11
10/6/26

WOODBURY COUNTY, IOWA

BOARD OF SUPERVISORS

RESOLUTION NUMBER 14,121

RESOLUTION REGARDING THE PROPOSED VOLUNTARY ANNEXATION OF CERTAIN PROPERTY LOCATED AT 7103 MORNINGSIDE AVENUE (PARCEL NUMBER 884709426010) INTO THE CITY OF SIOUX CITY, IOWA

WHEREAS, the City of Sioux City, Iowa, has received a request from Overlook Developers LLC for the voluntary annexation of property located at 7103 Morningside Avenue, Parcel Number 884709426010, more particularly provided in Exhibit A in the materials provided by the City of Sioux City and shown on the attached drawings, for residential uses; 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 Wednesday, September 23, 2026, at 2:00 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 7103 Morningside Avenue, Parcel Number 884709426010, 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 application. The City Council shall forward a copy of this Resolution to the City Development Board as part of the city proceedings on the annexation.

PASSED AND APPROVED this 6th day of October, 2026.

THE WOODBURY COUNTY, IOWA BOARD OF SUPERVISORS

Mark Nelson, Chairman

David Dietrich, Vice-Chairman

Daniel Bittinger II

Kent Carper

Matthew Ung

Attest:

Michelle K. Skaff, Woodbury County Auditor

EXHIBIT A

SIOUX CITY

SEP 17 2026 PM2:56

September 9, 2026

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

Re: Requested annexation of 7103 Morningside Avenue (Parcel Number 884709426010)
CORRECTED NOTICE

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 **Wednesday September 23, 2026 at 2:00 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 Overlook Developers LLC to annex their property for residential uses. 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

Property to be Annexed
Heritage Pl
Arlington Rd
Subject Property
Portland Blvd
Old Hwy 141
Christy Rd
Dorchester Rd
Surrey Ln
Existing City Limits
Glen Elwood Rd
SIOUX CITY
City of Sioux City Planning Division
N
W
E
S