



WOODBURY COUNTY ZONING COMMISSION

Monday, October 23, 2023 at 5:00 PM

The Zoning Commission will hold a public meeting on **Monday, October 23, 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 25, 2023 and October 16, 2023
5	ITEM(S) OF BUSINESS
»	PUBLIC HEARING: BACK ACRE ESTATES, SECOND FILING, MINOR SUBDIVISION PROPOSAL ON PARCEL #884702200009 PROPOSED MINOR SUBDIVISION: To be known as <i>Back Acre Estates, Second Filing</i> , a one-lot minor subdivision in a 6.47-acre portion of Section 2, T88N R47W (Woodbury Township) on Government Lot 5 on Parcel #884702200009. The parent parcel is about 1 mile east of Sioux City and about 4.3 miles west of Lawton. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Chad Swanger, Trustee Terry V. Swanger Trust, 1656 162nd St., Lawton, IA 51030.
»	PUBLIC HEARING: GRAY FIRST ADDITION, MINOR SUBDIVISION PROPOSAL ON PARCEL #884209200009 PROPOSED MINOR SUBDIVISION: To be known as <i>Gray First Addition</i> , a one-lot minor subdivision in a 10.02-acre portion of Section 9, T88N R42W (Rock Township) in the S ½ of the SE ¼ of the NE ¼ and the N ½ of the NE ¼ of the SE ¼ of the NE ¼ on Parcel #884209200009. The parent parcel is around 2.2 miles southeast of Correctionville and 2.1 miles southwest of Cushing. The property is located in the Agricultural Preservation (AP) Zoning District. Owner/Applicant: Marlis A. Gray, 1729 Story Ave., Correctionville, IA 51016.
»	PUBLIC HEARING: SOLAR ENERGY - UTILITY-SCALE SOLAR SYSTEMS – CONSIDERATION OF SOLAR ORDINANCES FOR RECOMMENDATION(S) TO THE BOARD OF SUPERVISORS - SUMMARY OF PROPOSED UTILITY-SCALE SOLAR ENERGY SYSTEMS ZONING ORDINANCE AMENDMENT: A proposal to amend the Woodbury County Zoning Ordinance to include provisions for the permitting of utility-scale solar energy systems in the unincorporated areas of Woodbury County in the General Industrial (GI), Limited Industrial (LI), and Agricultural Preservation (AP) Zoning Districts. In addition, the concept of a utility-scale energy systems overlay district will be considered. The proposed regulations provide uniform and comprehensive standards for the installation and use of Utility-Scale Solar Energy Systems (US-SES) including and not limited to agrisolar and community solar systems. US-SES may include, solar panels, solar support structure, inverter/transformers, energy storage technologies, wiring, and other equipment necessary for the generation, storage and delivery of electricity. The intent of these regulations is to protect the public health, safety, and community welfare while allowing development of utility-scale solar energy resources for utility, commercial, and industrial purposes.
6	PUBLIC COMMENT ON MATTERS NOT ON THE AGENDA
7	COMMISSIONER COMMENT OR INQUIRY
8	STAFF UPDATE
9	ADJOURN