NOTICE OF MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS
(OCTOBER 20, 2026) (WEEK43 OF 2026)

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

Agenda and Minutes available at:
www.woodburycountyiowa.gov

Daniel A. Bittinger II	Kent T. Carper	David L. Dietrich	Mark E. Nelson	Matthew A. Ung
389-4405	570-7681	870-9224	540-1259	490-7852
dbittinger@woodburycountyiowa.gov	kcarper@woodburycountyiowa.gov	ddietrich@woodburycountyiowa.gov	mnelson@woodburycountyiowa.gov	matthewung@woodburycountyiowa.gov

You are hereby notified a meeting of the Woodbury County Board of Supervisors will be held October 20, 2026, at **4:30 p.m.** in the Basement of the Courthouse, 620 Douglas Street, Sioux City, Iowa, for the purpose of taking official action on the agenda items shown hereinafter and for such other business that may properly come before the Board.

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

1. Please silence cell phones and other devices while in the Boardroom.
2. The Chair 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

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

1. Approval of 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 October 13, 2026, meeting

3. Approval of claims

4. Secondary Roads – Laura Sievers
   Approval to work in right-of-way permit for Eco Source Consultants

5. Human Resources – Melissa Thomas
   Approval of Memorandum of Personnel Transactions

6. County Treasurer – Tina Bertrand
   a. Approval of request for refunds for parcel #894716457008 in the amount of $716.00
   b. Approval of request for refunds for parcel #884705451015 in the amount of $1,999.00
   c. Approval of request for refunds for parcel #884721377002 in the amount of $1,525.00

End of Consent Agenda

7. Secondary Roads – Laura Sievers
   Approve contract with Christiansen Bros. Inc. for the bridge replacement project, L-(G-146)--73-97, on 200th St, NE of Bronson — Action

4:35 p.m. (Set time)

8. Board Administration – Heather Satterwhite
   Public hearing and sale of property parcel #894721403013 (aka 1014 21st Street) — Action

9. Planning/Zoning – Daniel Priestley

4:45 p.m. (Set time)

   a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township) — Action
   b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014 — Action

4:48 p.m. (Set time)

   c. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106) — Action
   d. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 — Action
   e. If applicable, the Board of Supervisors may choose to waive the third reading and hearing if deemed appropriate under Iowa Code Chapter 331.302 — Action
   f. If applicable, approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 as the Final Reading — Action
   g. If applicable, adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 — Action

   h. Approval of Resolution Acknowledging the Application for Voluntary Annexation of Territory to the City of Sioux City by Taylor and Caleb Revell at 4606 Old Lakeport Road, Sioux City, Iowa (Parcel #884717400005) — Action

10. Board of Supervisors – Daniel Bittinger & SRBS Anna Bertrand
    Approval of Sky Ranch Behavioral Services (SRBS) request for a local unit of government to partner on a state of Iowa grant application that would provide prevention and education services for at-risk youth with co-occurring mental health and substance use disorders — Action

11. Conservation – Dan Heissel
    Request Supervisors amend their list of identified projects in the FEMA approved Hazard Mitigation Plan to include the Little Sioux Park riverbank erosion project that we are applying for CDBG Funds — Action

12. Reports on Committee Meetings — Information

13. Citizen Concerns — Information

14. Board Concerns Information

ADJOURNMENT

Subject to Additions/Deletions

CALENDAR OF EVENTS

WED., OCT 21	**12:00 p.m.**	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
MON., OCT 26	**5:00 p.m.**	Zoning Commission Meeting, Courthouse Basement Boardroom
WED., OCT 28	**10:00 a.m.**	StarComm Executive Board Meeting, Security Institute, WIT Campus
MON., NOV 2	**5:00 p.m.**	Board of Adjustment meeting, Courthouse Basement Boardroom
WED., NOV 4	**7:30 a.m.**	SIMPCO Executive/Finance Committee, 6401 Gordon Drive
	11:00 a.m.	Loess Hills Alliance Stewardship Meeting, Pisgah, Iowa
	1:00 p.m.	Loess Hills Alliance Executive Meeting
	4:45 p.m.	Veteran Affairs Meeting, Veteran Affairs Office, 1211 Tri-View Ave.
THU., NOV 5	**12:00 p.m.**	SIMPCO Regional Policy & Legislative Affairs Committee, 6401 Gordon Dr.
TUE., NOV 10	**12:00 p.m.**	District Board of Health Meeting, 1014 Nebraska St.
WED., NOV 11	**8:05 a.m.**	Woodbury County Information Communication Commission, First Floor Boardroom
	6:30 p.m.	911 Service Board Meeting, Public Safety Center, Climbing Hill
	4:00 p.m.	Conservation Board Meeting, Dorothy Pecaut Nature Center, Stone Park
WED., NOV 18	**7:30 a.m.**	SIMPCO Executive Finance Committee Meeting, 6401 Gordon Drive
	12:00 p.m.	Siouxland Economic Development Corporation Meeting, 617 Pierce St., Ste. 202
	1:00 p.m.	Local Emergency Planning Committee Meeting, 6401 Gordon Drive
THU., NOV 19	**10:00 a.m.**	Siouxland Reginal Transit System Board of Directors Meeting, 6401 Gordon Drive
	11:00 a.m.	Western Iowa Community Improvement Regional Housing Trust Fund Board of Directors, 6401 Gordon, Dr.
	12:00 p.m.	SIMPCO Board of Directors Meeting, 6401 Gordon Drive
	4:30 p.m.	Community Action Agency of Siouxland Board Meeting, 2700 Leech Avenue
FRI., NOV 20	**9:00 a.m.**	Hungry Canyons Alliance Meeting, Council Bluffs
	12:00 p.m.	Siouxland Human Investment Partnership Board Meeting, 2540 Glenn Ave.
MON., NOV 23	**5:00 p.m.**	Zoning Commission Meeting, Courthouse Basement Boardroom
THU., NOV 26	**11:00 a.m.**	Siouxland Regional Transit Systems (SRTS) Board Meeting, 6401 Gordon Dr.

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.

OCTOBER 13, 2026, FORTY-SECOND MEETING OF THE WOODBURY COUNTY BOARD OF SUPERVISORS

The Board of Supervisors met on Tuesday, October 13, 2026, at 4:30 p.m. Board members present were Bittinger II, Nelson, Dietrich, Ung, and Carper. Staff members present were Karen James, Board Administrative Assistant, Joshua Widman, Assistant County Attorney, Ryan Ericson, Budget and Finance Director, Melissa Thomas (by phone), 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 October 13, 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 October 6, 2026 meeting. Copy filed.

3. To approve the claims totaling $922,800.13. Copy filed.

4a. To receive for signatures a Resolution thanking and commending Derek Brand for his service to Woodbury County.

WOODBURY COUNTY, IOWA
RESOLUTION #14,124
A RESOLUTION THANKING AND COMMENDING
DEREK BRAND
FOR HIS SERVICE TO WOODBURY COUNTY

WHEREAS, Derek Brand has capably served Woodbury County as an employee of the Woodbury County Sheriff's Office for 15 years from May 16, 2011, to October 25, 2026.

WHEREAS, the service given by Derek Brand 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 Derek Brand 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, Derek Brand.

BE IT SO RESOLVED this 13th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

4b. To receive for signatures a Resolution thanking and commending Jackie Bates for her service to Woodbury County.

WOODBURY COUNTY, IOWA
RESOLUTION #14,125
A RESOLUTION THANKING AND COMMENDING
JACKIE BATES
FOR HER SERVICE TO WOODBURY COUNTY

WHEREAS, Jackie Bates has capably served Woodbury County as an employee of the Woodbury County Auditor - Recorder Office for 23 years from May 7, 2003 to October 30, 2026.

WHEREAS, the service given by Jackie Bates 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 Jackie Bates 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, Jackie Bates.

BE IT SO RESOLVED this 13th day of October, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

5a. To receive the Auditor's quarterly report ending September 30, 2026. Copy filed.

5b. To receive the County Recorder's Report of Fees collected ending September 30, 2026. Copy filed.

6. To approve the separation of Jackie Bates, Senior Clerk, County Auditor-Recorder Dept., effective 10-30-2026. Retired.; and the reclassification of Shelley Peters, Custodian, Building Services Dept., effective 10-26-2026, $19.24/hour, 5%=$0.89/hr. Per AFSCME Courthouse – Move to Step 2. Anniversary Date: 10/28/26. Copy filed.

7. To approve the compensation of an independent contractor for services provided during the transition of the new morgue facility. Copy filed.

Carried 5-0.

8. Motion by Nelson second by Bittinger to receive bids from County Engineer Sievers. Carried 5-0. Copy filed.

Bid letting was held for project #L-(G-146)—73-97. The bids are as follows:

Christensen Bros Inc, Cherokee, IA	$525,029.90
Dixon Construction Co, Correctionville, IA	$539,026.10
Graves Construction Co Inc, Spencer, IA	$538,969.58

Motion by Nelson second by Dietrich to award the bid for project #L-(G-146)—73-97 to Christensen Bros Inc.. for $525,029.90. Carried 5-0. Copy filed.

9. Motion by Nelson second by Dietrich to approve the Interlocal Agreement between the City of Sioux City and Woodbury County. Carried 5-0. Copy filed.

10a. Motion by Nelson second by Bittinger to receive the final report and recommendation from the Zoning Commission following their 9/28/26 meeting to approve a Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of parcel #894607100002 and parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeryer) (along 110th St./County Road D-12, Concord Township). Carried 5-0. Copy filed.

10b. A public hearing was held at 4:45 p.m. to conduct the first public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014.

Kevin Small and Jennifer Small spoke with concerns about the speed limit.

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

10c. Motion by Nelson second by Bittinger to approve the first reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #894607100002 and parcel #894607100014. Carried 5-0. Copy filed.

10d. Motion by Nelson second by Dietrich to receive the final report and recommendation from the Zoning Commission following their 9/28/26 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 #884703400012 for Sam M Peterson (1555 170th Lane, Sioux City, IA 51106). Carried 5-0. Copy filed.

10e. A public hearing was held at 4:48 p.m. to conduct the first public hearing on the proposed Zoning Ordinance Map Action Amendment (Rezone) from AP to AE on portions of parcel #884703400012.

Jerry Peterson spoke in support of the ordinance.

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

10f. Motion by Nelson second by Bittinger to approve the first reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of parcel #884703400012. Carried 5-0. Copy filed.

11. Motion by Nelson second by Dietrich to receive letter of support of appointing a Deputy Recorder/Real Estate to overlap position for training purposes signed by all members of City Assessor and County Assessor Offices. Carried 5-0. Copy filed.

Planning and Zoning Coordinator Dan Priestley addressed the board in support of appointing a Deputy Recorder/Real Estate to overlap position for training purposes.

Motion by Nelson second by Bittinger to approve overlapping the Deputy Recorder/Real Estate position, authorizing Auditor Michelle Skaff to appoint a new deputy effective on or after November 9, 2026 thru June 30,2027. Carried 5-0. Copy filed.

12a. Motion by Nelson second by Dietrich to receive for signatures Resolution for Interfund Operating Transfers. Carried 5-0.

RESOLUTION FOR INTERFUND OPERATING TRANSFERS
RESOLUTION #14,126

Whereas, it is desired to authorize the Auditor to periodically transfer sums from the General Basic Services Fund to the Secondary Roads Fund during the Fiscal Year 2026-2027 budget year, and

Whereas, said transfers must be in accordance with Section 331.429 Code of Iowa,

Whereas, the purpose of the transfers are to fund 200th St Bridge Replacement

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

The total maximum transfers from the General Basic Services Fund to the Secondary Roads Fund For the fiscal year beginning July 1, 2026, shall not exceed the sum of $550,000.

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 Oct 13th, 2026.
WOODBURY COUNTY BOARD OF SUPERVISORS
Copy filed.

12b. Information was presented by Ryan Ericson, Board Administrator, on the status of Self-Health Insurance Fund as of September 30, 2026. Copy filed.

13. Motion by Nelson second by Bittinger to approve to initiate the implementation of Empirx as Woodbury County's Pharmacy Benefit Manager. Carried 5-0. Copy filed.

14. Reports on Committee meetings were heard.

15. Auditor Recorder Skaff addressed the board with upcoming elections information and an upcoming Iowa Land Records Notification System.

16. Board concerns were heard.

The Board adjourned the regular meeting until October 20, 2026.

Meeting sign in sheet. Copy filed.

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/15/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Laura Sievers, PE, Woodbury County Engineer

Wording for Agenda Item:

Work in right-of-way permit for Eco Source Consultants

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Eco Source needs to plug monitoring wells on D-54 right-of-way in Climbing Hill.

Recommendation:

Recommend approving Work in right-of-way permit for Eco Source Consultants

Attachments:

Permit and Map

Approved by Board of Supervisors on March 17, 2026

Woodbury County Secondary Roads Department

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

WOODBURY COUNTY SECONDARY ROAD DEPARTMENT
PERMIT & AGREEMENT TO PERFORM WORK WITHIN WOODBURY COUNTY RIGHT OF WAY

Name of Permittee: EcoSource Consultants Phone No.: 319-939-3637

Mailing Address: 1001 Raccoon Street Des Moines, IA 50309

Township: _____ Section: _____

Woodbury County, State of Iowa, and EcoSource Consultants (hereinafter referred to as property owner, organization or authorized representative) do hereby enter into the following permit and agreement:

1. Woodbury County hereby consents to and grants permission to the property owner, organization or authorized representative, to conduct the following described construction or activities within the right-of-way:

Removal and plugging of two 7.25 inch monitoring wells in the ROW on the south side of Deer Run Trail, Climbing Hill. Map attached.

2. In consideration of Woodbury County granting said permission and consent, the property owner, organization or authorized representative hereby promises and agrees to the following:

A. The applicant shall carry on the construction, repair and maintenance with serious regard to the safety of the traveling public and adjacent property owners.

B. The property owner, organization or authorized representative, at his/her own expense, shall provide all safety measures and warning devices necessary to protect the traveling public such as but not limited to, signs, lights, and barricades during the day and at night if the roadway will be obstructed. Traffic protection shall be in accordance with Part VI of the current Manual on Uniform Traffic Control Devices for Streets and Highways. The Department will loan the required signs to the applicant who shall be responsible for placing the signs and covering or removing when not in use, removal after the work has been completed, and return of the Department owned signs to the Department maintenance facility from which obtained. The applicant shall be responsible for correctly using signs as needed while work is in progress. Flagging operations are the responsibility of the applicant.

C. In placing any drainage structure, no natural drainage course will be altered or blocked.

D. The finished project shall be left in a satisfactory condition subject to the approval of the County Engineer. The traveled portion of the roadway shall not be damaged or disturbed. The property owner, organization or authorized representative assumes all liability and agrees to reimburse Woodbury County for any damage to the roadway or ditch caused by placement of this structure. Permittee is to call County Engineer for upon completion for final inspection.

E. The property owner, organization or authorized representative shall notify all appropriate telephone and utility companies in advance of any excavation and shall check for underground electric or telephone lines.

F. Woodbury County will not assume any of the cost of the construction of the said improvement or structure nor will Woodbury County assume any future costs for maintenance or replacement of said improvement or structure. If in the best interest of Woodbury County, the said improvement or structure may be removed by the County, or may be caused to be removed, without any obligation by Woodbury County to pay damages or cost of replacement.

G. Property owner, organization or authorized representative will reseed and mulch the disturbed areas. Property owner, organization or authorized representative will be responsible for seed, mulch, and labor unless otherwise provided in section L.

H. **The property owner, organization, or authorized representative hereby agrees to hold Woodbury County and the Woodbury County Secondary Road Department, its employees and agents harmless against any and all claims for damages and personal injury arising out of work performed or actions taken by the applicant related to the construction or maintenance of the facility. The applicant further agrees to reimburse the County or the Department for any expenditures that the County or Department may have to make on said highway rights of way on account of said applicant's construction or maintenance activity or other activities or lack thereof. The applicant shall also save Woodbury County and the Woodbury County Secondary Road Department harmless of any damage or losses that may be sustained by the traveling public on account of such construction, repair or maintenance operations, or other activities.**

I. **FAILURE TO CONFORM TO OR TO ACQUIRE A PERMIT IS A VIOLATION OF SECTION 318.8, 2009 CODE OF IOWA.** This permit is subject to any laws now in effect or any laws that may be hereafter enacted and all applicable rules and regulations of local, state and federal agencies. This permit is subject to all the rules and regulations of Woodbury County and the Woodbury County Secondary Road Department.

J. This permit is subject to revocation by the Department at any time and at no cost to the Department, when in the judgment of the Department it is necessary in the improvement or maintenance of the highway or for other reasonable cause.

K. All proposed work covered by this permit shall be at the applicant's expense. The applicant shall reimburse the Woodbury County Secondary Road Department for any materials removed from the highway right of way described as follows:

NA

L. Woodbury County agrees to provide the following contribution toward completion of this project:

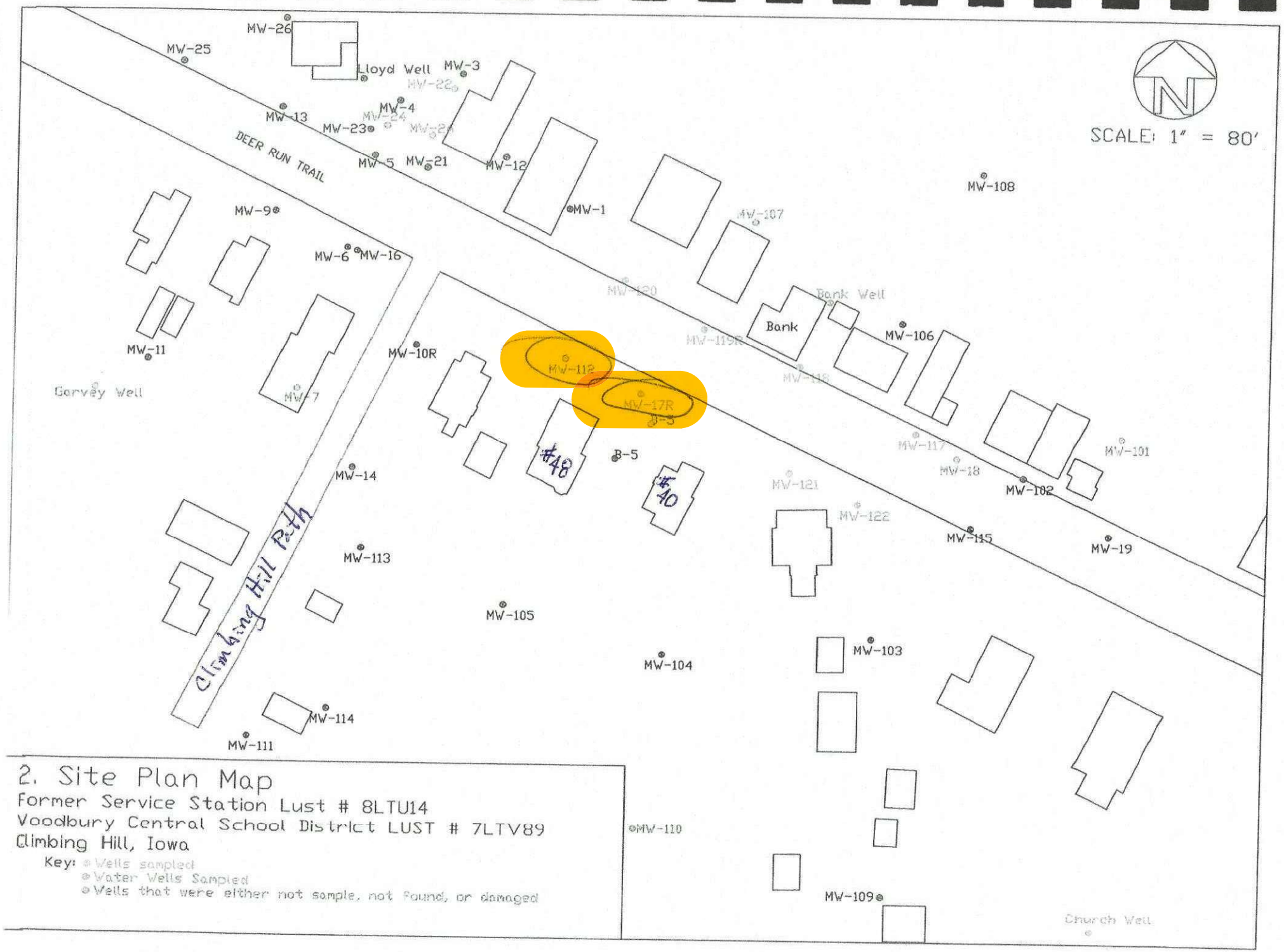
M. All work done by property owner, organization or authorized representative pursuant to this agreement shall be completed prior to the 14 day of December, 2026

Entered into this 12 day of October, 2026

Ben Weepie - EcoSource Consultants
Signature of Property Owner or Authorized Representative

Woodbury County Engineer

Chair, Woodbury County Board of Supervisors



2. Site Plan Map

Former Service Station Lust # 8LTU14
Woodbury Central School District LUST # 7LTV89
Climbing Hill, Iowa

Key: ⊕ Wells sampled
⊕ Water Wells Sampled
⊕ Wells that were either not sample, not found, or damaged

N
100 ft
Google Earth
Image © 2026 Airbus

HUMAN RESOURCES DEPARTMENT

MEMORANDUM OF PERSONNEL TRANSACTIONS

DATE: October 20, 2026

*** PERSONNEL ACTION CODE:**

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

TO: WOODBURY COUNTY BOARD OF SUPERVISORS

NAME	DEPARTMENT	EFFECTIVE DATE	JOB TITLE	SALARY REQUESTED	% INCREASE	*	REMARKS
Harlow, Todd	Sheriff's Office	12-31-2026	Civilian Captain			S	Retired

APPROVED BY BOARD DATE: _____

MELISSA THOMAS, HR DIRECTOR: Melissa Thomas

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/15/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Tina Bertrand/Janet Trimpe

Wording for Agenda Item:

Request for Refunds

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The following have requested refunds for the following parcels: 8947 16 457 008 Pennymac Loan Services LLC $716.00 Payment was made twice 8847 05 451 015 Moore Corbett Law Firm $1999.00 Double payment was made by law firm & mortgage company 8847 21 377 002 Northwest Bank $1525.00 Incorrect parcel paid by mortgage company There is no financial impact.

Recommendation:

Approve the above requested refunds & amounts.

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY TREASURER

www.woodburycountyiowa.gov
822 Douglas St. Room 102
Sioux City, IA 51101

Mail to:
Woodbury County Treasurer
822 Douglas St., Room 102
Sioux City, Iowa 51101

Request for Property Tax Refund

We hereby request a refund of property tax paid for the following parcels:

PARCEL #	894716457008	**Amount**	$ 716.00
PARCEL #		**Amount**	
PARCEL #		**Amount**	
PARCEL #		**Amount**	

REASON FOR REFUND:

☑ ***Over Payment made on*** 08/26/2026 ☐ ***Sold Property on*** _____

☐ ***Duplicate Payment made on*** _____

☐ ***Other:*** _____

REFUND REQUESTED BY:

Name(s): PENNYMAC LOAN SERVICES LLC
(Refund to be issued to name above, Please Print Clearly)

Mailing Address: 6101 CONDOR DRIVE

City: MOORPARK State: CA Zip: 93021

Phone Number: (805)292-9702 Email: afshin.mofrad@pnmac.com

Printed Name: AFSHIN MOFRAD Date: 09/02/2026

Signature: A. Razavian

Office use Only:
Notes: _____

Clerk: _____ **Date:** _____

Refund issued on: _____ **Check #:** _____

Property Tax: (712)279-6495
Fax: (712) 279-6493

WOODBURY COUNTY TREASURER

www.woodburycountyiowa.gov
822 Douglas St. Room 102
Sioux City, IA 51101

Mail to:
Woodbury County Treasurer
822 Douglas St., Room 102
Sioux City, Iowa 51101

Request for Property Tax Refund

We hereby request a refund of property tax paid for the following parcels:

PARCEL #	884705451015	Amount	$1,999.00
PARCEL #		Amount	
PARCEL #		Amount	
PARCEL #		Amount	

REASON FOR REFUND:

- ☐ *Over Payment made on* _____ ☐ *Sold Property on* _____
- ☒ *Duplicate Payment made on* 09-29-2026
- ☐ *Other:* _____

REFUND REQUESTED BY:

Name(s): Moore Corbett Law Firm Trust Account
(Refund to be issued to name above, Please Print Clearly)

Mailing Address: 501 Pierce Street, Suite 300

City: Sioux City State: Iowa Zip: 51101

Phone Number: (712)252 - 0020 Email: dmoore@moorecorbett.com

Printed Name: Dan A. Moore Date: 09/30/2026

Signature: Dan A Moore, Partner

Office use Only:
Notes: _____

Clerk: _____ Date: _____

Refund issued on: _____ Check #: _____

Property Tax: (712)279-6495
Fax: (712) 279-6493

WOODBURY COUNTY TREASURER

www.woodburycountyiowa.gov
822 Douglas St. Room 102
Sioux City, IA 51101

Mail to:
Woodbury County Treasurer
822 Douglas St., Room 102
Sioux City, Iowa 51101

Request for Property Tax Refund

We hereby request a refund of property tax paid for the following parcels:

PARCEL #	884721377002	**Amount**	$1,525.00
PARCEL #		**Amount**	
PARCEL #		**Amount**	
PARCEL #		**Amount**	

REASON FOR REFUND:

- ☐ ***Over Payment made on*** _____ ☐ ***Sold Property on*** _____
- ☐ ***Duplicate Payment made on*** _____
- ☑ ***Other:*** Incorrect parcel paid

REFUND REQUESTED BY:

Name(s): Alaina Harp - Northwest Bank
(Refund to be issued to name above, Please Print Clearly)

Mailing Address: 1607 W 18th St

City: Spencer State: Iowa Zip: 51301

Phone Number: (712) 580 - 4135 Email: aharp@nw.bank

Printed Name: Alaina Harp Date: 9/30/26

Signature: AHarp

Office use Only:
Notes: _____

Clerk: _____ **Date:** _____

Refund issued on: _____ **Check #:** _____

Property Tax: (712)279-6495
Fax: (712) 279-6493

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/14/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Laura Sievers, PE, Woodbury County Engineer

Wording for Agenda Item:

Approve contract with Christiansen Bros. Inc. for the bridge replacement project, L-(G-146)--73-97, on 200th St, NE of Bronson

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The agenda item is the contract with Christiansen Bros. Inc. for the bridge replacement project on 200th St 0.7 mi West of Emmett Ave. Section 22, T88N R46W. The new bridge over Deer Creek will be 50-ft x 30.5-ft and replaces the damaged bridge from the field fire. The project will be paid for with Woodbury County Secondary Road funds at a total cost of $525,029.90.

Recommendation:

Recommend signing the contract for the bridge replacement project, L-(G-146)--73-97, on 200th St, NE of Bronson

Attachments:

Contract

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY, IOWA
CONTRACT

Kind of Work: Bridge Replacement

Project No. L-(G-146)--73-97 County Woodbury

THIS AGREEMENT made and entered by and between Woodbury County, Iowa, by its Board of Supervisors consisting of the following members: Daniel Bittinger II, Matthew Ung, Kent Carper, Mark Nelson, David Dietrich, Contracting Authority and Christensen Bros. Cherokee, IA , Contractor. WITNESSETH: That the Contractor, for and in consideration of ----------

Five Hundred Twenty Five Thousand Twenty Nine and 90/100 ($) 525,029.90

payable as set forth in the specifications constituting a part of this contract, hereby agrees to construct in accordance with the plans and specifications therefore, and in the locations designated in the notice to bidders, the various items of work as follows:

Item No. Item Quantity Unit Price Amount

Project: L-(G-146)--73-97 Group 1

Item Number	Description	Unit	Quantity	Unit Price	Total
1. 2101-0850001	CLEARING AND GRUBBING	ACRE	0.68	$ 1,000.00	$ 680.00
2. 2102-2710070	EMBANKMENT-IN-PLACE	CY	1,539	$ 17.50	$ 26,932.50
3. 2104-2710020	CLASS 10, CHANNEL	CY	299	$ 6.50	$ 1,943.50
4. 2102-2710070	CLASS 10, ROADWAY AND BORROW	CY	244	$ 8.00	$ 1,952.00
5. 2102-2713090	EXCAVATION, CLASS 13, WASTE	CY	20	$ 25.00	$ 500.00
6. 2401-6745625	REMOVAL OF EXISTING BRIDGE	LS	1	$ 60,000.00	$ 60,000.00
7. 2402-2720000	EXCAVATION, CLASS 20	CY	189	$ 25.00	$ 4,725.00
8. 2403-0100010	STRUCTURAL CONCRETE (BRIDGE)	CY	163	$ 850.00	$ 138,550.00
9. 2404-7775000	REINFORCING STEEL	LB	164	$ 4.00	$ 656.00
10. 2404-7775005	REINFORCING STEEL, EPOXY COATED	LB	36,316.0	$ 1.40	$ 50,842.40
11. 2414-6424124	CONCRETE OPEN RAILING, TL-4	LF	122.0	$ 150.00	$ 18,300.00
12. 2501-0201042	PILES, STEEL, HP 10X42	LF	1,360	$ 68.00	$ 92,480.00
13. 2505-4008420	STEEL BEAM GUARDRAIL BARRIER TRANSITION SECTION, BA-221	EACH	4	$ 2,000.00	$ 8,000.00
14. 2505-4021010	STEEL BEAM GUARDRAIL END ANCHOR, BOLTED	EACH	4	$ 350.00	$ 1,400.00
15. 2505-4021722	STEEL BEAM GUARDRAIL TANGENT END TERMINAL, BA-225	EACH	4	$ 2,918.00	$ 11,672.00
16. 2507-3250005	ENGINEERING FABRIC	SY	388	$ 3.50	$ 1,358.00
17. 2507-6800061	REVETMENT, CLASS E	TON	492	$ 72.00	$ 35,424.00
18. 2519-3300400	FIELD FENCE	LF	307.0	$ 8.00	$ 2,456.00
19. 2519-3300400	FIELD FENCE BRACE PANELS	EACH	10	$ 325.00	$ 3,250.00
20. 2528-2518000	SAFETY CLOSURE	EACH	2	$ 200.00	$ 400.00
21. 2528-8445110	TRAFFIC CONTROL	LS	1	$ 2,200.00	$ 2,200.00
22. 2533-4980005	MOBILIZATION	LS	1	$ 52,000.00	$ 52,000.00
23. 2601-2634100	MULCHING	ACRE	0.68	$ 4,500.00	$ 3,060.00
24. 2601-2636043	SEEDING AND FERTILIZING (RURAL)	ACRE	0.68	$ 4,500.00	$ 3,060.00
25. 2602-0000309	PERIMETER AND SLOPE SEDIMENT CONTROL DEVICE, 9 IN. DIA.	LF	911.0	$ 3.50	$ 3,188.50
				Total Bid	$ 525,029.90

Said specifications and plans are hereby made part of and the basis of this agreement and a true copy of said plans and specifications are now on file in the office of the County Engineer under the date of October 12, 2026

That in consideration of the foregoing, the Contracting Authority hereby agrees to pay the Contractor, promptly and according to the requirements of the specifications the amounts set forth, subject to the conditions as set forth in the specifications.

That it is mutually understood and agreed by the parties hereto that the notice to bidders, the proposal, the specifications for Project No. L-(G-146)--73-97 in Woodbury County, Iowa, the within contract, the contractor's bond, and the general and detailed plans are and constitute the basis of contract between the parties hereto.

That it is further understood and agreed by the parties of this contract that the above work shall be commenced and completed on or before:

Approximate Starting Date	Specified Starting Date	Late Start Date	Number of Working Days
		April 1, 2027	70

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the

20th day of October . 2026

Approved:

By _____
Contractor: Christensen Bros. Inc.

Date: 10/14/2026

By _____
Contracting Authority: Woodbury County Board Chairperson

Date: _____

WOODBURY COUNTY, IOWA
CONTRACT

Kind of Work: Bridge Replacement

Project No. L-(G-146)--73-97 County Woodbury

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Project: L-(G-146)--73-97 Group 1

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		April 1, 2027	70

That time is the essence of this contract and that said contract contains all of the terms and conditions agreed upon by the parties hereto.

It is further understood that the Contractor consents to the jurisdiction of the courts of Iowa to hear, determine, and render judgment as to any controversy arising hereunder.

IN WITNESS WHEREOF the parties hereto have set their hands for the purposes herein expressed to this and three other instruments of like tenor, as the

20th day of October . 2026

Approved:

By _____
Contractor: Christensen Bros. Inc.

Date: 10/14/2026

By _____
Contracting Authority: Woodbury County Board Chairperson

Date: _____

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 8/6/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Jaden Buchanan
Holmes Murphy & Associates 2727 Grand Prairie Parkway Waukee IA 50263	PHONE (A/C, No, Ext): 515-706-5413 FAX (A/C, No): E-MAIL ADDRESS: jbuchanan@holmesmurphy.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Liberty Insurance Corporation	42404
INSURER B : First Liberty Insurance Corporation	33588
INSURER C :	
INSURER D :	
INSURER E :	
INSURER F :	

INSURED CHRBROPC1
Christensen Brothers, Inc.
P.O. Box 478
Cherokee, IA 51012

COVERAGES **CERTIFICATE NUMBER:** 660885908 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: POLICY [X] PRO-JECT [X] LOC OTHER:			TB7641435731125	8/15/2026	8/15/2027	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 100,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
A	AUTOMOBILE LIABILITY X ANY AUTO OWNED AUTOS ONLY X HIRED AUTOS ONLY SCHEDULED AUTOS X NON-OWNED AUTOS ONLY			AS7641435731036	8/15/2026	8/15/2027	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) $	$ 1,000,000 $ $ $ $
A	X UMBRELLA LIAB X OCCUR EXCESS LIAB CLAIMS-MADE DED X RETENTION $ 0			TH7641435731146	8/15/2026	8/15/2027	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? Y/N [N] N / A (Mandatory in NH) If yes, describe under DESCRIPTION OF OPERATIONS below			WA664D435731016	8/15/2026	8/15/2027	X PER STATUTE OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	Property Special Cause of Loss/RC			YW6Z41435731136	8/15/2026	8/15/2027	Blanket Building Blkt Bus Pers Prop Deductible	1,371,274 214,385 2,500

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Woodbury County Engineer is named as an Addiitonal Insured with respect to the General Liability when required by written agreement.

CERTIFICATE HOLDER

Woodbury County
759 Frontage Road
Moville IA 51039
USA

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE
Kari Cooley

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WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/15/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Heather Satterwhite - Public Bidder

Wording for Agenda Item:

Public hearing and sale of property parcel #894721403013 (aka 1014 21st Street)

Action Required:

Approve Ordinance ☐ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☒ Informational ☐ Attachments ☒

Set Time: 4:35 p.m.

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Notice of Property Sale Resolution was approved at the October 6th board meeting, setting the hearing date for Tuesday, October 20th at 4:35 p.m. Minimum bid is set at $1,211.

Recommendation:

Hold public hearing for sale of property parcel #894721403013 (aka 1014 21st Street).

Attachments:

Property Information

Approved by Board of Supervisors on March 17, 2026

RESOLUTION

NOTICE OF PROPERTY SALE

Parcels #894721403013

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

The West Fifty (50) feet of Lots Four (4) and Five (5) in Block Six (6), Lawn Ridge Addition to Sioux City in the County of Woodbury and State of Iowa
(1014 21st Street)

NOW THEREFORE,

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

1. That a public hearing on the aforesaid proposal shall be held on The **20th Day of October, 2026 at 4:35 o'clock p.m.** in the basement of the Woodbury County Courthouse.

2. That said Board proposes to sell the said parcel of real estate at a public auction to be held on the **20th Day of October, 2026**, immediately following the closing of the public hearing.

3. That said Board proposes to sell the said real estate to the highest bidder at or above a **total minimum bid of $1,211.00** plus recording fees.

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

Dated this 6th Day of October, 2026.

ATTEST: WOODBURY COUNTY BOARD OF SUPERVISORS

Michelle K. Skaff, Ph.D.
Woodbury County Auditor
and Recorder

Mark E. Nelson, Chairman

REQUEST FOR MINIMUM BID

Name: Amadeo Cabrales Date: 4/7/25

Address: 1010 21st St. · 51104 Phone: 281-2454

Address or approximate address/location of property interested in:
1014 21st Street

GIS PIN # 894723140 3013

*This portion to be completed by Board Administration *

Legal Description:
The West 50 feet of Lots 4 and 5 in Block 6, Lawn Ridge Addition to Sioux City, in the County of Woodbury and State of Iowa

Tax Sale #/Date: #904 6/21/21 Parcel # 299610

Tax Deeded to Woodbury County on: 9/22/26

Current Assessed Value: Land $400 Building $0 Total $400

Approximate Delinquent Real Estate Taxes: $37,376 (including interest)

Approximate Delinquent Special Assessment Taxes: $3,899 (including interest)

*Cost of Services: $211

Inspection to: Dan Bittinger Date: 4/7/25

Minimum Bid Set by Supervisor: $1,000 plus cost of services. Total: 1,211.00

Date and Time Set for Auction: Tuesday, October 20th @ 4:35 p.m.

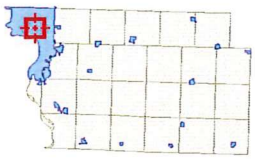
* Includes: Abstractors costs; Sheriff's costs: publishing costs; and mailing costs.

(MinBidReq/MSWord)

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894721403013	**Alternate ID**	299610	**Owner Address**	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	**Class**	R		620 DOUGLAS ST
Property Address	1014 21ST ST	**Acreage**	0.102		SIOUX CITY, 51101
	SIOUX CITY				

District 0087

Brief Tax Description LAWN RIDGE W 50 FT LOT 4 & W 50 FT LOT 5 BLK 6

(Note: Not to be used on legal documents)

Date created: 10/1/2026

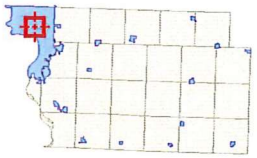
Last Data Uploaded: 9/30/2026 11:03:00 PM

Developed by SCHNEIDER GEOSPATIAL

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

Parcel ID	894721403013	**Alternate ID**	299610	**Owner Address**	WOODBURY COUNTY IOWA
Sec/Twp/Rng	n/a	**Class**	R		620 DOUGLAS ST
Property Address	1014 21ST ST SIOUX CITY	**Acreage**	0.102		SIOUX CITY, 51101
District	0087				
Brief Tax Description	LAWN RIDGE W 50 FT LOT 4 & W 50 FT LOT 5 BLK 6 (Note: Not to be used on legal documents)				

Date created: 10/1/2026
Last Data Uploaded: 9/30/2026 11:03:00 PM

Developed by SCHNEIDER GEOSPATIAL

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/14/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Daniel Priestley

Wording for Agenda Item:

a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Action Required:

Approve Ordinance ☒ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☒ Informational ☐ Attachments ☒

Set Time: 4:45 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, JD Legacy Farms, LLC (Dennis Bollmeyer), has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for approximately 17.255 gross acres (14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N½-NW¼) of Section 7, Township 89 North, Range 46 West (Concord Township) along 110th Street (County Road D12). The request is to change the zoning designation from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The Woodbury County Zoning Commission reviewed the application during their meeting on September 28, 2026, and has forwarded a final report and affirmative recommendation for approval. Per public notice requirements, additional hearings are

tentatively scheduled for October 20, 2026, and October 27, 2026 both at 4:45 PM, unless waived by the Board pursuant to Iowa Code Section 331.302.

Recommendation:

a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on portions of Parcel #894607100002 and Parcel #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer) (along 110th Street / County Road D12, Concord Township). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on portions of Parcel #894607100002 and Parcel #894607100014.

Attachments:

Backup Materials

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

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Zoning Commission Recommendation

WOODBURY COUNTY
ZONING COMMISSION
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Rezone from AP to AE on Portions of Parcels #894607100002 and #894607100014 for JD Legacy Farms, LLC (Dennis Bollmeyer)

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by JD Legacy Farms, LLC (Dennis Bollmeyer) to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance. The property is located along 110th Street (County Road D12) in Concord Township, in the vicinity of 1418 110th Street, Sioux City, Iowa 51108.

The rezone is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented. (Vote: 5-0, unanimous.)

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

Dated this 1st day of October, 2026.

Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 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:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

https://www.youtube.com/watch?v=rwPBNNkYKXs

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 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, a three-minute limit, 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

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

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.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

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Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

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REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN – PARCEL #894608100010

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

ACTION ITEM: SELECTION OF ONE ZONING COMMISSION REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

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Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

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readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

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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_____

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ITEM ONE (1)

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108). Portions of Parcel IDs 894607100002 and 894607100014.

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 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 approximately 17.255-acre (gross) / 14.407-acre (net) property identified as portions of Parcel IDs #894607100002 and #894607100014, located in T89N R46W (Concord Township), in the North Half of the Northwest Quarter (N½ NW¼) of Section 7, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The property lies along 110th Street (County Road D12) in Concord Township. The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows:

Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

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Application Details

Date Received: August 3, 2026 (Case #1202)

Fee: $400 (Check #12028)

Owner / Applicant: JD Legacy Farms, LLC (Dennis Bollmeyer)

Address: 30585 300th Street, Hinton, IA 51024-8509

Engineer / Surveyor: David Lamberton, DGR Engineering – 712-266-1554

Property Information:

Property Address / Vicinity: N½ NW¼ & related, Section 7, T89N-R46W (Concord Township) along 110th Street (County Road D12)

Parcel ID(s): Portions of 894607100002 and 894607100014

Total Acres (subject of rezone / concurrent plat): approximately 17.255 gross / 14.407 net

Current Use: Agriculture (AP)

Proposed Use: Agriculture / AE Housing (single-family residential lots)

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): Approximately 78–86 range (see soil report; weighted ~78.2 on portion mapped)

Pre-application meeting: July 31, 2026 – Staff present: Dan Priestley

Pre-application Meeting

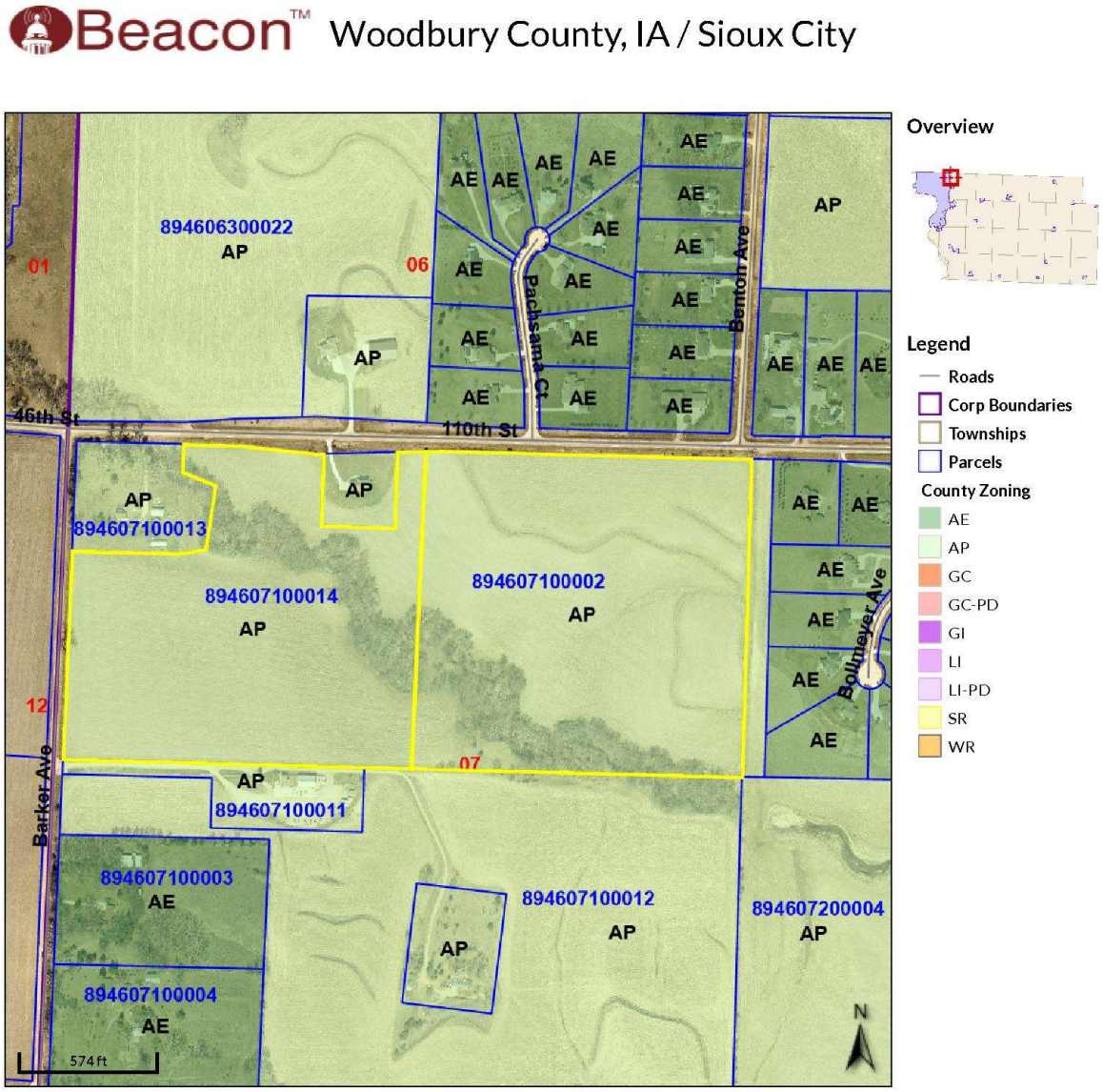
Date: July 31, 2026
Staff present: Dan Priestley

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant proposes to create a seven-lot (two-out lots) minor subdivision (Bollmeyer Second Addition) for single-family residential development. Under Section 3.01.1 B of the Woodbury County Zoning Ordinance, not more than two residences shall be allowed on any quarter-quarter section (nominally 40-acre) tract in the Agricultural Preservation (AP) district. When 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. The Agricultural Estates (AE) district is the appropriate classification to accommodate the proposed residential lots while retaining rural character compatible with surrounding agricultural and estate uses.

This rezone is filed concurrently with the Bollmeyer Second Addition minor subdivision application. A portion of the property lies within or near a Special Flood Hazard Area; Iowa DNR Base Flood Elevation determinations have been obtained (Projects 2026-0978 and 2026-0979). Local floodplain permits will be required prior to development.

Location Map



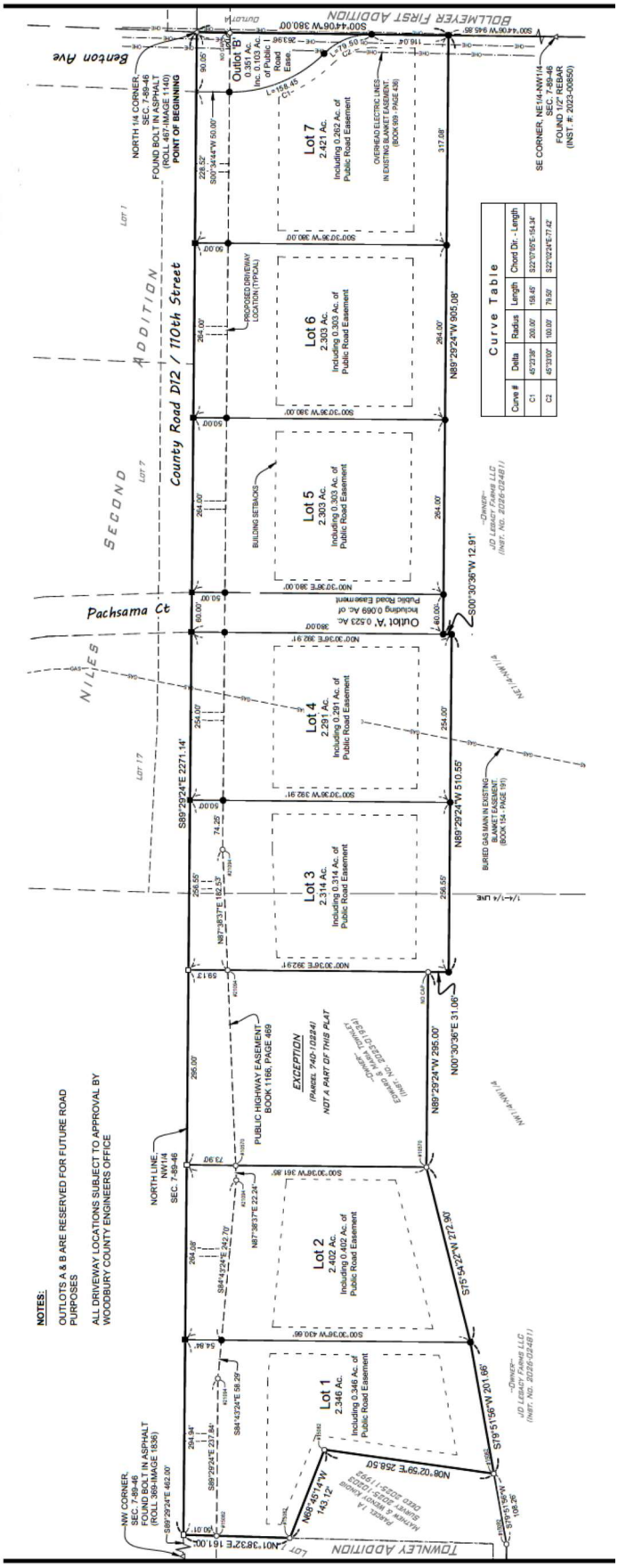
Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

Developed by SCHNEIDER GEOSPATIAL

Location Map Description

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

Plat Excerpt (Area to be Rezoned)



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 / Future Land Use Map

The concurrent minor subdivision and rezone support orderly rural residential development in an area already experiencing estate-style residential growth (Niles Second Addition, Bollmeyer First Addition, and surrounding AE parcels). The AE district is specifically intended to provide for residential development on larger lots in a manner compatible with agricultural surroundings. The proposal aligns with managed growth principles by utilizing land already under common ownership and adjacent to existing residential development rather than leapfrogging into prime agricultural core areas.

Future Land Use

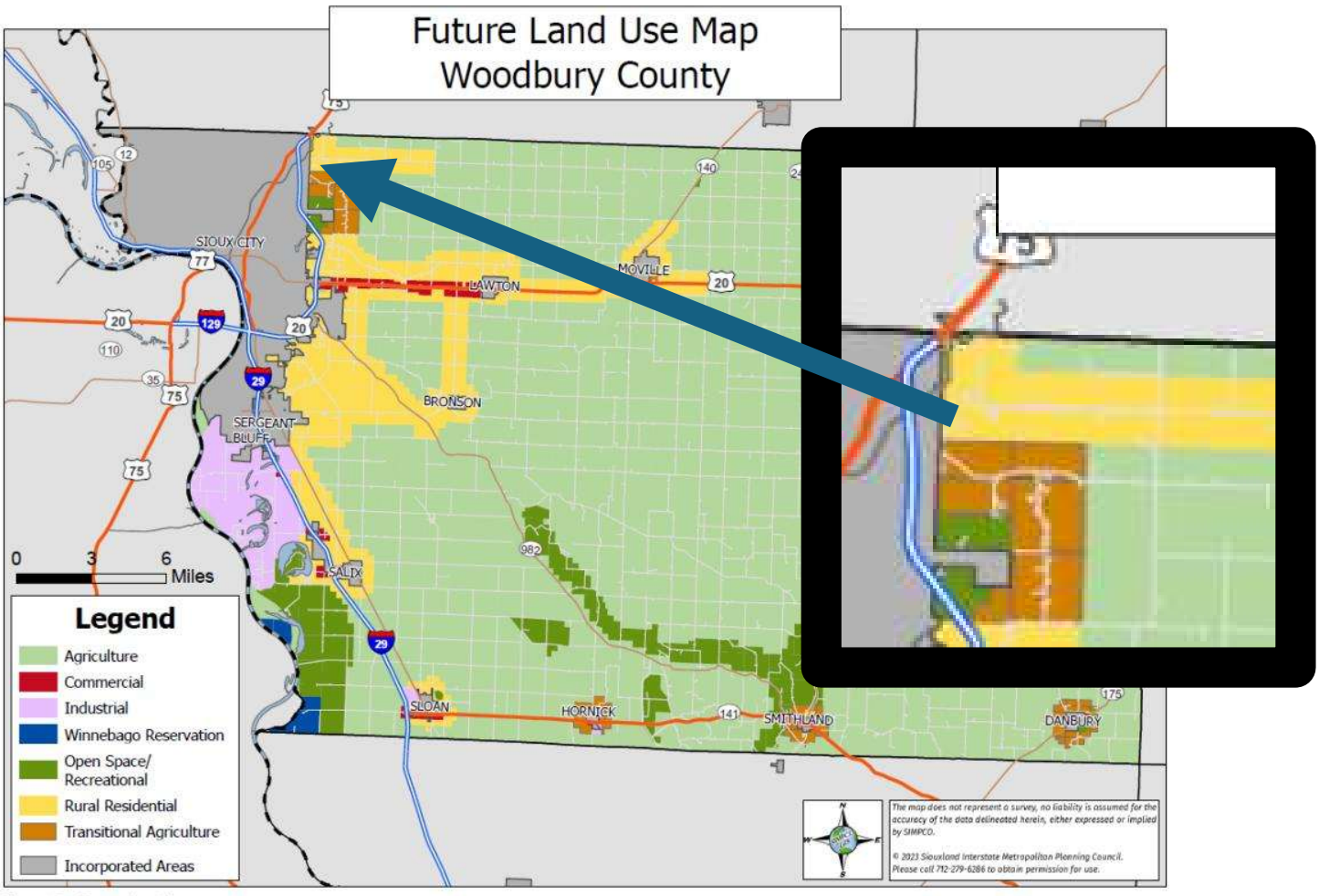


Figure 7.4 Future land use map

Compatibility and conformance with the policies and plans of other agencies

Iowa DNR has issued BFE determinations, and the City of Sioux City approved extraterritorial review of the associated Bollmeyer Second Addition final plat. The County Engineer reviewed the proposed minor subdivision and concurrent rezoning from AP to AE, noting that the property fronts paved D12, a Farm-to-Market route carrying approximately 570–1,000 vehicles daily between US 75 and K64; the seven additional lots are expected to increase residential traffic. Any proposed roadways or outlots must align directly with existing roadways. D12's 60-mph speed limit will remain unchanged as driveways are added. Prospective purchasers must be informed of traffic conditions, the speed limit, potential traffic types and volumes, and that snow removal and emergency services are provided from the Lawton area, with corresponding response expectations. Landowners must obtain applicable Woodbury County Secondary Roads access permits before working within the County right-of-way. Subject to these requirements, Secondary Roads has no objections to the subdivision or rezoning. As of September 24, 2026, no utility objections have been received.

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

CSR2 values for the mapped portion average approximately 78.2 (range of individual map units roughly 32–92). While productive, the presence of an unnamed stream corridor, existing tree/vegetation areas, and the proposed lot configuration (approximately 2.3-acre lots) limit the practical agricultural scale. The AE district continues to allow agricultural uses compatible with residential estates.

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots (Niles Second Addition / Pachsama Court to the north, Bollmeyer First Addition to the east) and remaining AP agricultural land. The proposal is a logical extension of the established residential estate pattern rather than a spot zone. Restrictive covenants further ensure residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size in AE is consistent with rural residential scale. Floodplain constraints are identified and will be managed through required permits and freeboard. Access is directly to County Road D12 / 110th Street; driveway locations subject to County Engineer approval. Economic: The rezone enables development of additional rural housing supply while the concurrent covenants and AE standards protect neighboring property values and agricultural operations.

Any other relevant factors

The rezone is the required legal mechanism under Section 3.01.1 B of the Zoning Ordinance to allow more than two residences per quarter-quarter section. Concurrent processing with the minor subdivision ensures coordinated review. Public notice to 1,000-foot owners and stakeholders provides opportunity for input.

Staff Recommendation

Based on the information provided in the application, the concurrent Bollmeyer Second Addition minor subdivision, the Woodbury County Zoning Ordinance (particularly §3.01.1 B), soil/CSR2 data, floodplain information, and surrounding land-use pattern, 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, City of Sioux City extraterritorial approval, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

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.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

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.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

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 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.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

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

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.

Column

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: il2l5OYkN4Sj0H9tRtI7 | **Proof Updated: Sep. 24, 2026 at 12:52am CDT**
Notice Name: BOS_REZONE_JD_LEGACY_FARMS_10-13_10-20-10-27 | Publisher ID: COL-IA-503729 |
Purchase order number: BOS_7202

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	FILING FOR
Dan Priestley dpriestley@woodburycountyiowa.gov (712) 279-6609	Sioux City Journal

Columns Wide: 1 **Ad Class:** Legals

Total Column Inches: 12.57

Number of Lines: 149

10/08/2026: General Legal Notice	98.64
Subtotal	$98.64
Tax	$0.00
Processing Fee	$0.00
Total	**$98.64**

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, October 13, 2026, at 4:45 PM, Tuesday, October 20, 2026, at 4:45 PM, and Tuesday, October 27, 2026, at 4:45 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 Planning and Zoning, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input 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 JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 66°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

GCL-IA-503729

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.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, ss:

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

PUBLICATION DATES:
Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: $154.25

Edmar Corachia
(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on Monday, September 28, 2026 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call: 712-454-1133 and enter the Conference ID: 608 086 537# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101. Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation ("AP") Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road C12) in Concord Township, Woodbury County, Iowa, near the Sioux City area. (Parcel #894607100002 and Parcel #894607100014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St., Hinton, IA 51024-8009. Property Address: Along 110th Street (County Road C12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider 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 JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8009.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3(1)1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06\" West along

the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 305.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

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

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider 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 Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'49" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'49" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°51'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

GCL-IA-503654

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

Name / Titleholder	Address	City	State	Zip	Comments
JD Legacy LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Edward Townley and Maria Townley, husband and wife, as joint tenants with full rights of survivorship	1418 110th St	Sioux City	IA	51108	No comments.
Matthew John Kindig and Wendy Lynn Kindig, husband and wife, as joint tenants with full rights of survivorship	1414 110th St	Sioux City	IA	51108	No comments.
Mark W. Zenk and Veronica J. Zenk, husband and wife, as joint tenants with full rights of survivorship	1152 Barker Ave	Sioux City	IA	51108	No comments.
Justine B. Barkley, a single person	1140 Barker Ave	Sioux City	IA	51108	No comments.
Fish Family Farms, LLC, an Iowa limited liability company	11933 Orchard Ave W	Minnetonka	MN	55305	No comments.
Aaron M. Guillaume and Melanie Guillaume, husband and wife, as joint tenants with full rights of survivorship	1461 110th St	Sioux City	IA	51108-8022	No comments.
Kevin Gerard Small and Jennifer Anne Small, Co Trustees of Kevin and Jennifer Small 2023 Revocable Trust	1423 110th St	Sioux City	IA	51108	No comments.
Small Family Farm, LLC, an Iowa Limited Liability Company	1423 110th St	Sioux City	IA	51108	No comments.
Pamela J. Mears	5701 46th St	Sioux City	IA	51108	No comments.
Raymond L. Richtermeyer and Donna P. Richtermeyer, husband and wife, as joint tenants with full rights of survivorship	5647 46th St	Sioux City	IA	51108	No comments.
Mark E. Williams	1902 110th St	Sioux City	IA	51108	No comments.
Anthony J. Vondrak and Jenaya D. Vondrak, husband and wife, as joint tenants with full rights of survivorship	1446 110th St	Sioux City	IA	51108	No comments.
Kelly J. Ridgway and Pamela J. Ridgway	1089 Benton Ave	Sioux City	IA	51108	No comments.
Jan J. George and Doris A. George, husband and wife, as joint tenants with full rights of survivorship	1087 Benton Ave	Sioux City	IA	51108	No comments.
Gregory M. Breyfogle and Lori L. Breyfogle, husband and wife, as joint tenants with full rights of survivorship	1085 Benton Ave	Sioux City	IA	51108	No comments.
Bryon R. Oines and Pamela J. Oines, husband and wife, as joint tenants with full rights of survivorship	1083 Benton Ave	Sioux City	IA	51108-8044	No comments.
Gary P. Niles and Dolores K. Niles, husband and wife, as joint tenants with full rights of survivorship	1081 Benton Ave	Sioux City	IA	51108-8044	No comments.
Emrick L. Dominowski and Jessica Jones-Sitzmann, husband and wife, as joint tenants with full rights of survivorship	1098 Pachisama Court	Sioux City	IA	51108	No comments.
Cole A. Knapp and Leah L. Knapp, husband and wife, as joint tenants with full rights of survivorship	1096 Pachisama Court	Sioux City	IA	51108-8044	No comments.
Richard Saunders and Katherine Saunders, husband and wife, as joint tenants with full rights of survivorship	1094 Pachisama Court	Sioux City	IA	51108	No comments.
Richard J. Niles and Renee M. Niles, husband and wife, as joint tenants with full rights of survivorship	1092 Pachisama Court	Sioux City	IA	51108-8738	No comments.
Melissa E. Tjeerdsma, as Trustee of the Melissa E. Tjeerdsma Trust	1090 Pachisama Court	Sioux City	IA	51108	No comments.
Randy W. Bradley and Lavone M. Sopher, husband and wife, as joint tenants with full rights of survivorship	1088 Pachisama Court	Sioux City	IA	51108	No comments.
Brittany Sickels and Thomas Sickels, wife and husband, as joint tenants with full rights of survivorship	1091 Pachisama Court	Sioux City	IA	51108	No comments.
Jason D. Hansen and Amber L. Hansen, husband and wife, as joint tenants with full rights of survivorship	1093 Pachisama Court	Sioux City	IA	51108	No comments.

Name / Titleholder	Address	City	State	Zip	Comments
David M. Hegarty and Brooke A. Hegarty, husband and wife, as joint tenants with full rights of survivorship	1095 Pachisama Court	Sioux City	IA	51108	No comments.
Craig J. Phillips and Stacy Sue Phillips, husband and wife, as joint tenants with full rights of survivorship	1097 Pachisama Court	Sioux City	IA	51108	No comments.
Kevin J. Kirwan and Mary Jo Kirwan, husband and wife, as joint tenants with full rights of survivorship	1099 Pachisama Court	Sioux City	IA	51108	No comments.
Carolyn R. Dunn, Trustee of the Carolyn R. Dunn Trust	1463 110th St	Sioux City	IA	51108	No comments.
Barry Krayenhagen and Cherrie Lynn Krayenhagen, husband and wife, as joint tenants with full rights of survivorship	1475 110th St	Sioux City	IA	51108-8022	No comments.
Donna Lias, a married person	1468 110th St	Sioux City	IA	51108	No comments.
Dennis J. Johnson, as Trustee of the Dennis J. Johnson Revocable Trust	1466 110th St	Sioux City	IA	51108	No comments.
Martin L. Appelt and Paula C. Appelt, Co Trustees of Appelt Revocable Trust	1462 110th St	Sioux City	IA	51108	No comments.
Lucy M. Newborn, Trustee, or Successor Trustee of the Charles and Mary Newborn Irrevocable Family Legacy Trust	1460 110th St	Sioux City	IA	51108	No comments.
JD Legacy Farms LLC, an Iowa limited liability company	30585 300th St	Hinton	IA	51024-8509	No comments.
Fred Yates and Janice Yates, Trustees, or their successors in interest, of the Fred and Janice Yates Living Trust dated July 8, 2025	1 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Breanna Bollmeyer, a single person	2 Bollmeyer Ave	Sioux City	IA	51108	No comments.
William W. Habermann and Catherine W. Habermann, husband and wife, as joint tenants with full rights of survivorship	3 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Alexander Michael Sarkisian and Nhu Le, husband and wife, as joint tenants with full rights of survivorship	4 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Nate Colbert, a single person	5 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Jeffery W. LaFavor and Kathleen M. LaFavor, husband and wife, as joint tenants with full rights of survivorship	6 Bollmeyer Ave	Sioux City	IA	51108	No comments.
Brandon Bollmeyer	5739 State Highway 175	Ida Grove	IA	51445	No comments.
Keith A. Oliver Construction, LLC	413 Hannington Dr	Sergeant Bluff	IA	51054	No comments.
Mosher Asset Management, LLC, an Iowa limited liability company	1038 Hill Ave	Sioux City	IA	51104	No comments.

Source: Engleson Abstract Co., Inc. – Certified Abstractor Listing #333566

On 9/25/26 – Staff received telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

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: Brian Ferguson (September 24, 2026): “Sorry that I missed your first email on this, Daniel. Yes, we are good with this. We've been in touch with Mr. Bollmeyer throughout the process. That line is inactive, and we will be removing it this fall prior to his dirt work kicking off.”

MIDAMERICAN ENERGY COMPANY (Electrical Division): Casey Meinen, MidAmerican Energy (September 3, 2026): "I have reviewed the following for MEC Electric Distribution; and we have no comments. This proposed Minor Subdivision dn Concurrent Rezone is outside of our service territory."

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (September 9, 2026): " Have reviewed this proposed Bollmeyer Second Addition minor subdivision and the concurrent Zoning Ordinance Map Amendment. NIPCO has no issues with this minor subdivision and rezone."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: 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: Review memo provided below.

WOODBURY COUNTY RECORDER: Diane Swoboda Peterson, Woodbury County Real Estate/Recorder Deputy (September 2, 2026): " I see no issues. Thank you"

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

WOODBURY COUNTY SOIL AND WATER CONSERVATION DISTRICT: Neil Stockfleth, WCSWCD (September 2, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: Tina Bertrand, Woodbury County Treasurer (September 3, 2026): “Certified taxes must be paid in full prior to Treasurer certification. Other than that there are no other comments.”

County Engineer's Review Memo

Woodbury County Secondary Roads Department

759 E. Frontage Road · Moville, Iowa 51039

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

To: Dan Priestley, Woodbury County Zoning Coordinator

From: Laura Sievers, PE, Woodbury County Engineer

Date: September 11, 2026

Subject: Bollmeyer Second Addition (Minor Subdivision) and Concurrent Rezone

The Woodbury County Secondary Roads Department has reviewed the proposed Bollmeyer Second Addition (Minor Subdivision) and concurrent rezone from AP to AE.

The proposed subdivision is located along paved D12, a Farm-to-Market route. Traffic volumes on D12 currently average approximately 1,000, 570, and 800 vehicles per day on various sections between US 75 and K64. The development of seven additional lots will result in increased residential traffic along D12.

Any proposed roadways or outlots shall be located directly across from existing roadways to provide for appropriate access and alignment.

The current posted speed limit on D12 is 60 mph and will remain 60 mph as additional driveways are established along the roadway. Prospective purchasers of the parcels should be made aware of the existing traffic conditions and the posted speed limit and should understand the type and volume of traffic that may be present along their properties.

Snow removal and emergency response services for this area are provided from the Lawton area. Prospective purchasers should also be made aware of these service arrangements and the associated response expectations.

The landowners will be required to obtain the appropriate Woodbury County Secondary Roads access permits prior to performing any work within the County right-of-way.

Based on the information provided, Secondary Roads has no objections to the proposed Minor Subdivision and concurrent rezone, subject to the above requirements and considerations.

Supporting Documentation

Zoning Ordinance Map Amendment Application

OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information: (Dennis Ballmeyer)

Owner: JD Legacy Farm, LLC

Address: 30585 300th St.
Hinton, Ia 51024

Phone: [redacted]

Applicant Information:

Applicant: Same

Address:

Phone:

Engineer/Surveyor: David Lamberton Phone: 712-266-1554

Property Information:

Property Address or Address Range:

Quarter/Quarter: NE¼ NW¼ NW NW¼ Sec: 7 Twnshp/Range: 89/46

Parcel ID #: 894607100002 894607100014 or GIS #: Total Acres: ~~34.41~~ 11.452 ~~36.776~~ ~~34.41~~ 5.803 ~~2.89~~

Current Use: Agriculture AP Proposed Use: Agriculture AE Housing

Current Zoning: AP Proposed Zoning: AE 11.255 Gross

Average Crop Suitability Rating (submit NRCS Statement): 14.407 Net

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). Concord

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

Pre-app mtg. date: 7-31-26 Staff present: Dan Priestley

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: JD Legacy Farms, LLC Dennis Ballmeyer Applicant: Dennis Ballmeyer

Date: 8-3-26 Date: 8-3-26

Fee: $400 **Case #:** 7202

Check #: 12028

Receipt #:

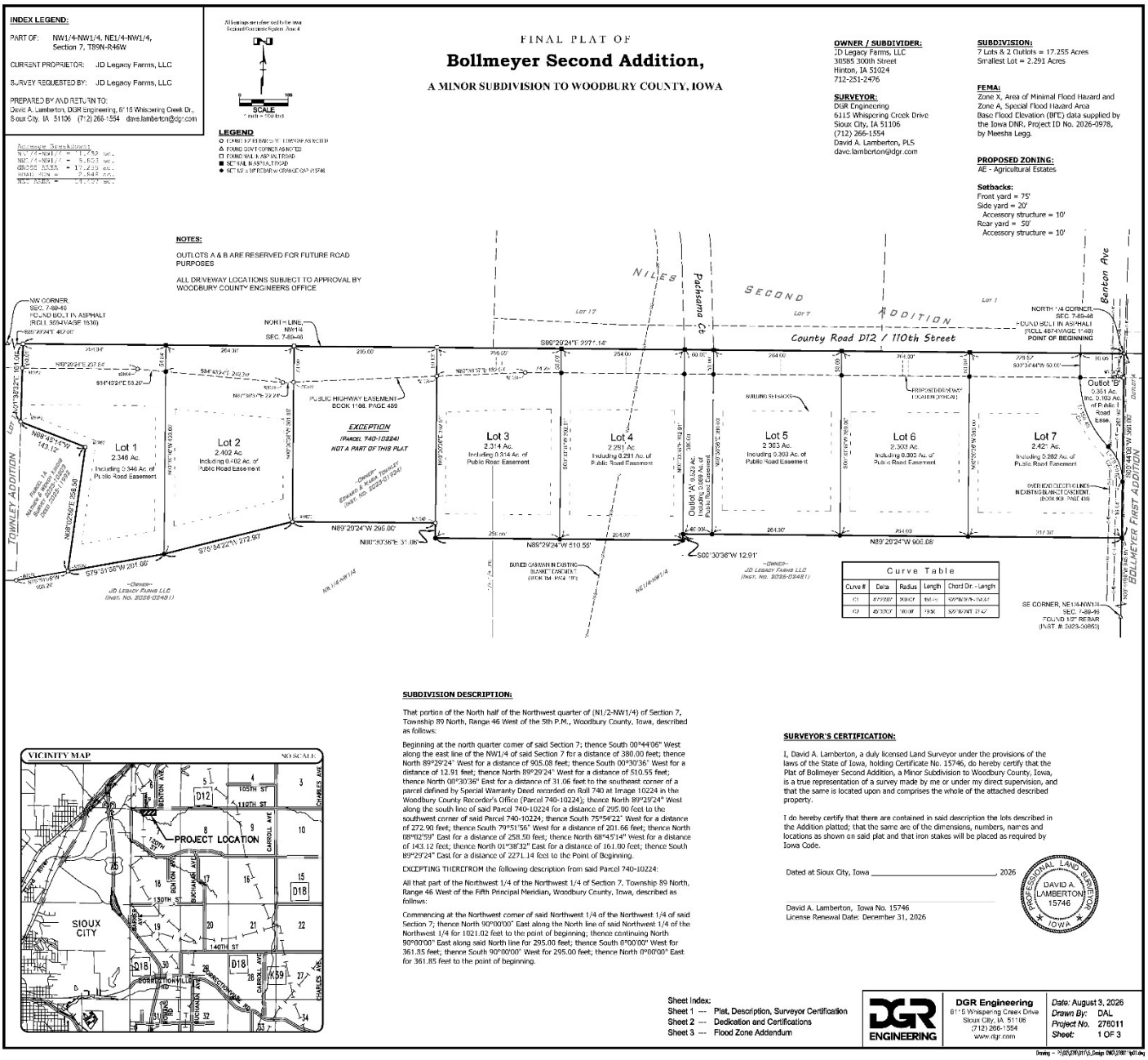
Date Received

RECEIVED

AUG - 3 2026

WOODBURY COUNTY
PLANNING & ZONING

Proposed Subdivision Plat



FINAL PLAT OF

Bollmeyer Second Addition,

A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

DEDICATION

JD Legacy Farms, LLC, Limited Liability Company, the owner of the real estate described in the attached Surveyor's Certificate, has in the pursuance of the law, caused said described real estate to be surveyed, staked and platted into Lots and Outlot, as is particularly shown and set forth in the attached Plat and said Certificate of David A. Lamberton, a Licensed Surveyor who surveyed and platted the real estate to be known as Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa; that the same is prepared with the free consent and in accordance with the desires as owner and proprietor thereof.

Executed at Sioux City, Iowa, the _____ day of _____, 2026.

JD Legacy Farms, LLC

By: _____ By: _____
Dennis D. Bollmeyer, Manager Judy L. Bollmeyer, Manager

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on _____, by Dennis D. Bollmeyer and Judy L.Bollmeyer, as Managers of JD Legacy Farms, LLC.

_____
Notary Public - State of Iowa

STATEMENT OF MORTGAGE HOLDER

The undersigned Farm Credit Services of America, FLCA, the present owner and holder of the Mortgage, recorded as Document Number: 2026-02590, states that the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, is prepared with its free consent and in accordance with its desire. This statement is made in accordance with Iowa Code section 354.11(1)(b).

Dated: _____, 2026.
Farm Credit Services of America, FLCA
By: _____
Its: _____

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

This record was acknowledged before me on the _____,

by _____ as _____ of Farm Credit Services of America, FLCA.

By: _____
Notary Public in and for said State

AUDITOR'S APPROVAL OF SUBDIVISION NAME OR TITLE

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

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

AUDITOR AND RECORDER'S CERTIFICATE OF RECORDING

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

Docket No: _____

Filed for record, this_____day of_____, _____,

at_____o'clock _____M. recorded in Plat Envelope_____, indexed and delivered to the County Auditor of Woodbury County, Iowa.

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

CERTIFICATE OF COUNTY ASSESSOR

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

Dated _____, _____
Tyler Mogensen
City Assessor

BOARD OF SUPERVISORS RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, it appears that said plat conforms with all the provisions of the code of the State of Iowa and ordinances of Woodbury County, Iowa, with reference to the filing of same; AND

Whereas, the Zoning Commission of Woodbury County, Iowa has recommended the acceptance and approval of said plat; AND

Whereas, the County Engineer of Woodbury County, Iowa has recommended the acceptance and approval of said plat.

Now therefore, be, and it is hereby resolved by the Woodbury County Board of Supervisors, Woodbury County, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, be, and the same is hereby accepted and approved, and the chairman and secretary of the Woodbury County Board of Supervisors, Woodbury County, State of Iowa, are hereby directed to furnish to the owners an proprietors a certified copy of this resolution as required by law.

Passed and approved this _____ day of _____, _____

Mark Nelson
Chairman
Board of Supervisors
Woodbury County, Iowa

ATTEST: Michelle K. Skaff
Secretary

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

I, Chris Zellmer Zant, do hereby certify that I am the Chairperson of the Woodbury County Zoning Commission of Woodbury County, Iowa, and do further certify that said Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Woodbury County Zoning Commission of Woodbury County, Iowa did on the _____ day of_____, _____ approve the same and does further hereby recommend to the Woodbury County Board of Supervisors, Woodbury County, Iowa, the acceptance and approval of said Plat.

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

TREASURER'S CERTIFICATE OF TAXES AND SPECIAL ASSESSMENTS

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

Dated _____,
Tina M. Bertrand
Treasurer Woodbury County, Iowa

CERTIFICATE OF PLANNING AND ZONING COMMISSION

We do hereby certify that we are the Chairperson and Planning Manager, respectively, of the Planning and Zoning Commission of the City of Sioux City, Iowa, and we do further certify that said Planning and Zoning Commission did take under advisement the attached Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, and that said Planning and Zoning Commission did on the _____ day of _____, 2026 recommend to the City Council of the City of Sioux City, Iowa, the acceptance and approval of the Plat of said Subdivision.

Dated _____, 2026
Andrew Glisar
Chairperson

Dated _____, 2026
Christopher R. Madsen
Planning Manager

ANNEXATION AGREEMENT CERTIFICATE

The property included on the attached plat is subject to an Annexation Agreement recorded as Instrument No. _____ in the Woodbury County Recorder's Office.

TITLE OPINION

TO: COUNTY AUDITOR AND RECORDER
WOODBURY COUNTY, IOWA

Dear Madam:

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

1. Entry No. 34 - Easement for pipeline in favor of Socony-Vacuum Oil Company, Incorporated dated May 5, 1941, filed August 6,1941and recorded in Miscellaneous Record 154 at Page 191 of the Woodbury County Records, The grantee transferred this easement to Magnolia Pipe Line Company by a Special Warranty Deed dated November 30, 1959, filed January 25, 1960, and recorded in Book 937, Page 235 of the Woodbury County Records. Entry No. 51 - Assignment of this Easement given by Mobil Pipe Line Company to Williams Pipe Line Company dated October 31, 1983, filed January 1 0, 1984, and recorded in Roll 138 at Image 1428 of the Woodbury County Records.

2. Entry No. 40 - Right-of-way Agreement for electric transmission line in favor of Iowa Public Service Company dated February 27,1959, filed April 21, 1-959, and recorded in Book 909, Page 436 of the Woodbury County Records.

3. Entry No. 47 - Easement for road purposes in favor of Woodbury County dated December 19, 1967, filed December 29, 1967 and recorded in Book 1 166 at Page 469 of the Woodbury County Records, Entry No. b0 - Right of Way Easement for electric transmission lines in favor of Woodbury County Rural Electric Cooperative Association dated -September 10, 1976, filed April 1,1977, and recorded in Roll 61 at Image 401 of the Woodbury County Records.

4. Entry No. 70 - Notice of Filing of Soil and Water Resource Conservation Plan recorded July 29, 1992 on Roll 266, Page 2343 of the Woodbury County Records, Entry No, 78 - Plat of Survey dated November 17,2025, filed November 17,2025, and recorded as Instrument No. 2025-12195 of the Woodbury County Records. Entry No. 79 - Second installment Taxes due in the amount of $1,403.00.
Form

Dated: _____, _____. _____
ATTORNEY AT LAW

CITY COUNCIL RESOLUTION NO. _____.

Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa.

Whereas, the Planning and Zoning Commission of the City of Sioux City, Iowa, has recommended the acceptance and approval of said Plat. Now, therefore be, and it is, resolved by the City Council of the City of Sioux City, Iowa, that said Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, as hereto attached and forming part of this Resolution be, and the same hereby is, accepted and approved.

Passed _____, 2026 _____
Robert E. Scott
Mayor

Approved _____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

STATE OF IOWA :
: ss
COUNTY OF WOODBURY :

I, Lisa McCardle, Clerk of the City of Sioux City, Iowa, do hereby certify that the foregoing is a full, true, and correct copy of a Resolution accepting and approving the Plat of Bollmeyer Second Addition, a Minor Subdivision to Woodbury County, Iowa, which said Resolution was adopted by the City Council of said City on the _____day of_____, 2026 and approved by the Mayor of said City on said date all as full, true and complete as the same appears of record in the Office of said City Clerk.

Dated _____, 2026 _____
Robert E. Scott
Mayor

Dated_____, 2026 _____
ATTEST: Heidi Farrens
City Clerk

COUNTY ENGINEER'S CERTIFICATE

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

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

Sheet Index:

Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

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

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 2 OF 3

Drawing – P:\DGR\276\011\5_Design\DWG\276011p01.dwg

FLOOD ZONE ADDENDUM

Bollmeyer Second Addition,

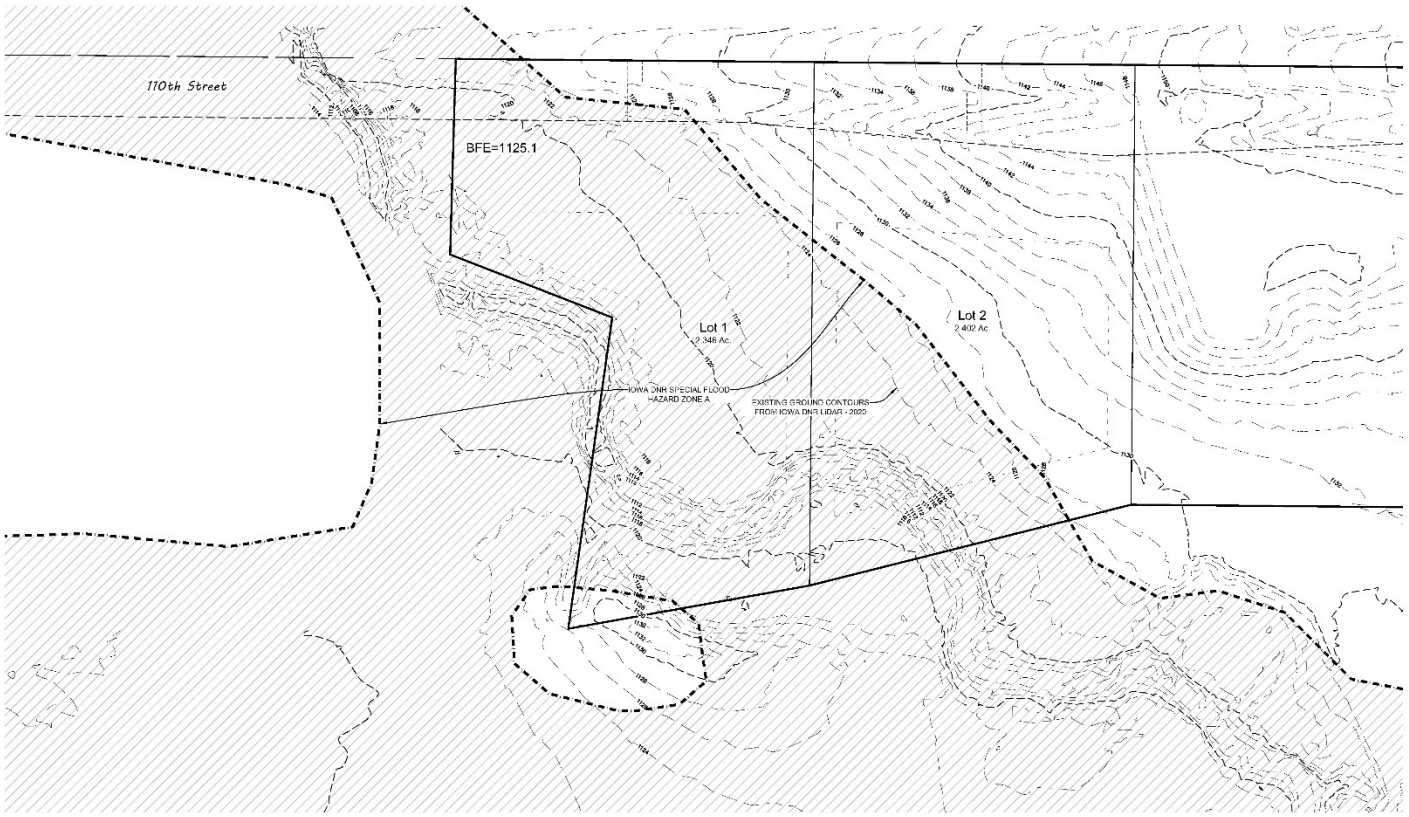
A MINOR SUBDIVISION TO WOODBURY COUNTY, IOWA

FLOOD PLAIN:

On July 28th, 2026, the 100-year Flood Elevation of 1125.1' at the northwest corner of the property was determined by:

Meesha Legg
Iowa DNR, Flood Plain Management and Dam Safety Section
6200 Park Avenue, Suite 200
Des Moines, IA 50321
(515) 393-1891
Meesha.Legg@dnr.iowa.gov
www.iowadnr.gov

Any new homes in the Special Flood Hazard Area (Lots 1 and 2) will require a BFE and a Woodbury County Floodplain Development Permit from prior to construction.



Sheet Index:
Sheet 1 — Plat, Description, Surveyor Certification
Sheet 2 — Dedication and Certifications
Sheet 3 — Flood Zone Addendum

DGR ENGINEERING
DGR Engineering
6115 Whispering Creek Drive
Sioux City, IA 51106
(712) 266.1554
www.dgr.com

Date: August 3, 2026
Drawn By: DAL
Project No. 276011
Sheet: 3 OF 3

Parcel Report(s)

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002
Alternate ID	883545
Property Address	N/A
Sec/Twp/Rng	7-89-46
Brief Tax Description	NE NW 7-89-46 (Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	38.48
Net Acres	38.48
Adjusted CSR Pts	2389.59
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARMS LLC	2026-02481	No consideration	Deed	Y	$0.00
4/15/2021	TOWNLEY DERRILL J	TOWNLEY DERRILL J REVOCABLE TRUST	2021-05003	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-02851	No consideration	Deed		$0.00
2/1/2021	TOWNLEY DOLORES A	TOWNLEY DERRILL J	2021-01525	No consideration	Deed		$0.00

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

Valuation

		2026	2025	2024	2023	2022
	Classification	Agriculture	Agriculture	Agriculture	Agriculture	Agriculture
+	Assessed Land Value	$91,780	$91,780	$77,810	$77,810	$60,440
+	Assessed Building Value	$0	$0	$0	$0	$0
+	Assessed Dwelling Value	$0	$0	$0	$0	$0
=	**Gross Assessed Value**	**$91,780**	**$91,780**	**$77,810**	**$77,810**	**$60,440**
-	Exempt Value	$0	$0	$0	$0	$0
=	**Net Assessed Value**	**$91,780**	**$91,780**	**$77,810**	**$77,810**	**$60,440**

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

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

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

Developed by SCHNEIDER GEOSPATIAL

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014
Alternate ID	
Property Address	1418 110TH ST SIOUX CITY IA 51108
Sec/Twp/Rng	7-89-46
Brief	CONCORD TOWNSHIP NW NW OF 7-89-46 (EX TOWNLEY ADDITION); (EX A TCT DESCRIBED AS COM AT NW COR OF THE NW NW THNC E
Tax Description	1021.02 FT TO POB; THNC E 295 FT, THNC S 361.85 FT, THNC W 295 FT, THNC N 361.85 FT TO POB); AND (EX A TCT DESCRIBED AS BEG AT SW COR OF LOT (Note: Not to be used on legal documents)
Deed Book/Page	2026-02481 (3/9/2026)
Gross Acres	34.41
Net Acres	34.41
Zoning	N/A
District	0057 CONCORD/SIOUX CITY
School District	SIOUX CITY COMM
Neighborhood	N/A

Owner

Deed Holder
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509
Contract Holder
Mailing Address
JD LEGACY FARMS LLC
30585 300TH ST
HINTON IA 51024-8509

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
3/9/2026	TOWNLEY DERRILL J REVOCABLE TRUST	JD LEGACY FARM SLLC	2026-02481	Normal	Deed	Y	$1,358,405.00

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

Valuation

		2026	2025
	Classification	Agriculture	Agriculture
+	Assessed Land Value	$107,740	$107,450
+	Assessed Building Value	$0	$0
+	Assessed Dwelling Value	$0	$0
=	Gross Assessed Value	$107,740	$107,450
-	Exempt Value	$0	$0
=	Net Assessed Value	$107,740	$107,450

Sioux City Special Assessments and Fees

Click here to view special assessment information for this parcel.

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

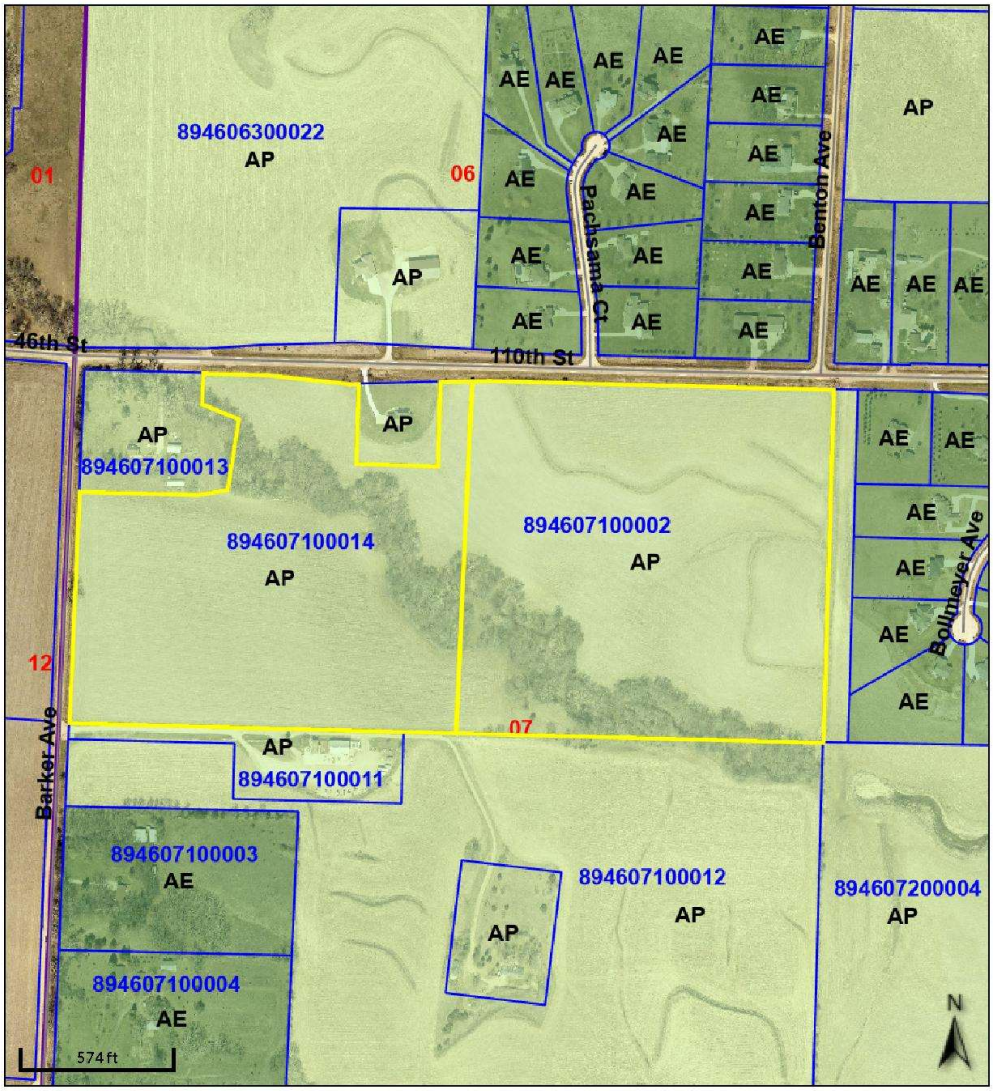
The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps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

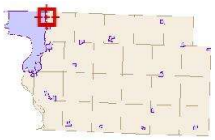
Developed by SCHNEIDER GEOSPATIAL

Zoning Map

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

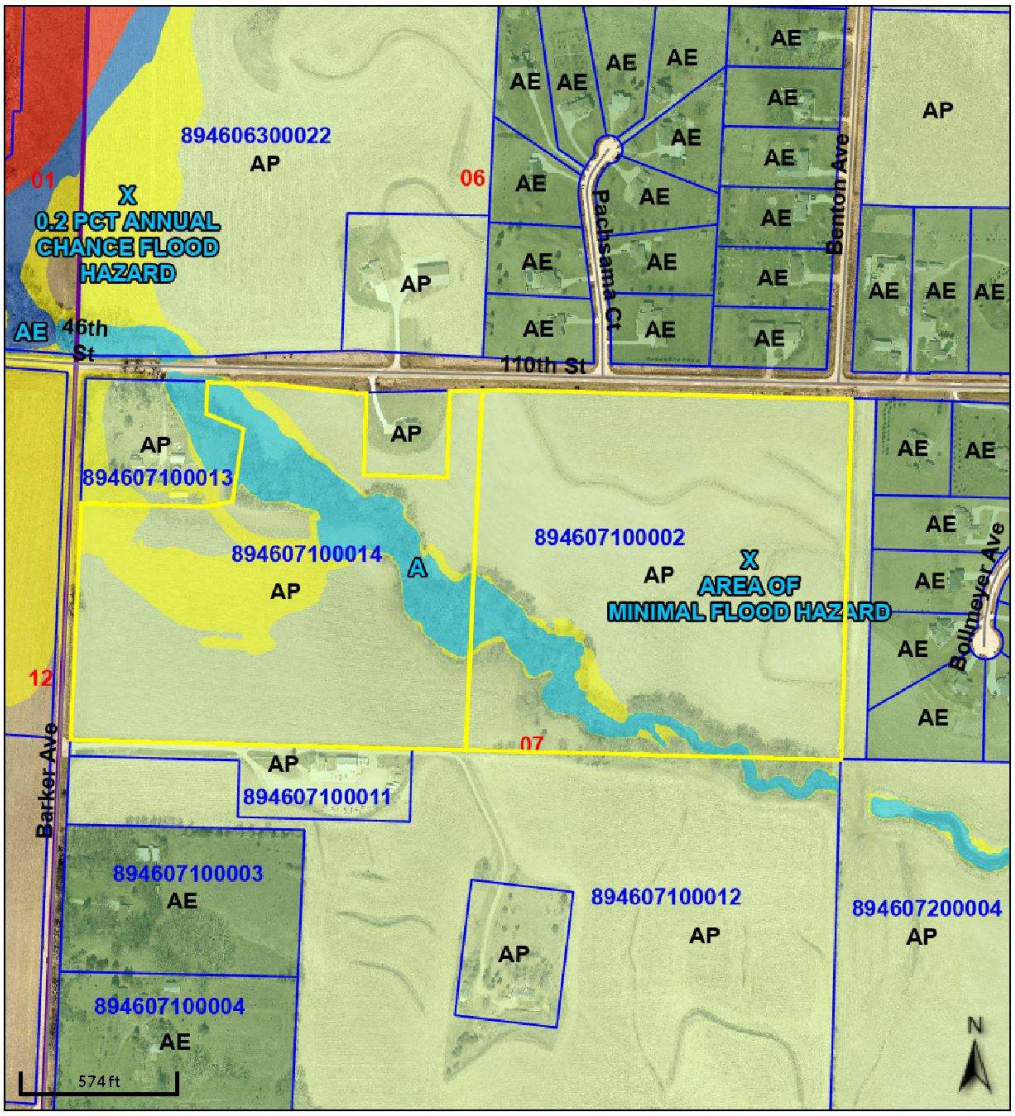
- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

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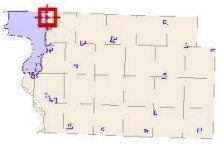
Developed by SCHNEIDER GEOSPATIAL

Floodplain Map

Beacon™ Woodbury County, IA / Sioux City



Overview



Legend

- Roads
- Corp Boundaries
- Townships
- Parcels

County Zoning

- AE
- AP
- GC
- GC-PD
- GI
- LI
- LI-PD
- SR
- WR

Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

Developed by SCHNEIDER GEOSPATIAL

Elevation Map



Soil Report

Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100002	
Gross Acres	38.48	
ROW Acres	0.00	
Gross Taxable Acres	38.48	
Exempt Acres	0.00	
Net Taxable Acres	38.48	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	67.43	*(2594.61 CSR2 Points / 38.48 Gross Taxable Acres)*

Agland Active Config	*2025*
Processed Date and Time	*2026-02-20 12:12:50*

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	33.25	64.80	2,154.57	2,154.57
Non-Crop	5.23	84.14	440.04	239.11
Total	**38.48**		**2,594.61**	**2,393.68**

Soil Summary

Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	92.00	6.52	599.84	599.84
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.36	32.76	32.76
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	7.76	690.64	690.64
100% Value	10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86.00	1.82	156.52	156.52
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	2.97	252.45	252.45
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	12.40	396.80	396.80
100% Value	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	1.42	25.56	25.56
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.12	10.92	5.74
Non-Crop	12C	Napier silt loam, 5 to 9 percent slopes	89.00	0.20	17.80	9.45
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.82	409.70	222.30
Non-Crop	1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18.00	0.09	1.62	1.62
Total				**38.48**	**2,594.61**	**2,393.68**

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Woodbury County, IA / Sioux City

Summary

Parcel ID	894607100014	
Gross Acres	34.41	
ROW Acres	0.00	
Gross Taxable Acres	34.41	
Exempt Acres	0.00	
Net Taxable Acres	34.41	*(Gross Taxable Acres - Exempt Land)*
Average Unadjusted CSR2	86.66	*(2982.11 CSR2 Points / 34.41 Gross Taxable Acres)*

Agland Active Config	*2025*
Processed Date and Time	*2026-02-20 12:12:52*

Sub Parcel Summary

Description	Acres	CSR2	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	29.96	86.87	2,602.60	2,602.60
Non-Crop	4.45	85.28	379.51	205.59
Total	**34.41**		**2,982.11**	**2,808.19**

Soil Summary

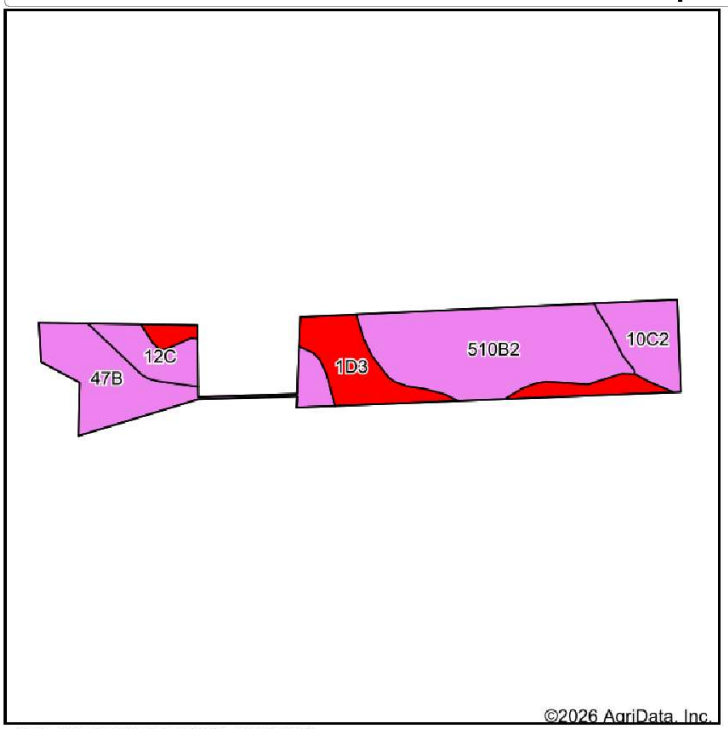
Description	SMS	Soil Name	CSR2	Adjusted Acres	Unadjusted CSR2 Points	Adjusted CSR2 Points
100% Value	510	Monona silt loam, terrace, 0 to 2 percent slopes	96.00	2.97	285.12	285.12
100% Value	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	17.19	1,564.29	1,564.29
100% Value	12C	Napier silt loam, 5 to 9 percent slopes	89.00	3.14	279.46	279.46
100% Value	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	3.87	328.95	328.95
100% Value	700D2	Monona silty clay loam, terrace, 9 to 14 percent slopes, ero	62.00	1.85	114.70	114.70
100% Value	1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	32.00	0.94	30.08	30.08
Non-Crop	212+	Kennebec silt loam, 0 to 2 percent slopes, occasionally floo	91.00	0.21	19.11	10.04
Non-Crop	47B	Napier-Rawles complex, 2 to 5 percent slopes	85.00	4.24	360.40	195.55
Total				**34.41**	**2,982.11**	**2,808.19**

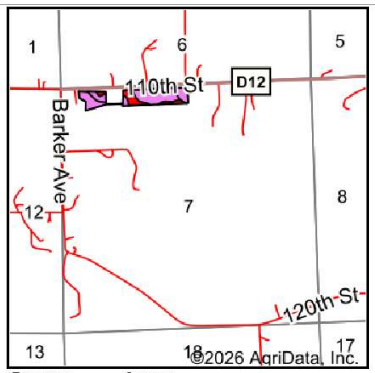
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SCHNEIDER GEOSPATIAL

Soils Map





State: **Iowa**
County: **Woodbury**
Location: **7-89N-46W**
Township: **Concord**
Acres: **14.72**
Date: **8/3/2026**

KRIENER FARM MANAGEMENT, INC.

Maps Provided By.
surety CUSTOMIZED ONLINE MAPPING
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Soils data provided by USDA and NRCS.

Area Symbol: IA193, Soil Area Version: 35

Code	Soil Description	Acres	Percent of field	CSR2 Legend	Non-Irr Class *c	*i Corn Bu	*i Alfalfa Tons	*i Soybeans Bu	*i Water-Holding Inch	CSR2**	CSR	*n NCCPI Overall	*n NCCPI Corn	*n NCCPI Soybeans
510B2	Monona silt loam, terrace, 2 to 5 percent slopes, eroded	6.02	40.9%		IIe	227.2	6.4	65.9	12.9	92	72	80	80	74
1D3	Ida silt loam, 9 to 14 percent slopes, severely eroded	2.85	19.4%		IIIe	126.4	3.5	36.7	12.6	32	37	60	60	58
47B	Napier-Rawles complex, 2 to 5 percent slopes	2.61	17.7%		IIw	217.6	6.1	63.1	12.9	85	59	74	69	74
12C	Napier silt loam, 5 to 9 percent slopes	1.64	11.1%		IIIe	214.4	6.0	62.2	13.2	89	58	87	86	87
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	1.60	10.9%		IIIe	211.2	5.9	61.2	12.9	86	57	81	81	76
	Weighted Average				**2.41**	**202.8**	**5.7**	**58.8**	**12.9**	**78.2**	**59.7**	***n 76**	***n 75**	***n 72.6**

**IA has updated the CSR values for each county to CSR2.
*i Yield data provided by the ISPAID Database version 8.1.1 developed by IA State University.
*n: The aggregation method is "Weighted Average using all components"
*c: Using Capabilities Class Dominant Condition Aggregation Method

Soils data provided by USDA and NRCS.

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/14/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Daniel Priestley

Wording for Agenda Item:

a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012. c. If applicable, the Board of Supervisors may choose to waive the third reading and hearing if deemed appropriate under Iowa Code Chapter 331.302. d. If applicable, approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 as the Final Reading. e. If applicable, adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012.

Action Required:

Approve Ordinance ☒ Approve Resolution ☐ Approve Motion ☒

Hold Public Hearing ☒ Informational ☐ Attachments ☒

Set Time: 4:48 PM

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

The applicant, Sam M. Peterson, has submitted an application requesting a Zoning Ordinance Map Amendment (Rezone) for an approximately 8.06-acre (7.46 net acre) property identified as Parcel #884703400012, located at 1555 170th Lane, Sioux City, IA 51106 (Woodbury 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 their meeting on September 28, 2026, and has forwarded a final report and affirmative recommendation for approval. Per public notice

requirements, additional hearings are tentatively scheduled for October 20, 2026, and October 27, 2026 both at 4:48 PM, unless waived by the Board pursuant to Iowa Code Section 331.302.

Recommendation:

a. Conduct the Second Public Hearing on the Zoning Ordinance Map Amendment (Rezone) from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District on Parcel #884703400012 for Sam M. Peterson (1555 170th Lane, Sioux City, IA 51106). b. Approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012. c. If applicable, the Board of Supervisors may choose to waive the third reading and hearing if deemed appropriate under Iowa Code Chapter 331.302. d. If applicable, approve the Second Reading of the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012 as the Final Reading. e. If applicable, adopt the said Zoning Ordinance Map Amendment (Rezone) from AP to AE on Parcel #884703400012.

Attachments:

Backup Materials

Approved by Board of Supervisors on March 17, 2026

Woodbury County Planning and Zoning

Zoning Ordinance Map Amendment (Rezone) Application

Owner / Applicant: Sam M. Peterson

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Zoning Commission Recommendation

WOODBURY COUNTY
ZONING COMMISSION
WOODBURY COUNTY COURTHOUSE
620 DOUGLAS STREET
SIOUX CITY, IA 51101

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

From: Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Subject: Recommendation – Rezone from AP to AE on Parcel #884703400012 for Sam M. Peterson

Dear Board of Supervisors:

On September 28, 2026, the Zoning Commission held a public hearing on the zoning map amendment application submitted by Sam M. Peterson to rezone Parcel #884703400012 (1555 170th Lane, Sioux City, Iowa 51106), an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Yule Turkey Farms Incorporated by warranty deed on November 13, 2025. The property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the west, with AP land remaining to the north and east.

The rezone is required due to density limits under Zoning Ordinance Section 3.01.1 B (with existing houses to the south and at the Frank Asphalt location, a third house within the quarter-quarter section triggers the density limit). An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning, places housing near existing housing, and the property is not in the floodplain. The Future Land Use Map context supports the request, and AE retains substantial agricultural rights similar to AP.

The Zoning Commission recommends that the Board of Supervisors approve the zoning ordinance map amendment from AP to AE as presented on the property at 1555 170th Lane. (Vote: 5-0, unanimous.)

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

Dated this 1st day of October, 2026.

Christine Zellmer Zant, Chair
Woodbury County Zoning Commission

Zoning Commission Draft Minutes from September 28, 2026

Woodbury County Zoning Commission Meeting Minutes

Date: September 28, 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:

https://www.woodburycountyiowa.gov/committees/zoning_commission/

YouTube Direct Link:

https://www.youtube.com/watch?v=rwPBNNkYKXs

Attendees

Commissioners Present: Christine Zellmer Zant – Chair, Tom Bride – Vice Chair, Jeff Hanson, Corey Meister, Steve Corey

Staff Present: Dan Priestley – Zoning Coordinator, Dawn Norton – Senior Clerk

Supervisor(s) Present: Kent Carper (via telephone)

Public Attendees: Dennis Bollmeyer, Dan Kriener, Sam M. Peterson, Jerry Peterson, Steven Sitzmann, Sam McGill, Andrew Hardenbarger, Jeff Larson, Carla Swingen, Keith Monckton, Tom Farrell, Kevin Small, Jenny Small

Call to Order

The Woodbury County Zoning Commission meeting was called to order at approximately 5:00 PM on September 28, 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, a three-minute limit, 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

Roll call was conducted. All five Commissioners were present: Christine Zellmer Zant (Chair), Tom Bride (Vice Chair), Jeff Hanson, Corey Meister, and Steve Corey.

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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.

A motion was made to approve the minutes by Steve Corey. The motion was seconded by Jeff Hanson. The vote was taken, with all in favor saying "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED BOLLMEYER SECOND ADDITION MINOR SUBDIVISION (SEVEN LOTS PLUS TWO OUTLOTS) – PARCELS #894607100002 AND #894607100014

Zoning Coordinator Daniel Priestley presented the staff report. JD Legacy Farms, LLC (Dennis Bollmeyer) submitted an application for a seven-lot minor subdivision plus two outlots to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 gross acres (approximately 14.407 net acres) from portions of Parcel #894607100002 and Parcel #894607100014, located in the North Half of the Northwest Quarter of Section 7, Township 89 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is currently in the Agricultural Preservation (AP) Zoning District. A concurrent Zoning Ordinance Map Amendment (rezone) application has been filed to rezone the property from AP to Agricultural Estates (AE) to accommodate residential density consistent with Section 3.01.1 B of the ordinance. A portion of the property lies within or near a Special Flood Hazard Area associated with an unnamed stream. Iowa DNR has issued base flood elevation determinations; local floodplain development permits would be required prior to construction of any structures. Restrictive covenants have been prepared limiting use to single-family residential purposes, establishing dwelling-size requirements, prohibiting livestock and mobile homes, and addressing other development standards. The property is located along 110th Street (County Road D12) in Concord Township. The proposal successfully completed the Sioux City extraterritorial review process. The County Engineer reviewed the plat and found no irregularities. Staff recommended approval contingent on the public hearings and related requirements.

Dan Kriener of Kriener Farm Management appeared representing the applicant. Priestley noted for the record a telephone inquiry from Ivan Areson who asked general questions about wells, septics, and project specifics but expressed no opposition.

Commissioners inquired about floodplain implications. Priestley explained that base flood elevation data is obtained during the platting process for awareness and title purposes; individual lot owners will still be required to obtain updated BFEs and floodplain development permits prior to building, administered under the existing zoning ordinance floodplain regulations. Not all of the property is affected.

No members of the public spoke regarding the application. No further questions were raised by the Commission.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Corey Meister. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the proposed Bollmeyer Second Addition minor subdivision as presented.

Second: The motion was seconded by Tom Bride.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PORTIONS OF PARCELS #894607100002 AND #894607100014 FROM JD LEGACY FARMS, LLC (DENNIS BOLLMEYER)

Zoning Coordinator Daniel Priestley presented the staff report. This public hearing concerns the same land area and footprint as the preceding Bollmeyer Second Addition subdivision item (portions of Parcel #894607100002 and Parcel #894607100014). The rezone from Agricultural Preservation (AP) to Agricultural Estates (AE) is required to meet the housing-density threshold under the zoning ordinance so that the additional residences contemplated by the subdivision can be authorized within the 40-acre area.

No questions were raised by the Commission. No members of the public spoke regarding the application.

Motion to close the public hearing: Made by Jeff Hanson and seconded by Steve Corey. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Tom Bride to recommend to the Board of Supervisors approval of the rezone from AP to AE as presented.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

PUBLIC HEARING (ACTION ITEM): PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE) FROM AGRICULTURAL PRESERVATION (AP) TO AGRICULTURAL ESTATES (AE) – PARCEL #884703400012 FROM SAM M. PETERSON

Zoning Coordinator Daniel Priestley presented the staff report. Sam M. Peterson requested approval of a zoning district map amendment (rezone) on Parcel #884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms Incorporated by warranty deed on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres (approximately 7.46 net acres after road right-of-way), located in the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West, with frontage and access via an existing access road connecting to 170th Street. The property address is 1555 170th Lane, Sioux City, Iowa 51106.

The AP district is intended to preserve productive agricultural land and limit non-farm residential density; the AE district accommodates low-density residential development on larger lots compatible with surrounding agricultural and rural-estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and incorporated city development to the

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west, with AP land remaining to the north and east. The request represents a logical extension of the established AE residential-estates pattern rather than spot zoning. The property is not in the floodplain.

Staff noted that in late July county staff discovered grading activities had commenced without permits. The owner subsequently contacted the county through a contractor to obtain a building permit, which could not proceed because the property remained in the AP district. Construction of the residence had also commenced without an authorized building permit; staff verbally instructed the owner and contractor to cease construction pending resolution of zoning and permitting. A letter dated September 23 addressed the matter. The rezone is required to address density: with existing houses to the south and at the Frank Asphalt location, the third house within the quarter-quarter section triggers the density limit under the ordinance. An earlier house associated with the Uhl Turkey Farm had been removed and was no longer reflected on assessment records, eliminating any legal nonconforming or grandfathering rights after the statutory period elapsed. A prior boundary adjustment by the Uhl's had expanded the parcel under the same-parcel-count parameters.

The applicant, Sam M. Peterson, was present and confirmed that a house and associated structures (including barns) previously existed on the site and have been demolished; the proposal essentially replaces a former house. In response to Commission inquiry, the applicant stated there are no plans for a home occupation that would change the character of the neighborhood; any outbuilding would be primarily personal, though the applicant owns a landscaping company and may occasionally store a trailer or two.

Priestley reported that several members of the public (including city residents near the unincorporated line) had contacted staff with questions about accessory structures, sheds, home-occupation standards, and observed grading for an outbuilding. A late comment from Deborah Pfeiffer asked whether AE requires permits for additional buildings/businesses and whether a permit had been applied for the graded outbuilding site. Staff noted that permits are required for such structures, that unincorporated landowners retain rights to principal and accessory structures under applicable standards, and that limited home occupations are permitted subject to the ordinance "drive-by test" and related criteria. Additional splits would require a subdivision plat. Concerns from nearby city residents about expansion are valid, as are the property rights of the unincorporated landowner.

No members of the public spoke at the hearing. Commission discussion noted the Future Land Use Map context, that AE retains substantial agricultural rights similar to AP, and that the request places housing near existing housing.

Motion to close the public hearing: Steve Corey made a motion and Jeff Hanson seconded. All in favor said "aye." Motion carried (5-0).

Motion: A motion was made by Jeff Hanson to recommend to the Board of Supervisors approval of the rezoning from AP to AE as presented on the property at 1555 170th Lane.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

REVIEW OF CONDITIONAL USE PERMIT APPLICATION (ACTION ITEM): NORTHERN NATURAL GAS COMPANY – REPLACEMENT OF

AN EXISTING NATURAL GAS PIPELINE ON FOUR DISTINCT PARCELS IN THE SERGEANT BLUFF AREA

Zoning Coordinator Daniel Priestley presented the staff report. This item is a review session (not a public hearing); the official public hearing will be held by the Board of Adjustment on October 5, 2026. Northern Natural Gas Company, through authorized representative Andrew Hardenburger (Senior Right of Way Agent), requests approval to replace an existing 12-inch natural gas pipeline with a new 12-inch natural gas pipeline, including associated temporary construction activities and subsequent removal of the existing pipeline, on four parcels in the unincorporated Sergeant Bluff area. The new pipeline will be installed approximately 3 to 4 feet below the surface so that normal agricultural activities may continue. On three parcels the new alignment is offset approximately 25 feet east of the existing line; on one parcel the alignment is relocated several hundred feet east and/or south at the landowner's request. All disturbed areas are to be restored upon completion of construction.

The affected parcels are: Parcel #884729400003 (approx. 33.26 acres, near 7284 Lakeport Rd. / Old Lakeport Rd., Sergeant Bluff, AE Zoning District, Section 29, T88N R47W; some portions in Special Flood Hazard Area, Zone A); Parcel #884732400002 (approx. 35.20 acres, near 7374 Old Lakeport Rd., AP Zoning District, Section 32, T88N R47W); Parcel #874705300001 (approx. 38.75 acres, 2230 Banner Ave., Sergeant Bluff, AP Zoning District, Section 5, T87N R47W); and Parcel #874705300005 (approx. 37.50 acres, adjacent agricultural tract, AP Zoning District, Section 5, T87N R47W). Owners include Gladys M. Rogers et al. / Rogers trusts, Jack Cook Farms Inc., and Sharon M. Krogh Life Estate / Brenda M. Godfredson / Amiee M. Krogh.

Priestley noted the project is heavily regulated by federal and state agencies (including PHMSA) and that the conditional-use review should expect compliance with all applicable federal and state requirements. The company has worked thoroughly with staff. The project is triggered in part by the need to upgrade wall thickness and conduct pressure tests as occupancy class changes from Class 2 to Class 3 due to increased occupancy in the area.

Sam McGill (Omaha, Nebraska), representing Northern Natural Gas, explained that the replacement is driven by the class-location change requiring greater wall thickness and subsequent pressure testing; the pipeline remains 12-inch diameter. In response to Commission questions, he confirmed the thicker wall supports higher pressure/product volume and public safety. Regarding coating on the existing line, based on age it is believed to include asbestos wrap; when the coating is cut, a third-party specialist in protective suits will strip and dispose of material as hazardous waste and test it. If positive, the pipe will be stripped and taken to an authorized disposal location. All such work is regulated.

No members of the public spoke regarding the application.

Motion: A motion was made by Steve Corey to recommend approval of the conditional use permit for the Northern Natural Gas Company pipeline replacement on the identified parcels and to forward the matter to the Board of Adjustment.

Second: The motion was seconded by Corey Meister.

Vote: All those in favor said "aye." Jeff Hanson abstained due to a conflict of interest (working with a property owner that requires relocation of the pipeline). The motion carried (4-0) with one abstention.

Priestley noted that the Board of Adjustment will hold the official public hearing on October 5, 2026.

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REVIEW OF CONDITIONAL USE PERMIT RENEWAL APPLICATION (ACTION ITEM): BORROW PIT FOR EARTH MATERIALS FROM STEVEN SITZMANN – PARCEL #894608100010

Zoning Coordinator Daniel Priestley presented the staff report. This is essentially the same request reviewed approximately one year earlier. Steven Sitzmann previously received Board of Adjustment approval (Resolution No. BA 452, adopted September 3, 2025) for a temporary borrow pit to extract and remove earth materials to level a sloped hill on the approximately 3.99-acre property at 1546 110th Street, Sioux City, IA 51108 (Agricultural Estates Zoning District, Concord Township, Section 8, R Jacks Subdivision Lot 2 and part of Lot 1 of the McBalt Subdivision), facilitating future development of a single-family dwelling. The one-year authorization expired in September. The applicant found timing with the contractor difficult and needs additional time to complete the work. The long-range goal remains responsible site preparation for a house and possible future split. Staff evaluated the situation and advised that the matter must again proceed through the Commission for recommendation and the Board of Adjustment for public hearing (October 5, 2026).

Mr. Sitzmann was present and had nothing further to add. In response to a staff question, Priestley reported no concrete complaints of nuisance during the prior year of operation; the only reference had been another party citing the project as an example when inquiring about a different borrow pit.

A member of the public briefly inquired about a liquor license; it was clarified that the item concerns a borrow pit and has no relation to liquor licensing.

No other public comments were received.

Motion: A motion was made by Corey Meister to recommend to the Board of Adjustment renewal of the borrow-pit conditional use permit.

Second: The motion was seconded by Steve Corey.

Vote: All those in favor said "aye." No one opposed. The motion carried 5-0 (unanimous). The matter proceeds to the Board of Adjustment.

ACTION ITEM: SELECTION OF ONE ZONING COMMISSION REPRESENTATIVE TO BE LIAISON TO THE SIOUXLAND INTERSTATE METROPOLITAN PLANNING COUNCIL (SIMPCO)

Commissioner Christine Zellmer Zant, who has served as the Commission's liaison to SIMPCO for many years, indicated it was time for another member to take the role if interested. Discussion covered SIMPCO's role as a nonprofit regional planning organization serving Woodbury County and surrounding communities (including portions of Nebraska and South Dakota), focusing on economic development, funding for codes, infrastructure, housing, and related projects. Meetings are typically monthly (sometimes more for special committees) during the lunch hour at the SIMPCO office on Highway 20 / South Lewis Boulevard. Attendance provides two-way information exchange useful to county planning.

Commissioner Steve Corey volunteered to serve as liaison for the next year, noting it would be a good learning opportunity.

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Motion: A motion was made by Tom Bride to select Steve Corey to serve as the Zoning Commission liaison to SIMPCO for the next year.

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

ACTION ITEM: SCHEDULING DETERMINATION FOR FUTURE DATA CENTER TOWN HALL EVENTS FOR THE UNINCORPORATED AREAS OF WOODBURY COUNTY

Zoning Coordinator Daniel Priestley reviewed progress on the Board of Supervisors' directive to develop a clearer permitting framework for industrial data centers in the unincorporated areas (similar to the prior solar-energy process). A moratorium remains in place. The Commission has conducted town-hall sessions in Sloan (August 31, 2026) and Moville (September 21, 2026); the third of the initial set is scheduled for November 9, 2026, in Salix, all at 7:00 PM. The Supervisors expect engagement across different communities. Priestley recommended considering additional sessions, mindful of the holiday season, and suggested a January date (for example, the week before a regular Commission meeting) to maintain momentum. He also noted the eventual need for a work session (open to the public) to hash out ordinance elements and formal public hearings when specific language is under consideration. Emphasis was placed on careful definitions (hyperscale vs. smaller or accessory data facilities, crypto-mining, energy thresholds, etc.) to avoid unintended consequences for legitimate existing or accessory uses, and on obtaining public input on studies (water, sound, etc.) that may be required of applicants.

Commission discussion favored an eastern-county location such as Correctionville for the next town hall and agreed that scheduling too far beyond January risks losing public tracking of dates. Consensus formed around January 18, 2027 (7:00 PM) in Correctionville, subject to facility availability.

Motion: A motion was made by Steve Corey to schedule a data-center town-hall meeting for January 18, 2027, at 7:00 PM in Correctionville, Iowa (location subject to confirmation of available facilities).

Second: The motion was seconded by Jeff Hanson.

Vote: All those in favor said "aye." No one opposed. The motion carried unanimously (5-0).

Public Comment on Matters Not on the Agenda

No additional public comments were received on matters not listed on the agenda.

Staff Update

Zoning Coordinator Daniel Priestley provided updates related to the data-center process. Staff continues to evaluate materials and data from multiple sources. Media inquiries have occurred; Priestley stressed the importance of clearly distinguishing that the Commission's work addresses only the unincorporated areas of Woodbury County. He referenced the Moville town-hall experience, including the value of explaining the unincorporated/incorporated distinction and of informal polling by show of hands. The Supervisors' moratorium provides time to do the work thoroughly. The two rezone recommendations from tonight will proceed to the Board of Supervisors for the required readings (October 13, 20, and 27, 2026; the Board may waive

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readings depending on public intensity). The next regular Zoning Commission meeting is expected on October 26, 2026, at 5:00 PM; the Salix town hall remains scheduled for November 9, 2026, at 7:00 PM. Corey Meister noted he will be absent on October 26.

Supervisor Kent Carper (participating by telephone) expressed appreciation to the Commissioners for attending the town-hall meetings and for their work while he has been unavailable following surgery.

Commissioner Comment or Inquiry

No Commissioners offered additional comments or inquiries.

Adjournment

A motion was made to adjourn the meeting by Corey Meister and was seconded by Jeff Hanson. The motion passed unanimously with all Commissioners present voting "aye" (5-0). The meeting adjourned following the conclusion of the agenda.

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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_____

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ITEM ONE (1)

Property Owner(s): Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106
Property Address: 1555 170th Lane, Sioux City, Iowa 51106 (Woodbury Township)
Parcel #: 884703400012

Petitioner/Applicant(s): Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Pursuant to Section 2.02:4 of the Woodbury County Zoning Ordinance, and in accordance with Section 335 of the Code of Iowa, the Woodbury County Zoning Commission held a public hearing on **September 28, 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 the real estate identified as Parcel #884703400012, located in the Southwest Quarter (SW ¼) of the Southeast Quarter (SE ¼) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (net approximately 7.46 acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106. The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Draft Ordinance — ITEM ONE (1) Legal Description

Application Details

Date Received: September 2, 2026 (Case #7213)

Fee: $408.70

Owner / Applicant: Sam M. Peterson

Address: 1592 170th Street, Sioux City, IA 51106

Property Address: 1555 170th Lane, Sioux City, IA 51106

Engineer / Surveyor: Not specified / Legal description from Warranty Deed 2025-12016

Pre-application meeting: August 17, 2026 — Staff present: D. Priestley

Property Information

Property Address / Vicinity: 1555 170th Lane, Sioux City, IA 51106 — Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West (Woodbury Township), along 170th Street / access road.

Parcel ID(s): 884703400012

Total Acres (subject of rezone): approximately 8.06 gross acres (includes 0.60 acres more or less of road right-of-way easement); net approximately 7.46 acres.

Current Use: Agriculture / Empty Land (existing agricultural buildings present)

Proposed Use: Agricultural Estates (AE) residential / estate uses compatible with surrounding rural residential development — Single Family Home

Current Zoning: Agricultural Preservation (AP)

Proposed Zoning: Agricultural Estates (AE)

Average Crop Suitability Rating (CSR2): The weighted average CSR2 is approximately 61.5.

Purpose of Zoning Ordinance Map Amendment (Rezone) Application

The applicant, Sam M. Peterson, requests approval of a zoning district map amendment to rezone Parcel No. 884703400012 from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The applicant acquired the property from Uhl Turkey Farms, Inc., by Warranty Deed recorded as Document No. 2025-12016 on November 13, 2025. The parcel is an irregular tract containing approximately 8.06 gross acres, located in the SW¼ of the SE¼ of Section 3-88-47. The property has frontage and access via an existing access road connecting to 170th Street.

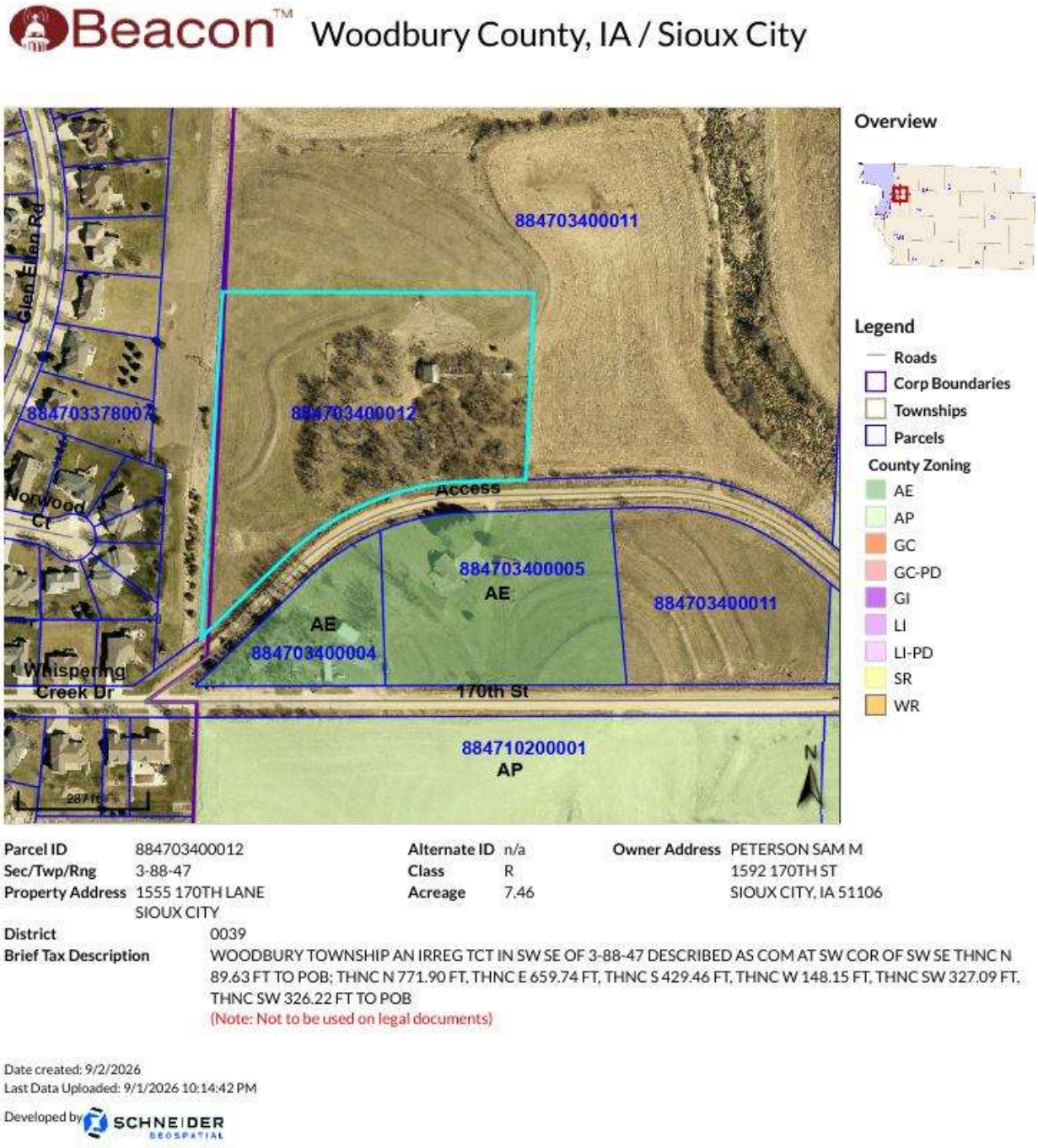
Under the Woodbury County Zoning Ordinance, the AP District is intended to preserve productive agricultural land and limit nonfarm residential density. The AE District is intended to accommodate low-density residential development on larger lots in a manner compatible with surrounding agricultural and rural estate uses. The subject property is bordered by existing AE-zoned residential properties to the south and a city development to the west. AP-zoned agricultural land remains to the north and east. Accordingly, the requested rezoning represents a logical extension of the established AE residential-estate development pattern rather than the introduction of a spot zone into a predominantly agricultural area. The property is located within an Area of Minimal Flood Hazard, according to FEMA and Beacon mapping. No Special Flood Hazard Area is mapped on the subject parcel. Any future residential development would remain subject to all applicable building, setback, driveway, utility, and other county requirements.

In late July, county staff discovered that the property owner had commenced grading activities without addressing the matter with county staff. The owner subsequently contacted the County to obtain a building permit; however, the permit application could not proceed because the property was located in the AP Zoning District. The property owner was then instructed to submit this rezoning application to address the zoning

issue. It was later discovered that the property owner and contractor had commenced construction of a residence without building permit approval. County staff verbally instructed the property owner and contractor to cease construction activities pending resolution of the zoning and permitting issues. County staff subsequently issued a letter dated September 23, 2026 addressing the matter.

Location Map

See attached Beacon GIS Zoning Map, Soil/Floodplain Map, and Parcel Report for Parcel #884703400012. The property is located south of Whispering Creek Drive / Glen Ellen Road residential areas, north of 170th Street agricultural lands, with access via a private/access road off 170th Street. Adjacent parcels to the west and nearby are zoned AE; parcel immediately south (884710200001) is AP.



Beacon Zoning Map — Parcel 884703400012 (outlined) showing surrounding AE and AP districts

Beacon™ Woodbury County, IA / Sioux City



Parcel ID	884703400012	**Alternate ID**	n/a	**Owner Address**	PETERSON SAM M
Sec/Twp/Rng	3-88-47	**Class**	R		1592 170TH ST
Property Address	1555 170TH LANE SIOUX CITY	**Acreage**	7.46		SIOUX CITY, IA 51106
District	0039				
Brief Tax Description	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)				

Date created: 8/18/2026
Last Data Uploaded: 8/17/2026 10:16:26 PM

Developed by SCHNEIDER GEOSPATIAL

Beacon Aerial / Parcel Detail Map

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 (per Woodbury County Zoning Ordinance):

- Conformance with the goals and objectives set forth in the approved General Development Plan / Comprehensive 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) / CSR2 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 Comprehensive Plan / Future Land Use Map

The Woodbury County Comprehensive Plan 2040 (adopted May 7, 2024) emphasizes managed growth, protection of productive agricultural lands where appropriate, and accommodation of rural residential development in locations that are logical extensions of existing patterns rather than leapfrog development into prime agricultural cores.

The subject property is already partially developed and is surrounded on multiple sides by established AE-zoned residential estate subdivisions (Whispering Creek, Glen Ellen, Norwood Court, Canterbury Court, and related areas). Rezoning this 7.46-net-acre parcel to AE supports orderly rural residential / estate development consistent with the surrounding land-use pattern and the AE district's purpose of providing residential opportunities on larger lots compatible with agricultural surroundings.

The proposal aligns with Comprehensive Plan principles of utilizing land already under private ownership adjacent to existing residential development and avoiding unnecessary fragmentation of larger contiguous agricultural tracts further from the urban fringe.

Compatibility and conformance with the policies and plans of other agencies

The property is mapped as an Area of Minimal Flood Hazard. No Iowa DNR Base Flood Elevation determination is required for the subject parcel based on current mapping. County Engineer review of any future driveway or access improvements would be required. No known major utility corridor conflicts that cannot be addressed through standard easements and setbacks have been identified.

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

USDA Web Soil Survey data for the Area of Interest (Parcel #884703400012) shows the following estimated CSR2 values:

- 1E3 (Ida silt loam, 14–20% slopes, severely eroded): CSR2 18 — 1.5 acres (18.3%)
- 10D2 (Monona silt loam, 9–14% slopes, eroded): CSR2 60 — 3.9 acres (46.2%)
- 10C2 (Monona silt loam, 5–9% slopes, eroded): CSR2 86 — 0.7 acres (8.8%)
- 12C (Napier silt loam, 5–9% slopes): CSR2 89 — 2.2 acres (26.7%)

Total AOI: 8.4 acres. The weighted average CSR2 is approximately 61.5.

While portions of the parcel contain higher-productivity soils (CSR2 86 and 89), nearly half the acreage is rated only 60 and almost one-fifth is severely limited (CSR2 18). Combined with the irregular parcel configuration, existing access road, residual agricultural buildings, and immediate adjacency to residential estate lots, these factors significantly limit the practicality of continued commercial-scale agricultural operations. The AE district continues to permit agricultural uses compatible with residential estates.



USDA Natural Resources Conservation Service

Web Soil Survey
National Cooperative Soil Survey

9/10/2026
Page 1 of 4

MAP LEGEND

Area of Interest (AOI)
- Area of Interest (AOI)

Soils

Soil Rating Polygons
- <= 18
- > 18 and <= 60
- > 60 and <= 86
- > 86 and <= 89
- Not rated or not available

Soil Rating Lines
- <= 18
- > 18 and <= 60
- > 60 and <= 86
- > 86 and <= 89
- Not rated or not available

Soil Rating Points
- <= 18
- > 18 and <= 60
- > 60 and <= 86
- > 86 and <= 89
- Not rated or not available

Water Features
- Streams and Canals

Transportation
- Rails
- Interstate Highways
- US Routes
- Major Roads
- Local Roads

Background
- Aerial Photography

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
1E3	Ida silt loam, 14 to 20 percent slopes, severely eroded	18	1.5	18.3%
10C2	Monona silt loam, 5 to 9 percent slopes, eroded	86	0.7	8.8%
10D2	Monona silt loam, 9 to 14 percent slopes, eroded	60	3.9	46.2%
12C	Napier silt loam, 5 to 9 percent slopes	89	2.2	26.7%
Totals for Area of Interest			**8.4**	**100.0%**

Description

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

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

Rating Options

Aggregation Method: No Aggregation Necessary

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

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

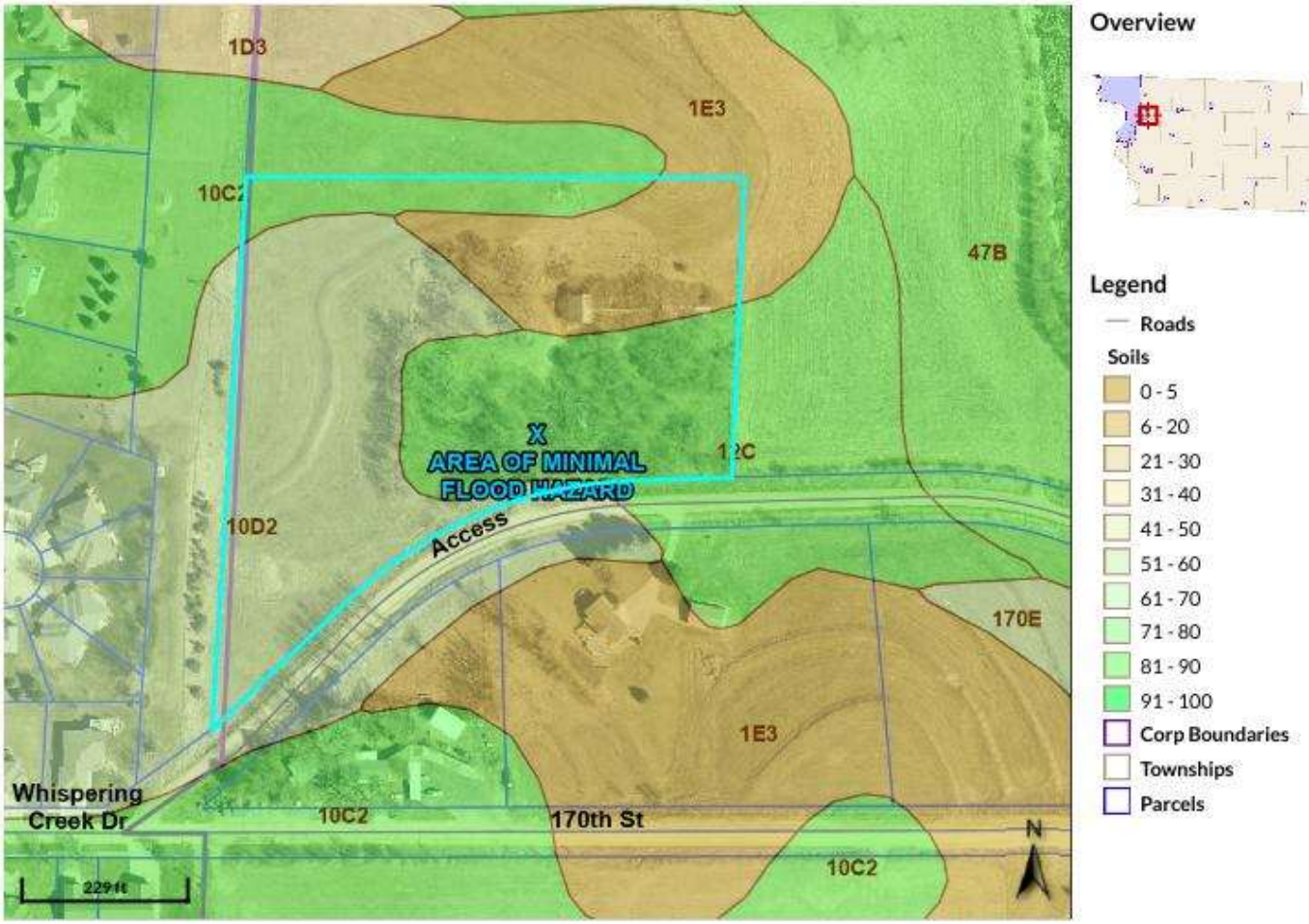
For each of a map unit's components, a corresponding percent composition is recorded. A percent composition of 60 indicates that the corresponding component typically makes up approximately 60% of the map unit. Percent composition is a critical factor in some, but not all, aggregation methods.

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

Tie-break Rule: Higher

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

Beacon™ Woodbury County, IA / Sioux City



Parcel ID	884703400012	**Alternate ID**	n/a	**Owner Address**	PETERSON SAM M
Sec/Twp/Rng	3-88-47	**Class**	R		1592 170TH ST
Property Address	1555 170TH LANE SIOUX CITY	**Acreage**	7.46		SIOUX CITY, IA 51106

District 0039

Brief Tax Description WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90 FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB
(Note: Not to be used on legal documents)

Date created: 9/2/2026
Last Data Uploaded: 9/2/2026 9:03:16 PM

Developed by SCHNEIDER GEOSPATIAL

Beacon Soil / Floodplain Map — Area of Minimal Flood Hazard; CSR2 predominantly 61–100

Compatibility with adjacent land uses

The subject property is bordered by or near existing AE-zoned residential lots and subdivisions to the west and north (Whispering Creek Drive, Glen Ellen Road, Norwood Court, Canterbury Court areas). Remaining AP agricultural land lies primarily to the south. The proposed AE zoning is a logical and compatible extension of the established residential estate pattern rather than a spot zone. The ~7.46-acre net size is consistent with larger rural estate lots. Restrictive covenants or building standards typical of the area further support residential character compatible with neighbors.

Compatibility with other physical and economic factors

Physical: Minimum lot size and dimensional standards of the AE district are consistent with rural residential / estate scale. Floodplain constraints are minimal (Area of Minimal Flood Hazard). Access is via existing access road to 170th Street; any new driveway locations would be subject to County Engineer approval.

Economic: The rezone enables potential rural housing / estate use on a parcel already separated from larger farm operations.

Any other relevant factors

The property was recently created by split/division from Uhl Turkey Farms, Inc. (Deed 2025-12016, recorded November 13, 2025). Public notice to property owners within the notification distance and to stakeholders provides opportunity for input. The rezone is the appropriate zoning mechanism to align the district designation with the surrounding AE residential estate pattern and the intended use of the parcel.

Staff Recommendation

Based on the information provided in the application materials, the Woodbury County Zoning Ordinance (particularly provisions governing AP and AE districts and map amendment criteria), soil/CSR2 mapping, floodplain information, and the surrounding land-use pattern of existing AE residential estates, staff recommends approval of the request to rezone Parcel #884703400012 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, and any conditions deemed appropriate by the Commission or Board.

Staff recommends that the Zoning Commission forward a recommendation of approval to the Board of Supervisors.

Planning and Zoning Commission Recommendation

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 of the Zoning Ordinance.

The Zoning Commission Public Hearing is/was on September 28, 2026 at 5:00 PM.

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.

The area property owners within 1000 feet were contacted with a notification letter dated September 14, 2026 about the scheduled Zoning Commission public hearing.

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 is scheduled to conduct a public hearing and may make a recommendation to the Board of Supervisors on September 28, 2026, or 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.

Up to three public hearings before the Board of Supervisors are scheduled for October 13, 20, and 27, all at 4:45 PM.

Notification

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

A legal notice is scheduled to be published to cover the three public hearings on October 8, 2026 in the Sioux City Journal.

Column

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: iI2l5OYkN4Sj0H9tRtI7 | **Proof Updated: Sep. 24, 2026 at 12:52am CDT**
Notice Name: BOS_REZONE_JD_LEGACY_FARMS_10-13_10-20-10-27 | Publisher ID: COL-IA-503729 | Purchase order number: BOS_7202

See Proof on Next Page

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	FILING FOR
Dan Priestley dpriestley@woodburycountyiowa.gov (712) 279-6609	Sioux City Journal

Columns Wide:	1	**Ad Class:**	Legals
Total Column Inches:	12.57		
Number of Lines:	149		

10/08/2026: General Legal Notice	98.64
Subtotal	$98.64
Tax	$0.00
Processing Fee	$0.00
Total	**$98.64**

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

The Woodbury County Board of Supervisors will conduct public hearings and ordinance readings to consider the proposed zoning ordinance map amendment (rezone), as detailed below, on **Tuesday, October 13, 2026, at 4:45 PM, Tuesday, October 20, 2026, at 4:45 PM, and Tuesday, October 27, 2026, at 4:45 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 Planning and Zoning, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101, or to Daniel Priestley at dpriestley@woodburycountyiowa.gov. For inquiries, contact Daniel Priestley at 712-279-6609.

All individuals wishing to provide input 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 JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30585 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. This rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 3.01.1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 89 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7; thence South 00°44'06" West along the east line of the NW1/4 of said Section 7 for a distance of 380.00 feet; thence North 89°29'24" West for a distance of 905.06 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108).

GCL-IA-503729

Decision.

Following the public hearing, the Board of Supervisors may:

- Defer consideration of the proposal; or
- Reject the proposal; or
- Proceed, subject to applicable subsections, 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.

Legal Notification – Zoning Commission Public Hearing

Sioux City Journal

AFFIDAVIT OF PUBLICATION

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

State of New Jersey, County of Camden, ss:

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

PUBLICATION DATES:
Sep. 17, 2026

NOTICE ID: 2MWmuXTG9JL7CYw9Wj1c
PUBLISHER ID: COL-IA-503654
NOTICE NAME: ZC_9-28-26
Publication Fee: $154.25

Edmar Corachia
(Signed)

VERIFICATION

State of New Jersey
County of Camden

SHARONN E THOMAS-POPE
NOTARY PUBLIC
STATE OF NEW JERSEY
My Commission Expires January 23, 2027

Subscribed in my presence and sworn to before me on this: 09/21/2026

Notary Public
Notarized remotely online using communication technology via Proof.

NOTICE OF PUBLIC HEARINGS BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will have a public meeting and will hold public hearings on the following items hereafter described in detail on Monday, September 28, 2026 at 5:00 PM or as soon thereafter as the matters may be considered. Said public hearings will be held in the Board of Supervisors' meeting room in the basement of the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said items may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to these matters should appear at the aforesaid public hearings in person or call 712-454-1133 and enter the Conference ID 638 065 53# during the meeting to listen or comment. However, it is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems. You may forward your written comments by mail or email to: Woodbury County Community and Economic Development, 6th Floor, Woodbury County Courthouse, 620 Douglas St., Sioux City, IA 51101; Emails should be sent to Daniel Priestley at: dpriestley@woodburycountyiowa.gov. Only signed comments will be considered and should be received no later than 10:00 AM on Wednesday, September 23, 2026.

Item One (1)
MINOR SUBDIVISION

PROPOSED MINOR SUBDIVISION: To be known as Bollmeyer Second Addition. JD Legacy Farms, LLC has submitted an application for a seven-lot (plus two outlots) minor subdivision to be known as the Bollmeyer Second Addition. The applicants seek to divide approximately 17.255 acres (approximately 14.407 acres net) from portions of Parcel #894607100002 and Parcel #894607100014 located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West of the 5th Principal Meridian (Concord Township). The property is located within the Agricultural Preservation (AP) Zoning District. A portion of the property is within or near a Special Flood Hazard Area associated with an unnamed stream.

The property is located along 110th Street (County Road D12) in Concord Township, Woodbury County, Iowa, near the Sioux City area (Parcel #894607100002 and Parcel #894607100014).

Applicant(s)/Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30565 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Item Two (2)
ZONING ORDINANCE MAP AMENDMENT (REZONE)

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider 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 JD Legacy Farms, LLC (Dennis Bollmeyer), requests rezoning of property located in Concord Township along 110th Street (County Road D12), with a mailing address of 30565 300th St, Hinton, IA 51024-8509.

The proposal is to rezone approximately 17.255 gross acres (approximately 14.407 net acres) identified as portions of Parcel #894607100002 and Parcel #894607100014, located in the North half of the Northwest Quarter (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West (Concord Township), from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District. The rezoning is proposed concurrently with the proposed Bollmeyer Second Addition minor subdivision to accommodate residential lots consistent with Section 5-1-1 B of the Woodbury County Zoning Ordinance.

The said property is more particularly described as follows:

That portion of the North half of the Northwest quarter of (N1/2-NW1/4) of Section 7, Township 88 North, Range 46 West of the 5th P.M., Woodbury County, Iowa, described as follows:

Beginning at the north quarter corner of said Section 7, thence South 00°44'06" West along

the east line of the NW1/4 of said Section 7 for a distance of 980.00 feet; thence North 89°29'24" West for a distance of 905.08 feet; thence South 00°30'36" West for a distance of 12.91 feet; thence North 89°29'24" West for a distance of 510.55 feet; thence North 00°30'36" East for a distance of 31.06 feet to the southeast corner of a parcel defined by Special Warranty Deed recorded on Roll 740 at Image 10224 in the Woodbury County Recorder's Office (Parcel 740-10224); thence North 89°29'24" West along the south line of said Parcel 740-10224 for a distance of 295.00 feet to the southwest corner of said Parcel 740-10224; thence South 75°54'22" West for a distance of 272.90 feet; thence South 79°51'56" West for a distance of 201.66 feet; thence North 08°02'59" East for a distance of 258.50 feet; thence North 68°45'14" West for a distance of 143.12 feet; thence North 01°38'32" East for a distance of 161.00 feet; thence South 89°29'24" East for a distance of 2271.14 feet to the Point of Beginning.

EXCEPTING THEREFROM the following description from said Parcel 740-10224:

All that part of the Northwest 1/4 of the Northwest 1/4 of Section 7, Township 89 North, Range 46 West of the Fifth Principal Meridian, Woodbury County, Iowa, described as follows: Commencing at the Northwest corner of said Northwest 1/4 of the Northwest 1/4 of said Section 7; thence North 90°00'00" East along the North line of said Northwest 1/4 of the Northwest 1/4 for 1021.02 feet to the point of beginning; thence continuing North 90°00'00" East along said North line for 295.00 feet; thence South 0°00'00" West for 361.85 feet; thence South 90°00'00" West for 295.00 feet; thence North 0°00'00" East for 361.85 feet to the point of beginning.

Property Owner(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

Petitioner Applicant(s): JD Legacy Farms, LLC (Dennis Bollmeyer), Mailing Address: 30585 300th St, Hinton, IA 51024-8509. Property Address: Along 110th Street (County Road D12) in the vicinity of 1418 110th Street, Concord Township, Woodbury County, Iowa (Sioux City, Iowa 51108)

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

PROPOSED ZONING ORDINANCE MAP AMENDMENT (REZONE): Pursuant to Section 335 of the Code of Iowa, the Woodbury County Zoning Commission will hold a public hearing to consider 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 Sam M. Peterson, requests rezoning of property located in Woodbury Township at 1555 170th Lane, Sioux City, Iowa 51106, with a mailing address of 1592 170th Street, Sioux City, Iowa 51106.

The proposal is to rezone from the Agricultural Preservation (AP) Zoning District to the Agricultural Estates (AE) Zoning District the property identified as Parcel #884703400012, located in the Southwest Quarter (SW 1/4) of the Southeast Quarter (SE 1/4) of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury Township, Woodbury County, Iowa, containing an area of 8.06 acres, more or less, which includes 0.60 acres, more or less, of road right-of-way easement (approximately 7.46 net acres). The property is located at 1555 170th Lane, Sioux City, Iowa 51106.

The said property is more particularly described as follows:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 86°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 66°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subject to easements, restrictions and zoning of record.

Property Owner(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

Petitioner Applicant(s): Sam M. Peterson, Mailing Address: 1592 170th Street, Sioux City, Iowa 51106. Property Address: 1555 170th Lane, Sioux City, Iowa 51106.

GOL-IA-503654

Comments from Owners of Real Property Lying within 1000 Feet

Name	Address	City	State	Zip	COMMENTS
Royal Highlands Homeowners Association. Attn: William Conner	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
CAB Estates LLC	5000 S Lewis Blvd	Sioux City	IA	51106	No comments.
Chad M. & Rhonda B. Robson	2600 Glen Ellen Rd	Sioux City	IA	51106	No comments.
DLG Golf Properties LLC	PO Box 313	Calistoga	SD	57102	No comments.
Stanely Family Trust	2609 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jerry Stieneke Revocable Trust AND Pamela Stieneke Revocable Trust	2619 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jodi Jennings	2629 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick E. Boeshart Revocable Trust AND Sandra K. Boeshart Revocable Trust	2608 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Charles W. Taylor & Allison B. Taylor	2618 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Anne K. Anderson Revocable Trust	2628 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Reinholdt Living Trust	1205 S Oia Vista	San Clemente	CA	92672	No comments.
John R. VanderLoo & Jennifer A. VanderLoo	2607 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Scott Murray & Jennifer Murray	2604 Glen Ellen Rd	Sioux City	IA	51106	No comments.
David W. Ferris & Susan M. Ferris	2606 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Dana A. Scrogin & Karen S. Scrogin	6709 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Brian Fitch & Teresa M. Allan Fitch	6729 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Jason C. Merrill & Kayla R. Merrill	6739 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Karen L. Stuart Revocable Trust	6749 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Nicholas Joseph Lucart & Jennifer Kay	6759 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Patricia VanderLo	2829 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Laurie Kay Garcia & Jose Luis Garcia Muno	6764 Canterbury Ct	Sioux City	IA	51106	No comments.
Bryan Wells & Beth Wells	6754 Canterbury Ct	Sioux City	IA	51106	No comments.
Mark Donaldson & Denise Leane	6744 Canterbury Ct	Sioux City	IA	51106	No comments.
Ronald L. Ireland Jr. & Regina	6734 Canterbury Ct	Sioux City	IA	51106	No comments.
William E. Oconnor - Melody L. Oconnor	6725 Canterbury Ct	Sioux City	IA	51106	No comments.
Dan Brooks & Sheila Brooks Revocable Trust	2639 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ruby I. & Leonard J. Meyer Trustees of the Ruby I. Meyer Living Trust	2701 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Terry L. Brown & Vicki A. Brown	2715 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Steven J. Condon AND Barbara A. Condon	2729 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Chad J. Murray & Jennifer L.	2739 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Rusty Soole & Lisa Soole	2749 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay A. Wright & Christina L. Wright	6765 Canterbury Ct	Sioux City	IA	51106	No comments.
Benjamin Patrick Koithan & Gehrie Nicole Koithan	6755 Cantebury Ct	Sioux City	IA	51106	No comments.
Samuel H. Clovis & Charlotte C.	6745 Cantebury Ct	Sioux City	IA	51106	No comments.
Karen S. Meyer Revocable Living Trust	6735 Cantebury Ct	Sioux City	IA	51106	No comments.

Harlan Pricks at Revocable Living Trust	2638 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Timothy E. Petersen & Annamaria Petersen	2648 Glen Ellen Rd	Sioux City	IA	51106	No comments.
William D. Conner Revocable Trust	2708 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Thomas Lee Pingel	2718 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Kevin J. Welte & Sheryl L. Welte	2738 Glen Ellen Rd	Sioux City	IA	51106	Stated some construction has commenced. Burning, fire and noise. Concerned about operating a business. Discussed the zoning procedures for the unincorporated area. – 9/15/26 (Phone Call)
Patricia A. Rehan	2748 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns about the purpose of the rezone. Don't want fireworks businesses or crypto mining. Said there was significant burning occurring at the property. Concerned about additional houses. – 9/15/26 (Phone Call)
Kenneth Trimblin & Maureen	2758 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Myhre Family Trust	6809 Norwood Ct	Sioux City	IA	51106	No comments.
David C. Aasen & Connie L.	6810 Norwood Ct	Sioux City	IA	51106	No comments.
Stephen R. Pallone & Melinda A. Pallone	6800 Norwood Ct	Sioux City	IA	51106	No comments.
Dennis D. Luft & Karen Luft	6801 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas P. Yaneff	6809 Whispering Creek Dr	Sioux City	IA	51106	Asked about the project and property tax values, etc. – 9/21/26 (Phone Call).
Alexander D. McCauley AND Kortany McCauley	6819 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Thomas J. Farrell & Susan L. Farrell	6817 Norwood Ct	Sioux City	IA	51106	No comments.
Keith Monckton, Ellen Wengert & Milton Avery	3819 Norwood Ct	Sioux City	IA	51106	No comments.
Stacy J. Junge	2728 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jennifer Donahoo Trust	6820 Norwood Ct	Sioux City	IA	51106	No comments.
Merlin D. Berkenpas & Peggy M. Berkenpas	6818 Norwood Ct	Sioux City	IA	51106	No comments.
Uhl Turkey Farms Inc.	1593 170th St	Sioux City	IA	51106	No comments.
Franks Asphalt Inc.	1553 170th St	Sioux City	IA	51106	No comments.
William S. Skatges	1559 170th Lane (St)	Sioux City	IA	51106	No comments.
Maurice Uhl Jr. & Barbara M.	1593 170th St	Sioux City	IA	51106	No comments.
Sam M. Peterson	1593 170th St	Sioux City	IA	51106	No comments.
Whispering View Homeowners Assoc	Ron Reps, PO Box 2461	Sioux City	IA	51102	No comments.
Michael Clifford Maas & Julie Ann	6717 Kingswood Ct	Sioux City	IA	51106	No comments.
Jerome Pierson	6727 Kingswood Ct	Sioux City	IA	51106	No comments.
Burgin Family Trust	6737 Kingswood Ct	Sioux City	IA	51106	No comments.
Bryan W. Geisler & Kimberly K. Storey-Geisler	6747 Kingswood Ct	Sioux City	IA	51106	No comments.
Erin N. Rolf	6757 Kingswood Ct	Sioux City	IA	51106	No comments.
David W. Sage & Terri J. Sage	2901 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Allen Gardner & Mikara	6767 Kingswood Ct	Sioux City	IA	51106	No comments.
Nicholas Schoenherr & Stacey Schoenherr	2911 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Ryan P. Isaacson	6726 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael J. Seggerman & Susan M. Seggerman	6736 Kingswood Ct	Sioux City	IA	51106	No comments.
Michael H. Prosser & Linda A. Prosser	6746 Kingswood Ct	Sioux City	IA	51106	No comments.

Dennis C. Bognerief & Diane M. Bognerief	6756 Kingswood Ct	Sioux City	IA	51106	No comments.
Larry K. Franzen & Leann K. Franzen	6766 Kingswood Ct	Sioux City	IA	51106	No comments.
John W. & Teresa L. Pritchard Living Trust	3011 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Randy R. & Sandra S. Gedd Family Trust	3015 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Jason & Amy Sulzbach	3023 Glenn Ellen Rd	Sioux City	IA	51106	No comments.
Don & Mary Stevens	2900 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Patrick Stevens Revocable Living Trust	6836 Coyote Run	Sioux City	IA	51106	No comments.
Sonja & Patrick Floyd Revocable Trust	2930 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Jay S. Huff Rev Inter-Vivos Tr And Mary Catherine Huff Rev Inter-Vivos Trust	3000 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Michael & Debra Pfeifer	2920 Glen Ellen Rd	Sioux City	IA	51106	Expressed concerns that the property owner began building without the permit. Cement trucks were brought to the site commencing on the house prior to approval. Concerned about the rules around here. - 9/15/26 (Phone Call) Questioned the number of houses that could be added to the property. Asked if a shed could be added to the property. Asked about home occupation rules. Concerned about noise added to the area and referenced construction commencing without permits. 9/21/26 (Phone Call).
City of Sioux City, Real Estate Dept.,	PO Box 447, 405 6th St	Sioux City	IA	51102-0447	No comments.
Dwight G. Kroger & Lisa M. Kroger	3022 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Joseph E. Gormally Jr & Barbara J. Gormally	3010 Glen Ellen Rd	Sioux City	IA	51106	No comments.
Darin J. Hildahl & Stacy M. Hildahl	6808 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Toge E. Newman & Marsha C. Newman	6818 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathleen C. Roe & Robert L. Roe Jr.	6820 Whispering Creek Dr	Sioux City	IA	51106	No comments.
Kathy Ann Cole Revocable Trust	5064 Cherrywood Dr	West Des Moines	IA	50265-5457	No comments.

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): Casey Meinen, MidAmerican Energy (September 10, 2026): "I have reviewed the following requested rezoning for MEC electric distribution and we have no comments, the proposed area is outside of our service territory. Have a great week!"

MIDAMERICAN ENERGY COMPANY (Gas Division): No comments.

NATURAL RESOURCES CONSERVATION SERVICES (NRCS): No comments.

NORTHERN NATURAL GAS: No comments.

NORTHWEST IOWA POWER COOPERATIVE (NIPCO): Jeff Zettel, NIPCO (September 10, 2026): "Have reviewed this application from Sam M. Peterson. NIPCO has no issues with this application."

NUSTAR PIPELINE: No comments.

SIOUXLAND DISTRICT HEALTH DEPARTMENT: No comments.

WIATEL: No comments.

WINNEBAGO TRIBE: 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: Neil Stockfleth, WCSWCD (September 10, 2026): "The WCSWCD has no comments regarding this proposal."

WOODBURY COUNTY TREASURER: No comments.

Supporting Documentation

The following materials are attached or referenced in support of this application and staff report:

1. Rezoning Application Form

OFFICE OF PLANNING AND ZONING WOODBURY COUNTY

Zoning Ordinance
Section 2.02(4)
Page 1 of 8

Rezoning Application & Zoning Ordinance Map Amendment

Owner Information:

Owner Sam Peterson
Address 1542 170th Street Sioux City IA 51106
Phone [redacted]

Applicant Information:

Applicant Sam Peterson
Address 1542 170th Street Sioux City IA 51106
Phone [redacted]

Engineer/Surveyor DOT Phone 712-266-1554

Property Information:

Property Address or Address Range 1555 170th Lane Sioux City IA 51106
Quarter/Quarter SWSE Sec 3 Twnshp/Range Woodbury
Parcel ID # _____ or GIS # 884703400012 Total Acres 7.4
Current Use empty Land Proposed Use Single Family Home
Current Zoning AP Proposed Zoning AE
Average Crop Suitability Rating (submit NRCS Statement) _____

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 8/17/26 Staff present D.P

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

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 [signature] Applicant [signature]
Date 8-18-26 Date 8-18-26

Fee: $400 **Case #:** 7213
Check #: ~~EC~~ 101
Receipt #: _____

Date Received
RECEIVED
AUG 31 2026
WOODBURY COUNTY PLANNING & ZONING

Rezoning Application & Zoning Ordinance Map Amendment (received Aug 31, 2026)

2. Grading Permit Application

RECEIVED
AUG 31 2026
WOODBURY COUNTY PLANNING & ZONING

GRADING PERMIT APPLICATION
WOODBURY COUNTY PLANNING & ZONING
6TH FLOOR COURT HOUSE
620 DOUGLAS STREET
SIOUX CITY, IOWA 51102

Applicant's Information:
Property Owner(s) Name: Sam Peterson
Mailing Address: 1592 170th St Sioux City IA 51106
Phone No. [redacted] E-mail Address: [redacted]

Grading Contractor's Information:
Property Owner(s) name: Matt Richardson
Mailing Address: 421 E. Main Street Lawton IA
Phone No. [redacted] E-mail Address: [redacted]

Property and location Information:
Property Address: 1555 170th Ln Sioux City IA 51106
GIS Parcel Number: 884703400012 Quarter: SW SE Section 3 Township Woodbury
Purpose for Grading Permit Application: Build single family Home

Will Earthen Material be removed from the parcel? Yes ____ No X No. of Cubic Yards ____
Will Earthen Material be brought to the parcel? Yes ____ No X No. of Cubic Yards ____
Anticipated Start Date of Grading: ____ Anticipated End Date of Grading: 11-20-26
Any Other Information: ____

PROPERTY OWNER(S) SIGNATURE
CONTRACTOR'S SIGNATURE

APPROVED: ____ DATE: 8-18-26
PLANNING AND ZONING DIRECTOR

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THIS PERMIT BECOMES NULL AND VOID IF GRADING HAS NOT COMMENCED WITHIN 120 DAYS. THE PERMIT EXPIRES TWELVE (12) MONTHS FROM ISSUANCE AND MUST BE RENEWED IF GRADING IS TO CONTINUE.

Below -Office Use Only:
Application Number: 7214 Date: ____
Parcel's Zoning: AP Parcel's Flood Zone: X Map Panel No: 225E
Permit Issue Date: ____ Expiration Date: ____
Approved: ____ Denied: ____

Grading Permit Application (approved Aug 18, 2026)

3. Iowa DNR Notice of Intent (NPDES Storm Water General Permit)

IOWA DEPARTMENT OF NATURAL RESOURCES
NOTICE OF INTENT FOR COVERAGE UNDER
NPDES STORM WATER GENERAL PERMIT

CASHIER'S USE ONLY
0253-542-SW08-0581

Name

No. 1 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY"
or
No. 2 FOR "STORM WATER DISCHARGES ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR CONSTRUCTION ACTIVITIES"
or
No. 3 FOR "STORM WATER DISCHARGE ASSOCIATED WITH INDUSTRIAL ACTIVITY FOR ASPHALT PLANTS, CONCRETE BATCH PLANTS, ROCK CRUSHING PLANTS, AND CONSTRUCTION SAND AND GRAVEL FACILITIES."

PERMIT INFORMATION

Has this storm water discharge been previously permitted? ☐ Yes ☒ No

If yes, please list authorization number _____

Under what General Permit are you applying for coverage?

☐ General Permit No. 1 ☒ General Permit No. 2 ☐ General Permit No. 3

PERMIT FEE OPTIONS

For coverage under NPDES General Permit No. 1, No. 2, or No. 3, the following fees apply:

☒ Annual Permit Fee $175 (per year) Maximum coverage is one year.

☐ 3-year Permit Fee $350 Maximum coverage is three years.

☐ 4-year Permit Fee $525 Maximum coverage is four years.

☐ 5-year Permit Fee $700 Maximum coverage is five years.

Checks should be made payable to the Iowa Department of Natural Resources.

FACILITY OR PROJECT INFORMATION

Enter the name and full address/location (not mailing address) of the facility or project for which permit coverage is requested.

NAME: Sam Peterson COUNTY: Woodbury

STREET ADDRESS OF SITE: 1555 170th Lane

CITY: Sioux City STATE: Iowa ZIP CODE: 51106

Give the facility or construction site location by section/township/range and latitude/longitude:

Latitude: 42.4951° N Longitude: -96.4001° W

¼ SECTION	SECTION	TOWNSHIP	RANGE
SW SE	3	88	47

¼ SECTION	SECTION	TOWNSHIP	RANGE

Facility SIC Code: _____ Facility NAICS Code: _____

SIC and NAICS codes refer to the Standard Industrial Classification and the North American Industry Classification System code numbers used to classify establishments by type of economic activity. Complete for General Permits No. 1 and No. 3.

CONTACT INFORMATION

Provide the name, mailing address, email address, and telephone number of a contact person. Attach additional information as needed. This will be the address to which all correspondence will be sent and to which all questions will be directed.

NAME: Doug Rose PHONE: [redacted]

COMPANY NAME (if applicable): Bacon Creek Design, Inc.

STREET ADDRESS: 220 S Westcott Street

CITY: Sioux City STATE: IA ZIP CODE: 51108

EMAIL ADDRESS: [redacted]

Check the appropriate box to indicate the legal status of the operator of the facility.

☐ Federal ☐ State ☐ Public ☒ Private ☐ Other (specify) _____

08/2025 cmc

DNR Form 542-1415

IDNR NOI Form — Page 1

OWNER INFORMATION Enter the name and full address of the owner of the facility.

NAME: Sam M. Peterson PHONE: [redacted]

STREET ADDRESS: 1555 170th Lane

CITY: Sioux City STATE: IA ZIP CODE: 51106

EMAIL ADDRESS: [redacted]

OUTFALL INFORMATION

Discharge start date, i.e., when did/will the site begin operation or 10/1/92, whichever is later:

Is any storm water monitoring information available describing the concentration of pollutants in storm water discharges?

☐ Yes ☒ No **NOTE:** Do not attach any storm water monitoring information with the application.

List receiving water(s) to the first uniquely named waterway in Iowa (e.g., ditch to unnamed tributary to Mud Creek to Cedar River):

Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona-Harrison Ditch to the Missouri River

Note compliance With the Following Conditions:	Yes	No
Has the Storm Water Pollution Prevention Plan been developed prior to the submittal of this NOI and does the plan meet the requirements of the applicable General Permit? (do not submit the SWPPP with the NOI)	☒	☐
Will the Storm Water Pollution Prevention Plan comply with approved State (Section 161A.64, Code of Iowa) or local sediment and erosion plans? (for General Permit 2 only)	☒	☐
Has a public notice been published for at least one day, in the newspaper with the largest circulation in the area where the discharge is located, and is the proof of notice attached? (new applications only)	☒	☐

ADDITIONAL INFORMATION FOR GENERAL PERMIT NO. 2 AND GENERAL PERMIT NO. 3 APPLICANTS.

Description of Project (describe in one sentence what is being constructed):

Grading for new residence

For General Permit No. 3 - Is this facility to be moved this year? ☐ Yes ☐ No

Number of Acres of Disturbed Soil (Construction Activities Only): 7.46

Estimated Timetable for Activities/Projects, i.e., approximately when did/will the project begin and end:

10/01/2026 - 10/01/2027

CERTIFICATION – ALL APPLICATIONS MUST BE SIGNED

This form must be signed in accordance with 567 IAC 60.3(2)"d". The subrule language is included in the instructions on page 2.

Certification Statement

I certify under penalty of law that this document and all attachments were prepared under my direction or supervision in accordance with a system designed to assure that qualified personnel properly gather and evaluate the information submitted. Based on my inquiry of the person or persons who manage the system, or those persons directly responsible for gathering the information, the information submitted is, to the best of my knowledge and belief, true, accurate, and complete. I further certify that the terms and conditions of the general permit will be met. I am aware that there are significant penalties for submitting false information, including the possibility of fine and imprisonment for known violations.

Sam Peterson
NAME (print or type)

Owner
TITLE AND COMPANY NAME OF SIGNATORY

Sam Peterson
SIGNATURE

8/25/26
DATE

Submit this form to: Storm Water Coordinator, Iowa Department of Natural Resources, 6200 Park Ave Ste 200, Des Moines, IA 50321

08/2025 cmc

DNR Form 542-1415

IDNR NOI Form — Page 2 (Owner Information / Certification)

4. Affidavit of Publication — Stormwater Discharge Public Notice

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:
Aug. 22, 2026

NOTICE ID: jEj2865uDpVsBCvyIj52
PUBLISHER ID: COL-IA-503588
NOTICE NAME: SAM PETERSON STORMWATER DISCHARGE NOTICE
Publication Fee: $18.37

Anjana Bhadoriya
(Signed)

VERIFICATION

State of Florida
County of Broward

SHERI SMITH
Notary Public - State of Florida
Commission # HH804446
Expires on May 31, 2030

Subscribed in my presence and sworn to before me on this: 08/24/2026

S Smith
Notary Public
Notarized remotely online using communication technology via Proof.

PUBLIC NOTICE OF STORMWATER DISCHARGE

Sam Peterson plans to submit a Notice of Intent to the Iowa Department of Natural Resources to be covered under NPDES General Permit No. 2 Storm Water Discharge associated with Construction Activities for Residential Grading. The storm water discharge will be for 7.46 acres in the SW SE quarter of Section 3, T86N, R47W, Woodbury County. Storm water will be discharged from the site to Dead Man Creek, Farmers Ditch, West Fork Ditch, Monona Harrison Ditch and ultimately the Missouri River.

The public may obtain further information or request to review the NOI after it has been received by the department at https://programs.iowadnr.gov/stormwater/, or by contacting the Iowa DNR at 6200 Park Ave Ste 220, Des Moines IA 50321, by phone at 515-725-8200, or by emailing stormwater@dnr.iowa.gov.
COL-IA-503588

Sioux City Journal Affidavit of Publication (Aug 22, 2026)

5. Building Permit Applications

Original #7208-BP

RECEIVED
Received by:
AUG 31 2026
WOODBURY COUNTY PLANNING & ZONING

WOODBURY COUNTY, IOWA

APPLICATION FOR BUILDING PERMIT

[redacted]

For Office Use: Case No. 7215

Zoning District AP Date Approved _____ Denied _____ By _____

Floodplain District X Map # 225E Fee _____ Ck/Rct # _____

GIS # 8847 03400 012 Mail _____ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Sam Peterson Phone: [redacted]

Mailing Address: 1542 170th Street City: Sioux City Zip: 51106

Structure will be built at (address): 1555 170th Lane Sioux City IA 51106

Occupied by: Sam Peterson

Quarter/quarter SW SE Section 3 Civil Township Woodbury

or

Subdivision X Block X Lot(s) X

Name of Contractor: Chad Ripperda Phone: 712-490-6620

Address of Contractor: 906 Brookside drive Jefferson SD 57038

Anticipated start date of construction: (month/day/year): 09/1/26

Type of structure: Single family Home Will this be used for business purposes? No

Structure's Value: $700,000 Size of parcel in acres: 7.04

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature [signature]

This August day of 20, 2026.

_____
Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

Application for Building Permit — Case No. 7215 (received Aug 31, 2026)

RECEIVED
Received by:
AUG 14 2026
WOODBURY COUNTY
PLANNING & ZONING

WOODBURY COUNTY, IOWA
APPLICATION FOR BUILDING PERMIT

[redacted]

For Office Use: Case No. 7208

Zoning District _____ Date Approved _____ Denied _____ By _____

Floodplain District X Map # 225E Fee 500 Ck/Rct # 5027

GIS # 884703400012 eMail ✓ Pick up _____

In accordance with the Woodbury County Zoning Ordinance, the undersigned hereby applies for a building permit:

Landowner's name: Sam Peterson Phone: [redacted]

Mailing Address: _____ City: _____ Zip: _____

Structure will be built at (address): 1592 170th Lane Lane

Occupied by: _____

Quarter/quarter _____ Section _____ Civil Township Woodbury

or

Subdivision — Block _____ Lot(s) _____

Name of Contractor: C+M Construction Phone: 712-490-6620 Chad Kinneberg

Address of Contractor: 806 Brookside Dr. Jefferson SD, 57038

Anticipated start date of construction: (month/day/year): 8/21/26

Type of structure: Single Family Will this be used for business purposes? No

Structure's Value: _____ Size of parcel in acres: 7.46

Remarks: _____

PLEASE READ CAREFULLY.

I, the undersigned, hereby understand and state that the land and building listed herein SHALL NOT BE OCCUPIED OR USED in whole or in part for any purpose whatsoever until the structure has been completed and reported as such to the County Office of Planning and Zoning; and to do so constitutes a violation of the Woodbury County Zoning Ordinance subject to misdemeanor charges. I further state that I have read the foregoing application and attachments and know the contents therein, and the facts contained are true and accurate.

Signature Chad Kinneberg

This 14th day of August, 2026.

_____
Notary Public in and for Woodbury County, Iowa

AFTER THE APPLICATION HAS BEEN APPROVED AND THE PERMIT ISSUED, THE PERMIT BECOMES NULL AND VOID IF CONSTRUCTION HAS NOT COMMENCED WITHIN 120 DAYS AND IN ANY EVENT ONE YEAR.

Application for Building Permit — Case No. 7208 (received Aug 14, 2026)



Application for Building Permit — Site Plan

6. Parcel / Assessor Reports

Woodbury County, IA / Sioux City

Summary

Parcel ID	884703400012
Alternate ID	
Property Address	1555 170TH LANE SIOUX CITY IA 51106
Sec/Twp/Rng	3-88-47
Brief	WOODBURY TOWNSHIP AN IRREG TCT IN SW SE OF 3-88-47 DESCRIBED AS COM AT SW COR OF SW SE THNC N 89.63 FT TO POB; THNC N 771.90
Tax Description	FT, THNC E 659.74 FT, THNC S 429.46 FT, THNC W 148.15 FT, THNC SW 327.09 FT, THNC SW 326.22 FT TO POB (Note: Not to be used on legal documents)
Deed Book/Page	2025-12016 (11/13/2025)
Gross Acres	7.46
Net Acres	7.46
Zoning	[EMPTY] - [EMPTY]
District	0039 WOODBURY/SB/L
School District	SGT BLUFF LUTON
Neighborhood	N/A

Owner

Deed Holder
PETERSON SAM M
1592 170TH ST
SIOUX CITY IA 51106
Contract Holder
Mailing Address
PETERSON SAM M
1592 170TH ST
SIOUX CITY IA 51106

Land

Lot Area 7.46 Acres ;324,958 SF

Agricultural Buildings

Plot #	Type	Description	Width	Length	Year Built	Building Count
0	Barn - Flat	BARN	28	36	1950	1
0	Lean-To	LEAN TO	34	80	1950	1
0	Swine Finish and Farrow (Old Style)	HOG HOUSE	20	60	1950	1

Sales

Date	Seller	Buyer	Recording	Sale Condition - NUTC	Type	Multi Parcel	Amount
11/6/2025	UHL TURKEY FARMS INC	PETERSON SAM M	2025-12016	Split or division	Deed	Y	$74,600.00

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

Valuation

		2026	2025
	Classification	Residential	Agriculture
+	Assessed Land Value	$76,800	$17,250
+	Assessed Building Value	$0	$6,560
+	Assessed Dwelling Value	$23,910	$0
=	**Gross Assessed Value**	**$100,710**	**$23,810**
-	Exempt Value	$0	$0
=	**Net Assessed Value**	**$100,710**	**$23,810**

Sioux City Special Assessments and Fees

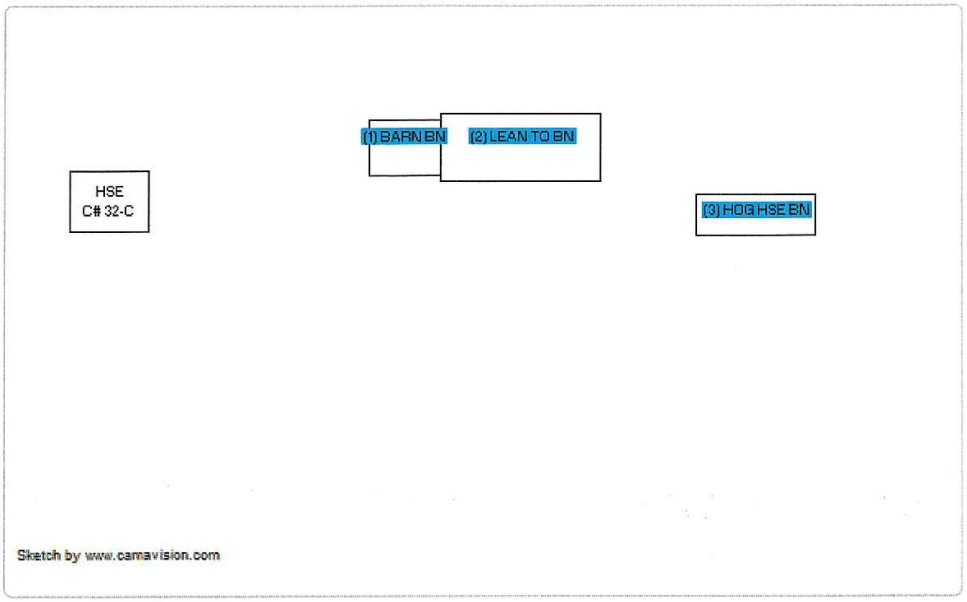
Click here to view special assessment information for this parcel.

Woodbury County Tax Credit Applications

Apply for Homestead or Military Tax Credit

Sketches

Beacon Parcel Summary — 884703400012



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

The maps and data available for access at this website are provided "as is" without warranty or any representation of accuracy, timeliness, or completeness. There are no warranties, expressed or implied, as to the appropriate use of the maps and data or the fitness for a particular purpose. The maps and associated data at this website do not represent a survey. No liability is assumed for the accuracy of the data delineated on any map, either expressed or implied.
| User Privacy Policy | GDPR Privacy Notice
Last Data Upload: 8/14/2026, 9:20:00 PM

Contact Us

Developed by
SCHNEIDER GEOSPATIAL

Building Sketch (Barn, Lean-To, Hog House)

8. Assessment History

PDF+PIN: **022+8847-03-400-003** Mon, 8/17/2026, 9:26 AM Page 2

Prior Year	Comment	Value Type	Location	Class	Land Value	Dwelling Value	Improvement Value	M & E Value	Total Value
2026		Appr	RURAL	Ag Land	$880	$0	$0	$0	$880
2025		Appr	RURAL	Ag Land	$880	$0	$0	$0	$880
2024		Appr	RURAL	Ag Land	$750	$0	$0	$0	$750
2023		Appr	RURAL	Ag Land	$750	$0	$0	$0	$750
2022		Appr	RURAL	Ag Land	$580	$0	$0	$0	$580
2021		Appr	RURAL	Ag Land	$580	$0	$0	$0	$580
2020		Appr	RURAL	Ag Land	$550	$0	$0	$0	$550
2019		Appr	RURAL	Ag Land	$550	$0	$0	$0	$550
2018		Appr	RURAL	Ag Land	$800	$0	$0	$0	$800
2017		Appr	RURAL	Ag Land	$800	$0	$0	$0	$800
2016		Eq	RURAL	Ag Dwlg	$800	$0	$0	$0	$800
2015		Appr	RURAL	Ag Dwlg	$800	$0	$0	$0	$800
2014		Appr	RURAL	Ag Dwlg	$800	$0	$0	$0	$800
2013		Appr	RURAL	Ag Dwlg	$1,130	$2,500	$0	$0	$3,630
2012		Appr	RURAL	Ag Dwlg	$740	$21,470	$0	$0	$22,210
2011		Appr	RURAL	Ag Dwlg	$740	$21,470	$0	$0	$22,210
2010		BofR	RURAL	Ag Dwlg	$550	$31,440	$0	$0	$31,990
2009	VAI pre-convert values	Eq	URBAN	Ag Land	$370	$31,440	$0	$0	$31,810
2008		Eq	URBAN	Ag Land	$370	$31,440	$0	$0	$31,810

Historical Assessment Values 2008–2026

1555 170TH ST, SERGEANT BLUFF

Deed: **UHL TURKEY FARMS INC**
Contract:
CID#: **822527**
DBA:
MLS:

Map Area: **WOODBURY-AG**
Route: **003-088-047**
Tax Dist: **WOODBURY - SGT BLUFF LU**
Plat Page: **23**
Subdiv: **[NONE]**

Checks/Tags:
Lister/Date: **EDN, 01/01/1995**
Review/Date: **JP, 02/20/1995**
Entry Status: **Inspected**

RURAL / Ag Land

Legal: A TCT LYING 402.74' E & 488.03' N OF SW COR NE SW SE BEING 126.27' ON N & S X 172.49' ON E& W SWSE 3-88-47

Land

Land Basis	Front	Rear	Side 1	Side 2	R. Lot	SF	Acres	Depth/Unit	EFF/Type	Qual./Land	Unit Price	Total	Topo	Econ	Other	$Adj	Land Total (Rnd Nearest $10)
***NON**						21,780.00	0.500					$883	0%	0%	0%	$0	$880
Grand Total						21,780.00	0.500					$883					$880

Street	Utilities	Zoning	Land Use
*NON	None	None	AGRICULTURAL PRESERVATION	Non Crop

Sales

Date	$ Amount	NUTC	Recording
11/06/2025	$0	D38	2025-12016

Building Permits

Date	Number	Tag	$ Amount	Reason

Values

Type	Appraised	B of R	St. Equalized	Pr Yr: 2026
Land	$880	$0	$0	$880
LandC		$0	$0	
Dwlg		$0	$0	
Impr		$0	$0	
Total	$880	$0	$0	$880

2007		Eq	URBAN	Ag Land	$370	$31,440	$0	$0	$31,810
2005	2005 VCS Values (no ag values valid)	Eq	URBAN	Ag Land	$0	$28,090	$0	$0	$28,090

Notes:

1/02 CHANGED GRADE FROM 6+5 TO 5
1/11 ADD VACANCY FACTOR(-$7150)SC
2/8/13 DESTROYED BY FIRE-GO

1/13 REMOVE DWELLING (-$21470) ADD SV DWELLING ($2500) -TM
1/14 REMOVE DWELLING(-$2500)SC
03/24/2021-2021 REAL ESTATE ASSESSMENT ROLL -RETURNED BY USPS -RETURN TO SENDER, NOT DELIVERABLE AS ADDRESSED, UNABLE TO FORWARD. JZ
1/26-FILE 2026-00158 SPLITS PARCELS 8847-03-400-002 AND -003 INTO 2 NEW PARCELS 8847-03+-400-012 AND -011 FOR 2026. JG

9. Warranty Deed (Document 2025-12016)

Document Number: 2025-12016
Recorded: 11/13/2025 at 8:24:08.0 AM
County Recording Fee: $22.00
Iowa E-Filing Fee: $3.00
Combined Fee: $25.00
Revenue Tax: $119.20
MICHELLE K. SKAFF AUDITOR & RECORDER
Woodbury County, Iowa

WARRANTY DEED
(CORPORATE GRANTOR)
Recorder's Cover Sheet

Preparer Information: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101, Tel: (712) 277-2373

Taxpayer Information: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Return Document To: Jeffrey Mohrhauser, 522 4th St. #300, Sioux City, IA 51101

Grantors: Uhl Turkey Farms, Inc., 1593 170th Street, Sioux City, Iowa 51106

Grantees: Sam M. Peterson, 1592 170th Street, Sioux City, Iowa 51106

Legal Description: See Page 2

Document or instrument number of previously recorded documents:

WARRANTY DEED
(CORPORATE GRANTOR)

For the consideration of One ($1.00) Dollar(s) and other valuable consideration, Uhl Turkey Farms, Inc., an Iowa corporation, does hereby Convey to Sam M. Peterson, the following described real estate in Woodbury County, Iowa:

That part of the Southwest Quarter of the Southeast Quarter of Section 3, Township 88 North, Range 47 West of the 5th P.M., Woodbury County, Iowa, more particularly described as follows:

Commencing at the Southwest corner of the Southwest Quarter of the Southeast Quarter; thence N 03°13'46" E (Iowa State Plane), along the West line of said Southwest Quarter of the Southeast Quarter, a distance of 89.63 feet to the intersection of said West line with the centerline of access road and the Point of Beginning; thence continuing N 03°13'46" E along said West line, a distance of 771.90 feet; thence N 89°48'57" E, parallel with the South line of said Southwest Quarter of the Southeast Quarter, a distance of 659.74 feet; thence S 02°09'37" W, a distance of 429.46 feet to the centerline of said access road; thence S 88°09'32" W, along said centerline a distance of 148.15 feet to the beginning of a tangent curve, concave to the then Southeast; thence Southwest along said curve an arc distance of 327.09 feet, said curve having a radius of 465.00 feet and a central angle of 40°18'12", the chord of said curve bears S 68°00'26" W a distance of 320.39 feet; thence S 47°31'21" W tangent to last described curve, a distance of 326.22 feet to the Point of Beginning.

Containing an area of 8.06 Acres, more or less, which includes 0.60 Acres, more or less of road right-of-way easement.

Subjects to easements, restrictions and zoning of record.

The Corporation hereby covenants with grantees, and successors in interest, that it holds the real estate by title in fee simple; that it has good and lawful authority to sell and convey the real estate; that the real estate is free and clear of all liens and encumbrances, except as may be above stated; and it covenants to Warrant and Defend the real estate against the lawful claims of all persons, except as may be above stated.

Words and phrases herein, including acknowledgment hereof, shall be construed as in the singular or plural number, according to the context.

Dated: November 6, 2025.

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IowaDocs®

Warranty Deed — Legal Description

Uhl Turkey Farms, Inc.

By _____
Maurice Uhl, Jr., President

By _____
Steven L. Uhl, Secretary

STATE OF IOWA, COUNTY OF WOODBURY

This record was acknowledged before me on November 6, 2025, by Maurice Uhl, Jr. as President of Uhl Turkey Farms, Inc. and Steven L. Uhl, as Secretary of Uhl Turkey Farms, Inc.

Sydney Ann McManamy Herrmann
Commission Number 852051
My Commission Expires
November 9, 2026

_____
Signature of Notary Public

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IowaDocs®

Form No. 104, Warranty Deed (Corporate Grantor)
Revised June 2022

Warranty Deed — Signatures / Acknowledgment

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/14/2026 **Weekly Agenda Date:** 10/20/2026

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

Wording for Agenda Item:

Approval of Resolution Acknowledging the Application for Voluntary Annexation of Territory to the City of Sioux City by Taylor and Caleb Revell at 4606 Old Lakeport Road, Sioux City, Iowa (Parcel #884717400005).

Action Required:

Approve Ordinance ☐ Approve Resolution ☒ Approve Motion ☐

Hold Public Hearing ☐ Informational ☐ Attachments ☒

Set Time:

Reviewed by County Attorney's Office: ☐

Background & Financial Impact:

Pursuant to Iowa Code Section 368.7(1)(b)(1), the City of Sioux City provided written notice to the Woodbury County Board of Supervisors of a proposed voluntary annexation of territory adjoining the City of Sioux City by Taylor and Caleb Revell. A consultation meeting was held on Tuesday, October 13, 2026, at 3:00 p.m. in the 3rd Floor Clocktower Conference Room of the Sioux City City Hall, attended by Daniel Priestley, Woodbury County Zoning Coordinator. Iowa Code requires the Board to state by resolution within 30 days whether it supports the application, takes no position, or (if a comprehensive plan exists) take the plan into account. The proposed annexation is compatible with the Woodbury County Comprehensive Plan 2040 (adopted May 7, 2024) and its Future Land Use Map.

Recommendation:

Approve the Resolution with a neutral position with no position in support of or against the

application for voluntary annexation.

Attachments:

Resolution

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS

RESOLUTION NUMBER _____

RESOLUTION REGARDING THE PROPOSED VOLUNTARY ANNEXATION OF CERTAIN PROPERTY LOCATED AT 4606 OLD LAKEPORT ROAD (PARCEL NUMBER 884717400005) INTO THE CITY OF SIOUX CITY, IOWA

WHEREAS, the City of Sioux City, Iowa, has received a request from Taylor and Caleb Revell for the voluntary annexation of property located at 4606 Old Lakeport Road, Parcel Number 884717400005, more particularly provided in Exhibit A in the materials provided by the City of Sioux City and shown on the attached drawings, to connect to city utilities; and

WHEREAS, pursuant to Iowa Code Section 368.7(1)(b)(1), the City of Sioux City provided written notice to the Woodbury County Board of Supervisors and set a time for consultation on the proposed annexation; and

WHEREAS, the consultation was held on Tuesday, October 13, 2026, at 3:00 p.m. in the 3rd Floor Clocktower Conference Room of Sioux City City Hall, and Daniel Priestley, Woodbury County Zoning Coordinator, attended the consultation on behalf of the Board of Supervisors; and

WHEREAS, Iowa Code Section 368.7(1)(b)(2) provides that not later than thirty days after the consultation, the board of supervisors of each county that contains all or a portion of the territory to be annexed shall, by resolution, state whether or not it supports the application or whether it takes no position in support of or against the application, and that if there is a comprehensive plan for the county, the board shall take the plan into account when considering its resolution; and

WHEREAS, the Woodbury County Comprehensive Plan 2040 was adopted by the Woodbury County Board of Supervisors on May 7, 2024, by Resolution No. 13,727; and

WHEREAS, after review of the proposed annexation in light of the Woodbury County Comprehensive Plan 2040, including its Future Land Use Map, the Board finds that the proposal is compatible with the Future Land Use Map for the unincorporated areas of Woodbury County;

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

1. The Woodbury County Board of Supervisors hereby takes no position in support of or against the application for voluntary annexation of the property located at 4606 Old Lakeport Road, Parcel Number 884717400005, by the City of Sioux City, Iowa.
2. The Board notes that the proposed annexation is compatible with the Woodbury County Comprehensive Plan 2040's Future Land Use Map for the unincorporated areas of Woodbury County.

3. A copy of this Resolution shall be immediately filed with the City of Sioux City and shall be considered by the City Council when taking action on the voluntary annexation.

PASSED AND APPROVED 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

EXHIBIT A

SIOUX CITY

OCT 1 2026 PM4:02

September 29, 2026

Mark Nelson
Chairperson, Woodbury County Board of Supervisors
620 Douglas Street
Sioux City, Iowa 51101

Re: Requested annexation of 4606 Old Lakeport Road (Parcel Number 884717400005)

Mr. Nelson:

The purpose of this letter is to ask the Woodbury County Board of Supervisors to designate one of its members to attend a consultation with the City of Sioux City to discuss the proposed annexation of property noted above and further described on the attached drawings to the City of Sioux City. The consultation will be held **Tuesday October 13, 2026 at 3:00 PM in the 3rd Floor Clocktower Conference Room of the Sioux City City Hall**. The intent of the consultation is to identify and address issues associated with this annexation.

The City has received a request from Taylor and Caleb Revell to annex their property to connect to city utilities. This is a voluntary annexation.

The annexing City is required to hold a consultation with representatives of the Supervisors of Counties containing the property to be annexed and with representatives of the Board of Trustees of the Township containing property to be annexed.

> "State Code 368.7 (1)b...the annexing city shall provide written notice to the board of supervisors and township trustees of each county and township that contains all or a portion of the territory to be annexed. The written notice shall include the same information required in paragraph *"c"* and shall set a time for a consultation on the proposed annexation between the annexing city and each county and township that contains all or a portion of the territory to be annexed."

Please designate one member of the Board of Supervisors to attend this consultation.

If you have any questions, feel free to contact me by email at cmadsen@sioux-city.org. or by phone at 279-6341.

Sincerely

Chris Madsen, AICP, CFM
Planning Manager

COMMUNITY DEVELOPMENT DEPARTMENT

ADMINISTRATION
405 6th Street
P.O. Box 447
Sioux City, IA 51102
PH 712-279-6340
FAX 712-224-5218
WEB www.sioux-city.org

INSPECTION SERVICES/ PERMIT CENTER
PH 712-224-5216
FAX 712-279-6188

HOUSING ASSISTANCE CENTER
PH 712-279-6348
FAX 712-224-5200

NEIGHBORHOOD SERVICES
521 Nebraska Street
P.O. Box 447
Sioux City, IA 51102
PH 712-279-6328
FAX 712-279-6196

PLANNING & ZONING
PH 712-279-6340
FAX 712-224-5218

REAL ESTATE
PH 712-279-6971
FAX 712-224-5218


Annexation Map
Subject Property
Existing City Limits
Old Lakeport Rd
Antelope Dr
Whitetail Dr
Hawthorne Dr
City of Sioux City Planning Division
SIOUX CITY

Woodbury County Board of Supervisors
Agenda Item(s) Request Form

Date: 10/14/26 **Weekly Agenda Date:** 10/20/26

Elected Official / Department Head / Citizen: Anna Bertrand, Sky Ranch Behavioral Services

Wording for Agenda Item:

Sky Ranch Behavioral Services (SRBS) is requesting a local unit of government to partner on a state of Iowa grant application that would provide prevention and education services for at-risk youth with co-occurring mental health and substance use disorders.

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 order to apply for funding from the Iowa Department of Public Safety they are requiring an MOU with Woodbury County (Board of Supervisors) identifying them as the "Local Unit of Government" and "fiscal agent" and Sky Ranch as the "Service Provider" for the project. If funded, this award would bring $41,282 into our community for services.

Recommendation:

Motion to approve Woodbury County Board of Supervisors as “Local Unit of Government” and “Fiscal Agent” for the Sky Ranch grant application

Approved by Board of Supervisors on March 17, 2026

WOODBURY COUNTY
AGENDA ITEM(S) REQUEST FORM

Date: 10/15/2026 **Weekly Agenda Date:** 10/20/2026

Elected Official / Department Head / Citizen: Dan Heissel, Executive Director

Wording for Agenda Item:

Amend Regional Hazardous Mitigation Plan for 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:

SIMPCO has learned that if our project is listed in the Regional Hazardous Mitigation Plan for Woodbury County then it will benefit us in the scoring for our CDBG grant we are pursuing for HUD funding for erosion on the Little Sioux River in Little Sioux Park.

Recommendation:

To pass this amendment to include the Little Sioux Park p[roject as outlined in the Amendment form provided by SIMPCO who is writing the CDBG grant.

Attachments:

SIMPCO - Amendment Form

Approved by Board of Supervisors on March 17, 2026

Woodbury County
Board of Supervisors
620 Douglas St.
Sioux City, IA
51101

AMENDMENT

WHEREAS, Woodbury County participated in preparing the 2026 Regional Hazard Mitigation Plan (for Cherokee, Ida, Monona, Plymouth, and Woodbury Counties, including their unincorporated and incorporated areas, in Iowa) which has been prepared in accordance with FEMA requirements at 44C.F.R.201.6; and,

WHEREAS, Woodbury County, at the time of planning had not determined or wishes to add a specific Action, Strategy, or Project for planned implementation; and,

WHEREAS, Woodbury County, has upon this day identified the following Action, Strategy, or Project; and,

WHEREAS, Woodbury County, has determined such Action, Strategy, or Project to be compliant with the terms defining formal Regional Hazard Mitigation Plan Participation; and,

WHEREAS, the Woodbury County Board of Supervisors is a local unit of government that has afforded its residents an opportunity to comment on and provide input in the Plan and the actions in the Plan; and

The Woodbury County Board of Supervisors HEREBY Amends the Plan, under its jurisdiction profile and the list of Region Projects by inclusion of the following Action, Strategy, or Project, and

ACTION/STRATEGY/PROJECT Detail

Work to be done: The proposed project will stabilize the Little Sioux Riverbank using a combination of longitudinal peaked stone toe protection (LPSTP), slope revetment, bendway weirs, live pole plantings, and bank shaping. These improvements are designed to address the hydraulic forces contributing to erosion and slope instability. LPSTP will protect the bank toe from scour, while bendway weirs will redirect high-velocity flows away from the eroding bank. Bank shaping and vegetative stabilization will promote natural revegetation and long-term slope stability. Sediment deposition behind the LPSTP and between bendway weirs will further support vegetation and create a more resilient riverbank over time. The project will reduce the impacts of flooding, heavy precipitation, and rapid snowmelt; decrease ongoing maintenance costs; and help maintain the existing course of the Little Sioux River. By reducing erosion and channel meandering, the project will minimize the potential for future damage or loss of adjacent property and structures.

___

Responsible Party/Parties for work completion: Woodbury County Conservation Board

___

Responsible Party/Parties for follow up: Woodbury County Conservation Board

___

Timeline: 18-36 months upon Notice of Award

___

Funding sources: Local funds and CDBG-DR funds

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NOW THEREFORE, BE IT RESOLVED by the Woodbury County Board of Supervisors that Woodbury County amends the 2026 Regional Hazard Mitigation Plan, and resolves to execute the actions as added to the Plan.

AMENDED this _____, day of _____, 2026, at the meeting of the Woodbury County Board of Supervisors.

_____

Chairperson, Woodbury County Board of Supervisors

_____

Attest