



WOODBURY COUNTY ZONING COMMISSION

Monday, September 25, 2023 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, September 25, 2023 at 5:00 PM** in the Board of Supervisors' meeting room in the Basement of the 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 and public hearings on the agenda may attend in person or call: **(712) 454-1133** and enter the **Conference ID: 638 086 537#** during the meeting to listen or comment. It is recommended to attend in person as there is the possibility for technical difficulties with phone and computer systems.

AGENDA

1	CALL TO ORDER
2	ROLL CALL
3	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
4	APPROVAL OF MINUTES: September 11, 2023
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: TOWNLEY ADDITION, MINOR SUBDIVISION PROPOSAL ON PARCEL #894607100007 PROPOSED MINOR SUBDIVISION: To be known as Townley Addition, a one-lot minor subdivision in a 4.96-acre portion of Section 7, T89N R46W (Concord Township) in the NW ¼ of the NW ¼ on Parcel #894607100007. The parent parcel abuts the corporate boundary of Sioux City along Barker Avenue. The property is located in the Agricultural Preservation (AP) Zoning District and in the Zone A of the Special Flood Hazard Area (floodplain). Owner/Applicant: Donald J. Townley in his capacity as Trustee of the Derrill J. Townley Revocable Trust, 1414 110th St., Sioux City, IA 51108.
»	REVIEW OF CONDITIONAL USE PERMIT APPLICATION: PROPOSED TELECOMMUNICATION TOWER 120 FT MONOPOLE ON PARCEL #874316300005 Conditional Use Permit application by AMG Technology Group DBA Nextlink (Applicant) and Shelle Baldwin (Ownership) to install a 120 FT monopole telecommunication tower to supply high speed internet to surrounding areas. The property is located on Parcel #874316300005 in T87N R43W (Miller Township) in Section 16 in the SE ¼ of the SW ¼. The property is located about 2.3 miles south of Anthon and about 4.3 miles northeast of Oto. The property is located in the Agricultural Preservation (AP) Zoning District. Owner(s)/Applicant(s): Mark D. Baldwin & Shelle J. Baldwin, 3846 245th St., Anthon, IA 51004-8065 / AMG Technology Group DBA Nextlink, 95 Parker Oaks LN., Hudson Oaks, TX 76087.
»	PUBLIC HEARING: SOLAR ENERGY - UTILITY-SCALE SOLAR SYSTEMS – CONSIDERATION OF SOLAR ORDINANCES FOR RECOMMENDATION(S) TO THE BOARD OF SUPERVISORS - 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 RENUMBERING OF DEFINITIONS AND PAGE NUMBERS. THE PROPOSAL IS TO ADD SOLAR ENERGY SYSTEMS (UTILITY SCALE) AS A CONDITIONAL USE IN THE AGRICULTURAL PRESERVATION ZONING DISTRICT AND ADD A NEW SECTION TO THE ZONING ORDINANCE TO REGULATE SOLAR ENERGY SYSTEMS, UTILITY-SCALE SOLAR ENERGY SYSTEMS, AGRISOLAR, AGRIVOLTAICS, AND COMMUNITY SOLAR SYSTEMS.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN