

Instrument #: 2023-06849
07/25/2023 01:02:51 PM Total Pages: 8
ORDNC ORDINANCE
Recording Fee: \$ 0.00

Patrick F. Gill, Auditor/Recorder, Woodbury County Iowa



Cover Sheet

Type of Document: Ordinance

Preparer Information: Dan Priestley
(complete name-address-phone number) Woodbury County Zoning
620 Douglas St 6th Floor
Sioux City IA 51101

Return Document to:
(complete name-address)

Taxpayer Information:
(complete name-address)

Grantor(s): See Page 2

Grantee(s): See Page 2

Legal Description: See Page 2

ORDINANCE NO. 73

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*.

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendment #1 –

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Aggregate crush & screen (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

Amendment #2 –

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Asphalt mixing (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

Amendment #3 –

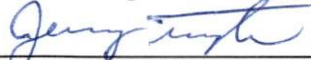
On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: *Concrete mixing (temporary)* "Prohibited use" represented as "--" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

THE WOODBURY COUNTY BOARD OF SUPERVISORS

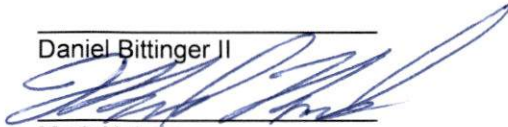


Matthew Ung, Chairman



Jeremy Taylor, Vice-Chairman

Daniel Bittinger II



Mark Nelson

Attest:



Patrick Gill, Woodbury County Auditor

Michelle K.S. Hoff

Keith Radig

Adoption Timeline:

Date of Public Hearing and First Reading July 11, 2023
Date of Public Hearing and Second Reading Waived on July 11, 2023
Date of Public Hearing and Third Reading Waived on July 11, 2023
Date of Adoption July 11, 2023
Published/Effective Date _____

***** Proof of Publication *****

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states
the undersigned is an employee of the Sioux City Journal printed and
published by Journal Communications, in Sioux City in said County
and issued daily and Sunday

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

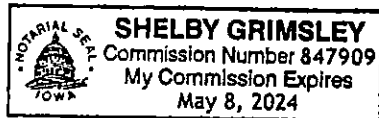
ORDER NUMBER 61434

Subscribed and sworn before me in Sioux City, in said County,
this 19th day of July, 2023.

Tracy Simmonds

Shelby Grimsley Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 07/18/2023

TOTAL AD COST: 72.68

FILED ON: 7/19/2023

***** Proof of Publication *****

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE #73, AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.

The Woodbury County Board of Supervisors held a public hearing on the following Ordinance #73, as included below, on Tuesday, July 11, 2023 at 4:45 PM. The said hearing was held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors approved the first reading of the said Ordinance as the final, waived the second and third readings, and approved and adopted the zoning ordinance amendments on Tuesday, July 11, 2023. The ordinance becomes effective upon publication on July 18, 2023.

ORDINANCE NO. 73

**WOODBURY COUNTY, IOWA
AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT.**

NOW, THEREFORE, BE IT ENACTED BY THE BOARD OF SUPERVISORS OF WOODBURY COUNTY, IOWA THAT THE BELOW ZONING ORDINANCE LANGUAGE AMENDMENTS BE MADE:

Amendment #1-

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: Aggregate crush & screen (temporary) "Prohibited use" represented as "-" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

Amendment #2-

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: Asphalt mixing (temporary) "Prohibited use" represented as "-" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

Amendment #3-

On page 37: To modify the following uses within multiple zoning districts in the zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Temporary heavy construction services" category as follows:

To repeal and replace the following uses: Concrete mixing (temporary) "Prohibited use" represented as "-" in the "GC" (General Commercial Zoning District) column and in the "HC" (Highway Commercial Zoning District) column with a "Conditional use" represented with a "C" to be placed in both the "GC" (General Commercial Zoning District) and "HC" (Highway Commercial Zoning District) columns.

THE WOODBURY COUNTY BOARD OF SUPERVISORS

Matthew Ung, Chairman

Jeremy Taylor, Vice-Chairman

Mark Nelson
Attest:

Michelle K. Staff, Deputy Woodbury County Auditor

Adoption Timeline:
Date of Public Hearing and First Reading July 11, 2023
Date of Public Hearing and Second Reading Waived on July 11, 2023
Date of Public Hearing and Third Reading Waived on July 11, 2023
Date of Adoption July 11, 2023
Published/Effective Date July 18, 2023

***** Proof of Publication *****

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states the undersigned is an employee of the Sioux City Journal printed and published by Journal Communications, in Sioux City in said County and issued daily and Sunday

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 61136

Subscribed and sworn before me in Sioux City, in said County,
this 10th day of July, 2023.

Tracy Simmons

Shelby Grimsley Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 07/06/2023

TOTAL AD COST: 31.03

FILED ON: 7/10/2023

**NOTICE REGARDING PUBLIC HEARINGS
WOODBURY COUNTY BOARD OF SUPERVISORS**

The Woodbury County Board of Supervisors will hold public hearings on the following item of business, hereafter described in detail, on Tuesday, July 11, 2023 at 4:45 PM, Tuesday, July 18, 2023 at 4:45 PM, and Tuesday, July 25, 2023 at 4:45 PM or as soon as possible thereafter as the matter may be considered. Pursuant to Iowa Code Section 331.302, the second and third public hearings and readings may be waived by the Board of Supervisors. The ordinance may be adopted on July 11, 2023 or July 18, 2023 if the second and/or third readings are waived by the Board of Supervisors.

Said hearings shall be held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa, in the Board of Supervisors' meeting room in the basement of the courthouse. Persons wanting to participate in the public hearings may attend in person during the meetings to comment.

Copies of said item may now be examined in the Woodbury County Auditor's office in said Courthouse by any interested persons.

All persons who wish to be heard in respect to this matter should appear to participate in the aforesaid hearings.

Item One (1)
SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT. THE PROPOSAL IS TO REPEAL THE "PROHIBITED USES" FOR "AGGREGATE CRUSH & SCREEN (TEMPORARY)," "ASPHALT MIXING (TEMPORARY)," AND "CONCRETE MIXING (TEMPORARY)," IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT AND REPLACE WITH "CONDITIONAL USES" FOR "AGGREGATE CRUSH & SCREEN (TEMPORARY)," "ASPHALT MIXING (TEMPORARY)," AND "CONCRETE MIXING (TEMPORARY)," IN BOTH THE GC AND HC ZONING DISTRICTS.

*** Proof of Publication ***

STATE OF IOWA
COUNTY OF WOODBURY

The undersigned, of said County, being duly sworn, on oath states
the undersigned is an employee of the Sioux City Journal printed and
published by Journal Communications, in Sioux City in said County
and issued daily and Sunday

Woodbury County Community & Economic Development

620 DOUGLAS ST, 6TH FLOOR - DAN PRIESTLEY
SIOUX CITY IA 51101

ORDER NUMBER 59687

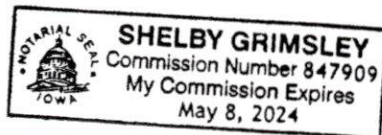
Subscribed and sworn before me in Sioux City, in said County,

this 12th day of July, 2023.

Tracy Simmonds

Shelby Grimsley Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 06/15/2023

TOTAL AD COST: 32.43

FILED ON: 7/12/2023

***** Proof of Publication *****

**NOTICE OF PUBLIC HEARING REGARDING
A PROPOSED ZONING ORDINANCE TEXT
AMENDMENT CONCERNING TEMPORARY
HEAVY CONSTRUCTION SERVICES BEFORE
THE WOODBURY COUNTY ZONING
COMMISSION**

The Woodbury County Zoning Commission will hold a public hearing on the following item hereafter described in detail on June 26, 2023 at 6:00 PM or as soon thereafter as the matter may be considered. The said hearing will be held in the Board of Supervisors' Meeting Room, Number 104, Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa. Copies of said item may now be examined at the office of the Woodbury County Community and Economic Development, on the 6th Floor of said courthouse by any interested persons. All persons who wish to be heard in respect to this matter should appear at the aforesaid hearing in person or call: 712-454-1133 and enter the Conference ID: 516 721 135# 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.

Item One (1)

SUMMARY OF PROPOSED ZONING ORDINANCE TEXT AMENDMENTS: AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT. THE PROPOSAL IS TO REPEAL THE "PROHIBITED USES" FOR "AGGREGATE CRUSH & SCREEN (TEMPORARY)," "ASPHALT MIXING (TEMPORARY)," AND "CONCRETE MIXING (TEMPORARY)," IN THE GENERAL COMMERCIAL (GC) ZONING DISTRICT AND THE HIGHWAY COMMERCIAL (HC) ZONING DISTRICT AND REPLACE WITH "CONDITIONAL USES" FOR "AGGREGATE CRUSH & SCREEN (TEMPORARY)," "ASPHALT MIXING (TEMPORARY)," AND "CONCRETE MIXING (TEMPORARY)," IN BOTH THE GC AND HC ZONING DISTRICTS.