp & Facade 2. Body Scanner 3. Multifunctional Printers & PCs

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

## Background & Financial Impact:

1. Troser Hoyt -\$160,000 2. Body Scanner - \$201,500 3. Printers & PCs - \$25,000

## Recommendation:

## Attachments:

[CIP Items](#) 

*Approved by Board of Supervisors on March 17, 2026*

FY27 CIP Requests			
<b>CIP Bond Issue (Debt Service Fund)</b>			
Dept	Project Name	Original Amount	Current Amount
Auditor	Year 1 - Security	65,515	65,515
Auditor	Year 2 - Repairs	39,288	-
Auditor	Year 3 - Workstations	95,022	-
Bldg. Svs	Trosper-Hoyt Entrance, ADA Ramp, Facade	160,000	160,000
Bldg. Svs	Courthouse Wheelchair Lifts	162,000	162,000
Bldg. Svs	LEC Sign, Bus Shelter, Sidewalk	50,000	50,000
Bldg. Svs	Tri-View Parking Lot	5,000	-
Bldg. Svs/JD	Trosper-Hoyt JD specific repairs	225,000	225,000
Board	Loan Note Fees	20,000	20,000
Conservation	Water Fall, retaining wall, sidewalk	101,475	101,475
Conservation	Retaining Wall	42,800	42,800
Conservation	Observation Deck	15,000	15,000
District Health	HVAC	48,652	23,652
EMS	Driveway	41,928	41,928
EMS	Roof Maintenance	300,000	300,000
EMS	Air Compressor	135,000	-
EMS	Pickup/Plow	90,000	-
Sec Rds.	Real Estate for Hornick Shop	140,000	-
Sheriff	Radio Equipment	106,809	106,809
Sheriff	Body Scanner	201,500	201,500
Treasurer	Anthon Office	34,274	-
WCICC	Hyper-Converged Infrastructure Refresh	500,000	612,918
WCICC	Multifunction Printers & PCs	100,000	25,000
Total CIP Requests		2,679,263	2,153,597
		Approved	612,918
		On Agenda	386,500
		Total	999,418

CIP - NEW PROJECT REQUEST FORM

Project Name: TROSPER-HOYT ENTRANCE, ADA RAMP, FACADE

Project Number: (Finance will provide number)

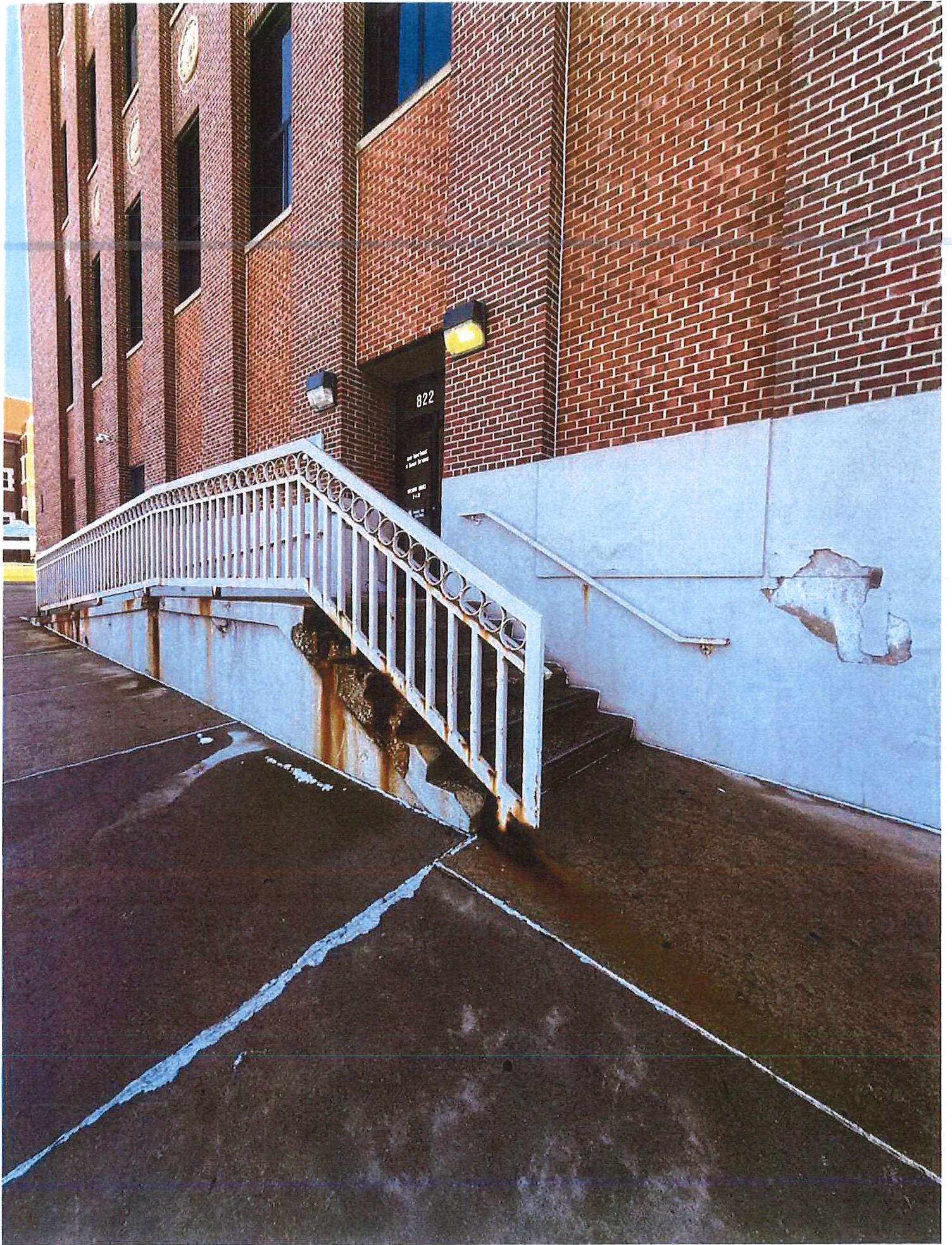
Project Manager: Kenny Schmitz

Department/Division: BUILDING SERVICES

	<u>Year 1</u>	<u>Year 2</u>	<u>Year 3</u>	<u>Year 4</u>	<u>Year 5</u>	<u>Total</u>
<u>Revenues</u>						
Total Revenues						

<u>Expenditures</u>						
<u>\$160,000</u>						
Total Expenditures	<u>\$160,000</u>					

Comments: Concrete stairs & ADA accessible ramp are deteriorated. FACADE on front of building needs repaired (walls)



# TROSPER - HOYT COUNTY SERVICES BUILDING

822 DOUGLAS

MOTO  
DEPAR

822



822

STRAIGHT AHEAD

## IMPROVEMENT REQUEST

Department/Division Title: Woodbury County Sheriff's Office – Jail division

Request: Te84 intercept whole body scanner. Our current body scanner was purchased in 2018 and the manufacturer no longer produces this model and replacement parts are becoming obsolete and difficult to find, not to mention finding someone who is able to perform maintenance on the scanner. Software updates are no longer available or supported. If and when something breaks, we will lose a critical security component to detect contraband and to ensure the safety of our staff.

Justification: Continued reliance on unsupported and obsolete equipment increases liability exposure and undermines jail security operations. Failure of this system would require a return to less effective and more labor-intensive screening methods, increasing staffing demands and safety risks.

Financial Impact:

Te84 intercept body scanner - \$139,000

Shipping -\$2,500

5 year warranty - \$40,000

Thermal scanner - \$20,000

Total financial impact \$201,500

### Budget Account Detail

Account Number:	Description:	Amount:	Explanation:
0001-05-1050-000-63600	jail machinery/equipment	\$201,500	New body scanner
Total:		\$201,500	

# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/10/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Daniel J. Priestley

## Wording for Agenda Item:

a. Conduct the Second Public Hearing on a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011 for William J. Smith (2634 Buchanan Avenue, Salix, IA 51052). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011 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 #874727200011. d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011.

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time: 4:40 PM

Reviewed by County Attorney's Office:

## Background & Financial Impact:

The applicant, William J. Smith, has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for a 16.96-acre property identified as Parcel #874727200011, located at 2634 Buchanan Ave., Salix, IA 51052 (Liberty Township). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The Woodbury County Zoning Commission reviewed the application during a special meeting on May 27, 2026, and has forwarded a final report and affirmative recommendation (4-0) vote for approval. Per public notice requirements, additional hearings are tentatively scheduled for June 16, 2026, and June 23, 2026, unless waived by the Board pursuant to Iowa Code Section 331.302. Financial Impact:None. This zoning map amendment does not

impose any new fines, penalties, forfeitures, fees, or taxes beyond those already established in the existing county zoning ordinance.

**Recommendation:**

a. Conduct the Second Public Hearing on a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011 for William J. Smith (2634 Buchanan Avenue, Salix, IA 51052). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011 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 #874727200011. d. Adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #874727200011.

**Attachments:**

[Attachment 1](#) 

*Approved by Board of Supervisors on March 17, 2026*

**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, June 9, 2026, at 4:40 PM, Tuesday, June 16, 2026, at 4:40 PM, and Tuesday, June 23, 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 (Planning and Zoning), 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at [dpriestley@woodbury-countyiowa.gov](mailto:dpriestley@woodbury-countyiowa.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 as referenced above to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by William J. Smith, requests rezoning of the property located at 2634 Buchanan Ave., Salix, IA 51052, with a mailing address of 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

The proposal is to rezone the 16.96-acre property identified as Parcel #874727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE ¼); thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 00°12'22") West along the West line of said Northeast Quarter (NE ¼) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad, thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°05'51") East along said Westerly right of way line for One

Feet (1,970.67') to the South line of said Northeast Quarter (NE ¼); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°06'00") West along said South line for Nine Hundred Twenty-two and Four Hundredths Feet (922.04') to the point of beginning. Containing 18.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE ¼ is assumed to bear N 00°12'22" W.

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

Property Owner(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052. Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Petitioner Applicant(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052. Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108. GOL-IA-503294

**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 \_\_\_\_\_

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

**ITEM ONE (1)**

Property Owner(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052.  
Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Petitioner Applicant(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052. Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **May 27, 2026**, 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 the 16.96-acre property identified as Parcel #874727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE ¼); thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 00°12'22") West along the West line of said Northeast Quarter (NE¼) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad, thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°05'51") East along said Westerly right of way line for One Thousand Nine Hundred Seventy and Sixty-seven Hundredths Feet (1,970.67') to the South line of said Northeast Quarter (NE¼); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°06'00") West along said South line for Nine Hundred Twenty-two and Four Hundredths Feet (922.04') to the point of beginning. Containing 18.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE ¼ is assumed to bear N 00°12'22" W.

# Woodbury County Planning and Zoning

Report on a Zoning Ordinance Map Amendment (Rezone) Application (6/3/26)

## Application Details

Date: February 2, 2026

## Applicant Information

William J. Smith  
5309 Hwy 75 N, Lot 44  
Sioux City, IA 51108

## Owner Information

William J. Smith  
5309 Hwy 75 N, Lot 44  
Sioux City, IA 51108

## Property Information

Address: 2634 Buchanan Avenue  
City: Salix  
State: Iowa  
Zip: 51052  
Parcel Number: 874727200011  
Township and Range: T87N R47W (Liberty)  
Section: 27  
Current Use: Agricultural  
Proposed Use: House  
Current Zoning: Agricultural Preservation (AP)  
Proposed Zoning: Agricultural Estates)  
Average Crop Suitability Rating: 77.82

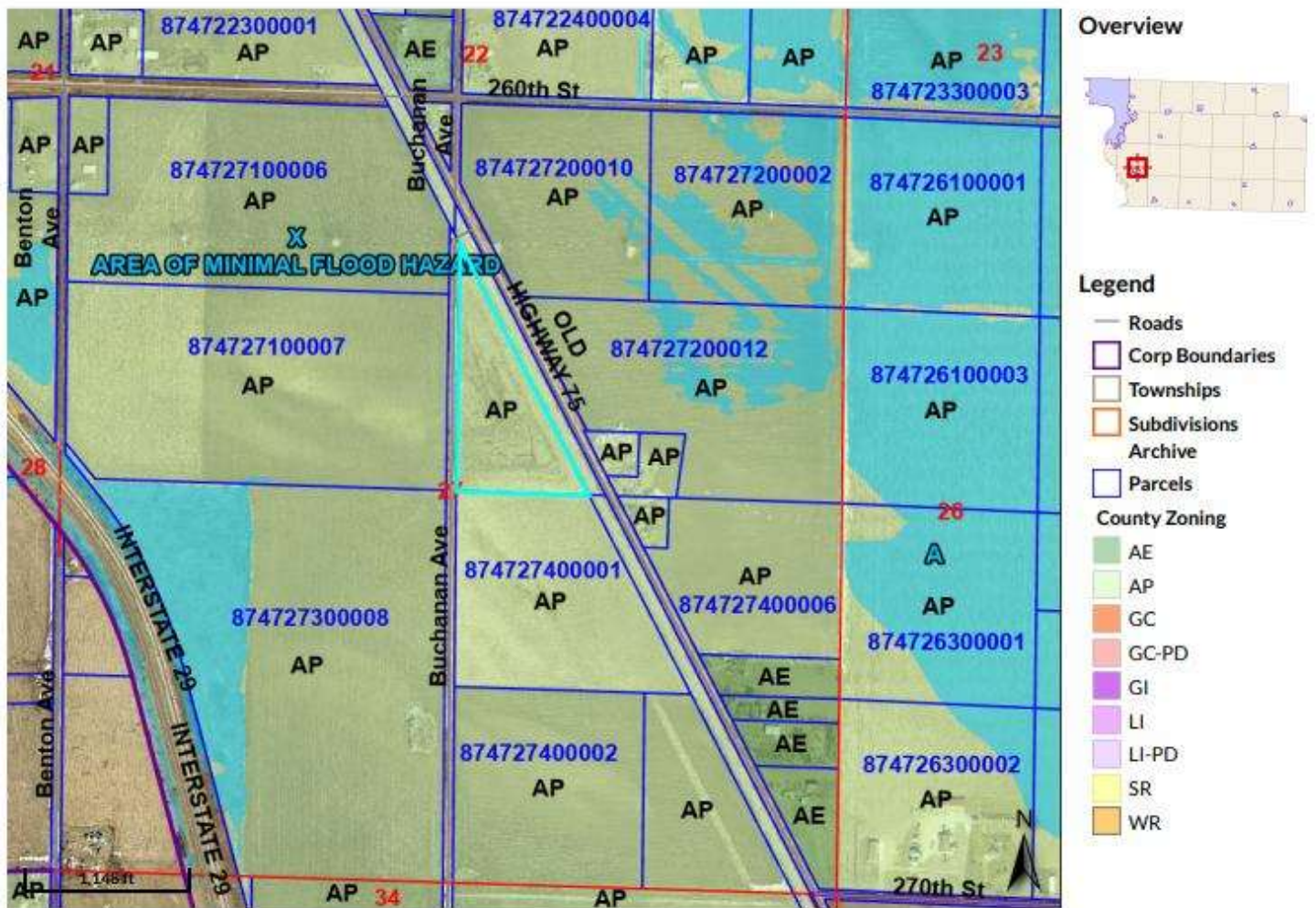
## Pre-application Meeting

Date: November, 2025  
Staff present: Dan Priestley

## Purpose of Zoning Ordinance Map Amendment (Rezone) Application

Statement of Explanation and Justification for the Requested Change in Zoning District Classification: The applicant proposes to build a house on the said property. There are currently two single-family dwellings located within SW ¼ of the NE ¼. Section 3.01.1 B states “not more than two residences shall be allowed on any quarter-quarter section (nominally 40 acre) tract; if a property owner wishes to subdivide to create more than two parcels on a quarter-quarter section, concurrently with the platting process the zoning designation should be changed from the AP Zoning District to an appropriate classification...” (p. 24). The Zoning Commission review and public hearing is scheduled for May 27, 2027 at 5:00 PM. The Board of Supervisors will hold up to three public hearings on June 9, 2026, June 16, 2026, and June 23, 2026, all at 4:40 PM, respectively. The board has the authority to waive holding the second and third public hearings All meetings are in the Board of Supervisors meeting room in the basement of the Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Please direct inquiries to Daniel Priestley, at 712-279-6609 or via email to [dpriestley@woodburycountyiowa.gov](mailto:dpriestley@woodburycountyiowa.gov).

# Location Map



Parcel ID	874727200011	Alternate ID	n/a	Owner Address	SMITH WILLIAM J
Sec/Twp/Rng	27-87-47	Class	A		5309 HWY 75 NORTH LOT 44
Property Address	2634 BUCHANAN AVE SALIX	Acreage	16.96		SIOUX CITY, IA 51108
District	0043				
Brief Tax Description	LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67 FT, THNC W 922.04 FT TO POB (Note: Not to be used on legal documents)				

## Location Map Description

The above image is a formal property data sheet featuring a geographic information system (GIS) map and associated parcel details.

### 1. Header & Map Area

The central focus is a satellite-overlay map of a rural area near Salix, Iowa.

- **Highlighted Property:** A triangular parcel (outlined in light blue) located between **Buchanan Ave** (west) and **Old Highway 75** (east).
- **Surrounding Landmarks:** **Interstate 29** runs vertically along the left side of the map. Cross streets include **260th St** to the north and **270th St** to the south.
- **Labels:** Most surrounding parcels are labeled with blue ID numbers and the code "AP." A large text overlay reads "AREA OF MINIMAL FLOOD HAZARD."
- **Overview Map:** A small inset in the top right corner shows the parcel's location within the larger county grid.

## 2. Legend (Right Sidebar)

The legend defines the colors and lines used on the map:

- **Symbology:** Includes Roads, Corp Boundaries, Townships, Subdivisions, and Parcels.
- **County Zoning Codes:** \* **AE & AP:** Shades of green (Agricultural/Floodplain related).
  - **GC / GC-PD:** Shades of orange/red (General Commercial).
  - **GI / LI / LI-PD:** Shades of purple (Industrial).
  - **SR / WR:** Yellow/Tan (Residential).

## 3. Property Data Footer

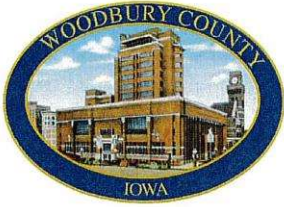
The bottom section contains the following specific data points:

Field	Value
Parcel ID	874727200011
Owner Name	SMITH WILLIAM J
Property Address	2634 BUCHANAN AVE, SALIX
Acreage	16.96
Class	A (Agricultural)
Sec/Twp/Rng	27-87-47
District	0043

### Brief Tax Description:

"LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67 FT, THNC W 922.04 FT TO POB."

*(Note: A red disclaimer states this is not to be used on legal documents.)*



**WOODBURY COUNTY  
ZONING COMMISSION**

---

WOODBURY COUNTY COURTHOUSE  
620 DOUGLAS STREET  
SIOUX CITY, IA 51101

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

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

**Subject:** Recommendation – Rezone from AP to AE on Parcel #874727200011 for  
William J. Smith

---

Dear Board of Supervisors:

On May 27, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by William J. Smith to rezone Parcel #874727200011 (2634 Buchanan Avenue, Salix, IA) from Agricultural Preservation (AP) to Agricultural Estates (AE) to allow for the construction of a single-family residence.

The rezone is required due to the existing two single-family dwellings already located within the SW  $\frac{1}{4}$  of the NE  $\frac{1}{4}$  of Section 27 (per Zoning Ordinance Section 3.01.1 B), aligns with the Comprehensive Plan (Rural Residential designation on the Future Land Use Map), and allows for orderly residential development consistent with the existing character of the surrounding 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 27 day of May, 2026.

  
Christine Zellmer Zant, Chair  
Woodbury County Zoning Commission

## Woodbury County Zoning Commission Special Meeting Minutes

**Date:** May 27, 2026

**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=EzhNpTAX4Y0>

### Attendees

- **Commissioners Present:** Chris Zellmer Zant – Chair, Tom Bride – Vice Chair, Corey Meister, Steve Corey
- **Staff Present:** Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk
- **Public Attendees:** Bill Smith

### Call to Order

The Woodbury County Zoning Commission special meeting was called to order by Chair Christine Zellmer Zant at approximately 5:00 PM on May 27, 2026. 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. Commissioners Christine Zellmer Zant, Tom Bride, Corey Meister, and Steve Corey were present. Commissioner Jeff Hanson 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 on March 23, 2026.

- Commissioner Tom Bride made a motion to approve the minutes as presented. The motion was seconded by Commissioner Steve Corey. The vote was taken, with all in favor saying "aye". No one opposed it. The motion passed with a vote of 4-0 (4 ayes, 0 nays).

**Public Hearing: Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #874727200011. Applicant: William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052.**

Chair Christine Zellmer Zant opened the public hearing.

Zoning Coordinator Daniel Priestley presented the staff report on the zoning ordinance map amendment (rezone) application. The application, submitted by William J. Smith, requests rezoning of the 16.96-acre property identified as Parcel #874727200011, located in Liberty Township (T87N R47W), Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The

property is located on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75.

The staff recommendation is approval. The proposal is consistent with the Woodbury County Comprehensive Plan 2040, including the Future Land Use Map designation of "Rural Residential." The rezone is necessary to comply with the density limitations in the AP district (no more than two residences per quarter-quarter section), as two single-family dwellings already exist in the relevant quarter-quarter section. The AE district allows for the proposed residential use while maintaining compatibility with surrounding agricultural and rural residential character. No significant adverse comments were received from neighboring property owners or stakeholders. A Magellan pipeline easement exists on the property, which will be addressed administratively during the building permit process.

William J. Smith (Bill Smith), the applicant, was present and addressed the Commission. He confirmed his intent to build a single-family home on the property.

Commissioners had no further questions for the applicant or staff.

There were no additional public comments.

Commissioner Tom Bride made a motion to close the public hearing. The motion was seconded by Commissioner Corey Meister. The motion passed unanimously (4-0).

Commissioner Tom Bride commented that the easement with the pipeline has really nothing to do with the rezone issue and would be spelled out within the easement between the landowner and the company.

Commissioner Tom Bride then made a motion to recommend approval of the rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) to the Board of Supervisors. Commissioner Steve Corey seconded the motion. No further discussion. All in favor voted "aye" (unanimous, 4-0). No oppositions.

Priestley noted that the Board of Supervisors will hold public hearings on the application on June 9, 16, and 23, 2026.

#### **Public Comment on Matters Not on the Agenda**

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

#### **Staff Update**

Dan Priestley provided updates:

- Open Meetings Law Training: Priestley is now credentialed to administer the training. He proposed scheduling the Iowa Public Information Board training for the Zoning Commission (and potentially the Board of Adjustment) following a future meeting (June 22, 2026).
- Priestley also discussed ongoing staff review of the certified abstractor listing requirements and notification distances in the Zoning Ordinance (particularly for telecommunication towers and other conditional uses) to ensure consistency with current practices and Iowa Code. He noted this is for research purposes and may lead to future ordinance update discussions.

#### **Commissioner Comment or Inquiry**

No Commissioners offered additional comments or inquiries.

#### **Adjournment**

Commissioner Corey Meister moved to adjourn the meeting, seconded by Commissioner Steve Corey. The motion passed unanimously with all Commissioners present voting "aye." (5-0) The meeting adjourned at approximately 5:20 PM.

## Evaluation Criteria

The Planning and 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;
- Compatibility and conformance with the policies and plans of other agencies with respect to the subject property;
- Consideration of the Corn Suitability Rating (CSR) of the property;
- Compatibility with adjacent land uses;
- Compatibility with other physical and economic factors affecting or affected by the proposed rezoning; and
- Any other relevant factors.

## Staff Response to Criteria and Recommendation

*Conformance with the goals and objectives set forth in the approved General Development Plan for Woodbury County including the Future Land Use Map;*

This justification for the rezoning of 2634 Buchanan Avenue, Salix, IA 51052 from Agricultural Preservation (AP) to Agricultural Estates (AE) is based on the Woodbury County Comprehensive Plan 2040 and the Woodbury County Zoning Ordinance.

*Conformance with the Future Land Use Map*

The primary justification for this rezone is its direct alignment with the county's long-term planning vision.

- Future Land Use Designation: The Woodbury County Future Land Use Map identifies this property as "Rural Residential".
- Consistency: The Agricultural Estates (AE) district is specifically designed to provide for "orderly development of residences" in areas where such growth is expected.
- Policy Support: Rezoning to AE is the appropriate action to transition the property from preservation-focused agricultural use to the residential use specifically marked in the comprehensive plan.

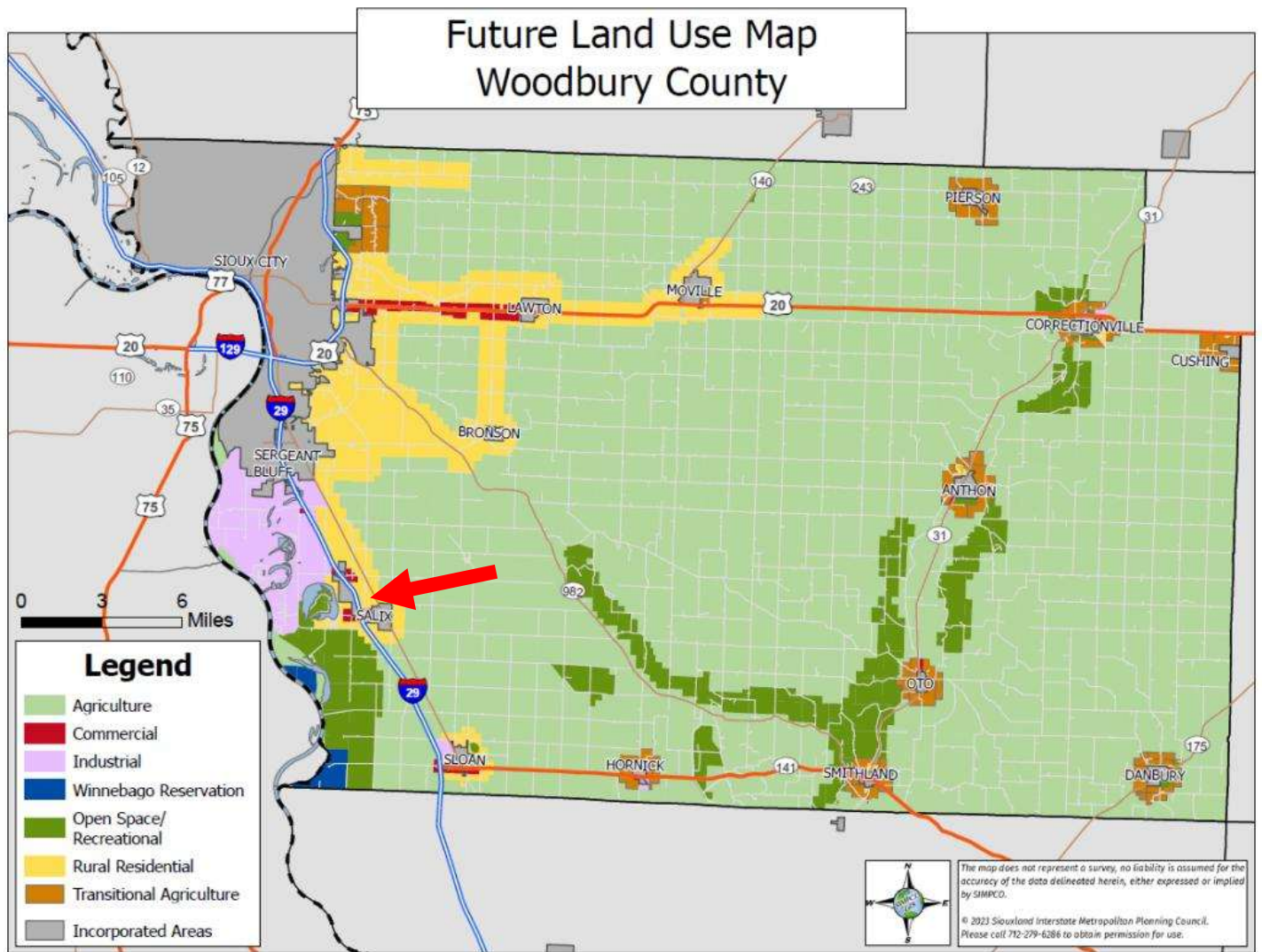


Figure 7.4 Future land use map

### Compliance with the Comprehensive Plan Goals

The proposal supports the following goals and objectives set forth in the Woodbury County Comprehensive Plan 2040:

- **Land Use Alignment:** The plan aims to ensure land use decisions are "in step with those of state, regional, and federal planning best practices". By rezoning a property already identified for rural residential use, the county maintains the integrity of its planning documents.
- **Managed Growth:** One of the plan's objectives is to discourage "sprawl and leapfrog" development. Since this property is within an area already designated for residential growth, this rezone utilizes a planned area rather than encroaching on protected prime farmland.
- **Housing Needs:** The plan identifies housing as a key planning topic. Facilitating the construction of a new home in an appropriately designated area helps meet the county's housing goals.

### Compliance with Woodbury County Zoning Ordinance

The rezone is necessary to bring the property into compliance with density and usage regulations:

- **Residential Density Standard:** Under the current Agricultural Preservation (AP) zoning, the ordinance restricts residential density to no more than two houses per quarter-quarter section.
- **Necessity for Rezone:** Because there are already two houses located within this quarter-quarter section, a third house is prohibited under the AP designation.

- AE District Purpose: The Agricultural Estates (AE) district is intended to allow for residential development on platted lots, providing a legal pathway for the third home that is otherwise restricted in the AP district.
- Standard of Review: The proposal meets the criteria for a "Zoning District Designation Mapping Amendment" because it shifts the property to a district where the proposed residential use is a "Principal Allowed Use".

The proposed rezone from AP to AE at 2634 Buchanan Avenue is justified because it adheres to the "Rural Residential" designation on the Future Land Use Map and provides the only legal mechanism under the Zoning Ordinance to allow a third residence in this quarter-quarter section. It fulfills the Comprehensive Plan's vision for managed residential growth while ensuring the property is compliant with county law.

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

This is to be determined through the review process including the public hearing process. Stakeholders including government agencies, utilities, and the general public are encouraged to provide comment as to how this particular zoning change might impact the community. Any structures should respect existing easements on the property including from Magellan (who has a pipeline running through the property) and any other utilities.

#### *Consideration of the Corn Suitability Rating (CSR) of the property*

The Corn Suitability Rating 2 for this property is 77.85 as reported on the Beacon website.

#### *Compatibility with adjacent land uses*

This proposal appears to be compatible with the area and is not construed as a spot zone as it is the mechanism used to allow for additional housing density while retaining many of the agricultural aspects of the surrounding area. Additionally, it fits with the residential characteristics with two dwelling found within the same quarter-quarter section.

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

The proposal meets the standard of compatibility with physical and economic factors affecting the area:

- Physical Factors: The AE district requires a minimum lot area of 2 acres for single-family homes, which is consistent with the AP district's minimums, ensuring that the physical footprint of the new development remains at a rural scale. This prevents the "excessive concentration of population" while allowing for the orderly use of the land.
- Economic Factors: While the county prioritizes preserving agricultural land, the Comprehensive Plan also recognizes the need to balance the agricultural economy with "rural character" and "housing variety". Rezoning this specific "Rural Residential" area to AE supports the local tax base without significantly impacting large-scale agricultural operations, as AE uses are intended to be "compatible with agricultural uses".

The rezone from AP to AE is justified because it transitions the property to a district specifically intended for the residential uses outlined in the Future Land Use Map. Furthermore, it provides the legal mechanism required by the Zoning Ordinance to accommodate a new dwelling in a quarter-quarter section that has reached its density limit under preservation-focused zoning.

#### *Any other relevant factors*

The proposal meets the "Any other relevant factors" standard because it is the only legal pathway for the property owner to remain compliant with the Zoning Ordinance's quarter-quarter section density limits while simultaneously

fulfilling the Comprehensive Plan 2040's rural residential area mapping. Rezone approval ensures the property is governed by the regulations that the County has already determined are appropriate for this specific location.

### *Recommendation*

Based on the information provided in the application, the Woodbury County Comprehensive Plan 2040, and the Woodbury County Zoning Ordinance, staff recommends approval of the request to rezone the subject property from Agricultural Preservation (AP) to Agricultural Estates (AE). This recommendation is contingent upon public input received during the Planning and Zoning Commission and Board of Supervisors public hearings, as required by the Zoning Ordinance.

Staff recommends that the Zoning Commission forward a recommendation of conditional approval to the Board of Supervisors, and that the Board of Supervisors approve the zoning map amendment, contingent upon public input received during the required public hearings.

This recommendation is based on the following conclusions:

- The request is consistent with the Comprehensive Plan 2040, including the Future Land Use Map designation of Rural Residential.
- The AE district is the appropriate zoning classification to implement the planned land use for this area.
- The rezone is necessary to comply with the Zoning Ordinance's density limitations in the AP district.
- The proposed use is compatible with the current surrounding land uses and supports orderly rural development.
- No adverse physical or economic impacts have been identified at this stage.
- Final determination must incorporate public comments and agency input received during the hearing process.

## Planning and Zoning Commission Recommendation

See recommendation letter above. The planning and zoning commission shall review and make a recommendation on any proposed amendment to the zoning district map as follows:

**Hearing required.** The planning and zoning commission shall conduct a public hearing on the proposed zoning district map amendment in accordance with subsection 2.02-1. B.

**Notification.** Public notification of the planning and zoning commission hearing on the proposed amendment of the official zoning map shall be as required by subsection 2.02-1. B(1). Such notices shall provide information on the time, date and location of the hearing and a brief description of the proposed change in zoning district classification.

**Sioux City Journal**  
**AFFIDAVIT OF PUBLICATION**

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

State of Florida, County of Broward, ss:

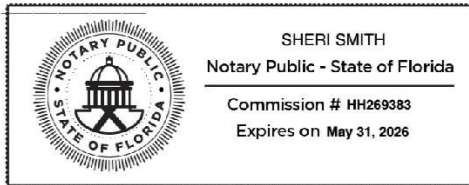
Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Sioux City Journal, printed and published by Journal Communications, in Sioux City in Woodbury County and issued daily and Sunday and that this affidavit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

**PUBLICATION DATES:**  
 May. 12, 2026

**NOTICE ID:** c5PMzDoC4tBPDRmJLIav  
**PUBLISHER ID:** COL-IA-503238  
**NOTICE NAME:** Zoning\_Commission\_5-27-26\_Special\_Meeting  
**Publication Fee:** \$63.55

*Anjana Bhadoriya*

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



**VERIFICATION**  
 State of Florida  
 County of Broward

Subscribed in my presence and sworn to before me on this: 05/13/2026

*S. Smith*

Notary Public  
 Notarized remotely online using communication technology via Proof.

**NOTICE OF PUBLIC HEARING BEFORE A SPECIAL MEETING OF THE WOODBURY COUNTY ZONING COMMISSION ON WEDNESDAY, MAY 27, 2026 AT 5:00 PM**

The Woodbury County Zoning Commission will have a special public meeting and will hold a public hearing on the following item hereafter described in detail on Wednesday, May 27, 2026 at 5:00 PM or as soon thereafter as the matter may be considered. Said public hearing 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 item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid public hearing in person or call: 712-454-1133 and enter the Conference ID: 423 188 5008 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 Priddy at [dpiddy@woodburycountyia.gov](mailto:dpiddy@woodburycountyia.gov). Only signed comments will be considered and should be received no later than 10:00 AM on Friday, May 22, 2026.

**Item One (1)  
 ZONING ORDINANCE MAP AMENDMENT (REZONE)**

**PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE):** Pursuant to Section 355 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by William L. Smith, requests rezoning of the property located at 2634 Buchanan Ave., Sioux City, IA 51106, with a mailing address of 5309 Hwy 75 North, Lot 44, Sioux City, IA 51106. The proposal is to rezone the 16.96-acre property identified as Parcel #67427200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 280th Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE ¼), thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 02°12'22") West along the West line of said Northeast Quarter (NE ¼) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad, thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°59'51") East along said Westerly right of way line for One Thousand Nine Hundred Seventy and Sixty-seven Hundredths Feet (1,970.67') to the South line of said Northeast Quarter (NE ¼); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°06'00") West along said South line for Nine Hundred Twenty-five and Four Hundredths Feet (925.04') to the point of beginning. Containing 16.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE ¼ is assumed to bear N 02°12'22" W. COL-IA-503238



## OFFICIAL AD PROOF

This is the proof of your ad scheduled to run in **Sioux City Journal** on the dates indicated below. If changes are needed, please contact us prior to deadline at **(712) 293-4250**.

Notice ID: roM4YWpk7v4FUoLItSvM | **Proof Updated: May, 20, 2026 at 05:38pm CDT**  
Notice Name: BoS\_Rezone\_PHS\_Parcel\_874727200011\_AP\_to\_AE | Publisher ID: COL-IA-503294

**This is not an invoice. Below is an estimated price, and it is subject to change. You will receive an invoice with the final price upon invoice creation by the publisher.**

**FILER** Dan Priestley  
dpriestley@woodburycountyiowa.gov  
(712) 279-6609

**FILING FOR** Sioux City Journal

**Columns Wide:** 1      **Ad Class:** Legals  
**Total Column Inches:** 10.73  
**Number of Lines:** 127

06/04/2026: General Legal Notice	84.07
Subtotal	\$84.07
Tax	\$0.00
Processing Fee	\$0.00
<b>Total</b>	<b>\$84.07</b>

See Proof on Next Page

**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, June 9, 2026, at 4:40 PM, Tuesday, June 16, 2026, at 4:40 PM, and Tuesday, June 23, 2026, at 4:40 PM, or as soon thereafter as the matter may be heard. Pursuant to Iowa Code Section 631.832, 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, 8:30 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 (Planning and Zoning), 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at [dpriestley@woodbury-countyowa.gov](mailto:dpriestley@woodbury-countyowa.gov). For inquiries, contact Daniel Priestley at 712-279-9609.

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 as referenced above to consider an application for a zoning ordinance map amendment (rezone) to the Woodbury County Zoning Ordinance and Map for the unincorporated area of Woodbury County, Iowa. The application, submitted by William J. Smith, requests rezoning of the property located at 2634 Buchanan Ave., Salix, IA 51052, with a mailing address of 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

The proposal is to rezone the 16.96-acre property identified as Parcel #674727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW ¼) and Northwest Quarter (NW ¼) of the Northeast Quarter (NE ¼) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE ¼) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE ¼), thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 00°12'22") West along the West line of said Northeast Quarter (NE ¼) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad, thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°05'51") East along said Westerly right of way line for One Thousand Nine Hundred Seventy and Six-

Feet (1,970.67') to the South line of said Northeast Quarter (NE ¼); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°06'00") West along said South line for Nine Hundred Twenty-two and Four Hundredths Feet (922.04') to the point of beginning. Containing 16.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE ¼ is assumed to bear N 00°12'22" W.

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

Property Owner(s): William J. Smith, Property Address: 2634 Buchanan Ave., Salix, IA 51052, Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Petitioner Applicant(s): William J. Smith, Property Address: 2634 Buchanan Ave., Salix, IA 51052, Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108, GOL-IA-603294

Time limit for recommendation. A recommendation to the Board of Supervisors for approval, approval with conditions or disapproval on the proposal, shall be made within 35 days of the conclusion of the public hearing unless the petitioner consents to an extension of time. If no recommendation is made within 35 days from the conclusion of the public hearing, the issue will be forwarded to the Board of Supervisors with no recommendation.

The Zoning Commission may make a recommendation to the Board of Supervisors on May 27, 2026 following their public hearing or they may conduct an additional public meeting to render their recommendation.

## Board of Supervisors' Action

Following receipt of the recommendation of the planning and zoning commission, the Board of Supervisors shall consider and act upon a proposed amendment to the zoning district map as follows:

Hearing required. The Board of Supervisors shall conduct a public hearing on the proposed zoning district map amendment in accordance with the procedure outlined at subsection 2.02-1. B.

Notification. Public notification of the Board of Supervisors hearing on the proposal shall be as required by subsection 2.02-1. B(1).

Decision. Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed subject to subsections (iv) and (v) below, to adopt an ordinance approving the amendment to the zoning district map.
- Super majority required. A 60 percent 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 percent 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.

## Comments from Owners of Real Property Lying within 1,000 feet from the Subject Property

Patricia R. Folsom	2612 Buchanan Ave.	Salix	IA	51052
Daniel Gordon Lee & Barbara J. Lee	1405 260th St.	Salix	IA	51052
Mary E. Braunger Rev. Trust % Mary E. Braunger, Trustee	1351 Fox Ridge Trail	Sioux City	IA	51104
Barbara J. Bielenbreg	14788 110th St.	Sloan	IA	51055
William J. Smith	5309 Hwy 75 North, Lot 44	Sioux City	IA	51108
Jensen Farm Real Estate LLC	3909 Stadium Dr.	Sioux City	IA	51106
Gregory J. Jochum & Krista D. Jochum	1629 270th St.	Salix	IA	51052
<b>Jason Wamberg &amp; Chastey Hansen</b>	2636 Old Hwy 75	Salix	IA	51052

- Chastey inquired with the office via phone on 4/13/26 and asked about the general specifics of the project.

Union Pacific Railroad, Property Tax	1400 Douglas Stop 1640	Omaha	NE	68179-1640
Daniel G. Lee & Barbara J. Lee	1405 260th St.	Salix	IA	51052
DNF Farms, LLC	1503 250th St.	Salix	IA	51052
Northwest Iowa Power Cooperative	PO Box 240	Le Mars	IA	51031

## Stakeholder Comments

911 COMMUNICATIONS CENTER: No comments.

FIBERCOMM: No comments.

IOWA DEPARTMENT OF NATURAL RESOURCES (IDNR): No comments.

IOWA DEPARTMENT OF TRANSPORTATION (IDOT): No comments.

LOESS HILLS NATIONAL SCENIC BYWAY: No comments.

LOESS HILLS PROGRAM: No comments.

LONGLINES: No comments.

LUMEN: No comments.

MAGELLAN PIPELINE: No comments.

**MIDAMERICAN ENERGY COMPANY (Electrical Division):** I have reviewed the following requested rezoning for MEC electric and we have, no conflicts. The petitioner should be made aware that any requested relocation or extension of electric distribution facilities may be subject to a customer contribution. In this case the cost to acquire a railroad permit would be included in the total cost to extend, and the time the RR takes to review and approve permits can take several months. Let me know if you have any questions. – Casey Meinen, 4/1/26.

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

**NORTHWEST IOWA POWER COOPERATIVE (NIPCO):** Have reviewed this application submitted by William J. Smith. NIPCO has no issues with this application. – Jeff Zettel, 4/17/26.

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WOODBURY COUNTY ASSESSOR: No comments.

WOODBURY COUNTY CONSERVATION: No comments.

WOODBURY COUNTY EMERGENCY MANAGEMENT: No comments.

WOODBURY COUNTY EMERGENCY SERVICES: No comments.

WOODBURY COUNTY ENGINEER: No comments.

WOODBURY COUNTY RECORDER: No comments.

WOODBURY COUNTY RURAL ELECTRIC COOPERATIVE (REC): No comments.

**WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT:** The WCSWCD has no comments regarding this application. – Neil Stockfleth, 4/1/26.

**WOODBURY COUNTY TREASURER:** My only comment is that March property tax and drainage from September are now delinquent. If the goal is the split the parcel all certified taxes must be paid prior to the Treasurer certification. – Tina Bertrand, 4/1/26

# PROPOSED DRAFT ORDINANCE

(SUBJECT TO CHANGES THROUGHOUT THE REVIEW AND PUBLIC HEARING(S) 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 \_\_\_\_\_

## ITEM ONE (1)

Property Owner(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052.  
Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Petitioner Applicant(s): William J. Smith. Property Address: 2634 Buchanan Ave., Salix, IA 51052. Mailing Address: 5309 Hwy 75 North, Lot 44, Sioux City, IA 51108.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **May 27, 2026**, 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 the 16.96-acre property identified as Parcel #874727200011, located in T87N R47W (Liberty Township), in the Southwest Quarter (SW  $\frac{1}{4}$ ) and Northwest Quarter (NW  $\frac{1}{4}$ ) of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section 27, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies on the east side of Buchanan Avenue and the west side of the Union Pacific Railroad property and Old Highway 75, just south of where those roads meet, and approximately 1,100 feet south of the intersection of 260th Street and Old Highway 75. The said property is more particularly described as follows:

Part of the Northeast Quarter (NE  $\frac{1}{4}$ ) of Section Twenty-seven (27), Township Eighty-seven (87) North, Range Forty-seven (47), West of the 5th P.M., Woodbury County, Iowa, described as follows: Beginning at the Southwest (SW) corner of said Northeast Quarter (NE  $\frac{1}{4}$ ); thence North Zero Degrees Twelve Minutes Twenty-two Seconds (N 00°12'22") West along the West line of said Northeast Quarter (NE  $\frac{1}{4}$ ) for One Thousand Seven Hundred Twenty-three and Ninety-five Hundredths Feet (1,723.95') to the Westerly right of way line of the Union Pacific Railroad, thence South Twenty-eight Degrees Five Minutes Fifty-one Seconds (S 28°05'51") East along said Westerly right of way line for One Thousand Nine Hundred Seventy and Sixty-seven Hundredths Feet (1,970.67') to the South line of said Northeast Quarter (NE  $\frac{1}{4}$ ); thence North Eighty-nine Degrees Six Minutes Zero Seconds (N 89°06'00") West along said South line for Nine Hundred Twenty-two and Four Hundredths Feet (922.04') to the point of beginning. Containing 18.24 acres including County right of way and 16.96 acres excluding said right of way. Note: The West line of said NE  $\frac{1}{4}$  is assumed to bear N 00°12'22" W.

# Supporting Documentation

## Zoning Ordinance Map Amendment Application

This following document is a completed *Rezoning Application & Zoning Ordinance Map Amendment* form from the Woodbury County Office of Planning and Zoning in Iowa. It records a property owner's request to change the zoning classification of a specific parcel of land.

The form identifies **William J. Smith** as both the owner and the applicant. His listed address is *5309 Highway 75 North, Lot 44, Sioux City, Iowa 51108*. No engineer or surveyor information is provided.

The property in question is located at *2631 Buchanan Avenue in Salix, Iowa*. The parcel information includes:

Parcel ID: **874727200011**

Quarter: **NE**

Section: **87**

Township/Range: **47**

Total acreage: **16.96 acres**

Current use: **Agricultural (AG)**

Proposed use: **House**

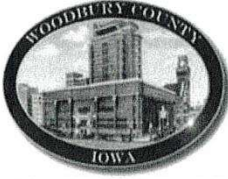
Current zoning: **AP**

Proposed zoning: **AE**

Average Crop Suitability Rating (CSR2): **77.82**

A pre-application meeting occurred in **November 2025** with staff member **D. Priestley**. The owner signed the certification on **January 14, 2026**, and the applicant signature is dated **February 9, 2026**.

Administrative fields show a fee of **\$400**, case number **7144**, and receipt number **728869**. The form includes a "Received" stamp dated **March 3, 2026** from Woodbury County Planning & Zoning.



### Rezoning Application & Zoning Ordinance Map Amendment

<b>Owner Information:</b>	<b>Applicant Information:</b>
Owner <u>William J. Smith</u>	Applicant <u>William J. Smith</u>
Address <u>5309 Hwy 75 N LOT 44</u> <u>Sioux City IA 51108</u>	Address <u>5309 Hwy 75 N LOT 44</u> <u>Sioux City IA 51108</u>
Phone <u>[REDACTED]</u>	Phone <u>[REDACTED]</u>

Engineer/Surveyor \_\_\_\_\_ Phone \_\_\_\_\_

**Property Information:**

Property Address or Address Range 2634 BUCHANMAN AVE. SALIX

Quarter/Quarter 27 Sec 87 Twnshp/Range 47

Parcel ID # 874727200011 or GIS # \_\_\_\_\_ Total Acres 16.94

Current Use AG Proposed Use HOUSE

Current Zoning AP Proposed Zoning AE Liberty

Average Crop Suitability Rating (submit NRCS Statement) \_\_\_\_\_ 77.82 CSR2

The filing of this application is required to be accompanied with all items and information required pursuant to section 2.02(4)(C)(2) through (C)(4) of Woodbury County's zoning ordinances (see attached pages of this application for a list of those items and information).

A formal pre-application meeting is recommended prior to submitting this application.

Pre-app mtg. date Nov. 2025 Staff present D. Priestly

The undersigned is/are the owner(s) of the described property on this application, located in the unincorporated area of Woodbury County, Iowa, assuring that the information provided herein is true and correct. I hereby give my consent for the Woodbury County Planning and Zoning Office and zoning commission members to conduct a site visit and photograph the subject property.

This Rezoning Application / Zoning Ordinance Map Amendment is subject to and shall be required, as a condition of final approval, to comply with all applicable Woodbury County ordinances, policies, requirements and standards that are in effect at the time of final approval.

Owner William J. Smith Applicant [Signature]

Date Jan 14, 2026 Date Feb 9, 2026

Fee: \$400 Cash 3-2-26 Case #: 7144

Check #: \_\_\_\_\_

Receipt #: 778869

Date Received

**RECEIVED**

MAR - 3 2026

WOODBURY COUNTY  
PLANNING & ZONING

## Zoning District and Floodplain Map

This following document is a parcel map for Woodbury County, Iowa, centered on a highlighted property located at **2634 Buchanan Avenue in Salix**. The map displays parcel boundaries, zoning classifications, roads, and flood-hazard designations.

The highlighted parcel is labeled with **Parcel ID 874727200011** and outlined in blue. It is a triangular tract of land measuring **16.96 acres**, situated on the east side of **Buchanan Avenue** and just west of **Old Highway 75**. The parcel is zoned **AP (Agricultural Preservation)**. The owner listed is **William J. Smith**, with a mailing address at *5309 Highway 75 North, Lot 44, Sioux City, Iowa 51108*.

Surrounding parcels are shown with zoning codes including **AE** and **AP**. The map includes a blue-shaded region labeled **“Area of Minimal Flood Hazard,”** which touches or overlaps nearby parcels but does not appear to cover the highlighted tract. Township and section boundaries are faintly marked, including the notation **27-87-47**, matching the parcel’s legal description.

Road labels include **Buchanan Ave, Old Hwy 75**, and nearby local roads. The map also displays a brief tax description summarizing the triangular tract’s boundaries and measurements. A footer notes that the map was generated on **March 3, 2026**, using Beacon™ by Schneider Geospatial.

Overall, the map provides a geographic and zoning context for the parcel, showing its shape, acreage, zoning classification, nearby roads, and surrounding land-use designations.



Overview



Legend

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

Parcel ID	874727200011	Alternate ID	n/a	Owner Address	SMITH WILLIAM J
Sec/Twp/Rng	27-87-47	Class	A		5309 HWY 75 NORTH LOT 44
Property Address	2634 BUCHANAN AVE	Acres	16.96		SIOUX CITY, IA 51108
	SALIX				
District	0043				
Brief Tax Description	LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67 FT, THNC W 922.04 FT TO POB				
	(Note: Not to be used on legal documents)				

Date created: 3/3/2026  
 Last Data Uploaded: 3/3/2026 7:42:34 PM

Developed by **SCHNEIDER**  
 GEOSPATIAL

## Parcel Report

This following document is a **property report** for a parcel located at **2634 Buchanan Avenue, Salix, Iowa 51052**, within **Woodbury County**. It provides detailed information for real estate, legal, and tax purposes.

The parcel is identified by **Parcel ID 874272200011** and legally described as a triangular tract in the northeast quarter of Section 27, Township 87, Range 47. The tract measures **16.96 acres** and is zoned **AP – Agricultural Preservation**. The property lies within the **Liberty/Westwood district** and the **Westwood Community School District**.

Ownership details list **William J. Smith** as the deed holder and mailing address recipient at *5309 Hwy 75 North Lot 44, Sioux City, IA 51108*. The property was purchased from **Braunger Mary E Revocable Trust** on **March 24, 2021**, for **\$50,000**, recorded under deed number **2021-05476**.

The land is classified as **Agriculture**, with no assessed value for buildings or dwellings. Assessed land values over five years are:

2021: \$33,540

2022: \$33,410

2023–2024: \$43,000

2025: \$50,720

Gross and net assessed values match the land values each year, with no exemptions applied.

The report notes that no data is available for residential or commercial buildings, agricultural structures, yard extras, permits, or sketches. It includes links for Sioux City special assessments and Woodbury County tax credit applications.

A legal disclaimer clarifies that the data does not represent a survey and is provided “as is” without warranty. The report was last updated on **March 3, 2026**, and developed by **Schneider Geospatial**.

# Woodbury County, IA / Sioux City

## Summary

**Parcel ID** 874727200011  
**Alternate ID**  
**Property Address** 2634 BUCHANAN AVE  
SALIX IA 51052  
**Sec/Twp/Rng** 27-87-47  
**Brief** LIBERTY TOWNSHIP A TRIANGULAR TCT IN NE 1/4 OF 27-87-47 DESCRIBED AS BEG AT SW COR OF NE 1/4 THNC N 1723.95 FT, THNC SE 1970.67  
**Tax Description** FT, THNC W 922.04 FT TO POB  
*(Note: Not to be used on legal documents)*  
**Deed Book/Page** 2021-05476 (4/26/2021)  
**Gross Acres** 16.96  
**Net Acres** 16.96  
**Zoning** AP - AGRICULTURAL PRESERVATION  
**District** 0043 LIBERTY/WESTWOOD  
**School District** WESTWOOD COMM  
**Neighborhood** N/A

## Owner

**Deed Holder**  
SMITH WILLIAM J  
5309 HWY 75 NORTH LOT 44  
SIOUX CITY IA 51108  
**Contract Holder**  
**Mailing Address**  
SMITH WILLIAM J  
5309 HWY 75 NORTH LOT 44  
SIOUX CITY IA 51108

## Land

**Lot Area** 16.96 Acres :738,778 SF

## Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/24/2021	BRAUNGER MARY E REV TRUST	SMITH WILLIAM J	2021-05476	Split or division	Deed		\$50,000.00

## Valuation

	2025	2024	2023	2022	2021
Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+ Assessed Land Value	\$50,720	\$43,000	\$43,000	\$33,410	\$33,540
+ Assessed Building Value	\$0	\$0	\$0	\$0	\$0
+ Assessed Dwelling Value	\$0	\$0	\$0	\$0	\$0
= Gross Assessed Value	\$50,720	\$43,000	\$43,000	\$33,410	\$33,540
- Exempt Value	\$0	\$0	\$0	\$0	\$0
= Net Assessed Value	\$50,720	\$43,000	\$43,000	\$33,410	\$33,540

## Sioux City Special Assessments and Fees

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

## Woodbury County Tax Credit Applications

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

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

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.  
[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
Last Data Upload: 3/3/2026, 6:42:34 PM

[Contact Us](#)

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 **SCHNEIDER**  
CORPORATION

## Iowa CSR2 Soil Survey — Accessible Long Description

This document is part of a four-page soil survey for a parcel in Woodbury County, Iowa, identified as parcel 874727200011. It presents the *Corn Suitability Rating 2 (CSR2)* values for the soils within the parcel and explains how these ratings are determined and used.

The first page contains a map showing the triangular parcel bordered by Highway 75 and Buchanan Avenue. The parcel is divided into three color-coded soil areas, each labeled with a map unit symbol: 3146, 244, and 3549. These areas represent different soil types with distinct CSR2 ratings. The map includes roads, orientation markers, and a note that the soil map may not be valid at the displayed scale. It is produced by the USDA Natural Resources Conservation Service and dated March 3, 2026.

The second page provides a legend explaining the symbols used on the soil map. It defines the color ranges for soil rating polygons, dashed lines for soil rating boundaries, and square symbols for point ratings. It also lists map features such as streams, railroads, highways, and local roads. Additional map information explains the mapping scale, projection system, and limitations of enlarging soil maps. It notes that the data is based on certified USDA-NRCS sources and that aerial imagery dates from September 2022.

The third page contains a table summarizing the CSR2 ratings for each soil map unit within the parcel. The table lists the map unit symbol, soil name, CSR2 rating, acres within the parcel, and percentage of the parcel each soil type occupies. The values are:

244 – Blend silty clay, 0–2% slopes, rarely flooded: CSR2 rating 81, covering 6.5 acres (38.7%).

3146 – Onawa-Albaton complex, 0–2% slopes, rarely flooded: CSR2 rating 72, covering 2.2 acres (12.8%).

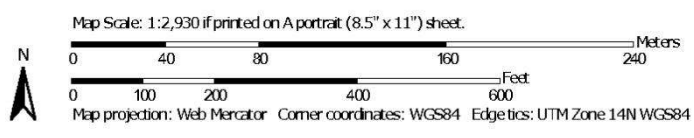
3549 – Modale complex, 0–2% slopes, rarely flooded: CSR2 rating 77, covering 8.2 acres (48.5%).

A description below the table explains that CSR2 is an index used in Iowa to compare soils based on their long-term potential for row-crop production. It outlines the assumptions used in rating soils, such as adequate management, natural rainfall, and absence of frequent flooding. It also notes that CSR2 values remain relatively stable over time even if yields change.





















The fourth page explains the concept of *aggregation* in soil mapping. It describes how soil components within a map unit are combined into a single representative value and how percent composition influences the aggregation process. It clarifies that some attributes require aggregation while others do not, and that the tie-break rule for this dataset selects the higher value when multiple candidates are present.

Each page includes USDA-NRCS branding, Web Soil Survey references, and the date March 3, 2026.

Iowa Corn Suitability Rating CSR2 (IA)—Woodbury County, Iowa  
(874727200011)



## MAP LEGEND

<b>Area of Interest (AOI)</b>	<b>Background</b>
 Area of Interest (AOI)	 Aerial Photography
<b>Soils</b>	
<b>Soil Rating Polygons</b>	
 <= 72	
 > 72 and <= 77	
 > 77 and <= 81	
 Not rated or not available	
<b>Soil Rating Lines</b>	
 <= 72	
 > 72 and <= 77	
 > 77 and <= 81	
 Not rated or not available	
<b>Soil Rating Points</b>	
 <= 72	
 > 72 and <= 77	
 > 77 and <= 81	
 Not rated or not available	
<b>Water Features</b>	
 Streams and Canals	
<b>Transportation</b>	
 Rails	
 Interstate Highways	
 US Routes	
 Major Roads	
 Local Roads	

## MAP INFORMATION

The soil surveys that comprise your AOI were mapped at 1:12,000.

Warning: Soil Map may not be valid at this scale.

Enlargement of maps beyond the scale of mapping can cause misunderstanding of the detail of mapping and accuracy of soil line placement. The maps do not show the small areas of contrasting soils that could have been shown at a more detailed scale.

Please rely on the bar scale on each map sheet for map measurements.

Source of Map: Natural Resources Conservation Service  
Web Soil Survey URL:  
Coordinate System: Web Mercator (EPSG:3857)

Maps from the Web Soil Survey are based on the Web Mercator projection, which preserves direction and shape but distorts distance and area. A projection that preserves area, such as the Albers equal-area conic projection, should be used if more accurate calculations of distance or area are required.

This product is generated from the USDA-NRCS certified data as of the version date(s) listed below.

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

Soil map units are labeled (as space allows) for map scales 1:50,000 or larger.

Date(s) aerial images were photographed: Sep 19, 2022—Sep 20, 2022

The orthophoto or other base map on which the soil lines were compiled and digitized probably differs from the background imagery displayed on these maps. As a result, some minor shifting of map unit boundaries may be evident.

## Iowa Corn Suitability Rating CSR2 (IA)

Map unit symbol	Map unit name	Rating	Acres in AOI	Percent of AOI
244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	81	6.5	38.7%
3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72	2.2	12.8%
3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77	8.2	48.5%
<b>Totals for Area of Interest</b>			<b>16.8</b>	<b>100.0%</b>

### Description

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

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

### Rating Options

*Aggregation Method:* No Aggregation Necessary

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

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

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

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

*Tie-break Rule:* Higher

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

## Soil Report

This document is an agricultural land assessment report for Parcel ID 874727200011, located in Woodbury County, Iowa, covering 16.96 acres. It summarizes land use, soil composition, and productivity ratings relevant to tax and agricultural valuation.

The top section provides parcel details:

Gross Acres: 16.96

Exempt Acres: 0.00

Net Taxable Acres: 16.96

Average Unadjusted CSR2: 77.82, calculated from 1,319.9 CSR2 points over 16.96 acres

Agland Active Config Year: 2025

Processed Date: February 16, 2022

The Sub Parcel Summary table shows:

All 16.96 acres are valued at 100% with a CSR2 of 77.82

No non-crop land is present

Total CSR2 points: 1,319.90

The Soil Summary table breaks down the parcel into three soil types:

Blend silt clay (Map Unit 244) — CSR2: 81.00, covering 6.47 acres, contributing 524.07 CSR2 points

Modale complex (Map Unit 3549) — CSR2: 77.00, covering 8.11 acres, contributing 624.47 CSR2 points

Onawa-Albaton complex (Map Unit 3146) — CSR2: 72.00, covering 2.38 acres, contributing 171.36 CSR2 points

The total matches the parcel's full acreage and CSR2 point total. All values are unadjusted and reflect full productivity potential under standard assumptions.

A disclaimer at the bottom notes that the data is provided "as is" without warranty and does not represent a legal survey. The report was last updated on March 3, 2022, and developed by Schneider Geospatial.

# Woodbury County, IA / Sioux City

## Summary

Parcel ID	874727200011	
Gross Acres	16.96	
ROW Acres	0.00	
Gross Taxable Acres	16.96	
Exempt Acres	0.00	
Net Taxable Acres	16.96	(Gross Taxable Acres - Exempt Land)
Average Unadjusted CSR2	77.82	(1319.9 CSR2 Points / 16.96 Gross Taxable Acres)

Agland Active Config 2025  
 Processed Date and Time 2026-02-16 10:02:24

## Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	16.96	77.82	1,319.90	1,319.90
Non-Crop	0.00	0.00	0.00	0.00
<b>Total</b>	<b>16.96</b>		<b>1,319.90</b>	<b>1,319.90</b>

## Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	244	Blend silty clay, 0 to 2 percent slopes, rarely flooded	81.00	6.47	524.07	524.07
100% Value	3549	Modale complex, 0 to 2 percent slopes, rarely flooded	77.00	8.11	624.47	624.47
100% Value	3146	Onawa-Albaton complex, 0 to 2 percent slopes, rarely flooded	72.00	2.38	171.36	171.36
<b>Total</b>				<b>16.96</b>	<b>1,319.90</b>	<b>1,319.90</b>

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[User Privacy Policy](#) | [GDPR Privacy Notice](#)  
 Last Data Upload: 3/3/2026, 6:42:34 PM

Contact Us:



## Elevation Map

The following document is an aerial map showing agricultural land parcels in a rural area. The map highlights a specific property labeled **Parcel 874727200011**. The highlighted parcel is outlined in blue and sits adjacent to a diagonal transportation corridor, which appears to be either a road or railway. The surrounding landscape consists of rectangular and irregularly shaped farm fields in varying shades of green and brown, indicating different crop types or stages of cultivation.

Several neighboring parcels are marked with yellow identification numbers, including **1082, 1084, 1086, 1088, 1080L, 1082L, 1082P, and 1082T**. These labels help identify adjacent properties for land-use planning or assessment purposes. The highlighted parcel is positioned near the center of the image, with the diagonal corridor forming one of its boundaries.

The map is used for land management, agricultural assessment, or zoning reference. It visually communicates parcel boundaries, relative parcel sizes, and the surrounding agricultural landscape.



# WOODBURY COUNTY AGENDA ITEM(S) REQUEST FORM

Date: 6/10/2026 Weekly Agenda Date: 6/16/2026

Elected Official / Department Head / Citizen: Daniel J. Priestley

## Wording for Agenda Item:

Discussion about the permitting procedures for industrial data centers in unincorporated Woodbury County.

## Action Required:

Approve Ordinance

Approve Resolution

Approve Motion

Hold Public Hearing

Informational

Attachments

Set Time:

Reviewed by County Attorney's Office:

## Background & Financial Impact:

Data centers have emerged as a critical discussion topic at both national and local levels. These large-scale industrial facilities present complex and varied land use challenges. This information item is about the need to begin a practical discussion about the permitting procedures for these in the unincorporated areas of Woodbury County.

## Recommendation:

Have a practical discussion about the permitting procedures for industrial data centers in unincorporated Woodbury County.

*Approved by Board of Supervisors on March 17, 2026*

# Woodbury County Board of Supervisors

## Agenda Item(s) Request Form

Date: 6/11/26 Weekly Agenda Date: 6/16/26

Elected Official / Department Head / Citizen: Supervisor Mark Nelson

### Wording for Agenda Item:

Consideration and approval of a motion to officially designate the physical bulletin board located just inside the north entrance of the Woodbury County Courthouse near the security station as the official, prominent, and conspicuous location for posting Board of Supervisors meeting agendas and notices in compliance with House File 2490 and woodburycountyiowa.gov for the primary internet presence; and further directing all associated county boards, commissions, committees, and advisory bodies to formally designate their respective physical posting locations and primary internet presences.

### Action Required:

Approve Ordinance  Approve Resolution  Approve Motion

Hold Public Hearing  Informational  Attachments

Set Time \_\_\_\_\_

Reviewed by County Attorney's Office

### Background & Financial Impact:

On May 15, 2026, Governor Kim Reynolds signed into law House File 2490. This legislation amends Iowa Code Section 21.4 regarding public meeting notice requirements. It strictly mandates that all governmental bodies—including counties, boards, commissions, and committees—must post meeting notices and tentative agendas in a prominent, conspicuous, and clearly designated physical place, visible at all times, as well as on their primary internet site. The physical bulletin board located just inside the north entrance of the courthouse, adjacent to the security station, serves as an easily accessible and highly visible space that fulfills the statutory requirement that the notice remain "visible at all times" and "clearly designated for that purpose". Because the law explicitly notes that requirements apply to individual "governmental bodies", this item also serves as an official directive to all county-associated committees, boards (e.g., Board of Adjustment, Board of Health, Conservation Board), and commissions to pass individual motions formally designating their respective physical and digital posting sites.

### Recommendation:

Approve the motion to designate the courthouse north entrance bulletin board as the official physical location for Board of Supervisors agendas and woodburycountyiowa.gov for the primary internet presence and issue the compliance directive to all county committees, boards and commissions.



**STATE OF IOWA**  
KIM REYNOLDS  
GOVERNOR

May 15, 2026

The Honorable Paul Pate  
Secretary of State of Iowa  
State Capitol  
Des Moines, Iowa 50319

Dear Mr. Secretary,

I hereby transmit:

House File 2490, an Act relating to public meetings and records, including public notice requirements for meetings of a governmental body, supervision and fees associated with examining and copying public records, employment separation information for certain government employees, contractors, or appointees, and injunctions to restrain vexatious requesters.

The above House File is hereby approved on this date.

Sincerely,

Kim Reynolds  
Governor of Iowa

cc: Secretary of the Senate  
Clerk of the House



House File 2490

AN ACT

RELATING TO PUBLIC MEETINGS AND RECORDS, INCLUDING PUBLIC NOTICE REQUIREMENTS FOR MEETINGS OF A GOVERNMENTAL BODY, SUPERVISION AND FEES ASSOCIATED WITH EXAMINING AND COPYING PUBLIC RECORDS, EMPLOYMENT SEPARATION INFORMATION FOR CERTAIN GOVERNMENT EMPLOYEES, CONTRACTORS, OR APPOINTEES, AND INJUNCTIONS TO RESTRAIN VEXATIOUS REQUESTERS.

BE IT ENACTED BY THE GENERAL ASSEMBLY OF THE STATE OF IOWA:

Section 1. Section 21.4, subsection 1, paragraph a, Code 2026, is amended to read as follows:

a. Except as provided in subsection 3, a governmental body shall give notice of the time, date, and place of each meeting, including a reconvened meeting of the governmental body, and the tentative agenda of the meeting, in a manner reasonably calculated to apprise the public of that information.

~~Reasonable~~

(1) Giving notice under this paragraph shall include advising all of the following:

(a) Advising the news media who have filed a request for notice with the governmental body and ~~posting.~~

(b) Posting the notice on a bulletin board or other in a prominent and conspicuous place which is easily accessible to the public and clearly designated for that purpose at the principal office of the body holding the meeting, or if no such office exists, at the building in which the meeting is to be held annually designated for such purposes by the governmental body, in a manner such that the notice is visible at all times.

(c) Posting the notice on the primary internet site owned or maintained and regularly updated by the governmental body or other primary internet presence moderated by the governmental body, if applicable.

(2) If a tentative agenda has been posted and is amended within the time frame established in subsection 2, paragraph "a", the governmental body shall mark the agenda "AMENDED" and identify the amended provisions. Upon amendment, the governmental body shall give notice in accordance with subparagraph (1).

Sec. 2. Section 22.3, Code 2026, is amended to read as follows:

**22.3 Supervision — fees.**

1. a. The examination and copying of public records shall be done under the supervision of the lawful custodian of the records or the lawful custodian's authorized designee.

b. The lawful custodian shall not require the physical presence of a person requesting or receiving a copy of a public record and shall fulfill requests for a copy of a public record received in writing, by telephone, or by electronic means.

~~Although fulfillment~~

2. a. Fulfillment of a request for a copy of a public record may be contingent upon receipt of payment of reasonable expenses, ~~the~~. The lawful custodian shall make every reasonable effort to provide the public record requested at no cost other than copying costs for a record which takes less than thirty minutes to produce.

b. In the event expenses are necessary, such expenses ~~shall~~ must be reasonable and shall be communicated to the requester upon receipt of the request.

c. A person may contest the reasonableness of the lawful custodian's expenses as provided for in this chapter.

3. The lawful custodian may adopt and enforce reasonable rules regarding the examination and copying of the public records and the protection of the records against damage or disorganization.

4. The lawful custodian shall provide a suitable place location for the examination and copying of the public records, but if it is impracticable to do the examination and copying of the records in the office of the lawful custodian, the person desiring to examine or copy shall pay any necessary expenses of providing a place for the examination and copying.

~~2. All reasonable expenses of the examination and copying shall be paid by the person desiring to examine or copy.~~

5. a. The lawful custodian may charge a reasonable fee for the services of the lawful custodian or the custodian's authorized designee in supervising the examination and copying of the public records. All reasonable expenses of the examination and copying shall be paid by the person desiring to examine or copy the public record.

b. If copy equipment is available at the office of the lawful custodian of any public records, the lawful custodian shall provide any person a reasonable number of copies of any public record in the custody of the office upon the payment of a fee. The fee for the copying service as determined by the lawful custodian shall not exceed the actual cost of providing the service. Actual costs shall include only those reasonable expenses directly attributable to supervising the examination of and making and providing copies of public records. Actual costs shall not include charges for ordinary expenses or costs such as employment benefits, depreciation, maintenance, electricity, or insurance associated with the administration of the office of the lawful custodian.

c. Costs for legal services should only be utilized for the redaction or review of legally protected confidential information. ~~However, a~~

d. A county recorder shall not charge a fee for the examination and copying of public records necessary to complete and file claims for benefits with the Iowa department of veterans affairs or the United States department of veterans affairs.

Sec. 3. Section 22.7, subsection 11, paragraph a, Code 2026, is amended by adding the following new subparagraphs:

NEW SUBPARAGRAPH. (6) The last date the individual, who resigned from or was discharged by the government body, performed work or actively carried out essential functions of the position, regardless of whether the information is contained in a written document, contract, agreement, or arrangement.

NEW SUBPARAGRAPH. (7) The amount of moneys and public benefits provided to the individual for any continuation of pay, severance, or other compensation or benefits in excess of the amounts owed for work performed by the individual prior to the individual's last day as an employee, contractor, or appointee for the government body, regardless of whether the information is contained in a written document, contract, agreement, or arrangement.

Sec. 4. NEW SECTION. 22.8A Injunction to restrain vexatious requester.

1. The district court may grant an injunction restraining the right of a person found to be a vexatious requester to examine public records under section 22.2 from a specific government body, or may impose reasonable limitations on the manner, frequency, or scope of such requests. A hearing shall be held on a request for injunction after reasonable notice, as determined by the court, is given to the person alleged to be a vexatious requester. The government body seeking an injunction shall ensure compliance with the notice requirement. Such an injunction may be issued only if the petition supported by affidavit shows, and if the court finds, all of the following:

a. The requests, considered in totality, would clearly not be in the public interest.

b. The requests, considered in totality, constitute a pattern of vexatious conduct.

c. The continuation of such requests would substantially and irreparably injure the government body's ability to perform the government body's duties or functions.

d. Less restrictive measures under this chapter are inadequate to provide sufficient relief.

2. In an action brought under this section, the court shall

take into account the policy of this chapter that free and open examination of public records is generally in the public interest even though such requests may cause inconvenience or embarrassment to public officials or others. A court may issue an injunction under this section only if the government body seeking the injunction demonstrates by clear and convincing evidence that this section authorizes the issuance of the injunction.

3. In determining whether conduct constitutes vexatious conduct under this section, the court may consider any of the following:

a. The number, frequency, timing, scope, and content of public requests.

b. The nature of oral and written communications related to the public requests.

c. Any prior administrative or judicial findings regarding the conduct of the requester.

d. All other relevant circumstances.

4. For purposes of this section:

a. "News media" includes any person who regularly gathers, prepares, photographs, records, writes, edits, reports, or publishes news for monetary consideration.

b. (1) "Vexatious conduct" means a pattern of public records requests that satisfies one or more of the following:

(a) The requests are designed primarily to harass the government body, its officers, or its employees.

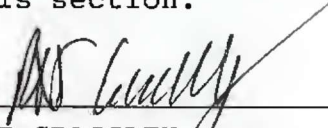
(b) The government body shows by clear and convincing evidence that the requests impose an unreasonable burden on the government body and compliance would substantially interfere with essential governmental operations.

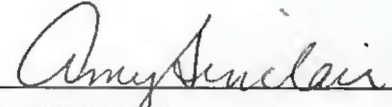
(c) The requests are submitted in a manner or accompanied by communication that constitute harassment of public officers or employees as provided in section 718.4.

(2) "Vexatious conduct" does not include solely a large volume of requests made by a person or a representative of the news media.

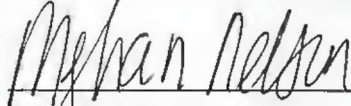
5. Upon finding by a preponderance of the evidence that the requester has not engaged in a pattern of vexatious conduct, a court shall order the payment of all costs and reasonable

attorney fees, including appellate attorney fees, to the requester by the government body in the action brought under this section.

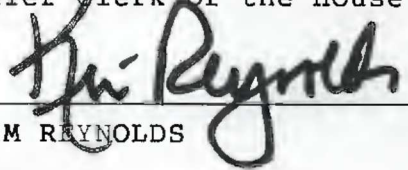
  
\_\_\_\_\_  
PAT GRASSLEY  
Speaker of the House

  
\_\_\_\_\_  
AMY SINCLAIR  
President of the Senate

I hereby certify that this bill originated in the House and is known as House File 2490, Ninety-first General Assembly.

  
\_\_\_\_\_  
MEGHAN NELSON  
Chief Clerk of the House

Approved May 15<sup>th</sup>, 2026

  
\_\_\_\_\_  
KIM REYNOLDS  
Governor