

Minutes - Woodbury County Zoning Commission Meeting June 22, 2015

The meeting convened on the 22nd of June, 2015 at 6:01 PM in the Board of Supervisor's meeting room on the first floor of the Court House, Downtown, Sioux City, Iowa. Present were the following Commission members – Tom Bride, Bruce Garbe, David McWilliams, and Christine Zelmer Zant. Zoning Staff Present: John Pylelo and Peggy Napier. Present from the public were Melvin Williams, Gene Hacker, and Mike McMahan.

The first agenda item is any citizen wishing to be heard.

There were no citizens with issues other than what is on the agenda to be heard.

The next agenda item is the approval of minutes from your Commission's March 23, 2015 meeting.

Chairperson Zellmer Zant questioned the use of the word "cars" in the last line, bottom of page 4. Tom Bride recalled it being used correctly in context of the subject. It was decided not to change the word.

A motion was made by Mr. McWilliams to approve the minutes. Mr. Bride seconded the motion; motion carried 4-0.

The next agenda is a Public Hearing and Recommendation to the Board of Supervisors Re: The final Plat for Jill's Dream Addition – a Minor Subdivision; GIS Parcel #894608200002.

Mr. Melvin L. Williams has filed a subdivision application and final platting to subdivide 9.05 acres into 3 lots for residential development. The applicant currently resides within the existing single family dwelling on the parcel which would be located on proposed Lot 3. The applicant wishes to subdivide the parent parcel to allow for additional single family dwelling residential development. The existing AE (Agricultural Estates) zoning district designation permits the potential increase in residential density.

The parent parcel lies in rural Woodbury County approximately 1.6 miles east of Sioux City on the south side of 110th St. (Hwy D12) in a portion of the NW ¼ of the NE ¼ of Section 08, Concord Township. The city of Sioux City has the right to extraterritorial review and subdivision approval.

The parent parcel is not within any special flood hazard area; does not lie within any drainage district and is provided access by hard surfaced county roadway ROW via a drive addressed 1560 110th St, Sioux City.

As the use of the parent parcel is residential development no CSR value for the parcel is available. CSR values in the area range from 36 to 51. This CSR range is within the policy allowing final platting approval.

Note: Due to the parent parcel's topography; and Secondary Roads Department recommendations; the applicant is requesting ROW access/egress to Lots 1 and 2 through a 25' by 80' easement area within proposed Lot 3.

The nine (9) property owners within 1000'; and listed within the certified abstractor's affidavit; were notified by letter of the public hearing. As of June 15th the Planning and Zoning office had not received comment from any property owner owning property within 1,000'.

However, Mr. Ken Gard contacted the Office of Planning and Zoning. Mr. Gard leases adjacent ground from Mai Welding Supply, Inc. lying to the east and south of the parent parcel. Mr. Gard row crops the adjacent ground and inquired about the platting and how access to the proposed lots would occur. The proposed access was explained and Mr. Gard stated he had no objection to final plat approval.

The following departments or agencies were provided copies of the platting and ask to make comment. Responses noted are as of June 15, 2015:

Woodbury County REC: No response Received

Qwest Communications: No Response Received.

Bacon Creek Watershed Subdistrict: No Response Received.

Woodbury Soil Conservation District: No Response Received.

Natural Resources Conservation Service: No Response Received.

Iowa Department of Natural Resources: No Response Received.

Siouxland District Health Department: No response Received

Woodbury County Assessor: No response Received

Woodbury County Board of Supervisors: No response Received

Woodbury County Department of Emergency Services: No response Received

Woodbury County Engineer: No response Received

Woodbury County Recorder-Real Estate Department: The subdivision name has been reserved and is available for use.

Lisa McCardle - City Clerk, City of Sioux City: No response Received

Brent Nelson – Sr. Planner City of Sioux City: No Response Received.

Comments:

Mr. Williams approached the board to thank the staff for helping him go through the subdivision

process. His purpose for subdividing was to make it possible for his mother-in-law to have a house and live nearby.

Mr. Mike McMahon asked how the lots would be accessed.

Mr. Williams explained he had procured an 80 foot wide easement on the flag lot for the first driveway. The entrance will be widened to 25 feet to access both lots. Lot 2 right-of-way frontage is too steep to be usable for emergency vehicles. Also, County Engineer Mark Nahra does not approve of multiple driveways.

Gene Hacker lives two (2) residents away from Mr. William's subdivision. He commented he and his wife moved to the country because of the rural setting and they did not want the density increased. Although they are aware they are within the two (2) mile radius of the city they don't want anything to encourage the city to move in their direction.

Mr. Bruce Garbe questioned the minimal width of the 25 foot easement. Mr. Pylelo said they wanted to establish a minimum width.

Mr. Tom Bride was concerned about access for emergency vehicles. Mr. Pylelo said these kinds of drives were not unusual in the rural part of the county.

Mr. David McWilliams made a motion to close the public hearing. Mr. Garbe seconded the motion; motion carried 4-0.

Staff Recommendation: Subject to public hearing testimony the staff recommendation supports a final plat approval recommendation by your Commission conditioned upon:

- 1.) The subdivision's final platting be approved by the city of Sioux City pursuant to the city's extra-territorial right of review or, in the alternative, the city's waive said review right.
- 2.) Confirmation closure on final platting is received from County Engineer Mark Nahra.
- 3.) Confirmation easement agreement has been recorded.

A motion was made by Mr. McWilliams to approve the final plat subject to the following conditions:

- 1.) The subdivision's final platting be approved by the city of Sioux City pursuant to the city's extra-territorial right of review or, in the alternative, the city's waive said review right.**
- 2.) Confirmation closure of platting is received from County Engineer Mark Nahra.**
- 3.) Confirmation easement agreement has been recorded.**

The motion was seconded by Mr. Bride; motion carried 4-0.

The last agenda item is any citizen wishing to be heard.

There were no citizens with issues to be heard.

The meeting was adjourned at 6:30 PM by Mr. McWilliams; seconded by Mr. Garbe and carried 4-0.

Next meeting will be 6:00 PM Monday, July 27, 2015.