



WOODBURY COUNTY BOARD OF ADJUSTMENT

TUESDAY, JULY 6, 2021 at 6:00 PM

The Board of Adjustment will hold a public meeting on **TUESDAY, JULY 6, 2021 at 6:00 PM** in the 1st Floor Board of Supervisor's Meeting Room, Woodbury County Courthouse, 620 Douglas Street, Sioux City, IA. Please use the 7th St. entrance. Public access to the conversation of the meeting will also be made available during the meeting by telephone. Persons wanting to participate in the public meeting may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 285 965 578#** during the meeting to listen or comment.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: June 7, 2021
5	ITEM(S) OF BUSINESS
»	BORROW PIT CONDITIONAL USE PERMIT PROPOSAL PUBLIC HEARING (MIDAMERICAN ENERGY): The MidAmerican Energy Company requests to "establish a temporary borrow pit to remove earthen material / resource extraction." This proposal is part of a multiyear project involving MidAmerican Energy's ash impoundment system. There are several phases of the project that commenced in 2015. On June 1, 2020, the Woodbury County Board of Adjustment approved a conditional use permit for a temporary borrow pit on Parcel #874730200005. Similar to the 2020 proposal, this request is for the property located on Parcel #874731100008 in the NE of Section 31 on Government Lot 1 in T87N R47W (Liberty Township). The property is located west of Port Neal Circle and located in the General (G1) Zoning District on the MidAmerican Energy grounds. A portion of the property is located in the floodplain (Zone AE). However, the borrow area is not in the floodplain.
»	VARIANCE REQUEST CORNER SIDEYARD SETBACK REDUCTION PUBLIC HEARING (NIPCO): The Northwest Iowa Power Cooperative (NIPCO) requests for the Woodbury County Board of Adjustment to approve their variance request to reduce the Limited Industrial (LI) corner side yard setback of 50', as required in the Zoning District Dimensional Standards of the Woodbury County Zoning Ordinance (Section 3.04), to 15' from the north lot line or right-of-way line to facilitate the expansion of their electrical substation with the installation of a new battery system on the property designated as Parcel #884604200007 and located in the NE ¼ of the NE ¼ of Section 4, T88N R46W (Floyd Township). This is the corner side yard setback that abuts US Highway 20. The property is not located in the floodplain.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	BOARD MEMBER COMMENT OR INQUIRY
8	ADJOURN