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

ORDINANCE NO. 74

WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE *TABLE OF CONTENTS*; SECTION 3.03.4 ENTITLED: *LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT*; PORTIONS OF: SECTION 6.02 ENTITLED *DEFINITIONS*; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS.

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 39: To add the following line item use language within zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Utilities" category:

"Solar Energy Systems (Private use)". With placement of the letter "A" within the AP (Agricultural Preservation), AE (Agricultural Estates), NR (Non-Agricultural Residential Zoning District), SR (Suburban Residential), GC (General Commercial), HC (Highway Commercial), LI (Limited Industrial), and GI (General Industrial) zoning districts columns on the table related to this line item use.

On page 92: To add the following definition, "Solar Array" as definition 158 to Article 6. Definitions. Section 6.02: Definitions as "158. Solar Array. Equipment used for private or utility scale solar energy systems. Can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure."

On page 92: To add the following definition, "Solar Energy Systems, Private" as definition 159 to Article 6. Definitions. Section 6.02: Definitions as "159. Solar Energy Systems, Private. An energy system that converts solar energy to usable thermal, mechanical, chemical, or electrical energy primarily for immediate onsite use that already has an existing principal use on the same parcel. Solar Energy Systems, Private shall be allowed only as a non-utility scale accessory use to a permitted principal use. Surplus energy sold back to a utility must comply with all applicable laws including but not limited to Section 199, Chapter 15.11(5) of *Iowa Administrative Code*, and all requirements of the Iowa Utilities Board. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure."

Amendment #2 –

On page 39: To add the following line item use language within zoning ordinance Section 3.03.4 *Land Use Summary Table of Allowed Uses in each Zoning District* under the "Utilities" category:

"Solar Energy Systems, Utility Scale". With placement of the letter "C" within the GI (General Industrial) zoning district column on the table related to this line item use and with the placement of "--" in the AP (Agricultural Preservation), AE (Agricultural Estates), NR (Non-Agricultural Residential), SR (Suburban Residential), GC (General Commercial), HC (Highway Commercial), and LI (Limited Industrial) zoning districts columns on the table related to this line item use.

On page 92: To add the following definition of "Solar Energy Systems, Utility Scale" as definition 160 to Article 6. Definitions. Section 6.02: Definitions as "160. Solar Energy Systems, Utility Scale. An energy system, commonly referred to as a "solar farm", which converts solar energy to useable thermal, mechanical, chemical, or electrical energy primarily for transmission through the electrical grid for offsite use or wholesale and/or retail sale. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure. Utility scale solar energy systems do not include concentrating solar power (CSP) systems."

Amendment #3 –

Beginning on page 92, to re-designate or re-number the definitions in Article 6. Definitions. Section 6.02: Definitions 158 through 188. The purpose is to add "Solar Array" as definition 158, "Solar Energy Systems, Private" as Definition 159, and "Solar Energy Systems, Utility Scale" as Definition 160 thereby pushing the existing definitions 158 through 188 ahead three positions with Article 6. Definitions. Section 6.02 now including definitions 1 through 191.

Beginning on page 82, to amend Article 6. Definitions by moving the start page from page 82 to page 83.

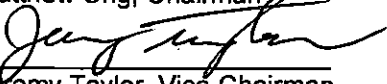
On page iii: To repeal and replace "Section 6.01: Construction of Terms 82" with "Section 6.01 Construction of Terms 83"

On page iii: To repeal and replace "Section 6.02: Definitions 82" with "Section 6.02: Definitions 83"


Adopted this 8th day of August, 2023

THE WOODBURY COUNTY BOARD OF SUPERVISORS


Matthew Ung, Chairman


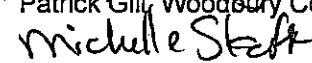

Jeremy Taylor, Vice-Chairman


Daniel Bittinger II


Mark Nelson


Keith Radig

Attest:


Michelle Skiff, Deputy
Patrick Gill, Woodbury County Auditor


Adoption Timeline:
Date of Public Hearing and First Reading August 1, 2023
Date of Public Hearing and Second Reading August 8, 2023
Date of Public Hearing and Third Reading Waived on August 8, 2023
Date of Adoption August 8, 2023
Published/Effective Date August 15, 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 62112

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

this 15 day of August, 2023

Dana Daray

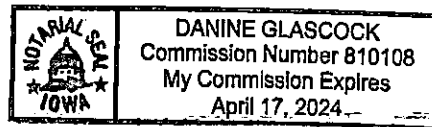
Danine Glascock Notary Public

In and for Woodbury County.

Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 08/15/2023



TOTAL AD COST: 97.70

FILED ON: 8/15/2023

*** Proof of Publication ***

NOTICE OF ADOPTION AND EFFECTIVE DATE OF ORDINANCE #74, AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS.

The Woodbury County Board of Supervisors held public hearings on the following Ordinance #74, as included below, on Tuesday, August 1, 2023 at 4:45 PM and Tuesday, August 8, 2023 at 4:45 PM. The said hearings were held at the Woodbury County Courthouse, 620 Douglas Street, Sioux City, Iowa 51101, in the Board of Supervisors' meeting room in the basement of the courthouse. The Woodbury County Board of Supervisors conducted and approved the first reading of Ordinance #74 on Tuesday, August 1, 2023, the second reading of Ordinance #74 on Tuesday, August 8, 2023, and waived the third reading of Ordinance #74 on Tuesday, August 8, 2023. The Woodbury County Board of Supervisors approved and adopted Ordinance #74 on Tuesday, August 8, 2023. Ordinance #74 becomes effective upon publication on August 15, 2023.

ORDINANCE NO. 74 WOODBURY COUNTY, IOWA

AN ORDINANCE AMENDING THE TEXT OF THE WOODBURY COUNTY ZONING ORDINANCE TO AMEND PORTIONS OF: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RENUMBERING OF DEFINITIONS AND PAGE NUMBERS.

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

6.02: Definitions as "160. Solar Energy Systems, Utility Scale. An energy system, commonly referred to as a "solar farm", which converts solar energy to useable thermal, mechanical, chemical, or electrical energy primarily for transmission through the electrical grid for offsite use or wholesale and /or retail sale. Systems can be mounted on primary or accessory structures, on a racking system affixed to the ground, or integrated as a mechanical or structural component of a structure. Utility scale solar energy systems do not include concentrating solar power (CSP) systems."

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On page iii: To repeal and replace "Section 6.01: Construction of Terms 82" with "Section 6.01 Construction of Terms 83"

On page iii: To repeal and replace "Section 6.02: Definitions 82" with "Section 6.02: Definitions 83"

Adopted this 8th day of August, 2023

THE WOODBURY COUNTY BOARD OF SUPERVISORS

Matthew Ung, Chairman

Jeremy Taylor, Vice-Chairman

Daniel Bittinger II

Mark Nelson

Keith Radig

Attest:

Michelle Skaff, Deputy Woodbury County Auditor

Adoption Timeline:

Date of Public Hearing and First Reading August 1, 2023

Date of Public Hearing and Second Reading August 8, 2023

Date of Public Hearing and Third Reading Waived on August 8, 2023

Date of Adoption August 8, 2023
Published/Effective Date August 15, 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 61515

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, August 1, 2023 at 4:45 PM, Tuesday, August 8, 2023 at 4:45 PM, and Tuesday, August 15, 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 August 8, 2023 or August 15, 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: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 6.02 ENTITLED DEFINITIONS; AND THE RE-NUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

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

this 27 day of July, 2023

[Signature]

[Signature]
Notary Public

In and for Woodbury County.

Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 07/27/2023

TOTAL AD COST: 33.01

FILED ON: 7/27/2023



*** 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 58913

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

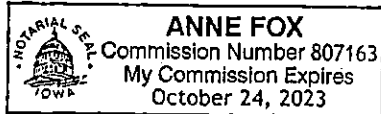
this 12th day of May, 2023.

Shelby Grimley

[Signature]

Notary Public

In and for Woodbury County.



Section: Legal

Category: 015 Attorneys & Legals

PUBLISHED ON: 05/12/2023

TOTAL AD COST: 35.72

FILED ON: 5/12/2023

NOTICE OF PUBLIC HEARINGS REGARDING A PROPOSED ZONING ORDINANCE TEXT AMENDMENT CONCERNING SOLAR ENERGY SYSTEMS AND A MINOR SUBDIVISION PROPOSAL BEFORE THE WOODBURY COUNTY ZONING COMMISSION

The Woodbury County Zoning Commission will hold public hearings on the following items hereafter described in detail on May 22, 2023 at 6:00 PM or as soon thereafter as the matters may be considered. Said 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 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: THE TABLE OF CONTENTS; SECTION 3.03.4 ENTITLED: LAND USE SUMMARY TABLE OF ALLOWED USES IN EACH ZONING DISTRICT; PORTIONS OF: SECTION 8.02 ENTITLED: DEFINITIONS; AND THE RE-NUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (PRIVATE USE) AS ACCESSORY USES IN EACH ZONING DISTRICT AND TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND THE GENERAL INDUSTRIAL ZONING DISTRICT.

Item Two (2)
PROPOSED MINOR SUBDIVISION: To be known as Homestead 1867 Addition, Second Filing, a two-lot minor subdivision in a 56.67-acre portion of Section 5, T88N R44W (Wolf Creek Township) in the NW 1/4 of the NE 1/4 on Parcel #884405200009. The property is approximately 3.5 miles east of Moline. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s): John Weaver and Brian Weaver, 3155 160th St., Moline, IA 51039.